

APPENDIX I

Agency Correspondence



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Acting Commissioner

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July 26, 2017

Mr. Aaron Werner
Director, Environmental Review
New York City Department of Housing Preservation & Planning
100 Gold Street, Rm 7-A4
New York, New York 10038

**Re: West 108th Street WSFSSH Development
CEQR# 17HPD083M**

Dear Mr. Werner:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the air quality and noise chapter of the DEIS for the above referenced actions. It is our understanding that the Proposed Actions would facilitate the development of approximately 277 affordable units (including supportive housing), an approximately 31,000 gross square foot (gsf) transitional housing facility for older adults with approximately 110 shelter beds, and an additional approximately 6,400 gsf community facility use. This proposed development would consist of two buildings: the Western Development (Lots 5, 10, and 13) with approximately 193,000 gsf (maximum height of 11 stories), and the Eastern Development (Lot 26) with approximately 45,000 gsf (maximum height of 11 stories). The Proposed Actions would be located on West 108th Street in the Manhattan Valley neighborhood of Manhattan CD 7. The proposed building elements would be completed and be fully operational by the end of 2025.

We have reviewed the chapters and have the following comments on the air quality chapter:

1. Tetrachloroethylene (PERC) emissions from dry cleaning facilities are extensively reviewed and controlled by DEC regulations. As new generation of equipment with lower emissions become available, DEC requires that older equipment be replaced. Therefore, PERC meets the Maximum Achievable Control Technology (MACT) standard, and detailed assessment of its impacts on the surrounding area is generally not required.
2. The impacts of PERC should be presented and compared with the SGC and AGC values. Any discussion regarding its health risk should be moved to the public health chapter.
3. The ratio of estimated concentration to AGC in table 8-2 is not 2.4×10^{-7} . Please correct.

In addition, we have no comment on the noise chapter. If you have any questions, you may contact Mr. Chung Chan at (718) 595-4416.

Sincerely,

A handwritten signature in black ink, appearing to read "Chung Chan".

Chung Chan,
Director Air Quality and Noise Review and Planning



Department of Transportation

POLLY TROTTERBERG, Commissioner

To: Aaron Werner , Director of Environmental Planning
NYC Department of Housing Preservation & Development

From: Naim Rasheed, Senior Director
Traffic Engineering & Planning

Re: West 108th Street WSFSSH Development, Manhattan
Draft Environmental Impact Statement
CEQR No: 17HPD083M

Date: September 27, 2016

The Department of Housing Preservation & Development (HPD) and the West Side Federation for Senior and Supportive Housing (WSFSSH), are seeking approval for four discretionary actions to facilitate the development of 277 affordable units, an approximately 31,000 gross square foot (gsf) transitional housing facility for older adults with 110 shelter beds, and 6,400 gsf of community facility space. The Proposed Actions include the disposition of City-owned property from HPD to WSFSSH, the designation of the site as an Urban Development Action Area site and approval of the project as an Urban Development Action Area Project (UDAAP), a zoning map amendment to change a portion of Block 1863 from R8B to R8A, a zoning text amendment, and multiple sources of public funding. The site is located midblock along the northern side of West 108th Street, midway between Amsterdam Avenue and Columbus Avenue in the Manhattan Valley neighborhood of Manhattan Community District 7. The site is currently occupied by three HPD-owned public parking garages (Lots 5, 13, and 26) with a combined total capacity of 675 spaces. The Build year is 2025.

We have review the revised transportation chapter and supporting information and have the following comments:

1. Please have the consultant provide the April 2017 on- and off-street parking survey and related figures to support the conclusion regarding the weekday midday parking shortfall and no overnight parking shortfall. In addition, please explain why a Saturday parking survey was not conducted.
2. Census information - Please have the consultant provide a map showing the census tract (193) used for auto ownership though page 7-2 states garage users are likely to come from as far as one-half mile away. Please explain why other census tracts were not included to determine the average auto ownership in this area.
3. Figure 7-2- Please have the consultant explain why the zip codes of current garage users did not include the area north of the garages which are within the 1/2-mile radius.

Aaron Werner, Director of Environmental Planning
NYC Department Housing Preservation & Development
RE: West 108th Street WSFSSH Development, Manhattan
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4. Table 7-2 - Please have the consultant provide the West 108th Street parking garage ins and outs information collected in November 2016. Also, please present the Totals for each peak time period.
5. Figure 7-3 - Please have the consultant explain why the off-street parking facility at the northern edge of the ½-mile radius was not surveyed.
6. Table 7-4 – Please have the consultant provide the 2011-2015 Journey-to-Work data and census map and revise the table as per the recent census information. Also, identify the census tracts under “sources” note.
7. Please have the consultant include the discussion and supporting figures/tables of on- and off-street parking assessment based on conditions within ¼-mile and ½-mile walking distance. With respect to construction discussion, please have the consultant explain why 13 census tracts are used to estimate the Reverse Journey-to-Work data as shown in Table 7-3.
- 8.
9. Page 7-8 – There is a typo second paragraph “mile”
10. Table 7-7 - Please have the consultant identify the source of the parking accumulation.
11. DOT Proposals
12. - Please have the consultant update the Citibike Placement Plan as it was presented to Community Board (CB) 9 and is now on the website. Installation of bike share stations north of West 110th Street has commenced. Also, please provide a Figure with on-street parking regulations in the chapter. In addition, please review the attached presentation to CB 9 regarding Car Share Pilot. Implementation could occur this year.
13. In order to mitigate some parking loss, DOT drafted a plan to increase angle parking on West 104th Street. There was a request from Council Member Levine to convert the

street from Amsterdam Avenue to Manhattan Avenue to angle parking due to its wider width than the standard cross-street. Currently, both sides have parallel parking. DOT can convert the south side to angle parking which will result in the following net gains of approximately 33 spaces. Please have the consultant acknowledge the information in the DEIS.

Aaron Werner, Director of Environmental Planning
NYC Department Housing Preservation & Development
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Southside Section	Current Parallel	Angle	Net Gain
Amsterdam to Columbus	24	42	18
Columbus to Manhattan	17	32	15
Total	41	74	33

Should you have any questions or need additional information, please call me at (212) 839-7710 or Henry Colon at (212) 839-7749.

Attachment:

c: D/C E. Beaton, B/C L. Sanchez, A/C M. Marsico, B/E W. Lee, C. Nazaire (HPD), S. Ahmed, H. Colon, File
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Department of Transportation

POLLY TROTTERBERG, Commissioner

To: Aaron Werner, Director of Environmental Planning
NYC Department of Housing Preservation & Development

From: Naim Rasheed, Senior Director
Traffic Engineering & Planning

Re: West 108th Street WSFSSH Development, Manhattan
Draft Environmental Impact Statement (DEIS)
CEQR No: 17HPD083M

Date: October 11, 2017

We have completed our review of the above referenced action. The Department of Housing Preservation & Development (HPD) and the West Side Federation for Senior and Supportive Housing (WSFSSH), are seeking approval of several discretionary actions to facilitate the development of 277 affordable units, a 31,000 gross square foot (gsf) transitional housing facility for older adults with 110 shelter beds, and 6,400 gsf of community facility space. The actions include the:

- Disposition of City-owned property (Block 1863, Lots 5, 13, and 26) from HPD to WSFSSH (WSFSSH currently owns Lot 10);
- Designation of the Project Area aka rezoning area (Block 1863, Lots 5, 10, 13, 17, and 26) as an Urban Development Action Area ;
- Approval of the Proposed Project as an Urban Development Action Area Project;
- Zoning map amendment to change a portion of Block 1863 from R8B to R8A;
- Zoning text amendment to map a Mandatory Inclusionary Housing (MIH) area on the Project Area; and
- Multiple sources of public funding.

The Development Site (Block 1863, Lots 5, 10, 13, and 26) is located midblock along the northern side of West 108th Street, midway between Amsterdam Avenue and Columbus Avenue in the Manhattan Valley neighborhood of Manhattan Community District 7. The Development Site is currently occupied by three HPD-owned public parking garages (Lots 5, 13, and 26) with a combined total capacity of approximately 675 spaces. Lot 10 is owned by WSFSSH and occupied by the five-story Valley Lodge shelter, which provides transitional housing for homeless older adults. Under the Proposed Actions, these existing conditions would be replaced by the development program outlined above. The Build year is 2025.

Based upon our review of the DEIS project description, transportation and construction chapters, supporting information and response to comments, we have determined that the

NYC Department of Transportation

Division of Traffic Planning and Management

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proposed action would not create any significant adverse traffic, pedestrian or parking impacts. Should you have any questions or need additional information, please call me at (212) 839-7710 or Henry Colon at (212) 839-7749.

c: D/C E. Beaton, B/C L. Sanchez, B/E W. Lee, C. Nazaire (HPD), S. Ahmed, H. Colon,
File

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