

# **Starrett-Lehigh and Terminal Warehouse**

(CEQR No. 21DCP103M)

Public Scoping Meeting  
January 11, 2021

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New York City Department of City Planning



# Starrett-Lehigh and Terminal Warehouse Project

## Public Scoping Meeting (CEQR No. 21DCP103M)

Instructions to testify at this meeting by **computer, smartphone, or tablet** are posted at:

- Web Address: [nyc.gov/engage](https://nyc.gov/engage) under “Upcoming Meetings” click: “Starrett-Lehigh and Terminal Warehouse”

If you wish to testify at the meeting by **phone**, dial **+1 (646) 588-8656**

When prompted enter:

- Meeting ID: 926 5105 9585
- Participant ID: press pound (#) to skip
- Password: 1

We would like to **encourage dial-in participants to register to testify via phone**, as this allows DCP staff to contact you if your connection is lost. For technical support, please dial the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 934 0547 9761
- Participant ID: press pound (#) to skip
- Password: 1

If any speakers experience technical issues that don't allow them to speak, please visit the “How-to Guides” page on NYC ENGAGE website for assistance or hang up and call the phone number above and enter meeting ID and password “1” to receive help

## **Welcome!**

This is the Public Scoping Meeting for Starrett-Lehigh and Terminal Warehouse.

For our record, the CEQR application number for the proposal is 21DCP103M.

Today's date is January 11, 2021, and the time is now approximately 2 p.m.

I'm **Olga Abinader**, and I'm the Director of the **Environmental Assessment and Review Division (EARD)** of the **NYC Department of City Planning**. I'll be chairing today's scoping meeting.

**The Department of City Planning** is acting on behalf of the City Planning Commission as the **lead agency** for the proposal's **environmental review**.

As lead agency, the Department is overseeing the preparation and completion of an **Environmental Impact Statement**, or EIS, for Starrett-Lehigh and Terminal Warehouse.

Joining me are several of my colleagues from the Department of City Planning.

**Stephanie Shellooe** is the Deputy Director of the Department's Environmental Assessment and Review Division.

**Edith Hsu-Chen** is the Director of the Department's Manhattan Office.

**Erik Botsford** is the Deputy Director of the Department's Manhattan Office.

**Sylvia Li** is a Team Leader in the Department's Manhattan Office.

**Annabelle Meunier** is a Team Leader in the Environmental Assessment and Review Division.

**Anthony Howard** is the Project Manager for Starrett-Lehigh and Terminal Warehouse in the Environmental Assessment and Review Division.

**Nabeela Malik** is the Project Manager for Starrett-Lehigh and Terminal Warehouse in the Manhattan Office.

- Together, we are here to receive your comments on the Draft Scope of Work for the Draft Environmental Impact Statement, or DEIS, for the Starrett-Lehigh and Terminal Warehouse proposal.
- The **Draft Scope of Work** identifies all of the subjects that will be analyzed in the upcoming **DEIS** and explains how those subjects will be studied.
- The **Draft Scope of Work** is available on the Department of City Planning website.

- The purpose of today's scoping meeting is to allow for **public participation** in the preparation of the DEIS at the earliest stage possible.
- Toward that end, the Department will have an opportunity today **to receive comments on the Draft Scope** from elected officials, government agencies, community board representatives, and members of the public.
- We also welcome **written comments** on the Draft Scope of Work.
- Written comments can be submitted through **Thursday, January 21, 2021**.

- At the end of the written comment period, the Department, as lead agency, will **review all comments** – those we hear today as well as all written comments we've received.
- After carefully reviewing all comments, the Department will decide what **changes**, if any, need to be made to the Draft Scope of Work and issue a **Final Scope of Work**.
- It is the Final Scope of Work that will serve as the basis for **preparing the DEIS**.

- Today's scoping meeting marks the beginning of the **environmental review process** for the Starrett-Lehigh and Terminal Warehouse proposal.
- **No decisions will be made today** regarding the Draft Scope of Work.
- The purpose of the meeting is to **allow the public to provide their comments** about the Draft Scope of Work, and to allow the Department to **listen to those comments**. It's **important for all voices to be heard today**.

- I will now focus on the structure of today's meeting, which is going to be divided into **three (3) parts**.
- During the first part, the applicant team will give a **brief overview** describing the Starrett-Lehigh and Terminal Warehouse Project. Allison Ruddock, a representative of VHB, the environmental consultant firm for the proposal, will then provide a short summary of the **Draft Scope of Work**.
- During the second part of the meeting, we will be **receiving comments** on the Draft Scope from elected officials, government agencies, and community board representatives.
- During the third and final part of the meeting, the Department will **receive comments** from the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.

- **Onto a few logistics for today's scoping meeting.** The protocol is intended to ensure that **everyone has a chance to speak, and all voices can be heard.**
- If you wish to speak and plan to access the meeting online using a computer or tablet, or smartphone, please remember to register online through the "City Planning Scoping Meeting for Starrett-Lehigh and Terminal Warehouse" page of the NYC Engage Portal, at [www.nyc.gov/NYCEngage](http://www.nyc.gov/NYCEngage)
- A link to join us and provide your testimony will be emailed to you after you have completed the registration process on the NYC Engage Portal. We will add you to our speakers' list.

- When it is your turn to speak, your name will be called and you will be granted temporary speaking privileges by Department of City Planning staff, so please listen closely for your name to be called.
- Once your name has been called, we will help you unmute your microphone, and you will be asked to convey your remarks. To allow us to hear from everyone who wishes to speak, we ask you to please limit your remarks to 3 minutes. A **3:00-minute countdown clock** will run on the screen, if you are participating online. At the 3:00-minute mark, your time will expire. At that time you will be asked to conclude your remarks.
- Please also note that your testimony will be verbal only. We will be able to hear you, but we will not be able to see you.

- An additional note of instructions for those of you joining us by phone today: If you wish to provide testimony via telephone, please select \*9 when prompted.
- Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to share your testimony.
- You must press \*6 to unmute your telephone, and we will be able to hear you speak. When your testimony is complete, or your three minutes have expired, whichever comes first, you must press \*6 again to mute yourself.
- We would like to encourage dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline.
- Please note that muting and unmuting registered speakers may take a moment, as we are adjusting to this new meeting format.

**Time Limits:**

- Speakers from the general public have three minutes to give testimony. There are a few exceptions to the three-minute time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue and are not limited to three minutes.

**Livestream Viewers:**

- To those of you viewing us on livestream, and wishing to testify, please be mindful of potential background noise during your testimony. Make sure that the livestream is muted when you begin your testimony, to avoid hearing an echo.

# Draft Scope of Work Public Comment Period

Written comments will be accepted by the lead agency through Thursday January 21, 2021.

Comments can be emailed to: [21DCP103M\\_DL@planning.nyc.gov](mailto:21DCP103M_DL@planning.nyc.gov)

Comments can be mailed to:

New York City Department of City Planning, Environmental Assessment & Review Division

Attn: Olga Abinader, Director

120 Broadway, 31st Floor

New York, NY 10271

# Starrett-Lehigh and Terminal Warehouse Team

- Elise Wagner, *Kramer Levin*  
Applicant representative
- Caroline Harris, *Goldman Harris*  
Applicant representative
- Allison Ruddock, *VHB*  
Applicant's Environmental consultant

# STARRETT-LEHIGH TERMINAL WAREHOUSE REZONING

**Public Scoping Meeting**  
**Draft Environmental Impact Statement**  
**CEQR No. 21DCP103M**  
**11 January 2021**



# AGENDA

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1. CEQR LEAD AGENCY AND APPLICANT TEAM
2. EXISTING CONDITIONS
3. PROPOSED ACTIONS
4. CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)
5. COMMENTS

# CEQR Lead Agency

Lead Agency:



On behalf of:

The New York City Planning Commission

## APPLICANT TEAM

### Applicants

- RXR SL Owner LLC and Terminal Fee Owner LP

### Land Use and Environmental Counsel

- Goldman Harris LLC and Kramer Levin Naftalis & Frankel LLP

### Environmental Planning and Engineering

- VHB



# **EXISTING CONDITIONS**



## STARRETT LEHIGH

RXR

**Block:** 672, Lot: 1      **Lot Area:** 124,000 sf  
**Max. Base Height:** 60 ft (4 stories)  
**Actual Base Height:** 110 ft (10 stories)  
**Building Height:** 90-210 ft (9-19 stories)

**ZONING:** M2-3

**USES PERMITTED:** Commercial/Manufacturing

**EXISTING USES/TENANTS:** design, creative, offices, catering, retailers (e.g. Martha Stewart, Polo Ralph Lauren)



## TERMINAL WAREHOUSE

L&L HOLDING COMPANY

Columbia  
Property Trust

**Block:** 673, Lot: 1      **Lot Area:** 136,000 sf  
**Max. Base Height:** 60 ft (4 stories)  
**Actual Base Height:** 85 ft (9 stories)  
**Building Height:** 65-85 ft (7- 9 stories)

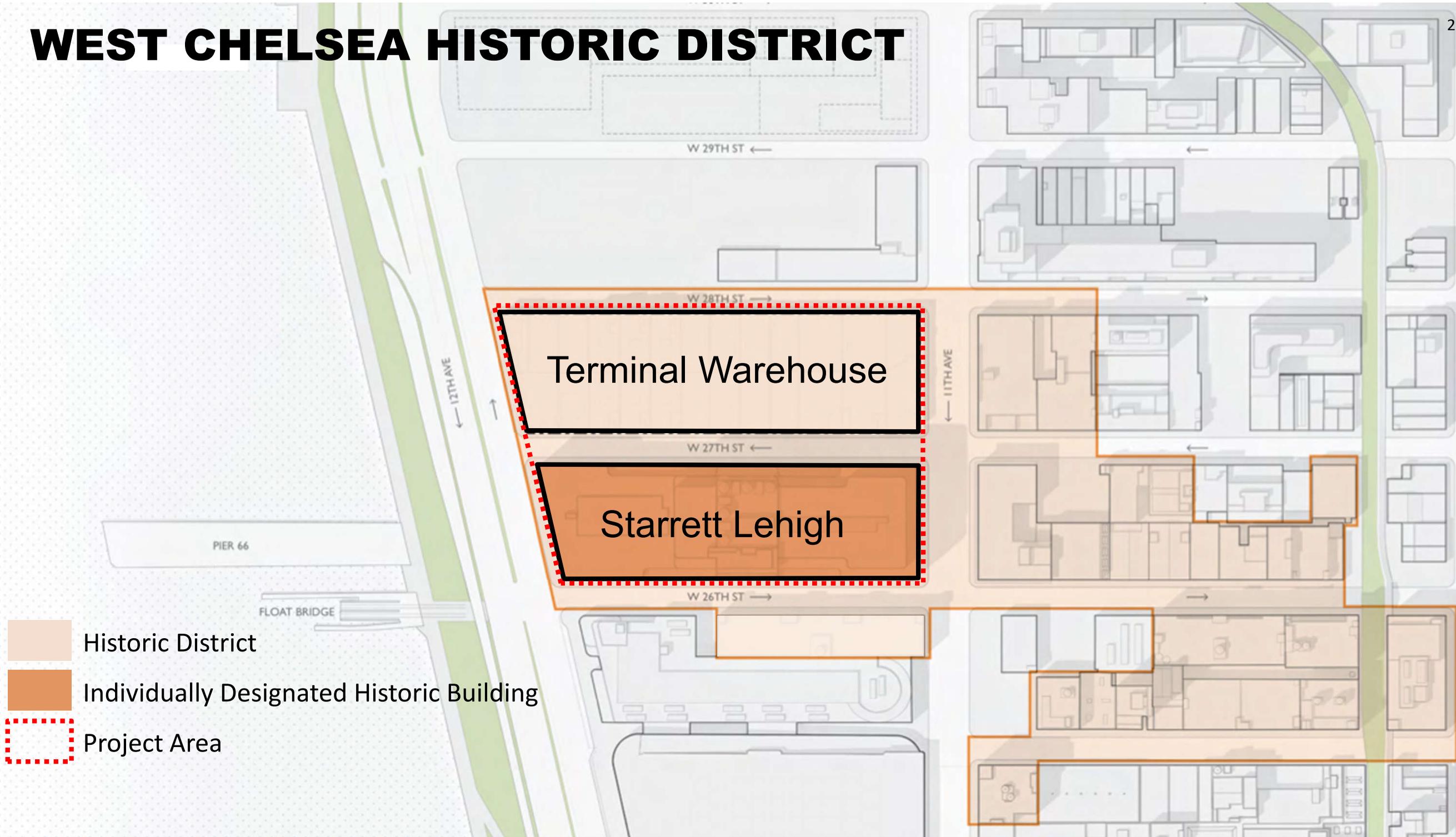
**ZONING:** M2-3

**USES PERMITTED:** Commercial/Manufacturing

**EXISTING USES/TENANTS:** self storage, office, retail, restaurants



# WEST CHELSEA HISTORIC DISTRICT



# CURRENT BUILDING UPDATES

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## **PROPOSED ACTIONS**

## **OVERVIEW of PROPOSED ACTIONS**

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The Proposed Actions would facilitate a broader range of uses in the buildings to prepare them for the next generation of New York City's economy—enabling flexibility to foster the future of manufacturing and retail uses, and changed workplaces. They would integrate the Project Area into the fabric of the surrounding area.

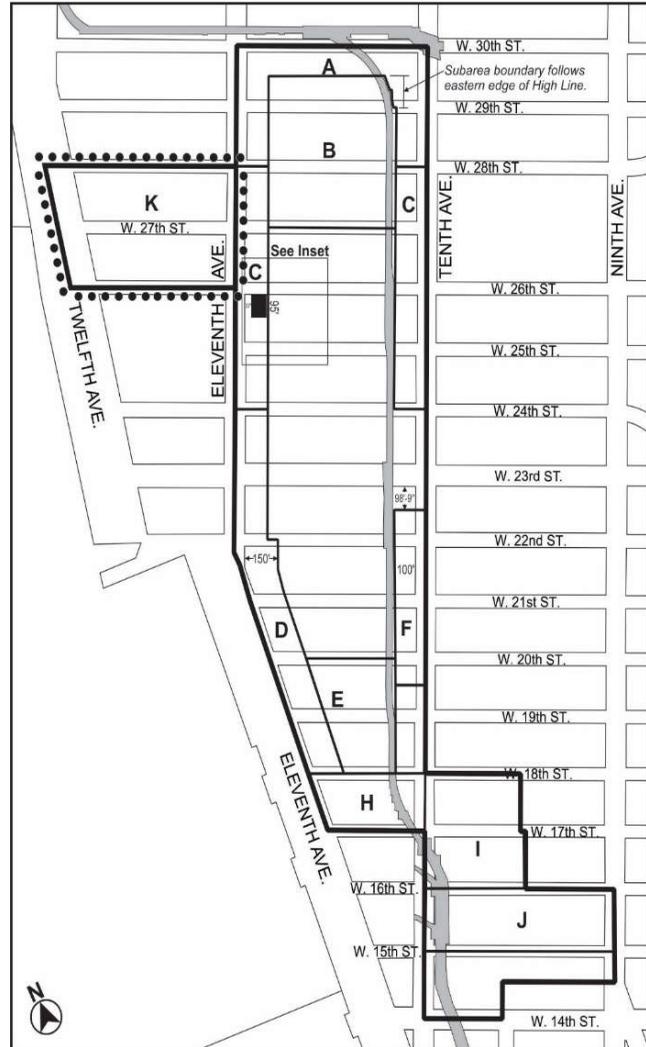
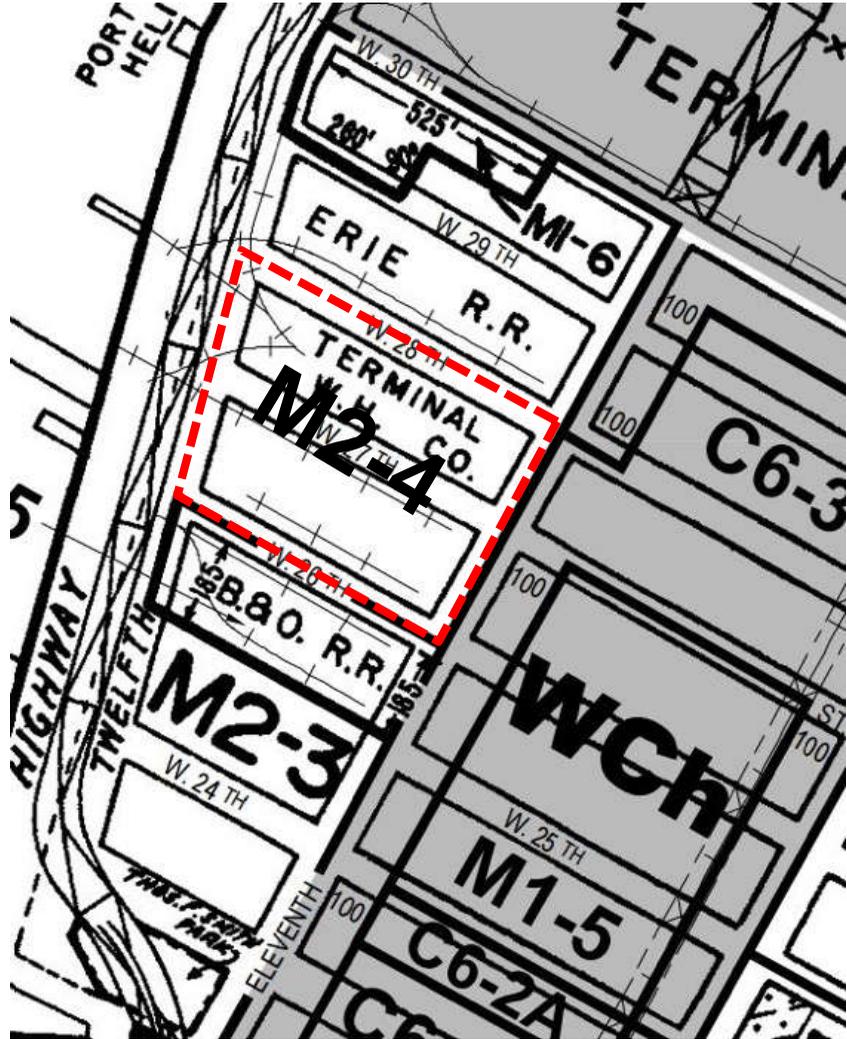
The Proposed Actions would not result in any new exterior construction.

## **PROPOSED ACTIONS: ZONING MAP AMENDMENT**

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- Extend the Special West Chelsea District (WCh) and create new subarea (Subarea K)
- Rezone the project area from M2-3 to M2-4

# PROPOSED ACTIONS: ZONING MAP AMENDMENT



Proposed Zoning & Extension of Special District

## PROPOSED ACTIONS: ZONING TEXT AMENDMENTS

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Expand as-of-right uses to include most community facility and commercial uses, with some exceptions (no residential, hotel or other sleeping accommodations) and with limitations on the percent of each building allowed for Use Group K uses.

### Permitted Floor Area for Use Group K Uses

- Maximum Floor Area of Use Group K Uses = 25% of Floor Area in the building
- Conversions to uses permitted in M2-3 shall not count towards the 25% cap
- Use Group 10A uses shall be limited to 15% of the floor area in the building

Building	Lot Area	Existing Building GSF	Max Conversion GSF (%)
Starrett-Lehigh	124,100	1,835,150	458,787 (25%)
Terminal Warehouse	136,000	1,140,387	285,096 (25%)

# PROPOSED ACTIONS: ZONING TEXT AMENDMENTS

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## **Sidewalk cafes**

- Unenclosed sidewalk cafes to be allowed on West 27th Street between Eleventh Avenue and Joe DiMaggio Highway.

## **Loading**

- Chairperson's Certification to establish the maximum number of required loading berths for each building\*

## **Signage**

- Remove certain restrictions on angle and height of signs within 15 feet of the corner

*\*In lieu of Chairperson's Certification, a text amendment would waive loading requirements for change of use. This alternative mechanism would not alter the proposed project, analysis framework, or the methodologies identified in the Environmental Assessment Statement, Positive Declaration, and Draft Scope of Work for this proposal.*

# **CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)**

## OVERVIEW OF CEQR

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**CEQR is a disclosure process by which decision makers evaluate the potential environmental consequences before approving a discretionary action(s).**

- Compares Future No-Action Condition to Future With-Action Condition through a Reasonable Worst-Case Scenario.
- Analyzes the incremental changes that could reasonably be expected to occur if the Proposed Actions are adopted.
- Public comments will be incorporated into a Final Scope of Work.
- A Draft EIS will be prepared in accordance with the Final Scope of Work and then published for public review and comment.
- A public hearing will be held on the Draft EIS. Comments received during the hearing will be incorporated in the Final EIS.

## REASONABLE WORST-CASE SCENARIO

- Analysis Year is 2024, when project would be fully occupied
- In the No-Action Condition, both buildings would be tenanted with uses allowed as-of-right
- In the With-Action Condition, both buildings would be tenanted with a more diverse mix of uses

Future Condition	Commercial Office	Retail (local)	Retail (Destination)	Manufacturing	Academic	Medical Office
No-Action	2,469,537	179,000	-	327,000	-	-
With-Action	2,045,166	43,000	446,331	143,485	267,799	29,756
<b>Increment</b>	(424,371)	(136,000)	446,331	(183,515)	267,799	29,756

## **CEQR TECHNICAL AREAS**

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The Draft Scope of Work identifies the following impact areas for further analysis:

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- **Historic and Cultural Resources**
- **Hazardous Materials**
- **Transportation**
- **Air Quality**
- **Noise**
- **Public Health**
- **Neighborhood Character**

# OTHER EIS CHAPTERS

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- **Mitigation**

- **Alternatives**

- *No-Action Alternative*
- *No Unmitigated Impact Alternative*

- **EIS Summary Chapters**

- *Unavoidable Significant Adverse Impacts*
- *Growth-Inducing Aspects*
- *Irreversible and Irretrievable Commitments of Environmental Resources*

## **PUBLIC COMMENTS**

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Written comments will be accepted through Close of Business on January 21, 2021

Comments can be submitted by contacting:

Olga Abinader  
Director, Environmental Assessment and Review Division  
New York City Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
(212) 720-3493  
[21DCP103M\\_DL@planning.nyc.gov](mailto:21DCP103M_DL@planning.nyc.gov)

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