



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

November 19, 2008

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 09DCP020M)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a Draft Supplemental Environmental Impact Statement (SEIS) is to be prepared for the proposed Riverside Center, CEQR Number 09DCP020M.

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Supplemental Environmental Impact Statement in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, January 8th, 2009, and will be held at the New York City Department of City Planning's Spector Hall, 22 Reade Street, New York, New York, 10007. The meeting will be held in two sessions with the first from 2:00 pm to 4:45 pm and the second from 6:00 pm to 8:45 pm. Written comments will be accepted by the lead agency until Tuesday, January 20th, 2009.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at [http://www.nyc.gov/html/dcp/html/env\\_review/scope.shtml](http://www.nyc.gov/html/dcp/html/env_review/scope.shtml).

The applicant, CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP, proposes a modification to the southernmost portion of the previously approved General Large-Scale Development (GLSD) known as Riverside South to develop Parcels L, M, and N as Riverside Center (Lots 155 and 165 of Block 1171, an area bounded by West End Avenue, Riverside Boulevard, and West 59th and 61st Streets). The proposed project would be a complex of five mixed-used buildings that would

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include 2,500 residential dwelling units (including 300 dwelling units of affordable housing), 617,200 square feet (sf) of commercial space (including hotel, retail, cinema, and automotive showroom/service uses and possibly office uses), 97,000 sf of community facility uses (anticipated to be developed as a public elementary school), 1,800 public parking spaces, and approximately 3.8 acres of privately owned, publicly accessible open space. The project site has a total area of 356,282 sf and is located in a C4-7 zoning district in the Upper West Side neighborhood of Manhattan Community Board 7. The current zoning on the site would not change.

The proposed project would require the following discretionary actions from the City Planning Commission (CPC): 1) a new special permit pursuant to Zoning Resolution (ZR) Section 74-743(a) to allow bulk modifications for the GLSD; 2) a new special permit pursuant to ZR Section 74-681(a) to allow construction of a platform in railroad or transit right of way and to allow public parking; 3) zoning text amendment to ZR Section 74-744(b) to allow, by special permit, automobile sales and service establishments on vacant land or land with minor improvements in C4 Districts within certain general large-scale developments in Manhattan Community District 7 (would affect the proposed project site only); 4) a new special permit pursuant to ZR Section 74-744(b) as amended, to allow automobile sales and service establishments in the GLSD; 5) modification of an existing Restrictive Declaration (D-141) to reflect the proposed project; 6) authorization pursuant to ZR Section 13-533 and certification pursuant to ZR Section 26-15 to allow additional curb cuts; and, 7) an amendment to the City Map to delineate public access easements. The actions also may include site selection for a public elementary school (this application would be filed by the Department of Education).

The GLSD known as Riverside South was planned as a major mixed-use and open space project, bounded by West 72nd Street and Riverside Park on the north, West 59th Street to the south, the Hudson River to the west, and buildings at the west ends of West 70th, 71st, and 72nd Streets to the east. A Final Environmental Impact Statement (FEIS) for Riverside South was issued by the CPC as lead agency under the State Environmental Quality Review Act (SEQRA), its implementing regulations (6 NYCRR Part 617), and City Environmental Quality Review (CEQR), on October 11, 1992 (CEQR No. 85-253AM). The FEIS identified potentially significant impacts for schools, historic and archaeological resources, hazardous materials, traffic, transit and pedestrians, air quality, noise, and construction. Since the issuance of the FEIS, a large portion of Riverside South has been completed; however, the southern portion – Parcels L, M, and N – has not yet been redeveloped.

The majority of the Riverside Center project site is currently being utilized as an automobile and truck surface parking lot with a capacity of approximately 1,850 spaces, and a public parking garage with a capacity of 537 spaces. An Amtrak rail line within a sub-grade culvert passes through the northeast portion of the project site. Absent the proposed actions, the analysis assumes the applicant will develop the project site with either the original program for Parcels L, M, and N that was approved in the FEIS or the original FEIS approved program for Parcels L and M would be completed, but Parcel N would remain in its current parking use.

As stated by the applicant, the overall goal and objective of the proposed project is to create an architecturally distinctive project that respects the Manhattan street grid and provide an attractive connection to Riverside Park South and the Hudson River waterfront while creating an inviting, functional, and spatial center for the Riverside South neighborhood.

Construction of the proposed project would commence in 2009 contingent upon approval of the proposed discretionary actions. The build year for the project is 2018.

Public comments are requested with respect to issues to be addressed in the Draft Supplemental Environmental Impact Statement.