



CITY PLANNING COMMISSION  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

**MEMORANDUM**

To: Members of the City Planning Commission

From: Celeste Evans *CE*

Date: February 14, 2014

Re: **688 Broadway**  
CEQR No. 13DCP091M  
ULURP Nos. 140056ZSM, 140055ZSM  
Manhattan, Community District 2  
SEQRA Classification: Type 1

---

The Environmental Assessment and Review Division has reviewed the Revised Environmental Assessment Statement dated February 14, 2014, for the above referenced CEQR application. Based on our review, we have come to the conclusion that, pursuant to the City's Environmental Quality Review process and NYCRR 617, the proposed action will not have a significant effect on the quality of the environment. The Negative Declaration has been revised in order to take into account a modification to the project description proposed by the applicant since the issuance of the previous Negative Declaration originally issued on October 21, 2013.

Attached is a copy of the Revised Negative Declaration, and the Environmental Assessment Statement is available on the Land Use Review FTP site.

attachments

cc: Jacquelyn Harris      Pat Bussey      Susan Wong      Robert Dobruskin  
Edwin Marshall      Adam Wolff

Robert Dobruskin, AICP, *Director*  
Celeste Evans, *Deputy Director*  
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321  
FAX (212) 720-3495  
C\_EVANS@planning.nyc.gov



CITY PLANNING COMMISSION  
CITY OF NEW YORK  
OFFICE OF THE CHAIR

**REVISED NEGATIVE DECLARATION**  
**Supersedes the Negation Declaration Issued on October 21, 2013**

**Project Identification**

CEQR No. 13DCP091M  
ULURP Nos. 140055ZSM, 140056ZSM  
SEQRA Classification: Type I

**Lead Agency**

City Planning Commission  
22 Reade Street  
New York, NY 10007  
Contact: Celeste Evans  
(212) 720-3321

**Name, Description and Location of Proposal:**

**688 Broadway**

The applicant, Downtown RE Holdings LLC, is seeking a special permit pursuant to Section 74-712 (a) and (b) of the New York City Zoning Resolution to modify use and bulk regulations on an unimproved lot (Block 531, Lot 4) "the project site" located in a M1-5B district. The proposed action would facilitate a proposal by the applicant to develop a new 12-story mixed use development with a total of 48,110 gross square feet (gsf), of which 44,140 gsf would be residential condominium units, and approximately 3,970 gsf would be for ground floor retail. The project site is located at 688 Broadway between West 3<sup>rd</sup> and 4<sup>th</sup> Streets, in Manhattan's NoHo Historic District, within Manhattan Community District 2.

The project site is located in a M1-5B district. The maximum allowable floor area ratios (FAR) within an M1-5B district are 5.0 for manufacturing and commercial uses, and 6.5 for community facility uses. The project site is located within both the NoHo Historic District and NoHo Business Improvement District (BID).

The applicant intends to develop a 14-unit residential building with 3,970 gsf of ground-floor retail. However, for conservative analysis purposes, a development with 37 residential units was analyzed.

The proposed project is expected to be completed by 2016. Absent the proposed action, the applicant has stated that the site would be developed as a 46,609 gsf, 12-story hotel, comprised of approximately 93 rooms, with a 6,758 gsf trade school on the ground floor.

Department of City Planning  
22 Reade Street, New York, N.Y. 10007-1216  
(212) 720-3200 FAX (212) 720-3219  
<http://www.nyc.gov/planning>

The Applicant received a Certificate of Appropriateness from the Landmarks Preservation Commission (LPC) on August 8, 2013 (see Appendix A). The proposed building's frontage would be clad in brick, metal and terra cotta consistent with the adjacent built form.

Since the issuance of the Negative Declaration on October 21, 2013, the Applicant has been in discussions with the residents of the adjacent building at 14 East 4th Street (the Silk Building) regarding several issues, including concerns about how HVAC units in the Silk Building would be affected by the proposed project. The applicant has proposed to provide a shallow setback along the northern wall of the proposed project to allow additional space along the south facing wall of the Silk Building to run condenser piping between the Silk Building south facing windows and the potential rooftop condensers.

This revised Negative Declaration, which supersedes the Negative Declaration issued on October 21, 2013, reflects the change in project description addressing the potential accommodations for the Silk Building. A Revised EAS submitted February 14, 2014, which further details the proposed AC ventilation system for the Silk Building. This proposed combined AC ventilation system for the Silk Building would be independent of the HVAC/Boiler system previously analysed under the 688 Broadway Environmental Assessment Statement, and does not effect the Air Quality (E) designations below.

To avoid the potential for significant adverse impacts related to air quality, and noise, an (E) designation (E-325) has been incorporated into the proposed actions on (Block 531, Lot 4), as described below.

The (E) designation requirement related to air quality is as follows:

**Any new residential/commercial development on the above referenced properties must ensure that fossil fuel-fired heating and hot water system(s) utilize only natural gas, and that the heating and hot water system(s) exhaust stack(s) are located at least 163 feet above grade, and at least 22 feet away from edge of the building facing the East Fourth Street lot line, to avoid any potential significant air quality impacts.**

The (E) designation requirement related to noise is as follows:

**In order to ensure an acceptable interior noise level of 45 dBA, the building facades of future residential uses must provide a minimum composite building attenuation value of 33 dBA with windows closed. The minimum required composite building attenuation for commercial uses would be 5 dBA less (28 dBA) with windows closed. In order to maintain a closed-window condition at all times, an alternate means of ventilation must be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.**

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated October 18, 2013, and the revised Environmental Assessment Statement dated February 14, 2014, prepared in connection with the ULURP Application (Nos. 140055ZSM, 140056ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

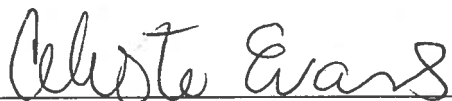
**Supporting Statement:**

The above determination is based on an environmental assessment which finds that:

1. The (E) designation for air quality and noise would ensure that the proposed actions would not result in significant adverse impacts.
2. To avoid inadvertent demolition and/or construction-related damage to historic resources, the applicant has stated they will prepare a Construction Protection Plan (CPP), which would be coordinated with LPC and implemented in consultation with a licensed professional engineer. This CPP would be prepared as set forth in Section 523 of the CEQR Technical Manual and in compliance with the procedures included in the DOB's TPPN #10/88 and LPC's Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings. The CPP would be prepared and implemented prior to demolition and construction activities on the project site and project-related demolition and construction activities would be monitored as specified in the CPP.
3. A Revised EAS, dated February 14, 2014, analyzed the proposed addition of a combined AC ventilation system for the Silk Building. As detailed in the revised EAS, it was determined that the proposed AC ventilation system would not have the potential for significant adverse impact on the environment and would not alter the analysis and (E) designations in the previous environmental review.
4. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Revised Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Revised Negative Declaration, you may contact Ingrid Young at (212) 720-3425.



\_\_\_\_\_  
Celeste Evans, Deputy Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: February 14, 2014

\_\_\_\_\_  
Kenneth J. Knuckles Esq., Vice Chairman  
City Planning Commission

Date: February 18, 2014