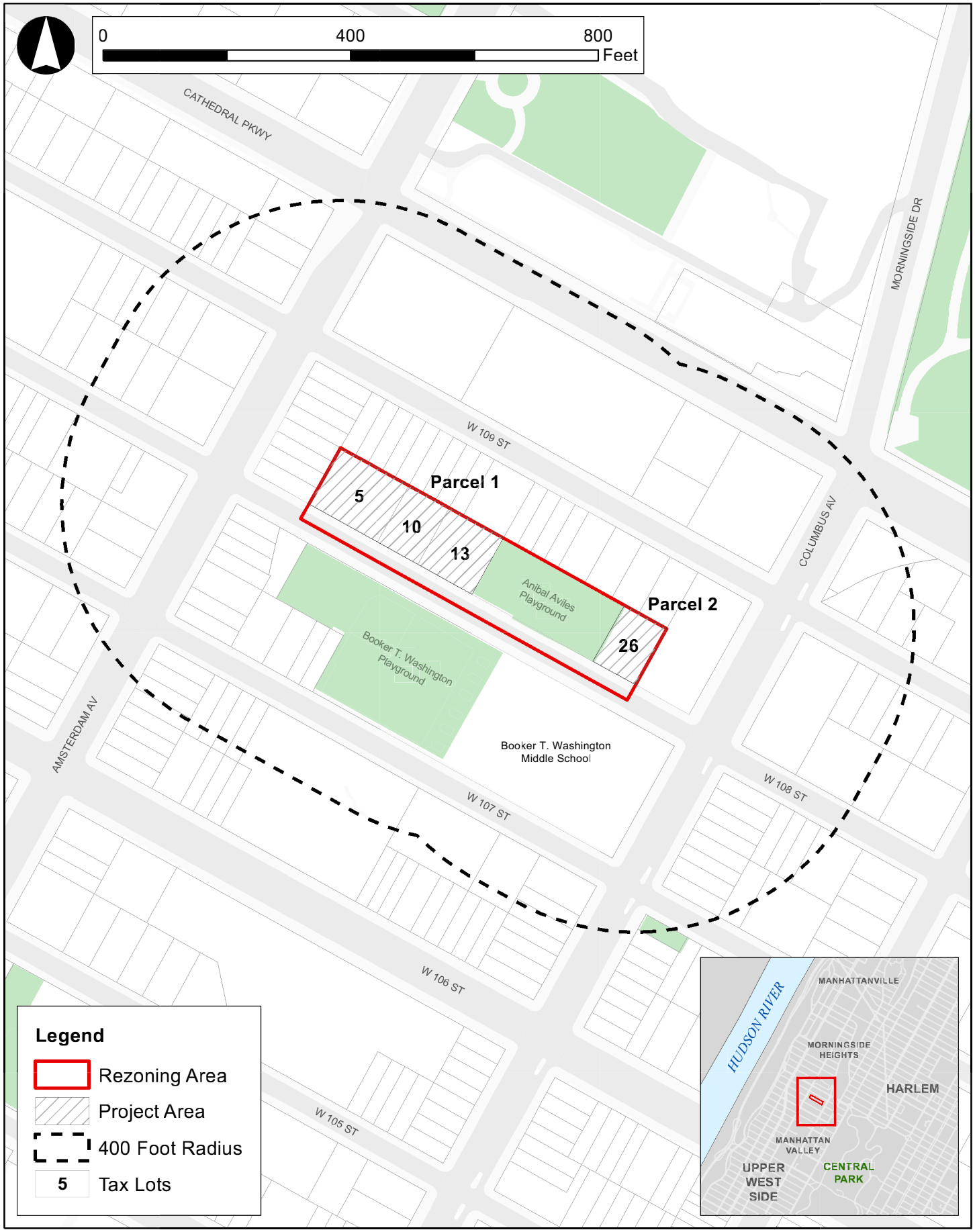
A. INTRODUCTION

The proposal involves an application by the City of New York – Department of Housing Preservation and Development (HPD) and the project sponsor, the West Side Federation for Senior and Supportive Housing (WSFSSH), for approval of several discretionary actions subject to City Planning Commission (CPC) approval (collectively, the "Proposed Actions") to facilitate the construction of two new buildings consisting of affordable and supportive housing and community facility uses on West 108th Street in the Manhattan Valley neighborhood of Manhattan Community District (CD) 7. The Proposed Actions include designation of an Urban Development Action Area (UDAA), approval of an Urban Development Action Area Project (UDAAP), disposition of City-owned property, a zoning map amendment to change a portion of Manhattan Block 1863 from R8B to R8A, and a zoning text amendment to Appendix F of the NYC Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) Area on the Project Area. The project sponsor may seek construction financing from HPD and other agencies at a later date.

As shown in **Figure 1-1**, the Project Area (a.k.a., "rezoning area") includes Block 1863, Lots 5, 10, 13, 17 and 26, is located midblock on the north side of West 108th Street between Amsterdam Avenue (to the west) and Columbus Avenue (to the east), and is currently part of a larger R8B zoning district. The Project Area has a total lot area of approximately 60,552 square feet (sf). Lots 5, 10, 13, and 26 constitute the Development Site upon which redevelopment would occur as a result of the Proposed Actions. Lots 5, 10, and 13 make up the site of proposed Building 1 (the "Western Development"), and Lot 26 is the site for proposed Building 2 (the "Eastern Development"). Lots 5, 13, and 26 are currently owned by the City and occupied by three public parking garages with a combined total capacity of approximately 675 spaces, while Lot 10 is owned by the project sponsor and occupied by the five-story Valley Lodge shelter, which provides transitional housing for homeless older adults. Lot 17, which is located between Lots 13 and 26, is occupied by the Anibal Aviles Playground and zoned R8B according to Zoning Sectional Map 5d. Although Lot 17 it is part of the rezoning area, it is a "public park" for zoning purposes and not proposed for any redevelopment under the Proposed Actions. The rezoning area is located across West 108th Street from the Booker T. Washington Middle School and its adjacent playground.

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 of other community facility uses. 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 Project would provide much needed affordable and supportive housing, as well as transitional housing for older adults in this area of Manhattan, in addition to making efficient use of large City-owned sites suitable for housing that are located in close proximity to public transportation in order to meet City needs. Construction of the Western Development is expected to begin in 2018, with all building elements complete and fully operational by the end of 2020; construction of the Eastern Development is expected to begin in 2023, with all building elements complete and fully operational by the end of 2025.

Figure 1-1
Project Location



B. EXISTING CONDITIONS

Rezoning Area/Project Area

As shown in **Figure 1-1**, the Project Area includes Block 1863, Lots 5, 10, 13, 17 and 26, is located midblock on the north side of West 108th Street between Amsterdam Avenue (to the west) and Columbus Avenue (to the east), and is currently part of a larger R8B zoning district. The Project Area has a total lot area of 60,552 sf. Lots 5, 10, 13, and 26 constitute the Development Site upon which redevelopment would occur as a result of the Proposed Actions. Of the Development Site, Lots 5, 10, and 13 make up the site of proposed Building 1 (the "Western Development"), and Lot 26 is the site for proposed Building 2 (the "Eastern Development"). Lots 5, 13, and 26 are currently owned by the City, whereas Lot 10 is owned by the project sponsor. Lot 17, which is located between Lots 13 and 26, is occupied by the Anibal Aviles Playground and zoned R8B according to Zoning Sectional Map 5d. Although Lot 17 it is part of the rezoning area, it is a "public park" for zoning purposes and not subject to zoning regulation. It is also not proposed for any redevelopment under the Proposed Actions. Under the existing R8B zoning, each zoning lot has a permitted maximum FAR of 4.0 for residential and community facility uses. Lots 5, 10, and 26 are currently underbuilt, with FARs of 3.66, 2.47, and 2.88, respectively, while Lot 13 exceeds its permitted FAR, with a built FAR of 4.46.

Both the Western Development (Block 1863, Lots 5, 10, and 13) and the Eastern Development (Block 1863, Lot 26) have frontage on the northern side of West 108th Street. The site of the Western Development has a combined lot area of approximately 30,276 sf and is currently occupied by two City-owned four- and five-story public parking garages (combined floor area of approximately 91,190 sf, with a total capacity of approximately 550 spaces), and the approximately 18,730 sf project sponsor-owned five-story Valley Lodge shelter, which provides transitional housing for homeless older adults. The site of the Eastern Development has a lot area of approximately 7,569 sf and is currently occupied by a City-owned approximately 21,800 sf three-story public parking garage, with a capacity of approximately 125 spaces.

All three garages within the Project Area are active pursuant to month-to-month lease agreements between the garage operators and the City. The existing public parking garages are grandfathered non-conforming uses (i.e., public parking garages are not permitted as-of-right in R8B zoning districts).

Area within 400-Foot Radius

The area within a 400-foot radius of the Project Area includes a varied mix of land uses. The properties immediately adjacent to the rezoning area are residential multi-family walkup buildings and mixed commercial/residential buildings, with local retail on the ground floors. North of the rezoning area are several larger residential multi-family elevator buildings, a mixed commercial/residential building, and a Con Edison utility facility. South of the rezoning area is the Booker T. Washington Middle School (M.S. 54) and its adjacent playground, two churches, a Manhattan Mini Storage facility, and a Time Warner Cable facility. To the east and west of the rezoning area, Amsterdam Avenue and Columbus Avenue are dominated by mixed commercial/residential buildings, with the exception of a commercial property at the intersection of Cathedral Parkway and Columbus Avenue. A Con Edison facility occupies the eastern block front of Amsterdam Avenue between West 109th Street and Cathedral Parkway.

Surrounding Area: The Manhattan Valley Neighborhood

The Manhattan Valley neighborhood of Manhattan CD 7, generally bounded by West 110th Street to the north, West 96th Street to the south, Central Park to the east, and Broadway to the west, is a smaller neighborhood within the borough's larger Upper West Side. The area includes five- to eight-story walkup apartment buildings with ground floor retail along the north-south avenues, a mix of brownstone townhouses in the neighborhood's eastern section, and a number of prewar high-rise elevator apartment buildings and New York City Housing Authority (NYCHA) developments to the south of the rezoning area.

A significant portion of Manhattan Valley, including the subject block, was rezoned in 2007 as part of the *Upper West Side Rezoning*, an area-wide rezoning of approximately 51 blocks which changed R8 and R7-2 districts to R9A, R8A, and R8B districts to better reflect the area's built character. Much of the northern section of Manhattan Valley is currently zoned R8, R8A, and R8B, with C1-5 and C2-5 commercial overlays along all of Amsterdam and Columbus avenues north of West 104th Street. The larger apartment buildings and the NYCHA developments are located within an R7-2 district, which occupies the southern section of Manhattan Valley. The area is also well-served by public transportation, including the 1/2/3 subway lines along Broadway, the A/C and B/D subway lines along Central Park West, and several New York City Transit (NYCT) bus routes, including the M7 and M11 along Amsterdam Avenue and Columbus Avenue, the M116 along West 106th Street, the M4 along Cathedral Parkway (West 110th Street), and the M60 Select Bus Service (SBS) along Broadway. As the Project Area is located in the Manhattan Core, there are no accessory parking requirements for residential units.

There are a number of public facilities and institutions located in the surrounding neighborhood. Most prominent among them is the main campus of Columbia University, located north of the rezoning area in the Morningside Heights neighborhood, as well as the Cathedral of St. John the Divine, also located north of the rezoning area. As noted above, the Booker T. Washington Middle School, with approximately 850 students, is located across West 108th Street directly south of the rezoning area, at 103 West 107th Street. Other schools in the surrounding neighborhood include P.S. 145 at 150 West 105th Street, the Edward A. Reynolds West Side High School located further south at 140 West 102nd Street, and the Park West Montessori School located at 435 Central Park West to the east. Mt. Sinai St. Luke's Hospital is also located nearby, at 1111 Amsterdam Avenue.

There are several major open space resources in the surrounding area, including Morningside Park to the north, Central Park to the east, and Riverside Park to the west, as well as several smaller open spaces, including the Anibal Aviles and Booker T. Washington playgrounds, and a number of community gardens.

C. DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions include Urban Development Action Area Project (UDAAP) designation, project approval, and disposition of City-owned property; a zoning map amendment; a zoning text amendment; and various public funding approvals.

Urban Development Action Area Designation and Project Approval

The Development Site (Parcels 1 and 2) would be designated as an Urban Development Action Area and the Proposed Project would be approved as an Urban Development Action Area Project (UDAAP).

Disposition of City-Owned Property

The disposition of City-owned property (Block 1863, Lots 5, 13, and 26) would be approved pursuant to the Uniform Land Use Review Procedure ("ULURP").

Zoning Map Amendment

The Project Area, including the Anibal Aviles Playground, is currently located in an R8B zoning district. As shown in **Figure 1-2**, the proposed zoning map amendment (Zoning Sectional Map 5d) would extend the existing R8A zoning district that is mapped along the Amsterdam Avenue frontage of Block 1863 (at a depth of approximately 100 feet) eastward along the southern half of the block (to include all of Lots 5, 10, 13, 17, and 26), ending at the western boundary of Lot 29, a corner lot at West 108th Street and Columbus Avenue. As shown in the figure, the northern boundary of the rezoning area would be located along the horizontal centerline of the block (approximately 100.92 feet north of, and parallel to, West 108th Street), and the eastern boundary of the rezoning area would be located 100 feet to the west of, and parallel to, Columbus Avenue. As noted above, although Lot 17 it is part of the rezoning area, it is a "public park" for zoning purposes and not subject to zoning regulation. It is also not proposed for any redevelopment under the Proposed Actions.

Both the existing R8B and the proposed R8A districts are contextual zoning districts, which limit building heights, require buildings to have continuous street walls with setbacks above a certain height, and require residential developments to comply with the Quality Housing program. R8A is a higher density district that allows mid-sized buildings, and is generally mapped along wide avenues where public transportation is readily accessible, while the R8B district has more restrictive height limits and is generally mapped along narrow streets in the middle of blocks. **Table 1-1** below provides a comparison of the key use and bulk requirements under the existing and proposed zoning districts.

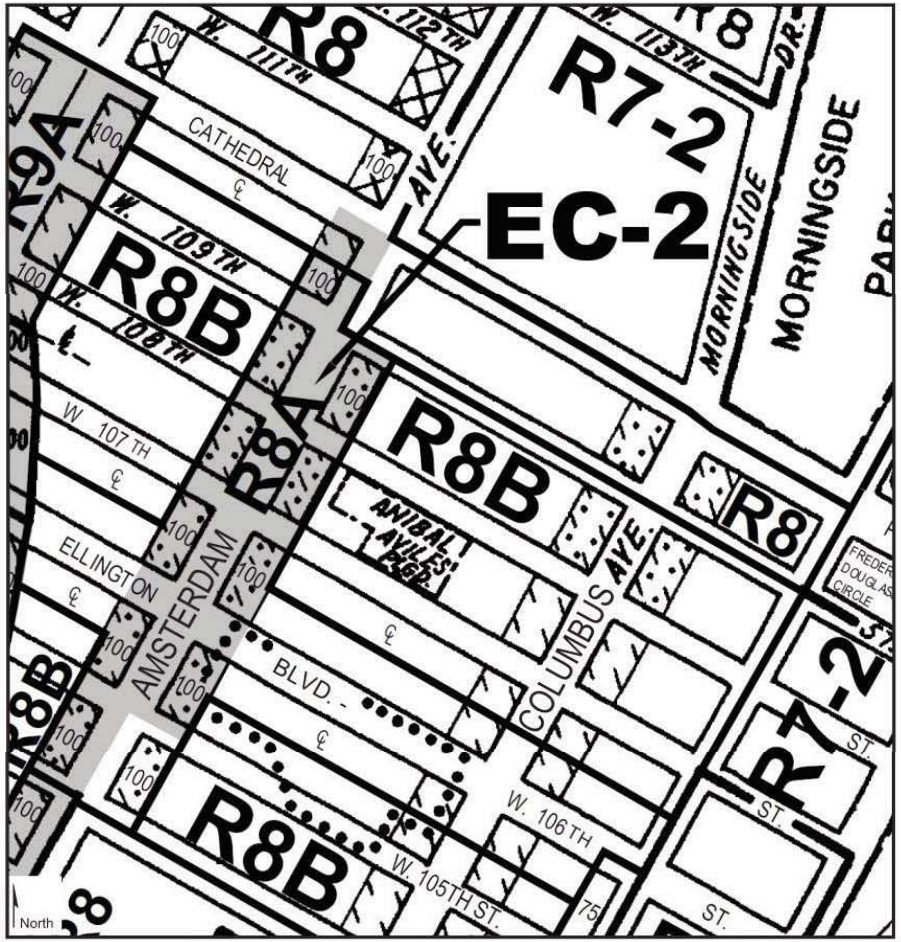
TABLE 1-1
Comparison of Existing and Proposed Zoning

	Existing Zoning	Proposed Zoning
Zoning District	**R8B**	**R8A**
Use Groups	UG 1-4	UG 1-4
Maximum FAR	4.0 Residential 4.0 Community Facility	6.02 Residential (for non-MIH & non-AIRS developments 7.5 Residential (for MIH & AIRS developments)[1] 6.5 Community Facility
Base Height	55 – 60 feet	60 – 85 feet[2]
Max. Building Height	75 feet	120 feet[2]
Required Parking	50% of dwelling units[3]	40% of dwelling units[3]

Source: *Zoning Resolution of the City of New York.* Information shown is for areas outside the Manhattan Core.
[1] However the Proposed Project would be capped at a lower FAR of approximately 5.3, pursuant to an enforceable restriction.
[2] Maximum base height and building height increased to 105 feet and 140 feet (or 14 stories), respectively for MIH developments and AIRS.
[3] No parking required within the Manhattan Core.

As shown in **Table 1-1**, R8A districts permit residential and community facility uses at a maximum FAR of 6.02 (as discussed further below, 7.20 in areas designated as part of the MIH program) and 6.50, respectively. It should be noted, however, that the Proposed Project would not utilize the entire developable area allowed under an R8A district, but would be built at a lower FAR of approximately 5.3.

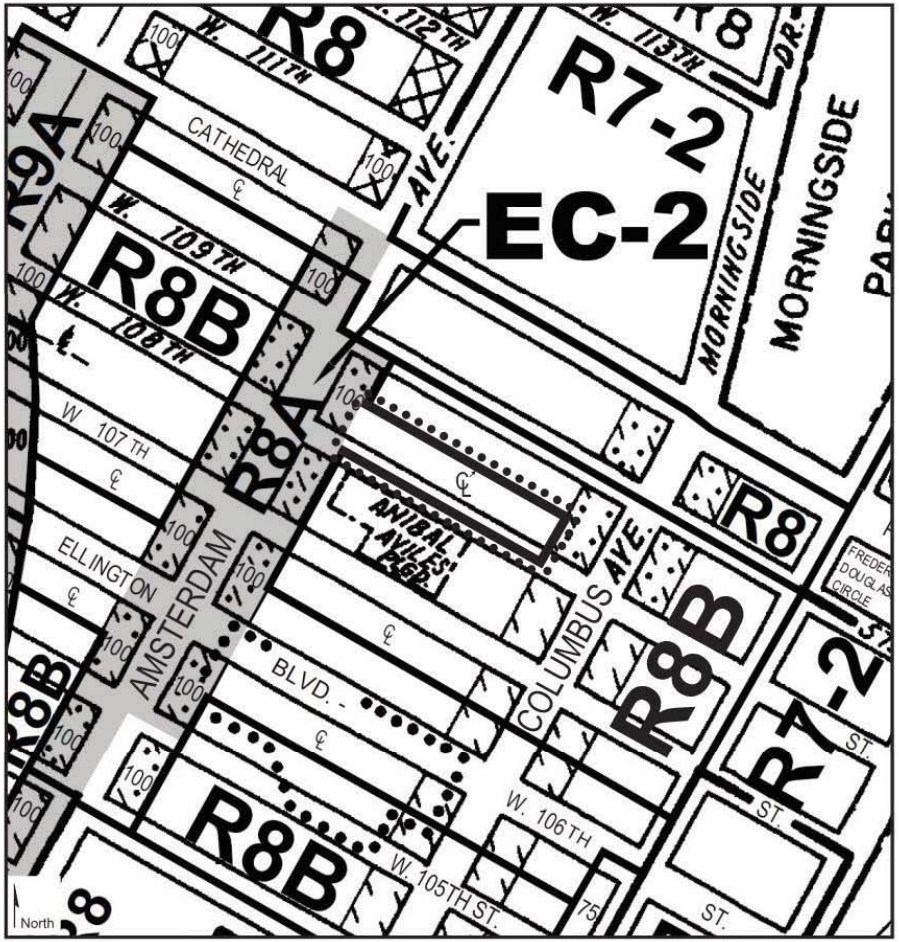
EXISTING ZONING



Current Zoning Map (5d)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

PROPOSED ZONING



Proposed Zoning Map (5d) - Area being rezoned is outlined with dotted lines

Rezoning from R8B to R8A

Source: DattnerArchitects

This lower FAR will be set forth in restrictions enforceable by the City. The building form in R8A districts requires a base height between 60 and 85 feet and a maximum building height of 120 feet.

Zoning Text Amendment

A zoning text amendment would be made to Appendix F of the NYC Zoning Resolution to map an MIH Area on the Project Area. An MIH Area requires permanent affordable housing to be provided equivalent to either 25 or 30 percent of the residential floor area developed. The MIH Area sets a new maximum permitted residential FAR which supersedes the FAR permitted by the underlying zoning district. As noted in **Table 1-1**, with the designation of the Project Area as an MIH Area, the maximum permitted FAR within the proposed R8A district would be 7.2 (also 7.2 for Affordable Independent Residences for Seniors (AIRS)), and the maximum permitted base and building heights would be up to 105 feet and 140 feet, respectively, for MIH developments and AIRS. It should be noted however that the Proposed Project would not utilize the entire developable area allowed under an R8A district, but would be built at a lower FAR of approximately 5.3. This lower FAR would be set forth in a restriction enforceable by the City. All of the Proposed Project's units would be affordable for households earning 60 percent or below of the Area Median Income (AMI).

Funding

In addition to the actions described above, the project sponsor may seek construction financing for one or more of the proposed buildings from multiple sources, including: the HPD Supportive Housing Loan Program, the New York City Housing Development Corporation's (HDC) Extremely Low and Low-Income Affordability Program, Low Income Housing Tax Credits, and HDC tax exempt bonds. The HPD and/or HDC funding may include federal assistance originating from the U.S. Department of Housing and Urban Development (HUD).

As part of the Proposed Project, a Fair Share Analysis will be conducted for the existing Valley Lodge facility.

D. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

HPD seeks to create affordable and supportive housing throughout New York City and considers all viable City-owned parcels as potential sites for housing. HPD has actively been pursuing affordable housing opportunities throughout Manhattan Valley and the Upper West Side. However, there are extremely limited opportunities to create affordable housing in CD 7 on both public and private land. The Proposed Project presents WSFSSH and HPD an opportunity to develop new affordable housing and community facility space in CD 7.

The Proposed Actions are intended to facilitate much needed affordable and supportive housing (approximately 277 affordable units), transitional housing for older adults (approximately 110 shelter beds), and community facility uses. The Proposed Actions would support the City's goals of creating new affordable and supportive housing, as well as addressing the needs of the City's homeless population, by optimizing the use of City-owned land within close proximity to public transportation. The Proposed Project is also intended to create new jobs (approximately 50 new permanent on-site workers, excluding construction workers). The bulk of the Proposed Project buildings are designed to accommodate such

uses in efficient configurations while providing a pleasant, supportive environment for residents. Such a configuration cannot be built in a way that complies with R8B zoning regulations.

In order to balance the provision of much needed affordable housing (including supportive housing and supportive senior housing) and transitional housing for older adults with contextual development, HPD is seeking to rezone the existing R8B zoning designation to R8A. The proposed R8A zoning is appropriate for the Project Area and consistent with existing development in the surrounding area as R8A zoning districts are mapped along Amsterdam Avenue and West 106th Street, two blocks south of the Project Area. Additionally, an R8 zoning district is mapped north of West 109th Street, including midblock areas, permitting buildings without a height limit and allowing Quality Housing buildings to rise to 115 feet, which is higher than what is planned for the Proposed Project. West 108th Street is lined with two midblock parks: Anibal Aviles Playground and Booker T. Washington Playground. While taller buildings are typically found along nearby wide streets and avenues, the parks ensure that the Project Area is an unusually open location and that the 11-story buildings of the Proposed Project, particularly with their setbacks, will not unduly restrict access to light and air.

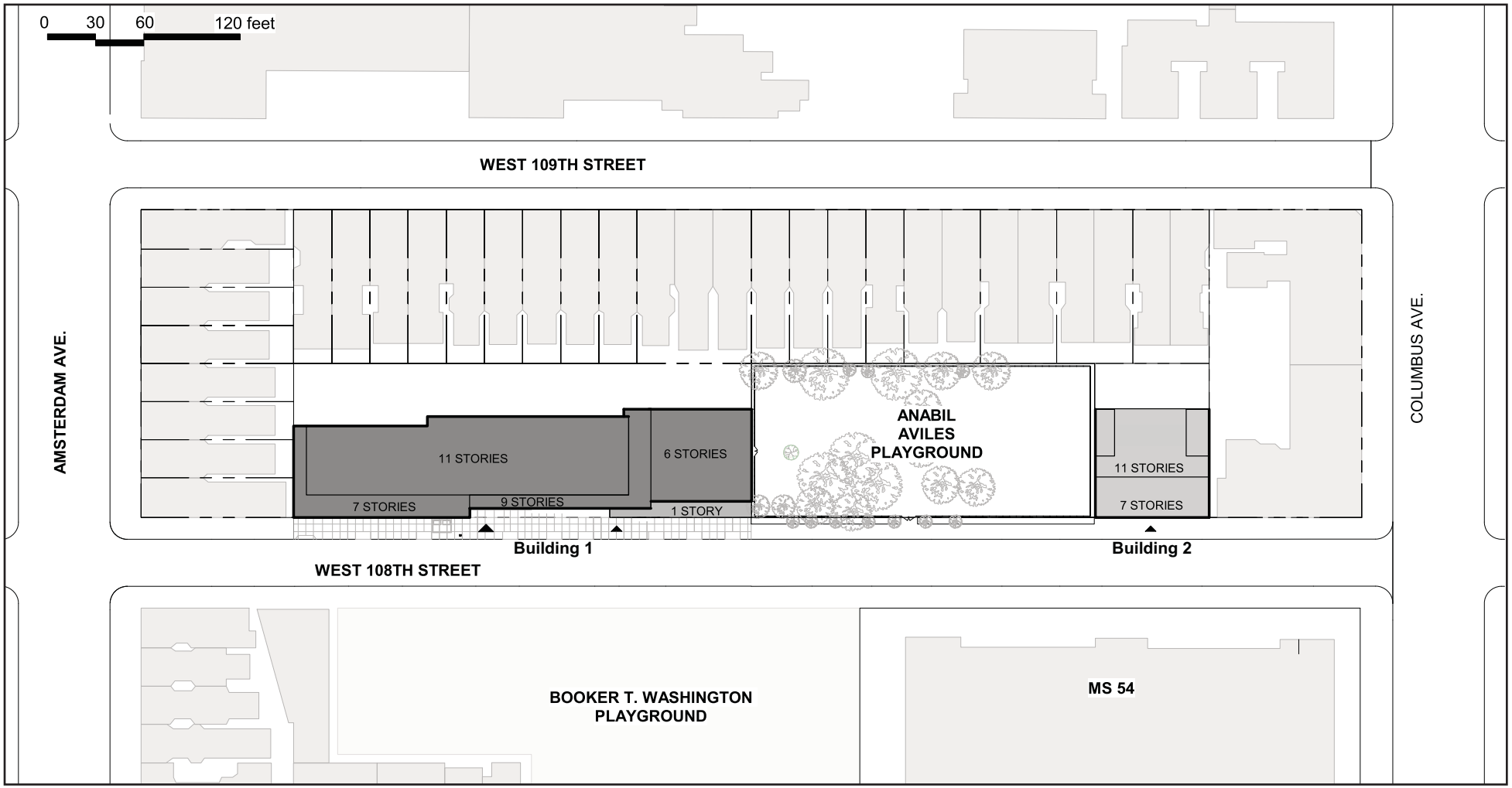
The Proposed Actions would help address specific needs of the local community, as well as the City at large, including the provision of affordable and supportive housing, transitional housing, and community facility uses. All of the proposed 277 units would be affordable. As HPD's Open Data Housing New York indicates that, as of April 27, 2017, only 11.3 percent of Manhattan's new construction affordable rental units are located within CD 7, and only 4.3 percent of all Manhattan affordable rental units are located within CD 7, the Proposed Project would not overburden the area with affordable housing. Furthermore, the transitional housing facility would provide approximately 110 shelter beds for homeless older adults to replace the existing 92-bed facility at the Valley Lodge shelter on Lot 10. As the Proposed Actions would facilitate the creation of affordable, supportive, senior, and transitional housing, they would further achievement of the goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan*.

E. DESCRIPTION OF PROPOSED PROJECT

The Proposed Actions, as noted above, would facilitate the development of approximately 277 affordable units, and approximately 37,400 gsf of community facility space comprising two separate facilities: (1) an approximately 31,000 gsf transitional housing facility for homeless older adults with 110 shelter beds that will replace an existing 92-bed facility; and (2) an additional approximately 6,400 gsf of community facility use, which is expected to be occupied by a medical office/health center and other community facility uses. The proposed affordable housing is anticipated to be marketed to households earning between 30 percent and 60 percent of AMI. The Proposed Project would consist of two buildings: the approximately 193,000 gsf Building 1 or Western Development (maximum height of 11 stories) and the approximately 45,000 gsf Building 2 or Eastern Development (maximum height of 11 stories). As the Project Area is located with the Manhattan Core, no parking spaces are required. **Figure 1-3** shows a preliminary site plan for the Proposed Project, and each proposed building is discussed in greater detail below.

Building 1 (The Western Development)

Building 1 would be located on what is currently Block 1863, Lots 5, 10, and 13 with frontage along West 108th Street. As shown in **Figure 1-4**, Building 1 would have multiple setbacks, and would range from six



Source: DattnerArchitects

stories to 11 stories (approximately 118[1] feet) at its tallest. Building 1 would measure approximately 193,000 gsf and contain a total of approximately 195 units, with 115 studio units set aside as supportive housing for older adults, 79 affordable units that would accommodate singles and families, consisting of a mix of studio, one-, two-, and three-bedroom units, and one super's unit. The building would also contain a transitional housing facility for older adults, which would contain 110 transitional shelter beds, as well as an additional approximately 6,400 gsf community facility use (see **Table 1-2** below). It is anticipated that the community facility floor area would largely comprise a medical office/health center and other community facility uses, with small portions dedicated to vehicle storage and restrooms accessible to users of the adjacent Anibal Aviles Playrgound. The rear yard of Building 1 would be developed with a courtyard for use by building tenants. As shown in the preliminary site plan in **Figure 1-3**, the main residential entrance to the building, as well as entrances to the community facility uses, would be located on West 108th Street. Construction of Building 1 is anticipated to begin in 2018, and the building is expected to be completed and fully operational by the end of 2020.

TABLE 1-2
Proposed Project Program

Building	Total GSF	Residential GSF	Units	Community Facility GSF	Shelter Beds	Open Space SF	Max. Building Height (ft)
1	193,000	155,600	195 [1]	37,400 [2]	110	9,000	118'[4]
2 [3]	45,000	45,000	82	-	-	-	110'
Total	**238,000**	**200,600**	**277**	**37,400**	**110**	**9,000**	-

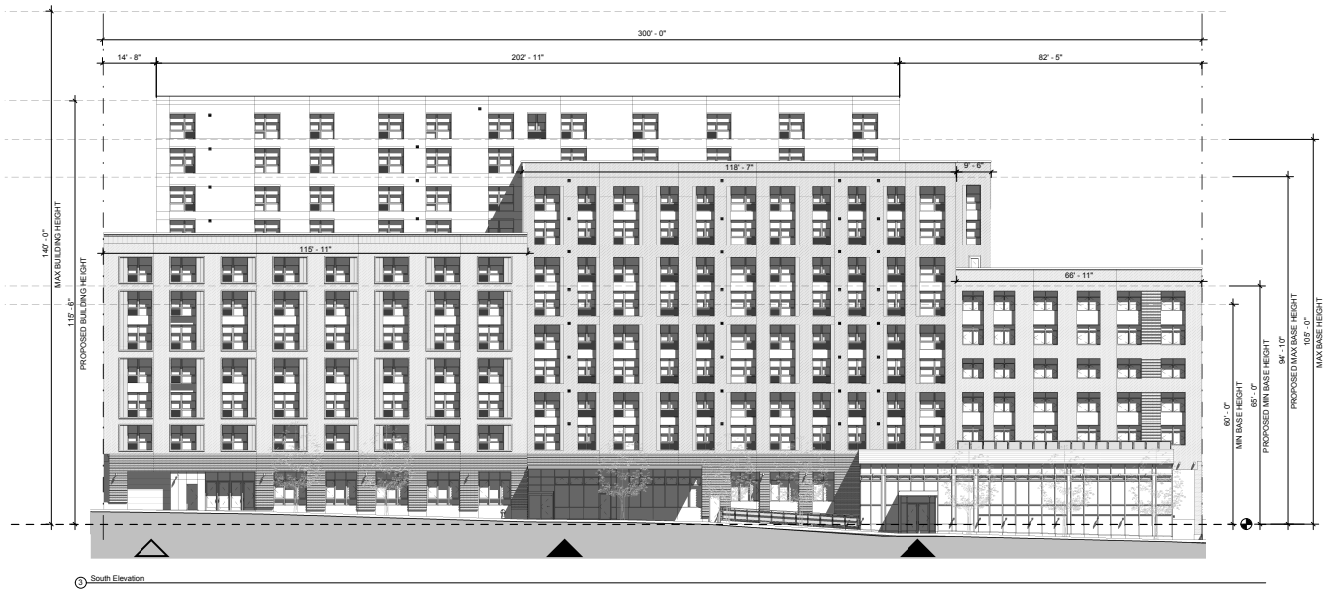
Notes:
[1] Includes 115 supportive housing studios for the formerly homeless, 79 affordable units (studios and one- to three-bedroom apartments), and one building super's unit.
[2] Split between an approximately 31,000 gsf transitional housing facility for seniors (110 shelter beds) and an additional approximately 6,400 gsf of other community facility uses.
[3] Building design pending; these values are based on preliminary estimates, but all units would be either supportive housing for older adults or affordable senior housing, with one super's unit.
[4] In project refinement the maximum building height of Building 1 has been lowered from 118 feet to 115.5 feet; however, as 118 feet represents the more worst-case building height, it is assumed for environmental review purposes.

Building 2 (The Eastern Development)

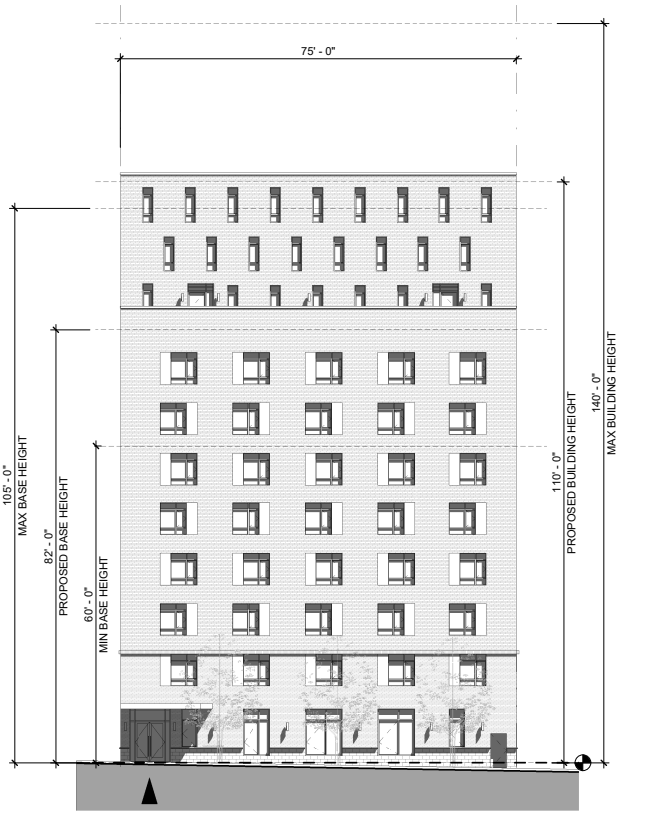
Building 2 would be located on Block 1863, Lot 26 with frontage along West 108th Street. The Eastern Development is expected to comprise a maximum floor area of approximately 45,000 gsf, and as shown in **Figure 1-4**, would rise up to 11 stories (approximately 110 feet). It is expected that the building would be comprised entirely of either supportive housing for older adults or affordable senior housing, with approximately 82 units, including one super's unit (see **Table 1-1**). Construction of Building 2 is anticipated to begin in 2023, once the five-year (2017-2022) lease extension on the existing garage expires, and the building is expected to be completed and fully operational by the end of 2025.

[1] In project refinement the maximum building height of Building 1 has been lowered from 118 feet to 115.5 feet; however, as 118 feet represents the more worst-case building height, it is assumed for environmental review purposes.

Preliminary Building Elevations for Buildings 1 and 2



Building 1



Building 2

FOR ILLUSTRATIVE PURPOSES ONLY

F. ANALYSIS FRAMEWORK

Build Year

Construction of the Western Development would commence as soon as all necessary public approvals are granted. Construction of the Western Development is anticipated to begin in 2018, with all building elements complete and fully operational by the end of 2020. Construction of the Eastern Development is expected to begin in 2023, with all building elements complete and fully operational by the end of 2025. Accordingly, the EIS assumes a 2025 Build Year (a.k.a. analysis year), as it represents full build-out of the Proposed Project. However, where applicable, an evaluation of conditions in the interim 2020 build year will also be provided (e.g., for construction analysis purposes). As the Proposed Project would be fully built and operational in 2025, the environmental setting for analysis purposes is future conditions at that time. The EIS, therefore, provides a description of "Existing Conditions" from which projections will be made of future conditions without the Proposed Project ("No-Action Condition") and with the Proposed Project ("With-Action Condition"). The No-Action condition and the With-Action condition are compared for purposes of determining the potential of the Proposed Project to result in significant adverse environmental impacts.

The Future without the Proposed Project (No-Action Condition)

In the 2025 future No-Action condition, it is expected that no disposition of City-owned property and no changes to zoning or land use would occur within the Project Area. In absence of the Proposed Actions, Block 1863, Lots 5, 13, and 26 would remain City-owned (under the jurisdiction of HPD) and would continue to operate with three off-street public parking garages (grandfathered non-conforming uses pursuant to the underlying R8B zoning with a total of approximately 675 parking spaces); Lot 10 would remain under the project sponsor's ownership and continue to operate as a transitional shelter for older adults (92 shelter beds). As noted above, although Lot 17 it is part of the rezoning area, it is a "public park" for zoning purposes and not subject to zoning regulation, and is also not proposed for any redevelopment absent the Proposed Actions.

The Future with the Proposed Project (With-Action Condition)

The Proposed Actions would facilitate development within the Project Area. By 2025, the Proposed Actions would result in the development of Buildings 1 and 2. As discussed above, the Proposed Project would not utilize the entire developable area allowed under an R8A district, but would be built at a lower FAR of approximately 5.3. This lower FAR would be set forth in a restriction enforceable by the City. As such, for CEQR analysis purposes, the Proposed Project described above represents the reasonable worst-case development scenario (RWCDS).

By the 2025 future with the Proposed Actions analysis year, the existing buildings within the Project Area (three garages and one shelter) would be demolished, and two new buildings would be constructed on the Development Site, containing a combined total of approximately 277 affordable units, including family and supportive senior housing units, approximately 110 transitional shelter beds for older adults, and an

additional approximately 6,400 gsf of other community facility (medical office) uses[2]. The 92 shelter residents currently residing at the Valley Lodge Shelter would be temporarily relocated within CD 7 and remain at that location under a WSFSSH Department of Homeless Services (DHS) contract for the duration of construction. No shelter beds will be lost or gained during construction, and 18 beds would be gained once construction is complete. As noted above, although Lot 17 it is part of the rezoning area, it is a "public park" for zoning purposes and not subject to zoning regulation, and is also not proposed for any redevelopment under the Proposed Actions.

Table 1-3 below provides a comparison of the 2025 No-Action and 2025 With-Action conditions identified for analysis purposes. As shown, by 2025 the incremental (net) change that would result from the Proposed Actions is a net increase of 277 affordable units, approximately 18 shelter beds, approximately 6,400 gsf of community facility uses (excluding the shelter facility), and approximately 0.2 acres (9,000 sf) of private open space for tenants, as well as a net decrease of approximately 675 public parking spaces. The estimates of future residents and workers are based on specific resident projections for the Proposed Project, and rates derived from the number of residents and workers currently at the Valley Lodge shelter and at other WSFSSH facilities. As shown in **Table 1-3**, the Proposed Actions would result in a net increase of 403 residents and 50 permanent workers compared to No-Action conditions.

TABLE 1-3
Comparison of 2025 No-Action and 2025 With-Action Conditions

Use		**No-Action Scenario**	**With-Action Scenario**	**Increment**
Residential	Affordable Housing (Including Supportive Senior Housing)	--	277 units	**277 units**
Community Facility	Shelter beds	92 beds	110 beds	**18 beds**
	Medical office[1]	--	6,400 gsf	**6,400 gsf**
Public Parking (spaces)		675 spaces	-	**- 675 spaces**
Accessory/Private Open Space		--	0.2 acres (9,000 sf)	**0.2 acres (9,000 sf)**
Population/Employment[3]		**No-Action Scenario**	**With-Action Scenario**	**Increment**
Residents		92 residents	495 residents [2]	**403 residents**
Workers		54 workers	104 workers[3]	**50 workers**

Notes:

[1] While a small portion of the 6,400 sf of non-shelter community facility floor area is expected to comprise vehicle storage, as well as restrooms for the neighboring Anibal Aviles Playground, as (1) medical offices would comprise the majority of the 6,400 sf; and (2) medical offices are the highest intensity use of those planned for the site, for RWCDS purposes, all 6,400 gsf are assumed to comprise medical offices.

[2] Assumes 1 person per shelter bed, 1 person per studio unit, 2 people per one-bedroom unit, 3 people per two-bedroom unit, and 4 people per three-bedroom unit (data provided by WSFSSH).

[3] No-Action worker estimates are based on the 54 current employees within the Project Area (36 employees at the existing Valley Lodge Facility and 18 employees at the parking garages). With-Action estimates are based on data provided by WSFSSH (20 total workers associated with the permanent units, 21 workers for the supportive senior units, 39 workers for 110-bed shelter facility, 23 workers for the community facility space, and 1 park/associated maintenance worker).

[2] While a small portion of the 6,400 sf of non-shelter community facility floor area is expected to comprise vehicle storage, as well as restrooms for the neighboring Anibal Aviles Playground, as (1) medical offices would comprise the majority of the 6,400 sf; and (2) medical offices are the highest intensity use of those planned for the site, for RWCDS purposes, all 6,400 gsf are assumed to comprise medical offices.

G. PUBLIC REVIEW PROCESS

The Proposed Actions described above are subject to public review under ULURP, Section 200 of the City Charter, and City Environmental Quality Review (CEQR) procedures. The ULURP and CEQR review processes are described below.

Uniform Land Use Review Procedure (ULURP)

The City's ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process specially designed to allow public review of a proposed action at four levels: the Community Board, the Borough President and (if applicable) the Borough Board, the CPC and the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The ULURP process begins with a certification by the New York City Department of City Planning (DCP) that the ULURP application is complete, which includes satisfying CEQR requirements (see the discussion below). The application is then forwarded to Manhattan Community Board 7, which has 60 days in which to review and discuss the approval, hold public hearings, and adopt recommendations regarding the application. Once this step is complete, the Borough President reviews the application for up to 30 days. CPC then has 60 days to review the application, during which time a ULURP/CEQR public hearing is held. Comments made at the Draft EIS public hearing and subsequent comment period (the record for commenting remains open for ten days after the hearing to receive written comments) are incorporated into a Final EIS. The Final EIS must be completed at least ten days before CPC makes its decision on the application. CPC may approve, approve with modifications or deny the application. If the ULURP application is approved, or approved with modifications, it moves forward to the City Council for review. The City Council has 50 days to review the application and during this time holds a public hearing on the Proposed Actions, through its Land Use Subcommittee. The Council may approve, approve with modifications or deny the application. If the Council proposes a modification to the Proposed Actions, the ULURP review process stops for 15 days, providing time for a CPC determination on whether the proposed modification is within the scope of the environmental review and ULURP review. If it is, then the Council may proceed with the modification; if not, then the Council may only vote on the actions as approved by the CPC. Following the Council's vote, the Mayor has five days in which to veto the Council's actions. The City Council may override the mayoral veto within 10 days.

City Environmental Quality Review (CEQR)

Pursuant to the State Environmental Quality Review Act (Article 8 of the Environmental Conservation Law; SEQRA) and its implementing regulations found at 6 NYCRR Part 617, New York City has established rules for its own environmental quality review in Executive Order 91 of 1977, as amended, and 62 RCNY Chapter 5, the Rules of Procedure for CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, and to identify, and when practicable mitigate, significant adverse environmental effects. CEQR rules guide environmental review, as follows:

Establishing a Lead Agency: Under CEQR, a "lead agency" is the public entity responsible for conducting environmental review. Usually, the lead agency is also the entity principally responsible for carrying out, funding, or approving the proposed action(s). In accordance with CEQR rules (62 RCNY §5-03), HPD assumed lead agency status for the Proposed Actions.

Determination of Significance: The lead agency's first charge is to determine whether the proposed action(s) may have a significant adverse impact on the environment. To do so, HPD, in this case, reviewed an Environmental Assessment Statement (EAS) dated May 23, 2017 for the Proposed Actions. Based on the information contained in the EAS, HPD determined that the Proposed Actions may have a significant adverse impact on the environment, and issued a Positive Declaration on May 23, 2017, requiring that an EIS be prepared in conformance with all applicable laws and regulations.

Scoping: Along with its issuance of a Positive Declaration, HPD issued a Draft Scope of Work for the EIS, dated May 23, 2017, marking the beginning of the comment period on the Draft Scope. "Scoping," or creating the scope of work, is the process of identifying the environmental impact analysis areas, the methodologies to be used, the key issues to be studied, and creating an opportunity for others to comment on the intended effort. CEQR requires a public scoping meeting as part of the process. A public scoping meeting was held on Thursday, June 22, 2017 at 4:00 PM at the Edward A. Reynolds West Side High School (140 West 102nd Street, New York, NY). The public review period for agencies and the public to review and comment on the Draft Scope of Work was open through July 3, 2017. Modifications to the Draft Scope of Work for the project's EIS were made as a result of public and interested agency input during the scoping process. A Final Scope of Work document for the Proposed Actions was issued on October 13, 2017.

Draft Environmental Impact Statement (DEIS): This DEIS was prepared in accordance with the Final Scope of Work, and follows the methodologies and criteria for determining significant adverse impacts in the *CEQR Technical Manual*. The lead agency reviewed all aspects of the document, calling on other City and state agencies to participate where the agency's expertise is relevant. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. The DEIS was deemed complete and the Notice of Completion was issued on October 13, 2017.

Public Review: Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, which must extend for a minimum of 30 days, the public has the opportunity to review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. When the CEQR process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings may be held jointly. The lead agency must publish a notice of the hearing at least fourteen (14) days before it takes place, and must accept written comments for at least ten (10) days following the close of the hearing. All substantive comments received at the hearing become part of the CEQR record and must be summarized and responded to in the Final EIS.

Final Environmental Impact Statement (FEIS): After the close of the public comment period for the Draft EIS, the FEIS is prepared. The FEIS must incorporate relevant comments on the DEIS, either in a separate chapter or in changes to the body of the text, graphics and tables. Once the lead agency determines the FEIS is complete, it issues a Notice of Completion and circulates the FEIS.

Findings: To document that the responsible public decision-makers have taken a hard look at the environmental consequences of a proposed action, any agency taking a discretionary action regarding a project must adopt a formal set of written findings, reflecting its conclusions about the significant adverse environmental impacts of the project, potential alternatives, and potential mitigation measures. The findings may not be adopted until ten (10) days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved agencies may take their actions (or take "no action"). This means that the CPC must wait at least 10 days after the FEIS is complete to take action on a given application.