

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the proposed 250 Water Street project. The Applicant, 250 Seaport District, LLC, seeks a special permit, modifications to a previously approved large-scale general development (LSGD), zoning text amendments, and authorizations (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the development of a mixed-use building containing market-rate and affordable housing, retail, office, and community facility spaces as well as parking at 250 Water Street (Block 98, Lot 1; the Development Site). The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), issued a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on May 17, 2021.

Since the issuance of the DEIS, the Applicant has submitted a modified application (Application Number C 210438(A) ZSM; the “A Application”) reflecting changes to the project that result from the New York City Landmarks Preservation Commission (LPC) approval. The A Application was analyzed in a Technical Memorandum issued on August 17, 2021, ahead of the public hearing, to address the project modifications. This modified version of the project is described and considered in this FEIS as the Reduced Impact Alternative, as outlined in Chapter 18, “Alternatives.”

A Public Notice for the Hearing on the DEIS was published in the City Record and the New York State Department of Environmental Conservation Environmental News Bulletin on August 18, 2021, as well as the New York Post on August 16, 2021. CPC held a duly noticed public hearing on the DEIS on September 1, 2021 at 120 Broadway, New York, with remote participation available via NYC Engage Portal in support of the city’s efforts to contain the spread of COVID-19. The public hearing included consideration of the A Application, as noted by the Technical Memorandum, which concluded that the modifications would not alter the conclusions of the DEIS. Public comments were accepted at that hearing and throughout the comment period, which remained open through September 13, 2021. Since the public hearing on September 1, 2021, the applicant has further modified the A Application to consider a potential community facility or commercial theater use as an option under the Reduced Impact Alternative. The FEIS also considers these modifications, as detailed below.

This FEIS addresses all substantive comments made on the DEIS since its publication, during the public hearing and subsequent comment period. Those comments are summarized and responded to in Chapter 23, “Response to Comments on the DEIS.” Written comments on the DEIS and a transcript of the public hearing are included in a new Appendix F. Changes to the text and graphics from the DEIS have been made in this FEIS, as necessary, in response to these comments. This FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since the issuance of the DEIS. This FEIS was revised on October 10, 2021 to include additional comments and responses.

¹ This Foreword is new to the FEIS.

In addition to Chapter 23, the principal changes between the DEIS and FEIS include the following:

- Amended Application Analysis: Since the publication of the DEIS, the applicant has submitted a modified application (Application Number C 210438(A) ZSM; the “A-Application”) with proposed changes to the project. The modified version of the project that represents the current application is described and considered in Chapter 18, “Alternatives,” as the Reduced Impact Alternative. The Reduced Impact Alternative project includes an additional option in which a community facility theater use is proposed. Development under the earlier application, which has been withdrawn, is referred to in this FEIS as the “previously proposed project.”

Compared to the previously proposed project, the Reduced Impact Alternative would have less gross square feet (616,500 versus 680,500) and would have a lower height (up to 324 feet versus 395 feet), which reflects the design approved by LPC following the publication of the DEIS.² While there would be less office and more residential under this alternative, the mix of uses would be the same, with market-rate and affordable housing, retail, office, community facility spaces and accessory parking uses. In addition, potential theater uses (community facility or commercial) are considered as an option under this alternative. Other aspects of the previously proposed project (such as access changes at Pier 17) and conditions assumed for the purposes of environmental review (the restoration, expansion and reopening of the South Street Seaport Museum) would be retained with the Reduced Impact Alternative.

Chapters of the FEIS have been revised to reflect these and other changes, as appropriate:

- Chapter 1, “Project Description and Analytical Framework,” has been revised to clarify the status of the previously proposed project and the proposed actions.
- Chapter 3, “Socioeconomic Conditions,” has been revised to clarify assumptions for affordable housing.
- Chapter 4, “Open Space,” has been revised to clarify impact determinations.
- Chapter 6, “Historic and Cultural Resources,” has been revised to clarify the applicability of LPC approvals.
- Chapter 7, “Urban Design and Visual Resources,” has been revised to further address views of the Brooklyn Bridge and to include more information on proposed changes at Pier 17.
- Chapter 9, “Hazardous Materials,” has been revised to include note a determination that the Development Site does not pose a significant threat to public health or the environment and approval of the Remedial Investigation Report.
- Chapter 12, “Air Quality,” has been revised to clarify receptor distances/heights and to correct values for the large source analysis.

² Since the Project Area is located within the South Street Seaport Historic District, construction and design of buildings on the Development Site and Museum Site are subject to LPC review and approval. Public hearings were held on January 5 and April 6, 2021, and on May 4, 2021 LPC voted to issue Certificates of Appropriateness for a modified design of the building to be built on the Development Site (Docket #: LPC-21-3235; Document #: COFA-21-03235) and the potential expansion of the Museum (LPC Docket #: LPC-21-04480; Document #: SUL-21-04480). On May 13, 2021, LPC issued a Certificate of Appropriateness (Design Approval) with respect to the modified design of the building to be built on the Development Site.

- Chapter 13, “Greenhouse Gas Emissions and Climate Change,” has been revised to indicate that the Applicant is seeking to attain a minimum of LEED Silver equivalent certification for the 250 Water Street building.
- Chapter 16, “Neighborhood Character,” has been revised to clarify conclusions.
- Chapter 18, “Alternatives,” has been revised to incorporate the new Reduced Impact Alternative (discussed above).
- Chapter 19, “Mitigation,” has been updated to reflect measures to address project impacts with regard to Open Space, Shadows, Historic and Cultural Resources, Transportation, and Construction.
- Chapter 20, “Construction,” has been revised to include additional analysis of traffic conditions at three intersections and to address agency input on air quality and noise.
- Appendix A has been updated with the latest proposed zoning text.
- Appendix B has been updated to reflect changes in the FEIS.
- Appendix C has been updated with agency correspondence received between the publication of the DEIS and this FEIS.
- Appendix F has been created to include the comments made at the public hearing and received during the public comment period for the DEIS.
- Commitments by the Applicant that will be codified in the Restrictive Declaration have been noted.

Substantive text changes or additions to the FEIS are indicated by double-underlining. Text that has been removed for the FEIS has been identified by ~~strikethroughs~~. However, neither underlining nor strikethroughs are used for chapters presented for the first time in this FEIS, such as this Foreword and Chapter 23, “Response to Comments on the DEIS.” For the sake of clarity, underlining and strikethroughs are also not used in tables with extensive changes; such tables are identified using footnotes. *