

**Technical Memorandum for 23-25 Wooster Street (aka 325-329 West Broadway) EAS and Negative Declaration**  
**CEQR Number 07DCP027M**  
**ULURP Number 070247ZSM**  
**January 30, 2015**

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## A. INTRODUCTION

On August 20, 2007, the New York City Planning Commission (CPC), as Lead Agency, issued a Negative Declaration for the proposed 23-25 Wooster Street (aka 325-329 West Broadway) project (CEQR No. 07DCP027M, and ULURP No. 070247ZSM) based on analyses identified in an Environmental Assessment Statement (EAS) completed on August 14, 2007 (the “2007 EAS”). The 23-25 Wooster Street (aka 325-329 West Broadway) project, which was subsequently approved by the City Planning Commission and City Council on December 19, 2007 and February 13, 2008, respectively, is referred to in this memorandum as “the previously-analyzed project.”

The zoning lot for the development site (Block 228, Lot 20) is a through-lot measuring 11,195 square feet and fronting on the east side of West Broadway and the west side of Wooster Street between Canal Street and Grand Street (see **Figure 1**). The site is irregularly shaped, with 66 feet of frontage on West Broadway and 47 feet, 7 inches of frontage on Wooster Street. The development site is currently under construction for the previously-analyzed project, pursuant to the original special permit, which was renewed by the New York City Department of City Planning (DCP) in April 2012.

The CPC is now considering a minor modification to the previously-analyzed project that is proposed by the applicant, DDG / WH 325 West Broadway LLC. The minor modification being sought would alter the plans associated with the previously-approved special permit. These plans include the development of two buildings on the site: one building with frontage on West Broadway (the “West Broadway Building”), and one with frontage on Wooster Street (the “Wooster Street Building”). The plan alterations would include:

### WEST BROADWAY BUILDING

- Addition of a 10th story by reallocating 1,242 square feet of residential floor area from the lower floors to the 10th floor, resulting in a slightly larger floor plate on the 10th floor of 1,450 sf and a related reduction on the lower floors, and adjustments to the location of mechanical equipment on the 10th floor. As approved in the original special permit, the 10th floor was devoted exclusively to mechanical space. The proposed modification therefore increases the roof height of the building from 9 stories, 110'2" to 10 stories, 119'6" as measured from Manhattan datum. The height of the elevator bulkhead is increased from 126'6" to 133'10" (as measured from Manhattan datum);
- Raising the elevation of the first floor and eliminating the cellar, which included commercial and common space, to comply with flood plain regulations; and
- Redesign of the front and rear façades, including the addition of a mansard roof.
- The total gross square footage of the West Broadway Building would be reduced to 46,569, compared to 49,704 with the previously-approved project. **Table 1** below provides a breakdown of the total proposed gross and zoning square footage changes for the West Broadway Building, as well as its individual program elements. The residential use of the proposed project is intended to be market rate. As described in detail below, for the

12/9/2014



Project Site

Study Area (400-foot boundary)

Project Location Map  
Figure 1

purposes of this technical memorandum, there would be no reduction in the number of units assumed for the proposed project compared to the previously-analyzed project.

## WOOSTER STREET BUILDING

- Enlargement of the size of the cellar, from 3,045 gsf to 4,185 gsf, to accommodate a fire pump room, relocated accessory gym, and a code-required water tank.
- The total gross square footage of the Wooster Street Building would increase to 15,357, compared to 14,180 with the previously-approved project. **Table 1** below provides a breakdown of the total proposed gross and zoning square footage changes for the Wooster Street Building, as well as its individual program elements.

The requested action will allow for construction of the proposed mixed-use project on the development site, which differs very slightly from the previously-analyzed project. The site plan and overall massing of the proposed development and the proposed uses would remain substantially the same, the zoning floor area would be reduced by 894 sf, and the gross square footage of the development would be reduced by 1,958 sf. The project with the proposed modification is referred to in this memorandum as the “proposed project.”

Overall, the proposed minor modification would result in a decrease in total floor area of 1,958 gross square feet, from the approved 63,884 gsf to 61,926 gsf, with a reduction in both commercial and residential floor area. The previously-approved project has a FAR of 5.00; the proposed project would have an FAR of 4.92. The proposed minor modification would not increase the degree of the approved bulk waivers or result in the need for any new bulk waivers. See **Figures 2 through 11** for a comparison of the site plans, sections, and elevations for the previously-approved project and the proposed project.

This technical memorandum evaluates whether the project with the proposed modification (the proposed project) would result in any significant adverse impacts not already identified in the 2007 EAS. As disclosed in this technical memorandum, the proposed modification would neither alter the conclusions of the 2007 EAS or Negative Declaration, nor result in any significant adverse impacts.

## B. DESCRIPTION OF PROPOSED CPC MODIFICATION

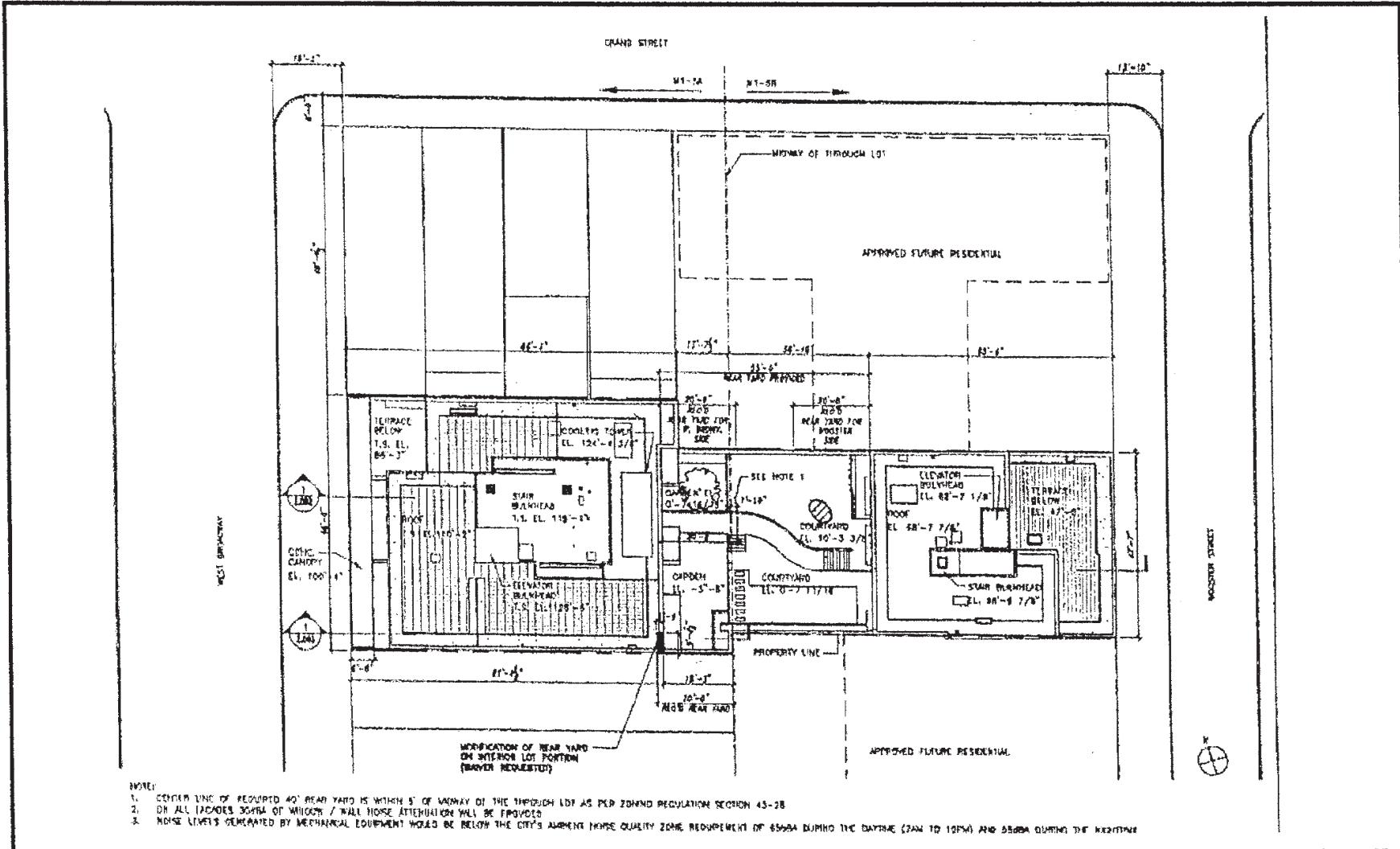
### PROJECT AS ANALYZED IN 2007 EAS

The action analyzed in 2007 was a special permit pursuant to Section 74-711 of the New York City Zoning Resolution in connection with the restoration and enlargement of two three-story buildings located at 23-25 Wooster Street (as enlarged and combined, the “Wooster Street Building”) and the construction of a new nine-story building with a 10th floor bulkhead and mechanical enclosure located at 325-329 West Broadway (“West Broadway Building”) on a through-block site in M1-5A and M1-5B zoning districts. The through-block site is irregularly shaped, with 66 feet of frontage on West Broadway and 47 feet, 7 inches of frontage on Wooster Street.

The special permit modified:

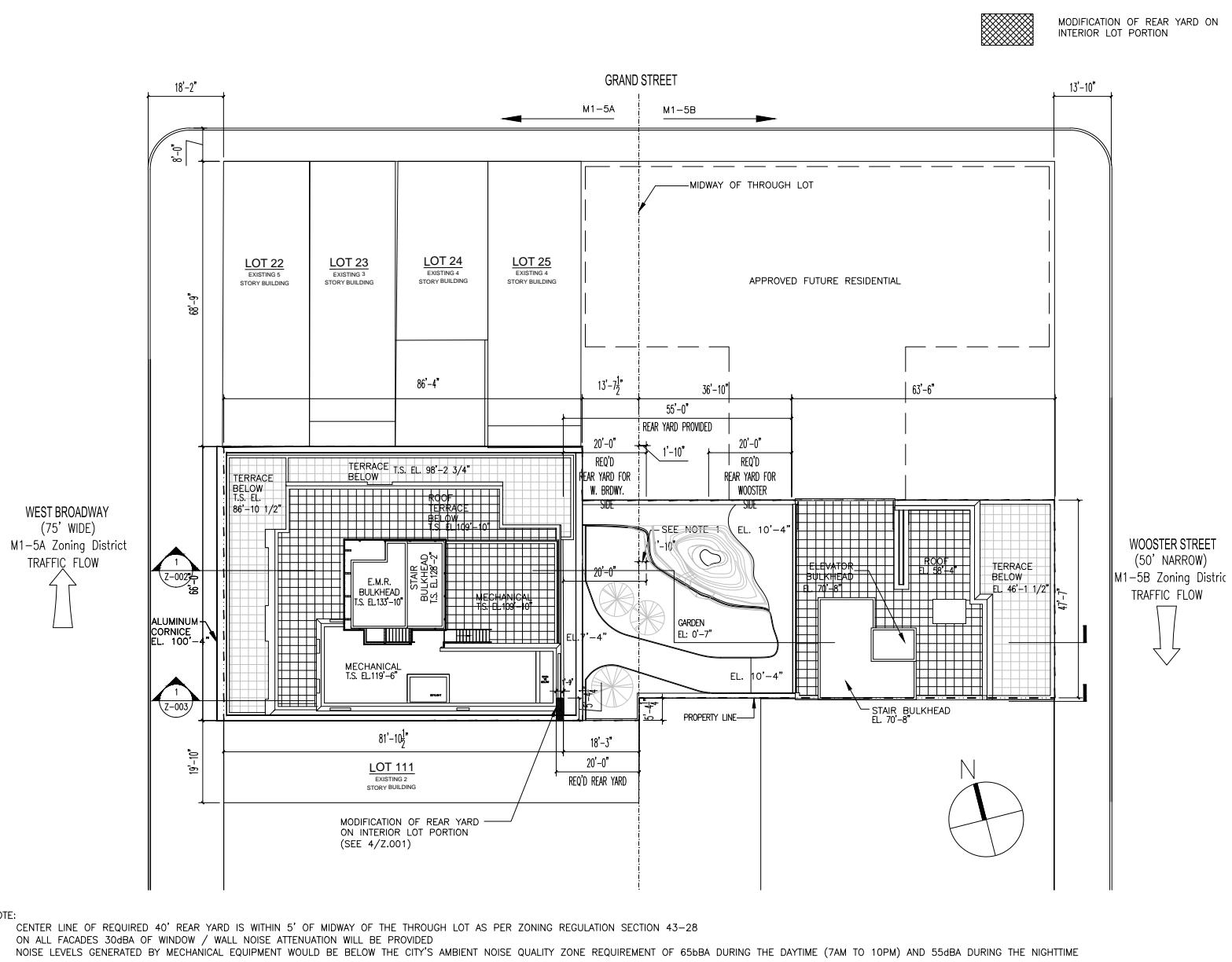
### WEST BROADWAY BUILDING

- The use regulations of Section 42-10 to allow residential use (Use Group 2);
- Section 42-14D(2) to allow retail use (Use Group 6) on a portion of the ground floor;



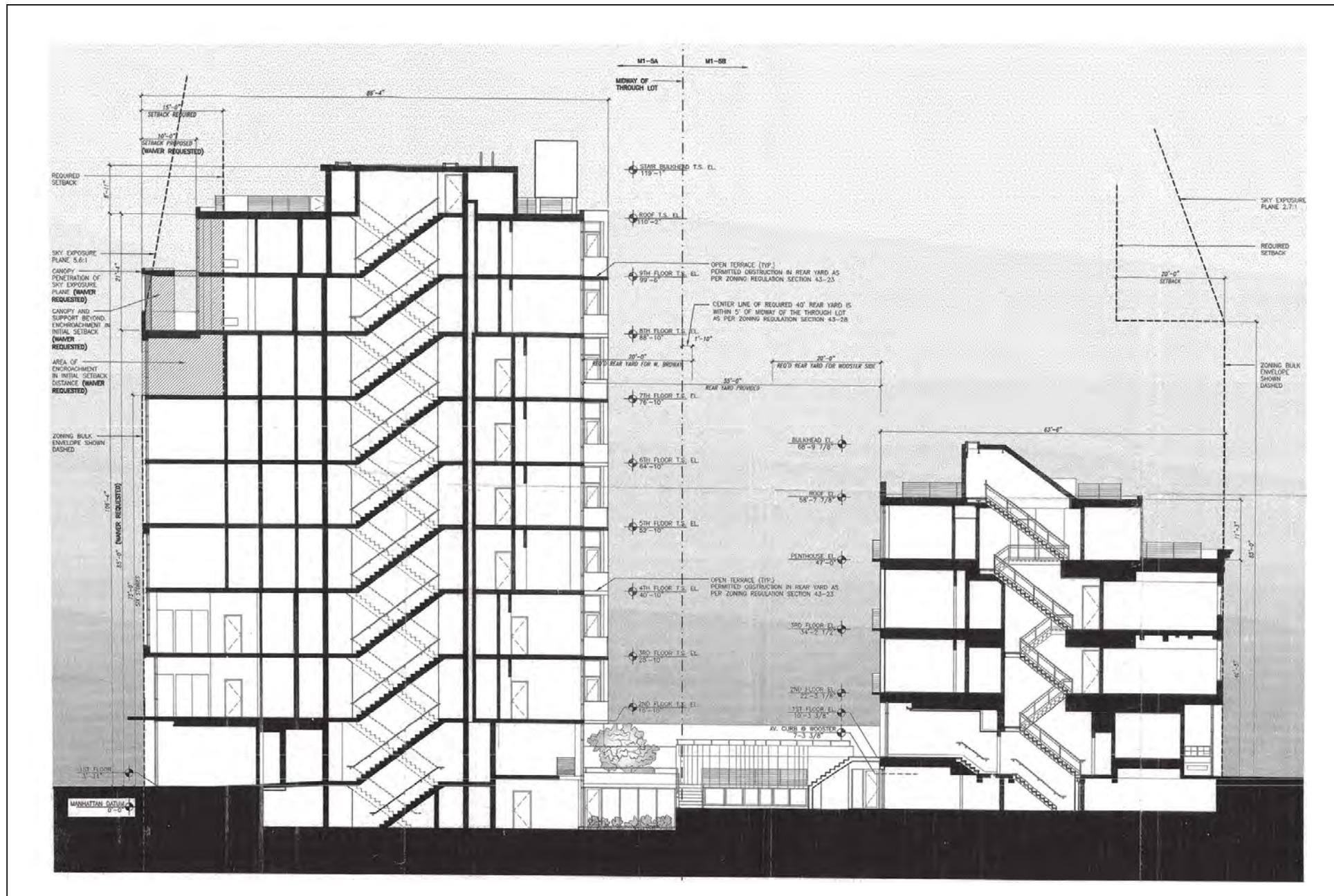
North

Site Plan from 2007 EAS  
Figure 2



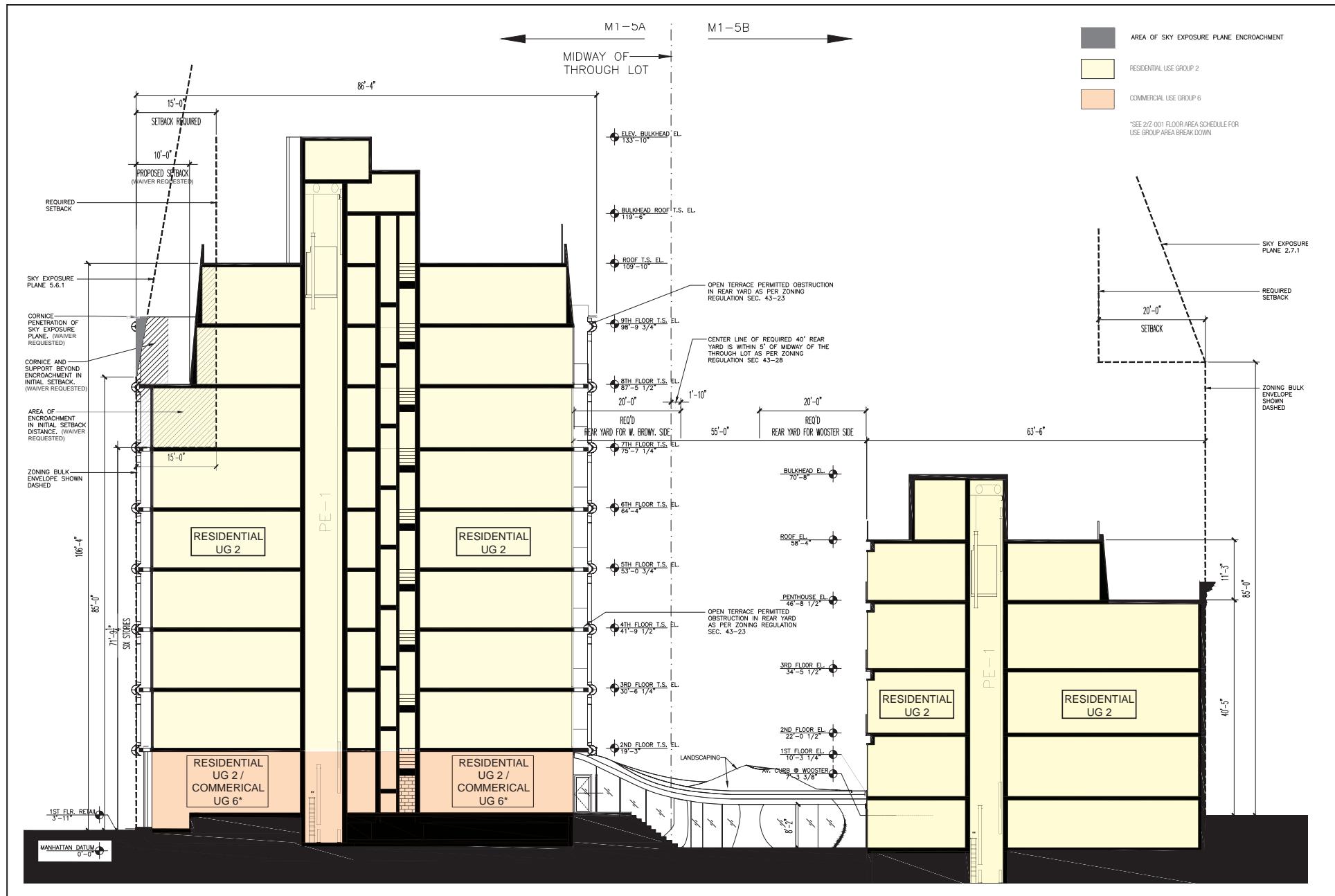
325 West Broadway

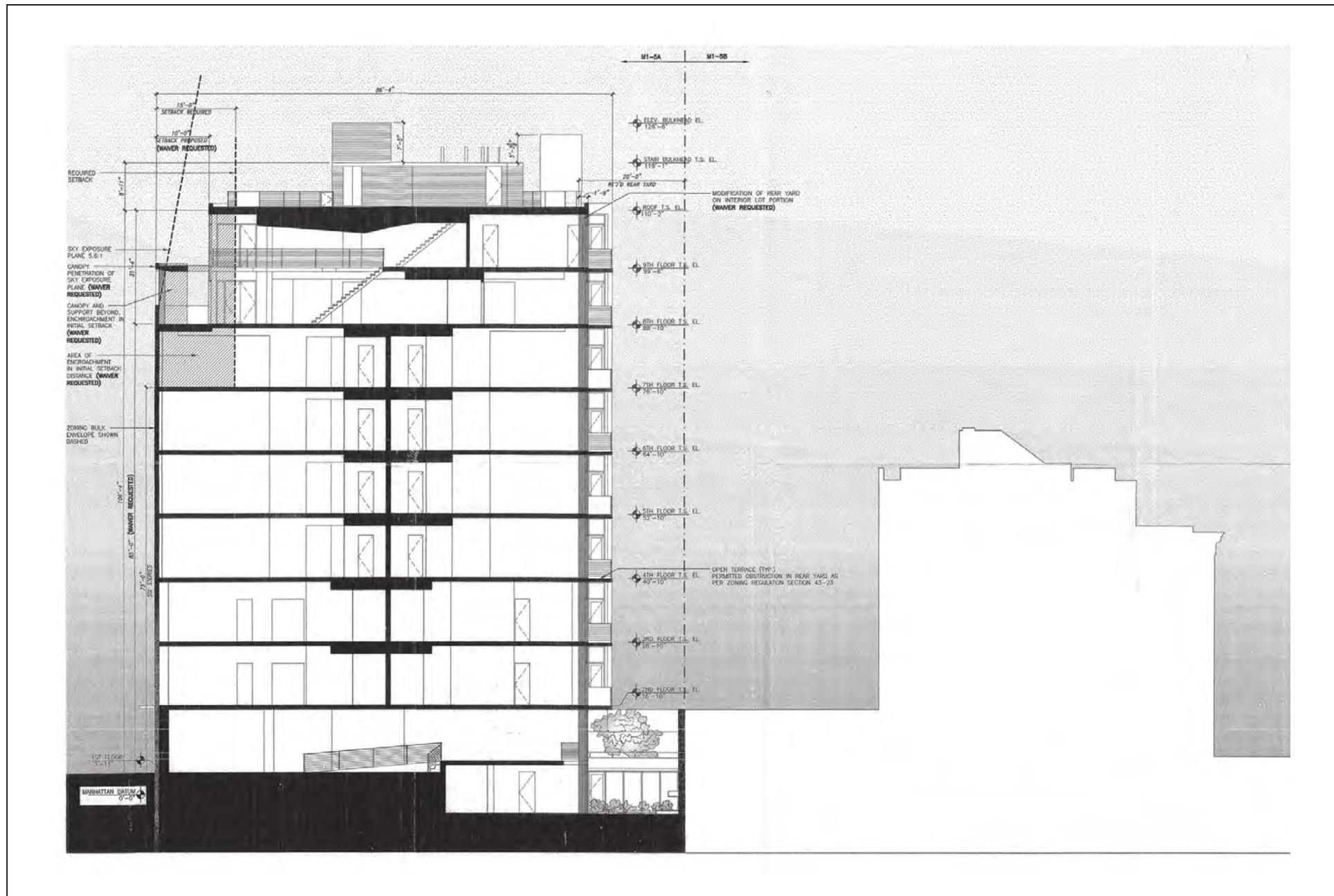
Proposed Site Plan  
**Figure 3**



325 West Broadway

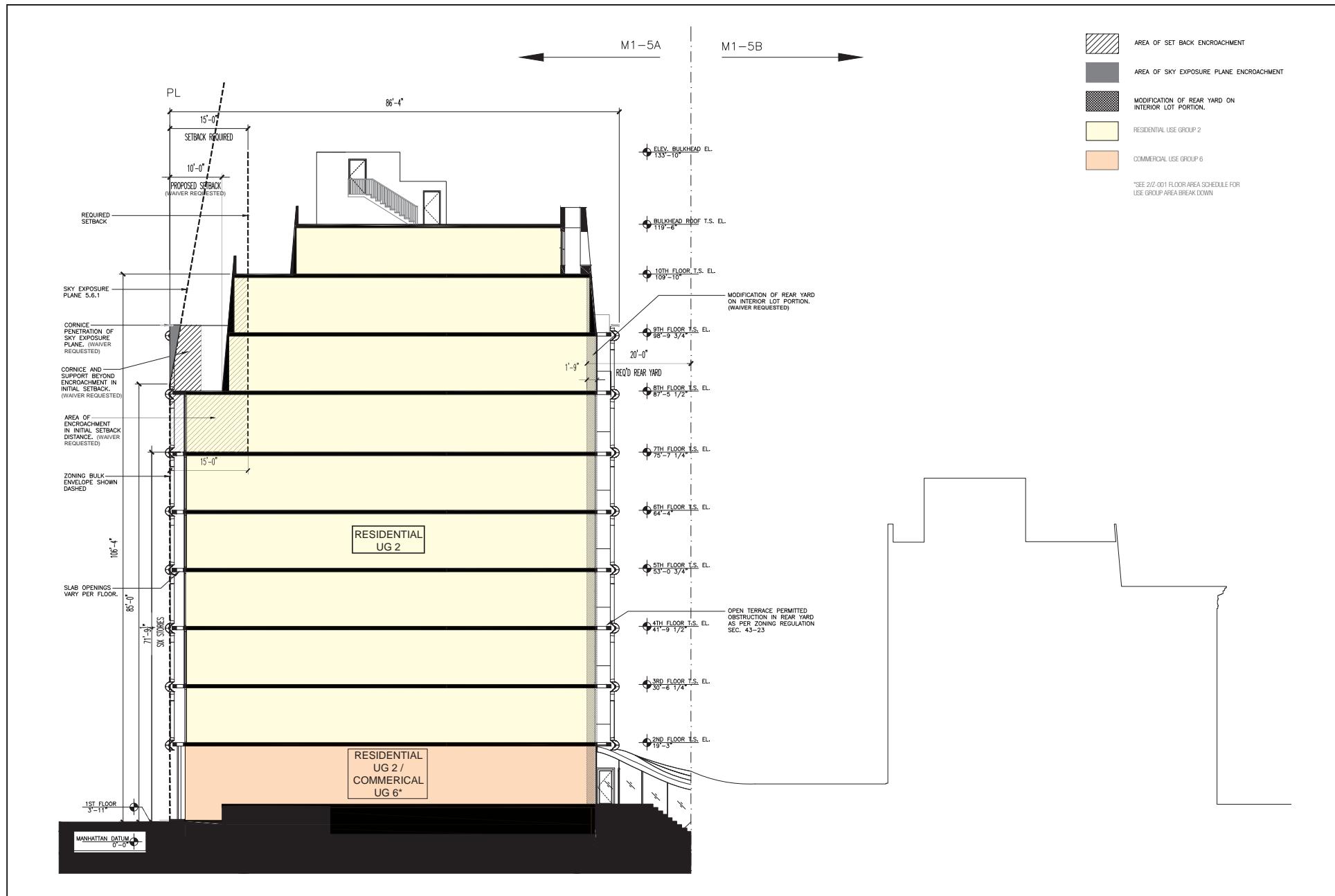
CPC-Approved Section (2007)  
Figure 4



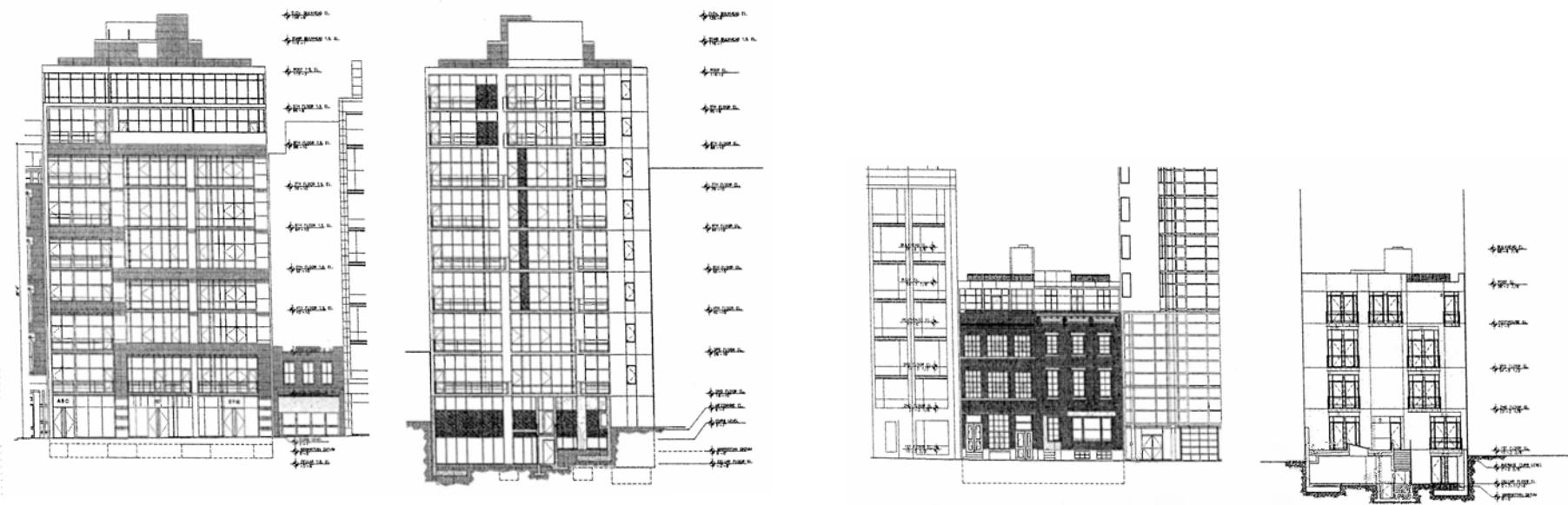


325 West Broadway

CPC-Approved Height and Setback Section (2007)  
**Figure 6**



Proposed Height and Setback Section  
Figure 7



*West Broadway Elevation West*

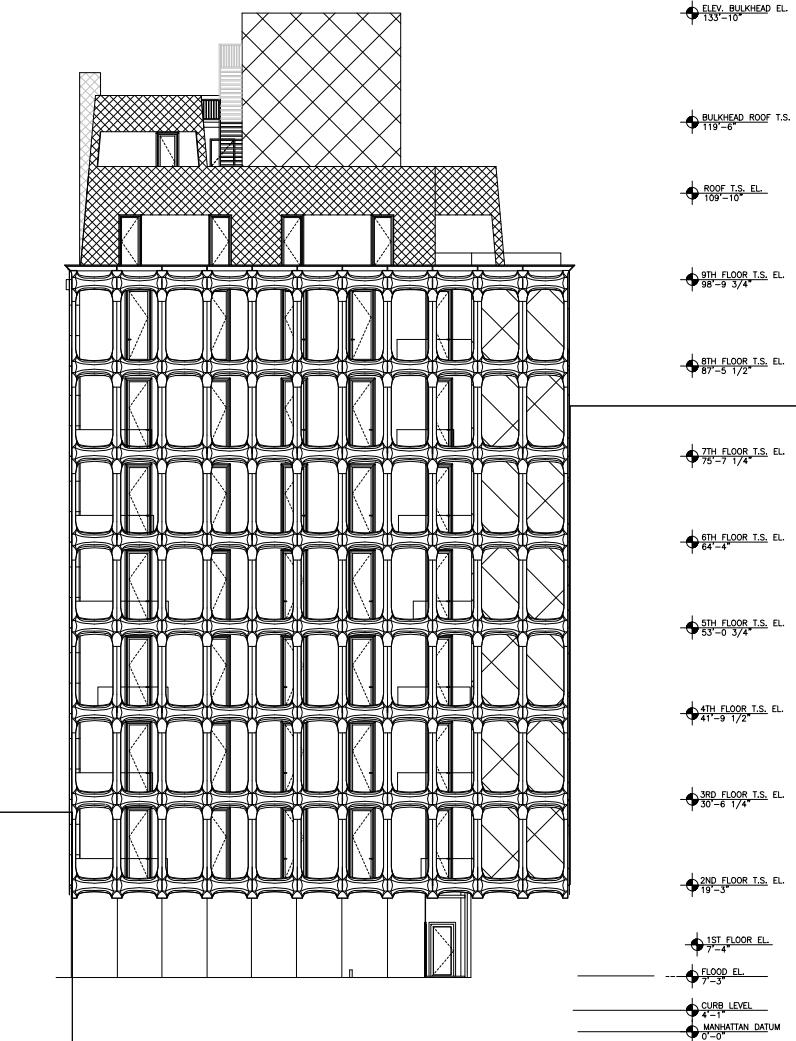
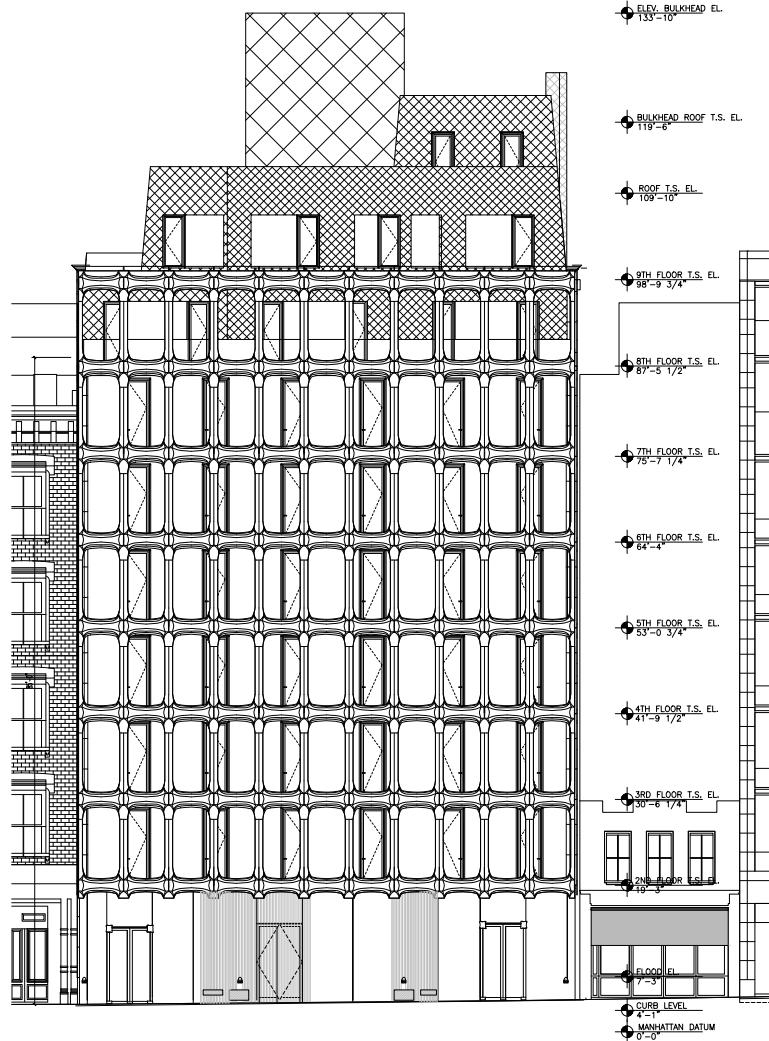
West Broadway Elevation East

*Wooster Elevation East*

*Wooster Elevation West*

325 West Broadway

## Building Elevations from 2007 EAS **Figure 8**



Notes:  
1. ELEVATION DRAWINGS ARE FOR  
ILLUSTRATIVE PURPOSES ONLY.

1.29.15

Source: HTO Architect



**325 West Broadway**

**Proposed Building Elevations**  
**Figure 9b**



**325 West Broadway**

Illustrative Rendering, Proposed West Broadway Building  
**Figure 10**

1.29.15



**325 West Broadway**

Illustrative Rendering, Proposed West Broadway Building  
**Figure 11**

- The height and setback regulations of Section 43-43 (Minimum Height of Front Wall and Required Front Setbacks); and
- The rear yard regulations of Section 43-313 (For Portions of Through Lots)

#### **WOOSTER STREET BUILDING**

- The use regulations of Section 42-10 to allow residential use (Use Group 2).

The 2007 EAS analyzed a mixed-use development with two buildings and a courtyard totaling approximately 63,884 gross square feet (gsf) in size, located on a through-block site in the SoHo neighborhood of Manhattan. The affected area is bounded by West Broadway and Grand, Canal, and Wooster Streets (Block 228, Lot 20). The previously-analyzed project consisted of a four-story (approximately 58 feet tall, not including bulkhead), 49,704 gsf Wooster Street Building and a nine-story (approximately 110 feet tall, not including bulkhead), 14,180 gsf West Broadway Building, separated by a 55-foot-wide landscaped interior courtyard.

The previously-analyzed project included a total of approximately 58,229 gsf of Use Group 2 use (24 residential units proposed in the West Broadway Building and 7 units proposed in the Wooster Street Building, 50 units analyzed in the EAS) and 5,655 gsf of Use Group 6 (retail) between the two buildings. The previously-analyzed project included a cellar in both the West Broadway and Wooster Street Buildings, which would be utilized for commercial and common space uses. The design of the previously-analyzed development received a Certificate of Appropriateness by the New York City Landmarks Preservation Commission (LPC). See **Figures 2** and **3**, above, for the previously-analyzed site plan and building elevations.

Based on the 2001 *CEQR Technical Manual* thresholds, the 2007 EAS concluded that the previously-analyzed project would not result in any significant adverse impacts. The previously-analyzed project is considered in this memorandum as the “No Action scenario.” The special permit was renewed by the Department of City Planning in April 2012. The development site is currently under construction for the previously-analyzed project, pursuant to the original special permit approval. The framing of the West Broadway Building has been completed and restoration of the Wooster Street Building has begun.

#### **PROJECT WITH PROPOSED MODIFICATION**

The applicant, DDG / WH 325 West Broadway LLC, is seeking a minor modification of the previously-approved special permit for the development site. The minor modification being sought would alter the plans associated with the previously-approved special permit. The plan alterations would include:

#### **WEST BROADWAY BUILDING**

- Addition of a 10th story by reallocating residential floor area from the lower floors to the 10th floor;
- Raising the elevation of the first floor and eliminating the cellar, which included commercial and common space, to comply with flood plain regulations; and
- Redesign of the front and rear façades, including the addition of a mansard roof

#### **WOOSTER STREET BUILDING**

- Enlargement of the size of the cellar.

Overall, the total floor area of the development would decrease by 1,958 gross square feet, from 63,884 gsf to 61,926 gsf.

#### *West Broadway Building*

At the West Broadway Building, the proposed modification would relocate residential floor area to the 10th floor, resulting in a slightly larger floor plate on the 10th floor of 1,450 sf and a related reduction on the lower floors, and adjustments to the location of mechanical equipment on the 10th floor. As approved in the original special permit, the 10th floor was devoted exclusively to mechanical space. The proposed modification therefore increases the roof height of the West Broadway Building from 9 stories (approximately 110 feet) to 10 stories (approximately 120 feet, as measured from Manhattan datum). The height of the elevator bulkhead would be increased from approximately 127 to approximately 134 (as measured from Manhattan datum) in order to accommodate a better performing and safer traction elevator with a rooftop machine room and overrun. The proposed modification also would include the elimination of the cellar in the West Broadway Building which, as approved was devoted to commercial and accessory use. This change reduces the need for excavation and extensive underpinning, which would be particularly problematic due to the project site's poor soil quality, high water table and the adjacent historic buildings. In addition, floodplain regulations adopted after Hurricane Sandy prohibit habitable space and certain mechanical equipment from being located below the floodplain in the cellar of the West Broadway Building. The total gross square footage of the West Broadway Building would be reduced to 46,569, compared to 49,704 with the previously-approved project.

The proposed modification also would include changes to the West Broadway Building's elevation, with the addition of a mansard roof and a redesigned facade consisting of cast aluminum frames, or "rain screen", at the street and rear facades, with a second recessed wall of clear glass infill from the second through the eighth floor. The placement of the building's front and rear walls behind the rain screen results in a reduction in the West Broadway Building's residential zoning floor area, from 44,049 to 43,241, including accessory use.

#### *Wooster Street Building*

The proposed modification to the Wooster Street Building would enlarge the cellar to accommodate a fire pump room, relocated accessory gym, and a code-required water tank, which is an on-site secondary water pump source for fire protection that was not included in the previously-approved design. In contrast to the West Broadway Building, which involves entirely new construction, the Wooster Street Building involves renovating and enlarging existing buildings with an existing cellar. As a result, the existing cellar is not subject to the new flood plain regulations. The total gross square footage of the Wooster Street Building would increase to 15,357, compared to 14,180 with the previously-approved project.

Overall, the proposed project would entail a mixed-use development with two buildings and a courtyard totaling approximately 61,926 gsf, compared to 63,884 gsf with the previously-approved project. The proposed development includes a total of approximately 58,598 gsf of Use Group 2 (21 residential units proposed, 50 units to be analyzed in this memorandum) and 3,328 gsf of Use Group 6 (retail). The proposed project's total residential floor area would be 58,598 gsf, compared to 58,229 with the previously-approved project, and the total commercial floor area would be 3,328 gsf, compared to 5,655 with the previously-approved project. The height of the tallest element of the development—the West Broadway Building—would increase from approximately 127 feet to approximately 134 feet, including bulkhead (as measured from Manhattan datum), compared to the previously-analyzed project.

The proposed project is considered in this memorandum as the “With Action scenario.”

## C. ANALYSIS FRAMEWORK

**Table 1** provides a comparison of the project as analyzed in the 2007 EAS to the project with the proposed modification.

**Table 1**  
**Comparison of Previously-Analyzed Project**  
**to Project with Proposed Modification**

Use	Project as Analyzed in 2007 EAS	Project with Proposed Modification	Increment
<b>Use Group 2 (Residential)</b>			
<i>West Broadway Building</i>	44,049 gsf 38 units <sup>1</sup> 41,004 zfa	43,241 gsf 38 units <sup>1</sup> 40,747 zfa	(808) gsf No change (257) zfa
<i>Wooster Street Building</i>	14,180 gsf 12 units <sup>1</sup> 11,095 zfa	15,357 gsf 12 units <sup>1</sup> 11,008 zfa	1,177 gsf No change (87) zfa
<i>Use Group 2 Total</i>	58,229 gsf 50 units <sup>2</sup> 52,099 zfa	58,598 <sup>3</sup> gsf 50 units <sup>2</sup> 51,755 zfa	369 gsf No change (344) zfa
<b>Use Group 6 (Retail)</b>			
<i>West Broadway Building</i>	5,655 gsf 3,878 zfa	3,328 gsf 3,328 zfa	(2,327) gsf (550) zfa
<i>Wooster Street Building</i>	0 gsf 0 zfa	0 gsf 0 zfa	0 gsf 0 zfa
<i>Use Group 6 Total</i>	5,655 gsf 3,878 zfa	3,328 <sup>4</sup> gsf 3,328 zfa	(2,327) gsf (550) zfa
<b>Total</b>			
<i>West Broadway Building</i>	49,704 gsf 44,882 zfa	46,569 gsf 44,075 zfa	(3,135) gsf (807) zfa
<i>Wooster Street Building</i>	14,180 gsf 11,095 zfa	15,357 gsf 11,008 zfa	1,177 gsf (87) zfa
<i>Project Total</i>	63,884 gsf 55,977 zfa	61,926 gsf 55,083 zfa	(1,958) gsf (894) zfa
<b>Notes:</b> Total change to above-grade square footage would be 473 gsf. <sup>1</sup> No 50-unit split between the West Broadway Building and the Wooster Street Building was provided or analyzed in the 2007 EAS. The unit assumptions provided here are based on the residential square footage ratio between the two portions of the development. These assumptions are kept constant for the project with the proposed modification. <sup>2</sup> The previously-analyzed project proposed 24 residential units in the West Broadway Building, and 7 units in the Wooster Street Building; however, for the purposes of a conservative analysis, the 2007 EAS analyzed the creation of up to 50 units in the subject building. <sup>3</sup> The proposed project would develop 21 residential units in the subject building. This technical memorandum analyzes 50 units, consistent with the 2007 EAS, for the purposes of a conservative analysis. <sup>4</sup> Includes 1,125 gsf of under courtyard space.			

For the purposes of a conservative analysis, it is assumed that a larger number of residential units could be developed within the development than are proposed. Therefore, while 21 units are proposed (at an average size of 2,800 sf), the analysis instead assumes the development of 50 units, at a much smaller unit size of 1,149 sf, consistent with the assumptions of the 2007 EAS for the previously-analyzed project. In terms of height and massing, the analysis assumes the details of the proposed (current) design, which has been approved by LPC.

The 2007 EAS was prepared in accordance with the guidelines set forth in the 2001 *CEQR Technical Manual*. In March 2014, the City published an updated *CEQR Technical Manual*, which includes revisions to the guidance and methodologies for various technical analyses. This

technical memorandum addresses the updated guidance and analysis methodologies provided in the 2014 *CEQR Technical Manual*.

## D. POTENTIAL IMPACTS OF THE PROPOSED MODIFICATION

The potential effect of the proposed modifications is summarized below.

### LAND USE, ZONING, AND PUBLIC POLICY

As described above in Section B, “Description of Proposed Modification,” the proposed modification would result in modest reductions in the total proposed gross square footage (approximately 1,958 gsf) and zoning floor area (approximately 892 zfa) for the proposed project. There would be no change to the mix of proposed uses. The total proposed Use Group 2 (residential) use would be 369 gsf larger than previously analyzed, and the proposed Use Group 6 (retail) use would be 2,327 gsf smaller than previously analyzed. The proposed modifications to the program reflect the elimination of the cellar, which included commercial and common space, in the West Broadway Building; the relocation of residential floor area to the 10th floor of the West Broadway Building; a related reduction of residential floor area on the lower floors of the West Broadway Building; and an enlargement of the cellar in the Wooster Street Building.

The proposed project, with the proposed minor modification to the previously-approved special permit, would not be expected to have an adverse effect on land use either on-site or in the land use study area. The proposed modification would not affect zoning either on-site or in the land use study area, and no applicable public policies would be affected by the proposed modification. Therefore, the proposed modification would have no impact on the conclusions of the Land Use, Zoning, and Public Policy section of the 2007 EAS.

### SOCIOECONOMIC CONDITIONS

The proposed modification would result in a reduction of 2,327 gsf of Use Group 6 (retail) use in the proposed building, compared to the previously-analyzed project, and no change to the number of residential units to be analyzed. The proposed modification would not result in the direct displacement of 500 or more residents or 100 or more employees, which are the thresholds for analysis of direct residential and business displacement, respectively. The proposed modification would not result in the development of more than 200 residential units or commercial development of more than 200,000 square feet, the thresholds for analysis of indirect residential and business displacements, respectively. Therefore, the proposed modification would not result in significant adverse impacts due to changes in socioeconomic conditions, and would have no impact on the Socioeconomic Conditions conclusions of the 2007 EAS.

### COMMUNITY FACILITIES AND SERVICES

As with the previously-analyzed project, the proposed project would not directly displace any existing community facilities (police and fire services, public schools, libraries, and publicly-funded child care facilities) and would not result in the introduction of a sizeable new neighborhood. The proposed modification would result in a reduction of 2,327 gsf of Use Group 6 (retail) use in the proposed building, compared to the previously-analyzed project, and no change to the number of residential units to be analyzed, and thus the project with the proposed modification would not meet the resident-based thresholds for analysis of potential indirect

impacts to schools, libraries, and publicly-funded child care facilities. Therefore, the proposed modification would not result in any significant adverse impacts to community facilities and services, and would have no impact on the Community Facilities and Services conclusions of the 2007 EAS.

## OPEN SPACE

As with the previously-analyzed project, the project with the proposed modification would not directly displace any open space. The proposed modification would result in a reduction of 2,327 gsf of Use Group 6 (retail) use in the proposed building, compared to the previously-analyzed project, and no change to the number of residential units to be analyzed. Since the open space analysis presented in the 2007 EAS concluded that there would not be a potential for open space-related impacts, the proposed modification, which would yield a comparatively smaller project, also would not result in the potential for any significant adverse open space-related impacts. Therefore, the proposed modification would not result in any significant adverse open space impacts, and would have no impact on the open space conclusions of the 2007 EAS.

## SHADOWS

The proposed modifications would alter the height of the proposed development by approximately 7 feet (including bulkhead). Since no new sun-sensitive resources have been identified within the project area, and the analysis as presented in the 2007 EAS disclosed no significant adverse shadow impacts from the original proposal, this finding remains applicable with the proposed modification.

## HISTORIC AND CULTURAL RESOURCES

As described in the 2007 EAS, LPC determined that the project site is not archaeologically sensitive in a letter dated May 22, 2006 (see **Appendix A**). The proposed modification would not alter the area of proposed subsurface disturbance. The project site is located within the SoHo-Cast Iron Historic District, which is a National Historic Landmark and a New York City Historic District, and is listed on the State and National Registers of Historic Places. As with the previously-analyzed project, the project with the proposed modification would result in the rehabilitation and alteration of two buildings within the historic district. The demolition of two non-contributing buildings on the project site has already occurred; as described in the 2007 EAS, the demolition of these buildings does not constitute a significant adverse impact, since the buildings do not contribute to the significance of the historic district. The design of the proposed project has been reviewed by LPC, and LPC has issued a Certificate of No Effect (CNE) on October 6, 2011, a Certificate of Appropriateness (CofA) on June 4, 2013, and Amendments to the CNE and CofA on April 11, 2014 and December 24, 2014 for the proposed project (see **Appendix A**). The proposed project would implement a Construction Protection Plan that complies with *TPPN 10/88* and is approved by LPC, to avoid the potential for direct, physical impacts to historic resources on and adjacent to the project site. Therefore, no significant adverse impacts related to Historic and Cultural Resources would result from the project, as modified, and the proposed modification would have no impact on the Historic Resources conclusions of the 2007 EAS. In a letter dated January 13, 2015, LPC accepted the conclusions of this technical memorandum (see **Appendix A**).

## URBAN DESIGN AND VISUAL RESOURCES

As described above, the proposed modification would not increase the degree of the approved bulk waivers, or result in the need for any new bulk waivers. As with the previously-analyzed project, the project with the proposed modification would not result in any significant adverse changes to building types, arrangements, or uses, street patterns, streetscape elements, open spaces, natural resources, or wind characteristics. The proposed development would not obstruct or significantly affect any existing view corridors or views to visual resources. Therefore, the proposed modification would not result in any significant adverse impacts related to Urban Design and Visual Resources, and would not change the conclusions of the Urban Design and Visual Resources section of the 2007 EAS.

## NATURAL RESOURCES

The previously-analyzed project did not meet the *CEQR Technical Manual* thresholds for analysis of natural resources, as the project site has no plant or animal habitats and is located within a fully developed urban area. The characteristics of the project site have not changed. Therefore, as with the previously-analyzed project, the proposed modification would not require the preparation of a natural resources analysis.

## HAZARDOUS MATERIALS

As described in the 2007 EAS, a Phase I Environmental Site Assessment (ESA) of the project site was prepared by AKRF in August 2005, and a Phase II Environmental Site Investigation (Phase II) of the project site was performed by AKRF in December 2005. Based on the findings of the Phase II, a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) were prepared for implementation during proposed construction and were approved by the New York City Department of Environmental Protection (DEP) in a letter dated May 7, 2007 (See **Appendix B**). A RAP Addendum and updated CHASP were prepared in April 2013, in response to the design changes that are now the subject of the application, and were approved by the DEP in a letter dated May 8, 2013 (see **Appendix B**). The RAP and CHASP are currently being implemented on the project site. As of January 2015, the majority of the soil excavation and vapor barrier installation work has been completed. After the placement of clean fill is completed in the exterior courtyard and the receipt of all final disposal manifest, a Remedial Closure Report will be prepared for submission to DEP.

With the proposed modification, the proposed project would continue to require demolition and excavation. With the proposed modification, the same protective measures discussed in the 2007 EAS would be implemented, including implementation of the RAP and CHASP previously-approved by DEP. Therefore, with these protective measures, no significant adverse impacts related to Hazardous Materials would result from the project, as modified, and the conclusions of the Hazardous Materials section of the 2007 EAS remain.

## WATER AND SEWER INFRASTRUCTURE

As described in the 2007 EAS, the previously-analyzed project would have a water usage of approximately 7,522 gallons per day (gpd), and effluent flow to the Newtown Creek Wastewater Treatment Plant (WWTP) of approximately 6,560 gpd. The project with the proposed modification would have a water usage of approximately 19,677 gpd and a sewage generation of approximately 9,149 gpd. These volumes are not large enough to cause a significant adverse impact, and the conclusions of the Infrastructure section of the 2007 EAS remain.

## SOLID WASTE AND SANITATION SERVICES

As described in the 2007 EAS, the previously-analyzed project would generate approximately 3,393 pounds of solid waste per week. Using the revised program, it can be estimated that the project with the proposed modification would generate approximately 2,840 pounds of solid waste per week. This volume is not large enough to cause a significant adverse impact, and thus the conclusions of the Solid Waste section of the 2007 EAS remain.

## ENERGY

As described in the 2007 EAS, the previously-analyzed project would use approximately 8,789,940,000 BTUs of energy/year. The project with the proposed modification would have an energy usage of approximately 8,144,340,000 BTUs/year. This consumption would be smaller than projected in the 2007 EAS, and in any case is a negligible change that would not overburden the electrical generation and transmission system. Therefore, the conclusions of the Energy section of the 2007 EAS would remain.

## TRANSPORTATION

The proposed modification would result in a reduction of 2,327 gsf of Use Group 6 (retail) use in the proposed development, compared to the previously-analyzed project, and no change to the number of residential units to be analyzed. Since the transportation analysis presented in the 2007 EAS concluded that there would not be a potential for transportation-related impacts, the proposed modification, which would yield a comparatively smaller project, also would not result in the potential for any significant adverse transportation-related impacts. Therefore, the proposed modification would have no impact on the analysis and conclusions of the Transportation section of the 2007 EAS.

## AIR QUALITY

Since the minor modification being sought would alter the plans associated with the previously-approved special permit, including relocating residential floor area to the 10th floor of the West Broadway Building, the massings for the West Broadway Building and Wooster Building have changed as described above. In addition, the 2007 EAS assumed a single heating and hot water system on the roof of the West Broadway Building. In comparison, the project with the proposed modification includes separate heating and hot water systems for the West Broadway Building and the Wooster Street Building. Therefore, an air quality analysis was performed to assess air quality impacts associated with emissions from the proposed project's heating and hot water systems.

## SCREENING ANALYSIS

A screening analysis was initially performed using the methodology described in the 2014 *CEQR Technical Manual*. This methodology determines the threshold of development size below which the action would not have a significant impact. The screening procedure utilizes information on the type of fuel to be burned, the maximum development size, the type of development, and the stack exhaust height. Based on the distance to the nearest building of similar or greater height, if the maximum development size is greater than the threshold size in the *CEQR Technical Manual*, then there is the potential for significant air quality impacts and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis and no further study is required.

The proposed project would utilize separate heating and hot water systems for the West Broadway Building and Wooster Street Building portions of the proposed development. The analysis for the proposed project was conservatively performed assuming No. 2 fuel oil (see **Appendix C**). Based on the *CEQR Technical Manual* HVAC screening procedure, the primary pollutant of concern is sulfur dioxide ( $\text{SO}_2$ ) when burning No. 2 fuel oil. The analysis for the West Broadway Building was based on the proposed floor area of 46,569 gsf and a stack height of 124 feet. The nearest window/air intake of similar or greater height was determined to be located approximately 90 feet from the proposed exhaust stack. For the Wooster Street Building, the proposed floor area of 15,357 gsf and a stack height of 74 feet were used. The nearest building of similar or greater height was determined to be located approximately 38 feet from the proposed exhaust stack.

The analysis showed that burning fuel oil would not result in any significant adverse stationary source air quality impacts from heating and hot water systems for the West Broadway Building because at the minimum distance to receptor of a similar or greater height, the proposed heating and hot water systems would be below the maximum permitted size shown in Figure 17-5 of the Air Quality Appendix of the *CEQR Technical Manual*. The Wooster Building did not pass the screening analysis. Therefore, further analysis was performed using the EPA/AMS AERMOD dispersion model.

#### AERMOD ANALYSIS

Annual emission rates for the heating and hot water system were calculated based on fuel usage estimates, using energy consumption estimates based on type of development and building's size (in square feet) as recommended in the 2014 *CEQR Technical Manual*, and applying the EPA's *Compilations of Air Pollutant Emission Factors (AP-42)*<sup>1</sup> emission factors for No. 2 fuel oil-fired boilers.

**Table 2** presents the emission rates and stack parameters used in the AERMOD analysis.

**Table 2**  
**Stack Parameters and Emission Rates**

Parameter	Value
Stack Height (ft)	74
Stack Diameter (m) <sup>(1)</sup>	0.0
Exhaust Velocity (m/s) <sup>(1)</sup>	0.001
Exhaust Temperature (K) <sup>(1)</sup>	293
$\text{SO}_2$ Emission Rate (1-hour) (g/s)	0.0001
$\text{SO}_2$ Emission Rate (3-hour) (g/s)	0.0001
$\text{PM}_{10}$ Emission Rate (24-hour) (g/s)	0.0008
$\text{PM}_{2.5}$ Emission Rate (24-hour) (g/s)	0.0007
$\text{PM}_{2.5}$ Emission Rate (Annual) (g/s)	0.0002
<b>Notes:</b>	
(1) 2014 <i>CEQR Technical Manual</i> default parameters used.	

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<sup>1</sup> EPA, *Compilations of Air Pollutant Emission Factors AP-42*, Fifth Edition, Volume I: Stationary Point and Area Sources, <http://www.epa.gov/ttn/chief/ap42>

Concentrations of SO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> were estimated using the EPA/AMS AERMOD dispersion model.<sup>1</sup> AERMOD is a dispersion model, applicable to rural and urban areas, flat and complex terrain, surface and elevated releases, and multiple sources (including point, area, and volume sources). AERMOD is a steady-state plume model that incorporates current concepts about flow and dispersion in complex terrain, including updated treatment of the boundary layer theory, understanding of turbulence and dispersion, and includes handling of the interaction between the plume and terrain.

The AERMOD model calculates pollutant concentrations from one or more points (e.g., exhaust stacks) based on hourly meteorological data, and has the capability to calculate pollutant concentrations at locations when the plume from the exhaust stack is affected by the aerodynamic wakes and eddies (downwash) produced by nearby structures. The analyses of potential impacts from exhaust stacks were made assuming stack tip downwash, urban dispersion and surface roughness length, without building downwash, and elimination of calms.

Five years of surface meteorological data collected from LaGuardia Airport (2009 – 2013) and concurrent upper air data collected at Brookhaven, New York were utilized in the analysis.

Discrete receptors (i.e., locations at which concentrations are calculated) were modeled on the existing Soho Mews building along the west facade facing the courtyard to represent operable window locations. Receptors were placed at 10-foot vertical and horizontal intervals on this façade.

The maximum predicted SO<sub>2</sub> and PM<sub>10</sub> concentrations were added to the maximum ambient background concentration and compared with the NAAQS, while PM<sub>2.5</sub> concentrations were compared with the PM<sub>2.5</sub> *de minimis* criteria. The results of this analysis are presented in **Table 3**.

**Table 3**  
**Maximum Modeled Pollutant Concentrations from**  
**the Project's Heating and Hot Water Systems ( $\mu\text{g}/\text{m}^3$ )**

Pollutant	Averaging Period	Maximum Modeled Impact	Background	Total Concentration	NAAQS / De Minimis
SO <sub>2</sub>	3-Hour	2.0	64	66.0	1,300
	1-Hour	2.5	52.7	55.2	196
PM <sub>10</sub>	24-hour	4.6	48	52.6	150
	24-hour	4.0	N/A	4.0	5 <sup>1</sup>
PM <sub>2.5</sub>	Annual	0.15	N/A	0.15	0.3 <sup>2</sup>

**Notes:** <sup>1</sup> PM<sub>2.5</sub> *de minimis* criteria — 24-hour average, not to exceed more than half the difference between the background concentration and the 24-hour standard of 35  $\mu\text{g}/\text{m}^3$ .  
<sup>2</sup> PM<sub>2.5</sub> *de minimis* criteria—annual (discrete receptor), 0.3  $\mu\text{g}/\text{m}^3$ .

As shown in the table, the predicted pollutant concentrations for all of the pollutant time averaging periods shown are below their respective standards.

Therefore, the proposed modifications would not result in any significant adverse air quality impacts, and the conclusions of the Air Quality section of the 2007 EAS would remain unchanged.

<sup>1</sup> EPA, AERMOD: Description Of Model Formulation, 454/R-03-004, September 2004; and

EPA, User's Guide for the AMS/EPA Regulatory Model AERMOD, 454/B-03-001, September 2004 and Addendum December 2006.

## GREENHOUSE GAS EMISSIONS

According to the 2014 *CEQR Technical Manual*, a greenhouse gas (GHG) consistency assessment is appropriate for projects in New York City being reviewed in an Environmental Impact Statement (EIS) that would result in development of 350,000 square feet or greater. The proposed modification would not result in development of 350,000 square feet or greater, and is not being reviewed in an EIS. Therefore, an assessment of the proposed project's consistency with the City's GHG emissions goals is not warranted.

## NOISE

The 2007 EAS concluded that to ensure that an interior noise level of 45 dBA is not exceeded, a minimum of 30 dBA noise attenuation would be required for the subject building. The site plan contained in the project's ULURP application notes that 30 dBA of window/wall attenuation will be provided on the subject building's facades. The proposed modification would have no effect on the required noise attenuation established for the proposed development in the 2007 EAS, and thus the conclusions of the Noise section of the 2007 EAS would remain unchanged.

## PUBLIC HEALTH

The previously-analyzed project did not meet the 2001 *CEQR Technical Manual* threshold for an analysis of public health. The environmental analysis of the proposed modification provided in this memorandum has not identified significant adverse impacts in the categories of air quality, water quality, hazardous materials, or noise; therefore, an analysis of public health would not be warranted for the proposed modification, and the proposed modification would not result in any significant adverse impacts related to public health.

## NEIGHBORHOOD CHARACTER

The 2007 EAS provided an analysis of neighborhood character, which concluded that the previously-analyzed project would not result in any significant adverse impacts to neighborhood character. The environmental analysis of the proposed modification provided in this technical memorandum does not identify significant adverse impacts in land use, zoning and public policy, socioeconomic conditions, open space, historic and cultural resources, shadows, transportation, or noise; therefore, an analysis of neighborhood character would not be warranted for the proposed modification, and the proposed modification would not result in any significant adverse impacts related to neighborhood character.

## CONSTRUCTION

As detailed in the 2007 EAS, construction of the previously-analyzed project would take approximately 16 months; appropriate measures would be taken to limit the escape of fugitive dust; and a Construction Protection Plan that complies with the Department of Buildings *Technical Policy and Procedure Notice 10/88* would be implemented, to ensure that the project would not directly, physically impact any historic resources. Therefore, the 2007 EAS concluded that the previously-analyzed project would not result in significant adverse impacts during construction.

There would be no change to the construction phasing or overall duration associated with the project with the proposed modification. The proposed project would continue to include a Construction Protection Plan that complies with *TPPN 10/88*, to avoid the potential for direct, physical impacts to historic resources on and adjacent to the project site. Construction of the

proposed project would comply with applicable control measures for construction noise. Construction noise is regulated by the New York City Noise Control Code and by the Environmental Protection Agency noise emission standards for construction equipment. These federal and local requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards. Except under exceptional circumstances, construction activities must be limited to weekdays between the hours of 7:00 AM and 6:00 PM. Construction material must also be handled and transported in such a manner as to not create unnecessary noise. All appropriate fugitive dust control measures would be employed to reduce the generation and spread of dust, and to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed.

The DEP-approved RAP and CHASP will be implemented during construction to ensure that the soil excavation is conducted in accordance with the Community Air Monitoring Plan (CAMP).

As with the previously-analyzed project, the duration and severity of potential construction impacts would be short-term and would be minimized by implementing measures during scheduling and staging of activities to control intrusive construction-related noise, particulate emissions, and inadvertent physical impacts on nearby buildings, as well as to minimize disruption to existing traffic and pedestrian circulation. Therefore, the conclusions of the Construction Impacts section of the 2007 EAS would remain unchanged.

## E. CONCLUSIONS

As described above, the proposed modification would not result in any new significant adverse environmental impacts. As summarized from the 2007 Negative Declaration, the CPC's Statement of No Significant Effect set forth the following supporting statements which would remain unchanged with the proposed modification:

- The proposed window-wall attenuation requirements associated with noise will ensure that the proposed action will not result in significant adverse impacts related to noise.
- A Phase I Environmental Site Assessment (ESA) and a Phase II Environmental Site Investigation Work Plan, available in the proposal's CEQR file, were prepared for the project site in August and December 2005, respectively. The Phase I ESA and Phase II Environmental Site Investigation Report were reviewed by the New York City Department of Environmental Protection's (DEP) Office of Environmental Planning and Assessment, and a RAP and HASP were recommended by DEP, due to the potential presence of hazardous materials on the site as a result of past and present adjacent land uses. DEP reviewed and approved the RAP and HASP. The RAP stipulates that all excavates soils and fill materials will be removed from the site and properly disposed of in accordance with all applicable New York State Department of Environmental Conservation regulations. A vapor barrier, which would sustain long-term exposure to petroleum constituents, would be incorporated into the design plan for the proposed structure. Finally, a Remedial Closure Report, certified by a professional engineer, would be submitted for DEP's review once DEP's remedial requirements have been implemented. Consequently, no significant adverse impact related to hazardous materials will occur.
- No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.



## **Appendix A**

### **LPC Correspondence**

06CPC 00723M

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION  
1 Centre St., 9N, New York, NY 10007 (212) 669-7700

## ENVIRONMENTAL REVIEW

DCP /LA-CEQR-M  
PROJECT NUMBER

05/09/06  
DATE RECEIVED

**PROJECT**

325 W BROADWAY:

- No architectural significance
- No archaeological significance
- Designated New York City Landmark or Within Designated Historic District
- Listed on National Register of Historic Places
- Appears to be eligible for National Register Listing and/or New York City Landmark Designation
- May be archaeologically significant; requesting additional materials

**COMMENTS**

The project site is in the Soho Cast Iron HD, LPC and S/NR listed. The LPC has not yet issued the Certificate of Appropriateness and Modification of Use. The applicant must submit the final restrictive declaration and cyclical maintenance plan, and the final specifications for restoration. The C of A and MOU shall be appended to the EAS.

cc: Sarah Carroll

Guia Sautaces  
SIGNATURE

05/22/06  
DATE



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT CERTIFICATE OF NO EFFECT

ISSUE DATE: 10/06/11	EXPIRATION DATE: 10/06/2015	DOCKET #: 124841	CNE #: CNE 12-5225
<u>ADDRESS</u> 23-25 WOOSTER STREET <u>HISTORIC DISTRICT</u> SOHO-CAST IRON	BOROUGH: MANHATTAN	BLOCK/LOT: 228 / 20	

**Display This Permit While Work Is In Progress**

ISSUED TO:

Jeffrey Fitts  
325 West Broadway Owner LLC  
1271 Avenue of the Americas 38th Floor  
New York, NY 10020

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on October 6, 2011.

The approved work consists of restorative work throughout the front facades of 23 and 25 Wooster Street, including repointing; replacing damaged brickwork in-kind; cleaning and stripping paint, utilizing chemical cleansers and paint strippers and low pressure water rinses; repairing damaged bluestone lintels and sills; repairing and repainting steel lintels; removing embedded metal elements; reconstructing the front parapet of 23 Wooster Street with a new brickwork parapet, featuring recessed panels to match the historic design; repairing and replacing damaged granite at the entrance steps and building base of 23 Wooster Street, as necessary; reconstructing the parapet of 25 Wooster Street and installing a fiberglass cornice; replacing three existing brick lintels at the second floor of 25 Wooster Street with new bluestone lintels to match the existing historic third floor window lintels; replacing six two-over-two windows, one modified four-over-four window, and glass block infill at the second and third floor window openings of 25 Wooster Street with six four-over-four, double-hung wood windows; installing an entrance railing; removing existing non-historic elements at 25 Wooster Street, including an awning framing, an exhaust pipe, an applied wood beam below the first floor windows, a metal gate and a pipe rail; alterations at the roof, sidewall facades and a southern parapet, including removing rooftop bulkheads, replacing flat bitumen roofing in-kind; stripping paint, cleaning, and repainting the sidewall facades, utilizing chemical cleansers and paint strippers and low

pressure water rinses; repointing; repairing brickwork; and reconstructing the southern sidewall parapet of 23 Wooster Street with a lowered parapet; altering the casement and fixed windows at the second and third floors of 23 Wooster Street to feature larger casement windows and less fixed panes of glass; adding black-painted, metal railings at the front entrance steps of both buildings; replacing the existing concrete sidewalk paving in front of both buildings with new concrete paving, scored in a rectilinear pattern and tinted to match the surrounding paving; resetting and replacing granite sidewalk curbing, as necessary; extending the footprint of the rooftop addition at 25 Wooster Street, as approved under Certificate of No Effect 07-4624 and Miscellaneous Amendment 08-9271, three inches (3") to the front facade; installing rooftop equipment, including flues, vents, mechanical fans, skylights, and an A/C unit, all of which will be less than 36 inches high; installation of doors, windows and balconies at the rear facades of both buildings; landscaping and installing paving and stairs at the new courtyard, and interior alterations, including the construction of partitions and plumbing work, as shown in drawings T-001.00, A-001.00 to A-003.00, A-110.00 to A-116.00, A-302.00, A-400.00, A-401.00, A-600.00, A-610.00, dated 09/12/2011, prepared by Beyhan Karahan & Associates, Architects and submitted as components of the application.

In reviewing this proposal, the Commission notes that the SoHo-Cast Iron Historic District Designation Report describes 23-25 Wooster Street as two interconnected buildings, including an early 19th century building altered in 1894 and an early 19th century building altered circa 1920-1930, and that the style, scale, materials and details of the buildings are among the features that contribute to the special architectural and historic character of the historic district. The Staff further notes that this work was previously approved under permits Certificate of No Effect 07-4624 (LPC 07-2724), which expired on January 3 2011, and Miscellaneous Amendment 08-9271 (LPC 08-5485).

With regard to this proposal, the Commission finds that the proposed mortar will be based on a historic mortar analysis; that the mortar will be compatible with the historic masonry in terms of composition, and will match the original mortar in terms of color, texture, and tooling; that the replacement of damaged bricks, the repair of the steel lintels and removal of metal embedded elements will help protect the building from damage due to water infiltration and rust without eliminating historic features or damaging the facades; that all replacement bricks will match the existing historic bricks in terms of material, size, color, texture, and coursing; that the cleaning and paint stripping will utilize the gentlest methods available and return the natural color, texture and finish to the facades; that the bluestone and granite repairs will help return damaged elements of the facades and entrance steps to match their historic condition in dimensions, texture, finish, profiles, details and overall appearance; that, in accordance with the provisions of Title 63, of the RCNY, Section 2-17, the authenticity of the basis for the designs for the restoration of the recessed panels, cornice, replacement lintels, and lowered sidewall parapet is documented by photographic evidence and physical evidence at the buildings; that the restoration work will not cause the removal of significant historic fabric; that, in accordance with the provisions of Title 63 of the Rules of the City of New York, Section 3-04, the proposed replacement windows at the upper floors of 25 Wooster Street will match the configuration, operation, details, and material of the historic windows in place at the second floor at the time of the circa 1930s tax photograph and will be installed in existing masonry openings; that none of the windows will replace special windows as defined by the rules; that the proposed finishes for the cornice and windows will maintain a uniform appearance throughout the front facade and be in keeping with the color palette found on buildings of this type, style and age; that the railing will be simple in design and well scaled to the entrance, thereby addressing a safety concern without detracting from the building; that the removal of the awning framing, exhaust pipe, applied wood beam, metal gate, pipe rail and rooftop bulkheads will eliminate elements that are not original to the buildings or significant later alterations and that clutter and detract from the building; that the roof replacement will not be visible from any public thoroughfares; that the secondary facades, which originally abutted neighboring buildings, were not designed to be exposed facades; that repainting the sidewalls will help unify the appearance of the sidewalls, which feature paint and waterproof coatings; and that the cumulative effect of the work will be to enhance the

special architectural and historic character of the building, streetscape and historic district. The work, therefore, is approved.

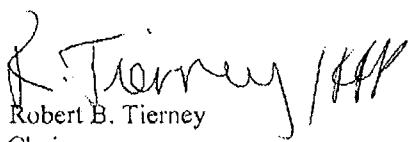
**PLEASE NOTE:** This permit is contingent on the cleaning, paint stripping, patching and pointing work being performed when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work; the Commission's review and approval of restorative work at the front facade base of 25 Wooster Street after cleaning and paint stripping and before the commencement of any additional work at the building base; and the Commission's review and approval of the mortar analysis, the proposed mortar recipe, paint samples, specifications for the paint to be used at the sidewalls, and test samples of replacement brick, repointing mortar, stucco, patching and sidewall paint prior to the commencement of this work. Please forward the mortar and paint specifications to Landmarks Preservation Commission staff and contact the staff when the field samples are ready in order to arrange a site visit.

Please also note that this permit is being issued in conjunction with Certificate of Appropriateness 07-4623 (LPC 07-4328), issued January 3, 2007, for work including modifying a masonry opening at 25 Wooster Street; the installation of windows and doors and the construction of rooftop ad

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Roxanne Ryce-Paul.



Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
**Ward Dennis, Higgins Quasebarth & Partners LLC**

cc: C. Kane Levy, Deputy Director of Preservation



## THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 06/04/2013	EXPIRATION DATE: 03/12/2019	DOCKET #: 14-4727	COFA #: COFA 14-4750
<u>ADDRESS</u> 325-327 WEST BROADWAY <u>HISTORIC DISTRICT</u> SOHO-CAST IRON	<u>BOROUGH:</u> MANHATTAN	<u>BLOCK/LOT:</u> 228/20	

**Display This Permit While Work Is In Progress**

## ISSUED TO:

**Christopher Prokop**  
**DDG/WH 325 West Broadway LLC**  
**c/o DDG Partners LLC**  
**250 Hudson Street, 10th floor**  
**New York, NY 10013**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 12, 2013, following the Public Hearing and Public Meeting of March 5, 2013, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on February 7, 2013.

The proposed work, as approved, consists of modifying the design of a new building at the western (West Broadway) portion of the site and changes to proposed work at the roof and rear of existing buildings to remain at the eastern (Wooster Street) portion of the site, which were previously approved by Certificate of Appropriateness 07-4623 (LPC 07-4328) on January 3, 2007 and its associated Miscellaneous/Amendments.

The modified design of the proposed building, as approved, includes a cast aluminum frame at the street facade, extending from the second to the eighth floor levels, featuring sculptural profiles and a textured finish, set in front of concrete floor slabs, with integrated planters and clear glass railings; recessed clear glass infill at the second through the seventh floor levels, extending the full height and width of the individual floors; a ground floor level, with full height clear glass, recessed from the cast aluminum frame above it and angled back from the property line, with wood clad doors and screens near the center of the infill, and back painted glass in front of interior piers, near the ends of the facade; planters and bluestone paving in the area between the sidewalk and the ground floor infill; eighth and ninth floor levels and rooftop mechanical and stair bulkheads, set back from the street facade at the lower floors and featuring slate tile clad sloping facades; glass railings at selective locations at the eighth and ninth floor levels; a rooftop elevator bulkhead, clad with slate grey concrete board and cables for vegetation ("a green screen"); lot-line facades, with concrete board panel cladding, punched masonry openings, and stainless steel cables, set in a diamond pattern; and a rear facade, similar in design to the front facade. The proposed massing of the building remains unchanged, except for an increase to the height of the bulkhead by 7' 1".

The modifications to the previously approved work at the existing historic buildings at the eastern side of the site, as approved, includes changing the design of the front facade of the proposed penthouses to feature sloping facades, with an informal arrangement of masonry openings and slate tile cladding; increasing the height of the previously approved bulkhead by 1' 10"; changing the design of the new rear facade of the buildings to feature floor to ceiling glazing and slate gray concrete board panels; and installing cables and planters for vegetation at the buildings' rear and penthouse facades and the elevator bulkhead. The proposed modifications to the front facades and at a recessed entrance of the existing historic buildings, which were previously approved, including modifying a masonry opening, creating a masonry opening, and replacing infill, remain unchanged. The work, as initially proposed and presented at the Public Hearing and Public Meeting of March 5, 2013, lacked detailed information about the intersection of the cast aluminum at the front facade and the concrete board at the lot-line facades and featured openings at the portion of the lot-line facade, adjoining the 8th floor front terrace, which were closer to the West Broadway facade and to each other.

The initial proposal was shown in a computer slide presentation, dated March 5, 2013, with 43 slides, and the revised portions of the proposal were shown in a computer slide presentation, dated March 8, 2013 with 15 slides, consisting of drawings, photographs and photomontages, all prepared by DDG and presented at the Public Hearing and Public Meeting of March 5, 2013 and the Public Meeting of March 12, 2013. Additionally, models and material samples were also presented.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 325-329 West Broadway (23-25 Wooster Street) as four interconnected buildings, including an early 19th century building altered in 1894 and an early 19th century building altered circa 1920-1930, at the eastern side of the lot (23-25 Wooster Street), and a warehouse built circa 1960 and a garage built in 1968, at the western side of the lot (325-329 West Broadway); and that the style, scale, materials and details of the buildings at the eastern side of the lot (23-25 Wooster Street) are among the features that contribute to the special architectural and historic character of the historic district, while the buildings at the western side of the lot (325-329 West Broadway) have no significant architectural features. The Commission also issued Certificate of Appropriateness 07-4623 (LPC 07-4328) on January 3, 2007, approving a proposal to demolish two buildings, facing West Broadway; construct a nine story building; and alter the existing historic buildings at 23-25 Wooster Street. Additionally, the Commission issued Miscellaneous/Amendment 09-3939 (LPC 08-6179) on September 22, 2008; Miscellaneous/Amendments 12-5334 (LPC 12-4842) on October 5, 2011; and Miscellaneous/Amendments 13-1554 (LPC 13-1797) on May 4, 2012 to incorporate modifications to the design of the building and to extend the expiration date of the permit to April 14, 2015; and the Commission issued Modification of Use and Bulk 07-4622 (LPC 07-4329) on January 3, 2007, in support of an application for the issuance of a Special Permit, pursuant to Section 74-711 of the Zoning Resolution to permit the modification of use and bulk for the construction of the new building. Finally, the Commission issued Miscellaneous/Amendments 14-3768 (LPC 14-0294) on May 7, 2013 to incorporate changes to the design of the new building and to the previously approved modifications to the existing buildings to remain, which are the same as the work in this current filing; and that this Certificate of Appropriateness supersedes Miscellaneous/Amendments 14-3768.

With regard to this proposal, the Commission found that the modular organization of the front facade, the predominant expression of structure, and the palette of materials and finishes for the new building will recall and harmonize with the surrounding streetscapes and particularly the cast iron buildings, which dominate the historic district; that the depth of the front façade, created by the variation of the planes of the cast aluminum frames and the glazed walls beyond, will be evocative of the depth relationships at the facades of other buildings in the historic district, which feature strong cast iron and masonry frames; that the organization of the front façade, including the framed voids at the base and top of the building, created by the overhang of the upper floors over the first floor and by the open colonnade at the top of building, will utilize the vocabulary of base, shaft, and termination/capital, common to buildings in this historic district; that the sculptural forms and textured surface of the cast aluminum elements will recall, in a contemporary manner, the metal ornamentation and detailing of cast iron buildings throughout the district; that the planar relationship between the glass wall and the cast metal overlay, with integral planters, will recall in an abstract way the fire-escapes that are integral to the streetscapes of the historic district; that the façade elements will feature a level of depth which is consistent with ornamentation

at buildings throughout the district; that the floor to ceiling heights will approximate the scale of neighboring properties, helping to integrate the building within the streetscape; that the intersection of the cast aluminum at the front façade and concrete board at the lot-line facades will create a distinct division between the front and lot-line facades in keeping with the relationship of primary and secondary facades of buildings throughout the district; that the simplicity in design and solidity of the lot-line facades, in conjunction with their neutral finish, will be consistent with the industrial character and secondary identity of lot-line facades throughout the district; that the placement, scale and proportions of the punched openings at the lot-line facades will be consistent with window openings at such facades of buildings throughout the district; that the presence and level of visibility of the rooftop bulkhead will be compatible with the industrial character of the district; that the organization, proportions, and materials of the rear façade will be well integrated into the overall design of the building and will not be visible from any public thoroughfares; that the changes to the penthouses and bulkhead at the historic buildings, facing Wooster Street, will only be barely perceptible from a public thoroughfare; that the penthouses and bulkhead at the buildings, facing Wooster Street, will remain harmoniously scaled to the existing historic buildings; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, the Commission determined the work to be appropriate and voted to approve it. Therefore, Certificate of Appropriateness 07-0958 is hereby amended.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-712; and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, prior to the commencement of construction. NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
**Valerie Campbell, Kramer Levin Naftalis & Frankel, LLP**

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 639-7780



April 11, 2014

ISSUED TO:

Christopher Prokop  
DDG/WH 325 West Broadway LLC  
c/o DDG Partners LLC  
60 Hudson Street, 18th floor  
New York, NY 10013

Re: MISCELLANEOUS/AMENDMENTS

LPC - 153270  
MISC 15-6363  
325-329 WEST BROADWAY  
aka: 23-25 Wooster Street  
SOHO-CAST IRON  
Borough of Manhattan  
Block/Lot: 228 / 20

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 14-4750 (LPC 14-4727) on June 4, 2013, approving a proposal to modify the design of a new building at the western (West Broadway) portion of the site and changes to proposed work at the roof and rear of existing buildings to remain at the eastern (Wooster Street) portion of the site, which were previously approved by Certificate of Appropriateness 07-4623 (LPC 07-4328) on January 3, 2007 and its associated Miscellaneous/Amendments.

Subsequently, on January 28, 2014, the Commission received a request to amend the approved work and reviewed the amended proposal at the Public Meeting of April 8, 2014, following the Public Meeting of March 11, 2014.

The proposed amendment, as approved, consists of modifications to the design of the new building at 325 West Broadway as well as modifications to work approved at the roof and front facades of 23 and 25 Wooster Street, including, at the new building, modifying the design and footprint of the rooftop penthouse, including shifting a portion of the massing towards the southern side of the roof; increasing the number and changing the placement of the lot line windows at the northern and southern facades; and modifying the design of selective lot line windows to feature a narrow vertical band of glazing and cement board panel, slightly set back from the facade, instead of all glazing; at the roofs of 23 and 25 Wooster Street, increasing the footprint of the penthouse, which was shown in the drawings of the previously approved work, but not fully documented; and shifting the placement of the proposed elevator bulkhead further toward the southwest

corner of the roof of the penthouse; at the front facade of 23 Wooster Street, removing the existing stairs and enlarging the masonry opening at the southernmost ground floor bay and installing paired brown painted wood and glazed paneled doors and a transom within the enlarged opening, instead of retaining the existing stairs and installing shorter infill, within the existing opening; removing the existing stairs and installing a steel and glass window assembly at the northernmost ground floor bay, instead of retaining the stairs and installing new entrance infill; and installing steel and glass windows throughout the remainder of the facade, instead of aluminum and glass windows, featuring casement windows with fixed multi-lights above and below, instead of casement windows with fixed multi-lights surrounding the casement windows on all sides; and at the front facade of 25 Wooster Street, installing louvers and grilles, instead of fixed multi-light windows, at the basement level masonry openings.

The work, as initially proposed and presented at the Public Meeting of March 11, 2014, included changes to roof work at 23 and 25 Wooster Street, including the installation of a solid masonry parapet at the penthouse, instead of a railing; at the front facade of 23 Wooster Street, installing uniform, paired, multi-light, steel casement windows and metal and glass entrance infill, instead of the mix of windows configurations and wood and glass entrance infill; and at the front facade of 25 Wooster Street, installing wood paneling at the recessed entrance; sealing the existing openings at the basement level; and installing a single fixed window at the center of the bay at the first floor level, instead of a one-over-one, double-hung window.

The initial proposal was shown in a computer slide presentation, titled "325 West Broadway 23-25 Wooster Proposed Penthouse Changes," dated March 11, 2014, with 30 slides, and the revised portions of the proposal were shown in a computer slide presentation, titled "325 West Broadway 23-25 Wooster Proposed Penthouse Changes," dated April 8, 2014 with 38 slides, consisting of drawings, photographs and photomontages, all prepared by DDG and presented at the Public Meeting of March 11, 2014 and the Public Meeting of April 8, 2014. Additionally, material samples were also presented.

In reviewing this proposal, the Commission noted that Certificate of Appropriateness 07-4623 (LPC 07-4328) was issued on January 3, 2007, approving a proposal to demolish two buildings, facing West Broadway; construct a nine story building; and alter the existing historic buildings at 23-25 Wooster Street. Additionally, the Commission issued Miscellaneous/Amendment 09-3939 (LPC 08-6179) on September 22, 2008; Miscellaneous/Amendment 12-5334 (LPC 12-4842) on October 5, 2011; and Miscellaneous/Amendment 13-1554 (LPC 13-1797) on May 4, 2012 to incorporate modifications to the design of the building and to extend the expiration date of the permit to April 14, 2015; and the Commission issued Modification of Use and Bulk 07-4622 (LPC 07-4329) on January 3, 2007, in support of an application for the issuance of a Special Permit, pursuant to Section 74-711 of the Zoning Resolution to permit the modification of use and bulk for the construction of the new building. Finally, the Commission issued Certificate of Appropriateness 14-4750 (LPC 14-4727) to incorporate changes to the design of the new building and to the previously approved modifications to the existing buildings to remain.

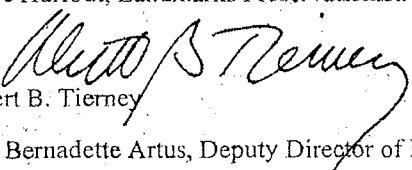
With regard to the proposed amendment, the Commission found that the modifications to the massing and placement of the setback penthouse and bulkhead of the new building will be well integrated into the design of the building and, when seen from public thoroughfares from the north and east, will only be subtle variations, set back from the street facades; that the form and silhouette of the southern side of the new building, when seen from public thoroughfares from the south, will only be seen from limited vantage points and will be in keeping with the character of varied profiles of utilitarian accretions at roofs and secondary facades which are typically seen from such oblique, incidental views; that the window openings at the penthouse and lot-line facades will be typical in placement, uniform and simple in design, remaining consistent with window openings at such facades of buildings throughout the district; that the narrow vertical windows and adjoining panels, slightly recessed and matching the facades in terms of material, will recall the

character and appearance of blind windows, a typical feature at secondary facades of industrial buildings; that removing the entrance steps and installing taller entrance infill at the southernmost bay of 23 Wooster Street and converting the northernmost bay from a second entrance to a window will not eliminate any significant architectural features or detract from the façade composition and will be consistent with typical configuration of bays and infill at buildings of this type, style, and age; that the proposed entrance infill at 23 Wooster Street will facilitate barrier free access and be well scaled to the entrance and in keeping with historic entrances at buildings of this type, style, and age in terms of design; that the proposed steel windows at 23 Wooster Street, will match the historic windows in terms of material and closely replicate the profiles and details of the historic windows; that the proposed black painted grilles and louvers at the basement level window openings of 25 Wooster Street will be consistent with the industrial character of this building and will not call undue attention to themselves; that the massing and materials of the proposed rooftop penthouse and bulkhead will not detract from the architectural features of the historic buildings; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, the Commission determined the work to be appropriate and voted to approve it. Therefore, Certificate of Appropriateness 14-4750 is hereby amended.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-712; and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, including an approved finish sample for the proposed windows and grilles at the front facades of 23 and 25 Wooster Street; prior to the commencement of construction. NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original of historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Abbie Hurlbut, Landmarks Preservationist.

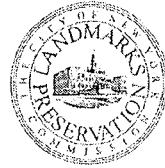
  
Robert B. Tierney

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Valerie Campbell, Kramer Levin Naftalis & Frankel, LLP



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



December 24, 2014

ISSUED TO:

**Christopher Prokop**  
**DDG/WH 325 West Broadway LLC**  
**c/o DDG Partners LLC**  
**60 Hudson Street, 18th floor**  
**New York, NY 10013**

Re: MISCELLANEOUS/AMENDMENTS  
LPC - 160252  
MISC 16-6366  
325-329 WEST BROADWAY  
aka: 23-25 Wooster Street  
SOHO-CAST IRON  
Borough of Manhattan  
Block/Lot: 228 / 20

Pursuant to Section 25-307 and 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 14-4750 (LPC 14-4727) on June 4, 2013 and Certificate of No Effect (CNE) 12-5225 (LPC 12-4841) on October 6, 2011, approving a proposal to modify the design of a new building at the western (West Broadway) portion of the site and changes to proposed work at the roof and rear of existing buildings to remain at the eastern (Wooster Street) portion of the site, which were previously approved by Certificate of Appropriateness 07-4623 (LPC 07-4328) on January 3, 2007 and its associated Miscellaneous/Amendments, as well as restorative work at the Wooster Street facades. Additionally, Miscellaneous/Amendments 15-6363 (LPC 15-3270) was issued on April 11, 2014, approving modifications to the approved work at the new building at 325 West Broadway, including modifications to the design and footprint of the rooftop penthouse; and increasing the number, modifying the design, and changing the placement of lot line windows at the northern and southern facades, as well as modifications to the work approved at the roof and front facades of 23 and 25 Wooster Street, including increasing the footprint of the penthouse and shifting the placement of the penthouse and other rooftop accretions; installing louvers and grilles at the front facade of 25 Wooster Street; removing stairs, modifying masonry openings, and installing steel and glass multi-light windows throughout the front facade at 23 Wooster Street. These permits were issued contingent upon the Commission's review and approval of the Department of Buildings filing drawings.

Subsequently, on July 17, 2014, the Commission received a request to amend the approved work. The proposed amendment consists of providing Department of Buildings filing drawings, including supplemental

information for the installation of approved tree pits built-in planters, and restorative work; changing the placement of select lot line windows at the southern and northern facades of 325 West Broadway; retaining a masonry stair at the southernmost ground floor entrance at 23 Wooster Street, instead of removing the stair and enlarging the masonry opening; modifying the design and dimensions of the entrance infill to correspond to the masonry opening size to remain unaltered; and expanding the scope of work to include installing two Siamese standpipes and a panel cover for a hose bib at the southernmost ground floor level adjacent to the entrance at 23 Wooster Street, mounted at the stucco-clad base, as well as sidewalk work at both Wooster Street and West Broadway, including replacing concrete with new blue gray tinted concrete; replacing granite curbing, in-kind; and replacing concrete with a diamond plate metal hatch at the existing Wooster Street cellar entrance, as shown on drawings Z-000.00, Z-001.01, Z-002.01, Z-003.01, Z-004.01, Z-005.01, Z-006.01, Z-007.00, Z-008.00, Z-101.01, Z-102.00, Z-103.00, Z-104.00, Z-105.00, Z-401.00, Z-402.00, Z-404.00, A-001.00, A-002.00, A-100.01, A-102.01, A-103.01, A-104.01, A-105.01, A-106.01, A-107.01, A-108.01, A-109.00, A-110.00, A-111.00, A-112.00, A-113.01, A-115.01, A-116.01, A-117.01, A-118.01, A-119.01, A-200.01, A-201.01, A-203.01, A-204.00, A-300.01, A-301.00, A-302.00, A-303.00, and A-304.00, dated (revised) October 23, 2014; and T-001.00, A-003.00, A-004.00, A-101.01, A-114.01, A-202.01, A-206.00, and A-305.00, dated (revised) December 3, 2014 and prepared by Henry Thomas O'Hara, Jr., RA; M-001.00, M-101.00, M-102.00, M-103.00, M-104.00, M-105.00, M-106.00, M-107.00, M-108.00, M-109.00, M-110.00, M-111.00, M-112.00, M-113.00, M-114.00, M-200.00, M-201.00, M-202.00, M-203.00, M-204.00, M-205.00, M-300.00, M-301.00, M-302.00, M-400.00, M-401.00, M-402.00, M-403.00, P-001.00, P-101.00, P-102.00, P-103.00, P-104.00, P-105.00, P-106.00, P-107.00, P-108.00, P-109.00, P-110.00, P-200.00, P-201.00, P-202.00, P-203.00, P-204.00, P-205.00, P-301.00, and P-302.00, dated (revised) June 27, 2014 and prepared by David Glickman, PE; S-001.00, S-002.00, FO-110.00, S-111.00, S-112.00, S-113.00, S-114.00, S-115.00, S-116.00, S-211.00, S-212.00, S-414.00, and S-504.00, dated (revised) June 16, 2014; FO-100.00, FO-201.00, FO-202.00, FO-203.00, FO-204.00, FO-205.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-106.00, S-107.00, S-303.00, S-304.00, S-305.00, S-306.00, S-401.00, S-501.00, S-502.00, and S-503.00, dated (revised) December 20, 2013; S-108.00, dated (revised) February 11, 2014; S-109.00 and S-402.00, dated (revised) March 25, 2014; S-109A, dated (revised) June 19, 2014; S-110.00, S-301.00, and S-403.00, dated (revised) May 6, 2014; S-300.00, dated (revised) March 17, 2014; S-302.00, dated (revised) May 1, 2014; S-411.00 and S-413.00, dated (revised) January 17, 2013 and prepared by Brian Albert Falconer, PE; and S1, S3, and S4, dated November 12, 2014; and S2, dated (revised) December 1, 2014 and prepared by DDG.

Accordingly, the Commission reviewed the drawings and finds that the change in placement of select lot line windows will be a barely perceptible change from a public thoroughfare and will not change the character of these secondary and subservient facades with a high solid to void ratio; that the retention of the stair and related infill changes will remain harmonious with the facade composition; that the hose bibs and standpipes will be typical in design, size, and placement and their presence will help comply with health and safety code requirements; that the concrete sidewalk paving to be removed is not a significant feature of the streetscape or historic district; that the placement, material, designs, and finishes of the concrete paving, diamond plate, and granite curbing and the standard rectilinear scoring pattern of the paving will be in keeping with such aspects of typical modern sidewalk features throughout the district and will be harmonious with the adjoining sidewalks and curbing, which feature concrete paving, diamond plate and granite curbing, thereby helping maintain a consistent sidewalk treatment in keeping with the historic character of the historic district; and that the scope of work is in keeping with the intent of the original approval. Based on these findings, Certificate of Appropriateness 14-4750 and CNE 12-5225 are hereby amended.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of repointing mortar, patch and Dutchman unit repairs, masonry cleaning, and new masonry units, as well as mortar analysis, the proposed mortar recipe, paint samples, and specifications for the paint to be used at the sidewalls prior to the commencement of work. Please contact Abbie Hurlbut once samples and other material

are available for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: Notice of Violation #1-0596, issued on April 11, 2011 for the "installation of wall sign ("Obey") without permit(s)," remains in effect and is not addressed by this permit. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOVs require a court appearance and a civil fine may be imposed.

Staff notes that the owners of 325-329 West Broadway (aka 23-25 Wooster Street) have committed themselves to maintaining the property in a sound, first-class condition in perpetuity as a condition of a restrictive declaration entered into pursuant to a previously approved modification of use or bulk. The restrictive declaration is binding on all heirs, assigns and subsequent owners of the building. The declaration requires the owner to hire a qualified preservation professional whose credentials are approved by the LPC to undertake comprehensive inspections every five years of the building's exterior and any portions of the interior which, if not properly maintained, would cause the building to deteriorate. The owner is legally required to expeditiously perform all work identified in the inspection as being necessary to maintain the building in a sound, first-class condition.

This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original of historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Abbie Hurlbut, Landmarks Preservationist.



Abbie Hurlbut

cc: Bernadette Artus, Deputy Director of Preservation/LPC; J. P. Osorio, Support for Architects, LLC

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 07DCP027M

**Project:**

**Address:** 325 WBROADWAY, **BBL:** 1002280020

**Date Received:** 1/13/2015

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**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

**Comments:** The LPC is in receipt of the Technical Memorandum dated 1/8/15. The text is acceptable.

1/13/2015

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SIGNATURE

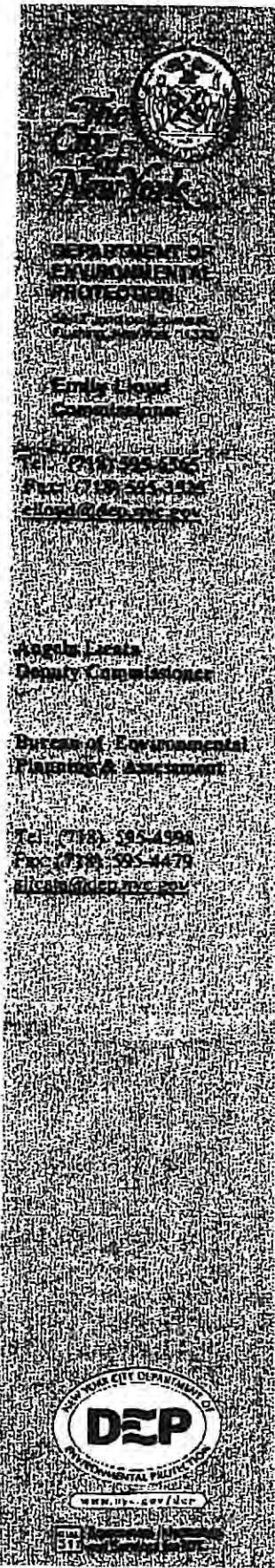
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 23078\_FSO\_GS\_01132015.doc

## **Appendix B**

### **DEP Correspondence**



Lyn

May 7, 2007

Robert Dobruskin  
 Director, Environmental Assessment and Review  
 New York City Department of City Planning  
 22 Reade Street, Room 4E  
 New York, NY 10007

Re: **23-25 Wooster Street (AKA 325-329 West Broadway)  
 Block 228, Lot 20  
 07DCP027M/07DEPTECH201M**

Dear Mr. Dobruskin:

The New York Department of Environmental Protection Bureau of Environmental Planning and Analysis (DEP) has reviewed the April 2007 Remedial Action Plan (RAP) and the Construction Health and Safety Plan (CHASP) prepared by AKRF, Inc., for the abovementioned project. It is our understanding that the applicant has applied for a special permit under New York City Zoning Resolution 74-711 to modify use, height, setback and rear yard regulations for a lot split between M1-5A and M1-5B zones in the SoHo Cast Iron Historic District. The permit would facilitate the enlargement of two existing buildings through the addition of a fourth floor and the conversion to residential use; two noncontributing buildings would be demolished and replaced with a 9-story residential building with ground floor retail. Ultimately there would be a total of 31 to 50 dwelling units and 5,580 square feet of retail space.

According to the RAP, remediation of the site includes, but is not limited to, the closure of open New York State Department of Environmental Conservation (NYSDEC) Spill No. 0613123 for a leaking underground storage fuel tank which was removed in August 2006 but will now require the use of chemical oxidation to destroy the residual petroleum contamination. A waterproofing/vapor barrier will be installed in the foundation of the new building at the site. If any petroleum-impacted soils (which display petroleum odors and/or staining) are encountered during the excavation/grading activities, the impacted soils will be removed and properly disposed of in accordance with all NYSDEC regulations.

DEP has concluded that the project, which the incorporation of the above referenced RAP and CHASP, would not result in a significant hazardous materials impact. A Remedial Closure Report, certified by a Professional Engineer, should be submitted by the applicant for DEP's review once all DEP remedial requirements have been properly implemented (i.e., proper transportation/disposal manifests from impacted soils removed from the site, installation of the vapor barrier in accordance with manufacturers specifications, closure of NYSDEC spill No. 0613123, photographs, etc.).

DEPT OF CITY PLANNING  
 2001 MAY - 9 AM 10:06  
 ENVIRONMENTAL REVIEW DIV.

Please include DEP tracking number 07DEPTECH201M on all future correspondence and submissions for this project. If you have any questions or comments, please contact Mr. Terrell Estesen at 718-595-4473.

Sincerely,



Gary C. Heath  
Director of Bureau Operations and Environmental Analysis

cc:     J. Wuthenow  
         C. Nazaire  
         T. Estesen  
         A. Lynn - DCP

**Carter H. Strickland, Jr.**  
**Commissioner**

May 8<sup>th</sup>, 2013

Mr. Marc S. Godick, LEP  
Senior Vice President  
AKRF Environmental and Planning Consultants  
440 Park Avenue South, 7<sup>th</sup> Floor  
New York, New York 10016

**Angela Licata**  
Deputy Commissioner  
Environmental Planning and  
Analysis  
alicata@dep.nyc.gov

59-17 Junction Boulevard  
Flushing, NY 11373  
T: (718) 595-4398  
F: (718) 595-4479

**Re:** **23-25 Wooster Street**  
**(aka 325-329 West Broadway)**  
**Block 228, Lot 20**  
**DEP # 07DEPTECH201M / CEQR # 07DCP027M**  
**Manhattan, New York**

Dear Mr. Godick:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the April 2013 Remedial Action Plan Addendum (RAP Addendum) and updated Construction Health and Safety Plan (CHASP) prepared by AKRF, Inc. on behalf of ADG-SoHo LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a special permit under the New York City Zoning Resolution 74-711 to modify use, height, setback and rear yard regulations for a lot split between M1-5A and M1-5B zones. The permit would facilitate the enlargement of two existing buildings through the addition of a fourth floor and its conversion to residential use. Additionally, two noncontributing buildings would be demolished and replaced with a nine-story residential building with ground floor retail. As currently proposed, there will be approximately 31 to 50 dwelling units and 5,580 square feet of retail space. The subject building is located in the SoHo Cast Iron Historic District of Manhattan, Community District 2.

The April 2013 RAP Addendum proposes changes in the building foundation design; including modification to the proposed vapor barrier system. These changes include the demolition of a portion of the building along West Broadway (325-329 West Broadway) which will then be replaced with a slab on grade structure. The existing 23-25 Wooster Street building and associated basement will remain. It should be noted that the building plans for the proposed project are not final. In addition, spill number 0613123 was deemed no longer necessary and spill case 0613123 has been inactivated by the New York State Department of Environmental Conservation (NYSDEC). Furthermore, the April 2013 CHASP addresses worker and community health and safety during redevelopment of the project.

Based upon our review of the submitted documentation, we have the following comments and recommendations:

DEP finds the April 2013 RAP Addendum and CHASP for the proposed project acceptable. The applicant should be reminded that at the completion of the project, a Professional Engineer (P.E) certified Remedial Closure Report should be submitted to and approved by DEP for the proposed project. The P.E certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with NYSDEC Regulations, proof of installation of the vapor barrier, and two feet of DEP approved certified clean fill/top soil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.). In addition, the applicant must also submit the final approved building plans for the proposed construction project.

Future correspondence related to this project should include the following tracking number **07DEPTECH201K**. If you have any questions, you may contact Ms. Callista Nazaire at (718) 595-4401.

Sincerely,



Matrice S. Winter  
Deputy Director, Site Assessment

c: E. Mahoney  
M. Winter  
C. Nazaire  
T. Estesen  
R. Dobruskin- DCP  
File

## **Appendix C**

# **Air Quality Analysis Backup Materials**

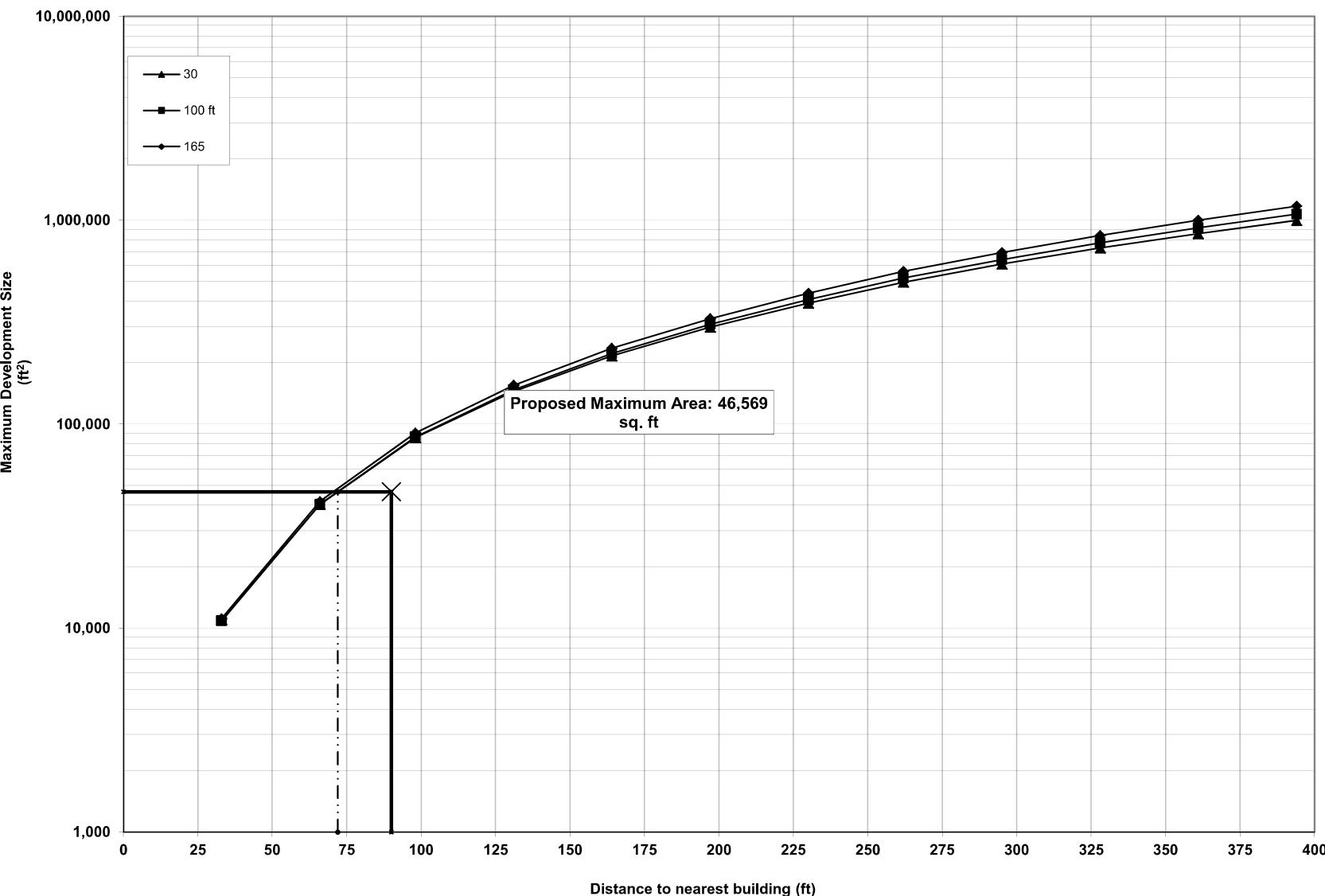
HVAC Screening Analysis

Site: 325 West Broadway

Date: 11/24/2014

Pass

FIG App 17-5  
SO<sub>2</sub> BOILER SCREEN  
RESIDENTIAL DEVELOPMENT - FUEL OIL #2



Stack Height: 124 ft

Distance to Nearest Building of Similar or Greater Height: 90 ft

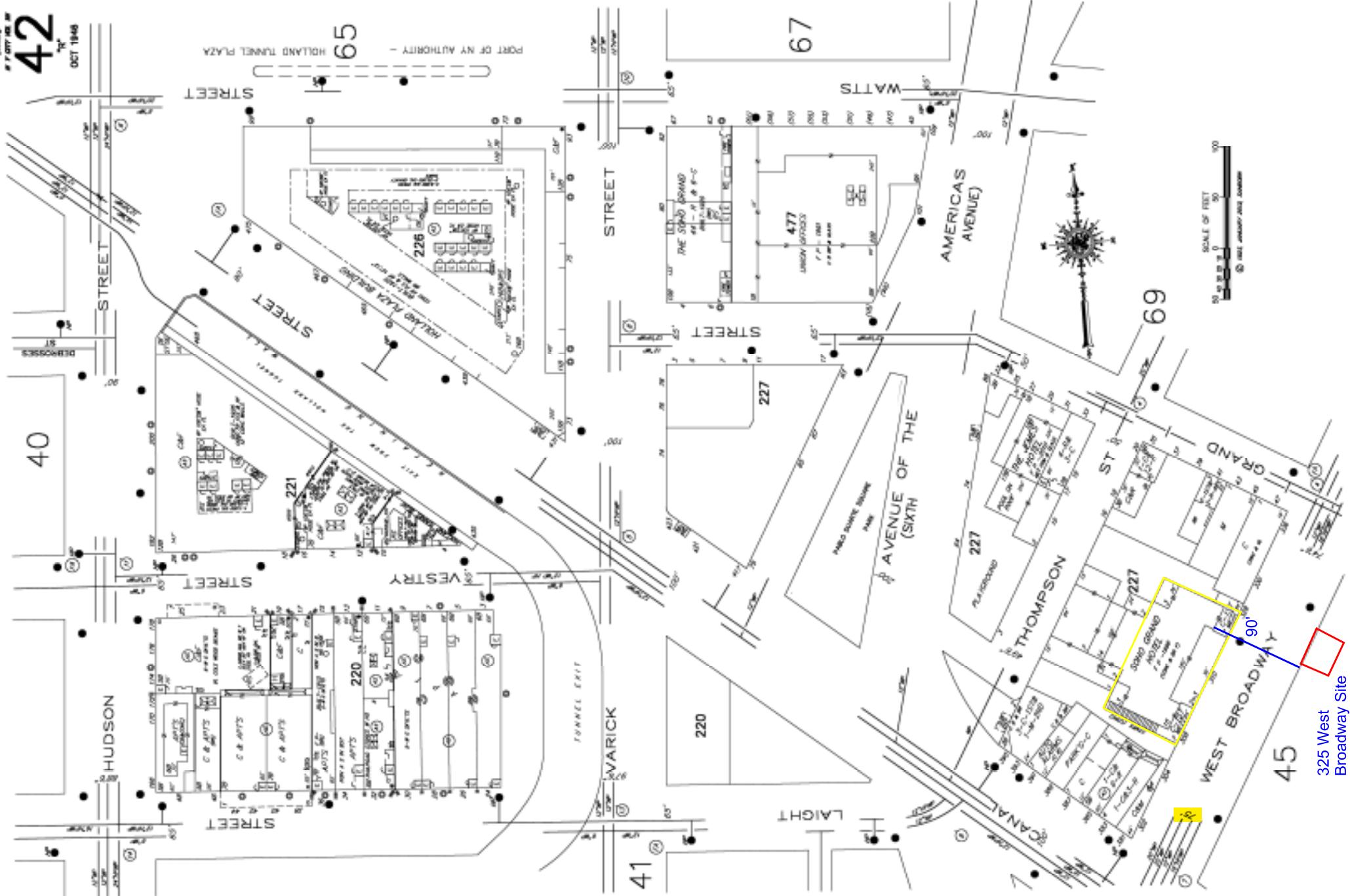
Proposed Maximum SQFA: 46,569 sq. ft

Minimum Allowable Distance to Nearest Building: 72 ft

Notes:

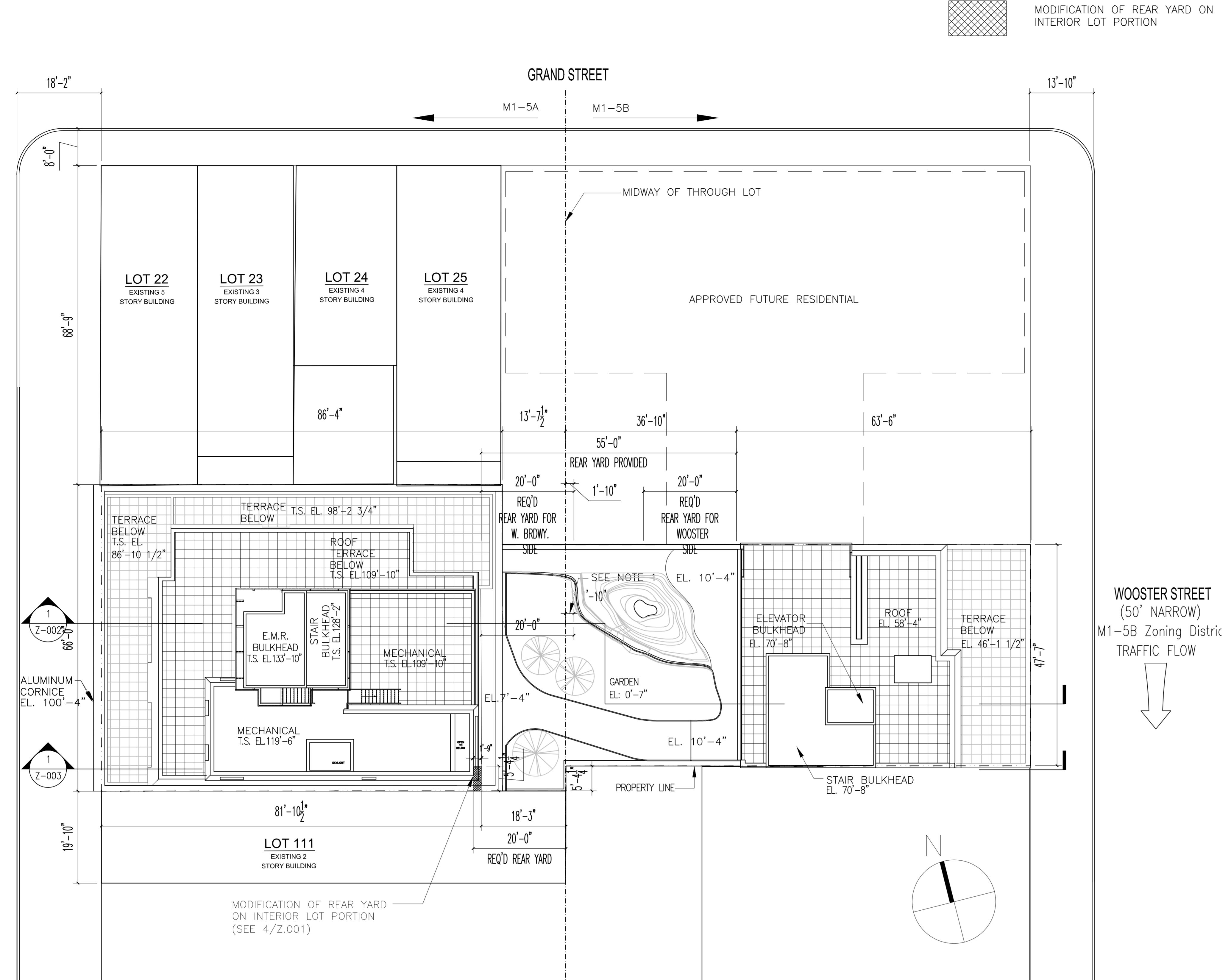
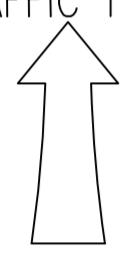
**42**

OCT 1944



**Hotel Soho Grand**

WEST BROADWAY  
(75' WIDE)  
M1-5A Zoning District



## 1 SITE PLAN / REAR YARD ENCROACHMENT

SCALE: 1/16"=1'-0"

	FLOOR	USE	GROSS SF	DEDUCTIONS			ZONING SF
				CELLAR	MECHANICAL	OTHER DEDUCTIONS	
WEST BROADWAY	1	Commercial	★ 3,328	★ 1,955	906.60		3,327.51
		Residential					1,048.26
			★ ★ 5,282		906.60		4,375.77
	2	Residential	5,255	101.52	75.53	12.00	5,065.95
	3	Residential	5,255	101.52	75.53	12.00	5,065.95
	4	Residential	5,255	101.52	75.53	12.00	5,065.95
	5	Residential	5,255	101.52	75.53	12.00	5,065.95
	6	Residential	5,255	98.02	65.35	12.00	5,079.63
	7	Residential	5,255	98.02	65.35	12.00	5,079.63
	8	Residential	4,665		83.66	39.62	0.00
	9	Residential	3,642		109.34	40.16	0.00
	10	Residential	1,450		81.38	126.67	1,241.75
WOOSTER	CELLAR	Under Courtyard	1,125	1,125			0.00
		Residential	3,060	3,060			0.00
	1	Residential	2,979		36.12		2,942.88
	2	Residential	3,001		43.80		2,957.20
	3	Residential	3,001		61.11		2,939.89
TOTAL SITE	4	Residential	2,191		22.57		2,168.43
		Commercial	3,328	57,474	3,060	1,946.70	639.27
		Residential					72.00
		Under Courtyard	1,125	1,125			51,755.69
		TOTAL	61,926	4,185	1,946.70	639.27	72.00
							55,083.20

\* INCLUDES 206 SQUARE FEET OF LOBBY SPACE FOR COMMERCIAL USE.  
\*\* 1,955 SQUARE FEET OF LOBBY SPACE FOR RESIDENTIAL.

## 2 FLOOR AREA SCHEDULE

TAX BLOCK:	228
TAX LOT:	20
EXISTING ZONING:	M1-5A/M1-5B
LOT AREA:	11,195.4 SF

## 3 SITE INFORMATION

APPLICABLE Z.R. SECTION	PERMITTED / REQUIRED	PROPOSED	COMPLIANCE
GENERAL PROVISIONS			
15-111 RESIDENTIAL CONVERSION OF EXISTING NON RESIDENTIAL BUILDING	# OF DWELLING UNITS PERMITTED 1 UNIT / 740 SQUARE FOOTAGE 55,977 SQUARE FOOTAGE / 740 = 75 UNITS	3 UNITS AT WOOSTER BUILDING 18 UNITS AT WEST BROADWAY BUILDING	COMPLIES
USE REGULATIONS			
42-10 USE PERMITTED AS OF RIGHT		USE GROUP 2 (NOT PERMITTED)	WAIVER REQUESTED - DCP APPROVAL RECEIVED APP #: C 070247 ZSM
42-14D.(2) SPECIAL USES IN M1-5A AND M1-5B DISTRICTS		COMMERCIAL (RETAIL) USE AT GROUND FLOOR (NOT PERMITTED)	WAIVER REQUESTED - DCP APPROVAL RECEIVED APP #: C 070247 ZSM
BULK REGULATIONS			
43-12 MAXIMUM FLOOR AREA	5 FAR 5x11,195.4 SQUARE FOOTAGE = 55,977 SQUARE FOOTAGE	4.92 FAR TOTAL PROPOSED SQUARE FOOTAGE = 55,083.20 SQUARE FEET	COMPLIES
43-25 SIDE YARD	NOT REQUIRED	NON PROVIDED	COMPLIES
43-26 MIN. REQUIRED REAR YARD	20'	18'-3"	WAIVER REQUESTED - DCP APPROVAL RECEIVED APP #: C 070247 ZSM
43-28 (REAR YARD) SPECIAL PROVISIONS FOR THROUGH LOTS	40'	55'	COMPLIES (SEE SITE PLAN ON Z-001)
43-23 PERMITTED OBSTRUCTIONS IN REQ'D REAR YARDS	TERRACES OR PORCHES, OPEN	TERRACES	COMPLIES
HEIGHT AND SETBACK			
43-43 MAXIMUM HEIGHT OF FRONT WALL	WEST BROADWAY: 85' OR 6 STORIES	WEST BROADWAY: 85' (7 STORIES)	WAIVER REQUESTED - DCP APPROVAL RECEIVED APP #: C 070247 ZSM
	WOOSTER: 85'	WOOSTER: 39'-8 3/4"	COMPLIES
43-43 INITIAL SETBACK	WEST BROADWAY: 15'	WEST BROADWAY: 10'	WAIVER REQUESTED - DCP APPROVAL RECEIVED APP #: C 070247 ZSM
	WOOSTER: 20'		COMPLIES
43-43 SKY EXPOSURE PLANE	WEST BROADWAY: 5.6:1	SEE SECTION DIAGRAM	WAIVER REQUESTED - DCP APPROVAL RECEIVED APP #: C 070247 ZSM
	WOOSTER: 2.7:1		COMPLIES
PARKING			
44-20 OFF STREET PARKING	NOT REQUIRED	NON PROVIDED	COMPLIES

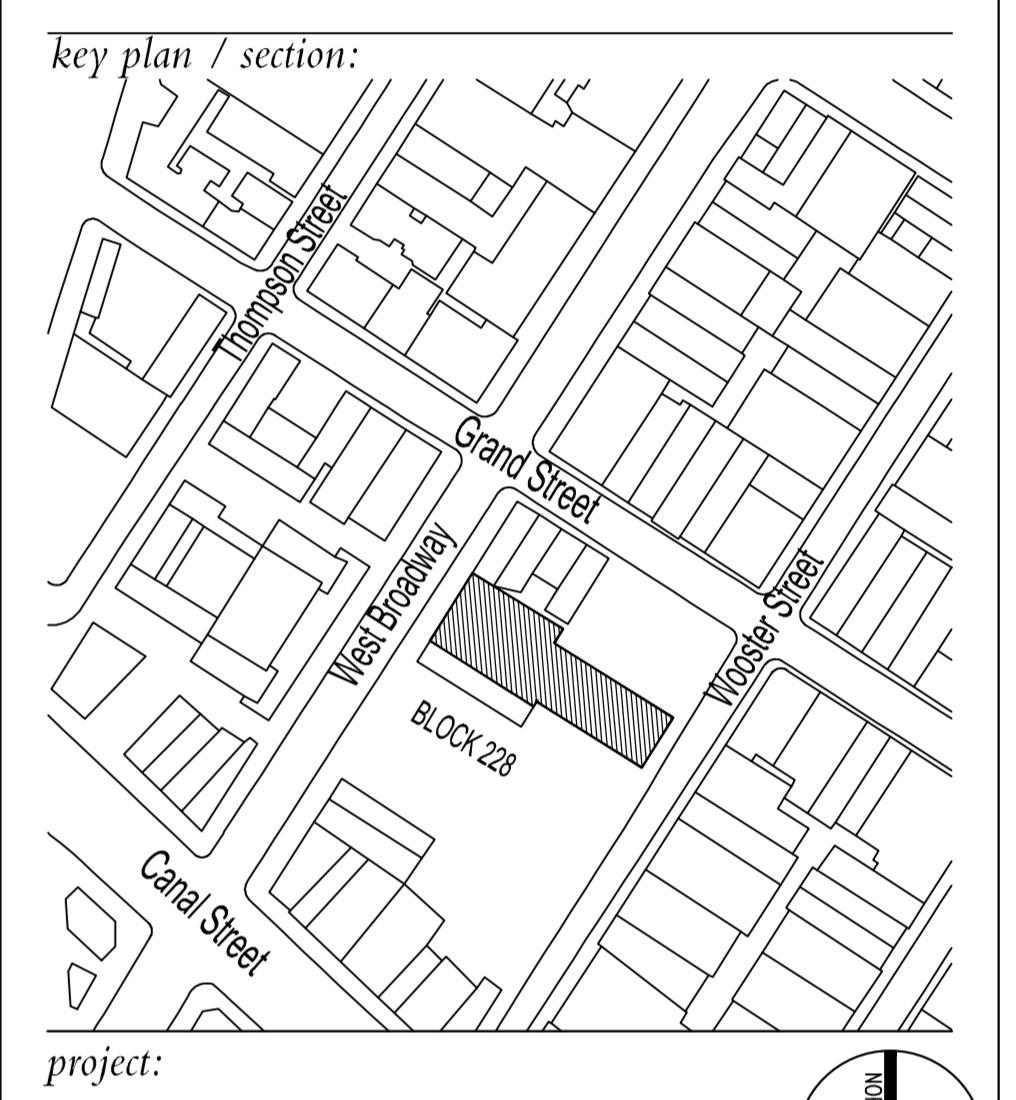
## 4 ZONING CALCULATIONS

**H T O**  
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www.h-to-architect.com

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Structural Engineer:  
Severud Associates Consulting Engineers P.C.  
467 Seventh Avenue, Suite 900  
New York, NY 10018  
212 986 3700

MEP Engineer:  
Mechanical/Electrical/Plumbing  
Glickman Engineering Associates, PLLC  
CONSULTING ENGINEERS  
545 Eighth Avenue - New York, NY 10018  
212 989 5816 Fax: 212 989 5816  
www.gea-nyc.com



revisions:  
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issued:  
01/13/15 DCP SUBMISSION  
12/09/14 DCP SUBMISSION  
12/02/14 ISSUE FOR PAA  
10/30/14 DCP SUBMISSION  
06/30/14 LPC SUBMISSION  
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05/08/13 ISSUE FOR PAA  
08/07/13 ISSUE FOR REVIEW  
01/17/13 ISSUE FOR FILING

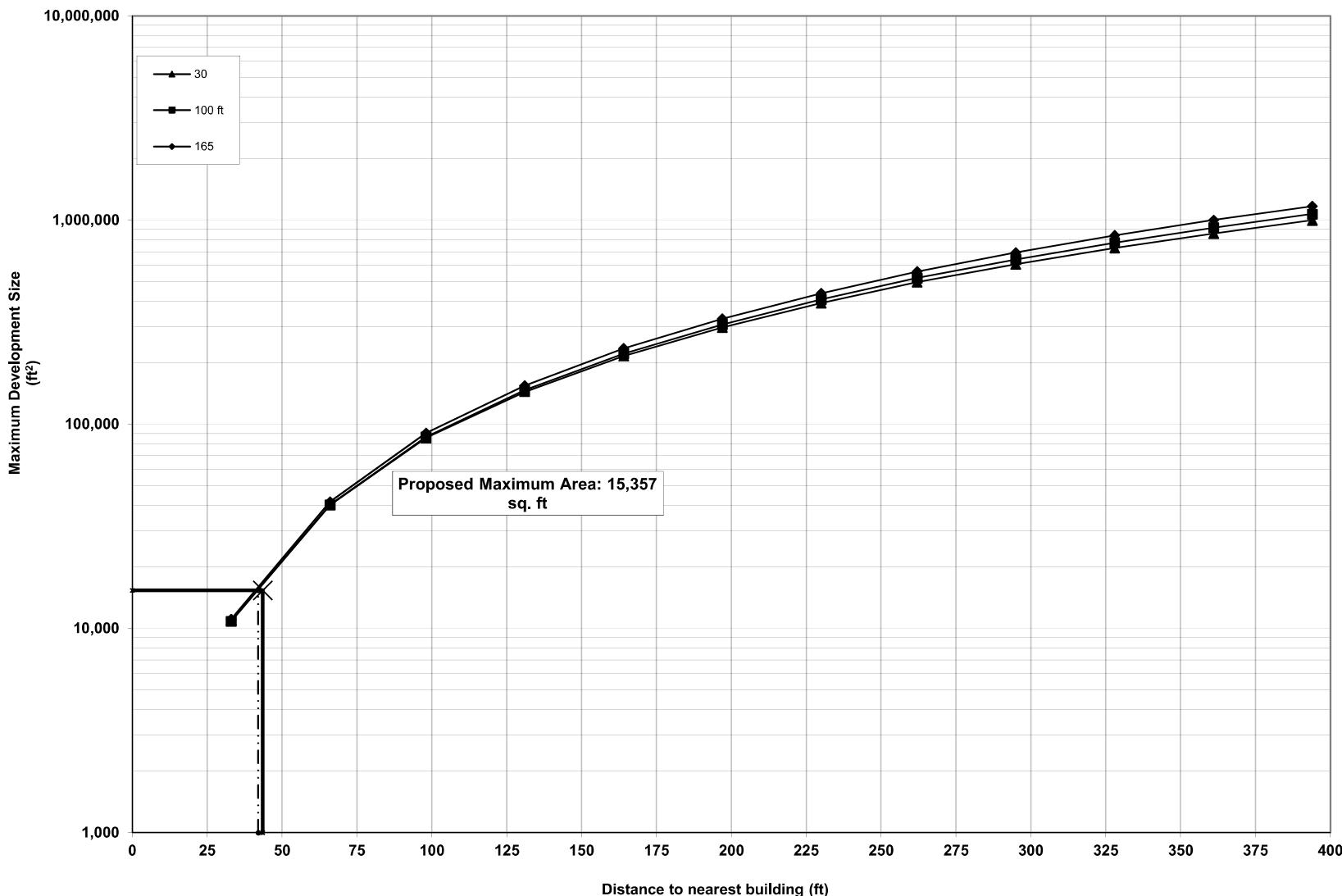
PROJECT 325 - 329 West Broadway  
23 - 25 Wooster  
New York, NY  
DRAWING TITLE Zoning Calculations

SEAL & SIGNATURE DATE: 10/30/12  
PROJECT No: 12079  
DRAWING BY: JMC  
CHECKED BY: JPM  
SCALE: AS NOTED  
DWG No: Z-001.01  
CADD FILE INC.  
S. 325 West Broadway  
XX of XX

**HVAC Screening Analysis**

Site: 25 Wooster St

Date: 1/22/2015

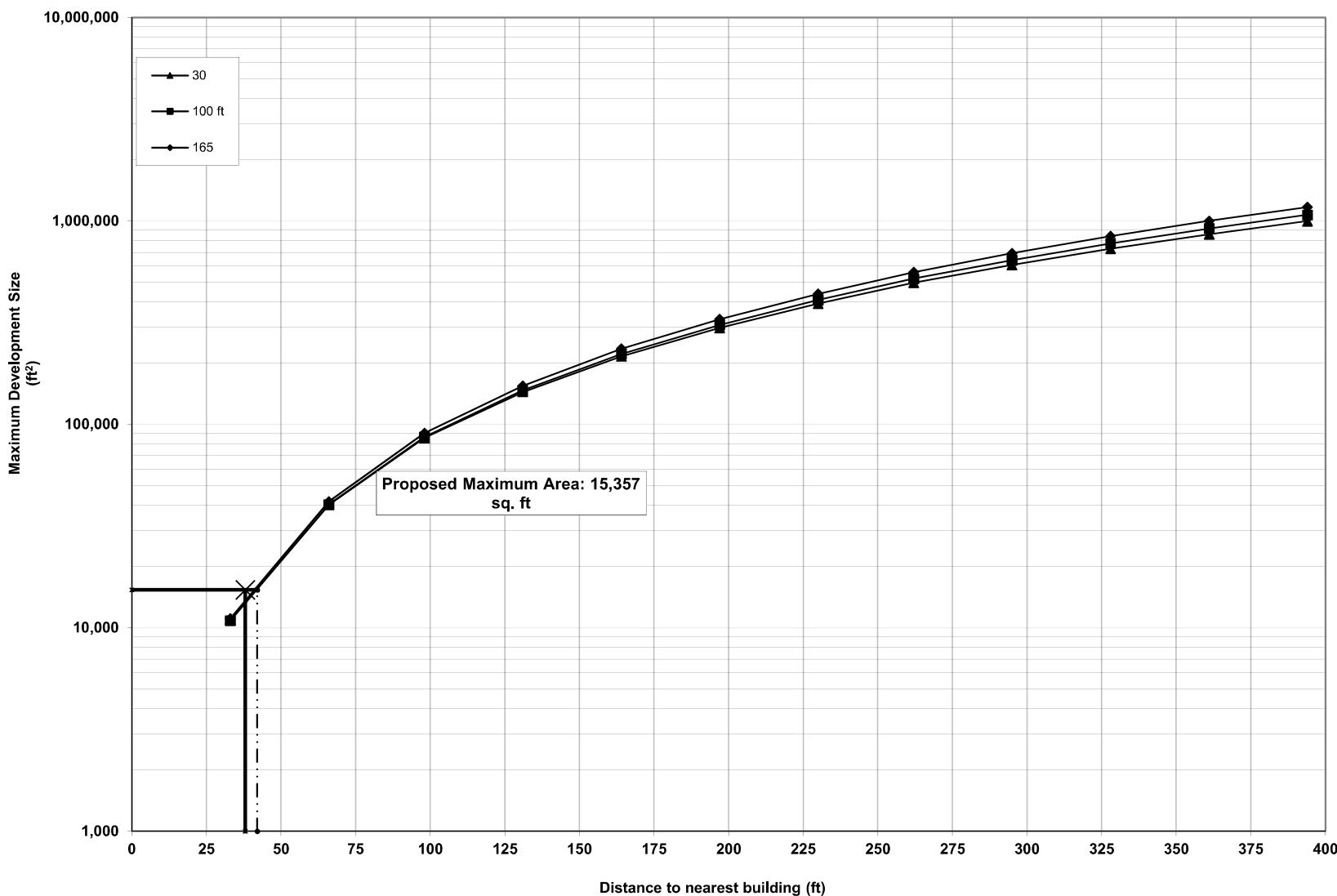
**Pass****FIG App 17-5  
SO<sub>2</sub> BOILER SCREEN****RESIDENTIAL DEVELOPMENT - FUEL OIL #2****Stack Height:** 74 ft**Distance to Nearest Building of Similar or Greater Height:** 43.5 ft**Proposed Maximum SQFA:** 15,357 sq. ft**Minimum Allowable Distance to Nearest Building:** 42 ft**Notes:**

The distance to the nearest receptor on the East Facade of the Soho Mews building is 43.5 ft and it passes the screening.

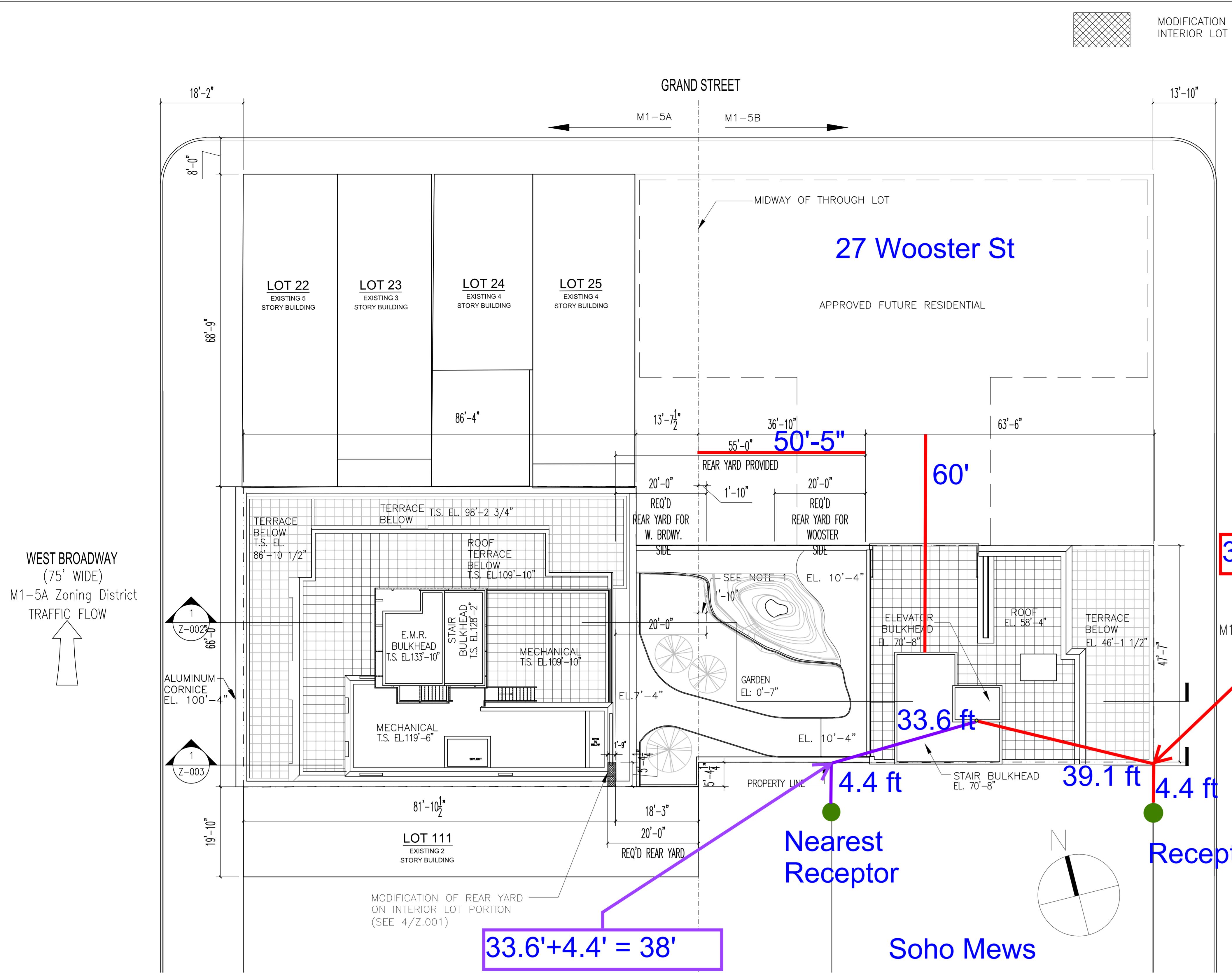
**HVAC Screening Analysis**

Site: 25 Wooster Street

Date: 1/26/2015

**Fail****FIG App 17-5  
SO<sub>2</sub> BOILER SCREEN****RESIDENTIAL DEVELOPMENT - FUEL OIL #2****Stack Height:** 74 ft**Distance to Nearest Building of Similar or Greater Height:** 38 ft**Proposed Maximum SQFA:** 15,357 sq. ft**Minimum Allowable Distance to Nearest Building:** 42 ft**Notes:**

The distance to the nearest receptor on the Soho Mews building on the west facade facing the courtyard is 38 ft which failed the screening by a slight difference in distance. Therefore, a refined analysis was performed using AERMOD which showed that the site passes the analysis.



## 1 SITE PLAN / REAR YARD ENCROACHMENT

SCALE: 1/16"=1'-0"

FLOOR	FLOOR	USE	GROSS SF	DEDUCTIONS			ZONING SF
				CELLAR	MECHANICAL	OTHER DEDUCTIONS	
WEST BROADWAY	1	Commercial Residential	★ 3,328 ★ ★ 1,955	906.60			3,327.51
		TOTAL	5,282	906.60			4,375.77
	2	Residential	5,255	101.52	75.53	12.00	5,065.95
	3	Residential	5,255	101.52	75.53	12.00	5,065.95
	4	Residential	5,255	101.52	75.53	12.00	5,065.95
	5	Residential	5,255	101.52	75.53	12.00	5,065.95
	6	Residential	5,255	98.02	65.35	12.00	5,079.63
	7	Residential	5,255	98.02	65.35	12.00	5,079.63
	8	Residential	4,665	83.66	39.62	0.00	4,541.72
	9	Residential	3,642	109.34	40.16	0.00	3,492.50
	10	Residential	1,450	81.38	126.67		1,241.75
WOOSTER	CELLAR	Under Courtyard Residential	1,125 3,060	1,125 3,060			0.00 0.00
	1	Residential	2,979		36.12		2,942.88
	2	Residential	3,001		43.80		2,957.20
	3	Residential	3,001		61.11		2,939.89
	4	Residential	2,191		22.57		2,168.43
TOTAL SITE		Commercial Residential Under Courtyard	3,328 57,474 1,125	3,060 1,946.70 1,125	639.27 72.00		3,327.51 51,755.69 0.00
							55,083.20

★ INCLUDES 206 SQUARE FEET OF LOBBY SPACE FOR COMMERCIAL USE.  
★★ 1,955 SQUARE FEET OF LOBBY SPACE FOR RESIDENTIAL.

## 2 FLOOR AREA SCHEDULE

TAX BLOCK:	228
TAX LOT:	20
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LOT AREA:	11,195.4 SF

## 3 SITE INFORMATION

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WOOSTER: 2.7:1			COMPLIES
PARKING			
44-20 OFF STREET PARKING	NOT REQUIRED	NON PROVIDED	COMPLIES

## 4 ZONING CALCULATIONS

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MEP Engineer:  
Mechanical/Electrical/Plumbing  
Glickman Engineering Associates, PLLC  
CONSULTING ENGINEERS  
325-329 West Broadway  
23-25 Wooster  
New York, NY

key plan / section:  
project:  
revisions:

01/13/15 DCP SUBMISSION  
12/09/14 DCP SUBMISSION  
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10/30/14 DCP SUBMISSION  
06/30/14 LPC SUBMISSION  
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PROJECT: 325 - 329 West Broadway  
23 - 25 Wooster  
New York, NY

DRAWING TITLE: Zoning Calculations

SEAL & SIGNATURE	DATE: 10/30/12
PROJECT No: 12070	DRAWING BY: JMC
CHECKED BY: JPM	SCALE: AS NOTED
DWG No:	Z-001.01
CADD FILE No: S-325 West Broadway	
XX of XX	