City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME 150 Wooster Street

1. Reference Numbers

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
12DCP111M	
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)
120201ZSM, N120200ZRM	

2a. Lead Agency Information

NAME OF LEAD AGENCY: New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON: Robert Dobruskin

ADDRESS: 22 Reade Street, Room 4E

CITY: New York | STATE: NY | ZIP: 10007

TELEPHONE: 212-720-3423 | FAX: 212-720-3495

EMAIL ADDRESS: rdobrus@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT: MTM Associates, LLC/Scion & Stock Inc.

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: Farzad Rastegar, Manager/ Gerard A. Spano, Director of Development

ADDRESS: 25 Van Zant Street, 1st Floor

CITY: Norwalk | STATE: CT | ZIP: 06855

TELEPHONE: (917) 219-3005 | FAX:

EMAIL ADDRESS: spano@scionandstock.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):* 617.4(b)(9)

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:

The proposed project involves two actions: a zoning text amendment to Section 74-712 of the Zoning Resolution; and a site-specific special permit pursuant to the proposed text amendment. The proposed special permit would authorize the construction of a new 8-story building with up to 25[1] residential units and 6,375 square feet of commercial uses on the ground and cellar levels at 150 Wooster Street (see Page 1a). Appendix C presents a Technical Memorandum dated March 2013 that evaluates a proposed modification to the proposed project that would reduce street wall height from 89 to 85 feet and overall building height from 108 to 102 feet. All other aspects of the project including proposed uses and development program remain unchanged.

4a. Project Location: Single Site *(for a project at a single site, complete all the information below)*

ADDRESS	NEIGHBORHOOD NAME	
150 Wooster Street	SoHo	
TAX BLOCK AND LOT	BOROUGH	COMMUNITY DISTRICT
Block 514, Lots 7 and 9	Manhattan	2

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
150 Wooster Street is bounded by East Houston, Greene, and Prince Streets

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: M1-5A | ZONING SECTIONAL MAP NO: 12C

4b. Project Location: Multiple Sites *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

See page 1a and Appendix A

5. REQUIRED ACTIONS OR APPROVALS *(check all that apply)*

City Planning Commission: YES ☒ NO ☐

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION
☐ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION
☒ ZONING TEXT AMENDMENT	☐ HOUSING PLAN & PROJECT
☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)	☐ SITE SELECTION—PUBLIC FACILITY
☐ CONCESSION	☐ FRANCHISE
☐ UDAAP	☐ DISPOSITION—REAL PROPERTY
☐ REVOCABLE CONSENT	

ZONING SPECIAL PERMIT, SPECIFY TYPE Section 74-712

☐ MODIFICATION OF
☐ RENEWAL OF
☐ OTHER

Board of Standards and Appeals: YES ☐ NO ☒

☐ SPECIAL PERMIT
EXPIRATION DATE MONTH DAY YEAR

☐ VARIANCE (USE)

☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

[1] As described in the Uniform Land Use Review Procedure (ULURP) application, the applicant proposes to develop an 8-story, 35,853 square foot building with retail on the ground and cellar levels. The EAS analyzes a development scenario of 25 residential units (based on the zoning minimum 1,200 sf per dwelling unit) and 6,375 gross square feet of commercial use, for the purposes of a conservative analysis.

PROJECT DESCRIPTION

INTRODUCTION

The proposed project involves two actions: a zoning text amendment and a site-specific special permit pursuant to the proposed text amendment.

The proposed zoning text amendment would amend Section 74-712 of the Zoning Resolution, which allows the New York City Planning Commission (CPC) to grant special permits for uses not currently permitted as-of-right on a zoning lot that is vacant, is land with minor improvements, or where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003, within M1-5A and M1-5B zoning districts located in historic districts designated by the New York City Landmarks Preservation Commission (LPC). The proposed zoning text amendment would expand the percentage of lot area that can be occupied by existing buildings in the SoHo-Cast Iron Historic District and Extension, the Noho Historic District and Extension, and the Noho East Historic District from 20 percent to 40 percent, as an eligibility criterion for using the special permit.

The second action is a special permit pursuant to the zoning text amendment. The proposed special permit would allow residential use throughout the proposed building as well as ground and cellar floor retail use, and would allow a portion of the proposed building's 7th floor to not comply with height and setback regulations. Approval of the proposed special permit would result in the construction of a new 8-story building with seven residential units (though the EAS conservatively analyzes 25 units, the maximum number of residential units based on the minimum dwelling unit size of 1,200 sf) and 6,375 square feet of commercial uses on the ground and cellar levels at 150 Wooster Street (Block 514, Lots 7 and 9)[1]. Since the 150 Wooster Street site is located within the SoHo-Cast Iron Historic District, the project also will require a Certificate of Appropriateness (CofA) from LPC. Pursuant to LPC Certificate of Appropriateness Application No. 11-8023, LPC voted to approve the project at its May 3, 2011 public hearing, and has issued a CofA (see **Appendix B**, "Agency Correspondence"). **Figure 1** shows a site plan, **Figure 2** shows an elevation, **Figure 3** shows a rendering, and **Figure 4** shows a section for the proposed 150 Wooster Street development.

EXISTING CONDITIONS

150 Wooster Street Site

The 150 Wooster Street site (the site of the special permit associated with this application) is located at 146-150 Wooster Street (Manhattan Block 514, Lots 7 and 9) in the SoHo-Cast Iron Historic District. The project site is approximately 7,170 square feet in size and is located within an M1-5A zoning district. Lot 7 of the project site is currently used as an approximately 15-space parking lot and Lot 9 of the project site contains a one-story retail building of approximately 2,500 gross square feet (gsf). The existing building coverage of the combined lot area is 35 percent, and the existing floor area ratio (FAR) is 0.35 (whereas the maximum FAR is M1-5A districts is 5.0).

Potential Future Development Sites

In addition to the 150 Wooster Street special permit site, there are two sites within the SoHo-Cast Iron Historic District and Extension that could also have the potential to be the subject of future special permits under the proposed zoning text amendment, as shown on **Figure 5**. The methodology for selecting these sites is described in detail in **Appendix A**, "Conceptual Analysis." The existing conditions of these sites are as follows:

- **137 Crosby Street Potential Future Development Site ("Site 2"):** This potential future development site is located at 133-137 Crosby Street (Manhattan Block 510, Lots 38, 39, and 40). The combined lot area of the site is 11,622 square feet, and it is located within an M1-5B zoning district. Lot 38 contains a one-story, 1,728-gsf eating and drinking establishment; Lot 39 contains a one-story 1,728-gsf vacant building that was formerly in use as a auto mechanic shop; and Lot 40 contains a gas station, including a one-story 2,014-gsf gas station building. The existing building coverage of Site 2 is 39 percent and the existing FAR is 0.47 (whereas the maximum FAR is M1-5B districts is 5.0).
- **254 Lafayette Street Potential Future Development Site ("Site 3"):** This potential future development site is located at 254 Lafayette Street/95 Crosby Street (Manhattan Block 496, Lots 9 and 19) in the SoHo-Cast Iron Historic District. The combined lot area of the site is 7,758 square feet and it is located within an M1-5B zoning district. Lot 9

[1]As described in the ULURP application, the applicant proposes to develop an 8-story, 35,853 square foot building with retail on the ground and cellar levels. For the purposes of a conservative analysis, however, 25 units has been used, as this is the maximum number of residential units that could be developed on the 150 Wooster Street special permit site, based on the zoning's minimum size of 1,200 square feet per residential unit.

contains a one-story 1,804-gsf building that houses a carpet cleaning business, and Lot 19 contains an surface parking lot. The existing building coverage of Site 3 is 23 percent and the existing FAR is 0.23 (whereas the maximum FAR is M1-5B districts is 5.0).

Neighborhood Context

The three sites (including the 150 Wooster Street site) are within SoHo, a mixed-use neighborhood in Lower Manhattan that is characterized by residential and commercial uses with active ground-floor retail. Dwelling uses in the area consist of Interim Multiple Dwellings, Joint Living-Work Quarters for Artists, as well as residential units that are pre-existing non-conforming uses or were permitted by special permit granted by the City Planning Commission (CPC) or by variance granted by the Board of Standards and Appeals (BSA). Use Group 3 residential uses are not permitted as-of-right for new construction.

SoHo is developed primarily with high lot coverage cast iron loft buildings that rise to their full height at the street line. While most of the area buildings were developed between 1840 and 1880, a number of new residential buildings have been developed in recent years. The majority of the area bounded by West Broadway and Houston, Crosby and Canal Streets is located within the SoHo-Cast Iron Historic District, and the blocks to the east and west of that are located within the newly-designated SoHo-Cast Iron District Extension.

The southern and eastern portions of SoHo, and the NoHo area to the northeast are zoned M1-5B, a district that is similar to M1-5A but has slightly different allowances for the conversion of non-residential floor area. The blocks west of West Broadway and LaGuardia Place are zoned R7-2 with C1-5 overlays along LaGuardia Place, Sixth Avenue, and Spring, Bleecker and West 3rd Streets. These areas are characterized by 4- to 6-story residential buildings with ground floor retail. Across Houston Street to the north is New York University (NYU)'s University Village, an area that was redeveloped under urban renewal with tower-in-the-park style buildings.

FRAMEWORK FOR THE ANALYSIS

Two Reasonable Worst Case Development Scenarios (RWCDS) are utilized in this EAS:

- A RWCDS that analyzes the effects of the proposed site-specific special permit application for the 150 Wooster Street Site.
- A RWCDS for the conceptual analysis that analyzes the development potential of the proposed zoning text amendment to Section 74-712 of the Zoning Resolution (the "Zoning Text Amendment RWCDS").

The EAS screening analyses presented below, and more detailed assessments presented for specific technical areas in Attachments A (Land Use), B (Shadows), C (Urban Design and Visual Resources), D (Air Quality), and E (Noise) have been prepared based on the RWCDS for the 150 Wooster Street special permit site. Likewise, the analysis provided in Part II of the EAS form considers the RWCDS for the 150 Wooster special permit site only.

As noted above, there are two additional sites within the SoHo-Cast Iron Historic District and Extension that could also have the potential to be the subject of future special permits under the proposed zoning text amendment, as shown on **Figure 5** and as presented in more detail in **Appendix A**. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

As described more fully in **Appendix A**, this conceptual analysis has been provided for illustrative purposes, in order to assess the potential effects of the proposed zoning text amendment. The development of either site (apart from the 150 Wooster Street site) as represented in the Zoning Text Amendment RWCDS would require a site-specific special permit application, and also could require other zoning lot modifications. Not all of these sites would necessarily be developed, and it is likely—as has occurred since the original creation of the special permit text in 2003—that some of the sites would be developed absent the proposed zoning text amendment, either as-of-right or pursuant to existing CPC special permits or Board of Standards and Appeals (BSA) variances. However, given the limited area to which the text amendment would apply and the defined number of parcels that could qualify for special permits pursuant to the proposed zoning text amendment in addition to the 150 Wooster Street site, it is possible for some technical areas of analysis to generally characterize effects under a hypothetical scenario in which all of the qualifying parcels were to be developed.

A summary of the RWCDS for the 150 Wooster Street site is provided below, followed by a summary of the Zoning Text Amendment RWCDS, which is assessed in the conceptual analysis in **Appendix A**.

Reasonable Worst-Case Development Scenario

In order to analyze the potential impact of the proposed actions, a RWCDS was developed. The future with-action scenario projects an eight-story development on the 150 Wooster Street site. The development would contain approximately 29,988 gsf of residential uses and 6,375 gsf of retail uses. As the existing 74-712 special permit requires a minimum floor area of 1,200 square feet for each permitted dwelling unit, for the purposes of this analysis it is assumed that the development would contain a maximum of 25 units (29,988/1,200).[1] Absent the proposed actions, the site's existing one-story commercial building and 15-space surface parking lot would remain unchanged. The incremental difference between the No-Action and With-Action conditions is 25 dwelling units and 3,869 gsf of commercial retail use. **Table 1** summarizes the RWCDS for the 150 Wooster Street site. The potential environmental effects of the proposed 150 Wooster Street special permit project are analyzed utilizing this RWCDS in the main portion of this EAS, including Part II of the EAS form, the EAS screening analyses, and the detailed assessments provided for the specific technical areas. The environmental assessment examines the incremental differences between the RWCDS of the future without the proposed project (No-Action condition) and the future with the proposed project (With-Action condition), as shown in **Table 1**.

Table 1:
RWCDS for the
Proposed 150 Wooster Street Site Project

	Existing Conditions	No-Action Condition	With-Action Condition	Increment for Analysis
Built Floor Area	2,500-gsf	2,500-gsf	36,363-gsf	33,836-gsf
Uses	2,506-gsf retail uses; parking lot	2,506-gsf retail uses; parking lot	6,375-gsf retail uses; 25 residential units[1]	3,869-gsf retail uses; 25 residential units
Worker Population	Approx. 9	Approx. 9	Approx. 19	10
Resident Population	0	0	43[2]	43

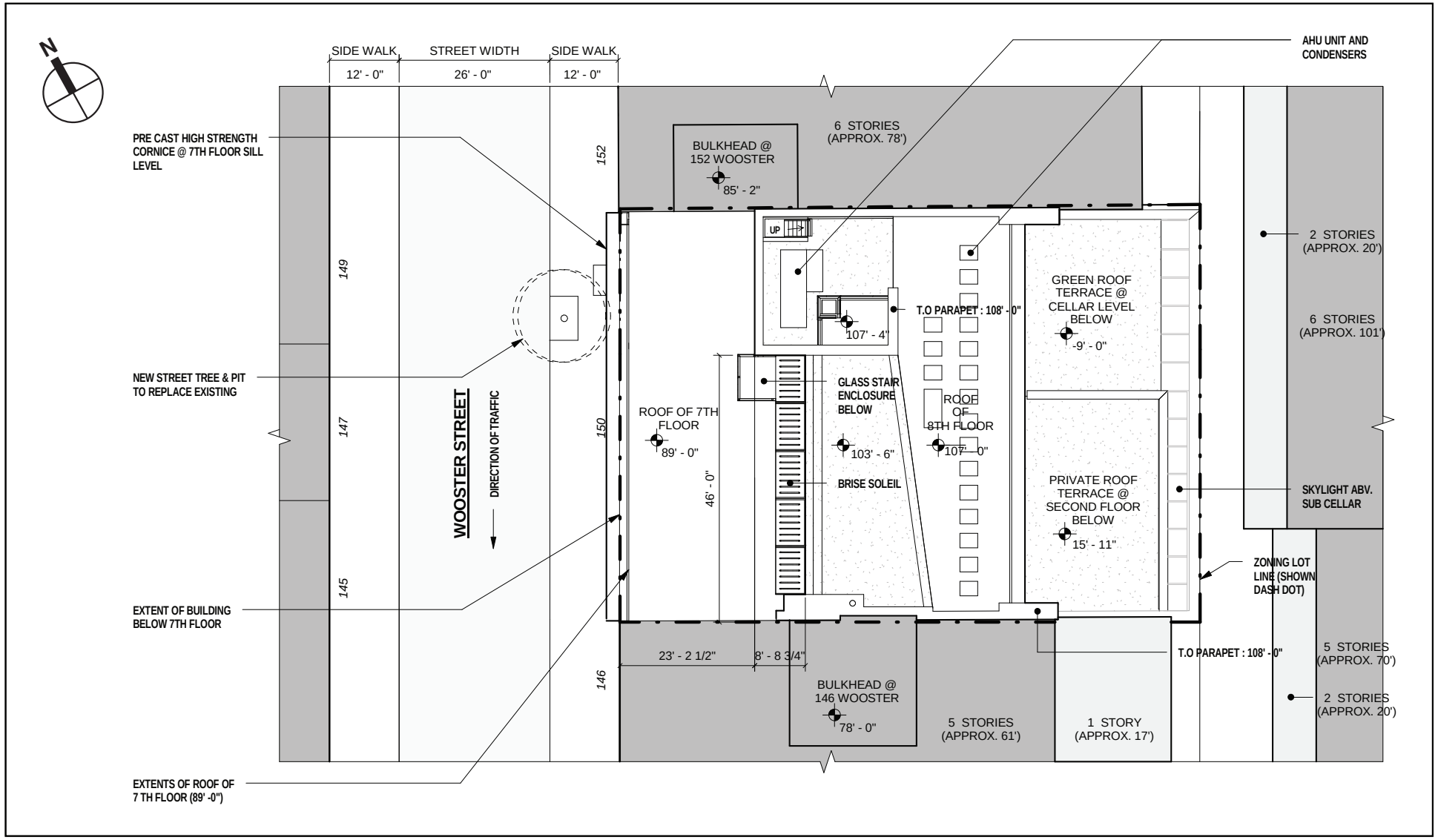
Notes: [1]Development program estimates 7 units.
[2]Assuming 1.72 persons per dwelling unit (average household size of New York county census tract 49)
Sources: MTM Associates, LLC/Scion & Stock Inc.

Zoning Text Amendment RWCDS

The potential future development sites, along with the proposed 150 Wooster Street development, are shown on **Figure 5** and represent the RWCDS for the conceptual analysis of the proposed zoning text amendment found in **Appendix A**.

The analytical framework to assess the proposed zoning text amendment is based on identifying the incremental change in development potential over the existing 74-712 special permit. This is not an as-of-right comparison, since in either case a special permit application would be required (and could also require other zoning lot modifications). Rather, **Table 2** identifies the three development sites (including the proposed 150 Wooster Street site) and estimates the development potential if the primarily vacant parcels of those sites were developed pursuant to current 74-712 special permit provisions. The total combined development potential of the sites is based on the assumption that under the current 74-712 special permit, the non-contributing one-story buildings adjacent to the vacant parcels would remain in their current commercial uses. **Table 2** presents an estimate of the development potential of the combined lot area with the proposed text amendment. The RWCDS for the 150 Wooster Street site differs in the conceptual analysis, in that the No-Action scenario projects development approximately 4,600 gsf of commercial ground-floor retail below 15 residential dwelling units. As shown in Table 1, the No-Action scenario projects the building on Lot 9 remaining, and the continuation of the uses in that structure. This differs from the "Special Permit RWCDS" because it is a more conservative analysis of the potential impacts of the proposed actions. The increment in development potential associated with the proposed zoning is estimated by the net difference for both commercial (measured in square feet) and residential (measured in dwelling units) uses.

[1] As described in the ULURP application, the applicant proposes to develop an 8-story, 35,853 square foot building with retail on the ground and cellar levels. However, for the purposes of a conservative analysis, the RWCDS for the 150 Wooster Street site assesses the maximum number of residential units based on the zoning resolution minimum dwelling unit size of 1,200 square feet.



Site Plan
Figure 1

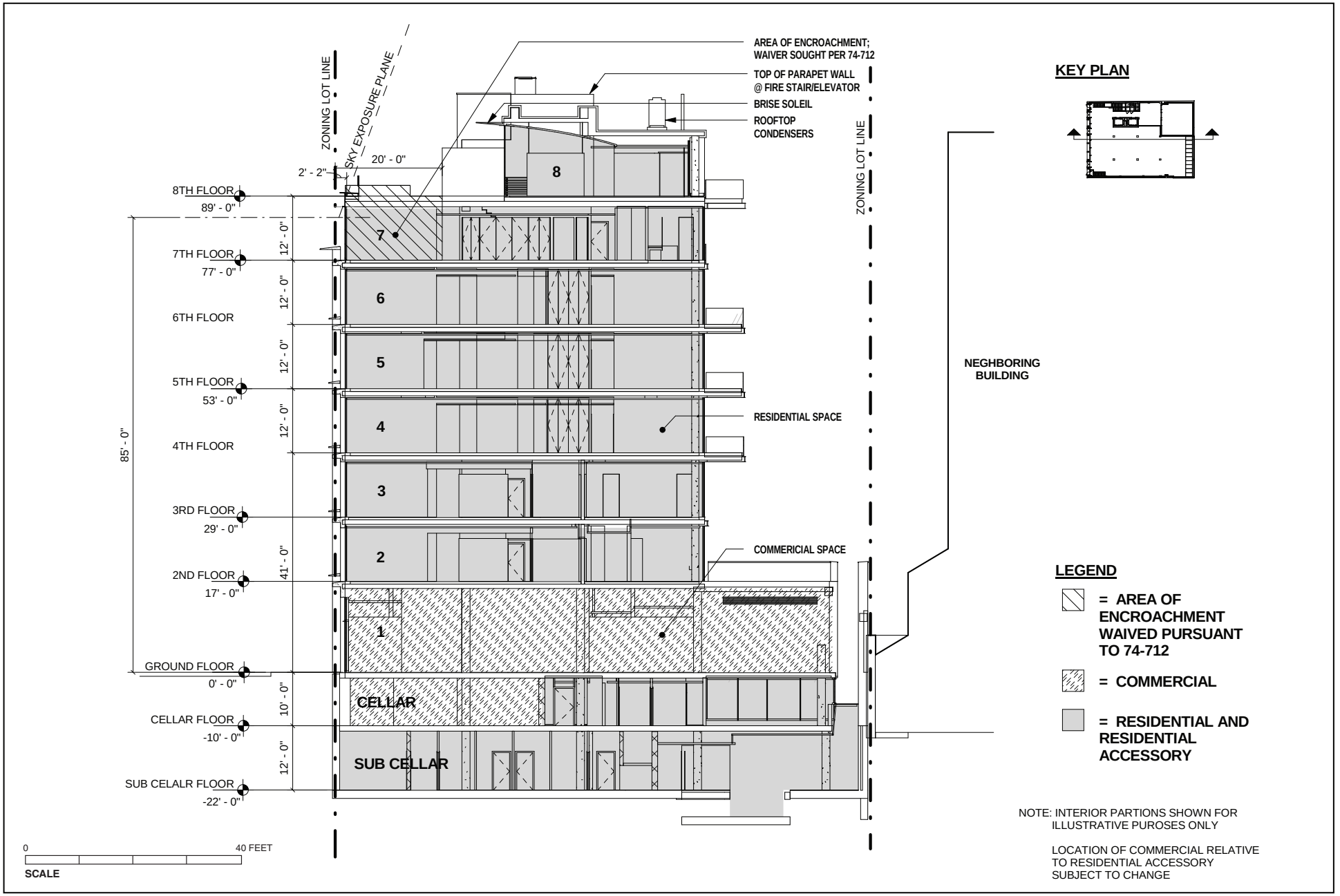
150 WOOSTER STREET

Illustrative Front Elevation

Figure 2

Illustrative Rendering of Proposed Project
at 50 Wooster Street

Figure 3



KEY PLAN

LEGEND

= AREA OF ENCROACHMENT WAIVED PURSUANT TO 74-712

= COMMERCIAL

= RESIDENTIAL AND RESIDENTIAL ACCESSORY

NOTE: INTERIOR PARTIONS SHOWN FOR ILLUSTRATIVE PUROSES ONLY

LOCATION OF COMMERCIAL RELATIVE TO RESIDENTIAL ACCESSORY SUBJECT TO CHANGE

Building Section

Figure 4

Project Site

Study Area Boundary (400-Foot Perimeter)

Soho Cast Iron Historic District Boundary

Soho Cast Iron Historic District Extension

Potential Future Development Sites

Substantially Vacant Lot

Potential Non-Contributing Building

150 WOOSTER STREET

Project Area
Figure 5

10.1.12

Project Site

Study Area Boundary (400-Foot Perimeter)

Soho Cast Iron Historic District Boundary

Soho Cast Iron Historic District Extension

Potential Future Development Sites

Substantially Vacant Lot

Potential Non-Contributing Building

0 200 500 FEET

SCALE

150 WOOSTER STREET

Zoning
Figure 6

Table 2:
Zoning Text Amendment RWCDS
for the Potential Future Development Sites

	Existing Conditions				Development Under Existing Special Permit (No-Action)		Development Under Proposed Special Permit (With-Action)		Increment	
Site*	Address	Lot Area	Commercial Space	Residential Units	Commercial Space[1]	Residential Units	Commercial Space	Residential Units	Commercial Space	Residential Units
Project Site	150 Wooster Street	7,170	2,500-gsf	0	7,170	15	7,170[2]	25[3]	0	10
2	137 Crosby Street	11,622	5,470-gsf	0	51,396	0	70,700[4]	0	19,304	0
3	254 Lafayette Street	7,758	1,904-gsf	0	7,758	20	7,758	26	0	6
				TOTAL	**66,324**	**35**	**85,628**	**51**	**19,304**	**16**

Notes: *See Figure 5 for locations.
[1]Assumes that the vacant parcel would be built to its full FAR potential and that the adjacent non-contributing building would remain as under existing conditions. See Appendix A for more information.
[2]Proposed development program estimates 6,375 sf of commercial space.
[3]Proposed development program estimates 7 units.
[4] The current development proposal is for a building of 83,200-gsf, of which 70,700-gsf would be commercial space and 12,500-gsf would be mechanical space. Current development proposal intends to provide below street-level retail space, and thus its gross floor area is considerably higher than zoning floor area (22% higher).
Sources: New York City Department of City Planning, mapPluto, BKSK Architects

Site 2 has a proposal in early development based on the proposed text amendment presented in this application. That preliminary program is used in the conceptual analysis of the potential future development sites. No proposal for the other site presently exists, so the analysis assumes that the total allowable floor area is developed, with one floor of retail/commercial use and the remaining floor area used for dwelling units with an average size of 1,200 square feet.[1] See **Appendix A** for a more thorough description of the Zoning Text Amendment RWCDS.

In total, compared to the existing special permit, the proposed special permit would be expected to result in the incremental development of up to 16 residential units and up to 19,304-gsf of commercial uses (see Table 2).

PURPOSE AND NEED

In contrast to its industrial past, the study area has become a vibrant mixed use neighborhood, with increasing numbers of residents and ground floor commercial uses. Vacant lots in the study area detract from the fabric of the SoHo-Cast Iron and NoHo Historic Districts (and extensions); therefore, allowing modification of the use regulations by special permit facilitates development of the vacant lots and helps to strengthen the historic districts' built character.

In light of the declining market for manufacturing uses in the study area, the proposed actions respond to the demand for residential and retail uses in the area by providing the opportunity for infill construction that would be compatible with existing uses in the area. Increasing the maximum developed floor area from 20 percent to 40 percent would facilitate new development that would benefit the neighborhood by replacing substantially vacant land with active mixed use development.

PROPOSED ACTION

As noted above, the proposed project involves two discretionary actions:

- A text amendment to Section 74-712 of the Zoning Resolution to expand the percentage of lot coverage permitted by existing buildings from 20 to 40 percent as an eligibility criterion for applying for the special permit, and
- A site-specific special permit for the 150 Wooster Street site, pursuant to the revised zoning text, to permit residential use throughout the building as well as ground and cellar floor retail use, and to allow a portion of the 7th floor to not comply with height and setback regulations (see **Figures 1** and **4**).

The proposed project also requires a Certificate of Appropriateness from LPC.

[1] The 74-712 special permit requires a minimum floor area of 1,200 square feet for each permitted dwelling unit.

Department of Environmental Protection: YES ☐ NO ☒

Other City Approvals: YES ☒ NO ☐

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ POLICY OR PLAN; SPECIFY
- ☒ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)
- ☐ 384(B)(4) APPROVAL
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ FUNDING OR PROGRAMS; SPECIFY
- ☐ PERMITS; SPECIFY
- ☐ OTHER; EXPLAIN

6. ***State or Federal Actions/Approvals/Funding:*** YES ☐ NO ☒ IF "YES," IDENTIFY

7. ***Site Description:*** Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.

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 11x17 inches in size and must be folded to 8.5x11 inches for submission.*

- ☒ Site location map **See Figure 5**
- ☒ Zoning map **See Figure 6**
- ☒ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map **See Figure 9, 9a, 9b, 9c**
- ☒ Sanborn or other land use map **See Figure 7**
- ☒ Tax map **See Figures 8a, 8b, 8c**
- ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
±7,170 SF	**0**	**±7,170 SF**

Other, describe (sq. ft.):

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

Size of project to be developed: **±36,363 GSF** (gross sq. ft.)

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

If 'Yes,' identify the total square feet owned or controlled by the applicant: **±7,170 SF** Total square feet of non-applicant owned development:

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: **±7,125** sq. ft. (width x length) Volume: **±178,125** cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ☒ NO ☐ Number of additional residents? **±43** Number of additional workers? **±19**

Provide a brief explanation of how these numbers were determined:

Residents: 1.72 (average household size in Census Tract 49) x 25 (dwelling units)
Workers: 3 per 1,000 sf retail use x ±6,375 gsf

Does the project create new open space? YES ☐ NO ☒ If Yes: (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: **2,526** [1] (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **5,176 million**[2] (annual BTUs)

9. ***Analysis Year*** *CEQR Technical Manual, Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
2014	**16 months**

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

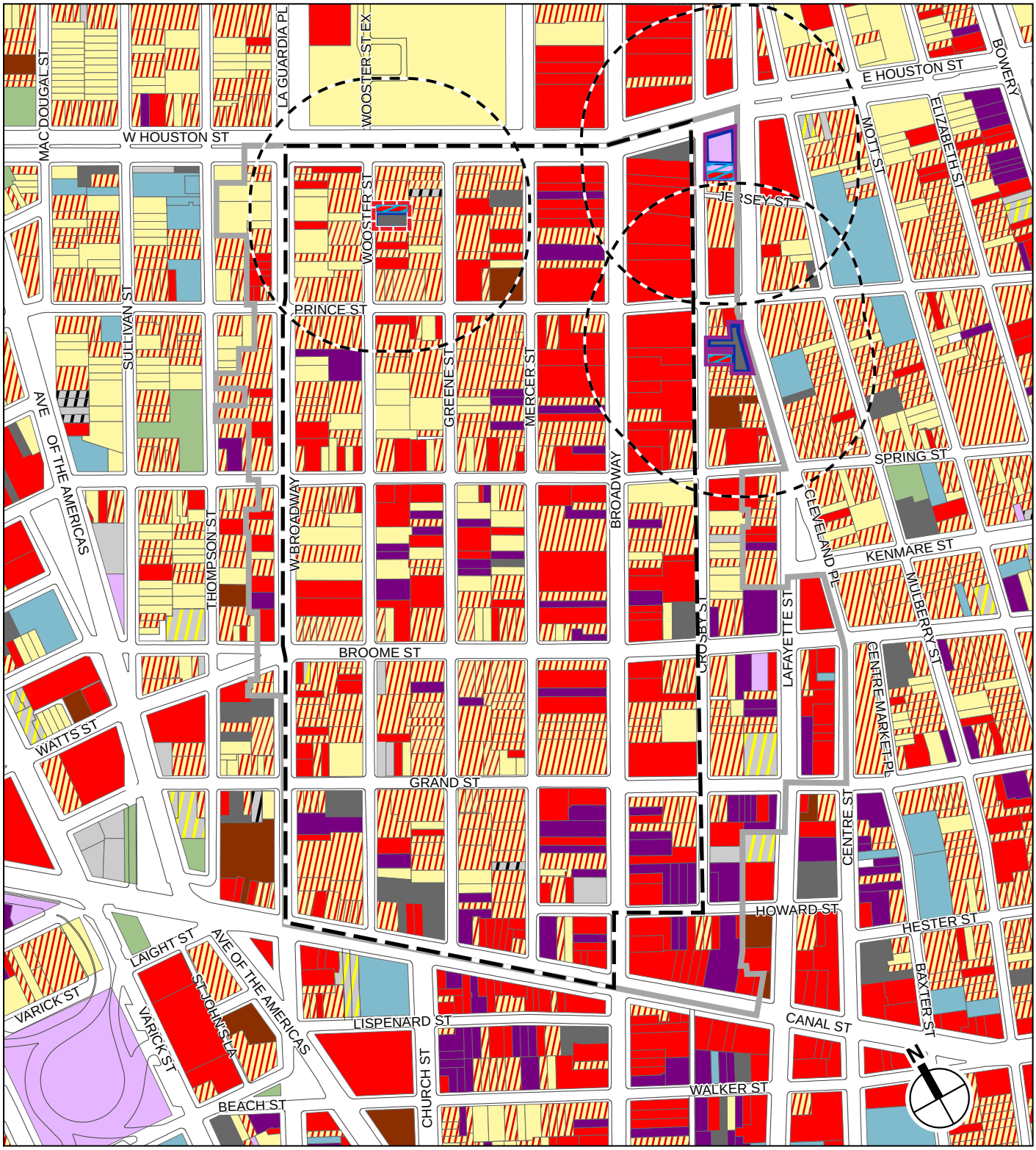
10. ***What is the Predominant Land Use in Vicinity of Project?*** *(Check all that apply)*

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, Describe:

[1] Residential: 41 lbs/week/household x 25 dwelling units = 1,025 lbs/week. Commercial: 19 employees x 79 lbs/employee/week = 1,501 lbs/week.

[2] Residential: 126,700 BTU/SF/year x ±29,988 sf = 3,799 million BTUs/year. Commercial: 216,000 BTU/SF/year x ±6,375 sf = 1,377 million BTUs/year.

10.1.12



Project Site

Study Area Boundary (400-Foot Perimeter)

Soho Cast Iron Historic District Boundary

Soho Cast Iron Historic District Extension

Potential Future Development Sites

Substantially Vacant Lot

Potential Non-Contributing Building

Residential

Residential w/ Commercial Below

Hotels

Commercial Office Buildings

Industrial /Manufacturing

Transportation/Utility

Public Facilities /Institutions

Open Space/Outdoor Recreation

Parking Facilities

Vacant Land

Vacant Building

Under Construction

0 200 500 FEET

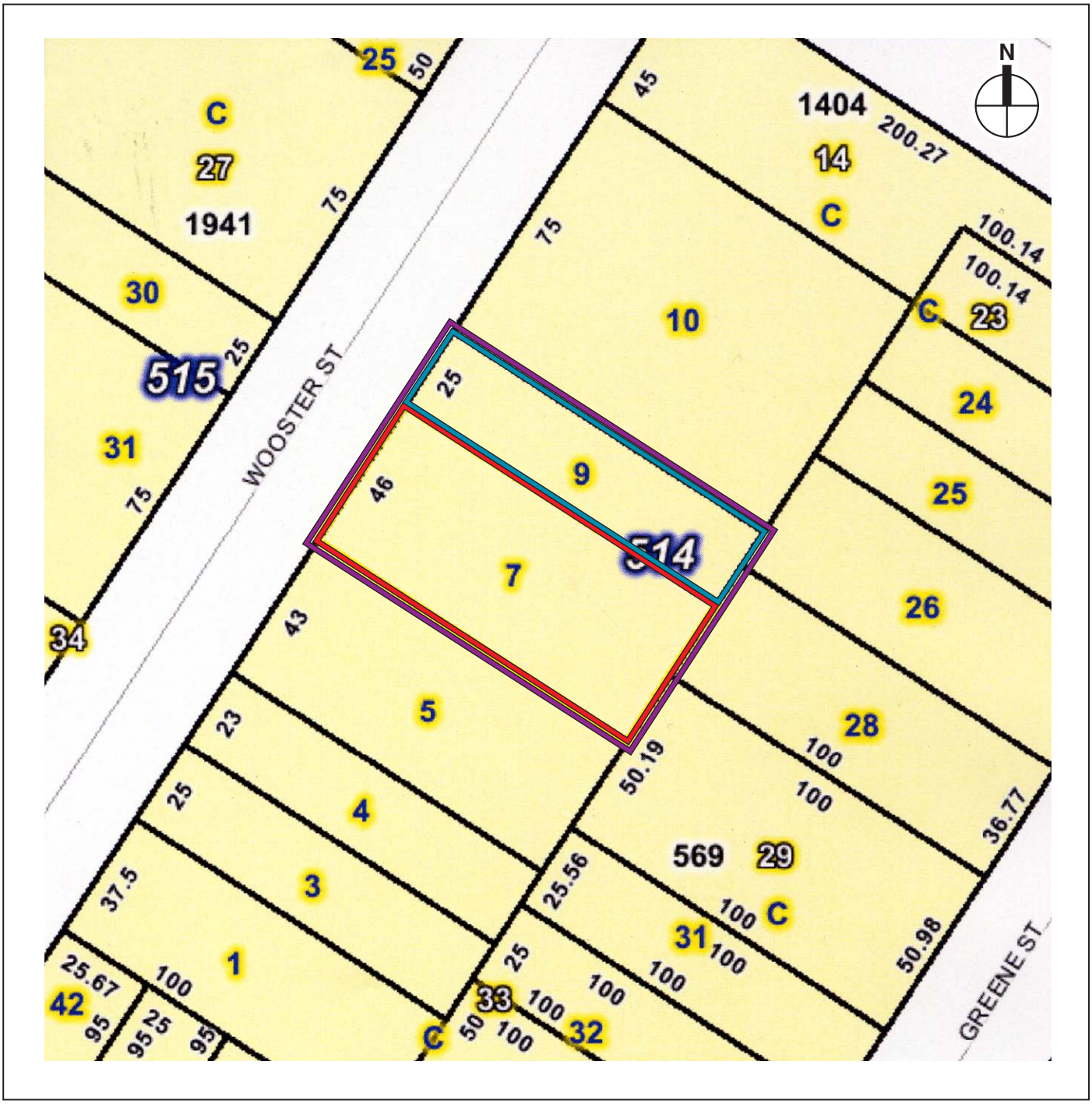
SCALE

150 WOOSTER STREET

Land Use

Figure 7

10.24.12



SOURCE: http://gis.nyc.gov/dof/dtm/mapviewer.jsf

Project Site

Substantially Vacant Lot

Potential Non-Contributing Building

0 20 50 FEET

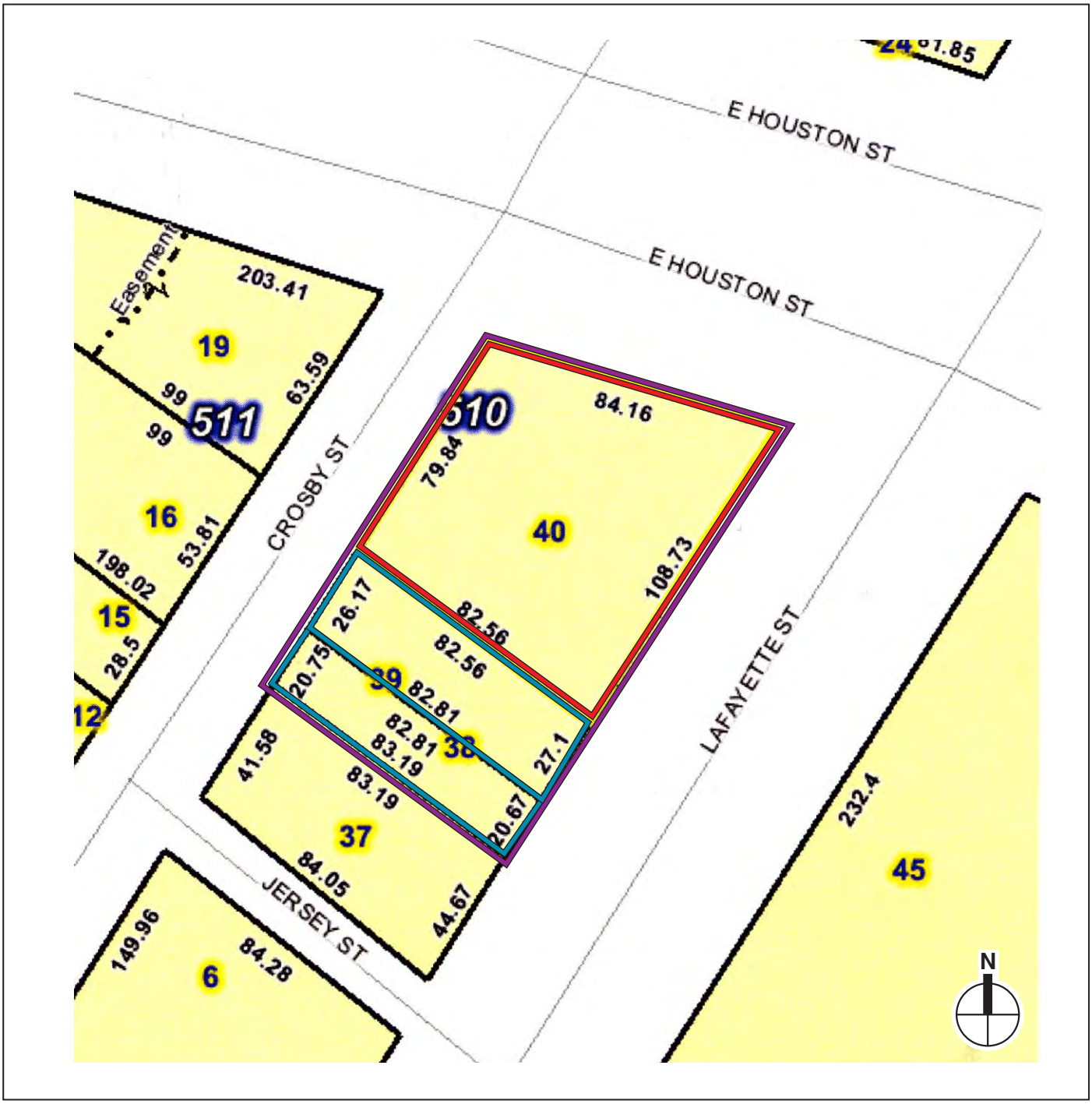
SCALE

150 WOOSTER STREET

Tax Map - Block 514, Lot 7 and Lot 9

Figure 8a

10.24.12



SOURCE: http://gis.nyc.gov/dof/dtm/mapviewer.jsf

Potential Future Development Site

Substantially Vacant Lot

Potential Non-Contributing Building

0 20 50 FEET

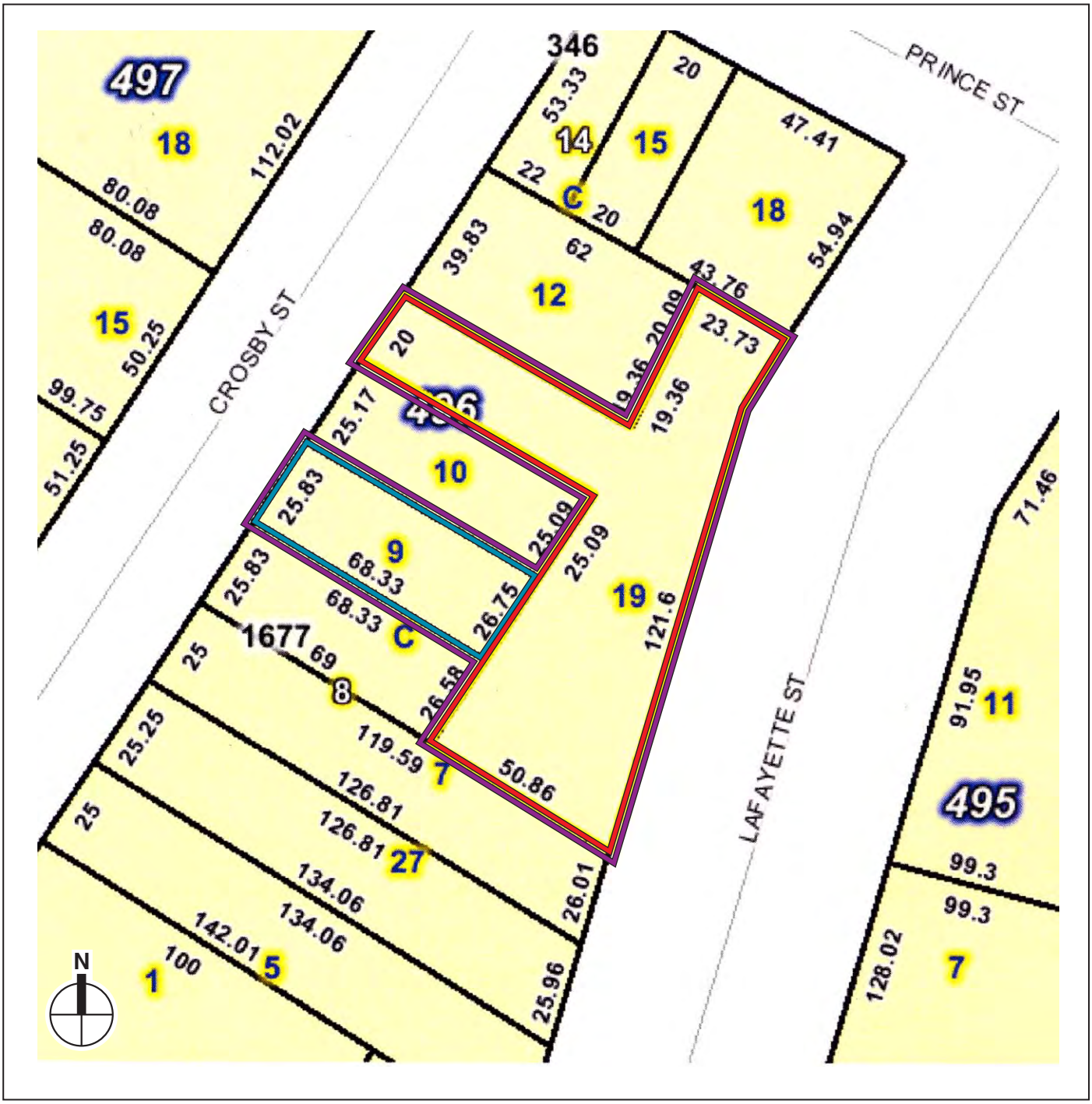
SCALE

Tax Map - Block 510, Lot 40 and Lot 39

150 WOOSTER STREET

Figure 8b

10.24.12



Potential Future Development Site

Substantially Vacant Lot

Potential Non-Contributing Building

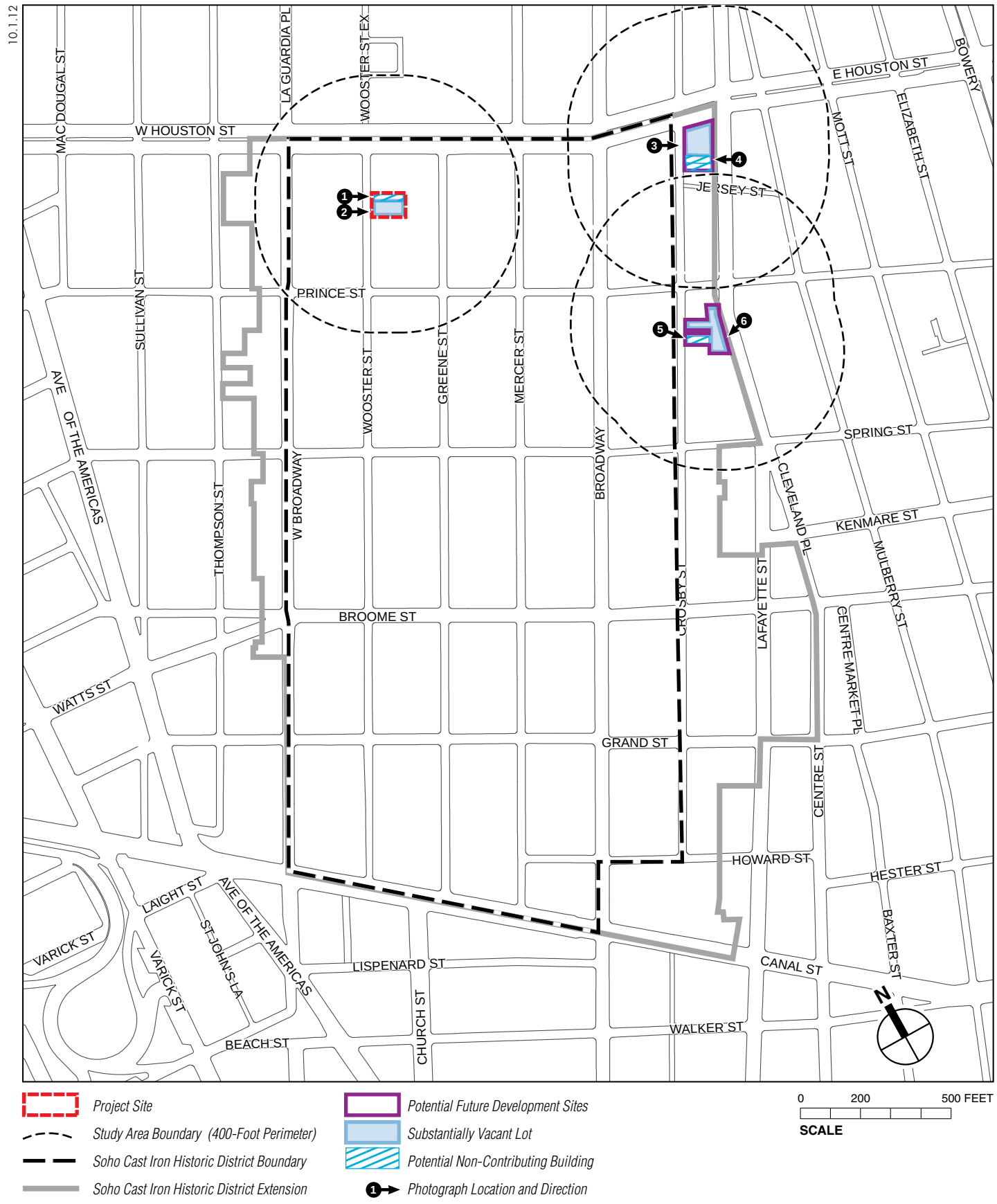
0 20 50 FEET

SCALE

Tax Map - Block 496, Lot 19 and Lot 9

150 WOOSTER STREET

Figure 8c



150 WOOSTER STREET

Key to Photographs
Figure 9

1

2

Views of Project Site
Figure 9a

3

4

Views of Potential Future Development Site
Block 510
Figure 9b

5

6

Views of Potential Future Development Site
Block 496

Figure 9c

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS[1]

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.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☒ No ☐	
If yes, specify the following				
No. of dwelling units			**25**	**25**
No. of low- to moderate-income units			**0**	**0**
No. of stories			**8**	**8**
Gross Floor Area (sq. ft.)			**±29,988 gsf**	**±29,988 gsf**
Describe Type of Residential Structures			**Mixed-use residential with ground floor and cellar retail**	
Commercial	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	
If yes, specify the following:				
Describe type (retail, office, other)	**Retail showroom**	**Retail showroom**	**Retail**	
No. of bldgs.	**1**	**1**	**1**	
GFA of each bldg (sq. ft.)	**±2,506 gsf**	**±2,506 gsf**	**±6,375 gsf**	**±3,869 gsf**
Manufacturing/Industrial	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following:				
Type of use				
No. of bldgs.				
GFA of each bldg (sq. ft.)				
No. of stories of each bldg.				
Height of each bldg.				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
Community Facility	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following				
Type				
No. of bldgs.				
GFA of each bldg (sq. ft.)				
No. of stories of each bldg				
Height of each bldg.				
Vacant Land	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, describe				
Publicly Accessible Open Space	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, describe				
Parking				
Garages	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

[1] As described under "Project Description" starting on EAS page 1a, information supplied in this section refers to the applicant's site only, at 150 Wooster Street (Block 514, Lots 7 and 9). See Appendix A for an analysis of the potential future development sites.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	Yes ☒ No ☐	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following:				
No. of public spaces	**Approx. 15**	**Approx. 15**	**0**	**-15**
No. of accessory spaces	**0**	**0**	**0**	**No change**
Operating hours	**24/7**	**24/7**	**N/A**	**N/A**
Other (includes street parking)	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, describe				
Storage Tanks				
Storage Tanks	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes, specify the following:				
Gas/Service stations:	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
Oil storage facility:	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
Other; identify:	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☒ No ☐	
If any, specify number			**43**	**43**
Briefly explain how the number of residents was calculated	**Number of dwelling units (25) multiplied by the average household size in Census Tract 49 (1.72)**			
Businesses	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	
If any, specify the following:				
No. and type	**1 retail showroom, 1 parking facility**	**1 retail showroom, 1 parking facility**	**TBD**	
No. and type of workers by business	**Approx. 9**	**Approx. 9**	**Approx. 19**	**10**
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated				
Zoning*				
Zoning classification	**M1-5A**	**M1-5A**	**M1-5A**	
Maximum amount of floor area that can be developed (in terms of bulk)	**FAR 5.0**	**FAR 5.0**	**FAR 5.0**	
Predominant land use and zoning classification within a 0.25-radius of proposed project	**M1-5A, M1-5B**	**M1-5A, M1-5B**	**M1-5A, M1-5B**	

Attach any additional information as may be needed to describe the project.

See Attachment A, "Land Use, Zoning, and Public Policy"

If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.

**This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.*

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either 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 or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach. **See Attachment A.**	X	
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach.		X
(c)	Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form.		X
2.	***SOCIOECONOMIC CONDITIONS:*** *CEQR Technical Manual, Chapter 5*		
(a)	Would the proposed project:		
	• Generate a net increase of 200 or more residential units?		X
	• Generate a net increase of 200,000 or more square feet of commercial space?		X
	• Directly displace more than 500 residents?		X
	• Directly displace more than 100 employees?		X
	• Affect conditions in a specific industry?		X
(b)	If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
(1)	***Direct Residential Displacement***		
	If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?		
	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?		
(2)	***Indirect Residential Displacement***		
	Would the expected average incomes of the new population exceed the average incomes of the study area populations?		
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
	If 'Yes,' would the study area have a significant number of unprotected rental units?		
	Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
	Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

		YES	NO
(3)	***Direct Business Displacement***		
	Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
(4)	***Indirect Business Displacement***		
	Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
	Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5)	***Effects on Industry***		
	Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		
	Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		
3.	***COMMUNITY FACILITIES:*** *CEQR Technical Manual, Chapter 6*		
(a)	Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		X
(b)	Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?		X
(c)	If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
(1)	***Child Care Centers***		
	Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels?		
	If 'Yes,' would the additional population impair the delivery of library services in the study area?		
(3)	***Public Schools***		
	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 105 percent?		
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area?		
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area?		
4.	***OPEN SPACE:*** *CEQR Technical Manual, Chapter 7*		
(a)	Would the project change or eliminate existing open space?		X
(b)	Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	X	
(c)	If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?		X
(d)	Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		X
(e)	If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		
(f)	If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		
(g)	If 'Yes' to any of the above questions, attach supporting information to answer the following: • Does the project result in a decrease in the open space ratio of more than 5%?		X
	• If the project site is within an underserved area, is the decrease in open space between 1% and 5%?		X
	• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered?		

		YES	NO
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?	X	
(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?		X
(c)	If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year. **See analyses beginning on page 9a.**	X	
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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. **See analyses beginning on page 9a.**	X	
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?	X	
(b)	Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		X
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10. **See analyses beginning on page 9a.**	X	
8.	***NATURAL RESOURCES:*** *CEQR Technical Manual, Chapter 11*		
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		X
(b)	Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		X
9.	***HAZARDOUS MATERIALS:*** *CEQR Technical Manual, Chapter 12* **See analyses beginning on page 9a.**		
(a)	Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	X	
(b)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		X
(c)	Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	X	
(d)	Does 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 or unknown origin?	X	
(e)	Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site?	X	
(f)	Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		X
(g)	Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?		X
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify: **Historical manufacturing, buried gasoline tank, fuel oil tank (removed) and filling station; gasoline-related volatile organic compounds in on-site groundwater due to an off-site gasoline spill.**	X	
(i)	Based on a Phase I Assessment, is a Phase II Assessment needed?	X	
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?		X
(b)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		X
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		X
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		X
(e)	Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		X
(f)	Would the proposed project be located in an area that is partially sewered or currently unsewered?		X
(g)	Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		X
(h)	Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		X
(i)	If "Yes" to any of the above, conduct the appropriate preliminary analyses and attached supporting documentation.		X

		YES	NO
11. *SOLID WASTE AND SANITATION:* *CEQR Technical Manual, Chapter 14*			
(a)	Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		X
(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?		X
12. *ENERGY:* *CEQR Technical Manual, Chapter 15*			
(a)	Would the proposed project affect the transmission or generation of energy?		X
13. *TRANSPORTATION:* *CEQR Technical Manual, Chapter 16*			
(a)	Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?		X
(b)	If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
	(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? If "Yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **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 in Chapter 16 for more information.		
	(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? 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 trips per station or line?		
	(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? 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?		
14. *AIR QUALITY:* *CEQR Technical Manual, Chapter 17* **See analyses beginning on page 9a.**			
(a)	*Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?		X
(b)	*Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)	X	
(c)	Does the proposed project involve multiple buildings on the project site?		X
(d)	Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		X
(e)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		X
(f)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.	X	
15. *GREENHOUSE GAS EMISSIONS:* *CEQR Technical Manual, Chapter 18*			
(a)	Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		X
(b)	If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?		
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal?		
16. *NOISE:* *CEQR Technical Manual, Chapter 19* **See analyses beginning on page 9a.**			
(a)	Would the proposed project generate or reroute the vehicular traffic?	X	
(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 sight to that rail line?	X	
(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? **(Yes, receptors = new residential use)**	X	
(d)	Does the proposed project site have existing institutional controls (e.g., E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		X
(e)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.	X	
17. *PUBLIC HEALTH:* *CEQR Technical Manual, Chapter 20*			
(a)	Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		X
18. *NEIGHBORHOOD CHARACTER:* *CEQR Technical Manual, Chapter 21*			
(a)	Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required 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.	X	
(b)	If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **See analyses beginning on page 9a.**	X	

[1]Although no thresholds are exceeded, a preliminary analysis is provided on page 9c.

19. CONSTRUCTION IMPACTS: CEQR Technical Manual, Chapter 22 Would the project's construction activities involve (check all that apply):	YES	NO
• Construction activities lasting longer than two years;		X
• Construction activities within a Central Business District or along an arterial or major thoroughfare;		X
• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);	X	
• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		X
• The operation of several pieces of diesel equipment in a single location at peak construction;	X	
• Closure of community facilities or disruption in its service;		X
• Activities within 400 feet of a historic or cultural resource; or	X	
• Disturbance of a site containing natural resources.		X

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or 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 analyses beginning on page 9a.

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 pertinent books and records and/or after inquiry of persons who have personal knowledge or 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

Manager (APPLICANT/SPONSOR) of **MTM Associates, LLC** (NAME OF THE ENTITY OR OWNER)

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☒ APPLICANT/REPRESENTATIVE or ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Farzad Rastegar
APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

FARASTEGAR
SIGNATURE:

3/19/13
DATE:

PLEASE NOTE THAT APPLICANT 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.

Screening Analyses[1]

The EAS screening analyses presented below have been prepared specific to the proposed project on the 150 Wooster Street special permit site, and therefore utilize the Special Permit RWCDS for analytic purposes. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

A. LAND USE, ZONING AND PUBLIC POLICY

See Attachment A.

B. SHADOWS

See Attachment B.

C. HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or excavation. Actions that trigger an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features.

The 150 Wooster Street project would involve subsurface disturbance on Block 514, Lots 7 and 9, and thus an analysis of potential impacts to archaeological resources is required. Block 514/Lot 7 was previously determined by the New York City Landmarks Preservation Commission (LPC) to have no archaeological sensitivity.[2] For Block 514, Lot 9, a determination of potential archaeological sensitivity was requested of LPC. LPC determined that this lot has no potential archaeological sensitivity.[3] Therefore, the 150 Wooster Street project would not have any significant adverse impacts on archaeological resources, and no further analysis is required.

Since the 150 Wooster Street project would involve demolition and new construction within a historic district, an analysis of potential impacts to architectural resources is required. Consistent with *CEQR Technical Manual* methodology, the study area for this analysis has been defined as the project site and the area within 400 feet of the 150 Wooster Street site's boundaries. To assess the potential impacts of the proposed 150 Wooster Street project, an inventory of known and potential architectural resources in the study area was compiled. Once the architectural resources in the study area were identified, the proposed project was assessed for its potential to have direct, physical impacts and/or indirect visual or contextual impacts on architectural resources.

The 150 Wooster Street site and the majority of its surrounding study area are located within the boundaries of the SoHo-Cast Iron Historic District and Extension, which is a New York City Historic District. (The Soho-Cast Iron Historic District, but not the Extension, is also a National Historic Landmark and is listed on the State and National Registers of Historic Places.) Within the historic district, new construction and the demolition of existing buildings require review and approval by LPC. Pursuant to Certificate of Appropriateness Application No. 11-8023, LPC voted to approve the project

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[1] As described under "Project Description" starting on EAS page 1a, these analyses have been prepared using the Special Permit RWCDS for the 150 Wooster Street special permit site only. See **Appendix A** for an analysis of the potential future development sites.

[2] Broadway-Grand EAS (2003).

[3] LPC comment letter dated May 21, 2012. (See **Appendix B**).

at its May 3, 2011 public hearing, and has issued a CofA. (See **Appendix B**, "Agency Correspondence.") As a result, the proposed project—which involves the demolition of the existing building on Block 514, Lot 9—would not have a significant adverse effect on architectural resources. As a condition of LPC's approval, the project would comply with LPC's *Guidelines for Construction Adjacent to a Historic Landmark* as well as the guidelines set forth in section 523 of the *CEQR Technical Manual* and the procedures set forth in the New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88, to avoid the potential for construction-related impacts to nearby buildings within the historic district. This includes preparation of a Construction Protection Plan (CPP), to be prepared prior to construction activities and submitted to LPC for review and approval. The CPP would contain measures to avoid construction-related impacts including ground-borne vibration and accidental damage from heavy machinery, as appropriate. The CPP would be developed in consultation with LPC and implemented by a professional engineer prior to the project. The CPP would follow the guidelines set forth in section 523 of the *CEQR Technical Manual*.

In summary, the 150 Wooster Street project would not have any significant adverse impacts on architectural resources, and no further analysis is required.

In addition to the 150 Wooster Street special permit site, there are two sites within the SoHo-Cast Iron Historic District and Extension that could also have the potential to be the subject of future special permits under the proposed zoning text amendment. The potential impact of development of these sites pursuant to future special permits under the proposed zoning text amendment is analyzed in **Appendix A**. As described in **Appendix A**, LPC determined that Block 496, Lots 9 and 19 (Site 3) have potential archaeological significance, and recommended that an archaeological documentary study be performed to clarify its initial findings. The development of Site 3 pursuant to the proposed zoning text amendment would require its own discretionary action and would be required to undergo environmental review. If such a special permit application were made, LPC would be asked to review the site, and any subsequent archaeological research or testing would be conducted at that time. In regard to architectural resources, the potential future development sites are located within New York City Historic Districts, where new construction and alterations to existing buildings requires review and approval by LPC. Therefore, residential development of the potential development sites pursuant to the proposed zoning text amendment would require a Certificate of Appropriateness from LPC. Development of the sites also would be required to comply the procedures set forth in the DOB TPPN #10/88, to avoid the potential for construction-related impacts to nearby buildings within the historic district.

D. URBAN DESIGN AND VISUAL RESOURCES

See Attachment C.

E. HAZARDOUS MATERIALS

A *Phase I Environmental Site Assessment* (ESA) was prepared for the project site in March 2010. It included a reconnaissance of the project site and surrounding area, an examination of historical Sanborn fire insurance maps, and a review of pertinent federal, state, and local databases. It identified evidence of recognized environmental conditions associated with: historical on-site uses (including light manufacturing, a filling station, an additional gasoline underground storage tank (UST), and a fuel oil UST which has been removed from the site); and historical off-site uses including a Mobil filling station approximately 150 feet to the northeast (with a known spill #8803871 that has resulted in elevated concentrations of gasoline-related volatile organic compounds (VOCs) in groundwater beneath the project site), manufacturing and auto repair uses, and other properties with gasoline USTs and known spills..

A Subsurface (Phase II) Investigation of the project site was conducted in November 2011 (report dated February 2012) in accordance with a Work Plan approved by the New York City Department of Environmental Protection (NYCDEP). It included a geophysical investigation to search for potential historical USTs, the collection of soil samples from four borings advanced throughout the site, and the collection of groundwater samples from two existing monitoring wells associated with the investigation of Spill #8803871. The geophysical investigation identified no suspect USTs, but did identify a buried reinforced concrete pad which may have been associated with USTs in the southwestern corner of the project site. Field observations and laboratory analysis of the soil samples indicated the sitewide presence of urban fill materials containing elevated concentrations of semi-volatile organic compounds (SVOCs) and metals, as well as evidence of petroleum contamination and elevated concentrations of volatile organic compounds (VOCs) typically associated with gasoline in the southwestern corner of the site. Based on these findings, Spill #1110393 was reported to the New York State Department of Environmental Conservation (NYSDEC). Groundwater analytical results indicated the presence of VOCs typically associated with gasoline. The gasoline additive methyl tert-butyl ether (MTBE) was not detected in any soil samples, but was detected in groundwater samples. Since MTBE was detected at the former Mobil

station this suggests that Spill #8803871 is, at a minimum, contributing to groundwater contamination beneath the project site and is the most likely source of on-site MTBE contamination and possibly, related petroleum impacts.

The proposed 150 Wooster Street project would require demolition of the existing on-site building and sitewide excavation to a depth of approximately 25 to 28 feet for a new commercial and residential structure with two below grade levels. Although the proposed project could increase pathways to human exposure compared to the future without the project (i.e., the project site remaining in its current uses), impacts would be avoided by conducting remediation of Spill #1110393 to the satisfaction of NYSDEC and by implementing a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) during subsurface disturbance to address known and potential contamination. As required in NYSDEC's letter dated November 25, 2011, additional delineation of Spill #1110393, including collection of soil and groundwater samples for laboratory analysis, would be conducted prior to soil disturbance. The RAP and CHASP would be submitted to NYCDEP, NYSDEC, and OER for approval. The RAP and CHASP would be implemented during excavation activities and would include a vapor barrier to be installed below the proposed new construction (which would also function as waterproofing) to reduce the potential for vapor intrusion into the proposed building and appropriate procedures to be followed to safely address any identified contaminated soil or groundwater, historical fill materials, etc. All excavated soil would be handled and disposed of in accordance with applicable regulatory requirements and measures to control dust during excavation would be implemented to protect both the workers and the community. Should petroleum tanks be encountered, applicable regulatory requirements (e.g., those relating to spill reporting and tank registration) would be followed to address removal of the tanks and any associated soil or groundwater contamination. If dewatering is required for the proposed construction, water would only be discharged in accordance with NYCDEP sewer use requirements.

The Phase I ESA indicated that the existing building may contain asbestos-containing materials (ACM), polychlorinated biphenyl (PCB) containing electrical equipment and lead-based paint. On-site fluorescent lights may include PCB and/or mercury-containing components. If installed prior to 1979, on-site hydraulic parking lifts may utilize PCB-containing hydraulic fluid. Demolition of the building and removal of the hydraulic lifts would be conducted in accordance with applicable regulatory requirements, including those for the testing and removal of asbestos-containing materials, the management of lead-based paint and the proper disposal of lighting fixtures, electrical equipment and hydraulic oil.

To preclude the potential for significant adverse impacts, an (E) designation will be placed on the applicant's site (Block 514, Lots 7 and 9). The (E) designation process typically requires that, prior to redevelopment, the property owner conduct a Phase I Environmental Site Assessment (ESA) in accordance with the American Society of Testing Materials (ASTM) E1527-05, a soil and groundwater testing protocol, and remediation where appropriate, to the satisfaction of the New York City Office of Environmental Remediation (OER) before issuance of construction-related New York City Department of Buildings (DOB) permits (pursuant to Section 11-15 of the *Zoning Resolution*—Environmental Requirements). The E-designation also requires mandatory construction-related health and safety plans, which must also be approved by OER. Under the E-designation, the following tasks must be undertaken:

> Task 1 – The applicant must submit to the Mayor's Office of Environmental Remediation (OER) for review and approval, a Phase 1 of the site along with a soil and groundwater testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request. As discussed above, a Phase 1 of the applicant's site has already been prepared; this will be submitted to OER for review and approval.
>
> Task 2 – A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed. As discussed above, a Subsurface (Phase II) Investigation of the project site was conducted in November 2011 (report dated February 2012) in accordance with a Work Plan approved by

the New York City Department of Environmental Protection (NYCDEP). The Phase II report, and the RAP and CHASP, will be submitted to OER for review and approval.

With the provisions outlined above in place, no significant adverse impacts due to hazardous materials are expected as a result of the proposed project.

F. AIR QUALITY

See Attachment D.

G. NOISE

See Attachment E.

H. NEIGHBORHOOD CHARACTER

According to the *CEQR Technical Manual*, neighborhood character assessments consider how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. These elements include a neighborhood's land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. An assessment of neighborhood character is warranted when a proposed project has the potential to result in significant adverse impacts in any technical area listed above, or when the project may have moderate effects on several of these elements.

As described elsewhere in this EAS, the proposed 150 Wooster Street project would not result in any significant adverse impacts on land use, urban design, visual resources, historic resources, socioeconomics, traffic, or noise, or any moderate effects on several of these elements. Further, the 150 Wooster Street project would not result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. The 150 Wooster Street project would not result in any significant adverse impacts to neighborhood character, and, a detailed analysis of neighborhood character is not warranted.

I. CONSTRUCTION IMPACTS

The development of the 150 Wooster Street site would be expected to result in conditions typical of construction sites in Manhattan. The duration and severity of potential construction impacts would be short-term and would be minimized by implementing measures during scheduling and staging of activities to control intrusive construction-related noise and particulate emissions, as well as to minimize disruption to existing traffic and pedestrian circulation. The New York City Department of Transportation also regulates development activities through the issuance of permits. Therefore, the proposed development of the 150 Wooster Street site would not have significant adverse construction impacts.

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 of 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 effect on the environment. 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.

	Potential Significant Adverse Impact	
IMPACT CATEGORY	**YES**	**NO**
Land Use, Zoning, and Public Policy		✓
Socioeconomic Conditions		✓
Community Facilities and Services		✓
Open Space		✓
Shadows		✓
Historic and Cultural Resources		✓
Urban Design/Visual Resources		✓
Natural Resources		✓
Hazardous Materials		✓
Water and Sewer Infrastructure		✓
Solid Waste and Sanitation Services		✓
Energy		✓
Transportation		✓
Air Quality		✓
Greenhouse Gas Emissions		✓
Noise		✓
Public Health		✓
Neighborhood Character		✓
Construction Impacts		✓

2. Are there any aspects of the project relevant to the determination 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, explain them and state where, as a result of them, the project may have a significant impact on the environment. | | ✓

3. ***LEAD AGENCY'S CERTIFICATION***

Director, Environmental Assessment and Review Division	New York City Department of City Planning
TITLE	LEAD AGENCY
Robert Dobruskin	Robert Dobruskin
NAME	SIGNATURE

Attachment A: Land Use, Zoning and Public Policy

A. INTRODUCTION

The proposed zoning text amendment and special permit would result in the development of a mixed use building with up to 25 residential units and 6,375 square feet of commercial uses on the ground and cellar levels on the 150 Wooster Street (special permit) site. The proposed zoning text amendment also could result in the potential future development of two parcels within in the SoHo-Cast Iron Historic District and Extension (see **Appendix A** for a conceptual analysis of the potential effects of development on these two sites). This analysis characterizes the existing conditions in the surrounding area, anticipates those changes in land use and zoning that are expected independent of the proposed actions, and addresses any potential impacts to land use, zoning, and public policy associated with the proposed actions. As described under "Project Description" on EAS page 1a, this analysis is based on the RWCDS for the 150 Wooster Street site only. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

To determine existing conditions and assess the potential for project-related impacts, the land use study area for the 150 Wooster Street site was defined as the area within 400 feet of the site, the area in which the proposed actions could reasonably be expected to create potential direct and indirect impacts (see EAS **Figure 4**). Various sources have been utilized to prepare an analysis of the land use, zoning, and public policy characteristics of the study area, including field surveys, evaluation of land use and zoning maps, and the Zoning Resolution of the City of New York. To determine future conditions without the proposed actions, those changes in land use and zoning that are likely to occur by the build year of 2014 were also evaluated.

As described in detail below, the proposed actions would be appropriate given existing land use patterns in the surrounding area. The development of the 150 Wooster Street site would be consistent with existing land use conditions and anticipated development trends, which continue the mixed-use quality of the area. In light of the declining market for manufacturing uses, the proposed actions respond to the demand for residential and commercial uses in this area by providing the opportunity for new residential infill construction within the SoHo-Cast Iron Historic District and Extension that would be compatible with the use of existing buildings for dwelling purposes and living-work spaces and development of residential uses pursuant to Board of Standards and Appeals (BSA) variance and existing CPC special permits. While the proposed zoning text amendment would authorize the CPC to permit uses, in addition to residential uses, that are not currently permitted in the affected area as-of-right, some of these uses are already permitted in the area pursuant to other discretionary actions, and it is not anticipated that a significant number of new uses other than residential would locate within the affected area as a result of the proposed actions. The approval of the special permit for the 150 Wooster Street site is not expected to have significant adverse impacts on land use, zoning, or public policy.

B. EXISTING CONDITIONS

LAND USE

150 WOOSTER STREET SITE

150 Wooster Street, the special permit site, is located on Block 514, Lots 7 and 9 within the SoHo-Cast Iron Historic District in Manhattan. The special permit site is approximately 7,170 square feet in size and is located within an M1-5A zoning district. Lot 7 of the special permit site is currently used as an approximately 15-space parking lot and Lot 9 of the special permit site contains a retail showroom (see **Figure A-1**).

150 WOOSTER STREET STUDY AREA

The 400-foot study area for the 150 Wooster Street site is bounded roughly by Prince Street, Mercer Street, West Broadway, and the New York University (NYU) University Village complex, located just north of East Houston Street. As shown in **Figure A-1**, the study area is primarily characterized by residential, commercial, and institutional uses. Dwelling units in the study area include those built pursuant to the existing 72-712 special permit, Interim Multiple Dwellings (IMDs) and Joint Living-Work Quarters for Artists (JLWQAs), and are mainly located in converted loft buildings.[1] A JLWQA is a space for an artist and his/her family in a non-residential building to be used for living quarters and a studio workshop. The study area also contains modern condominium buildings along West Houston Street, and residential apartment buildings with retail uses at the ground floor on Prince Street. Commercial uses include boutique retail stores, restaurants, cafes, and art galleries. There is also an office building at the corner of Greene Street and Prince Street that houses the Apple Store SoHo on the ground floor. The Mercer Hotel is located at the corner of Mercer and Prince Streets. North of West Houston Street, the NYU University Village site contains three 30-story residential buildings, a grocery store, and the Jerome S. Coles Sports and Recreation Center. Two of the three towers house NYU faculty, while the third is an independent Mitchell-Lama[2] residence. Other uses in the study area include a parking garage on Mercer Street south of Houston Street and open space uses along the east side of LaGuardia Place and the west side of Mercer Street, between West Houston Street and Bleecker Street.

ZONING

150 WOOSTER STREET SITE

The 150 Wooster Street site is located within an M1-5A zoning district, which is described in more detail below.

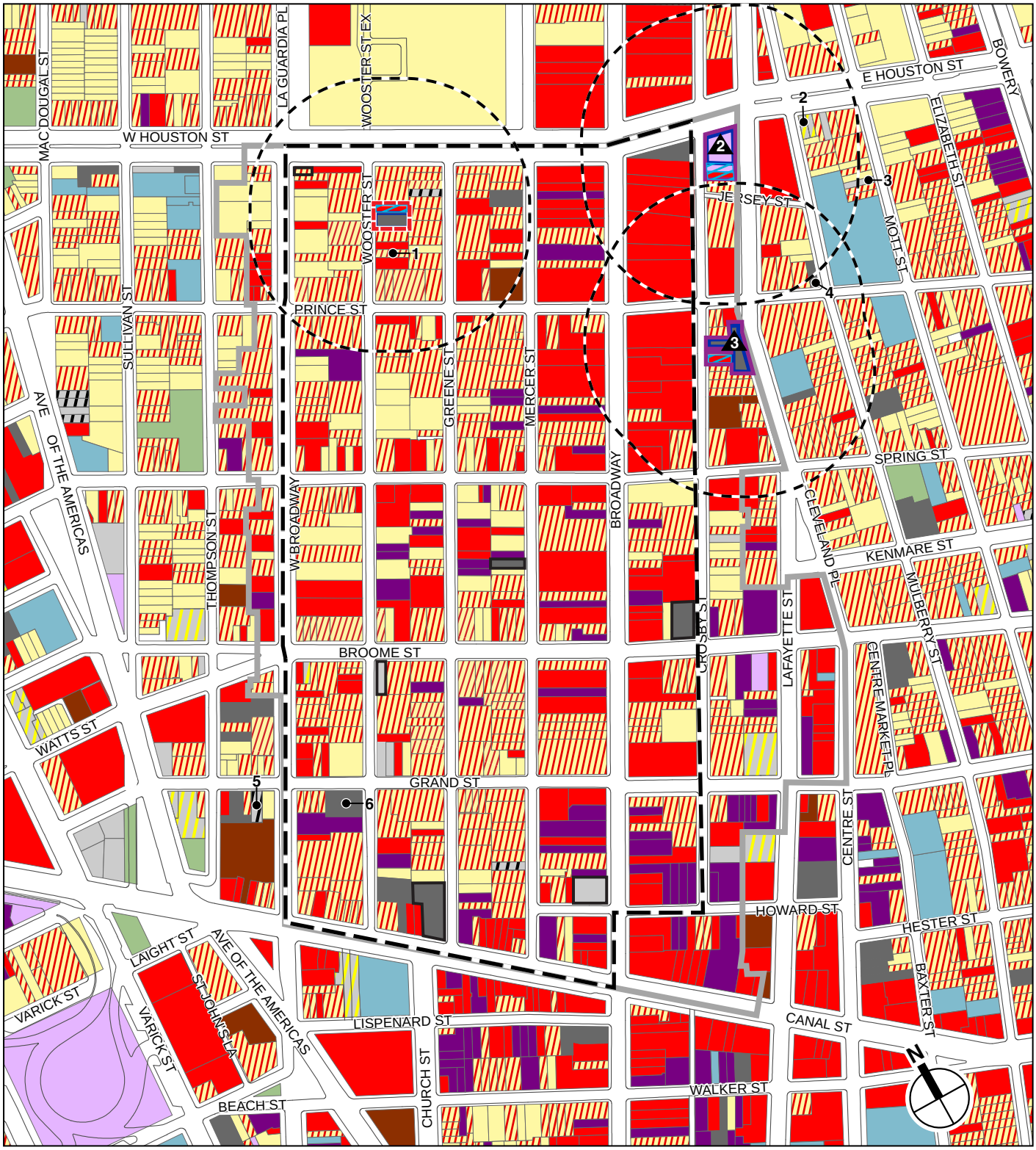
150 WOOSTER STREET STUDY AREA

The study area for the 150 Wooster Street site is located primarily in the M1-5A zoning district, with small portions located in M1-5B (to the east), C-17 (to the north), and R7-2 zoning districts

[1] Since the establishment of the 74-712 special permit in 2003, six of the 16 sites in the Noho and SoHo-Cast Iron Historic Districts that were identified as potential future development sites in the *Broadway-Grand* EAS (which analyzed the proposed 74-712 special permit), have been developed, all with residential use. **Figure A-1** indicates the sites analyzed in 2003 that have not yet been developed.

[2] Enacted in 1955, the Mitchell-Lama Housing Program utilizes tax abatements, low-interest mortgages, and other subsidies for developers to build housing for low- and middle-income tenants.

8.17.12



Project Site

Study Area Boundary (400-Foot Perimeter)

Soho Cast Iron Historic District Boundary

Soho Cast Iron Historic District Extension

Potential Future Development Sites

Substantially Vacant Lot

Potential Non-Contributing Building

Residential

Residential w/ Commercial Below

Hotels

Commercial Office Buildings

Industrial /Manufacturing

Transportation/Utility

Public Facilities /Institutions

Open Space/Outdoor Recreation

Parking Facilities

Vacant Land

Vacant Building

Under Construction

No Build Projects

Lots Analyzed in 2003 as Potential Future Development Sites, Still Undeveloped (Includes Block 531/Lot 4 and Block 545/Lot 48 in NoHo, Off Map)

0 200 500 FEET

SCALE

150 WOOSTER STREET

Land Uses and No Build Projects in the Study Area

Figure A-1

(to the west) (see **Table A-1** and EAS **Figure 5**). M1 districts are light manufacturing, high-performance districts that serve as a buffer to adjacent residential and commercial districts. In addition to manufacturing uses, commercial uses are also permitted in this district. The maximum FAR for commercial and manufacturing uses is 5.0. The majority of community facilities are allowed in M1-5B districts only by special permit from the CPC or BSA. The maximum FAR for community facilities is 6.5.

M1-5A and M1-5B districts mapped in Noho and SoHo contain special provisions allowing conversion of manufacturing uses to artists' quarters. M1-5B districts lofts cannot be converted to solely residential use, but may be occupied as JLWQAs by artists certified by the City's Department of Cultural Affairs. There are also restrictions on uses below the second story. Uses such as high-performance manufacturing and non-commercial art galleries are permitted, but heavy manufacturing is prohibited. Conversions of these loft spaces from manufacturing to other uses, both on the ground floors and upper stories, generally require a special permit or authorization from the CPC. M1-5A and M1-5B zoning districts are similar, but differ slightly in the uses allowed on the ground floor of the buildings within the respective districts. In M1-5B districts, buildings occupying less than 3,600 square feet of lot area do not allow joint living-work quarters for artists below the floor level of the second story, unless modified by the Chairperson of the CPC. In M1-5A districts buildings less than 3,600 square feet of lot area allow joint living-work quarters for artists below the floor level of the second story.

R7-2 districts are medium-density residential districts that encourage low apartment buildings on smaller lots, or taller buildings with low lot coverage on larger lots. R7-2 districts allow residential uses at a maximum FAR of 3.44, and with community facility uses, a maximum FAR of 6.5.

C1-7 districts typically are predominantly residential or community facility in character with lower-density commercial uses. They are mapped in medium-density areas of the City. They permit a maximum FAR of 2.0 for commercial uses, 6.02 for residential uses, and 6.5 for community facility uses.

Table A-1:
Zoning Districts Located in the Study Areas

Zoning District	Maximum FAR[1]	Uses/Zone Type
Residential Districts		
R7-2	0.87 to 3.44 residential; 6.5 community facility	General residence district. Medium density residential, community facility.
Commercial Districts		
C1-7	2.0 commercial, 6.02 residential, 6.5 community facility	Commercial district, predominantly residential or community facility in character, lower density commercial uses.
Manufacturing Districts		
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs
M1-5A	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs

Notes: [1] Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.
[2] Use group 4A by Special Permit only.
Sources: *New York City Zoning Resolution.*

PUBLIC POLICY

As stated in Section 41-00 of the Zoning Resolution, the city's manufacturing districts (including M1-5A and M1-5B districts) were established in order to protect light manufacturing uses; to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing to co-exist where such uses are deemed compatible; and to protect residences by separating them from manufacturing activities, and by generally prohibiting the use of such areas for new residential development. However, manufacturing uses in the study area have declined substantially since the zoning districts were enacted, and the spaces previously devoted to manufacturing largely have been changed to commercial uses and units that permit dwellings (including JLWQAs and IMDs). As described above, the SoHo area is now primarily occupied by commercial uses and residences. The area continues to experience considerable pressure for changes to commercial and residential uses, as described below in "The Future Without the Proposed Actions."

The proposed zoning text amendment would apply to the SoHo-Cast Iron Historic District and Extension, the Noho Historic District and Extension, and the Noho East Historic District. In order to protect the historic districts' contributing resources from inappropriate changes or destruction, the New York City Landmarks Preservation Commission must approve in advance any alteration, reconstruction, demolition, or new construction within the districts' boundaries. The SoHo-Cast Iron Historic District also is listed on the State and National Register of Historic Places and is a National Historic Landmark. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) reviews projects within the historic districts when federal or state agencies are responsible for project funding, permitting, licensing, or other approvals.

C. THE FUTURE WITHOUT THE PROPOSED ACTIONS

LAND USE

150 WOOSTER STREET SITE

Absent the proposed special permit, the 150 Wooster Street site would remain in its current use. For the purposes of this analysis, it was conservatively assumed that the 150 Wooster Street site would contain the existing parking and commercial uses in the future without the proposed actions. Without the proposed actions, no changes to zoning or public policy are expected to occur to the 150 Wooster Street site by 2014.

150 WOOSTER STREET STUDY AREA

Listed below in **Table A-2** and noted on **Figure A-1** are projects located within the study area that are expected to be complete by 2014. The projects illustrate the use of existing buildings for living-work quarters and retail uses as well as the construction of new buildings for residential and commercial uses.

Table A-2:
No Build Project List (2014)

No.	Name/ Address	Type of Development	New/ Conversion	Units/Rooms/ Floor Area	Estimated Year of Completion
1	138 Wooster Street	Residential/ Commercial	Conversion/ Addition	4 residential units; commercial uses at grade; ±11,870 SF total. (±9,880 SF existing)	2014
2	41 East Houston Street (AKA 290 Mulberry Street)	Residential	New	9 residential units; ±27,043 SF	2014
3	277 Mott Street	Residential	New	3 residential units; ±9,960 SF	2014
4	47 Prince Street	Commercial	New	±1,917 SF	2014
5	43 Grand Street	Hotel	New	30 rooms; ±20,844 SF	2014
6	27 Wooster Street	Residential/ Commercial	New	16 residential units; commercial uses at grade; 10 parking spaces; ±45,405 SF	2014

Sources: AKRF, Inc., New York City Department of Buildings, New York City Department of City Planning.

ZONING

150 WOOSTER STREET SITE

No changes to zoning on the 150 Wooster Street site are currently anticipated in the future without the proposed actions. The 150 Wooster Street site will remain in an M1-5A zoning district, as described above.

150 WOOSTER STREET STUDY AREA

To the north of the 150 Wooster Street site, the zoning of the University Village area was recently rezoned from R7-2 to a C1-7 zoning district, in order to facilitate a major mixed-use development plan by NYU. Development under the proposal is not expected to be complete by 2014. No other zoning changes are currently anticipated in the study area in the future without the proposed actions by 2014.

PUBLIC POLICY

No changes to relevant public policies affecting the project site or study area are currently anticipated in the future without the proposed actions, by 2014.

D. THE FUTURE WITH THE PROPOSED ACTIONS

LAND USE

150 WOOSTER STREET SITE

The proposed actions would result in the construction of a new 8-story building with up to 25 residential units and 6,375 square feet of ground and cellar level retail use at the 150 Wooster Street site. The proposed actions would improve land use conditions on the 150 Wooster Street site by replacing underutilized land with a new mixed-use development with active ground floor uses.

150 WOOSTER STREET STUDY AREA

While the proposed building at 150 Wooster Street would represent a change in land use from the existing 1-story commercial building and paved parking lot, the new development would be consistent with existing land-use conditions and anticipated development projects in the surrounding area. As described above, the 150 Wooster Street study area contains a vibrant mix of residential, commercial, and institutional uses, which the proposed project would complement. Therefore, the proposed project would not result in any significant adverse land use impacts.

ZONING

150 WOOSTER STREET SITE

The underlying zoning designation of the 150 Wooster Street site (M1-5A) would remain unchanged. As described starting on EAS page 1a under "Project Description," the proposed actions would include a text amendment to Section 74-712 of the Zoning Resolution to expand the percentage of lot coverage permitted by existing buildings from 20 to 40 percent as an eligibility criterion for applying for the special permit. **Appendix A** includes a conceptual analysis of the potential development that could result from the proposed text amendment. The proposed text amendment would facilitate the development of the proposed project on the 150 Wooster Street site that, as described above, would improve land use conditions on the site. Therefore, the proposed actions would not result in any significant adverse zoning impacts on the 150 Wooster Street site.

150 WOOSTER STREET STUDY AREA

As with the 150 Wooster Street site, the underlying zoning of the study would remain M1-5A in the future with the proposed actions. The proposed text amendment would apply to the portion of the 150 Wooster Street study area that is within a manufacturing zoning district and a LPC-designated historic district (i.e. all of the 150 Wooster Street study area south of West Houston Street). As analyzed in **Appendix A**, there are no other sites within the 150 Wooster Street study area that could be affected by the proposed text amendment. Therefore, the proposed actions would not result in any significant adverse zoning impacts on the 150 Wooster Street study area.[1]

PUBLIC POLICY

Allowing modification of development and use regulations by special permit facilitates development of vacant lots, which helps to strengthen the built character of the SoHo-Cast Iron and Noho Historic Districts (and extensions). In light of the declining market for manufacturing uses, the proposed actions respond to the demand for residential and commercial uses in this area by providing the opportunity for new residential infill construction within the SoHo-Cast Iron Historic District and Extension that would be compatible with the use of existing buildings for dwelling purposes and living-work spaces and development of residential uses pursuant to Board of Standards and Appeals (BSA) variance and existing CPC special permits. While the proposed zoning text amendment would authorize the CPC to permit uses, in addition to residential uses, that are not currently permitted in the affected area as-of-right, some of these uses are already permitted in the area pursuant to other discretionary actions, and it is not anticipated that a significant number of new uses other than residential would locate within the

[1] See **Appendix A** for a conceptual analysis of the potential effects of the proposed text amendment.

affected area as a result of the proposed actions. Therefore, the proposed actions would be consistent with existing public policy.

Overall, the approval of the special permit for the 150 Wooster Street site is not expected to result in significant adverse impacts on land use, zoning, or public policy. ✷

Attachment B: Shadows

A. INTRODUCTION

The proposed project at 150 Wooster Street would result in a new building reaching approximately 108 feet in height including rooftop mechanical structures and parapets on the 150 Wooster site. This attachment examines whether the proposed building would cast new shadows on any publicly accessible sunlight-sensitive resources. Sunlight-sensitive resources can include parks, playgrounds, gardens, and other publicly accessible open spaces; sunlight-dependent architectural features of historic resources; and important natural features such as water bodies. As described under "Project Description" on EAS page 1a, this analysis has been prepared using the Special Permit RWCDS for the 150 Wooster Street site only. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

The detailed analysis presented in this attachment concluded that the proposed project would not result in any new shadows on sunlight-sensitive resources, at any time of year.

B. DEFINITIONS AND METHODOLOGY

DEFINITIONS

Incremental shadow is the additional, or new, shadow that a structure resulting from a proposed project would cast on a sunlight-sensitive resource.

Sunlight-sensitive resources are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Such resources generally include:

- *Public open space* (e.g., parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating). Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources.
- *Features of architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features need be considered, as opposed to the entire resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g., recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a historic landmark.
- *Natural resources* where the introduction of shadows could alter the resource's condition or microclimate. Such resources could include surface water bodies, wetlands, or designated resources such as coastal fish and wildlife habitats.

Non-sunlight-sensitive resources include, for the purposes of CEQR:

- *City streets and sidewalks* (except Greenstreets);
- *Private open space* (e.g., front and back yards, stoops, vacant lots, and any private, non-publicly accessible open space);
- *Project-generated open space* cannot experience a significant adverse shadow impact from the project, according to CEQR, because without the project the open space would not exist. However, a qualitative discussion of shadows on the project-generated open space should be included in the analysis.

A significant adverse shadow impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Each case must be considered on its own merits based on the extent and duration of new shadow and an analysis of the resource's sensitivity to reduced sunlight.

METHODOLOGY

First, a preliminary screening assessment must be conducted to ascertain whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the proposed building representing the longest shadow that could be cast. If there are sunlight-sensitive resources within this radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City. If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by project shadow by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day.

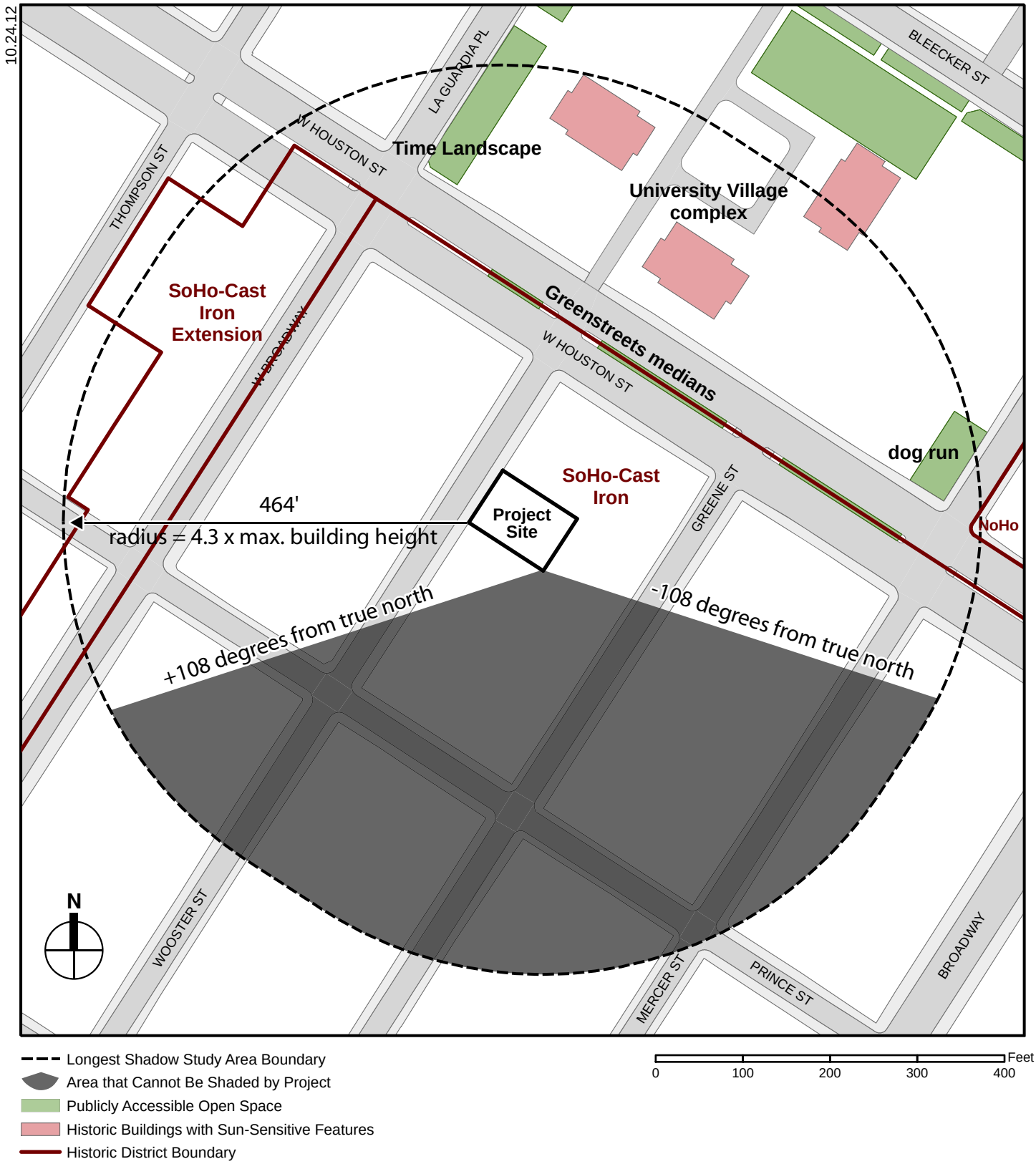
If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow resulting from the project. The detailed analysis provides the data needed to assess the shadow impacts. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text.

C. PRELIMINARY SCREENING ASSESSMENT

A base map was developed (see **Figure B-1**) showing the location of the proposed project and the surrounding street layout. In coordination with the land use, open space, and historic resources sections of this EAS, potentially sunlight-sensitive resources were identified and shown on the map.

TIER 1 SCREENING ASSESSMENT

For the Tier 1 assessment, the longest shadow that the proposed structure could cast is calculated, and, using this length as the radius, a perimeter is drawn around the project site. Anything outside this perimeter representing the longest possible shadow could never be


10.24.12
W HOUSTON ST
LA GUARDIA PL
BLEECKER ST
THOMPSON ST
Time Landscape
University Village complex
SoHo-Cast Iron Extension
W BROADWAY
Greenstreets medians
W HOUSTON ST
dog run
SoHo-Cast Iron
464'
radius = 4.3 x max. building height
Project Site
GREENE ST
NoHo
+108 degrees from true north
-108 degrees from true north
N
WOOSTER ST
MERCER ST
PRINCE ST
BROADWAY
Longest Shadow Study Area Boundary
Area that Cannot Be Shaded by Project
Publicly Accessible Open Space
Historic Buildings with Sun-Sensitive Features
Historic District Boundary
Feet
0
100
200
300
400

affected by project generated shadow, while anything inside the perimeter needs additional assessment.

According to the *CEQR Technical Manual*, the longest shadow that a structure can cast at the latitude of New York City occurs on December 21, the winter solstice, at the start of the analysis day at 8:51 AM, and is equal to 4.3 times the height of the structure.

Therefore, at a maximum height of 108 feet above curb level, including rooftop mechanical structures, the proposed building could cast a shadow up to 464 feet in length (108 x 4.3). Using this length as the radius, a perimeter was drawn around the project site (see **Figure B-1**). Since a number of sun-sensitive resources lay within the perimeter or longest shadow study area, the next tier of screening assessment was conducted.

TIER 2 SCREENING ASSESSMENT

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City this area lies between -108 and +108 degrees from true north. **Figure B-1** illustrates this triangular area south of the project site. The complementing area to the north within the longest shadow study area represents the remaining area that could potentially experience new project generated shadow.

A number of sun-sensitive resources are located in the remaining shadow study area, and therefore the next tier of screening assessment was performed.

TIER 3 SCREENING ASSESSMENT

The third tier of assessment uses three-dimensional computer modeling software to more accurately refine the area that could be reached by project shadow by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day.

The direction and length of shadows vary throughout the course of the day and also differ depending on the season. In order to determine whether project generated shadow could fall on a sunlight-sensitive resource, three-dimensional computer mapping software is used in the Tier 3 assessment to calculate and display the proposed project's shadows on individual representative days of the year. A three-dimensional representation of the proposed building was developed based on plans and elevations provided by the applicant. The surrounding topography was modeled using Geographic Information Systems (GIS) data from New York City's Department of Information Technology and Telecommunications (NYC DoITT).

REPRESENTATIVE DAYS FOR ANALYSIS

Shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) are modeled, to represent the range of shadows over the course of the year. An additional representative day during the growing season is also modeled, generally the day halfway between the summer solstice and the equinoxes, i.e. May 6 or August 6, which have approximately the same shadow patterns.

TIMEFRAME WINDOW OF ANALYSIS

The shadow assessment considers shadows occurring between one and a half hours after sunrise and one and a half hours before sunset. At times earlier or later than this timeframe window of analysis, the sun is down near the horizon and the sun's rays reach the Earth at very tangential

angles, diminishing the amount of solar energy and producing shadows that are very long, move fast, and generally blend with shadows from existing structures until the sun reaches the horizon and sets. Consequently, shadows occurring outside the timeframe window of analysis are not considered significant under *CEQR*, and their assessment is not required.

TIER 3 SCREENING ASSESSMENT RESULTS

Figure B-2 illustrates the range of shadows that would occur, in the absence of intervening buildings, from the proposed building on the four representative days for analysis. For informational purposes the boundaries of the SoHo-Cast Iron Historic District and Extension are shown on **Figure B-2**, although there are no sunlight-sensitive features associated with these resources. As they move east and clockwise over the landscape, the shadows are shown occurring approximately every two hours from the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).

On the March 21/September 21 analysis day, the proposed building's shadow would be long enough to reach two of the West Houston Street Greenstreet medians, late in the afternoon, in the absence of intervening buildings. The medians contain trees, flowers and other plantings, and at the intersection of West Houston and Greene Streets, a bench adjacent to the crosswalk.

Project-generated shadow would not reach any sun-sensitive resources on the May 6/August 6 and June 21 analysis days.

On the December 21 analysis day, when shadows are longest, the proposed building's shadow would be long enough to reach the West Houston Street medians and the nearest University Village building, 110 Bleecker Street, in the afternoon, absent intervening buildings.

The Tier 3 screening assessment concluded that, in the absence of intervening buildings, shadows from the proposed building would reach the West Houston Street medians on the March 21/September 21 and December analysis days, and the south façade of 110 Bleecker Street on December 21. Therefore, a detailed analysis was conducted for those analysis days.

D. DETAILED SHADOW ANALYSIS

For the detailed analysis, the computer model used in the Tier 3 assessment was further developed with three-dimensional representations of existing buildings in the study area, using GIS data from NYC DoITT, and additional data from Fugro Earthdata Inc. The future condition with the proposed building and its shadows was then compared to the baseline shadows, or shadows without the proposed project, to determine the incremental shadows that would result with the proposed project. Shadow analyses were performed for each of the representative days and analysis periods indicated in the Tier 3 assessment.

Shadows are in constant movement. The computer simulation software produces an animation showing the movement of shadows over the course of each analysis period. The analysis compares the animation of the No Action condition with the animation of the With Action condition to determine the time when incremental shadow would enter a sun-sensitive resource, and the time it would exit.

The detailed analysis showed that shadow from the proposed building would reach a small area of one of the West Houston Street medians for 35 minutes on the December 21 analysis day. Project-generated shadow would not reach the West Houston Street medians on any other analysis day, and would not reach the façade of 110 Bleecker Street at any time of year.

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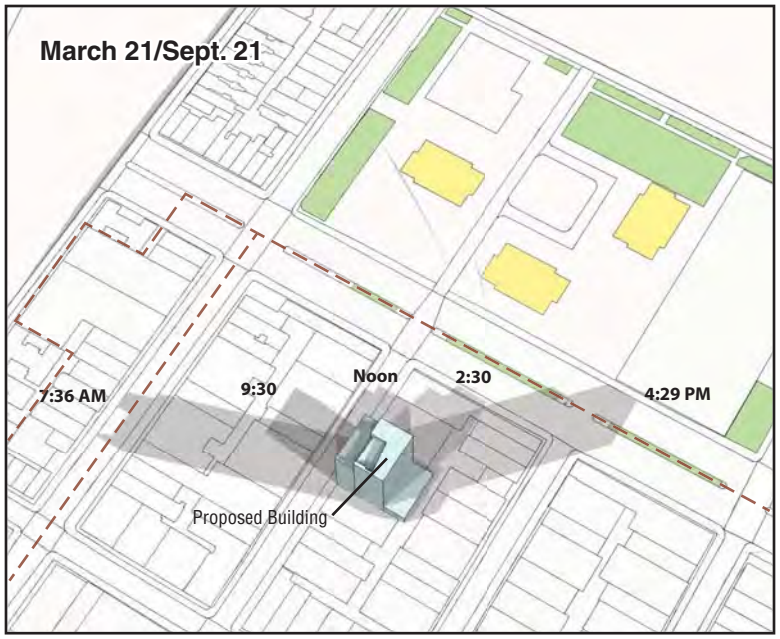

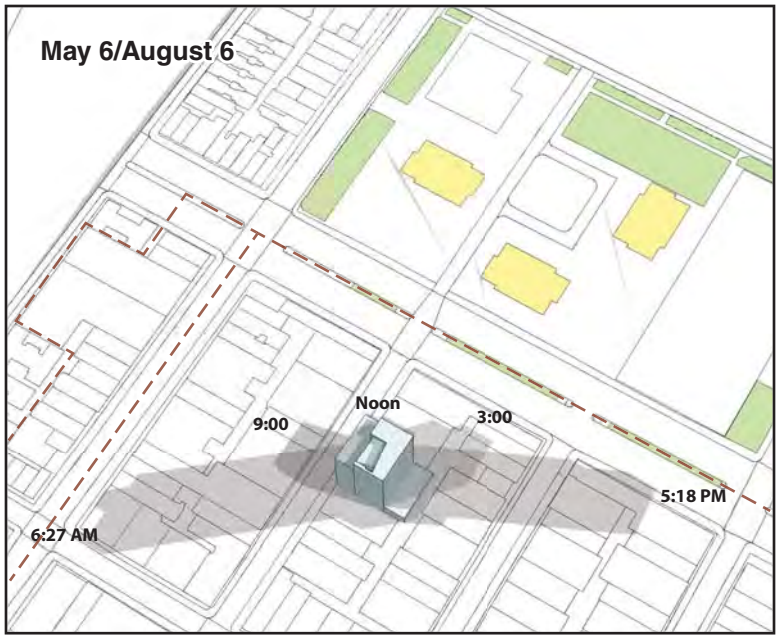

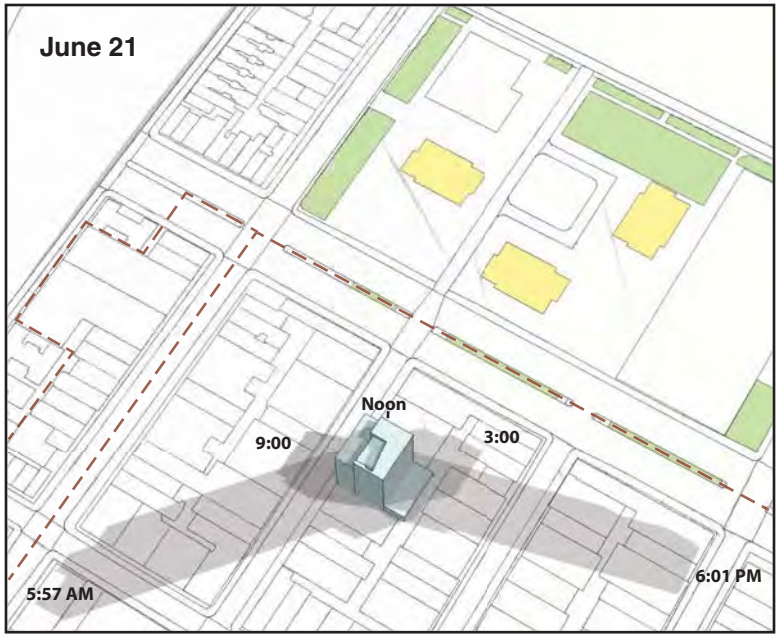

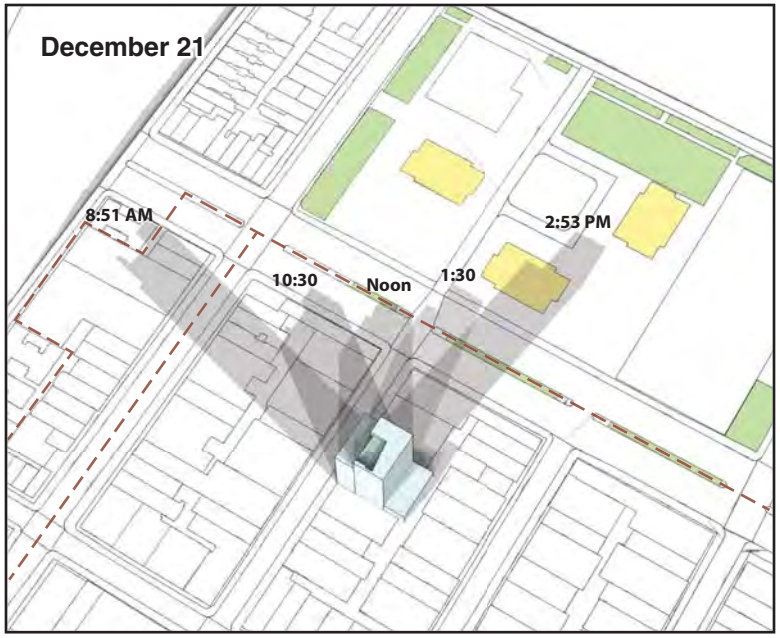

Public Open Space

Historic Buildings (footprints) with Sun-Sensitive Features

Shadow

Historic District Boundary

N

0 200 FEET

SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Tier 3 Assessment

Figure B-2

Table B-1 summarizes the results of the detailed analysis. It shows the entry and exit times and total duration of project-generated incremental shadow on the West Houston Street medians.

Table B-1
Incremental Shadow Durations on West Houston Street Medians

	March 21 / Sept. 21 7:36 AM-4:29 PM	May 6 / August 6 6:27 AM-5:18 PM	June 21 5:57 AM-6:01 PM	December 21 8:51 AM-2:53 PM
West Houston Street medians	—	—	—	11:50 AM–12:25 PM Total: 35 min

Notes:
Table indicates entry and exit times and total duration of incremental shadow. Daylight saving time is not used—times are Eastern Standard Time, per *CEQR Technical Manual* guidelines.

Figures B-3 to B-5 present the comparison of individual frames from the No Action and With Action conditions, side by side. The figures illustrate the extent of incremental shadow at a moment in time (if there is any), highlighted in red, and also show existing shadow and remaining areas of sunlight.

On the March 21/September 21 analysis day, no project-generated shadow would fall on the West Houston Street medians, because when the proposed building's shadow would be long enough to reach them—beginning at 3:50 PM—existing shadows from the intervening buildings would already fall there (see **Figure B-3**). Existing shadows would continue to fall on the medians until the end of the analysis day at 4:29 PM (see **Figure B-3**).

On December 21, a small incremental shadow would move onto part of the West Houston Street median located between Wooster Street and West Broadway at 11:50 AM, and remain there until 12:25 PM, after which it would move eastward and off the median (see **Figure B-4**)

No other incremental shadow would fall on either the West Houston Street medians or the façade of 110 Bleecker Street on December 21. From 1:05 PM to 2:53 PM, the end of the analysis day, the proposed building's shadow would be long enough to reach a portion of the medians, but existing shadows from intervening buildings would already shade those areas of the medians, and no new shadow would occur (see **Figure B-5**). Similarly, from 2:00 PM to 2:53 PM, existing shadows already cover the area of 110 Bleecker Street's façade where project-generated shadow would otherwise fall (see **Figure B-5**).

CONCLUSIONS

No new shadow would fall on the West Houston Street Greenstreets medians during the growing season (March to October). The incremental shadow that would fall on a portion of one West Houston Street Greenstreets median on December 21 would be very small in extent and would only last for 35 minutes. This incremental shadow would not affect the health of the vegetation during the winter months when they have no leaves and do not photosynthesize. Even during these 35 minutes in December, direct sunlight would continue to fall on adjacent areas of the median (see Figure B-4). Therefore, given all these factors, the vegetation in that median would not be significantly impacted by the new project-generated shadow. ✷

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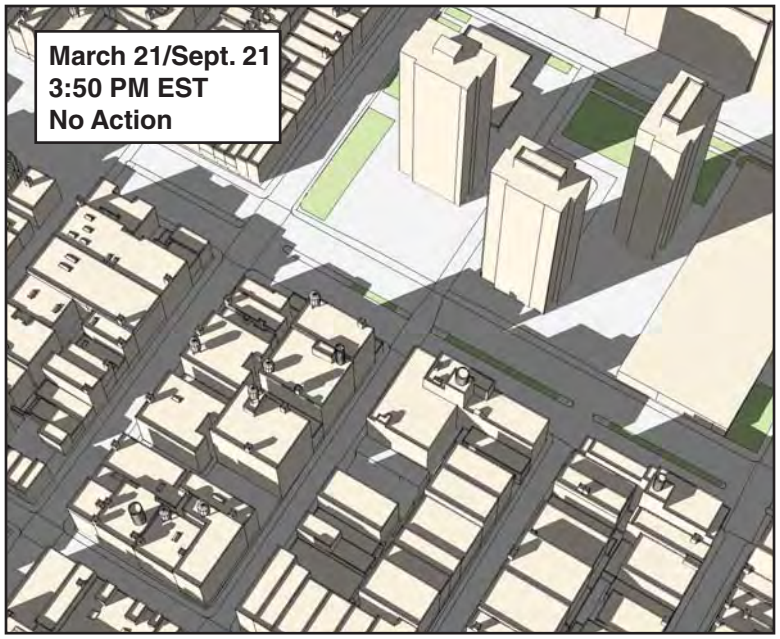
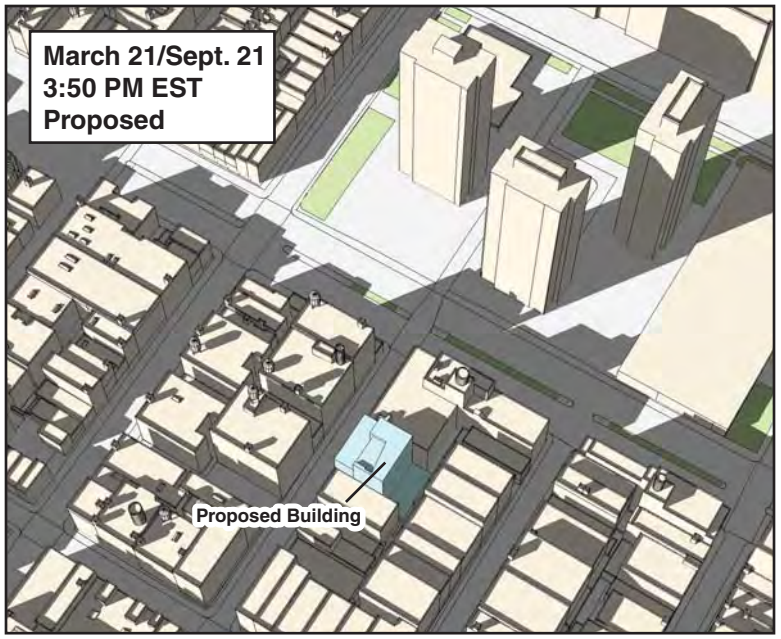




Public Open Space

N

0 200 FEET

SCALE

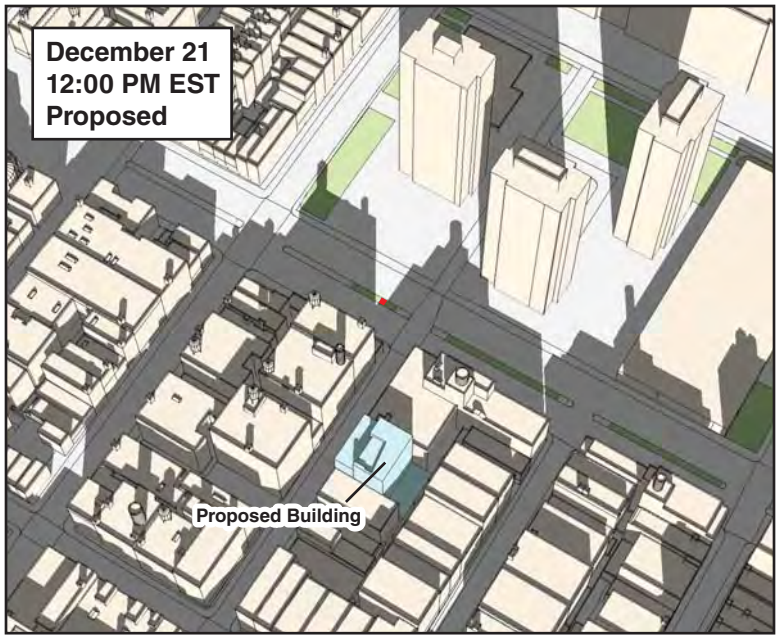
Note: Daylight Saving Time not used.

150 WOOSTER STREET

Detailed Analysis

Figure B-3

7.10.12



Public Open Space

Incremental Shadow

N

0 200 FEET

SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Detailed Analysis

Figure B-4

7.10.12

Public Open Space

N

0 200 FEET

SCALE

Note: Daylight Saving Time not used.

150 WOOSTER STREET

Detailed Analysis

Figure B-5

A. INTRODUCTION

This section considers the potential of the proposed actions to affect urban design and visual resources. The proposed zoning text amendment and special permit would result in the development of a mixed use building with 25 residential units and 6,375 square feet of commercial uses on the ground and cellar levels on the 150 Wooster Street (special permit) site. The proposed zoning text amendment also could result in the potential future development of two sites within the boundaries of the SoHo-Cast Iron Historic District Extension (see **Appendix A** for a conceptual analysis of the potential effects of development on these two sites). As described under "Project Description" on EAS page 1a, this analysis is based on the RWCDS for the 150 Wooster Street site only. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

Under the *City Environmental Quality Review (CEQR) Technical Manual*, urban design is defined as the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian in a project area. The *CEQR Technical Manual* guidelines recommend the preparation of a preliminary assessment of urban design and visual resources, followed by a detailed analysis, if warranted based on the conclusions of the preliminary assessment. The analysis provided below addresses urban design characteristics and visual resources for existing conditions and the future without and with the proposed actions.

As described below, the proposed actions would not result in any significant adverse changes to building types, arrangements, or uses, street patterns, streetscape elements, open spaces, natural resources, or wind or sunlight characteristics. The proposed actions would not obstruct or significantly affect any existing view corridors or views to visual resources.

B. METHODOLOGY

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project.

The proposed actions would not permit modifications of yard, height, or setback requirements, or result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. However, as a result of the proposed zoning text amendment, Lot 9 could be incorporated in the planned residential redevelopment of the 150

Wooster Street site. Since Lot 9 could not be redeveloped for residential use under the current 74-712 special permit, it has been determined that the proposed project meets the threshold for a preliminary analysis of urban design and visual resources.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. The land use study area may serve as the initial basis for analysis; however, in cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts.

The project area does not include any waterfront sites. While the 150 Wooster Street site is located within a historic district, views to the site are limited to directly adjacent streets. Therefore, consistent with the analysis of land use, zoning, and public policy, the study area for the urban design and visual resources analysis has been defined as a 400-foot radius around the 150 Wooster Street site (see **EAS Figure 4** and **Figure C-1**).

The 2012 *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that result in the construction of large buildings at locations that experience high wind conditions (such as along the waterfront, or other location where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The proposed action would not result in the construction of large buildings at locations that experience high wind conditions, and thus a pedestrian wind analysis is not warranted.

C. EXISTING CONDITIONS

URBAN DESIGN

150 WOOSTER STREET SITE

The 150 Wooster Street site is located on the east side of Wooster Street between Houston and Prince Streets within the SoHo-Cast Iron Historic District. The project site is approximately 7,170 square feet in size. The majority of the project site is currently used as a paved surface parking lot, and the remainder of the site is occupied by a 1-story, approximately 2,500 gsf building currently in use as a retail showroom (see **EAS Figure 8a**). The occupied percentage of the combined lot area is approximately 35 percent. There are curb cuts in front of both the parking lot and retail showroom portions of the lot.

150 WOOSTER STREET STUDY AREA

The character of the 150 Wooster Street study area south of West Houston Street is largely defined by the scale and materials of the surrounding historic buildings as well as the Belgian block paving of surrounding streets. The buildings within the study area are predominantly older loft and store structures four to six stories in height, which fully occupy their lots and rise to their full height without setback. Specifically, within the 150 Wooster Street block and the facing blockfront on the west side of Wooster Street, there are seven buildings that are 85 feet or taller in height and 18 buildings that are 60 to 84 feet in height (see **Figure C-2 and C-3**). The buildings in this portion of the study area are mainly faced in cast iron and masonry. There are very few breaks in the strong streetwalls created by these buildings; where breaks do exist, they

2.10.12

0 200 400 FEET
SCALE

Project Site Boundary

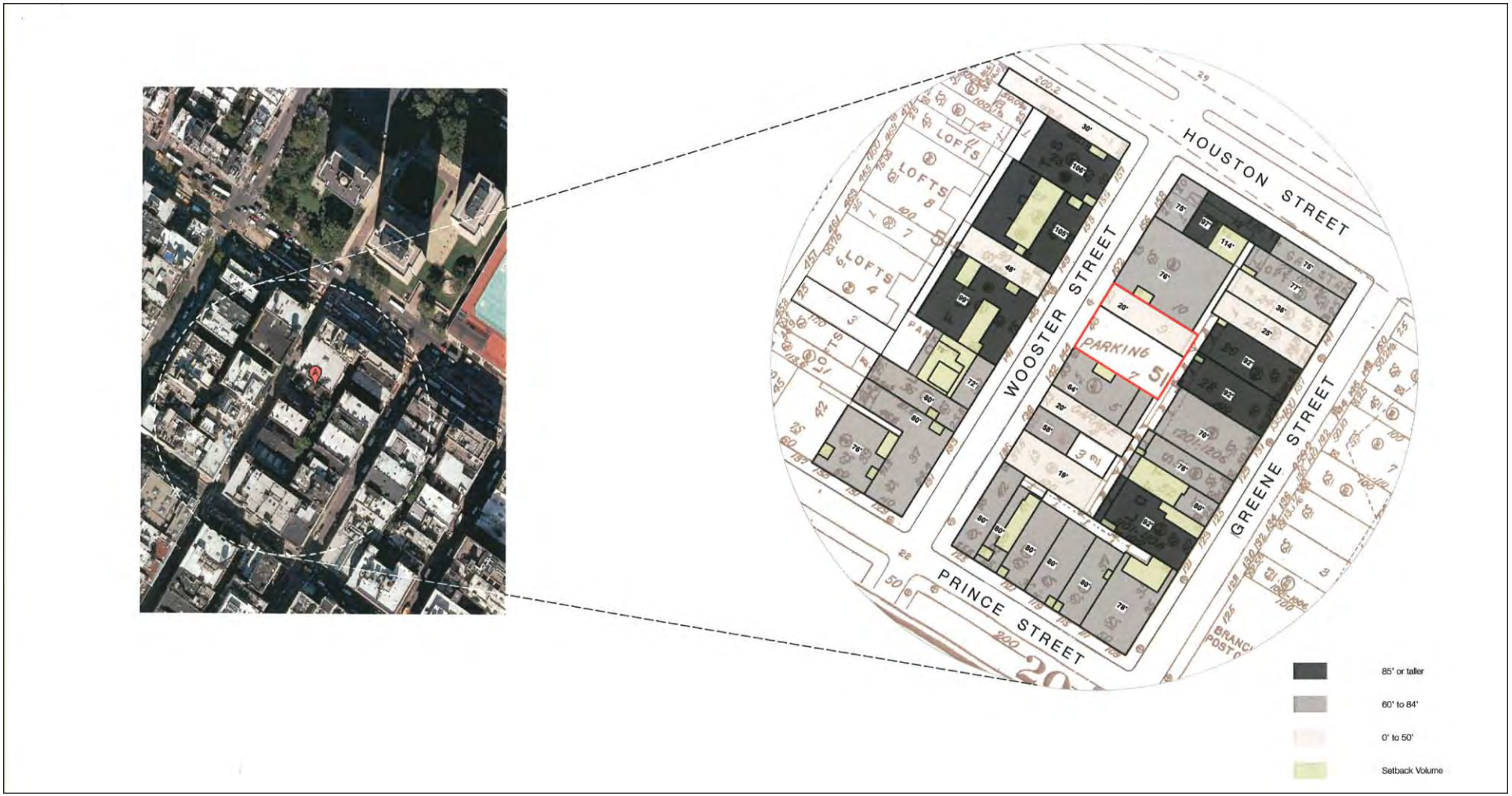
Study Area Boundary (400-Foot Perimeter)

Photograph Location and View Direction

Urban Design and Visual Resources Study Area

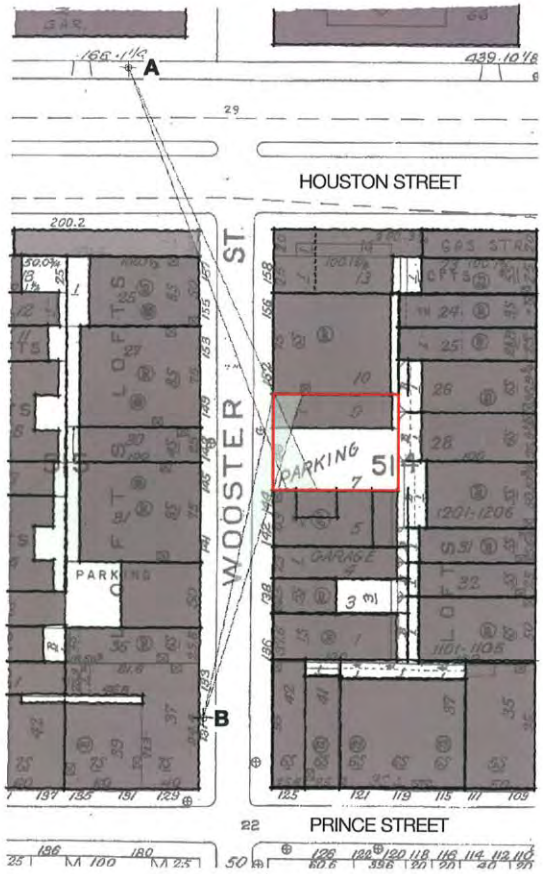
150 WOOSTER STREET

Figure C-1



Context Plan with Building Heights

Figure C-2



A EXISTING VIEW FROM NORTH SIDE OF HOUSTON TO 150 WOOSTER

B EXISTING VIEW FROM 181 WOOSTER TO 150 WOOSTER

Existing Sightlines to 150 Wooster Street Project Site

Figure C-3

are typically occupied by parking lots, as at the 150 Wooster Street site. The streets within this portion of the study area have active pedestrian use because of the neighborhood's many ground-floor boutiques, art galleries, and restaurants (see View 1 of **Figure C-4**).

North of West Houston Street, the study area also includes a portion of the University Village complex. This complex includes three identical 30-story (275-foot-tall) residential towers organized around landscaped private open spaces, as well as a freestanding 1-story building along the eastern end of the block that is occupied by New York University's Coles Sports and Recreation Center (see Views 2 and 3 of **Figure C-5**). Each tower contains approximately 227,000 gross square feet and has an approximately rectangular footprint with notched corners, measuring 108 feet by 70 feet. Concrete plazas are located at the base of each tower facing the central lawn.

The University Village complex occupies a superblock bounded by Houston, Mercer, and Bleecker Streets and LaGuardia Place, While the arrangement of buildings and public and private open spaces on the University Village campus generally creates a feeling of openness compared to the densely developed blocks of loft buildings to the south, the street frontages of this block are not particularly inviting to the pedestrian due to the mostly windowless streetwalls of the gymnasium, the placement of the three University Village towers away from the street with their building entrances facing the interior of the block, and the tall fences that surround most of the open spaces and the perimeter of University Village complex. Two concrete-framed ramps leading to the complex's below-grade parking garages—with related curb cuts—are located on West Houston Street. A playground and small seating area with concrete benches and trees is located at the southeast corner of the complex on West Houston Street. The playground is enclosed with a concrete wall (which is several feet tall) and a tall metal fence along the street. West of the NYU gymnasium, an approximately 6-foot-wide north-south pedestrian walkway runs through the block.

The street pattern of the study area south of Houston Street is a regular grid, creating rectangular blocks oriented north-south. As described above, the street pattern of the study area north of West Houston Street is interrupted by the University Village superblock. There are no natural features or public open spaces within the study area. Within the SoHo-Cast Iron Historic District and Extension (south of West Houston Street), there are only a few street trees, consistent with this area's historic usage for manufacturing. Street furniture within the area includes modern and historic street lighting, parking regulation signs, fire hydrants, trash cans, phone booths, garbage cans, mailboxes, and newspaper boxes. The topography of the area has a gradual rise from west to east and from south to north. The major thoroughfare in the study area is West Houston Street, a six-lane east-west street with a central planted median that incorporates some seating; the other study area streets are narrow (50-60 feet). Sidewalks in the study area are generally narrow, except along West Houston Street.

Although the majority of the buildings in the study area are historic, there is a limited amount of new development. The new development in this area is mainly residential, but also includes commercial office and hotel. New construction includes two modern residential buildings, each with 6- and 8-story portions, located on the south side of West Houston Street between Wooster and Mercer Streets (see View 4 of **Figure C-6**); and a new 6-story (72-foot-tall) through-block residential building on the block directly west of the 150 Wooster Street site.

View north on Wooster Street **1**

Urban Design and Visual Resources
Photographs
Figure C-4

View of University Village from West Houston Street and LaGuardia Place **2**

View of University Village from West Houston Street and Mercer Street **3**

Urban Design and Visual Resources
Photographs
Figure C-5

View of new development on West Houston Street **4**

Urban Design and Visual Resources
Photographs
Figure C-6

VIEW CORRIDORS AND VISUAL RESOURCES

The *CEQR Technical Manual* defines a visual resource as "the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources."

150 WOOSTER STREET SITE

As described above, the 150 Wooster Street site is located within the SoHo-Cast Iron Historic District. However, the building on this site is nondescript and not prominent or distinct in surrounding views, and thus it is not considered to be a visual resource. The remainder of the site is occupied by surface parking uses. Views north and south from the sidewalk adjacent to the 150 Wooster Street site are primarily of the surrounding historic loft structures.

150 WOOSTER STREET STUDY AREA

Due to their height, the University Village towers are visible from multiple locations within the 400-foot study area, particularly from the portion of the study area along and north of West Houston Street. Views east on West Houston Street include the red brick Puck Building in the far distance; views west on the street are expansive because of the corridor's width, but do not contain any distinguishing features. Views north and south on Wooster Street include the parking lot portion of the 150 Wooster Street site as a gap in the otherwise continuous streetwall.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

Absent the proposed action, the 150 Wooster Street site would remain in its current use. For the purposes of this analysis, it was conservatively assumed that the 150 Wooster Street site would contain the existing parking and commercial uses in the future without the proposed actions.

EFFECTS OF OTHER FUTURE PROJECTS

As described in more detail in Attachment A, "Land Use, Zoning and Public Policy," there are six projects under construction in the project area that could be complete by 2014. These include the conversion and expansion of the building at 138 Wooster Street for residential use with ground-floor retail (4 units, approximately 11,870 sf); new residential buildings at 41 East Houston Street and 277 Mott Street (9 and 3 units/27,043 sf and 9,960 sf, respectively); a small commercial structure at 47 Prince Street (1,917 sf); a 30-room hotel at 43 Grand Street (20,844 sf); and a new residential building with ground-floor retail at 27 Wooster Street (15 units, 45,405 sf). These projects are not anticipated to result in notable changes to the study area's view corridors, or significant views to visual resources. In general, the projects are anticipated to fill small gaps in the area's streetwalls. Two of the projects (at 138 Wooster Street and 27 Wooster Street) are located within historic districts, and it is therefore assumed that the design of the new development at 27 Wooster Street and the addition to 138 Wooster Street will be complimentary to the historic character of the surrounding buildings. These developments are also anticipated to generate additional pedestrian activity within SoHo, which as described above is already a busy area due to the various boutiques, galleries, and restaurants on the ground floors of buildings.

E. THE FUTURE WITH THE PROPOSED ACTIONS

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial

alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

The proposed actions would not noticeably change the scale of buildings; would not involve an area-wide rezoning that includes an increase in permitted floor area or changes in height or setback requirements; would not involve a general large-scale development; and would not result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance. The 150 Wooster Street site is occupied by a surface parking lot and building that does not contribute to the significance of the SoHo-Cast Iron Historic District. Therefore, the proposed actions would not noticeably change the scale of buildings, and the floor area, lot coverage, and setbacks of the proposed building on this site would not result in substantial changes to the built environment of a historic district. As detailed in **Appendix B**, "Agency Correspondence," LPC has voted to approve the proposed building, and thus the proposed building is considered to be appropriate within the context of the surrounding historic structures. Overall, the proposed actions would not be anticipated to significantly affect any urban design features of the 150 Wooster Street site, or the general urban design character of the neighborhood.

Figures C-7 through **C-9** illustrate what the 150 Wooster Street site and surrounding area could look like if the proposed actions were approved, and **Figures C-10** and **C-11** provide a comparison of the future without and with the proposed actions. The most notable change in views would be looking north and south along Wooster Street between West Houston and Prince Streets. Other than this view corridor, the 150 Wooster Street development is not anticipated to be visible in the rest of the study area. Because of their height, the University Village towers would remain the most notable element in surrounding views.

According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource). While the proposed actions would allow for incorporation of lots that currently cannot be redeveloped for residential use into residential redevelopment projects within SoHo, it does not appear to meet this threshold, and would not be anticipated to significantly affect visual corridors or visual resources. The building located on the 150 Wooster Street site, while located within a historic district, is not identified as a visual resource. Therefore, the proposed actions do not merit further analysis of urban design and visual resources, and would not be anticipated to result in significant adverse effects to urban design and visual resources. ✷

EAST STREET WALL

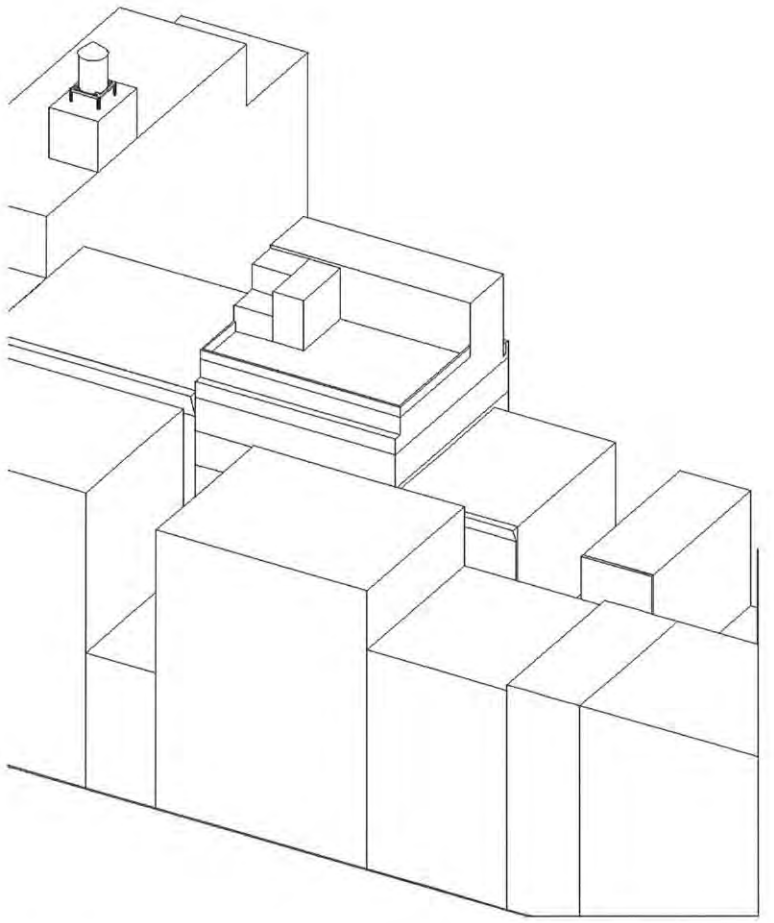
WEST STREET WALL

EAST & WEST COMPOSITE STREET WALL

Illustrative Story Massing Elevation in Context

Figure C-7

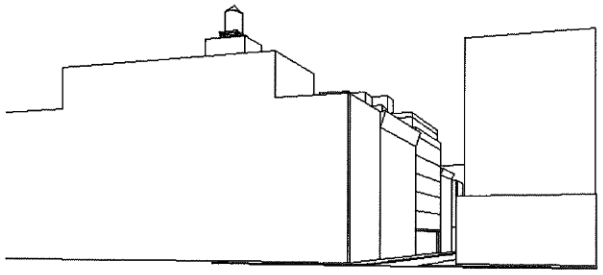
VIEW LOCATION PLAN



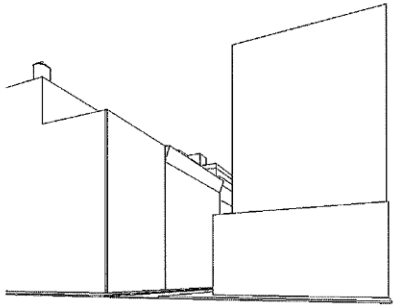
AXON OF STUDY MASS

150 WOOSTER STREET

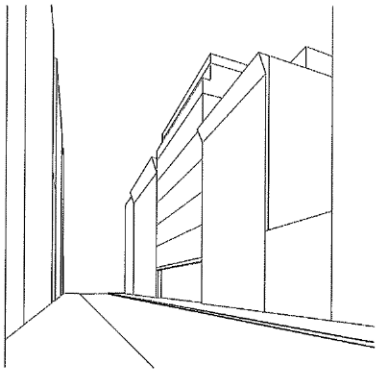
Illustrative Building Massing
Figure C-8



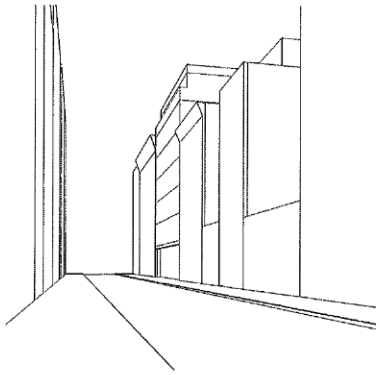
1. NORTH (SILVER TOWERS R.O.W.)



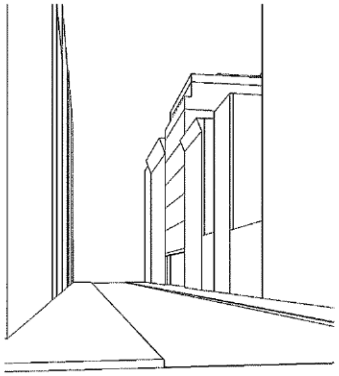
2. NORTH (N SIDE OF HOUSTON)



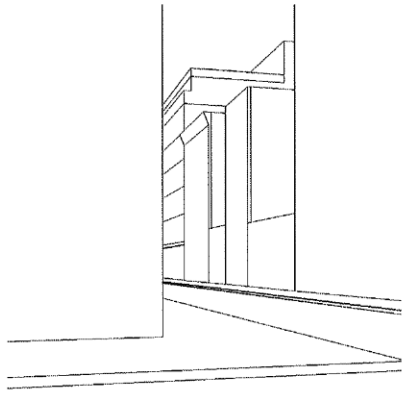
3. SOUTH (W SIDE OF WOOSTER MID-BLOCK)



4. SOUTH (W SIDE OF WOOSTER CORNER OF PRINCE)



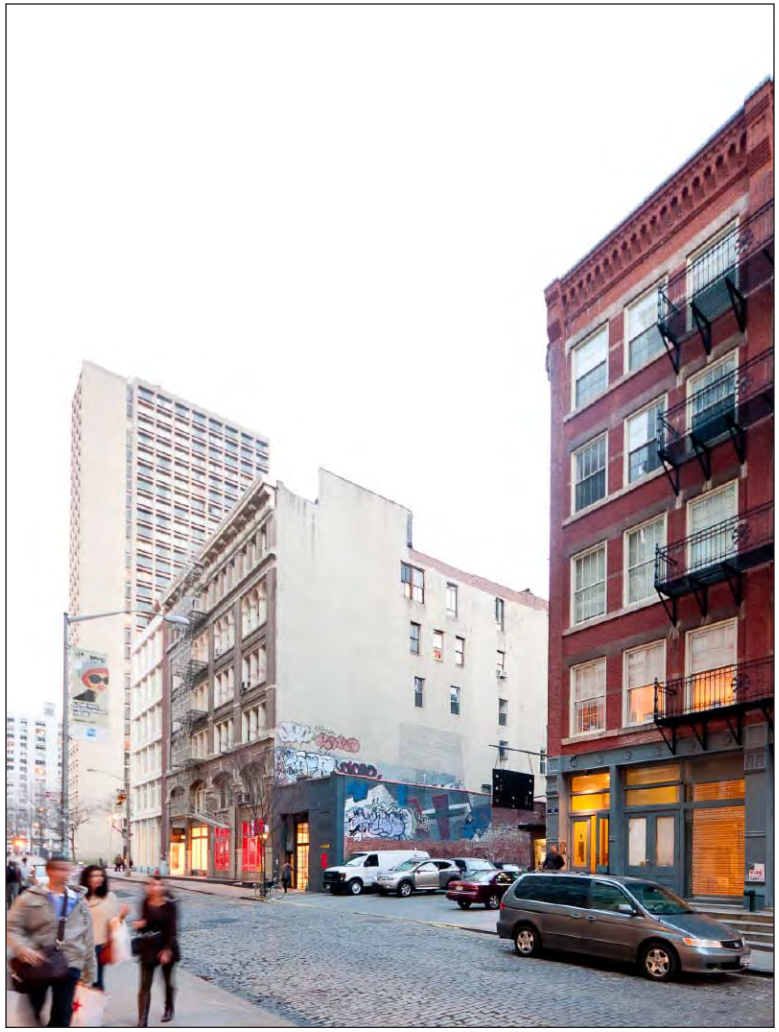
5. SOUTH WEST (W SIDE OF WOOSTER NORTH CORNER OF PRINCE)



6. SOUTH (W SIDE OF WOOSTER SOUTH CORNER OF PRINCE)

Illustrative Streetscape Visibility

Figure C-9



No-Action view of 150 Wooster Street Site

NOTE: RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

With-Action view of 150 Wooster Street Site

Illustrative Comparative View from South,
No-Action vs. With-Action

Figure C-10

No-Action view of 150 Wooster Street Site

NOTE: RENDERING SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

With-Action view of 150 Wooster Street Site

Illustrative Comparative View from North,
No-Action vs. With-Action

Figure C-11

A. INTRODUCTION

The potential for air quality impacts from the proposed project on the 150 Wooster (special permit) site is examined in this section. Air quality impacts can be either direct or indirect. Direct impacts result from emissions generated by stationary sources at a development site, such as emissions from on-site fuel combustion for heating and hot water systems. Indirect impacts result from emissions from nearby existing sources (impacts on the proposed project) or from emissions from on-road vehicle trips generated by a project or other changes to future traffic conditions due to a project. As described under "Project Description" on EAS page 1a, this analysis has been prepared using the RWCDS for the 150 Wooster Street site only. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

As described in detail below, the proposed development on the 150 Wooster project site would not result in any significant adverse impacts on air quality.

B. METHODOLOGY FOR PREDICTING POLLUTANT CONCENTRATIONS

HEATING AND HOT WATER SYSTEM SCREENING ANALYSIS

To assess air quality impacts associated with emissions from the proposed project's heating and hot water systems, a screening analysis was performed, following the methodology described in the 2012 *City Environmental Quality Review (CEQR) Technical Manual*. Using the heating system emissions and the exhaust height, the screening analysis determines a threshold distance to a building of similar or greater height beyond which there would be no significant impact. If the distance between the nearest building of similar or greater height and the heating and hot water system exhaust point is greater than the threshold distance, the source passes the emissions-based screening analysis, and no further analysis is warranted. Otherwise, the source passes the screening analysis, and no further analysis is needed.

INDUSTRIAL SOURCES

The proposed 150 Wooster Street site is located in an area zoned for manufacturing. Some manufacturing and industrial uses emit air pollutants and therefore warrant an environmental assessment. The first step in assessing a project's potential for impact on air quality from industrial and manufacturing uses is to perform a field survey to identify any processing or manufacturing facilities located within 400 feet of the project site. Once identified, information regarding the release of air contaminants from these facilities is obtained from the New York City Department of Environmental Protection (DEP), Bureau of Environmental Compliance (BEC). A comprehensive search is also performed to identify New York State Department of Environmental Conservation (DEC) Title V permits and permits listed in the U.S.

Environmental Protection Agency (EPA) Envirofacts database.[1] In the next step, if there are emission sources of concern, the potential ambient concentrations of each air toxic contaminant are determined using the 2012 *CEQR Technical Manual* screening procedures or the AERMOD dispersion model and compared to applicable guideline concentrations established by DEC and applicable federal air quality standards.

C. PROBABLE IMPACTS OF THE PROPOSED 150 WOOSTER STREET PROJECT

The maximum hourly traffic generated by the proposed 150 Wooster Street project would not exceed the 2012 *CEQR Technical Manual* carbon monoxide screening threshold of 170 peak hour vehicle trips at an intersection in the study area or the particulate matter emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the 2012 *CEQR Technical Manual*. Therefore, there would be no potential for significant adverse impact from project generated traffic on air quality, and a quantified assessment is not warranted.

HEATING AND HOT WATER SYSTEM SCREENING ANALYSIS

A screening analysis was performed to assess the potential for air quality impacts from the proposed 150 Wooster Street project. Although the heating and hot water systems would likely use natural gas as fuel, the analysis was performed conservatively assuming the use of No. 2 fuel oil, which has a greater potential for impacts on air quality, and sulfur dioxide (SO_2) emissions, the pollutant on which the *2012 CEQR Technical Manual* screening analysis is based. The New York State and New York City regulations that require gradual phasing out of residual oil and a reduction of the sulfur content in No. 2 fuel oil to 15 parts per million (ppm) were considered.[2] Based on the expected fuel use for a residential building of 36,353 gross square feet, and the AP-42 emission factor[3] for No. 2 fuel oil with sulfur content of no more than 15 ppm, the sulfur dioxide (SO_2) emission rate was calculated to be 1.75×10^{-4} grams per second (g/s). The heating and hot water system exhaust stack would be located on the tallest portion of the proposed building, with an exhaust height of approximately 108 feet. Both existing and proposed buildings were considered in determining the closest building of a similar or greater height. The two buildings located just across the street from the proposed project, at 141-145 Wooster Street and 149-153 Wooster Street, were determined to be of a similar height as the proposed project. The distance to these buildings from the proposed building is 50 feet, as shown in **Figure D-1.** Therefore, a distance of 50 feet was used in the screening analysis. There would be no potential for significant adverse air quality impacts from heating and hot water systems because the distance from the proposed project to the nearest building of similar or greater height is greater than the threshold distance shown in **Figure D-2**, which is based on Figure 17-10 of the 2012 *CEQR Technical Manual*. Therefore, the proposed project would not result in any significant adverse air quality impacts from the heating system, and no further analysis is required.

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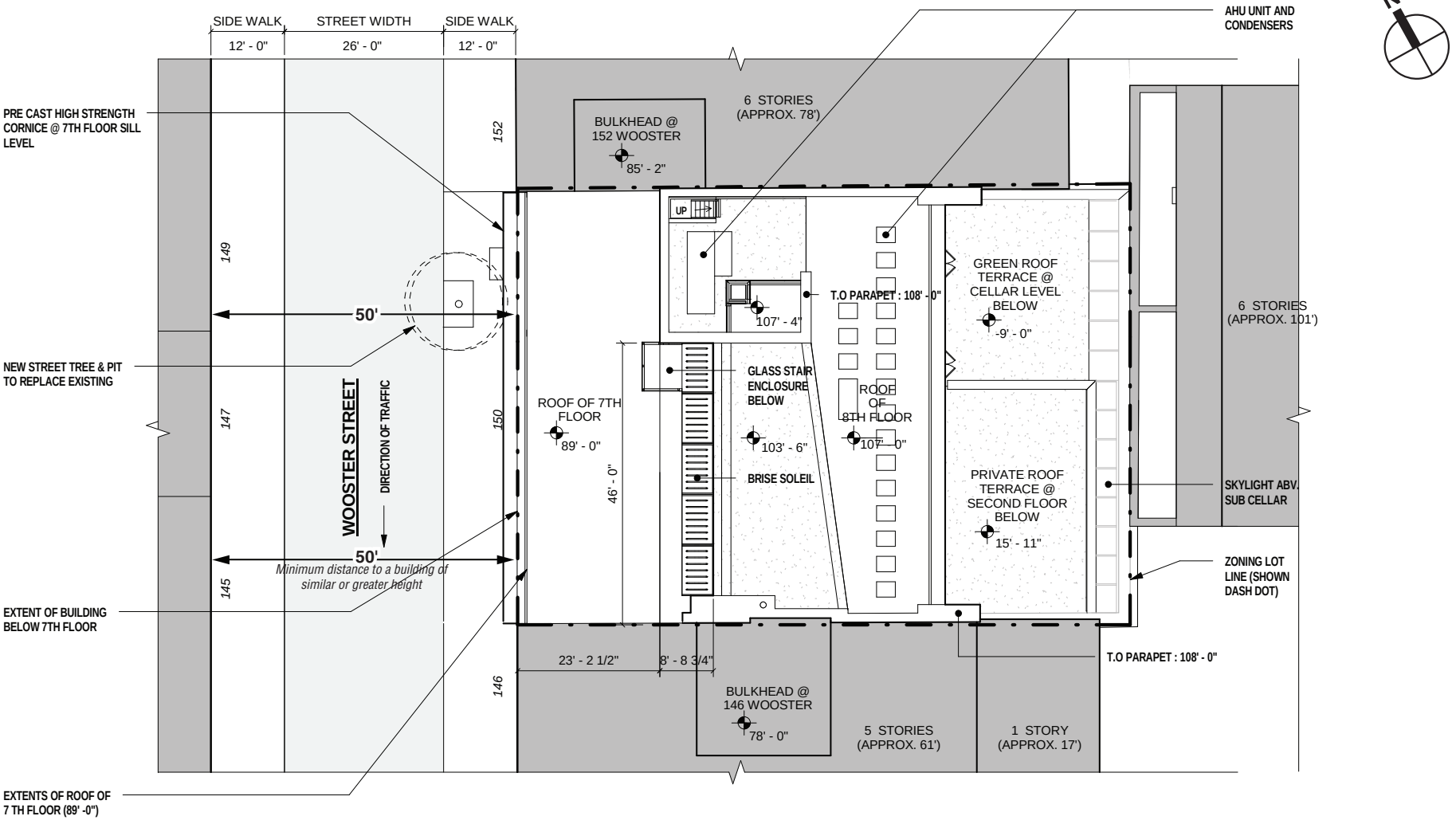
[1] EPA, Envirofacts Data Warehouse, http://oaspub.epa.gov/enviro/ef_home2.air, 3/24/2011

[2] NYCDEP Promulgation of Amendments to Chapter 2 of Title 15 of the rules of the City of New York Rules Governing the Emissions from the Use of #4 and #6 Fuel Oil in Heat and Hot Water Boilers and Burners; New York State, Sulfur Reduction Requirements, http://assembly.state.ny.us/leg/?sh=printbill&bn=A08642&term=2009; Local Laws of the City of New York for the Year 2010, No. 43.

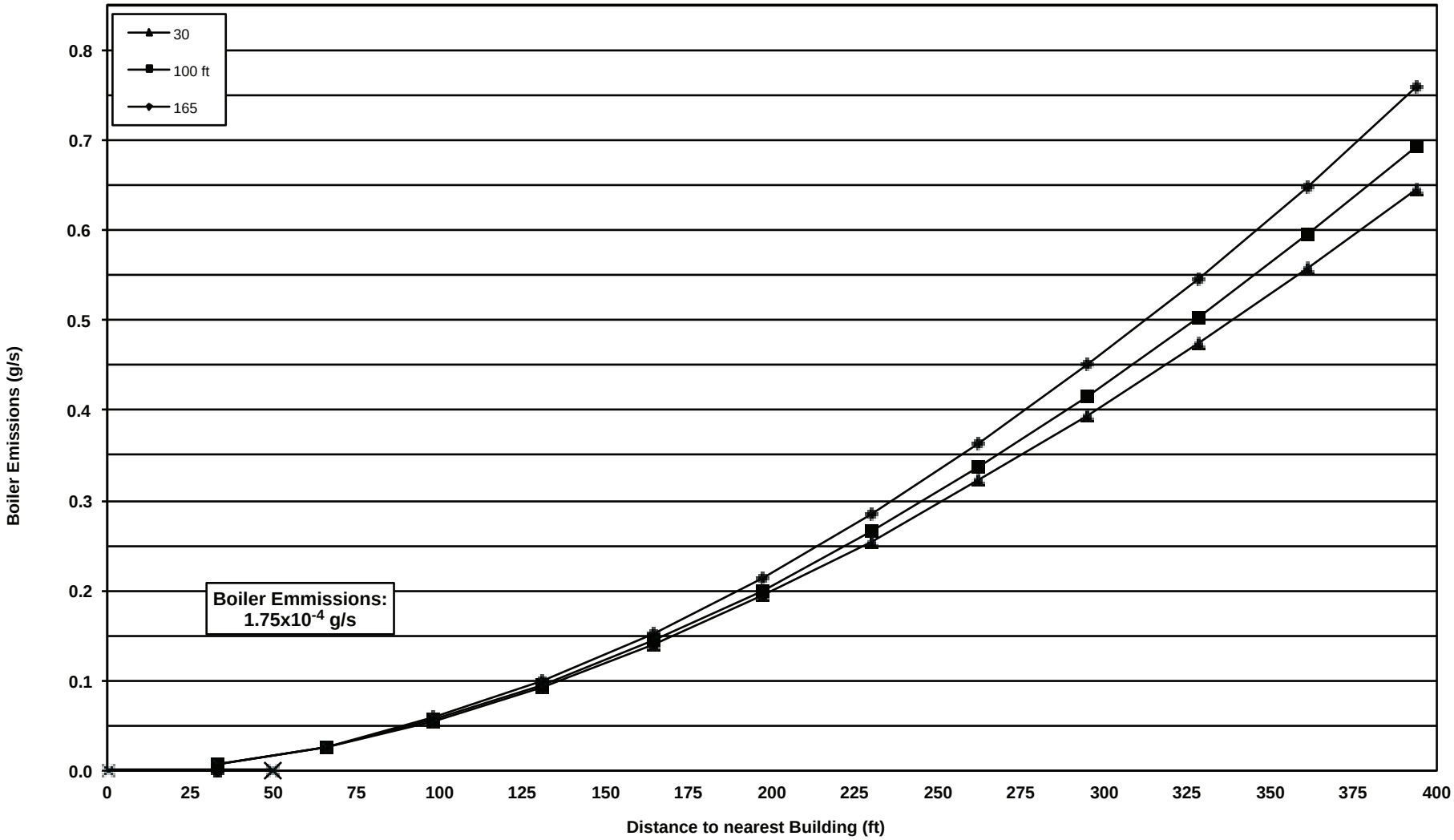
[3] Environmental Protection Agency, AP 42, Fifth Edition, Compilation of Air Pollutant Emission Factors, Volume 1: Stationary Point and Area Sources, Chapter 1: External Combustion Sources.



150 WOOSTER STREET

Illustrative Roof Plan
Figure D-1

SO_2 Boiler Screen Residential Development - Fuel Oil #2



Stack Height: 108 ft
Distance to Nearest Building of Similar or Greater Height: 50 ft
Nearest Buildings of Similar or Greater Height: 141-145 Wooster Street and 149-153 Wooster Street

SOURCE: 2012 CEQR Technical Manual Appendix, Figure 17-10

INDUSTRIAL SOURCES

A field survey was conducted on March 25, 2011 to identify existing industrial emission sources or manufacturing uses in the project study area that might have DEP air emission permits. No sources of concern were observed in the field visit. A request for information on sources within 400 feet of the proposed project site was sent to DEP on March 29, 2011, to verify field visit observation. The request to DEP is included in **Appendix B**, "Agency Correspondence". DEP confirmed that there are no active sources with DEP air emission permits on file. No sources of concern were identified through the search of the DEC and Envirofacts databases. Therefore, there are no existing industrial sources of air pollutant emissions and no potential for significant adverse impact on air quality. ✷

A. INTRODUCTION

Noise pollution in an urban area comes from many sources. Some sources are activities essential to the health, safety, and welfare of the city's inhabitants, such as noise from emergency vehicle sirens, garbage collection operations, and construction and maintenance equipment. Other sources, such as traffic, stem from the movement of people and goods, activities that are essential to the viability of the city as a place to live and do business. Although these and other noise-producing activities are necessary to a city, the noise they produce is undesirable. Urban noise detracts from the quality of the living environment and there is increasing evidence that excessive noise represents a threat to public health.

The proposed 150 Wooster Street project would not generate sufficient traffic to have the potential to cause a significant noise impact (i.e., it would not result in a doubling of Noise Passenger Car Equivalents [Noise PCEs] which would be necessary to cause a 3 dBA increase in noise levels). However, ambient noise levels adjacent to the 150 Wooster Street site also must be examined to address any noise attenuation requirements, as found in the 2012 *City Environmental Quality Review (CEQR) Technical Manual*, for interior noise levels. This assessment is presented below. As described under "Project Description" on EAS page 1a, this analysis has been prepared using the Special Permit RWCDS for the 150 Wooster Street site only. **Appendix A** provides a conceptual analysis of the potential impacts of the proposed text amendment across the three potential future development sites (including 150 Wooster Street), utilizing the Zoning Text Amendment RWCDS for analytic purposes.

ACOUSTICAL FUNDAMENTALS

Quantitative information on the effects of airborne noise on people is well documented. If sufficiently loud, noise may adversely affect people in several ways. For example, noise may interfere with human activities, such as sleep, speech communication, and tasks requiring concentration or coordination. It may also cause annoyance, hearing damage, and other physiological problems. Although it is possible to study these effects on people on an average or statistical basis, it must be remembered that all the stated effects of noise on people vary greatly with the individual. Several noise scales and rating methods are used to quantify the effects of noise on people. These scales and methods consider such factors as loudness, duration, time of occurrence, and changes in noise level with time.

"A"-WEIGHTED SOUND LEVEL (dBA)

Noise is typically measured in units called decibels (dB), which are ten times the logarithm of the ratio of the sound pressure squared to a standard reference pressure squared. Because loudness is important in the assessment of the effects of noise on people, the dependence of loudness on frequency must be taken into account in the noise scale used in environmental assessments. Frequency is the rate at which sound pressures fluctuate in a cycle over a given quantity of time, and is measured in Hertz (Hz), where 1 Hz equals 1 cycle per second.

Frequency defines sound in terms of pitch components. In the measurement system, one of the simplified scales that accounts for the dependence of perceived loudness on frequency is the use of a weighting network—known as A-weighting—that simulate response of the human ear. For most noise assessments the A-weighted sound pressure level in units of dBA is used in view of its widespread recognition and its close correlation with perception. In this analysis, all measured noise levels are reported in dBA or A-weighted decibels. Common noise levels in dBA are shown in **Table E-1**.

Table E-1
Common Noise Levels

Sound Source	(dBA)
Military jet, air raid siren	130
Amplified rock music	110
Jet takeoff at 500 meters	100
Freight train at 30 meters	95
Train horn at 30 meters	90
Heavy truck at 15 meters	
Busy city street, loud shout	80
Busy traffic intersection	
Highway traffic at 15 meters, train	70
Predominantly industrial area	60
Light car traffic at 15 meters, city or commercial areas or residential areas close to industry	
Background noise in an office	50
Suburban areas with medium density transportation	
Public library	40
Soft whisper at 5 meters	30
Threshold of hearing	0

Note: A 10 dBA increase in level appears to double the loudness, and a 10 dBA decrease halves the apparent loudness.
Source: Cowan, James P. *Handbook of Environmental Acoustics*. Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

NOISE DESCRIPTORS USED IN IMPACT ASSESSMENT

Because the sound pressure level unit of dBA describes a noise level at just one moment and very few noises are constant, other ways of describing noise over extended periods have been developed. One way of describing fluctuating sound is to describe the fluctuating noise heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., 1 hour, denoted by $L_{eq(1)}$, or 24 hours,

denoted as $L_{eq(24)}$), conveys the same sound energy as the actual time-varying sound. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are sometimes used to indicate noise levels that are exceeded 1, 10, 50, 90 and x percent of the time, respectively. L_{eq} is used in the prediction of future noise levels, by adding the contributions from new sources of noise (i.e., increases in traffic volumes) to the existing levels and in relating annoyance to increases in noise levels.

The relationship between L_{eq} and levels of exceedance is worth noting. Because L_{eq} is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates very little, L_{eq} will approximate L_{50} or the median level. If the noise fluctuates broadly, the L_{eq} will be approximately equal to the L_{10} value. If extreme fluctuations are present, the L_{eq} will exceed L_{90} or the background level by 10 or more decibels. Thus the relationship between L_{eq} and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the L_{eq} is generally between L_{10} and L_{50}. The relationship between L_{eq} and exceedance levels has been used in this analysis to characterize the noise sources and to determine the nature and extent of their impact at all receptor locations.

For purposes of the proposed project, the L_{10} descriptor has been selected as the noise descriptor to be used in this noise impact evaluation. The 1-hour L_{10} is the noise descriptor used in the *CEQR Technical Manual* noise exposure guidelines for City environmental impact review classification.

B. NOISE STANDARDS AND CRITERIA

NEW YORK CEQR NOISE STANDARDS

CEQR defines attenuation requirements for buildings based on exterior noise level (see **Table E-2**, "Required Attenuation Values to Achieve Acceptable Interior Noise Levels"). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses, and are determined based on exterior $L_{10(1)}$ noise levels.

Table E-2
Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Noise Level With Proposed Actions	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)^{B}$ dB(A)

Notes:
[A] The above composite window-wall attenuation values are for residential dwellings, medical facility, etc development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[B] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.
Source: New York City Department of Environmental Protection.

C. EXISTING NOISE LEVELS

SELECTION OF NOISE RECEPTOR LOCATIONS

One receptor site within the project area was selected for the evaluation of noise attenuation requirements (see **Figure E-1**): Wooster Street between West Houston Street and Prince Street. The noise receptor location was chosen based on the following criteria: (1) location near the 150

Noise Receptor Locations

Figure E-1

Wooster Street site; and (2) to provide representative geographic coverage throughout the study area to get an accurate picture of the ambient noise environment. The selected receptor site provides representative data to analyze 150 Wooster Street site.

NOISE MONITORING

At the receptor site existing noise levels were determined for each of the three noise analysis time periods by field measurements. Noise monitoring was performed on April 6 and April 7, 2011. 20-minute spot measurements were taken. All measurements were performed during the weekday peak periods—AM (7:30 to 9:00 AM), midday (MD) (12:00 to 2:00 PM), and PM (4:30 to 6:00 PM).

EQUIPMENT USED DURING NOISE MONITORING

Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260 (S/N 2375602), a Brüel & Kjær ½-inch microphone Type 4189 (S/N 2378182), and a Brüel & Kjær Sound Level Calibrator Type 4231 (S/N 2412436). The Brüel & Kjær SLM is a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). The SLM has a laboratory calibration date of July 30, 2010 which is valid through July 2011. The microphone was mounted at a height of approximately five feet above the ground surface on a tripod and at least six feet away from any large sound-reflecting surface to avoid major interference with sound propagation. The SLM was calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. The data were digitally recorded by the SLM and displayed at the end of the measurement period in units of dBA. Measured quantities included the L_{eq}, L_1, L_{10}, L_{50}, L_{90}, and 1/3 octave band data. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

EXISTING NOISE LEVELS AT NOISE RECEPTOR LOCATIONS

MEASURED NOISE LEVELS

The results of the measurements of existing noise levels are summarized in **Table E-3**. Traffic was the dominant noise source. Noise levels are moderate to relatively high and reflect the level of activity present on the adjacent roadways.

Table E-3
Existing Noise Levels (in dBA)

Site #	Measurement Location	Time	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
1	Wooster Street between Prince and West Houston Streets	AM	64.8	73.4	68.0	62.2	57.0
		MD	66.8	74.4	68.4	62.8	57.6
		PM	68.1	78.4	71.7	63.4	59.0
Note: Field measurements were performed by AKRF, Inc. on April 6 and April 7, 2011							

In terms of CEQR criteria, the receptor site is in the "marginally unacceptable" category.

D. NOISE ATTENUATION MEASURES

As shown in **Table E-2**, the *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior noise levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for retail and office uses, and are determined based on exterior $L_{10(1)}$ noise levels.

Table E-4 shows the minimum window/wall attenuation necessary to meet CEQR requirements for internal noise levels at the noise measurement location.

Table E-4
Required Attenuation

Site #	Location	Maximum Measured $L_{10(1)}$ Value	Minimum Required Attenuation
1	Wooster Street between Prince and West Houston Streets	71.7	28
Note: Attenuation values are shown for residential uses; commercial uses would be 5 dBA less.			

Based on the values shown in **Table E-4**, required attenuation levels were determined for the 150 Wooster Street site. These values are 28 dBA for all façades of the 150 Wooster Street development. To implement this attenuation requirement, an (E) designation for noise would be applied to the 150 Wooster Street site specifying the appropriate amount of window/wall attenuation. The text for the (E) designation is as follows:

"To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 28 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning."

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Normally, a building façade is composed of the wall, glazing, and any vents or louvers for HVAC systems in various ratios of area. The design for the proposed 150 Wooster Street building would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) rating greater than or equal to the attenuation requirements listed in Table 19-6. The OITC classification is defined by the American Society of Testing and Materials (ASTM E1332-90 [Reapproved 2003]) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation noise.

By using these design guidelines and adhering to the (E) designations, the proposed project would provide sufficient attenuation to achieve the CEQR interior noise level guideline of 45 dBA L_{10} for residential uses and 50 dBA L_{10} for commercial uses.

E. MECHANICAL EQUIPMENT

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the proposed project would not result in any significant increase in ambient noise levels. ✷

Appendix A

Conceptual Analysis of Potential Future Development Sites

Appendix A: Conceptual Analysis of Potential Future Development Sites

A. INTRODUCTION

The proposed zoning text amendment would amend Section 74-712 of the Zoning Resolution, which allows the New York City Planning Commission (CPC) to grant special permits for uses not currently permitted as-of-right on a zoning lot that is vacant, is land with minor improvements, or where not more than 20 percent of the lot area is occupied by existing buildings as of December 15, 2003, within M1-5A and M1-5B zoning districts located in historic districts designated by the New York City Landmarks Preservation Commission (LPC). The proposed zoning text amendment would expand the percentage of lot area that can be occupied by existing buildings in the SoHo-Cast Iron Historic District and Extension, the Noho Historic District and Extension, and the Noho East Historic District from 20 percent to 40 percent, as an eligibility criterion for using the special permit.

In addition to the specific special permit application for 150 Wooster Street, there are two sites within the SoHo-Cast Iron Historic District and Extension that have the potential to be the subject of future special permits under the proposed zoning text amendment.[1] As described under "Project Description" starting on EAS page 1c, these three sites (including 150 Wooster Street) are analyzed using the Zoning Text Amendment RWCDS in this conceptual analysis in order to assess the potential affects of the proposed text amendment. The sites were identified as potential future development sites because they meet the following criteria:

- They consist of a vacant or substantially vacant lot (including parking lots) in the SoHo-Cast Iron Historic District and Extension, Noho Historic District and Extension, or the Noho East Historic District;
- Adjacent to the vacant/substantially vacant lot are one or more buildings likely to be found non-contributing to the historic district in which it resides; and
- The building coverage of the potential combined lot area of the vacant site and adjacent non-contributing site is between 20 and 40 percent.

EXISTING CONDITIONS

Table Appendix-1 lists the potential future development sites, and calculates their development potential using the current Section 74-712 special permit.

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[1] Additional vacant or substantially vacant lots were identified in the Noho Historic District and Extension, but were not included in the conceptual analysis, either because there is no adjacent non-contributing building, or because the lot coverage of the potential combined lot would be greater than 40 percent. A vacant site with an adjacent non-contributing building exists at 72-76 Grand Street; however, because 72-74 Grand Street (the vacant site) was occupied by two existing buildings as of December 15, 2003, this site is not eligible for the existing special permit and would not be eligible for the special permit with the proposed zoning text amendment.

Table Appendix-1:
Zoning Text Amendment RWCDS
Current Development Potential With Existing 74-712 Special Permit

Primary/Vacant Parcel[1]							Adjacent Lots with Potential Non-Contributing Buildings[2]						Total Combined	
Site No.	Block, Lot(s)	Address	Lot Area (sf)	Zoning Floor Area (sf)	Commercial Space (sf)	Residential Units	Block, Lot(s)	Address	Lot Area (sf)	Zoning Floor Area (sf)	Commercial Space (sf)	Residential Units	Commercial Space (sf)	Residential Units
Project Site	514-7	146 Wooster Street	4,661	23,305	4,661	15	514-9	150 Wooster Street	2,509	2,509	2,509	0	7,170	15
2	510-40	137 Crosby Street	7,645	38,225	47,399[3]	0	510-38/39	133-135 Crosby Street	3,997	3,997	3,997	0	51,396	0
3	496-19	254 Lafayette Street	5,995	29,975	5,995	20	496-9	95 Crosby Street	1,763	1,763	1,763	0	7,758	20
												TOTAL	**66,324**	**35**

Notes: See Figure Appendix-1 for locations of Sites 2 and 3.
[1] Assumes development potential with 5 FAR, 4 FAR devoted to residential units at 1,200 square feet per dwelling unit, and 1 FAR ground floor retail.
[2] Assumes existing one-story buildings remain in current commercial use.
[3] Current development proposal intends to provide below street-level retail space, generating approximately 22 percent more commercial space than zoning floor area, an assumption used for development potential under existing 74-712 special permit.
Source: New York City Department of City Planning, mapPluto, BKSK Architects, AKRF, Inc.

THE FUTURE WITHOUT THE PROPOSED ACTIONS

The analytical framework to assess the proposed zoning text amendment increasing the allowable building coverage area from 20 to 40 percent of total lot area is based on identifying the incremental change in development potential. For analytic purposes, in the future without the proposed actions (the "No-Action" condition), it is assumed that the sites would be developed using the existing special permit. This is not an as-of-right comparison, since in either case a special permit application would be required (and could also require other zoning lot modifications). Rather, **Table Appendix-1** identifies the three development sites (including the proposed 150 Wooster Street site) and estimates the development potential if the primarily vacant parcels of those sites were developed pursuant to current 74-712 special permit provisions. The total combined development potential of the sites is based on the assumption that the non-contributing one-story buildings adjacent to the vacant parcels remain in their current commercial uses.

As shown in **Table Appendix-1**, in the No-Action condition, the three sites could be redeveloped with a total of 35 new residential units and 66,324-gsf of retail space.

THE FUTURE WITH THE PROPOSED ACTIONS

Table Appendix-2 presents an estimate of the development potential of the combined lot area with the proposed text amendment. The increment in development potential associated with the proposed zoning is estimated by the net difference of development potential for both commercial (measured in square feet) and residential (measured in dwelling units) uses.

Since Site 2 has a development proposal currently being established, **Tables Appendix-1 and Appendix-2** reflect the anticipated development program of that project.[1] No proposal for the other site presently exists, so the analysis assumes that the total allowable floor area is developed, with one floor of retail/commercial use and the remaining floor area used for dwelling units with an average size of 1,200 square feet.[2]

As shown in **Table Appendix-2**, the proposed zoning text amendment is expected to result in a collective incremental change over the No-Action condition of approximately 19,304 square feet of commercial space and 16 additional dwelling units on the three potential development sites (including 150 Wooster Street).

Not all of these sites would necessarily be developed, and it is likely—as has occurred since the original creation of the special permit text in 2003—that some of the sites would be developed absent the proposed zoning text amendment, either as-of-right or pursuant to existing CPC special permits or Board of Standards and Appeals (BSA) variances.

However, given the limited area to which the text amendment would apply (the SoHo-Cast Iron Historic District and Extension, the Noho Historic District and Extension, and the Noho East Historic District) and the defined number of parcels (2) that could quality for special permits

[1] Prior to the completion of this EAS, further talks with the applicant of Site 2 (137 Crosby) revealed a proposal for an additional special permit pursuant to Section 74-922 for Use Group (UG) 10A—large retail. While this development scenario does not assume UG 10A—large retail uses, or a 74-922 special permit, the conclusion of the conceptual analysis would not change, since the relevant thresholds in the *CEQR Technical Manual* would not be exceeded.

[2] The 74-712 special permit requires a minimum floor area of 1,200 square feet for each permitted dwelling unit.

pursuant to the proposed zoning text amendment in addition to the 150 Wooster Street site, it is possible for some technical areas of analysis to generally characterize effects under a hypothetical scenario in which all of the qualifying parcels were to be developed. The Build year assumed for this hypothetical development is 2014, by which time all of the potential future development sites could be developed.

Table Appendix-2:
Zoning Text Amendment RWCDS
Summary of Existing Conditions, No-Action Development Potential, and With-Action Development Potential

	Existing Conditions				Development Under Existing Special Permit		Development Under Proposed Special Permit		Increment	
Site*	Address	Lot Area (sf)	Commercial Space (gsf)	Residential Units	Commercial Space[1] (zsf)	Residential Units	Commercial Space (zsf)	Residential Units	Commercial Space (zsf)	Residential Units
Project Site	150 Wooster Street	7,170	2,500	0	7,170	15	7,170[2]	25[3]	0	10
2	137 Crosby Street	11,622	5,470	0	51,396	0	70,700[4] gsf	0	19,304	0
3	254 Lafayette Street	7,758	1,904	0	7,758	20	7,758	26	0	6
				TOTAL	**66,324**	**35**	**85,628**	**51**	**19,304**	**16**

Notes: *See Figure 4 and Figure Appendix-1 for locations.
[1]Assumes that the vacant parcel would be built to its full FAR potential and that the adjacent non-contributing building would remain as under existing conditions.
[2]Proposed development program estimates 6,375 gsf of commercial space.
[3]Proposed development program estimates 7 units.
[4] The current development proposal is for a building of 83,200-gsf, of which 70,700-gsf would be commercial space and 12,500-gsf would be mechanical space. Current development proposal intends to provide below street-level retail space, and thus its gross floor area is considerably higher than zoning floor area (22% higher).
Sources: New York City Department of City Planning, mapPluto, BKSK Architects

In general, analysis at a level consistent with the methodologies for the 2012 *CEQR Technical Manual* will only be possible at the time that site-specific applications for special permits are made. These site-specific special permits would be separate discretionary actions that would require separate CEQR review at the time that the permits are applied for.

LAND USE, ZONING AND PUBLIC POLICY

The potential impacts on land use, zoning and public policy of the proposed 150 Wooster Street project are analyzed in **Attachment A**, "Land Use, Zoning and Public Policy."

Existing Conditions—Land Use

The substantially vacant portion of Site 2 is currently in use as a gas station, while the adjacent lots are an auto mechanic shop and a bar/restaurant. The substantially vacant portion of Site 3 is a surface parking lot and the adjacent lot contains a carpet cleaning and restoration business.

As shown in **EAS Figure 6**, there are two 400-foot study areas for the proposed zoning text amendment for the potential future development sites.

The Site 2 study area is bounded roughly by Bleecker Street, Mott Street, Prince Street, and Broadway. This study area is characterized by commercial, residential, and institutional uses. The blocks bounded by Broadway and Crosby Street contain predominantly commercial uses in converted light manufacturing lofts, such as offices, retail stores, cafes, and wholesale stores. Many of the commercial businesses located in the study area are related to architecture, art, engineering, and similar fields. Residential uses are located primarily east of Crosby Street, and usually consist of 5- to 7-story apartment buildings, many of which have retail uses on the ground floor. Institutional uses include the NYU Robert F. Wagner Graduate School of Public Service, located in the Puck Building at 295 Lafayette Street; the Mulberry branch of the New York Public Library, located on the corner of Jersey and Mulberry Streets; and Old St. Patrick's Cathedral on Mulberry Street, which includes private open space and a parochial school and youth center.

The Site 2 study area overlaps with the Site 3 study area, which is bounded roughly by Jersey Street, Mulberry Street, Spring Street, and Broadway. The Site 3 study area generally contains the same land uses as the Site 2 study area. West of Crosby Street, this area contains predominantly commercial uses in converted manufacturing buildings. The area east of Crosby Street contains 5- to 7-story residential buildings with retail uses on the ground floor, including restaurants, cafes, and boutique retail uses. The Crosby Street Hotel, at 79 Crosby Street, opened in 2009, and includes private open space on, and access from, Lafayette Street. Ladder 20 and Engine 13 of the New York City Fire Department (FDNY) is housed at 251 Lafayette Street, as well as the Manhattan offices of the FDNY Counseling Service Unit.

There is a trend in the affected area toward use of existing buildings for dwelling purposes and living-work spaces and a more limited amount of construction of new buildings for residential and commercial uses; this has led to an increase in the area's population of 4.3 percent between 1990 and 2000 (compared to an increase of 3.3 percent in Manhattan overall).[1] Between 1990 and 2010, SoHo's population grew by 3.9 percent (compared to 6.6 percent for Manhattan overall), as the rate of conversion to residential use in SoHo slowed. There are a number of projects proposed or currently under construction that appear to continue this trend. The study

[1] U.S. Department of Commerce, Bureau of Census, *U.S. Census of Population and Housing*, 1990 and 2000.

areas encompass the neighborhood of SoHo, as well as portions of NoHo, Little Italy, Tribeca, and Greenwich Village.

Existing Conditions—Zoning

The potential future development sites are located in an M1-5B zoning district (see **EAS Figure 5**), and M1-5A and M1-5B are the predominant zoning classifications within the study areas. Other zoning classifications in the study areas include C6-2 and C6-3 (see **Table Appendix-3**).

The characteristics of M1 districts are described in detail in **Attachment A**, "Land Use, Zoning, and Public Policy." C6-2 zoning districts are commercial districts outside central business districts. C6-2 districts allow for a commercial FAR of up to 6.0, a community facility FAR of up to 6.5, and a residential FAR of up to 6.0. A small portion of the study areas centered on Houston Street, in Nolita, is zoned C6-3. C6-3 zoning districts are general commercial districts outside central business districts. C6-3 districts allow for a commercial FAR of 6.0, a community facility FAR of 10.0, and a residential FAR of up to 7.50. Both districts require an initial setback of 20 feet, after a front wall height of 85 feet or six stories (whichever is less), and a sky exposure plane slope of 2.7 to 1(vertical to horizontal).

In addition, the study areas contain a portion of the Special Little Italy District, which was established to preserve and enhance the historic and commercial character of Little Italy. Special use regulations protect the retail area along Mulberry Street. Other regulations encourage residential rehabilitation and new development on a scale consistent with existing buildings, discourage the demolition of noteworthy buildings, and increase the number of street trees in the area.

Table Appendix-3:
Zoning Districts Located in the Study Areas

Zoning District	Maximum FAR[1]	Uses/Zone Type
Commercial Districts		
C6-2	6.0 (7.2 with plaza bonus) commercial; 0.94-7.2 residential; 6.5 (7.2 with plaza bonus) community facility	General commercial district outside CBD; residential; community facility
C6-3	6.0 (7.2 with plaza bonus) commercial; 0.99-7.52 residential; 10.0 (12.0 with plaza bonus) community facility	General commercial district outside CBD; residential; community facility
Manufacturing Districts		
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs
M1-5A	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas); JLWQAs
Special Districts		
LI	N/A	Special Little Italy District

Notes: [1] Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.
[2] Use group 4A by Special Permit only.

Sources: *New York City Zoning Resolution.*

Existing Conditions—Public Policy

As stated in Section 41-00 of the Zoning Resolution, the city's manufacturing districts (including M1-5A and M1-5B districts) were established in order to protect light manufacturing uses; to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing to co-exist where such uses are deemed compatible; and to protect residences by separating them from manufacturing activities, and by generally prohibiting the use of such areas for new residential development. However, manufacturing uses in the study area have declined substantially since the zoning districts were enacted, and the spaces previously devoted to manufacturing largely have been changed to commercial uses and units that permit dwellings (including JLWQAs and IMDs). As described above, the SoHo area is now primarily occupied by commercial uses and residences. The area continues to experience considerable pressure for changes to commercial and residential uses.

The proposed zoning text amendment would apply to the SoHo-Cast Iron Historic District and Extension, the Noho Historic District and Extension, and the Noho East Historic District. In order to protect the historic districts' contributing resources from inappropriate changes or destruction, the New York City Landmarks Preservation Commission must approve in advance any alteration, reconstruction, demolition, or new construction within the districts' boundaries. The SoHo-Cast Iron Historic District also is listed on the State and National Register of Historic Places and is a National Historic Landmark. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) reviews projects within the historic districts when federal or state agencies are responsible for project funding, permitting, licensing, or other approvals.

The Future Without the Proposed Actions

There are no known plans for development of Site 3 at this time. Site 2 is being studied for development under the proposed zoning text amendment sought in this application. Absent the proposed zoning text amendment, these parcels are likely to remain in their current use (one is vacant land, one is a parking lot). It is also possible that some or all of the potential development sites could be developed for residential use through BSA variances or for commercial use either as-of-right or through existing special permits (including the 74-712 special permit), as has been done previously in the area, in the future without the proposed zoning text amendment.

For analytic purposes, it is assumed that development would occur under the existing special permit, as summarized in **Table Appendix-1** and **Appendix-2**. As shown in **Table Appendix-1**, in the No-Action condition, the three sites (including the 150 Wooster Street site) could be redeveloped with a total of 35 new residential units and 66,324-gsf of retail space.

Conceptual Analysis of the Potential Future Development Sites

The development of the proposed project as well as the two potential future development sites is anticipated to result in new retail and residential uses to the respective study areas, as summarized above in **Tables Appendix-1 and Appendix-2**. As shown in **Table Appendix-2**, the proposed zoning text amendment is expected to result in a collective incremental change over the No-Action condition of approximately 19,304 square feet of commercial space and 16 additional dwelling units on the three potential development sites (including 150 Wooster Street).

In light of the declining market for manufacturing uses, the proposed zoning text amendment responds to the demand for residential and commercial uses in this area by providing the opportunity for new residential infill construction within several historic districts that would be compatible with existing conversions for living-work quarters and other dwelling purposes. In addition, galleries and

other arts-related retail uses could still be accommodated at the ground-floor and cellar levels of new buildings. New residential infill construction that could result from the proposed zoning text amendment also would be regulated for appropriateness by the LPC (as well as, potentially, OPRHP).

While the proposed zoning text amendment would authorize the CPC to permit uses that are not currently permitted in the affected area as-of-right, in addition to residential uses, it is not anticipated that a significant number of new uses other than residential would actually locate within the affected area as a result of the proposed actions. Some of the ground-floor and below-grade uses, such as Use Group 6 retail uses, that are currently restricted as-of-right in M1-5A and M1-5B zones are permitted by special permit pursuant to Zoning Resolution Section 74-781, if the applicant can show that good faith efforts have been unsuccessful in marketing the space for a conforming use. Therefore, special permits under the proposed zoning text amendment would not be likely to increase the number of these uses. The low performance manufacturing uses that are only permitted as-of-right in an M2 or M3 zone are unlikely to locate in new buildings permitted pursuant to the proposed actions because there is no foreseeable demand for these spaces within SoHo and Noho, as a result of the high cost and constrained footprint of these buildings. With regard to large eating and drinking establishments with music or dancing and other large scale uses that are not now permitted under Section 74-781, the proposed zoning text amendment requires the CPC to find that such use modifications would have minimal adverse effects on conforming uses in the surrounding area as a condition to the grant of a special permit. The CPC would be unlikely to find only a minimal adverse effect of these types of high impact uses. In addition, few, if any, modifications have been requested or granted for high impact or manufacturing uses within these districts under Zoning Resolution Section 74-711, a similar zoning provision that allows use modifications in existing buildings located within historic districts (including SoHo and Noho). Both provisions require approval from the CPC, and the LPC in the case of new buildings, or where exterior changes in the affected building are requested.

Detailed and site-specific analysis of potential effects of proposed development on land use, zoning, and public policy would be made at the time of special permit applications.

SOCIOECONOMIC CONDITIONS

Should any of the potential future development sites be developed for residential use pursuant to the proposed zoning text amendment, the existing uses on those sites would be replaced. However, it is not expected that a substantial number of businesses would be displaced, nor do the existing uses on these sites have a critical social or economic role in the surrounding community. In addition, the potential development of these sites for residential use is not anticipated to result in indirect residential displacement, as the residential development to be added would be part of an established trend toward market rate housing and the new population would not be expected to have socioeconomic characteristics markedly different from those of the existing population.

Detailed and site-specific analysis of potential effects of proposed development on socioeconomic conditions, if necessary, would be made at the time of special permit applications.

COMMUNITY FACILITIES AND SERVICES

Public Schools

The *CEQR Technical Manual* threshold for a detailed analysis of public schools is 50 or more elementary/middle school students or 150 or more high school students, based on the number of residential units to be developed. In Manhattan, the minimum number of residential units that would trigger a detailed analysis is 310 units for elementary/middle school students and 2,492 units for high school students. As described above, the development of the potential future development sites (including the 150 Wooster Street site) under the proposed zoning text amendment could result in a total incremental development of approximately 16 new residential units, compared to the No Action scenario. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of public schools. Detailed and site-specific analysis of potential effects of proposed development on public schools, if necessary, would be made at the time of special permit applications.

Day Care

The *CEQR Technical Manual* threshold for a detailed analysis of publicly-funded day care facilities is 20 or more eligible children under the age of 6, based on the number of low or low/moderate income residential units to be developed. As described above, this conceptual analysis of the potential future development sites (including the 150 Wooster Street site) assumes that all of the sites would be redeveloped with market-rate residential or commercial uses. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of publicly-funded day care facilities. Detailed and site-specific analysis of potential effects of proposed development on publicly-funded day care facilities, if necessary, would be made at the time of special permit applications.

Libraries

The *CEQR Technical Manual* threshold for a detailed analysis of libraries is a more than 5 percent increase in the ratio of residential units to library branches in the borough. For Manhattan, this equates to an increase of approximately 901 new residential units. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of libraries. Detailed and site-specific analysis of potential effects of proposed development on libraries, if necessary, would be made at the time of special permit applications.

Police and Fire Services and Health Care Facilities

The *CEQR Technical Manual* threshold for a detailed analysis of police and fire services and health care facilities is a direct effect or the introduction of a sizeable new neighborhood. The proposed zoning text amendment would not have a direct effect on any such facilities, and would not introduce a sizeable new neighborhood. Therefore, the proposed zoning text amendment does not meet the threshold for an analysis of police and fire services and health care facilities.

The New York City Policy Department regularly reviews its operations at each of its precincts and—based on geographic area, population, and crime levels—will adjust its staffing levels to maintain adequate community protection. The New York Fire Department similarly adjusts its operations as needed. Therefore, no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on police, fire, and health care facilities, if necessary, would be made at the time of special permit applications.

OPEN SPACE

The *CEQR Technical Manual* threshold for a detailed analysis of open space is if a project would generate more than 200 residents or 500 employees, or a similar number of other users, unless the project site is located in an area of the city that is considered to be either underserved or well-served by open space. In those scenarios, different thresholds apply. The potential future development sites are located in an area of the city that is considered to be underserved by open space; the relevant threshold is if a project would generate more than 50 residents or 125 workers.

Based on the average household size of the relevant census tract 49 (1.72), the potential future development sites and the 150 Wooster Street site could collectively generate approximately 28 new residents and 58 new workers. Therefore, no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on open space resources, if necessary, would be made at the time of special permit applications.

SHADOWS

The bulk of development on the potential future development sites could be altered pursuant to a special permit. Such bulk modifications would be subject to review by LPC and would require a Certificate of Appropriateness from LPC. The potential for such development to have shadow effects would be analyzed at the time that actual plans are available. Detailed and site-specific analysis of potential effects of proposed development on shadows would be made at the time of special permit applications.

HISTORIC AND CULTURAL RESOURCES

Archaeological Resources

LPC conducted a preliminary archaeological assessment of the potential future development sites, as the development of these sites pursuant to the proposed zoning text amendment would potentially require subsurface disturbance. LPC determined that none of the potential development sites had archaeological significance, with the exception of Block 496, Lots 9 and 19 (Site 3).[1] The development of Site 3 pursuant to the proposed zoning text amendment would require its own discretionary action and would be required to undergo environmental review. If such a special permit application were made, LPC would be asked to review the site, and any subsequent archaeological research or testing would be conducted at that time.

Architectural Resources

The proposed zoning text amendment would apply only to sites within the SoHo-Cast Iron Historic District and Extension, the Noho Historic District and Extension, and the Noho East Historic District, where new construction requires review and approval by LPC. Therefore, residential development of the potential development sites pursuant to the proposed zoning text amendment would require a Certificate of Appropriateness from LPC. A detailed analysis would be performed at such time as site-specific applications for special permits are made, based on actual plans.

[1] LPC comment letter dated May 27, 2011. (See **Appendix B**)

URBAN DESIGN AND VISUAL RESOURCES

The *CEQR Technical Manual* requires an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary assessment of urban design and visual resources is considered to be appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, such as projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. As described above, for the purposes of this conceptual analysis it was assumed that the potential future development sites would be developed to the maximum FAR permitted under zoning (5.0). Therefore, the proposed zoning text amendment would not result in a physical alteration beyond that allowed by existing zoning that could be observed by pedestrians. However, as a result of the proposed zoning text amendment, Lots 38 and 39 of Block 510 could be incorporated into a residential redevelopment of the Site 2, and Lot 9 of Block 496 could be incorporated into a residential redevelopment of Site 3. Since these lots could not be redeveloped for residential use under the current 74-712 special permit, it has been determined that the proposed project meets the threshold for a preliminary analysis of urban design and visual resources.

Existing Conditions—Urban Design

Site 2 occupies the majority of the block bounded by West Houston, Crosby, Jersey, and Lafayette Streets and has frontages on West Houston, Crosby, and Lafayette Streets. The site is approximately 11,622 sf in size and is occupied by a gas station and a large-scale advertising billboard with supporting superstructure along West Houston Street, and two 1-story buildings along the site's southern edge (see **EAS Figure 8b**). The buildings fully occupy their lots and are nondescript, painted-brick structures. They currently contain an auto mechanic shop and a bar/restaurant. In total, the occupied percentage of the site's combined lot area is approximately 22 percent.

Site 3 is a through-block site with frontages on Crosby and Lafayette Streets and is located on the block bounded by Prince, Crosby, Lafayette, and Spring Streets. The site is approximately 7,758 sf in size. It is occupied by a paved surface parking lot and a ca. 1928, 1-story, nondescript brick garage fronting on Crosby Street (see **EAS Figure 8c**). This building is currently occupied by a carpet cleaning and restoration business. In total, the occupied percentage of the site's combined lot area is approximately 23 percent.

The two potential future development sites are located within the SoHo-Cast Iron Historic District Extension. In addition, the Site 2 study area includes portions of the SoHo-Cast Iron, Noho, and Noho East Historic Districts, and the Site 3 study area includes portions of the SoHo-Cast Iron Historic District (see Figure **Appendix-1**). Therefore, as with the 150 Wooster Street study area, the visual character of the potential future development site study areas is largely defined by the scale and materials of the surrounding historic buildings. The buildings within these study areas are predominantly older loft and store structures four to six stories in height, which fully occupy their lots and rise to their full height without setback. Along Broadway, the buildings are generally taller, up to 12 stories in height. One notable element of one of the 12-story former loft structures along Broadway is the artwork "The Wall," which consists of teal I-beams projecting from a blue field on the former party wall of the building on the south side of West Houston Street between Mercer Street and Broadway (See View 1 of **Figure Appendix-2**).

10.24.12

2 *Potential Future Development Site*

Study Area Boundary (400-Foot Perimeter)

1 *Photograph Location and View Direction*

0 200 400 FEET

SCALE

Urban Design and Visual Resources Study Area

Figure Appendix-1

View of The Wall on West Houston Street **1**

View of Old St. Patrick's Cathedral **2**

Study Area Photographs
Figure Appendix-2

The buildings in this portion of the study area are mainly faced in cast iron and masonry. There are few breaks in the strong streetwalls created by these buildings; where breaks do exist, they are typically occupied by parking lots, as on the 254 Lafayette Street site. The streets within this portion of the study area have active pedestrian use because of the neighborhood's many ground-floor stores, offices, and restaurants.

East of Crosby Street—outside of the study area's historic district boundaries—buildings are predominantly 5- to 7-story apartment buildings and tenements, with retail on the ground floor. The large-scale and highly-ornamented Puck Building—a visual and historic landmark—is located on the east side of Lafayette Street at West Houston Street (see View 3 of **Figure 8b**), and Old St. Patrick's Cathedral, which is surrounded by a low wall enclosing a private open space, is located at Mulberry and Jersey Streets (see View 2 of **Figure Appendix-2**). The street grid also changes east of Crosby Street. Houston Street angles slightly northward, and Lafayette Street cuts through the study area at an angle, creating irregularly-shaped blocks. Jersey Street, a narrow east-west street, also cuts through the blocks between Crosby, West Houston, Prince, and Mulberry Streets, interrupting the pattern of long rectangular, north-south oriented blocks. Prince Street provides a painted, non-protected bicycle lane.

Within the study areas, there is a fair amount of large-scale signage painted onto or attached to the sides and above buildings. Wooden water towers can be seen above many buildings, which serve to visually reinforce the historic character of this neighborhood. In contrast, a new 7-story commercial building on the north side of West Houston Street between Broadway and Crosby Streets—of modern design and clad in clear glass—and the study area's other few modern structures stand in visual relief to the predominant masonry and cast iron.

Existing Conditions—Visual Resources

The two potential future development sites do not contain or substantially contribute to any visual resources. While the sites are located within the SoHo-Cast Iron Historic District Extension, the buildings on the sites are nondescript and not prominent or distinct in surrounding views, and thus are not considered to be a visual resource. The remainder of the two sites is occupied by surface parking and gas station uses.

Views within the two potential future development site study areas include the large-scale, highly decorative Puck Building, which has a prominent site on West Houston and Lafayette Streets. Views north and south along Mulberry Street include Old St. Patrick's Cathedral, which is given more prominence in these views because it is separated from surrounding structures by its private open space and red brick enclosure. In general, views along streets within these study areas are generally characterized by the streetscape elements noted above—large-scale signage and wood water towers—and the ornamentation of historic buildings. The angling of West Houston and Lafayette Streets, and the narrowness of other north-south streets, serves to limit the views available along these streets.

The Future Without the Proposed Actions

There are no known plans for development of Site 3 at this time. Site 2 is being studied for development under the proposed zoning text amendment sought in this application. Absent the proposed zoning text amendment, these parcels are likely to remain in their current use (one is vacant land, one is a parking lot). It is also possible that some or all of the potential development sites could be developed for residential use through BSA variances or for commercial use either as-of-right or through existing special permits (including the 74-712 special permit), as has been done previously in the area, in the future without the proposed zoning text amendment.

For analytic purposes, it is assumed that development would occur under the existing special permit, as summarized in **Table Appendix-1** and **Appendix-2**. As shown in **Table Appendix-1**, in the No-Action condition, the three sites (including the 150 Wooster Street site) could be redeveloped with a total of 35 new residential units and 66,324-gsf of retail space.

As described in more detail in **Attachment A,** "Land Use, Zoning and Public Policy," there are six projects under construction in the project area that could be complete by 2014. These projects are not anticipated to result in notable changes to the study areas' view corridors, or significant views to visual resources. In general, the projects are anticipated to fill small gaps in the area's streetwalls. Two of the projects (at 138 Wooster Street and 27 Wooster Street) are located within historic districts, and it is therefore assumed that the design of the new developments at 27 Wooster Street and the addition at 138 Wooster Street will be complimentary to the historic character of the surrounding buildings. These developments are also anticipated to generate additional pedestrian activity within SoHo, which as described above is already a busy area due to the various boutiques, galleries, and restaurants on the ground floors of buildings.

Conceptual Analysis of the Potential Future Development Sites

The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

The proposed actions would not noticeably change the scale of buildings; would not involve an area-wide rezoning that includes an increase in permitted floor area or changes in height or setback requirements; would not involve a general large-scale development; and would not result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance. The lots that could be affected by the proposed actions within the SoHo-Cast Iron Historic District and Extension are occupied by surface parking lots, a gas station, and buildings that do not contribute to the historic district's significance. Any residential redevelopment of the two potential future development sites is assumed to be compliant with existing zoning, except for use. Therefore, the proposed actions would not noticeably change the scale of buildings, and the floor area, lot coverage, and setbacks of new residential buildings on the affected lots would not result in substantial changes to the built environment of a historic district. Overall, the proposed actions would not be anticipated to significantly affect any urban design features of the two potential future development sites, or the general urban design character of the neighborhood.

According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of surrounding buildings so that the context changes; or if a project removes lawns or other open

areas that serve as a setting for the resource). While the proposed actions would allow for incorporation of lots that currently cannot be redeveloped for residential use into residential redevelopment projects within SoHo, it does not appear to meet this threshold, and would not be anticipated to significantly affect visual corridors or visual resources. Buildings located on the affected lots, while located within a historic district, are not identified as visual resources. Therefore, the proposed actions do not merit further analysis of urban design and visual resources, and would not be anticipated to result in significant adverse effects to urban design and visual resources. Detailed and site-specific analysis of potential effects of proposed development on urban design and visual resources would be made at the time of special permit applications.

NATURAL RESOURCES

There are no natural resources located on or near the potential future development sites. Therefore, no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on natural resources, if necessary, would be made at the time of special permit applications.

HAZARDOUS MATERIALS

The overall sensitivity (i.e., potential hazardous materials issues based on typical uses) of the area affected by the proposed zoning text amendment is characterized as follows: manufacturing buildings, potentially with uses which resulted in releases to soil and/or groundwater; active, inactive, or removed fuel oil or gasoline underground storage tanks which may have leaked; transformers or other electrical equipment containing PCBs; and asbestos and lead paint in existing structures. The development of any of the potential future development sites pursuant to the proposed zoning text amendment would require a special permit from the CPC, and therefore would require a site-specific hazardous materials assessment to determine its potential impact. As part of such a hazardous materials assessment, the New York City Department of Environmental Protection (NYCDEP) would require that at Phase I Environmental Site Assessment be prepared for the site for review. To the extent that areas of concern are identified for any specific sites, it is expected that standard industry practices for site remediation (such as removal of underground storage tanks and associated contaminated soil) would be employed in accordance with all applicable city, state, and federal regulations and requirements.

WATER AND SEWER INFRASTRUCTURE

A CEQR water and sewer infrastructure assessment analyzes whether a project may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure analysis.

A water supply assessment would be required for projects with an exceptionally large demand for water (over 1 million gallons per day) or for projects located in an area that experiences low water pressure (such as Coney Island and the Rockaway Peninsula). In addition, a wastewater and storm water conveyance and treatment analysis would be necessary if the project:

- Is located in a combined sewer area and would result in over 1,000 residential units or 250,000 sf of commercial use in Manhattan, or 400 residential units or 150,000 sf of commercial use in all other boroughs;

- Is located in a separately sewered area and would exceed: 25 residential units or 50,000 sf of commercial use in R1, R2, or R3 districts; 50 residential units or 100,000 sf of commercial use in R4 or R5 districts; 100 residential units or 100,000 sf of commercial use in all other zoning districts;
- Is located in an area that is partially sewered or currently unsewered;
- Involves development on a site 5 acres or larger where the amount of impervious surface would increase;
- Would involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in the Jamaica Bay watershed or specific drainage areas (Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchison River, Newtown Creek, Westchester Creek); or
- Would involve construction of a new storm water outfall that requires federal and/or state permits.

The development of all of the potential future development sites (including the 150 Wooster Street site), would result in an incremental increase in consumption of 10,714.6[1] gallons of water per day (gpd), which is well below the 1 million gpd threshold set forth in *CEQR*. Further, the potential projects are located in a combined sewer area of Manhattan and would result in the incremental development of 19,304 gsf of commercial use and up to 16 residential units, which is below the 250,000-sf threshold for commercial use and 1,000 unit threshold for residential use set forth for wastewater and storm water analysis in *CEQR*. The proposed zoning text amendment would not result in development of a site 5 acres or larger where the amount of impervious surface would increase, and would not require the construction of a new storm water outfall. Therefore, the proposed zoning text amendment would not result in any significant impacts on water and sewer infrastructure, and no further analysis is necessary. Detailed and site-specific analysis of potential effects of proposed development on water and sewer infrastructure, if necessary, would be made at the time of special permit applications.

SOLID WASTE AND SANITATION SERVICES

The development of all of the potential future development sites (including the 150 Wooster Street site), although conjectural, could be expected to generate approximately 5,238 pounds of solid waste per week (16 incremental residential units multiplied by the solid waste generation rate of 41 pounds per week per household, and 58 incremental retail employees multiplied by the solid waste generation rate of 79 pounds per week per employee). The solid waste generated by these developments would not significantly increase the demand for solid waste and sanitation services. Detailed and site-specific analysis of potential effects of proposed development on solid waste and sanitation services, if necessary, would be made at the time of special permit applications.

ENERGY

As described in the 2012 *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect

[1] Retail: (19,304 gross square feet x 0.24 gpd for domestic use) + (19,304 gsf x 0.17 gpd for air conditioning use) = 7,914.6
Residential: ([16 residential units x 1.72 = 28 residents] x 100 gpd/person) = 2,800

the transmission or generation of energy. The proposed zoning text amendment would not significantly affect the transmission or generation of energy. The development of all of the potential future development sites could be expected to require an increment of approximately 4,878,456,800 BTUs of energy per year, relative to the No Action scenario (38,504 square feet of incremental potential development, including the 150 Wooster Street site, multiplied by the energy generation rate of 126,700 BTUs per square foot for the "large residential" building type). Detailed and site-specific analysis of potential effects of proposed development on energy, if necessary, would be made at the time of special permit applications.

TRANSPORTATION

The 2012 *CEQR Technical Manual* specifies minimum development densities potentially requiring transportation analysis (Table 16-1, page 16-3). For Manhattan south of 110th Street, residential use with 240 dwelling units or 30,000 gross-square-foot of retail space would generally result in trips below the CEQR analysis thresholds of 50 peak hour vehicle trips, 200 peak hour subway/rail or bus transit riders, and 200 peak hour pedestrian trips. The *CEQR Technical Manual* also states that should the proposed project involve a mix of land uses, applying weighted average to determine whether the total trips generated by the development mix exceed the threshold for analysis is appropriate.

As shown in **Table Appendix-2**, the proposed zoning text amendment would result in a total incremental increase of 16 units of residential use and 19,304 gross square feet of retail space. Applying weighted average to the development program, the scale of proposed project is below the CEQR specified development densities as discussed above (16/240 + 19,304/30,000 = 0.71012 < 1). As a result, a transportation analysis is not warranted. Therefore, the proposed text amendment is not expected to generate a substantial amount of trips resulting in any significant adverse impacts. Detailed and site-specific analysis of potential effects of proposed development on transportation would be made at the time of special permit applications.

AIR QUALITY

As described above, development of the potential future development sites pursuant to the proposed zoning text amendment would not generate a substantial amount of vehicle traffic. Therefore, a quantified air quality analysis of mobile source (vehicle) emissions would not be required.

Heat and Hot Water System Screening Analysis

Development of the potential future development sites pursuant to the proposed zoning text amendment would require heat and hot water systems, which would likely use natural gas or heating oil as fuel. The *CEQR Technical Manual*'s air quality screening analysis procedure for heat and hot water systems is described above. Based on the maximum expected floor area at a single potential future development site and conservative assumptions regarding fuel use, the heat and hot water system exhaust would need to be no more than 90 feet away from the nearest sensitive use (i.e., window, balcony, air intake) that is of a similar or greater height. It is not possible to fully conduct a heat and hot water systems analysis at this time, as the information regarding the height of the potential future developments as well as the location and type of heat and hot water system is unavailable. However, it is expected that if any potential concerns with respect to the effects of heat and hot water systems on air quality are identified at the time that the site-specific applications for special permits are submitted, such concerns could be addressed through potential restrictions on type of fuel to be used, stack placement away from taller

sensitive uses, and by implementing any other protective measures required to avoid the potential for significant adverse impact on air quality.

Industrial Sources

All but one of the potential future developments pursuant to the proposed zoning text amendment would introduce new residential uses in areas that are zoned for manufacturing. Therefore, as specified in the *CEQR Technical Manual*, an assessment of the potential for air quality impacts from any existing manufacturing or industrial uses would be required at the time when site-specific applications for special permits are made. The potential future development sites are adjacent to existing residential and commercial uses, and any potential existing industrial or manufacturing uses that may require permits for air emissions are likely to be very small and innocuous. While an assessment of existing uses would be required in the future, it is expected there would be no potential for significant adverse impact on air quality.

Detailed and site-specific analysis of potential effects of proposed development on air quality would be made at the time of special permit applications.

GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, projects that do not require an EIS do not warrant a GHG emissions assessment unless they are City capital projects, include significant power generation, or would fundamentally change the City's solid waste management system. Since none of those exceptions apply in this case, no analysis is required. Detailed and site-specific analysis of potential effects of proposed development on greenhouse gas emissions, if necessary, would be made at the time of special permit applications.

NOISE

A total of two receptor sites within the project area were selected for evaluation of noise attenuation requirements for the two potential future development sites (see **Figure Appendix-3**):

- Site 2 is located on East Houston Street between Crosby Street and Lafayette Street.
- Site 3 is located on Lafayette Street between East Houston Street and Jersey Street.

The noise receptor locations were chosen based on the following criteria: (1) locations near the potential future development sites; and (2) to provide representative geographic coverage throughout the study area to get an accurate picture of the ambient noise environment. The selected receptor sites provide representative data to analyze the two potential future development sites.

Noise Monitoring

At each receptor site existing noise levels were determined for each of the three noise analysis time periods by field measurements. Noise monitoring was performed on April 6 and April 7, 2011. At all sites, 20-minute spot measurements were taken. All measurements were performed during the weekday peak periods—AM (7:30 to 9:00 AM), midday (MD) (12:00 to 2:00 PM), and PM (4:30 to 6:00 PM).

Equipment Used During Noise Monitoring

Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260 (S/N 2375602), a Brüel & Kjær ½-inch microphone Type 4189 (S/N 2378182), and a Brüel & Kjær Sound Level Calibrator Type 4231 (S/N 2412436). The Brüel & Kjær SLM is a Type 1

10.24.12

Project Site

Study Area Boundary (400-Foot Perimeter)

Soho Cast Iron Historic District Boundary

Soho Cast Iron Historic District Extension

Potential Future Development Sites

Potential Non-Contributing Building

2 *Noise Receptor*

150 WOOSTER STREET

Noise Receptor Locations

Figure Appendix-3

instrument according to ANSI Standard S1.4-1983 (R2006). The SLM has a laboratory calibration date of July 30, 2010 which is valid through July 2011. The microphone was mounted at a height of approximately five feet above the ground surface on a tripod and at least six feet away from any large sound-reflecting surface to avoid major interference with sound propagation. The SLM was calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. The data were digitally recorded by the SLM and displayed at the end of the measurement period in units of dBA. Measured quantities included the L_{eq}, L_1, L_{10}, L_{50}, L_{90}, and 1/3 octave band data. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

Existing Noise Levels at Noise Receptor Locations

The results of the measurements of existing noise levels are summarized in **Table Appendix-4**. Traffic was the dominant noise source for all receptor sites. Noise levels are moderate to relatively high and reflect the level of activity present on the adjacent roadways. In terms of CEQR criteria, the receptor sites are in the "marginally unacceptable" category.

Table Appendix-4
Existing Noise Levels (in dBA)

Site #	Measurement Location	Time	L_{eq}	L_1	L_{10}	L_{50}	L_{90}
2	East Houston Street between Crosby and Lafayette Streets	AM	73.2	81.2	75.7	71.8	67.6
		MD	70.6	78.5	73.4	68.9	63.4
		PM	71.5	81.4	73.4	68.2	64.5
3	Lafayette Street between East Houston and Jersey Streets	AM	70.6	78.0	73.4	69.1	65.9
		MD	68.5	76.8	71.0	66.4	63.3
		PM	69.0	77.6	71.3	67.0	64.3
Note: Field measurements were performed by AKRF, Inc. on April 6 and April 7, 2011.							

Noise Attenuation Measures

The *CEQR Technical Manual* has set noise attenuation requirements for buildings based on exterior noise levels. Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for retail and office uses, and are determined based on exterior $L_{10(1)}$ noise levels.

Table Appendix-5 shows the minimum window/wall attenuation necessary to meet CEQR requirements for internal noise levels at each of the noise measurement locations.

Table Appendix-5
Required Attenuation at Noise Measurement Locations

Site #	Location	Maximum Measured $L_{10(1)}$ Value	Minimum Required Attenuation
2	East Houston Street between Crosby and Lafayette Streets	75.7	31
3	Lafayette Street between East Houston and Jersey Streets	73.4	31
Note: Attenuation values are shown for residential uses; commercial uses would be 5 dBA less.			

Attenuation would be required at certain sites due to the high existing background noise levels to achieve interior noise levels of 45 dBA or lower for residential uses and 50 dBA or lower for commercial uses. Based on the values shown in **Table Appendix-5**, required attenuation levels were

determined for the two potential future development sites. These values are shown in **Table Appendix-6**.

Table Appendix-6
Required Attenuation at Development Sites

Address	Block	Lots	Façade(s)	Representative Receptor Site	Minimum Required Attenuation
137 Crosby Street/ 302 Lafayette Street	510	38, 39, 40	North	2	33
			East, South	3	31
254 Lafayette Street/ 95 Crosby Street	496	9, 19	West, South	3	31
			East, North	3	31
Notes: Attenuation values are shown for residential uses; commercial uses would be 5 dBA less.					

To implement these attenuation requirements, an (E) designation for noise would be applied to the sites listed in these tables specifying the appropriate amount of window/wall attenuation. There are two levels of required noise attenuation depending upon the ambient noise levels, one is 31 dBA (A-weighted decibels), and the other is 33 dBA. The text for the (E) designation for sites requiring 31 dBA is as follows:

"To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 31 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning."

For sites requiring 33 dBA noise attenuation, the following (E) designation noise text would apply:

"To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 33 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning."

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Normally, a building façade is composed of the wall, glazing, and any vents or louvers for HVAC systems in various ratios of area. The design for all buildings proposed to be located on the E-designated sites would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) rating greater than or equal to the attenuation requirements listed in Table 19-6. The OITC classification is defined by the American Society of Testing and Materials (ASTM E1332-90 [Reapproved 2003]) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation noise.

By using these design guidelines and adhering to the (E) designations, the proposed project would provide sufficient attenuation to achieve the CEQR interior noise level guideline of 45 dBA L_{10} for residential uses and 50 dBA L_{10} for commercial uses.

Mechanical Equipment

It is assumed that the building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the proposed text amendment would not result in any significant increase in ambient noise levels.

PUBLIC HEALTH

This conceptual analysis of the potential future development sites has not identified significant unmitigated adverse impacts in any CEQR analysis areas, including air quality, water quality, hazardous materials, and noise. Therefore, based on the methodologies in the 2012 *CEQR Technical Manual*, an analysis of public health is not warranted. More detailed analysis of public health, if necessary, would be performed at such time as site-specific applications for special permits are made.

NEIGHBORHOOD CHARACTER

As described in the 2012 *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in one or more of the following technical areas: land use, zoning and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; and noise. An assessment of neighborhood character is also needed if a project may have moderate effects on several of the elements that define a neighborhood's character. This conceptual analysis of the potential future development sites has not identified any potential for the proposed zoning text amendment to result in moderate or significant adverse impacts in the technical areas listed above. Therefore, a detailed analysis of neighborhood character is not warranted. More detailed analysis of neighborhood character, if necessary, would be performed at such time as site-specific applications for special permits are made.

CONSTRUCTION IMPACTS

The potential future development of other sites for residential use pursuant to the proposed zoning text amendment would be expected to result in short-term conditions typical of construction sites in Manhattan. More detailed analysis of construction impacts, if necessary, would be performed at such time as site-specific applications for special permits are made. ✷

Appendix B
Agency Correspondence

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 12DCP111M
Project: 150 WOOSTER STREET
Date received: 5/15/2012

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with Architectural significance:

1) ADDRESS: 146 WOOSTER STREET, BBL: 1005140007, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD
2) ADDRESS: 150 WOOSTER STREET, BBL: 1005140009, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
3) ADDRESS: 298 LAFAYETTE STREET, BBL: 1005100038, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION
4) ADDRESS: 135 CROSBY STREET, BBL: 1005100039, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION
5) ADDRESS: 137 CROSBY STREET, BBL: 1005100040, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION

Properties with Architectural and Archaeological significance:

1) ADDRESS: 95 CROSBY STREET, BBL: 1004960009, TIME PERIOD: 1820-1865, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION
2) ADDRESS: 254 LAFAYETTE STREET, BBL: 1004960019, TIME PERIOD: 1820-1865, LPC FINDINGS: DESIGNATED LPC HISTORIC DISTRICT; PERMIT FROM THE LPC PRESERVATION DEPARTMENT REQUIRED, STATE/NATIONAL REGISTER FINDINGS: ELIGIBLE NR HISTORIC DISTRICT, COMMENTS: SOHO CAST IRON HD EXTENSION

Comments:

The LPC is in receipt of the draft EAS and projected and potential site list. Regarding the new building proposed for block 514, lots 7 and 9, the LPC has issued Status Update Letter 11-9237, dated 5/4/2011 and expiring 5/3/2017.

However, no work can begin until a Certificate of Appropriateness has been issued. Upon receipt, review and approval of two or more sets of the signed and sealed copies of the final Department of Buildings filing drawings, a Certificate of Appropriateness will be issued.

Pertaining to archaeological resources, the LPC notes that the Commission reviewed sites 1-3 on 5/27/11 and determined that Site 3, B 496 Lots 9 and 19 had the potential to contain potentially significant archaeological resources as noted, again, above. We further note that the Draft EAS text includes these lots as "potential future development sites." Therefore, we recommend that the text disclose that the development of Site 3 could impact potentially significant archaeological resources. If these lots may only be developed as a result of the granting of additional Special Permits which would require environmental review, then the text should explicitly note that the LPC would be asked to review the site in the future and that any subsequently needed archaeology would occur at that time.

Gina Santucci 5/21/2012

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 27688_FSO_GS_05212012.doc

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	COFA #:
10/12/12	05/03/2017	137453	COFA 13-7117

ADDRESS	BOROUGH:	BLOCK/LOT:
146-150 WOOSTER STREET HISTORIC DISTRICT SOHO-CAST IRON	MANHATTAN	514 / 9

Display This Permit While Work Is In Progress

ISSUED TO:

Farzad Rastegar
MTM Associates, LLC
10 Marshal Street
Norwalk, CT 06854

DESIGN APPROVAL ONLY
No work may proceed until DOB filing drawings are reviewed and approved

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 3, 2011, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on April 7, 2011, and as you were informed in Status Update Letter 11-9237 (LPC 11-8023), issued on May 4, 2011.

The proposed work, as approved, consists of demolishing an existing one-story garage and constructing a new seven-story, plus penthouse, building, with a front facade, featuring light colored high performance, pre-cast concrete (Ductal), clear and translucent glazing, and gray-painted metal-framing, including pre-cast concrete piers, with decorative sculptural bands, extending from the from the first to the sixth floor levels, and pre-cast concrete projecting floor slabs and sills, creating a grid pattern; floor-to-ceiling clear glass windows and doors, with metal framing, and acid etched glass guard rails at the upper floor levels; a projecting pre-cast concrete cornice element, between the sixth and seventh floor levels; floor to ceiling glazed ground floor infill, with metal framing, clear glazing, and sections of translucent glazing; a metal-framed glass canopy; and translucent plank glass vault covers, between and behind the base of the piers, as well as brickwork sidewalls and bulkheads; a penthouse, set back from the front facade, with glazing at the front and rear facades and brickwork at the side facades; rooftop mechanicals and railings; and a rear facade, featuring floor-to-ceiling glazing, pre-cast concrete floor slabs and piers, and balconies. The work also includes replacing the existing concrete sidewalk paving with granite pavers. The work was shown on forty-two presentation boards, labeled 1 through 38 and 7A, 15A, 21A, and 25A; dated April 25, 2011; and consisting of drawings, photographs, and photomontages, as well as material samples, all prepared by BKSK Architects, LLP, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 146-150 Wooster Street as a garage built or altered from an earlier structure in the early 20th Century, and a parking lot. The Commission further noted that a special application for a modification of use, pursuant to Section 74-712 of the Zoning Resolution, is currently being pursued at the City Planning Commission.

With regard to this proposal, the Commission found that the existing building does not contribute to the historic district and its demolition will not detract from the special historic and architectural character of the historic district; that the plane of the proposed front facade will align with the facades of the adjacent properties, thereby reinforcing the street wall, a significant, consistent feature of the SoHo-Cast Iron Historic District; that the masonry texture, thin profiles, and light beige color of the proposed high performance concrete and the profiles and details of the relief castings will recall, in a contemporary manner, the character of the cast iron and masonry framing and the ornamentation of such buildings throughout the district; that the materials and finishes of the metal and glass infill and masonry sidewalls will be in keeping with the use of such materials and finishes throughout the streetscape and district; that the modular organization of the front façade, the predominant expression of structure, and the variation of width of the vertical bays, reflecting the interior organization of the building, will be consistent with the design of other buildings of this scale throughout this district; that the front facade utilizes the vocabulary of base, shaft, and termination/capital, common to buildings in this historic district; that the bay spacing and the floor to ceiling heights will harmonize with the adjacent buildings in the streetscape; that the placement of the glass windows, set behind the columns, and their metal framing will recall the depth and articulation of windows at historic buildings throughout the district; that the simple metal framing, large display windows, and predominance of clear glazing at the building base will be compatible with the commercial character of the bases of buildings throughout the district; that the proposed glass canopy and translucent glass planks will recall historic canopies and vault covers within this district in terms of placement and scale and will be consistent with the design of the new building in terms of materials and simple details, thereby helping to integrate this modern building into the historic streetscape; and that the replacement of the existing concrete sidewalk paving with granite paving will help return a historic paving material to the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-712; and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, prior to the commencement of construction. NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or

maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit: a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ivan B. Schonfeld, Bryan Cave LLP

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC

AKRF
Environmental and Planning Consultants

3900 Veterans Memorial Highway, Suite 300
Bohemia, NY 11716
tel: 631 285-6980
fax: 631 285-6919
www.akrf.com

March 28, 2011

Gerry Kelpin
Bureau of Environmental Compliance
New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, New York 11368

Re: Request for Copies of Certificates of Operation
146-150 Wooster Street, Manhattan

Dear Ms. Kelpin:

AKRF, Inc. is performing an air quality analysis for the environmental assessment statement that we are preparing for a proposed development at 146-150 Wooster Street, in Manhattan. The analysis will assess the potential impact of existing industrial uses on the proposed project and will be based on information from Certificates of Operation issued by the Department of Environmental Protection. The needed information includes the type and quantities of air contaminants and ventilation characteristics for industrial sources. The list of Manhattan blocks for which we are requesting air emissions information is included in Exhibit A.

If possible, please send the information in electronic format to my e-mail address (jmatic@akrf.com). For certificates of operations on file, we will forward a check made out to the New York City Department of Environmental Protection to defray the cost of locating and providing us with copies of the certificates of operation. Attached is a signed confidentiality agreement for execution by NYDEP for ensuring the confidentiality of the permit information.

We appreciate your assistance in this matter. If you have any questions or need any additional information, please call me at (646) 388-9836.

Sincerely,

Jelena Matic

Jelena Matic, Ph.D.
Technical Director
AKRF, Inc.

Exhibit A

List of Blocks Near the Proposed 146-150 Wooster Street Project in Manhattan Potentially Having a BEC Permit or Application:

- Block 499
- Block 500
- Block 501
- Block 513
- Block 514
- Block 515
- Block 516
- Block 524

Appendix C
March 2013 Technical Memorandum

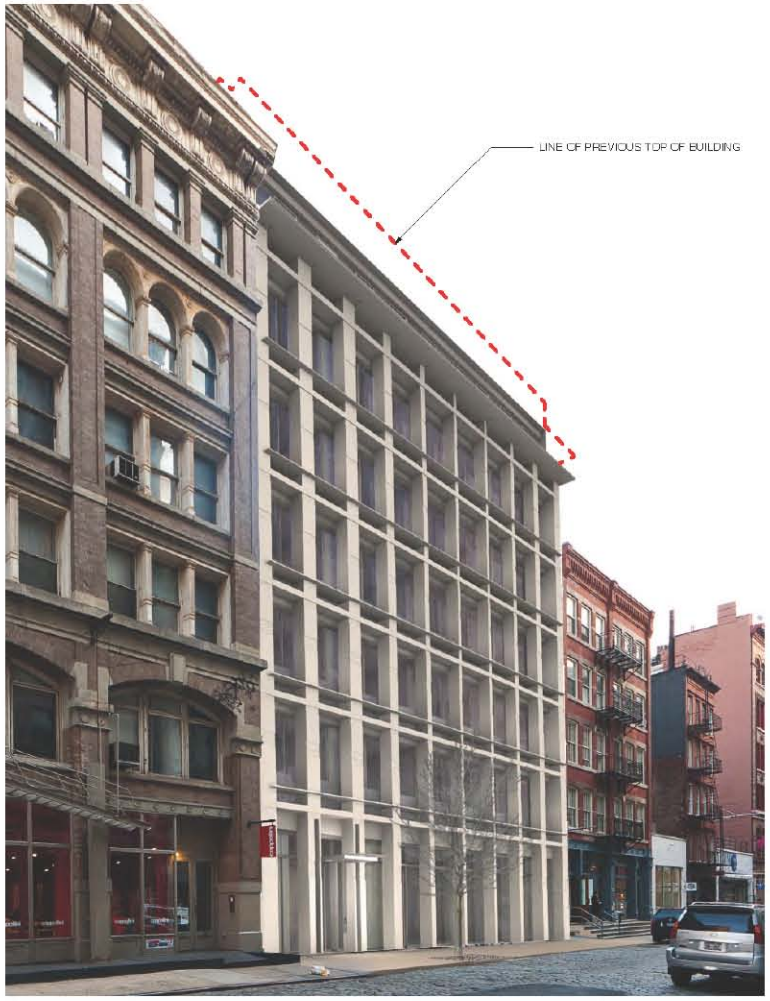
Technical Memorandum for 150 Wooster Street EAS and Negative Declaration
CEQR Number 12DCP111M
March 19, 2013

A. INTRODUCTION

On October 25, 2012, the New York City Planning Commission (CPC), as Lead Agency, issued a Negative Declaration for the proposed 150 Wooster Street project (CEQR No 12DCP111M, and ULURP No.s 120201ZSM and N120200ZRM) based on an Environmental Assessment Statement (EAS) dated October 24, 2012. The CPC is now considering a modification to the project (proposed modification) that is proposed by the applicant in response to concerns raised during the ULURP review to date. The purpose of this technical memorandum is to describe the proposed modification and to evaluate whether the proposed modification would result in any significant adverse impacts. As discussed below, the proposed modification would result in a slightly shorter building with a lower streetwall height, but the number of dwelling units and the amount of commercial space remains the same. The analyses contained in the Tech Memo concludes that that proposed modification would not result in any adverse impacts or alter the conclusions of the October 17, 2012 EAS or Negative Declaration.

B. DESCRIPTION OF PROPOSED CPC MODIFICATION

The proposed modification would reduce the proposed building's streetwall height from 89 to 85 feet and would reduce its overall height to the top of the parapet from 108 to 102 feet. This change modifies the certified application's proposed special permit pursuant to Section 74-712 of the Zoning Resolution. The special permit originally proposed bulk modifications such that the building's streetwall would exceed theM1-5A district's maximum permitted streetwall height (by four feet, from 85 to 89 feet) and number of stories at the streetwall (by one story, from six to seven stories). As shown in **Figures 1** through **4**, the following design modifications would be implemented:



STREET VIEW FROM NORTH

STREET VIEW FROM SOUTH

NOTE: RENDERINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

BUILDING VIEWS REVISED

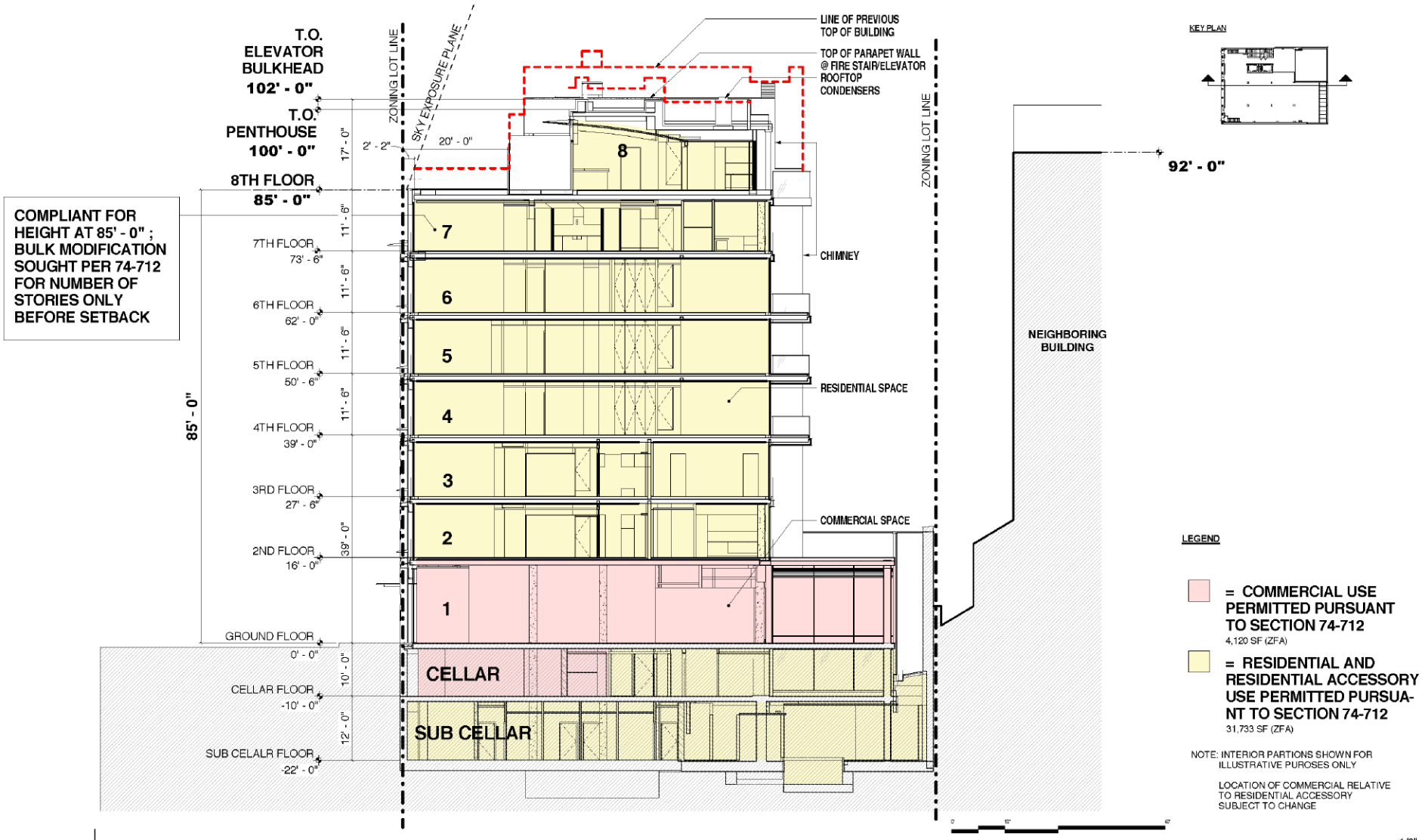
SCALE = N.T.
Project No.: 101
Date: March 07, 201

150 WOOSTER STREET
NEW YORK, NEW YORK 10012

BKSK ARCHITECTS, LLP

CPC 1R

Figure 1



COMPLIANT FOR HEIGHT AT 85' - 0" ; BULK MODIFICATION SOUGHT PER 74-712 FOR NUMBER OF STORIES ONLY BEFORE SETBACK

BUILDING SECTION, REVISED

1/8" = 1'-0"
Project No.: 1017
03/07/13

150 WOOSTER STREET

NEW YORK, NEW YORK, 10012

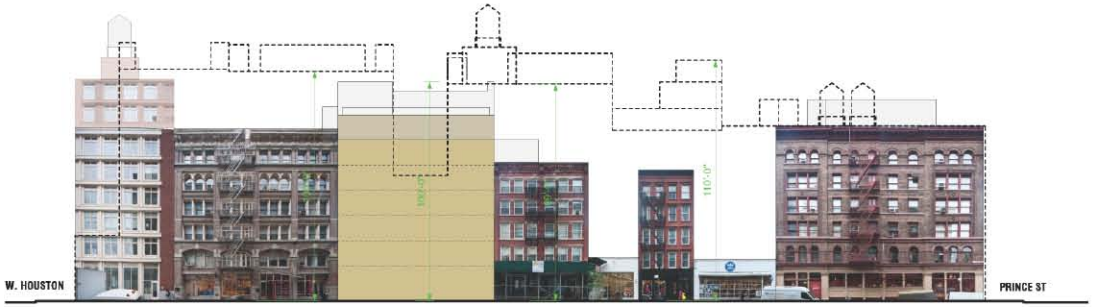
BKSK ARCHITECTS, LLP

CPC 4R

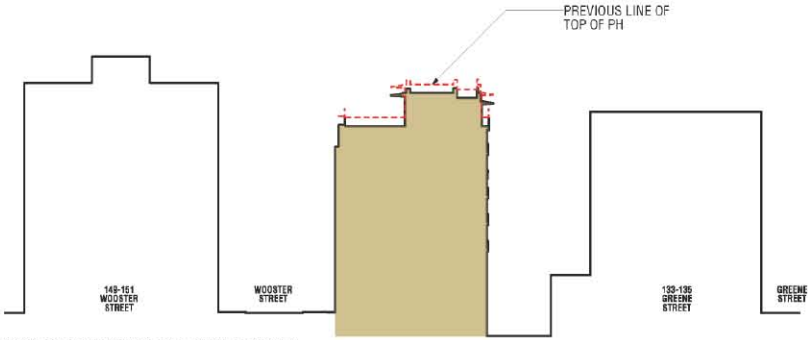
Figure 2

EAST STREET WALL

WEST STREET WALL



EAST & WEST COMPOSITE STREET WALL



SECTION SHOWING RELATIVE HEIGHT

MASSING ELEVATION IN CONTEXT

SCALE = N.T.S.
Project No.: 1017
Date: March 07, 2013

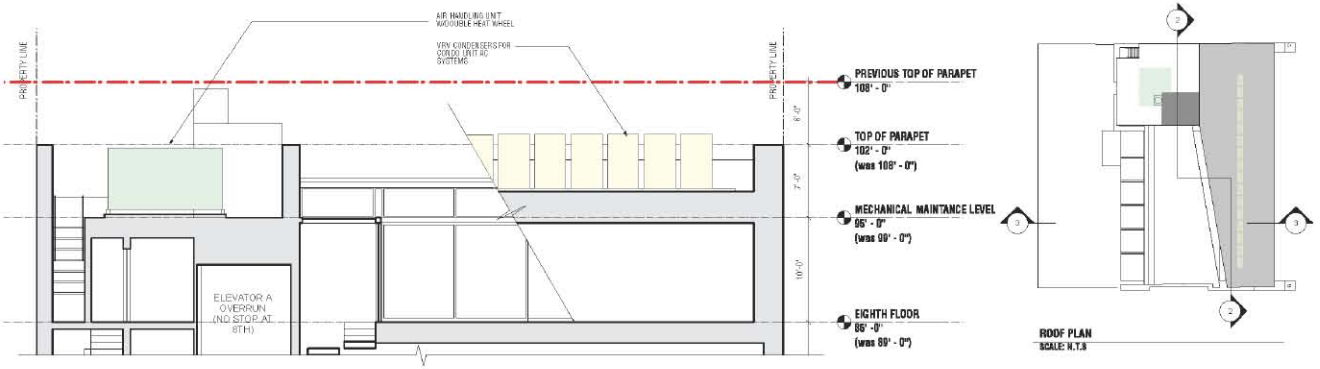
150 WOOSTER STREET
NEW YORK, NEW YORK 10012

BKSK ARCHITECTS, LLP

CPC 6R

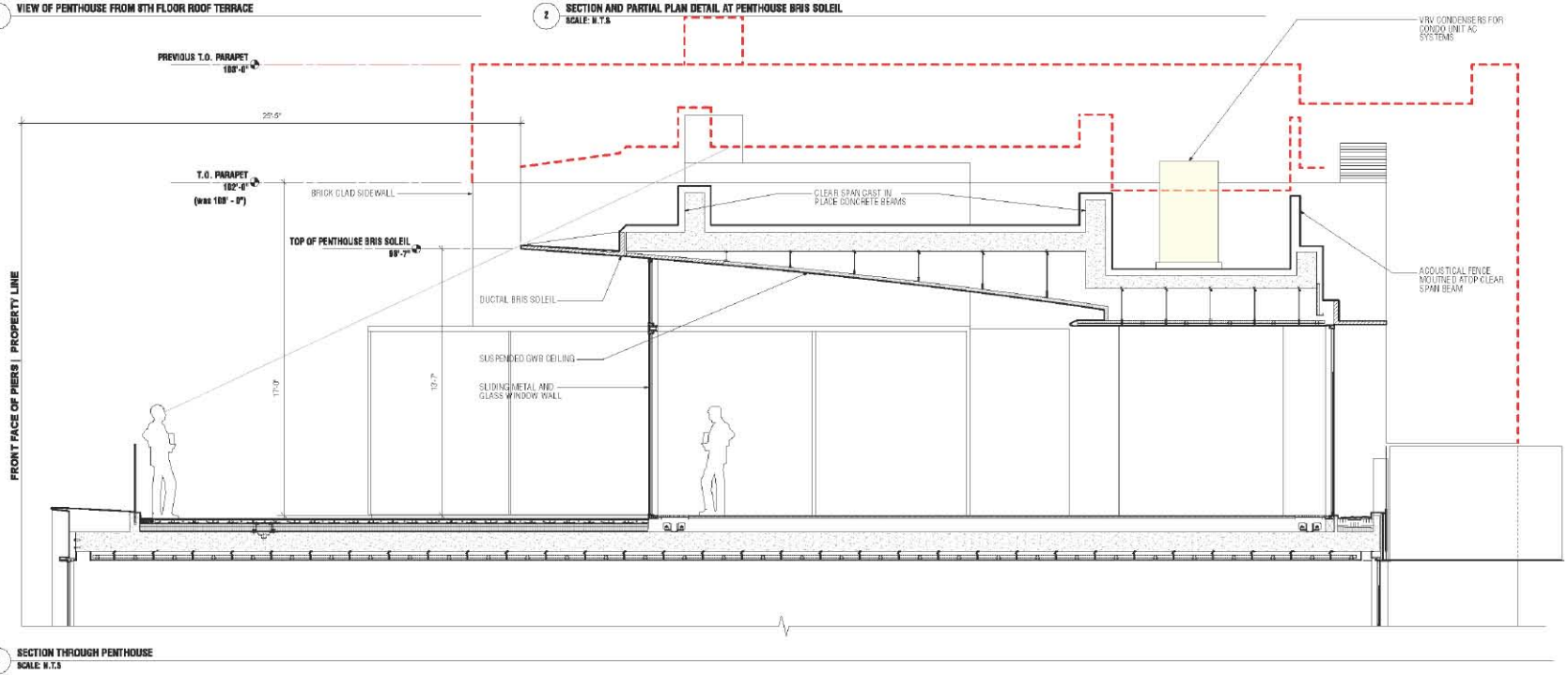
Figure 3

1 VIEW OF PENTHOUSE FROM 8TH FLOOR ROOF TERRACE



2 SECTION AND PARTIAL PLAN DETAIL AT PENTHOUSE BRIS SOLEIL
SCALE: N.T.S

ROOF PLAN
SCALE: N.T.S



3 SECTION THROUGH PENTHOUSE
SCALE: N.T.S

PENTHOUSE SECTION

Project No.: 1017
Date: March 07, 2013

150 WOOSTER STREET
NEW YORK, NEW YORK 10012

BKSK ARCHITECTS, LLP

CPC 11R

Figure 4

- The height of the building's streetwall would be reduced from 89 to 85 feet by reducing the floor-to-floor heights at each level. The ground floor retail level would be reduced from 17' to 16' and floors 2 through 7 would be reduced from 12' to 11'-6".
- The wall on the south side of the penthouse would be pulled back by an additional two feet from the street line to reduce its visibility when viewed from the south.
- The penthouse volume would be reduced by adjusting the rooftop mechanical equipment and reducing the height of the side walls by two feet. Combined with the reduction in floor-to-floor heights these reductions would result in the overall height of the Building being reduced from 108 to 102 feet to the top of the parapet. The chimneys—boiler, exhaust and trash chute—would rise another three feet above the parapet to 105 feet, and the elevator overrun another 1'4" above the parapet to 103'4".
- To address concerns raised by neighbors who live in the buildings that front on Greene Street to the east, the chimneys at both the northeast and southeast corners of the building at the rear façade would be set back in line with the building's rear wall above a height of 89 feet.

The lowering of the streetwall from 89 to 85 feet requires that the requested special permit bulk waiver be modified (none of the other proposed changes affect the special permit waiver). While the revised building's streetwall would not exceed the M1-5A district's 85-foot height limit, it would exceed the maximum number of permitted stories at the streetwall by one story (seven stories instead of six). This modified request for a special permit bulk waiver would allow the additional floor within the 85-foot streetwall. The LPC amended Certificate of Appropriateness (Application No. 11-8023, attached) affirms the change of building height will continue to result in a project that is in keeping with the historic district.

C. POTENTIAL IMPACTS OF THE PROPOSED MODIFICATION

OVERVIEW

The proposed changes to the building's height and setback would not alter the proposed square footage, uses, or number of units. These would remain at 35,853 square feet total, 6,375 square feet of commercial use, and 25 residential units as analyzed in the October 24, 2012 EAS.[1] Therefore, there is no change to the EAS analyses that estimate potential effects of the proposed project based on incremental changes associated with the development. The reduction in streetwall and overall height would be within the envelope analyzed in the EAS for potential shadows, visual and urban design impact and potential impacts on historic resources.

In addition, there is no change to the proposed zoning text amendment that would allow for up to 40 percent existing building coverage on a zoning lot. Thus, there is no change to the build-out potential examined in the EAS for the proposed 150 Wooster Street project and two other sites that were conceptually analyzed in the EAS. For each of the screening analyses and supplemental attachments provided in the EAS, the potential effect of the modification is summarized below.

[1]Although the proposed number of residential units is 7, the October 24, 2012 EAS analyzed 25 units as the maximum number of residential units that could be developed on the 150 Wooster Street special permit site, based on the zoning's minimum size of 1,200 square feet per residential unit.

supplemental attachments provided in the EAS, the potential effect of the modification is summarized below.

LAND USE, ZONING, AND PUBLIC POLICY

The proposed modification would not result in any changes to the proposed square footage (zoning or gross), uses, or number of dwelling units for the 150 Wooster Street project. Therefore, the proposed modification has no impact on land use either on-site or in the land use study area.

The reduction in streetwall height from 89 to 85 feet results in a streetwall height that conforms to the M1-5A zoning district. However, the bulk modification to allow seven stories to the streetwall as opposed to six stories as allowed by zoning is a waiver authorized by current special permit zoning provisions. Therefore, the proposed change has no impact on the analysis and conclusions of the Land Use, Zoning, and Public Policy section of the October 24, 2012 EAS.

No other applicable public policies are affected by the proposed modification.

SHADOWS

The reduction in building height would modestly reduce the extent and duration of incremental shadows cast by the proposed building. Since the detailed analysis as presented in the EAS disclosed no significant adverse shadow impacts from the original proposal, this finding remains applicable with the proposed modification.

HISTORIC AND CULTURAL RESOURCES

As noted above and in the October 14, 2012 EAS, the proposed action would facilitate the redevelopment of a property containing a parking lot and a former garage with a new eight-story mixed-use building within the SoHo-Cast Iron Historic District. Within the historic district, new construction and the demolition of existing buildings require review and approval by the Landmarks Preservation Commission (LPC). In its review and as noted in the original Certificate of Appropriateness (issued on 10/12/12), the LPC determined that the existing building on Block 514, Lot 9 (former garage) is not a contributing building (a building that contributes to the historical character of the historic district).

As part of the proposed modification, the LPC reevaluated the proposed modified building. As determined pursuant to the LPC issued Miscellaneous/Amendments (LPC-141864, MISC 14-1832, issued 3/15/13), as attached, the proposed modification's reduction in building wall and overall height would result in a building that would continue to be in keeping with its location within the SoHo-Cast Iron Historic District. Additionally, the proposed modification does not alter the proposed square footage, uses, number of dwelling units or amount of ground disturbance. Therefore, the proposed modification does not alter the conclusions, set forth in the October 24, 2012 EAS, and would not result in significant adverse impacts on historic and cultural resources.

URBAN DESIGN AND VISUAL RESOURCES

As with the original proposal, the proposed modification would not result in any significant adverse changes to building types, arrangements, or uses, street patterns, streetscape elements, open spaces, natural resources, or wind or sunlight characteristics. The proposed building would

LAND USE, ZONING, AND PUBLIC POLICY

The proposed modification would not result in any changes to the proposed square footage (zoning or gross), uses, or number of dwelling units for the 150 Wooster Street project. Therefore, the proposed modification has no impact on land use either on-site or in the land use study area.

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URBAN DESIGN AND VISUAL RESOURCES

As with the original proposal, the proposed modification would not result in any significant adverse changes to building types, arrangements, or uses, street patterns, streetscape elements, open spaces, natural resources, or wind or sunlight characteristics. The proposed building would not obstruct or significantly affect any existing view corridors or views to visual resources. Therefore, the proposed modification would not result in any significant adverse impacts related to Urban Design and Visual Resources.

not obstruct or significantly affect any existing view corridors or views to visual resources. Therefore, the proposed modification would not result in any significant adverse impacts related to Urban Design and Visual Resources.

HAZARDOUS MATERIALS

The proposed modification would have the same ground and subsurface elements as the proposed project, and the findings regarding hazardous materials in the EAS would continue to require demolition and excavation. With the proposed modification, protective measures discussed in the EAS would be implemented in the same way as with the proposed project, including implementation of remedial activities and a mandatory construction health and safety plan. The project would continue to require implementation of an (E) designation for hazardous materials. Therefore, the proposed modification would not result in any significant adverse impacts related to hazardous materials.

AIR QUALITY

With the proposed modification, the overall building height would be reduced from about 108 feet to 102 feet, with HVAC stack heights of about 105 feet. The screening analysis performed for the EAS was updated to account for the change in HVAC stack heights. Since these emission points would continue to be 50 feet or more from buildings of similar or taller heights, and thus greater than the threshold distance shown on **Figure 5**, this supplemental analysis also finds that no significant adverse impact would to apply to the proposed modification.

Additionally, as per the *CEQR Technical Manual*, an analysis of existing buildings emissions onto the proposed project is only done for nearby major sources with a heat input of 20 MMBTU/hr. The existing buildings near the proposed action are not major sources, and, therefore, no assessment is needed.

Furthermore, existing stacks that are close to the proposed building will need to comply with the Department of Buildings' code. Any stacks that need to be extended or altered would be paid for by the new building's owner (*New York City Mechanical Code*).

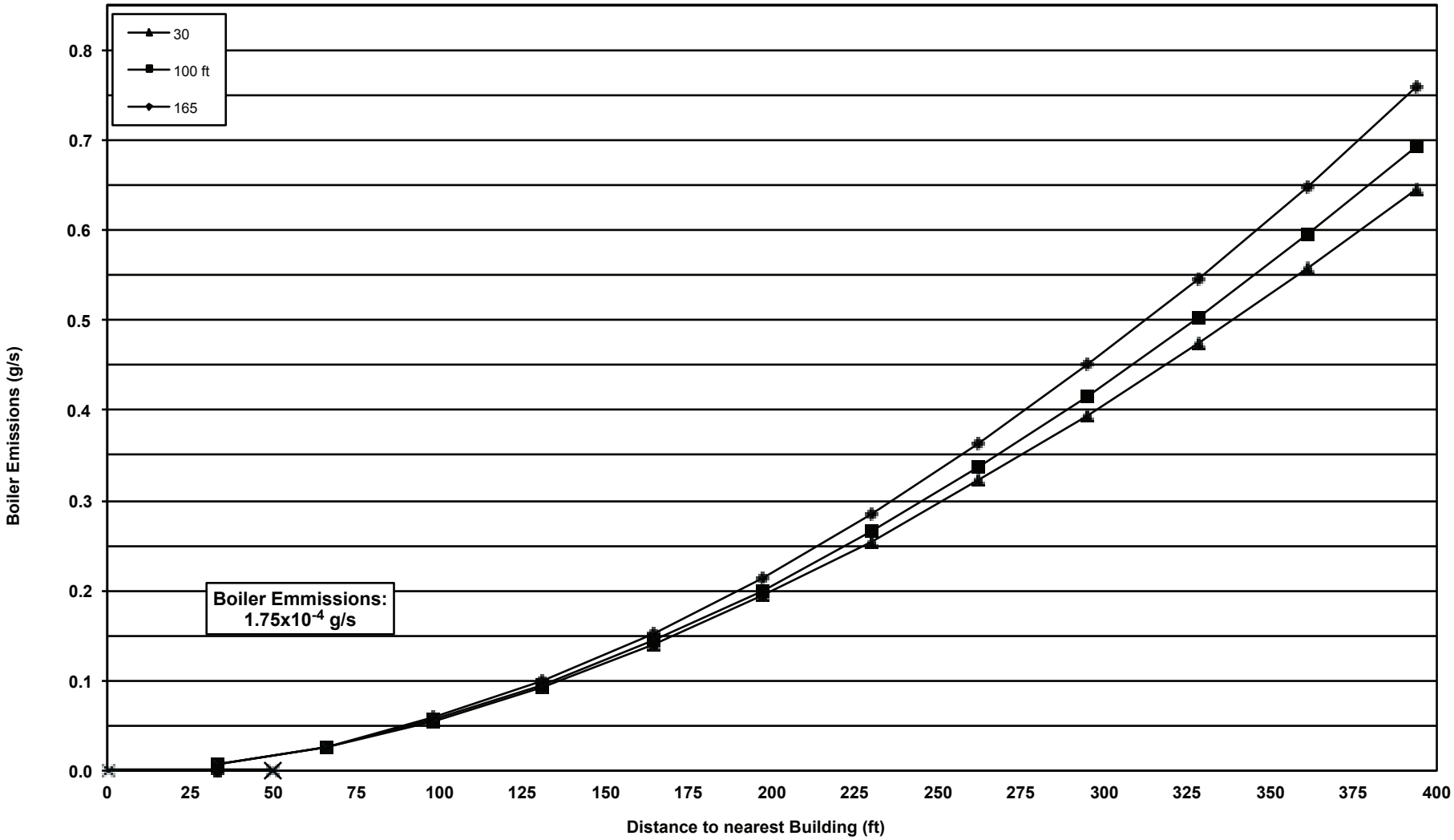
NOISE

The proposed modification to reduce streetwall height from 89 to 85 feet and the overall height to parapet from 108 to 102 feet would not affect on the required noise attenuation identified in the EAS. As described above, the proposed modifications would not result in any changes to the proposed square footage (zoning or gross), uses, or number of units for the 150 Wooster Street project. The requirement to achieve a 28 dBA attenuation would be enforced with the application of an (E) designation for noise which would ensure that the project would not result in significant adverse impacts.

NEIGHBORHOOD CHARACTER

As noted above, the proposed modification does not change the EAS analyses that concluded the project would have no adverse impacts on land use, urban design, visual resources, historic resources, or noise. Since the proposed modification would not affect the density or use of the proposed project, there would be no potential for socioeconomic or traffic impacts. Therefore, there is no change to the EAS screening analysis that concluded the project would not result in significant adverse neighborhood character impacts.

SO_2 Boiler Screen Residential Development - Fuel Oil #2



Stack Height: 105 ft
Distance to Nearest Building of Similar or Greater Height: 50 ft
Nearest Buildings of Similar or Greater Height: 141-145 Wooster Street and 149-153 Wooster Street

SOURCE: 2012 CEQR Technical Manual Appendix, Figure 17-10

CONSTRUCTION

There would be no change to the construction phasing or overall duration associated with the proposed modification and there would be no change to the screening analysis of the EAS indicating that the project would not result in significant adverse construction impact.

CONCEPTUAL ANALYSIS OF POTENTIAL FUTURE DEVELOPMENT SITES

Since the proposed modification is specific to the 150 Wooster Street special permit provisions, it has no effect on the two potential sites that could also be developed under the provisions of the proposed zoning text modification.

D. CONCLUSIONS

As described above, the proposed modification to reduce streetwall and overall building heights for the 150 Wooster Street project would not result in new significant adverse environmental impacts. As summarized from the Negative Declaration, the CPC's Statement of No Significant Effect set forth the following supporting statements which would remain unchanged with the proposed modification:

- That an (E) designation for noise and hazardous materials would ensure that the proposed actions would not result in significant adverse impacts;
- There is no threshold change to the potential development for Potential Future Development Site 2 in comparing what is analyzed in the EAS to initial pre-application materials filed by another applicant; and,
- There were no other foreseeable significant effects on the environment which would require preparation of an Environmental Impact Statement.

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 12DCP111M
Project: 150 WOOSTER STREET
Date received: 3/18/2013

The LPC is in receipt of the Technical Memorandum Version 1 of 3/14/13.

Language to be changed as follows:

"As determined pursuant to the LPC issued Miscellaneous/Amendments (LPC-141864, MISC 14-1832, issued 3/15/13) as attached…Historic District".

Gina Santucci as revised 3/18/2013

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 27688_FSO_GS2_03182013.doc

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

PERMIT

CERTIFICATE OF APPROPRIATENESS

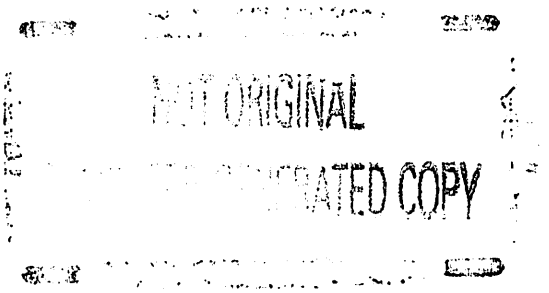
ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	COFA #:
10/12/12	05/03/2017	137453	COFA 13-7117

ADDRESS	BOROUGH:	BLOCK/LOT:
146-150 WOOSTER STREET HISTORIC DISTRICT SOHO-CAST IRON	MANHATTAN	514 / 9

Display This Permit While Work Is In Progress

ISSUED TO:

Farzad Rastegar
MTM Associates, LLC
10 Marshal Street
Norwalk, CT 06854



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 3, 2011, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on April 7, 2011, and as you were informed in Status Update Letter 11-9237 (LPC 11-8023), issued on May 4, 2011.

The proposed work, as approved, consists of demolishing an existing one-story garage and constructing a new seven-story, plus penthouse, building, with a front facade, featuring light colored high performance, pre-cast concrete (Ductal), clear and translucent glazing, and gray-painted metal-framing, including pre-cast concrete piers, with decorative sculptural bands, extending from the from the first to the sixth floor levels, and pre-cast concrete projecting floor slabs and sills, creating a grid pattern; floor-to-ceiling clear glass windows and doors, with metal framing, and acid etched glass guard rails at the upper floor levels; a projecting pre-cast concrete cornice element, between the sixth and seventh floor levels; floor to ceiling glazed ground floor infill, with metal framing, clear glazing, and sections of translucent glazing; a metal-framed glass canopy; and translucent plank glass vault covers, between and behind the base of the piers, as well as brickwork sidewalls and bulkheads; a penthouse, set back from the front facade, with glazing at the front and rear facades and brickwork at the side facades; rooftop mechanicals and railings; and a rear facade, featuring floor-to-ceiling glazing, pre-cast concrete floor slabs and piers, and balconies. The work also includes replacing the existing concrete sidewalk paving with granite pavers. The work was shown on forty-two presentation boards, labeled 1 through 38 and 7A, 15A, 21A, and 25A; dated April 25, 2011; and consisting of drawings, photographs, and photomontages, as well as material samples, all prepared by BKSK Architects, LLP, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 146-150 Wooster Street as a garage built or altered from an earlier structure in the early 20th Century, and a parking lot. The Commission further noted that a special application for a modification of use, pursuant to Section 74-712 of the Zoning Resolution, is currently being pursued at the City Planning Commission.

With regard to this proposal, the Commission found that the existing building does not contribute to the historic district and its demolition will not detract from the special historic and architectural character of the historic district; that the plane of the proposed front facade will align with the facades of the adjacent properties, thereby reinforcing the street wall, a significant, consistent feature of the SoHo-Cast Iron Historic District; that the masonry texture, thin profiles, and light beige color of the proposed high performance concrete and the profiles and details of the relief castings will recall, in a contemporary manner, the character of the cast iron and masonry framing and the ornamentation of such buildings throughout the district; that the materials and finishes of the metal and glass infill and masonry sidewalls will be in keeping with the use of such materials and finishes throughout the streetscape and district; that the modular organization of the front façade, the predominant expression of structure, and the variation of width of the vertical bays, reflecting the interior organization of the building, will be consistent with the design of other buildings of this scale throughout this district; that the front facade utilizes the vocabulary of base, shaft, and termination/capital, common to buildings in this historic district; that the bay spacing and the floor to ceiling heights will harmonize with the adjacent buildings in the streetscape; that the placement of the glass windows, set behind the columns, and their metal framing will recall the depth and articulation of windows at historic buildings throughout the district; that the simple metal framing, large display windows, and predominance of clear glazing at the building base will be compatible with the commercial character of the bases of buildings throughout the district; that the proposed glass canopy and translucent glass planks will recall historic canopies and vault covers within this district in terms of placement and scale and will be consistent with the design of the new building in terms of materials and simple details, thereby helping to integrate this modern building into the historic streetscape; and that the replacement of the existing concrete sidewalk paving with granite paving will help return a historic paving material to the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

Please note that this permit is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-712; and that this approval is contingent upon the approval of two sets of final filing drawings, incorporating the modification required by the Commission, and any related specifications and material samples, prior to the commencement of construction. NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to

this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ivan B. Schonfeld, Bryan Cave LLP

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
TEL: 212 669-7700 FAX: 212 669-7780

March 15, 2013

ISSUED TO:

Farzad Rastegar
MTM Associates, LLC
10 Marshal Street
Norwalk, CT 06854

Re: **MISCELLANEOUS/AMENDMENTS**
LPC - 141864
MISC 14-1832
146-150 WOOSTER STREET
HISTORIC DISTRICT
SOHO-CAST IRON
Borough of Manhattan
Block/Lot: 514 / 9

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 3, 2011, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the demolition of the existing building and the construction of a new building at the subject premises. A copy of the Certificate of Appropriateness 13-7117 which approved that work is appended.

Subsequently, on March 13, 2013, the Commission received a proposal for an amendment to the work approved under that permit.

The proposed amendment consists of reducing the height of the new building's streetwall by 4 feet, and reducing the height of the setback penthouse an additional 2 feet, for an overall height reduction of 6 feet, as shown in drawings 2, 3, 16, 17, 21, 23, 24, 25, 25A, 27, 34, 35, 18, 19 and 20 dated April 25, 2011, and 2R, 3R, 16R, 17R, 21R, 23R, 24R, 25R, 25AR, 27, 34R, 35R 18, 19 and 20, dated March 18, 2013, prepared by BKSK Architects, LLP.

In reviewing this proposal, the staff notes that the SoHo-Cast Iron Historic District designation report describes 146-150 Wooster Street as a garage built or altered from an earlier structure in the early 20th Century, and a parking lot. The staff further notes the streetscape of Wooster Street, between Prince and West Houston Streets, currently consists of a mix of seven 6 through 8-story, masonry and cast iron historic manufacturing, commercial, and loft buildings, built during the 1880s through the early 20th century; three 4 and 5-story masonry buildings, with ground floor shopfronts, built during the 1850s through the 1880s; two 6-story, metal, masonry, and glass buildings, built during the early 21st century; one 2-story building, clad with polychrome blocks and built in the late 20th century; and three 1-story, masonry garage buildings, built during the 20th century. These buildings feature unified street walls; vary in height and width; and utilize the vocabulary of base, shaft, and termination/capital.

Accordingly, the Commission reviewed the proposed modifications and finds that the proposed height of the

building will relate well to the varying heights of the other buildings on this street; that the modular organization of the front facade, the predominant expression of structure, and the variation of width of the vertical bays, reflecting the interior organization of the building, will be consistent with the design of other buildings of this scale throughout this district; that the bay spacing and the floor to ceiling heights will harmonize with the adjacent buildings in the streetscape; that the side walls of the set back penthouse will be less visible from the street than the previous approval, thereby minimizing the presence of the setback penthouse and reinforcing the single volume massing that is typical of the historic buildings in this historic district; and that the proposed changes to the height of the building will be in keeping with the intent of the original approval. Based on these findings, Certificate of Appropriateness 13-7117 is hereby amended.

Please note that this amendment is being issued for work subject to the review and approval of the Department of City Planning for a modification of the use, pursuant to Section 74-712; and that this approval is contingent upon the approval of two sets of final Department of Buildings filing drawings showing the approved proposal, and any related specifications and material samples, prior to the commencement of construction. NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work, or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Sarah Carroll, Director of Preservation.

Sarah Carroll

cc: Ivan B. Schonfeld, Bryan Cave LLP