



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION

PROJECT NAME 570 Fifth Avenue

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
22DCP100M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
Pending

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Stephanie Shellooe, AICP

Director-Environmental Assessment and Review Division

2b. Applicant Information

NAME OF APPLICANT

46/47 Owner LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Tony Mannarino

Authorized Signatory, 46/47 Owner LLC

ADDRESS 120 Broadway, 31st Floor

ADDRESS 805 Third Avenue

CITY New York

STATE NY

ZIP 10271

CITY New York

STATE NY

ZIP 10022

TELEPHONE 212-720-3328

EMAIL

SSHELLOOE@planning.nyc.gov

TELEPHONE 212-712-6016

EMAIL

TMannarino@extell.com

3. Action Classification and Type

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

6 NYCRR 617.4(b)(6)(vi)

Action Type (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC

☐ LOCALIZED ACTION, SMALL AREA

☐ GENERIC ACTION

4. Project Description

46/47 Owner LLC (the Applicant) is requesting zoning text amendments and special permits pursuant to the amended zoning text (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the redevelopment of the Proposed Development Site with the Proposed Project. With the Proposed Actions, the Applicant would develop an Office building (in the Office scenario) with a maximum floor area of approximately 1,543,759 gross square feet (gsf)—or an alternative development—a Residential/Hotel building (in the Residential/Hotel scenario) with a maximum floor area of approximately 1,462,174 gsf at 570 Fifth Avenue (the Proposed Development Site). The Proposed Development Site comprises Block 1262, Lots 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 42, 45, and 130. It is located on the west side of Fifth Avenue between West 46th and West 47th Streets in Midtown in Manhattan Community District 5. The Proposed Actions would permit development of a building of up to 1,100 feet tall with a base of up to 197 feet on Fifth Avenue and West 46th Street and up to 225 feet on West 47th Street. The tower would set back from the base with additional setbacks at a height of approximately 699 feet and at a height of approximately 888 feet. In both scenarios, the building's massing would fit within this single building envelope. In addition, in both scenarios, an expansion of up to 2,632 gsf (2,500 zsf) of the existing hotel use would be permitted at Lot 9. Other than this permitted expansion, no new development on the remainder of the zoning lot or in the study area would be facilitated by the Proposed Actions. See EAS page 16 and the Draft Scope of work for a detailed project description.

Beyond the Proposed Development Site, the zoning lot will occupy most of the remainder of Block 1262, including Lots 9, 17–21, 23–24, 48, 52–54, 56, 63, former 67¹, 117, 123, 127, and 1701–1818.² No new development on the remainder of the zoning lot or in the study area would be facilitated by the Proposed Actions.

The following summarizes the Proposed Actions:

- Zoning text amendments, including amendments to ZR Section 81-066.
- Special permit pursuant to ZR Section 66-512 to permit a floor area bonus for mass transit station improvements (the Fifth Avenue and 53rd Street Station);
- Special permit pursuant to amended ZR Section 81-066 to permit modifications, including:
 - the transfer of floor area across district boundaries;
 - modifications to other bulk and use regulations, including but not limited to, the daylight evaluation/daylight compensation regulations (ZR 81-26 & 81-27);
 - modifications to the maximum street wall height (ZR 81-43, 81-83, & 81-262(b));
 - modifications to the regulations governing major building entrances and maximum lobby widths on Fifth Avenue (ZR 81-42, 81-47[b][2] & 81-84[a]);
 - modifications to the minimum retail space requirements applicable within the Fifth Avenue Subdistrict (ZR 81-82[b]);
 - modifications to pedestrian circulation space requirements (ZR 81-45 & 37-50);
 - modifications to building entrance recess area requirements (ZR 37-53(b));
 - modifications to the location of floors that can be occupied by commercial uses (ZR 32-422);
 - modifications to curb cut regulations (ZR 13-242, 81-44);
 - modifications to parking regulations (ZR 81-84(b)) and screening requirements (ZR 13-221); and
 - modifications to the maximum signage area, height and illumination regulations (ZR 32-642, 32-644, 32-655, 32-68 & 81-141).
- Special permit pursuant to ZR 74-802 to allow transient hotel use.

See Page 13a for project description and more detailed list of actions.

Project Location

BOROUGH	Manhattan	COMMUNITY DISTRICT(S)	5	STREET ADDRESS	570 Fifth Avenue	
TAX BLOCK(S) AND LOT(S)				Block 1262, Lots 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 42, 45, and 130	ZIP CODE	10036
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS						Eastern portion of the block bounded by Fifth and Sixth Avenues, between West 46th and West 47th Streets, with 150 feet of frontage on Fifth Avenue, 228 feet of frontage on West 46th Street, and 150 feet of frontage on West 47th Street.
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY					ZONING SECTIONAL MAP NUMBER	
C5-3, C6-4.5					8d	

¹ Current Lots 0100, 0120-0204, 206, 0205, 0208, 0210, 0212, 0301-0305, 0307, 0309, 0310, 0312, 0401, 0402, 0404-0407, 0409, 0411, 0500-0504, 0506, 0507, 0510-0512, 0601-0603, 0701-0704, 0706, 0707-0709, 0801, 0802, 0805, 0807, 0808, 1614, 0809, 0901, 0902, 0904, 0906, 0908, 0912, 1001, 1603, 1604, 1002, 1004, 1007, 1009, 1010-1012, 1101-1105, 1107, 1109-1112, 1114, 1201-1204, 1206, 1209-1214, 1300, 1301, 1401-1409, 1501, 1502, 1504-1506, 1508, 1510, 1512, 1514, 1601, 1602, 1610, 1612.

² Excluded from the Development Site and zoning lot are Lots 1, 22, 27, 41, 72-77.

5. Required Actions or Approvals (check all that apply)**City Planning Commission:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)☐ CITY MAP AMENDMENT☐ ZONING CERTIFICATION☐ CONCESSION☐ ZONING MAP AMENDMENT☐ ZONING AUTHORIZATION☐ UDAAP☒ ZONING TEXT AMENDMENT☐ ACQUISITION—REAL PROPERTY☐ REVOCABLE CONSENT☐ SITE SELECTION—PUBLIC FACILITY☐ DISPOSITION—REAL PROPERTY☐ FRANCHISE☐ HOUSING PLAN & PROJECT☐ OTHER, explain:☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR 13-221; 13-242; 32-262; 32-642; 32-644; 32-655; 32-68; 37-422; 37-50; 37-53[b]; 66-512; 74-634; 74-802; 81-066; 81-26; 81-262; 81-27; 81-141; 81-42; 81-43; 81-45; 81-47[b][2]; 81-82[b]; 81-83; 81-84; 81-141; 81-262[b]; 81-292

Board of Standards and Appeals: ☐ YES ☒ NO☐ VARIANCE (use)☐ VARIANCE (bulk)☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO If "yes," specify:**Other City Approvals Subject to CEQR** (check all that apply)☐ LEGISLATION☐ FUNDING OF CONSTRUCTION, specify:☐ RULEMAKING☐ POLICY OR PLAN, specify:☐ CONSTRUCTION OF PUBLIC FACILITIES☐ FUNDING OF PROGRAMS, specify:☐ 384(b)(4) APPROVAL☐ PERMITS, specify:☐ OTHER, explain:**Other City Approvals Not Subject to CEQR** (check all that apply)☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)☐ LANDMARKS PRESERVATION COMMISSION APPROVAL☒ OTHER, explain: MTA, floor area bonus**State or Federal Actions/Approvals/Funding:** ☐ YES ☒ NO If "yes," specify:**6. Site Description:** The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.**Graphics:** The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches. See Figures 1-7.☒ SITE LOCATION MAP☒ ZONING MAP☒ SANBORN OR OTHER LAND USE MAP☒ TAX MAP☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.):

Waterbody area (sq. ft.) and type: 0

Approximately 43,011 (Development Site)

Roads, buildings, and other paved surfaces (sq. ft.):

Other, describe (sq. ft.): N/A

Approximately 147,578

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): Up to 1,543,759

NUMBER OF BUILDINGS: 1

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Up to 1,543,759

HEIGHT OF EACH BUILDING (ft.): Up to 1,100

NUMBER OF STORIES OF EACH BUILDING: 78

Does the proposed project involve changes in zoning on one or more sites? ☐ YES ☒ NO

If "yes," specify: The total square feet owned or controlled by the applicant:

The total square feet not owned or controlled by the applicant:

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: TBD sq. ft. (width x length)

VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: TBD sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

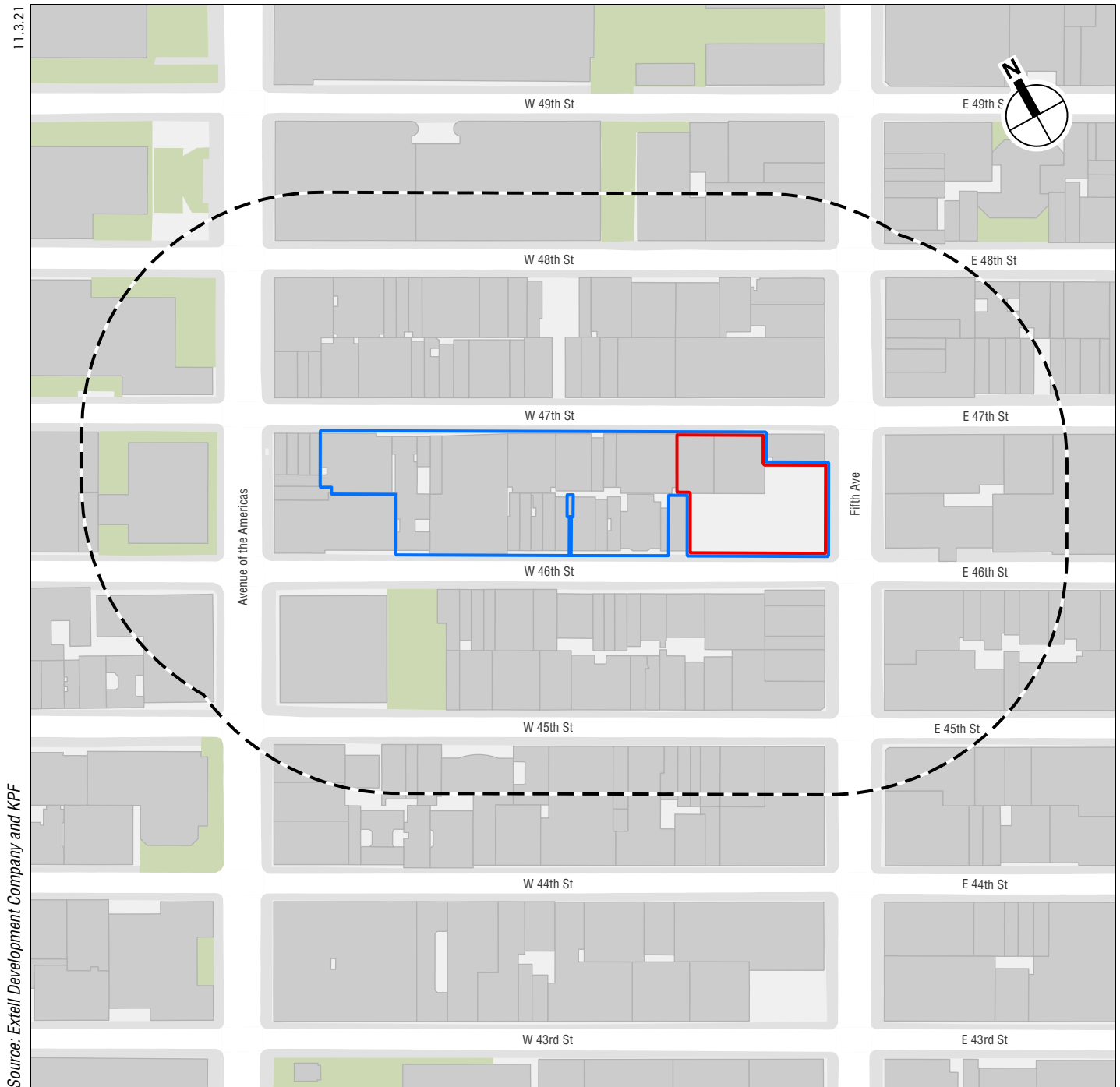
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2028

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 54 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY? N/A

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Under both With Action development scenarios, it is anticipated that construction would include excavation and foundation (12 months); superstructure and exteriors (28 months); and interiors (28 months). The superstructure and exteriors construction would be undertaken following the start of the excavation and foundation stage and would overlap for approximately 3 months. The interiors would be undertaken following the start of the superstructure and exteriors construction stage and would overlap for approximately 11 months. The ongoing demolition work will be completed prior to the start of the excavation and foundation stage.

9. Predominant Land Use in the Vicinity of the Project (check all that apply)
☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

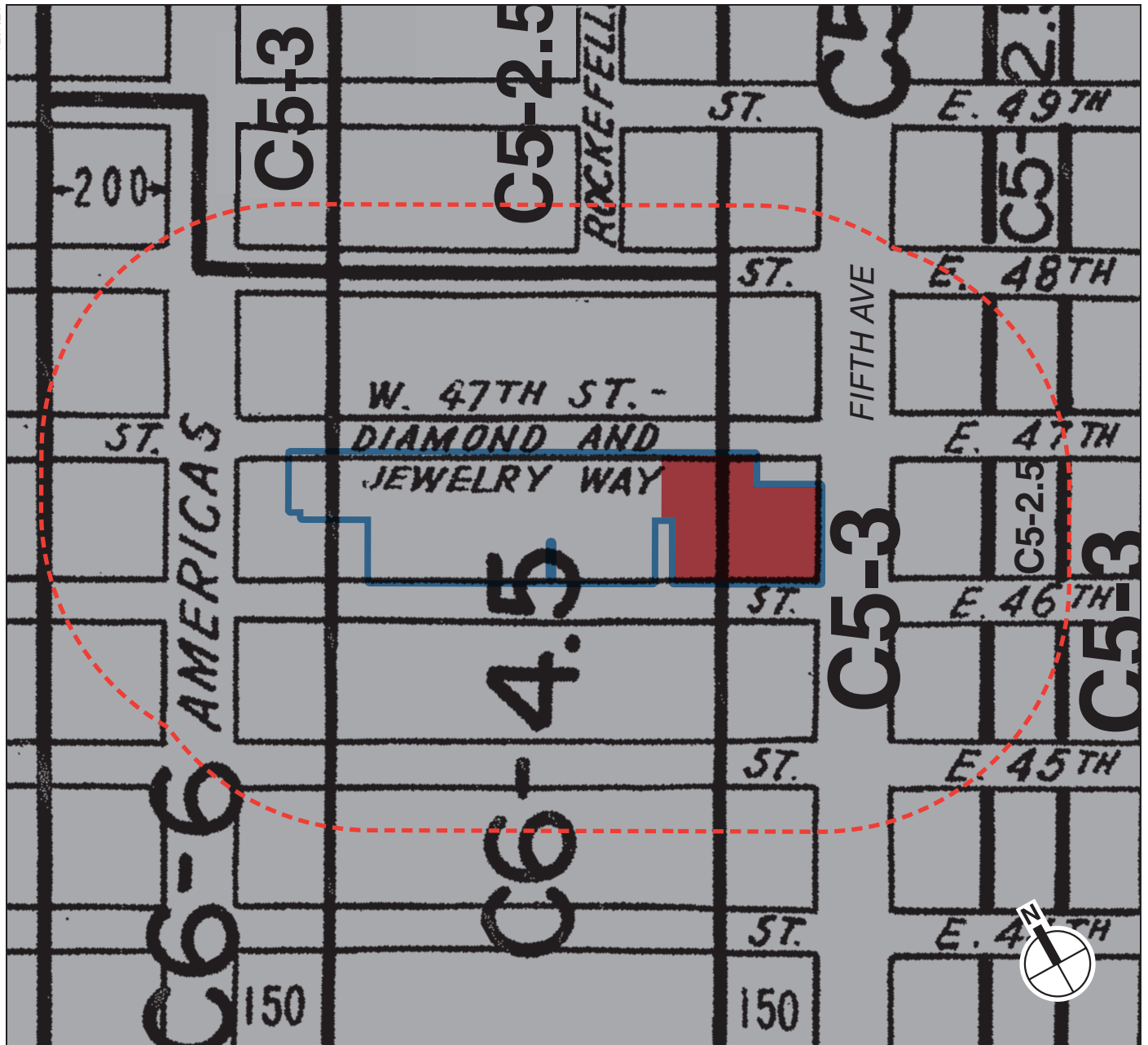


- Development Site*
- Zoning Lot*
- Study Area (400-foot perimeter)*

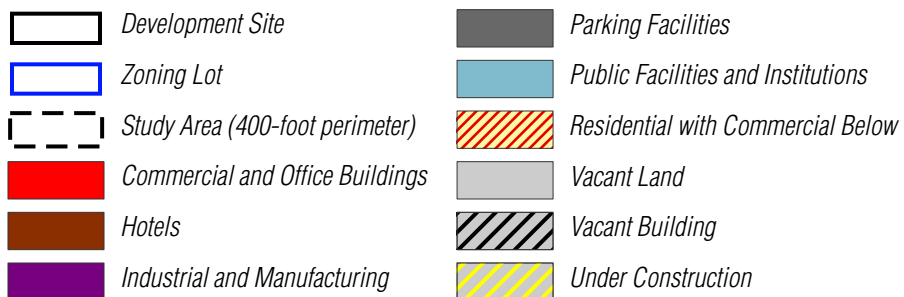
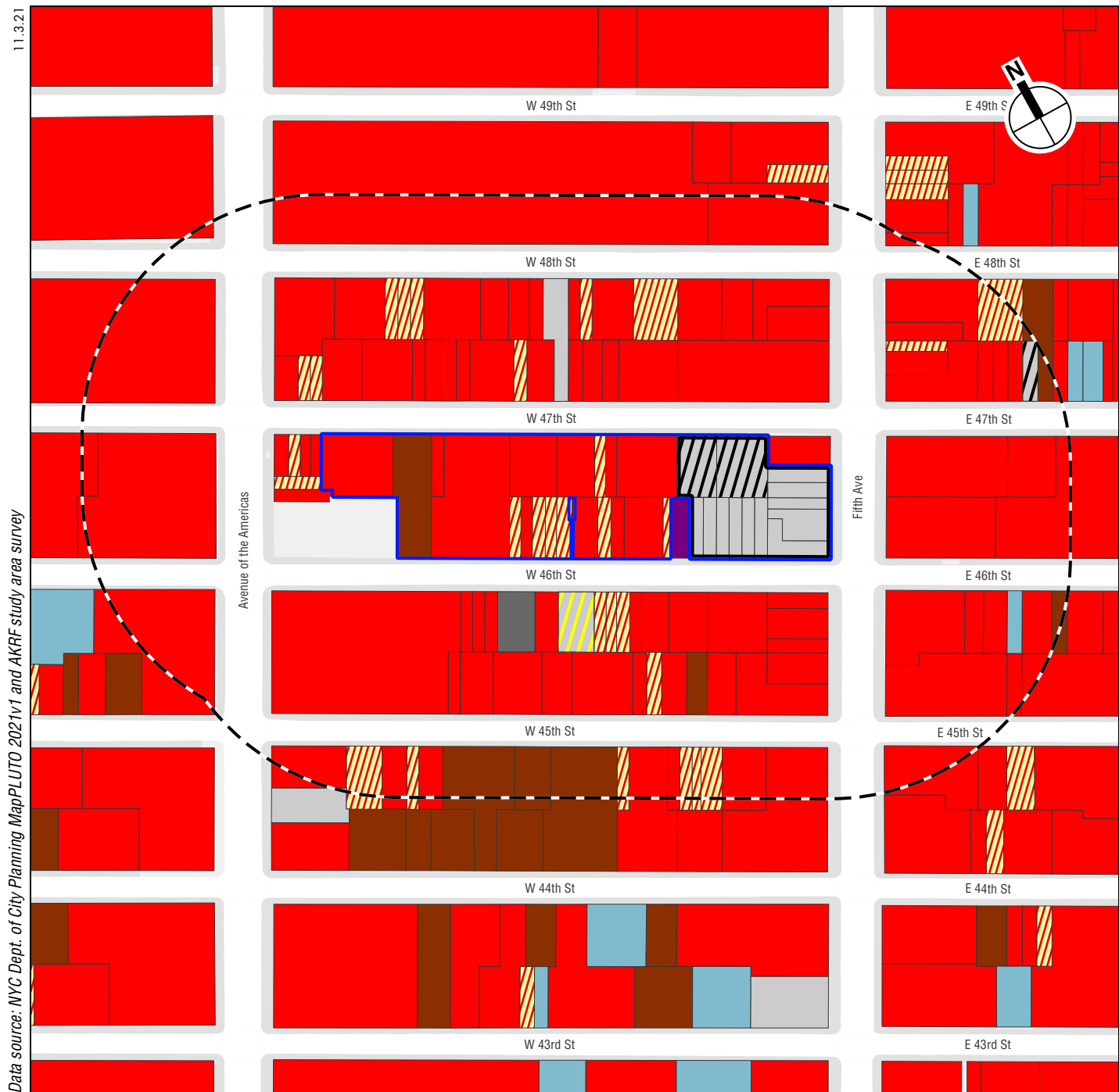


Project Location
Figure 1

EXTELL 570 FIFTH AVENUE



- Development Site
- Zoning Lot
- Study Area (400-foot perimeter)
- Zoning District Boundaries



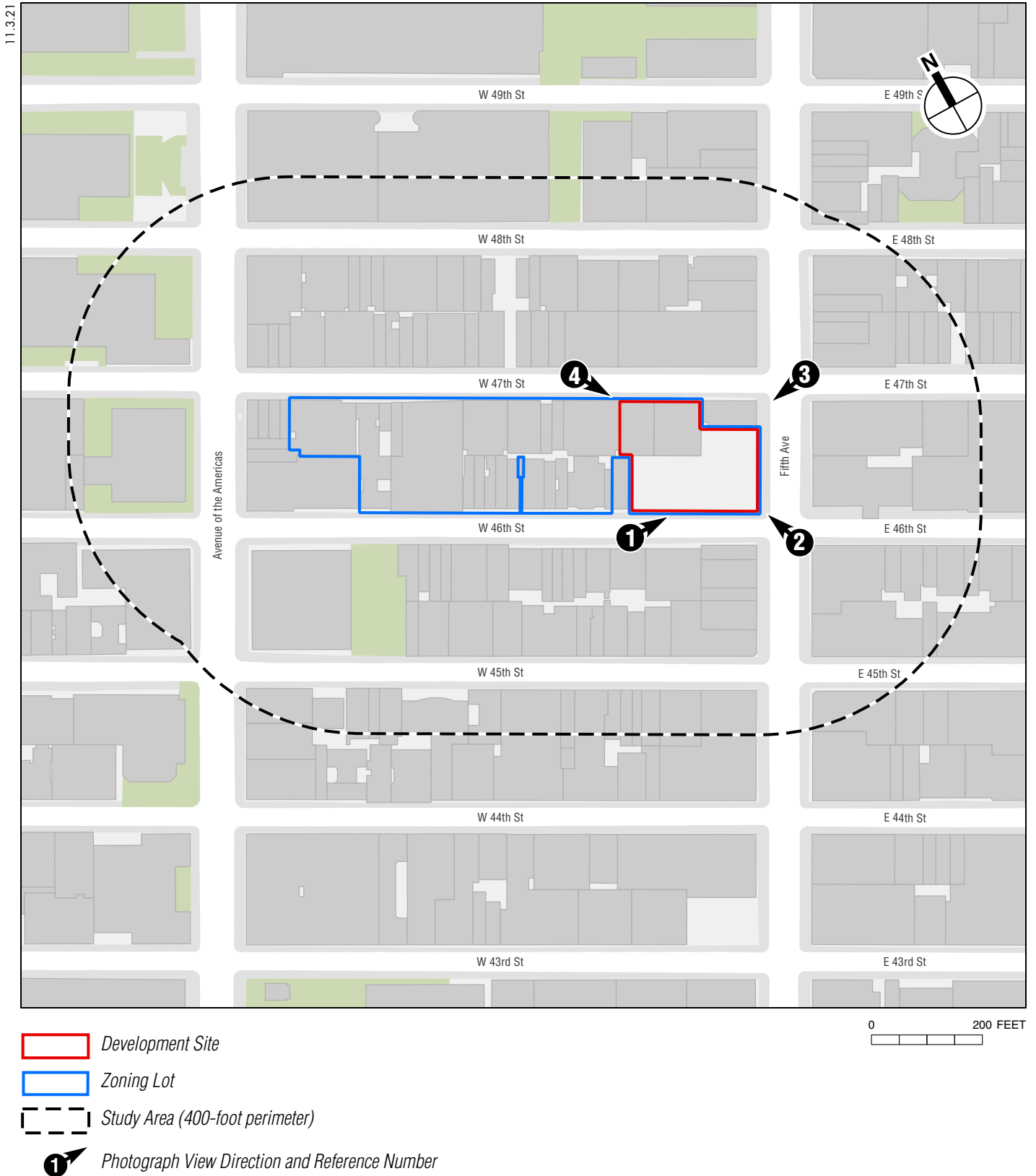
Existing Land Use
Figure 3



- Development Site
- Zoning Lot
- Study Area (400-foot perimeter)
- 1 Tax Lot Boundary
- 1 Tax Block Boundary

EXTELL 570 FIFTH AVENUE

**Tax Map
Figure 4**



Photographs of the Development Site
Figure 5



Project Site - View Northeast on West 46th Street 1



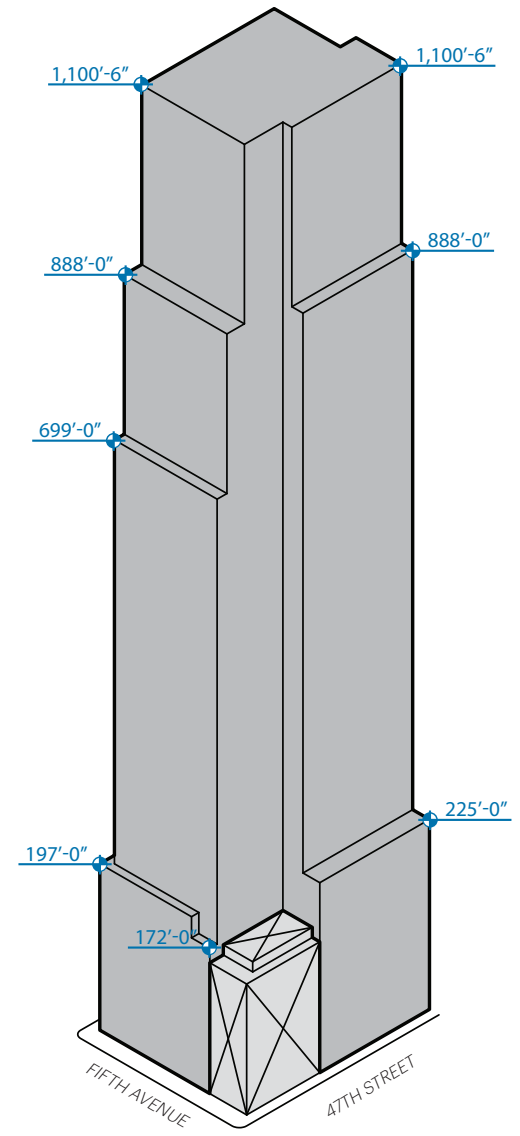
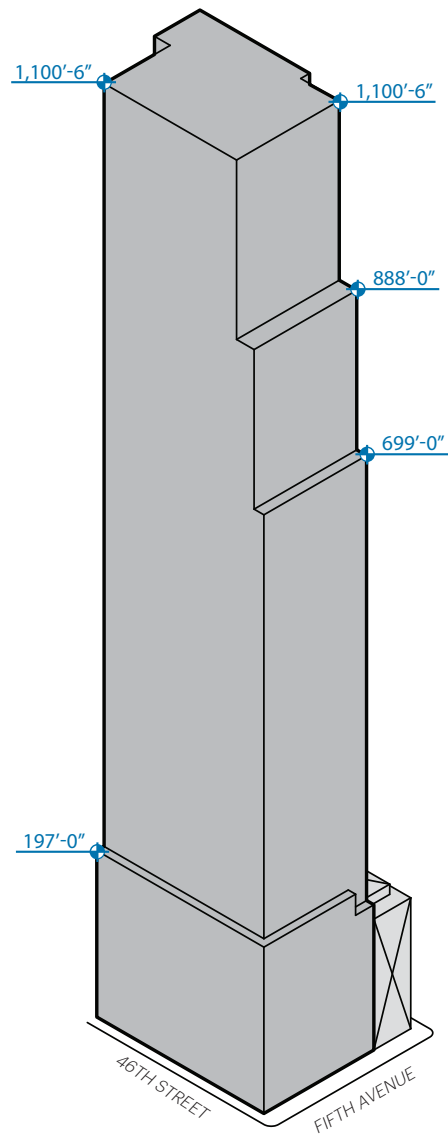
Project Site - View Northwest from Fifth Avenue and West 46th Street 2



Project Site - View Southwest from West 47th Street and
Fifth Avenue **3**



Project Site - View Southeast on West 47th Street **4**

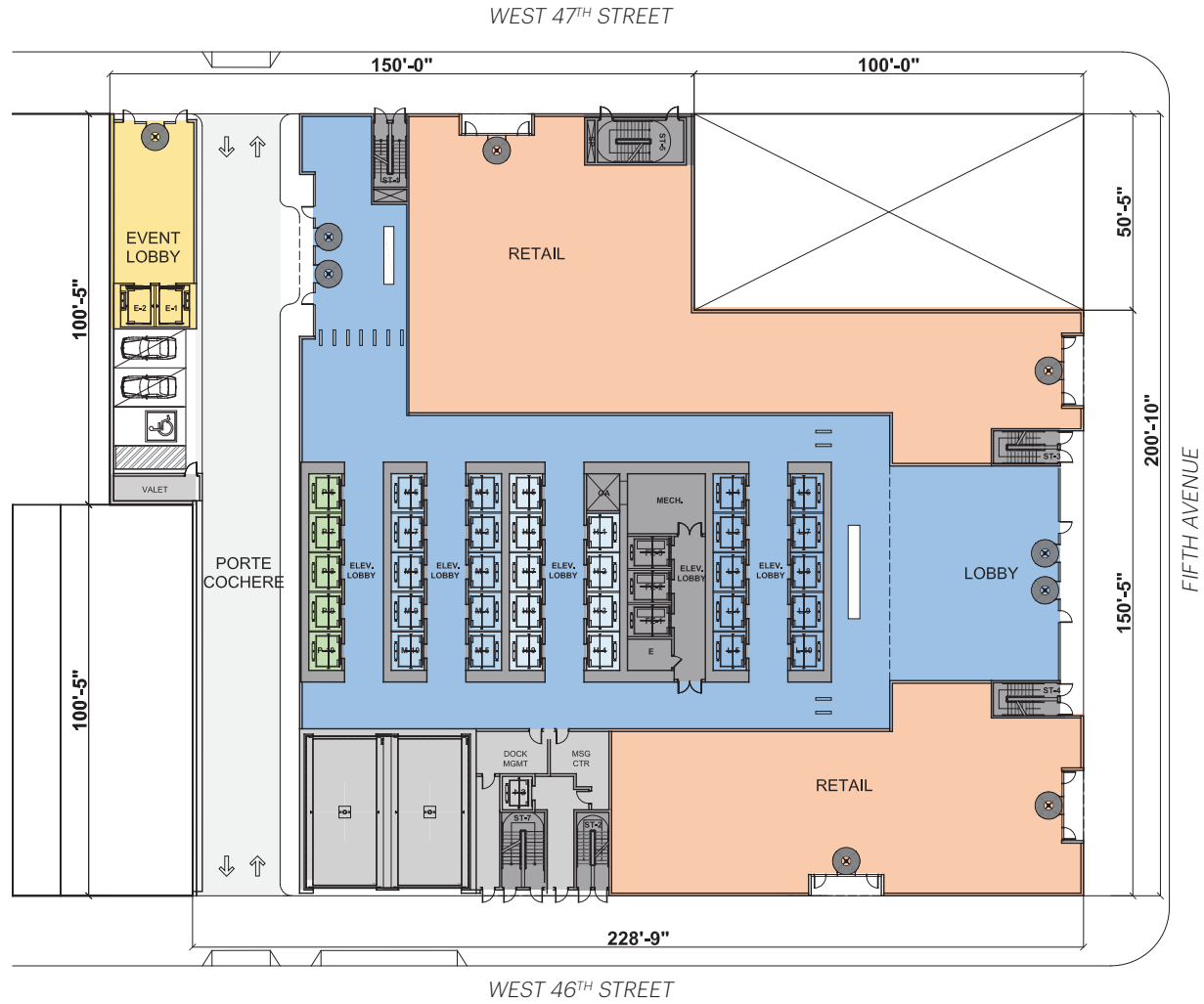


NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

EXTELL 570 FIFTH AVENUE

Proposed Project – Single Building Envelope

Figure 8

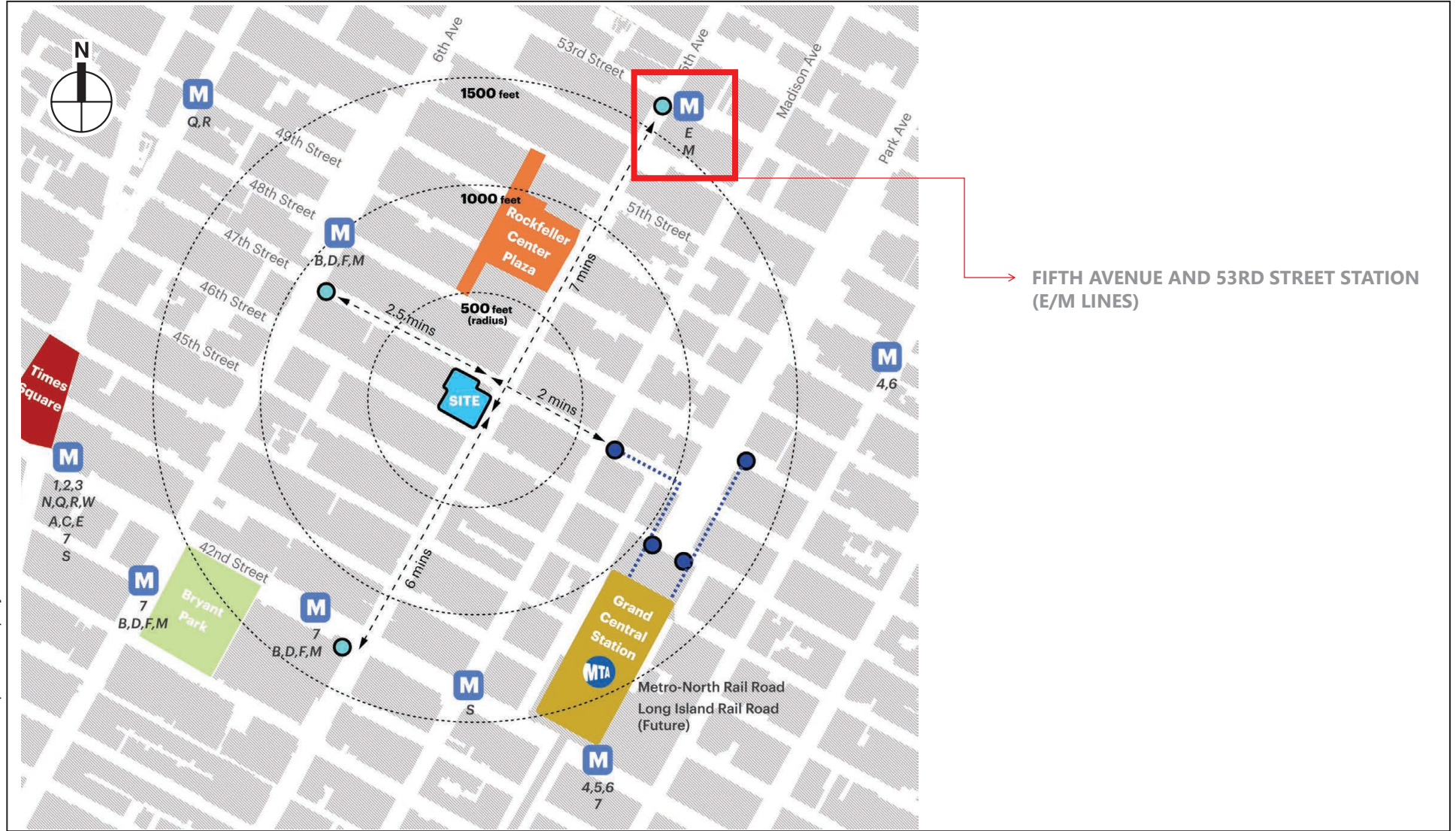


NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

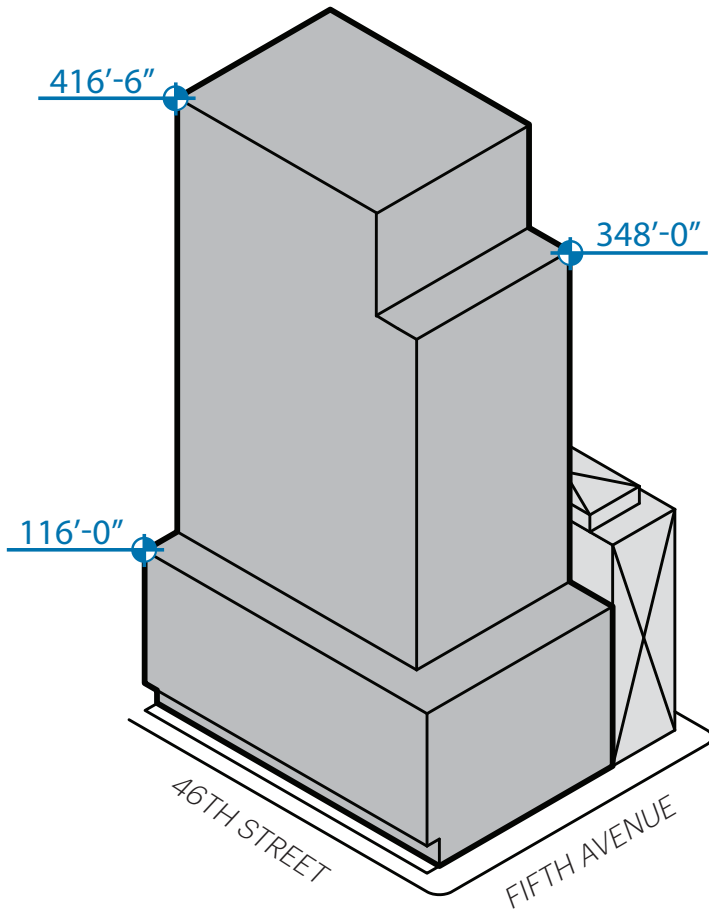
Ground Floor Plan – Office Scenario
Figure 9



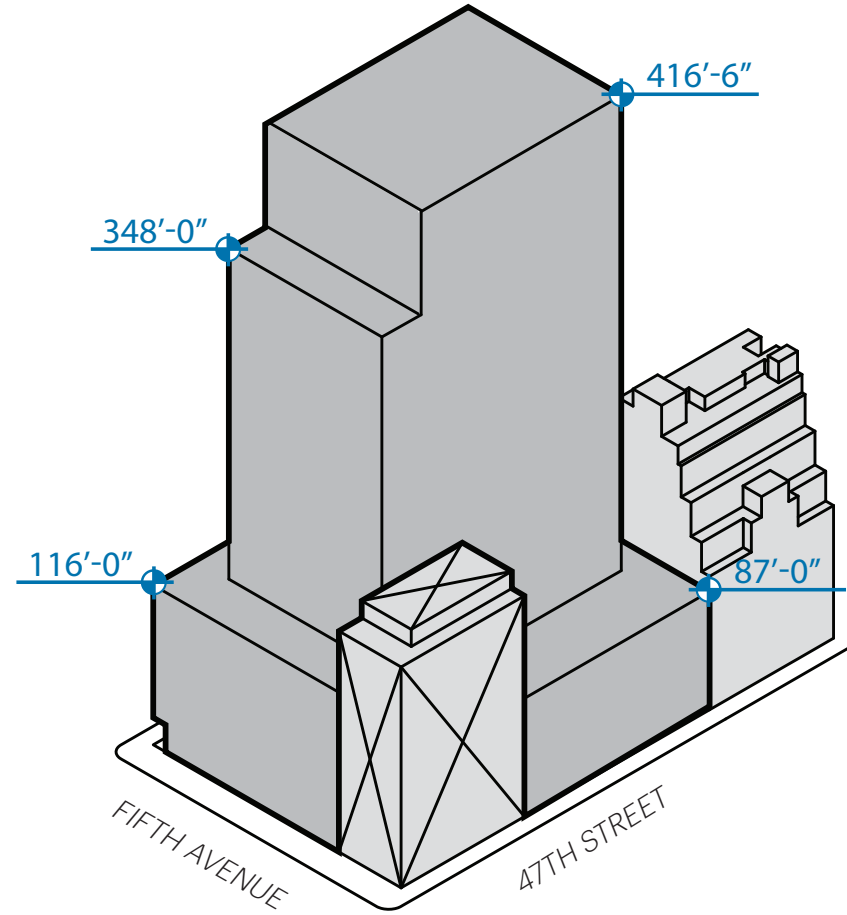
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Southeast Corner



Northeast Corner

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

With-Action Scenario 1—Office Scenario	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
Describe type (retail, office, other)	Office; Retail	Office; Retail	Office; Retail	Office; Retail
Gross floor area (sq. ft.)	Proposed Development Site: ±174,898 gsf	Total: 747,956 gsf (Includes Lot 9*) Proposed Development Site: 663,492 gsf; Retail: 84,464 gsf; *Hotel: 0	Total: 1,546,391 gsf (Includes Lot 9*) Proposed Development Site: Office: 1,446,174 gsf; Retail: 77,585 gsf; Event Space: 20,000 gsf *Hotel (Lot 9): 2,632 gsf	Total: 798,435 gsf (Includes Lot 9*) Proposed Development Site: Office: 782,682 gsf; Retail: (6,879) gsf; Event Space: 20,000 *Hotel (Lot 9): 2,632 gsf
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” describe:	11 vacant lots			
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” describe:				
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	0	20	20	0
Operating hours	N/A	24/7	24/7	
Attended or non-attended	N/A	Attended	Attended	
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

With-Action Scenario 1—Office Scenario	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If “yes,” describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
No. and type	0 (11 vacant lots and 2 tax lots containing vacant buildings in the process of being demolished)	Multiple (Offices; Retail)	Multiple (Offices; Retail)	
No. and type of workers by business	0	Total: 2,908 (Includes Lot 9*) Proposed Development Site: Office: 2,654; Retail: 254; *Hotel: 0	Total: 6,099 (Includes Lot 9*) Proposed Development Site: Office: 5,865; Retail: 233 *Hotel on Lot 9: 1	Total: 3,291 (Includes Lot 9*) Proposed Development Site: Office: 3,211; Retail: (21) *Hotel on Lot 9: 1
No. and type of non-residents who are not workers	0	Retail: 211	Retail: 194	(17)
Briefly explain how the number of businesses was calculated:	Assumes 1 worker per 333 sf of retail space and 1 worker per 250 sf of office space			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C5-3; C6-4.5; C6-6	No Change	No Change	
Maximum amount of floor area that can be developed	15 FAR Com (C5-3 & C6-6); 12 FAR Com (C6-4.5)	15 FAR Com (C5-3 & C6-6); 12 FAR Com (C6-4.5)	18 FAR Com (C5-3 & C6-6); 14.4 FAR Com (C6-4.5)	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial and offices; residential; community facilities	Commercial and offices; residential; community facilities	Commercial and offices; residential; community facilities	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				
*In both scenarios, an expansion of up to 2,632 gsf (2,500 zsf) of the existing hotel use would be permitted at Lot 9.				

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

With-Action Scenario 2— Residential/Hotel Scenario	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
Describe type of residential structures	N/A		Apartment Units	
No. of dwelling units	N/A		468 DUs (850 sf/DU)	468 DUs (850 sf/DU)
No. of low- to moderate-income units	N/A		N/A	N/A
Gross floor area (sq. ft.)	N/A		397,878 gsf	397,878 gsf
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
Describe type (retail, office, other)	Office; Retail	Office; Retail	Hotel; Retail	
Gross floor area (sq. ft.)	Proposed Development Site: ±174,898 gsf	Total: 747,956 gsf (Includes Lot 9*) Proposed Development Site: Office: 663,492 gsf; Retail: 84,464 gsf; Lot 9: 0	Total: 1,066,928 gsf (Includes Lot 9*) Proposed Development Site: Office: 0; *Hotel 990,915 gsf (including 988,283 + 2,632 on Lot 9); Retail: 76,013 gsf	Total: 318,972 gsf (Includes Lot 9*) Proposed Development Site: Office: (663,492) gsf; *Hotel: 990,915 gsf (including 988,283 + 2,632 gsf on Lot 9) Retail: (8,451) gsf
Manufacturing/Industrial	N/A	N/A	N/A	
If “yes,” specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify the following:				
Type	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” describe:	11 vacant lots	N/A	N/A	
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” describe:	N/A	N/A	N/A	
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	20	20	0
Operating hours	N/A	24/7	24/7	
Attended or non-attended	N/A	Attended	Attended	
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify the following:				
No. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	N/A	N/A	

With-Action Scenario 2— Residential/Hotel Scenario	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” describe:	N/A	N/A	N/A	
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If “yes,” specify number:	0	0	768	768
Briefly explain how the number of residents was calculated:	The residential population was determined by multiplying the 468 dwelling unit (DU) count for the With Action Residential/Hotel building by the average household size of 1.64 according to PUMA for Manhattan CD 5 (2017 ACS 1-Year data).			
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If “yes,” specify the following:				
No. and type	0 (11 vacant lots and 2 tax lots containing vacant buildings in the process of being demolished)	Multiple (Offices; Retail)	Multiple (Offices; Retail)	
No. and type of workers by business	0	Total: 2,908 (Includes Lot 9*) Proposed Development Site: Office: 2,654; Retail: 254; *Hotel: 0	Total: 736 (Includes Lot 9*) Proposed Development Site: Office: 0; Retail: 228; *Hotel: 508 (including 507 + 1 on Lot 9)	Total: (2,172) (Includes Lot 9*) Proposed Development Site: Office: (2,654); Retail: (26); *Hotel: 508 (including 507 + 1 on Lot 9)
No. and type of non-residents who are not workers	0	Retail: 211	Retail: 190	Retail: (21)
Briefly explain how the number of businesses was calculated:	Assumes 1 worker per 333 sf of retail space; 1 worker per 3 hotel rooms (1 hotel room per 650/sf); 1 worker per 250 sf of office space			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C5-3; C6-4.5; C6-6	No Change	No Change	No Change
Maximum amount of floor area that can be developed	15 FAR Com (C5-3 & C6-6); 12 FAR Com (C6-4.5)	15 FAR Com (C5-3 & C6-6); 12 FAR Com (C6-4.5)	18 FAR Com (C5-3 & C6-6); 14.4 FAR Com (C6-4.5)	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Commercial and offices; residential; community facilities	Commercial and offices; residential; community facilities	Commercial and offices; residential; community facilities	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site. *In both scenarios, an expansion of up to 2,632 gsf (2,500 zsf) of the existing hotel use would be permitted at Lot 9.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning? See Additional Information, "Land Use, Zoning, and Public Policy."	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Consistency Assessment Form .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer <i>both</i> questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations? To be provided in the EIS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Indirect Business Displacement		
<ul style="list-style-type: none"> Would the project potentially introduce trends that make it difficult for businesses to remain in the area? To be provided in the EIS 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
<ul style="list-style-type: none"> Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
<ul style="list-style-type: none"> Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
<ul style="list-style-type: none"> Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? 	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
<ul style="list-style-type: none"> Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the additional population impair the delivery of library services in the study area? 	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
<ul style="list-style-type: none"> Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6) 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? 	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of health care facilities in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of fire or police protection in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
<ul style="list-style-type: none"> If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent? 	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? To be provided in the EIS. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: 	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Additional Information, "Shadows."		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Additional Information, "Historic and Cultural Resources."		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . See Additional Information, "Urban Design and Visual Resources."		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. 		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions. 		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> o If "yes," were Recognized Environmental Conditions (RECs) identified? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See Additional Information, "Hazardous Materials."	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Additional Information, "Water and Sewer Infrastructure."		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): See Additional Information, "Solid Waste and Sanitation Services."		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): See Additional Information, "Energy."		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions: See Additional Information, "Transportation."		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(f) If “yes” to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Additional Information, “Air Quality.”		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City’s solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes” to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” would the project result in inconsistencies with the City’s GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. See Additional Information, “Greenhouse Gas Emissions.”	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If “yes” to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Additional Information, “Noise.”		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If “yes,” explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , “Public Health.” Attach a preliminary analysis, if necessary. See Additional Information, “Public Health.”		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If “yes,” explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , “Neighborhood Character.” Attach a preliminary analysis, if necessary. See Additional Information, “Neighborhood Character.”		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project’s construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked “yes,” explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , “Construction.” It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Additional Information, “Construction.”		

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME

Tony Mannarino

Authorized Signatory, 46/47 Owner LLC

SIGNATURE



DATE

January 10, 2022

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

**Potentially
Significant
Adverse Impact**

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

☒
☐

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

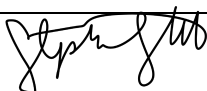
3. Check determination to be issued by the lead agency:

- ☒ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- ☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- ☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY City Planning Commission
NAME Stephanie Shelllooe, AICP	DATE January 10, 2022

SIGNATURE



Project Description, Screening Analyses and Additional Technical Information for EAS Part II

This Environmental Assessment Statement (EAS) and the Environmental Impact Statement (EIS) for the 570 Fifth Avenue project are being prepared in accordance with New York City Environmental Quality Review (CEQR). All analyses have been prepared in accordance with the methodologies presented in the 2020 *CEQR Technical Manual*. Tasks associated with each technical analysis are also described in the Draft Scope of Work document. The Draft Scope of Work also provides a detailed project description, including information regarding the proposed project and the proposed actions.

A. PROJECT DESCRIPTION

INTRODUCTION

46/47 Owner LLC (the “Applicant”) is requesting zoning text amendments and special permits pursuant to the amended zoning text (the “Proposed Actions”) to facilitate the redevelopment of the Proposed Development Site with the Proposed Project. With the Proposed Actions, the Applicant would develop an Office building with a maximum floor area of approximately 1,543,759 gross square feet (gsf)—or an alternative development—a Residential/Hotel development with a maximum floor area of approximately 1,462,174 gsf at 570 Fifth Avenue (the “Proposed Development Site”). The Proposed Development Site comprises Block 1262, Lots 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 42, 45, and 130. It is located on the west side of Fifth Avenue between West 46th and West 47th Streets in Midtown in Manhattan Community District 5. Beyond the Proposed Development Site, the zoning lot will occupy most of the remainder of Block 1262, including Lots 9, 17-21, 23-24, 48, 52-54, 56, 63, former 67,¹ 117, 123, 127, 1701-1818 (see **Figures 1 and 8 through 10**).²

To accomplish the Proposed Project, the Applicant is requesting the following actions from the New York City Planning Commission (CPC), including zoning text amendments to ZR Section 81-066. In addition, the Applicant is seeking three special permits, including (i) pursuant to ZR 66-512 to permit a floor area bonus for mass transit station improvements (the Fifth Avenue and 53rd Street Station; see **Figure 11**), (ii) pursuant to the amended ZR Section 81-066, to allow the transfer of floor area across district boundaries and to modify other bulk and use regulations, including but not limited to, the daylight evaluation/daylight compensation regulations (ZR 81-26 & 81-27), the maximum street wall height (ZR 81-43, 81-83, & 81-262[b]), the regulations governing major building entrances and maximum lobby width on Fifth Avenue (ZR 81-42, 81-47[b][2] & 81-84[a]), the minimum retail space requirements applicable within the Fifth Avenue Subdistrict (ZR 81-82[b]), the pedestrian circulation space requirements (ZR 81-45 & 37-50), the building entrance recess area requirements (ZR 37-53(b)), the restrictions on the location of floors that can be occupied by commercial uses (ZR 32-422), curb cut regulations (ZR 13-242), parking regulations (ZR 81-84(b)), screening requirements (ZR 13-221), and the maximum signage area, height and illumination regulations applicable within the Fifth Avenue Subdistrict (ZR 32-642, 32-644, 32-655, 32-68, and 81-141); and (iii) pursuant to ZR 74-802 to allow transient hotel use.

DESCRIPTION OF THE PROPOSED DEVELOPMENT SITE AND ZONING LOT

The Proposed Development Site is located on the west side of Fifth Avenue between West 46th and West 47th Streets in Midtown in Manhattan Community District 5 (see **Figure 1**). It is occupied by 11 vacant lots (Block 1262, Lots 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, and 130) and two tax lots (Block 1262, Lots 42 and 45) that contain buildings. The two buildings are 13 to 15 stories (approximately 173’ to 204’ tall) and together comprise approximately 149,968 gsf. These two buildings are vacant and in the process of being demolished. The Proposed Development Site has a lot area of approximately 43,011 square feet (sf) with approximately 150 feet of frontage on Fifth Avenue, approximately 228 feet of frontage on West 46th Street, and approximately 150 feet of frontage on West 47th Street. There are no existing curb cuts or parking spaces on the Proposed Development Site.

¹ Current Lots 0100, 0120-0204, 206, 0205, 0208, 0210, 0212, 0301-0305, 0307, 0309, 0310, 0312, 0401, 0402, 0404-0407, 0409, 0411, 0500-0504, 0506, 0507, 0510-0512, 0601-0603, 0701-0704, 0706, 0707-0709, 0801, 0802, 0805, 0807, 0808, 1614, 0809, 0901, 0902, 0904, 0906, 0908, 0912, 1001, 1603, 1604, 1002, 1004, 1007, 1009, 1010-1012, 1101-1105, 1107, 1109-1112, 1114, 1201-1204, 1206, 1209-1214, 1300, 1301, 1401-1409, 1501, 1502, 1504-1506, 1508, 1510, 1512, 1514, 1601, 1602, 1610, 1612 .

² Excluded from the Proposed Development Site and zoning lot are Lots 1, 22, 27, 41, 72-77.

The eastern portion of the Proposed Development Site (within 150 feet of Fifth Avenue) is located in a C5-3 district within the Fifth Avenue Subdistrict of the Special Midtown District. The western portion of the Proposed Development Site (beyond 150 feet of Fifth Avenue) is located in a C6-4.5 district within the Special Midtown District.

Beyond the Proposed Development Site, the Zoning Lot will occupy most of the remainder of Block 1262, including Lots 9, 17-21, 23-24, 48, 52-54, 56, 63, former 67,³ 117, 123, 127, 1701-1818.⁴ The buildings on these lots include the 34-story International Gem Tower, mid-rise (10- to 16-story) commercial and office buildings, and low rise (5- to 6-story) mixed residential and commercial buildings. An expansion of up to 2,632 gsf (2,500 zsf) of the existing hotel use would be permitted at Lot 9. Other than this permitted expansion, other properties located on the zoning lot are not considered as potential development sites because all unused base and bonus floor area would be transferred to the Proposed Development Site. As such, no new development on the remainder of the zoning lot or in the study area would be facilitated by the Proposed Actions.

DESCRIPTION OF THE PROPOSED PROJECT

The proposed development (the Office development) is an office building with a maximum floor area of approximately 1,543,759 gsf (approximately 1,176,012 zsf), including approximately 1,466,174 gsf (approximately 1,162,559 zsf) of office space, including an up to 20,000-gsf event space, and of which approximately 66,396 gsf of office space will be located below grade, and approximately 77,585 gsf (approximately 13,453 zsf) of retail space, of which approximately 62,637 gsf is below grade. The Proposed Actions would also permit an expansion of up to 2,632 gsf of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Proposed Development Site. The building would have its primary office entrance on Fifth Avenue. At the base, the building would have a recessed area that would be set back from the midblock Fifth Avenue frontage by approximately 5 feet; the office entrance would be set within this recessed area. Primary retail entrances would be on Fifth Avenue and secondary retail entrances would be on West 46th and West 47th Streets. An entrance for the upper floor up to 20,000-gsf event space would be located at the western end of the building on West 47th Street. The entrances would be recessed by approximately 5 feet from the property line. An approximately 20-foot-wide porte cochere at the ground level would provide access to a north-south drop off driveway that would extend through the western part of the building. The porte cochere would have a curb cut on both West 46th and West 47th Streets. Three accessory parking spaces would be located adjacent to the porte cochere. Two loading docks with a single curb cut would be located east of the porte cochere on West 46th Street. The loading docks would have truck lifts that would provide access to the building's below grade loading berths. Twenty accessory parking spaces would be located in the basement level. Service entrances would be on both West 46th and West 47th Streets (see **Figures 8 and 9**).

An alternative development scenario—the Residential/Hotel development—would be a mixed-use building with a maximum floor area of approximately 1,462,174 gsf (approximately 1,176,012 zsf), including approximately 988,283 gsf (approximately 800,866 zsf) of hotel space (or approximately 1,520 hotel rooms⁵), approximately 397,878 gsf (approximately 324,841 zsf) of residential space (or approximately 468 dwelling units [DUs]), and approximately 76,013 gsf (approximately 50,305 zsf) of retail space, of which approximately 20,119 gsf is below grade. The Proposed Actions would also permit an expansion of up to 2,632 gsf of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Proposed Development Site. The building would not have any recessed areas at the ground floor apart from the building entrances which would be recessed by approximately 5 feet from the property line. On West 46th Street, the building would have a residential entrance and an ancillary hotel access point; the hotel's primary entrance would be on West 47th Street. Retail entrances would be located on Fifth Avenue and West 46th Street. An approximately 20-foot-wide porte cochere at the ground level would provide access to a north-south drop off driveway that would extend through the western part of the building. The porte cochere would have a curb cut on both West 46th and West 47th Streets. Seven accessory parking spaces would be located adjacent to the porte cochere. The Residential/Hotel building would have a two-bay loading dock with a single wide curb cut at the western end of the building on West 47th Street. The loading docks would have truck lifts that would provide access to the building's below grade

³ Current Lots 0100, 0120-0204, 206, 0205, 0208, 0210, 0212, 0301-0305, 0307, 0309, 0310, 0312, 0401, 0402, 0404-0407, 0409, 0411, 0500-0504, 0506, 0507, 0510-0512, 0601-0603, 0701-0704, 0706, 0707-0709, 0801, 0802, 0805, 0807, 0808, 1614, 0809, 0901, 0902, 0904, 0906, 0908, 0912, 1001, 1603, 1604, 1002, 1004, 1007, 1009, 1010-1012, 1101-1105, 1107, 1109-1112, 1114, 1201-1204, 1206, 1209-1214, 1300, 1301, 1401-1409, 1501, 1502, 1504-1506, 1508, 1510, 1512, 1514, 1601, 1602, 1610, 1612 .

⁴ Excluded from the Proposed Development Site and zoning lot are Lots 1, 22, 27, 41, 72-77.

⁵ The Proposed Actions would also permit an expansion of up to 2,632 gsf (or approximately 4 hotel rooms) of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Development Site. Therefore, a total of 1,524 hotel rooms would be analyzed.

loading berths. Twenty accessory parking spaces would be located in the basement level. Service entrances would be on both West 46th and West 47th Streets (see **Figures 8 and 10**).

The Proposed Actions would permit development of a building, as shown in **Figure 8**, of up to 1,100 feet tall with a base of up to 197 feet on Fifth Avenue and West 46th Street and up to 225 feet on West 47th Street. The tower would set back from the base with additional setbacks at a height of approximately 699 feet and at a height of approximately 888 feet. In both scenarios, the building's massing would fit within this single building envelope.

ACTIONS NECESSARY TO FACILITATE THE PROPOSED PROJECT

To facilitate the Proposed Project, a number of approvals are required, including discretionary actions that are subject to CEQR. The Proposed Project is also subject to the City's Uniform Land Use Review Procedure (ULURP). The lead agency for the environmental review is the Department of City Planning (DCP). The Applicant is requesting the following actions:

- (1) Zoning text amendments, including amendments to Section 81-066.⁶
- (2) Special permit pursuant to Section 66-512 to permit a floor area bonus for mass transit station improvements (the Fifth Avenue and 53rd Street Station; see **Figure 11**)
- (3) Special permit pursuant to amended ZR Section 81-066 to permit modifications, including:
 - (a) the transfer of floor area across district boundaries;
 - (b) modifications to other bulk and use regulations, including but not limited to, the daylight evaluation/daylight compensation regulations (ZR 81-26 & 81-27);
 - (c) modifications to the maximum street wall height (ZR 81-43, 81-83, & 81-262[b]);
 - (d) modifications to the regulations governing major building entrances and maximum lobby widths on Fifth Avenue (ZR 81-42, 81-47[b][2] & 81-84[a]);
 - (e) modifications to the minimum retail space requirements applicable within the Fifth Avenue Subdistrict (ZR 81-82[b]);
 - (f) modifications to pedestrian circulation space requirements (ZR 81-45 & 37-50);
 - (g) modifications to building entrance recess area requirements (ZR 37-53(b));
 - (h) modifications to the location of floors that can be occupied by commercial uses (ZR 32-422);
 - (i) modifications to curb cut regulations (ZR 13-242, 81-44);
 - (j) modifications to parking regulations (ZR 81-84(b)) and screening requirements (ZR 13-221); and
 - (k) modifications to the maximum signage area, height and illumination regulations within the Fifth Avenue Subdistrict (ZR 32-642 & 81-141).
- (4) Special permit pursuant to ZR 74-802 to allow transient hotel use.

PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The primary purpose of the Proposed Actions is to facilitate the development of an Office building or a Residential/Hotel building that will be part of the continued revitalization of Midtown Manhattan. The Proposed Actions would modify the Zoning for Accessibility zoning regulations and the underlying use and bulk regulations. The Proposed Actions would allow for development of a distinctive tower with larger, optimally sized floor plates that meets the needs of contemporary commercial tenants (i.e., generous column spacing, large ceiling heights, and upgraded mechanical systems). With the Proposed Actions, the resulting building—under either development scenario—would have a base that is consistent with the base heights of other nearby buildings while complementing the large buildings that characterize the Fifth Avenue blockfronts in this area of Midtown Manhattan.

The Proposed Actions would also result in substantial upgrades to transit infrastructure and accessibility. Specifically, the Proposed Actions would redevelop portions of the Fifth Avenue and 53rd Street Station (E/M lines) and would result in the station becoming ADA accessible (see **Figure 11**). The station improvements would include a new street entrance on East 53rd Street east of Fifth Avenue; a new stair from mezzanine to upper platform and a new stair from upper platform to lower

⁶ Other than the Proposed Development Site, no potential or projected development sites have been identified within the area where the text amendment would be available. However, as described below in "Conceptual Analysis," a conceptual analysis of the proposed text amendment will be undertaken.

platform; an ADA elevator from mezzanine to upper platform and to lower platform; an ADA elevator from street to upper and lower passageways; two escalators from mezzanine to upper platform; a new mezzanine area under East 53rd Street with fare control to accommodate a street entrance and new access core; and a new access core between platforms and street level to accommodate escalators, elevators, and stairs. In doing so, the Proposed Actions would result in significant transit improvements, facilitate the development of a new commercial building in a transit rich, high-density area, and support New York City's long-term economic growth.

ANALYSIS FRAMEWORK

The analysis framework lays out the conditions upon which the potential impacts of the Proposed Actions will be measured.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDs)

A Reasonable Worst-Case Development Scenario (RWCDs) is used to identify the maximum development allowed by the Proposed Actions and to allow a comparison of that development to Future No Action Conditions in order to project potential significant adverse impacts. In this case the Proposed Project is the Reasonable Worst Case Development because the zoning text amendment and special permits pursuant to the amended zoning text will apply specifically to the Proposed Project and the Proposed Development Site. Other than the Proposed Development Site, no other potential or projected development sites have been identified within the area where the text amendment would be available. However, as described below in "Conceptual Analysis," a conceptual analysis of the proposed text amendment will be undertaken.

As stated above, beyond the Proposed Development Site, the Zoning Lot will occupy most of the remainder of Block 1262, including Lots 9, 17-21, 23-24, 48, 52-54, 56, 63, former 67,⁷ 117, 123, 127, 1701-1818.⁸ An expansion of up to 2,632 gsf (2,500 zsf) of the existing hotel use would be permitted at Lot 9. Other than this permitted expansion, other properties located on the zoning lot are not considered potential development sites because all unused base and bonus floor area would be transferred to the Proposed Development Site. As such, no new development on the remainder of the zoning lot or in the study area would be facilitated by the Proposed Actions.

ANALYSIS YEAR

The Proposed Project—either the Office development or the Residential/Hotel development—would be constructed in a single phase, with construction anticipated to begin in 2023 and be complete and occupied in 2028 (for a total of approximately 54 months). Under both With Action development scenarios, it is anticipated that construction would include excavation and foundation (approximately 12 months); superstructure and exteriors (approximately 28 months); and interiors (approximately 28 months). The superstructure and exteriors construction would be undertaken following the start of the excavation and foundation stage and would overlap for approximately 3 months. The interiors would be undertaken following the start of the superstructure and exteriors construction stage and would overlap for approximately 11 months. The ongoing demolition work will be completed prior to the start of the excavation and foundation stage.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

Absent the Proposed Actions, in the No Action condition, the Applicant would develop a 24-story office building that would have a maximum height of approximately 417 feet tall. The No Action Office building would have a maximum floor area of approximately 747,956 gsf (approximately 596,437 zsf), including approximately 663,492 gsf (approximately 553,397 zsf) of office space and approximately 84,464 gsf (approximately 43,040 zsf) of retail space. The No Action Office building would have a tower that would set back from the approximately 116-foot-tall base, with an additional setback on Fifth Avenue at a height of approximately 348 feet. The building's footprint would be recessed from West 46th Street and the retail entrances would be recessed from West 47th Street and Fifth Avenue by approximately 10 feet at the ground floor to meet pedestrian circulation requirements. The building's primary retail entrance would be on Fifth Avenue, with secondary retail entrances on both West 46th and West 47th Streets. The building's office entrance would be from West 46th Street. Two loading docks with a single curb cut would be on the western end of the building on West 46th Street. The loading docks

⁷ Current Lots 0100, 0120-0204, 206, 0205, 0208, 0210, 0212, 0301-0305, 0307, 0309, 0310, 0312, 0401, 0402, 0404-0407, 0409, 0411, 0500-0504, 0506, 0507, 0510-0512, 0601-0603, 0701-0704, 0706, 0707-0709, 0801, 0802, 0805, 0807, 0808, 1614, 0809, 0901, 0902, 0904, 0906, 0908, 0912, 1001, 1603, 1604, 1002, 1004, 1007, 1009, 1010-1012, 1101-1105, 1107, 1109-1112, 1114, 1201-1204, 1206, 1209-1214, 1300, 1301, 1401-1409, 1501, 1502, 1504-1506, 1508, 1510, 1512, 1514, 1601, 1602, 1610, 1612.

⁸ Excluded from the Proposed Development Site and zoning lot are Lots 1, 22, 27, 41, 72-77.

would have truck lifts that would provide access to the building's below grade loading berths. Service entrances would be on West 46th Street (see **Figures 12 and 13**).

The No Action scenario was established assuming an Office building could be developed absent the additional zsf acquired through a subway bonus and absent other discretionary actions.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

As described above, two alternative With Action development programs will be analyzed in the EIS: the With Action Office Scenario and the With Action Residential/Hotel Scenario.

The With Action Office development would be a new building containing approximately 1,543,759 gsf, including approximately 1,466,174 gsf of office space and approximately 77,585 gsf of retail space. The Proposed Actions would also permit an expansion of up to 2,632 gsf of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Proposed Development Site. The building would have its primary office entrance on Fifth Avenue. At the base, the building would have a recessed area that would be set back from the midblock Fifth Avenue frontage by approximately 5 feet; the office entrance would be set within this recessed area. Primary retail entrances would be on Fifth Avenue and secondary retail entrances would be on West 46th and West 47th Streets. An entrance for an upper floor up to 20,000-gsf event space would be located at the western end of the building on West 47th Street. An approximately 20-foot-wide porte cochere at the ground level would provide access to a north-south drop off driveway that would extend through the western part of the building. The porte cochere would have a curb cut on both West 46th and West 47th Streets. Three accessory parking spaces would be located adjacent to the porte cochere. Two loading docks with a single curb cut would be located east of the porte cochere on West 46th Street. The loading docks would have truck lifts that would provide access to the building's below grade loading berths. Twenty accessory parking spaces would be located in the basement level. Service entrances would be on West 46th Street (see **Figures 8 and 9**).

The With Action Residential/Hotel development would be a new mixed-use building containing approximately 1,462,174 gsf, including approximately 988,283 gsf of hotel space (or approximately 1,520 hotel rooms⁹), approximately 397,878 gsf of residential space (or approximately 468 dwelling units [DUs]), and approximately 76,013 gsf of retail space. The Proposed Actions would also permit an expansion of up to 2,632 gsf (or approximately 4 hotel rooms) of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Proposed Development Site. The building would not have any recessed areas at the ground floor apart from the building entrances which would be recessed by approximately 5 feet from the property line. On West 46th Street, the building would have a residential entrance and an ancillary hotel access point; the hotel's primary entrance would be on West 47th Street. Retail entrances would be located on Fifth Avenue and West 46th Street. An approximately 20-foot-wide porte cochere at the ground level would provide access to a north-south drop off driveway that would extend through the western part of the building. The porte cochere would have a curb cut on both West 46th and West 47th Streets. Seven accessory parking spaces would be located adjacent to the porte cochere. The Residential/Hotel building would have a two-bay loading dock with a single wide curb cut at the western end of the building on West 47th Street. The loading docks would have truck lifts that would provide access to the building's below grade loading berths. Twenty accessory parking spaces would be located in the basement level. Service entrances would be on both West 46th and West 47th Streets (see **Figures 8 and 10**).

The Proposed Actions would permit development of a building, as shown in **Figure 8**, of up to 1,100 feet tall with a base of up to 197 feet on Fifth Avenue and West 46th Street and up to 225 feet on West 47th Street. The tower would set back from the base with additional setbacks at a height of approximately 699 feet and at a height of approximately 888 feet. In both scenarios, the building's massing would fit within this single zoning envelope and therefore, this single envelope would be analyzed for both the With Action Office and With Action Residential/Hotel Scenarios.

CONCEPTUAL ANALYSIS OF SPECIAL PERMITS

The Proposed Actions, as discussed above, include text amendments and special permits (see "Actions Necessary to Facilitate the Proposed Project," for a full description of the Proposed Actions). Among the proposed actions would be a text amendment creating a special permit to modify the Zoning for Accessibility (ZFA) provision that caps bonuses at 20 percent for bonuses over 200,000 sf of floor area and use and bulk regulations. The proposed special permit would be

⁹ The Proposed Actions would also permit an expansion of up to 2,632 gsf (or approximately 4 hotel rooms) of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Proposed Development Site. Therefore, a total of 1,524 hotel rooms would be analyzed.

available on zoning lots larger than 60,000 sf that are located within the Fifth Avenue Subdistrict. Because it is not possible to predict whether this special permit would be pursued on any applicable site in the future, a conceptual analysis will be presented to generically assess the potential environmental impacts that could result from development on sites that meet the criteria for applicability pursuant to the special permit. The conceptual analysis will consider the potential environmental effects of the use of this new special permit, and will include a comparison of those effects with those identified under the RWCDs for the Proposed Actions.

B. SCREENING ANALYSES AND ADDITIONAL TECHNICAL INFORMATION FOR EAS PART II

As detailed in the EAS form and below, the following technical areas have been screened out and will not be analyzed in the EIS: Socioeconomic Conditions—direct residential displacement, direct business displacement, adverse effects on specific industries; Natural Resources; Community Facilities and Services; Solid Waste and Sanitation Services; and Energy. If unmitigated significant adverse impacts in Air Quality, Water Quality, Hazardous Materials, or Noise are identified in the EIS analysis, and DCP, as Lead Agency, determines that a Public Health assessment is warranted, an analysis will be provided for that specific technical area, as described in the Draft Scope of Work. If warranted based on an evaluation of the Proposed Actions' impacts, an assessment of Neighborhood Character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. The Proposed Actions include zoning text amendments and special permits pursuant to the amended zoning text. Therefore, the potential effects of the Proposed Actions on land use trends, zoning, and applicable public policies in the study area will be assessed in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

DIRECT RESIDENTIAL DISPLACEMENT

The Proposed Actions would not directly displace any residents. Therefore, the Proposed Actions would not result in significant adverse impacts due to direct residential displacement, and an assessment of direct residential displacement is not warranted.

DIRECT BUSINESS DISPLACEMENT

The Proposed Actions would not directly displace any businesses; therefore, the Proposed Actions would not result in significant adverse impacts due to direct business displacement, and an assessment of direct business displacement is not warranted.

INDIRECT RESIDENTIAL DISPLACEMENT

The Proposed Actions under the Residential/Hotel Scenario would introduce over 200 incremental residential dwelling units (DUs), which is the CEQR threshold for assessment of potential indirect residential displacement. Therefore, an assessment of potential indirect residential displacement will be performed, as described in the Draft Scope of Work.

INDIRECT BUSINESS DISPLACEMENT

The Proposed Actions under both the Office and Residential/Hotel Scenarios would introduce over 200,000 sf of new commercial uses to the study area, which is the CEQR threshold for assessment of potential indirect business displacement. Therefore, an assessment of potential indirect business displacement will be performed, as described in the Draft Scope of Work.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

The Proposed Actions would not directly displace any businesses, and its potential indirect business displacement effects would not be concentrated in any specific industry. Therefore, the Proposed Actions would not have the potential to result in significant adverse impacts due to adverse effects on specific industries, and an assessment of this concern is not warranted.

COMMUNITY FACILITIES AND SERVICES

According to the *CEQR Technical Manual*, a community facilities and services assessment is warranted if a project has the potential to result in either direct or indirect effects on community facilities. Community facilities include public schools, libraries, publicly funded early childhood programs, and healthcare facilities, as well as fire and police protection. Direct effects occur when a proposed project physically alters or displaces a community facility. The Proposed Actions would not have a direct effect on community facilities, as there would not be a physical displacement or alteration to any existing community facilities. Indirect effects result from increases in population that place added demand on community facility service delivery. The CEQR criteria for a detailed analysis of indirect effects on a community facility are as follows:

- **Public Schools:** The generation of more than 50 new elementary/middle school or 150 high school students (1,000 or more DUs for elementary/middle schools and 7,500 or more DUs for high schools in Manhattan Community School District 2).
- **Libraries:** A greater than five percent increase in the ratio of residential units to library branches (1,033 or more DUs in Manhattan).
- **Early Childhood Programs (Publicly Funded):** 20 or more eligible children under the age of six based on the number of low or low/moderate-income units (170 or more low/moderate-income DUs in Manhattan).
- **Health Care Facilities and Fire and Police Protection:** Introduction of a sizeable new neighborhood where none existed before.

The With Action Office Scenario would not introduce any DUs, nor would it introduce a sizeable new neighborhood. Assuming approximately 850 sf/DU as per CEQR, the With Action Residential/Hotel Scenario would introduce approximately 468 DUs (or approximately 768 residents), which is below thresholds warranting further analysis of public schools, libraries, and publicly-funded early childhood programs in Manhattan. Since the Proposed Actions would not meet the above criteria under either development scenario, a detailed analysis of indirect effects to community facilities and services is not warranted.

Therefore, as there would be no potential for significant adverse direct or indirect impacts to community facilities and services as result of the Proposed Actions, no further analysis is warranted.

OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. For areas considered neither “underserved” nor “well-served,” the threshold for an assessment is whether a project would introduce more than 200 residents or 500 workers. The Proposed Project would result in a net increment of 768 residents in the Residential/Hotel scenario and 3,191 workers in the Office scenario in an area that is considered neither “underserved” nor “well-served” by open space; therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

SHADOWS

The *CEQR Technical Manual* requires a shadow study for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in incremental height, or of any height if the Proposed Development Site is adjacent to a sunlight-sensitive resource. Under CEQR, sunlight-sensitive resources include publicly accessible parks and plazas, sunlight-dependent features of historic resources such as stained-glass windows, Greenstreets (planted areas in traffic islands), and natural resources such as water bodies and wetlands.

The With Action development will result in a new structure with a maximum building envelope more than 50 feet taller than what would be developed in the No Action condition. A shadows assessment will be conducted to determine whether new project-generated shadows could be cast on any nearby sunlight-sensitive resources. A shadows study will be provided in the EIS, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The study area for archaeological resources is defined as the area where subsurface disturbance would occur (the “Proposed Development Site”). In a comment letter dated December 9, 2021, the New York City Landmarks Preservation Commission (LPC) determined that it has no archaeological concerns for the Proposed Development Site (see **Appendix A**). Therefore, no further archaeological resources analysis is required.

The Proposed Development Site does not contain any architectural resources. However, there are known architectural resources in the vicinity of the surrounding area, including the designated New York City Landmark (NYCL) Fred F. French Building at 661 Fifth Avenue and the State/National Register (S/NR)-eligible former office building at 33-35 West 46th Street. For architectural resources, known architectural resources include NYCLs, Interior Landmarks, Scenic Landmarks, New York City Historic Districts; resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the S/NR, or contained within a historic district listed on or formally determined eligible for listing on the S/NR; resources recommended by the New York State Board for listing on the S/NR; and National Historic Landmarks (NHLs) and potential architectural resources (those properties that appear to meet S/NR and NYCL criteria) will be identified within 400 feet of the project site. Potential project impacts will be assessed for all identified resources, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowed by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared with a detailed analysis prepared if warranted based on the preliminary assessment. As described in the *CEQR Technical Manual*, examples of projects that may require a detailed analysis are those that would make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings, potentially obstruct view corridors, or compete with icons in the skyline. Given the size of the Proposed Project, a detailed analysis of urban design and visual resources will be prepared for the EIS, as described in the Draft Scope of Work.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I Environmental Site Assessment (ESA) has been prepared and will be used to summarize the potential for hazardous materials at the Proposed Development Site. It is anticipated that the lead agency and the New York City Department of Environmental Protection (DEP) will require preparation of a Phase II Subsurface Investigation (laboratory analysis of soil, groundwater, and soil vapor samples) during the CEQR process. In advance of conducting the testing, a Work Plan for the investigation will need to be submitted to the agencies for approval. If hazardous materials are identified by the testing, DEP will require preparation of a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) to adequately mitigate any contamination during construction. The potential for the presence of hazardous materials on the Proposed Development Site will be discussed in the EIS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action’s impact on the water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments. In addition, analysis should be conducted if the project is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island). The Proposed Actions do not meet any of these criteria, and therefore an analysis of water supply is not warranted.

According to the guidelines of the *CEQR Technical Manual*, a preliminary analysis of wastewater and stormwater conveyance and treatment is warranted if a project is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial, public facility, and institution and/or community facility space in Manhattan. Since the Proposed Actions would result in an approximately 1,543,759-gsf Office building or an approximately 1,462,174-gsf Residential/Hotel building which would exceed this threshold, an

analysis of wastewater and stormwater conveyance and treatment will be performed, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

The Proposed Actions would result in new development that would require sanitation services. However, according to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (50 tons per week or more) and, therefore, most projects would not result in a significant adverse impact. However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. As described in the Draft Scope of Work, an analysis of solid waste and sanitation services will be undertaken to determine whether solid waste generated by the With Action Office development or the With Action Residential/Hotel development would exceed the 50 tons per week threshold.

ENERGY

According to the *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment; therefore, a screening level assessment was performed using the average annual whole-building energy consumption rates specified in the 2020 *CEQR Technical Manual*.

The Proposed Project would result in either a With Action Office building or a With Action Residential/Hotel building on the Proposed Development Site. The With Action Office building would have approximately 1,466,174 gsf of office uses (including an approximately 20,000-gsf event space), approximately 77,585 gsf of retail uses, and approximately 2,632 gsf of hotel uses on Lot 9. The With Action Residential/Hotel building would have approximately 988,915 gsf of hotel uses, approximately 397,878 gsf of residential uses, approximately 76,013 gsf of retail uses, and approximately 2,632 gsf of hotel uses on Lot 9. As shown in **Table 2a**, the total energy consumption in the With Action Office scenario would be 334 billion BTUs per year and the total energy consumption in the With Action Residential/Hotel scenario, as shown in **Table 2b**, would be 281 billion BTUs per year. Compared with the approximately 388 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, this increase would be considered a negligible change. Therefore, the Proposed Project would not have any significant adverse impacts on energy, and no further analysis is required.

Table 2a

With Action Annual Energy Consumption for the Proposed Development Site

With Action Office

Use	Size (gsf)	Average Annual Energy Rate (Thousand BTUs (MBTUs)/sf/year)	Energy Consumption (BTUs/Year)
Office (including 20,000-gsf event space)	1,466,174	216.3	317,133,436,000
Retail	77,585	216.3	16,781,636,000
Hotel use on Lot 9	2,632	216.3	569,302,000
Total Energy Consumption			334,484,374,000
Notes: sf = square feet. Totals may not sum due to rounding. Source: 2020 <i>CEQR Technical Manual</i> , Table 15-1, "Average Annual Whole-Building Energy Use in New York City."			

Table 2b

**With Action Annual Energy Consumption for the Proposed Development Site
With Action Residential/Hotel**

Use	Size (gsf)	Average Annual Energy Rate (Thousand BTUs (MBTUs/sf/year)	Energy Consumption (BTUs/Year)
Hotel (including hotel use on Lot 9)	990,915	216.3	214,334,915,000
Residential	397,878	126.7	50,411,143,000
Retail	76,013	216.3	16,441,612,000
Total Energy Consumption			281,187,670,000
Notes: sf = square feet. Totals may not sum due to rounding. Source: 2020 <i>CEQR Technical Manual</i> , Table 15-1, "Average Annual Whole-Building Energy Use in New York City."			

TRANSPORTATION

The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed project results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. As detailed in the Draft Scope of Work, for the Proposed Project these thresholds are expected to be exceeded. The transportation studies for the Proposed Project encompass five distinct elements—traffic, parking, transit, pedestrians, and vehicular and pedestrian safety. A description of the tasks to be undertaken for the transportation analysis of the EIS is provided in the Draft Scope of Work.

AIR QUALITY

In accordance with the *CEQR Technical Manual*, a screening analysis of the potential impacts from the Proposed Project's fossil fuel-fired heating and hot water systems is required to determine whether emissions from any on-site fuel-fired equipment (e.g., boilers/hot water heaters) are significant. Industrial source of emissions within 400 feet of the Proposed Development Site will be examined consistent with the *CEQR Technical Manual*. Large and major sources of emissions within 1,000 feet of the project area will also be examined, as per the *CEQR Technical Manual*. The vehicle trips generated by the Proposed Project may exceed the *CEQR Technical Manual* carbon monoxide (CO) and particulate matter (PM) analysis screening thresholds. Therefore, it is anticipated that the mobile source air quality analysis will include a screening analysis; if screening thresholds are exceeded, a detailed mobile source analysis would be required (see the Draft Scope of Work).

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or more. The Proposed Project under either the With Action Office or With Action Residential/Hotel development would result in a new approximately 1,543,759-gsf Office building or an approximately 1,462,174-gsf Residential/Hotel building; therefore, an analysis of GHG emissions generated by the Proposed Actions will be undertaken, as described in the Draft Scope of Work.

The Proposed Development Site is located over 1,000 feet from the nearest potential end-of-century flood hazard zone identified by the New York City Panel on Climate Change (NPCC). Therefore, the Proposed Project is unlikely to be impacted by future climate conditions, and an assessment of the potential impacts of climate change on the Proposed Project (e.g. sea level rise, flooding, etc.) is not warranted.

NOISE

The noise analysis will examine the potential for impacts on sensitive land uses (including surrounding residences and commercial office uses) that could be affected by changes in noise resulting from the Proposed Project. The CEQR noise methodology addresses whether proposed projects would result in a significant increase in noise levels (particularly at sensitive land uses) and what level of building attenuation is necessary to provide acceptable interior noise levels. Due to the high volumes of existing traffic on roadways adjacent to the Proposed Development Site, project-generated traffic is not expected to result in significant noise level increases. Consequently, the focus of the noise analysis will be to identify the levels of building attenuation necessary to meet CEQR interior noise levels requirements. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided in the EIS, as described in the Draft Scope of Work.

CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The Office and Residential/Hotel development scenarios are expected to have comparable effects on construction impacts; however, for purposes of the construction assessment, the development scenario that is projected to generate the most overall site activity would be used to determine potential construction impacts from the Proposed Project. Because the construction duration of the Proposed Project is anticipated to be approximately 54 months and is considered long-term (i.e., greater than two years), in accordance with the *CEQR Technical Manual*, construction of the Proposed Project could have substantial and extended construction-period effects. Therefore, a construction analysis will be included in the EIS to describe the construction schedule and logistics, as described in the Draft Scope of Work.

Appendix A
Historic and Cultural Resources

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP810M

Project: 570 FIFTH AVENUE

Date Received: 11/23/2021

Properties with no Architectural or Archaeological significance:

- 1) 13 WEST 46 STREET, BBL: 1012620029
- 2) 11 WEST 46 STREET, BBL: 1012620030
- 3) 7 WEST 46 STREET, BBL: 1012620031
- 4) 5 WEST 46 STREET, BBL: 1012620032
- 5) 3 WEST 46 STREET, BBL: 1012620033
- 6) 562 5 AVENUE, BBL: 1012620034
- 7) 564 5 AVENUE, BBL: 1012620035
- 8) 570 5 AVENUE, BBL: 1012620037
- 9) 572 5 AVENUE, BBL: 1012620038
- 10) 574 5 AVENUE, BBL: 1012620039
- 11) 2 WEST 47 STREET, BBL: 1012620042
- 12) 9 WEST 46 STREET, BBL: 1012620130

Properties with Architectural and no Archaeological significance:

- 1) 10 WEST 47 STREET, BBL: 1012620045, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE
PROPERTY NR LISTING

Comments: The LPC is in receipt of the DSOW for EIS dated 11/15/21. The scope is acceptable for historic and cultural resources, however, the project area screens out for archaeology, so no further investigation is needed in that area.

PROPERTIES WITHIN RADIUS OF DEVELOPMENT SITE:

LPC DESIGNATED FRED F. FRENCH BUILDING, 551 FIFTH AVENUE; MANUFACTURER'S HANOVER TRUST BUILDING, 600 FIFTH AVENUE; ROCKEFELLER CENTER; AND HARVARD CLUB OF NEW YORK, 27 WEST 44 STREET

S/NR LISTED FRED F. FRENCH BUILDING, 551 FIFTH AVENUE; WEBSTER HOTEL, 40 WEST 45 STREET; HARVARD CLUB, 27 WEST 44 STREET; AND ROCKEFELLER CENTER

S/NR ELIGIBLE MANUFACTURER'S HANOVER TRUST BUILDING, 600 FIFTH AVENUE; WINSTON BUILDING, 22-26 WEST 48 STREET; 36-42 WEST 46 STREET; 33-35 WEST 46 STREET; 21-27 WEST 46 STREET

S/NR LISTED CHARLES SCRIBNER SONS, 597 FIFTH AVENUE ADJACENT TO RADIUS.



SIGNATURE
Gina Santucci, Environmental Review Coordinator

12/9/2021

DATE

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