



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

<b>PART I: GENERAL INFORMATION</b>											
<b>PROJECT NAME    41 Great Jones Street</b>											
<b>1. Reference Numbers</b>											
CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) <b>15DCP025M</b>					BSA REFERENCE NUMBER (If Applicable)						
ULURP REFERENCE NUMBER (If Applicable) <b>150146ZSM</b>					OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)						
<b>2a. Lead Agency Information</b> NAME OF LEAD AGENCY <b>New York City Department of City Planning</b>					<b>2b. Applicant Information</b> NAME OF APPLICANT <b>41 Great Jones Holdings, LLC</b>						
NAME OF LEAD AGENCY CONTACT PERSON <b>Robert Dobruskin</b>					NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON <b>Jerald Johnson</b> <b>Fox Rothschild, LLP</b>						
ADDRESS <b>22 Reade Street, 4th Floor</b>					ADDRESS <b>100 Park Avenue, Suite 1500</b>						
CITY <b>New York</b>		STATE <b>NY</b>		ZIP <b>10007</b>		CITY <b>New York</b>		STATE <b>NY</b>		ZIP <b>10017</b>	
TELEPHONE <b>212-720-3423</b>			FAX			TELEPHONE <b>212-878-7992</b>			FAX		
EMAIL ADDRESS <b>rdo Brus@planning.nyc.gov</b>					EMAIL ADDRESS <b>jjohnson@foxrothschild.com</b>						
<b>3. Action Classification and Type</b>											
<b>SEQRA Classification</b>											
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): <b>617.4(b)(9)</b>											
<b>Action Type</b> (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)											
<input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC <input type="checkbox"/> LOCALIZED ACTION, SMALL AREA <input type="checkbox"/> GENERIC ACTION											
<b>4. Project Description:</b>											
The applicant is proposing to convert the existing 5-story, commercial office building at 41 Great Jones Street to residential use and construct an as-of-right 1-story rooftop addition above the existing structure. The proposed project would require a special permit pursuant to Zoning Resolution Section 74-711 to permit residential use at the project site. See Page 1a, "Project Description," for more information.											
<b>Project Location</b>											
BOROUGH <b>Manhattan</b>			COMMUNITY DISTRICT(S) <b>2</b>			STREET ADDRESS <b>41 Great Jones Street</b>					
TAX BLOCK(S) AND LOT(S) <b>Block 530, Lot 27</b>					ZIP CODE <b>10012</b>						
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS <b>Block bounded by Great Jones St. to the north, the Bowery to the east, Bond St. to the south, and Lafayette St. to the west, in NoHo.</b>											
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY <b>M1-5B</b> ZONING SECTIONAL MAP NO: <b>12C</b>											
<b>5. REQUIRED ACTIONS OR APPROVALS</b> (check all that apply)											
<b>City Planning Commission:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)											
<input type="checkbox"/> CITY MAP AMENDMENT			<input type="checkbox"/> ZONING CERTIFICATION			<input type="checkbox"/> CONCESSION					
<input type="checkbox"/> ZONING MAP AMENDMENT			<input type="checkbox"/> ZONING AUTHORIZATION			<input type="checkbox"/> UDAPP					
<input type="checkbox"/> ZONING TEXT AMENDMENT			<input type="checkbox"/> ACQUISITION—REAL PROPERTY			<input type="checkbox"/> REVOCABLE CONSENT					
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY			<input type="checkbox"/> DISPOSITION—REAL PROPERTY			<input type="checkbox"/> FRANCHISE					
<input type="checkbox"/> HOUSING PLAN & PROJECT			<input type="checkbox"/> OTHER, explain:								
<input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input checked="" type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER);    EXPIRATION DATE:											
SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION <b>74-711</b>											
<b>Board of Standards and Appeals:</b> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>											
<input type="checkbox"/> VARIANCE (USE)											
<input type="checkbox"/> VARIANCE (BULK)											
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER);    EXPIRATION DATE:											
SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION											

**4. Project Description:****A. INTRODUCTION**

The applicant, 41 Great Jones Holdings, LLC, seeks a special permit pursuant to Zoning Resolution (ZR) Section 74-711 to modify the use regulations of ZR Section 42-00, in order to allow Use Group 2 residential uses within an existing building. The proposed action would facilitate a proposal by the applicant to convert an existing 5-story, commercial office building at 41 Great Jones Street (Block 530, Lot 27) to residential uses. The project site is located within an M1-5B zoning district and the NoHo Historic District Extension in Manhattan, Community District 2.

**PROPOSED ACTIONS**

As noted above, the proposed project would require a special permit pursuant to ZR Section 74-711 to modify ZR Section 42-00 to permit Use Group 2 residential use at the project site. The proposed action would allow for the land use conversion of an existing 5-story commercial office building to residential uses. Additionally, an as-of-right 1-story rooftop addition, which does not currently exist, would be constructed and occupied with residential uses upon approval of the proposed action. The proposed development conforms to the bulk regulations of the underlying M1-5B zoning district and does not require any additional discretionary actions from the New York City Planning Commission (CPC).

The New York City Landmarks Preservation Commission (LPC) has determined that the proposed addition would be appropriate to the building and the historic district and voted to approve it on January 21, 2014. A Certificate of Appropriateness was subsequently issued on March 5, 2014 and an amended Certificate of Appropriateness was issued on June 18, 2014 (see **Appendix A**).

**DESCRIPTION OF THE PROJECT SITE**

The project site, located at 41 Great Jones Street, is located on the south side of Great Jones Street between the Bowery and Lafayette Street. The project site is currently occupied by a 5-story, 60'5"-tall commercial building of approximately 14,765 gross square feet (gsf). As of February 28, 2015 the project site building is vacant, in anticipation of the proposed project. Previously, the cellar and ground floor were occupied by a non-conforming Use Group 6 art gallery and floors two through five contained Use Group 6 commercial office use. The rear yard of the project site contains a one-story, 4'1" deep, rear yard addition that spans the width of the building, and a 4'6"-wide by 4'2"-deep shed that is covered in roofing tar, has a metal roof, and is supported by cinder blocks. Both the rear yard addition and the shed would be demolished with the proposed project.

**DESCRIPTION OF THE PROPOSED PROJECT**

The applicant proposes to convert the existing building at 41 Great Jones Street to residential use only (Use Group 2) and construct a 1-story rooftop addition above the existing structure (see **Figure 6** and **Figure 7**). The proposed addition would increase the height of the existing building to approximately 73'6" and increase the gross floor area by 1,700 gsf, for a total of 15,920 gsf. Assuming an average unit size of 740 gsf, the proposed development could contain up to 21 residential units.<sup>1</sup> No accessory parking spaces would be required and none would be provided by the proposed development. The proposed rooftop addition would comply with height and setback regulations in the M1-5B zoning district, which permit a maximum front wall height of 85'-0" or 6 stories, whichever is less.

As per the LPC-approved plan, the 1-story rooftop addition would be faced with painted metal panels and new aluminum windows and doors at both the front and rear façades. The addition would be set back 12' from the Great Jones Street property line to reduce visibility from street level, and be set back 10' from the rear property line to adhere to the prescribed 20' rear yard setback zoning regulations. The addition would include an interior staircase leading up to a bulkhead providing access to a rooftop terrace, which would not be more than 50 percent enclosed.

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<sup>1</sup> The applicant has indicated that the proposed development would contain two duplex residential units and one triplex residential unit. However, for the purposes of environmental review, a unit size of 740 gsf is assumed, consistent with ZR Sections 74-711 and 15-111, which state that, when non-residential floor area is being converted to residential use in manufacturing districts, the maximum number of dwelling units shall equal the converted floor area divided by 740 sf.

At this time, no DOB permits have been obtained in connection with the as-of-right rooftop addition.<sup>1</sup>

The proposed project would incorporate measures to preclude the potential for significant adverse impacts related to hazardous materials and noise, as follows:

- As described below, a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) have been submitted to and approved by the New York City Department of Environmental Protection (NYCDEP), and will be implemented during the subsurface work associated with proposed construction (see **Appendix A**).
- As described below, the proposed building's façades would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) rating greater than or equal to 28 dBA, along with an alternative means of ventilation in all habitable rooms of the residential units. By adhering to these design specifications, the proposed buildings will provide sufficient attenuation to achieve the CEQR interior noise level guideline of 45 dBA or lower for residential uses, which would be considered acceptable according to CEQR interior noise level guidelines.

## **B. FRAMEWORK FOR ANALYSIS**

This document has been prepared in accordance with the guidelines presented in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. For each Environmental Assessment Statement (EAS) technical assessment, the analysis includes descriptions of existing conditions, conditions in the future without the proposed project (the "No-Action" condition), and conditions in the future with the proposed project (the "With-Action" condition). For each relevant technical area, the incremental difference between the No-Action and With-Action condition is analyzed to determine the potential environmental effects of the proposed project.

### **EXISTING CONDITIONS**

The analysis framework begins with an assessment of existing conditions on the project site and in the relevant study area because these can be most directly measured and observed. The assessment of existing conditions does not represent the condition against which the proposed project is measured, but serves as a starting point for the projection of future conditions with and without the proposed project and the analysis of project impacts.

#### *PROJECT SITE*

The project site (Block 530, Lot 27), is located on the south side of Great Jones Street between the Bowery and Lafayette Street. As noted above, the site is currently occupied by a 5-story, 60'5"-tall commercial building of approximately 14,765 gsf. As of February 28, 2015 the project site building is vacant, in anticipation of the proposed project. Previously, the cellar and ground floor were occupied by a non-conforming Use Group 6 art gallery and floors two through five contained Use Group 6 commercial office use..

#### *AREA CONTEXT*

The project site is located in NoHo, a mixed-use neighborhood and shopping destination known for its concentration of art galleries and other arts and design-related uses. The study area is characterized as a mixed-use area containing office, retail, residential, and community facility uses. The study area is primarily located within an M1-5B manufacturing zone that allows commercial use as well as joint living-working quarters for artists.

### **NO-ACTION CONDITION**

The No-Action scenario describes a future baseline condition to which the changes that are expected to result from the proposed project are compared. For each technical analysis, approved or designated development projects within the appropriate study area that are likely to be completed by the 2016 analysis year are considered.

Absent the proposed action, the applicant believes that it will not be economically feasible to renovate the project site building, including restoration of the historic façade, interior renovations, and the construction of the 1-story rooftop addition (see **Appendix C**). It is possible that the project site could be retented with conforming commercial uses, such as office tenants that could utilize sub-standard office space at nominal rent. If a commercial office tenant were identified that wanted to construct the as-of-right 1-story rooftop addition at their expense, such a scenario is also possible.

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<sup>1</sup> A filing was made by the applicant in September, 2014 in order to grandfather the proposed project under the previous building code.

Nevertheless, for the purposes of a conservative analysis, it is assumed in this EAS that the project site building will remain vacant in the No Action condition (see **Figure 8**).

### WITH-ACTION CONDITION

In the With-Action scenario, the proposed special permit would facilitate the conversion of the enlarged building on the project site to residential use.<sup>1</sup> The 15,920-gsf building would contain approximately 21 residential units and include residential use of the ground floor and cellar levels. As noted above, the existing rear yard addition and the shed would be demolished with the proposed project. The Reasonable Worst Case Development Scenario for the proposed development is summarized below in **Table 1**.

**Table 1**  
**Reasonable Worst Case Development Scenario**

Block/Lot	Project Info	Existing Condition	No-Action Condition	With-Action Condition	Increment
530/27	Zoning Lot Size (SF)	2,700	2,700	2,700	0
	FAR	4.41	4.41	5.0	0
	GSF Above Grade	11,738	11,738	13,490	1,155
	GSF Below Grade	2,430	2,430	2,430	0
	Commercial GSF	0	0	0	0
	Community Fac. GSF	0	0	0	0
	Residential GSF	0	0	15,920	15,920
	Manufacturing GSF	0	0	0	0
	Dwelling Units	0	0	21 <sup>1</sup>	21 <sup>1</sup>
	Affordable Dwelling Units	0	0	0	0
	Accessory Parking Spaces	0	0	0	0
	Building Height	63'11"	63'11"	73'6"	9'7"
	<b>TOTAL GSF</b>		14,765	14,765	15,920

**Notes:** <sup>1</sup> Assuming 740 gsf per residential unit.

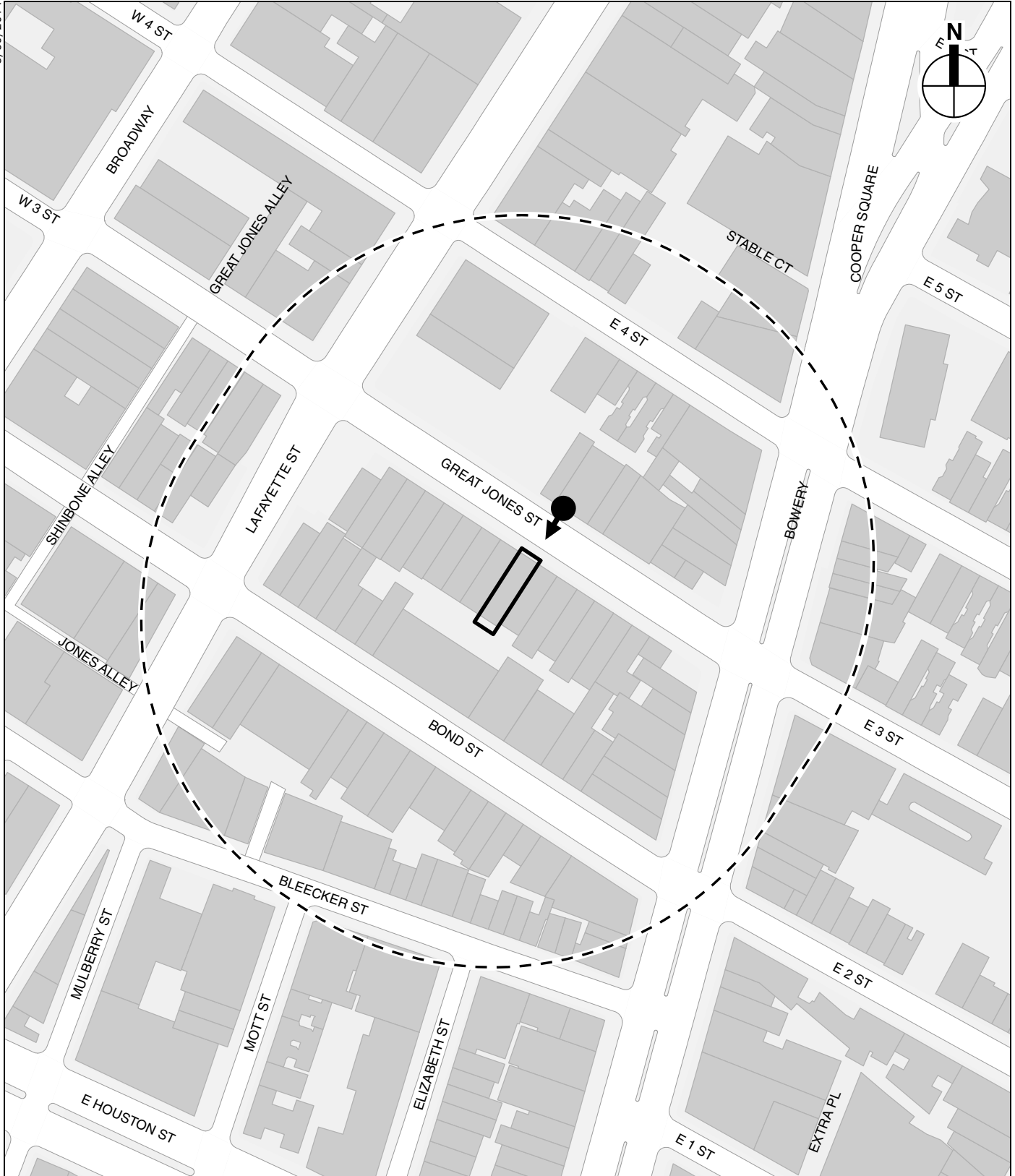
### C. PURPOSE AND NEED




The proposed special permit is required for the proposed project to proceed, as residential uses are not permitted as-of-right in M1-5B zoning districts. CPC has recognized that, in contrast to its industrial past, SoHo and NoHo have become vibrant mixed use neighborhoods, with increasing numbers of residents and commercial establishments.<sup>2</sup> In light of the fact that manufacturing uses are no longer present in the study area, a special permit is needed to allow the proposed project to respond to the demand for residential uses in the area by providing the opportunity for adaptive reuse that would be compatible with existing uses in the area. The proposed project would benefit the neighborhood by replacing an underutilized property with new active uses, and provide substantial economic benefits to the City. In addition, LPC has reviewed and approved the proposed project, as noted above. Thus, the proposed project would facilitate the restoration and maintenance of the historic project site building, including improvements to the façade, entranceway, and sidewalk, thereby contributing to the historic character of the neighborhood and improving the streetscape.

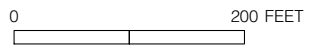
<sup>1</sup> The 1-story addition to the building is not subject to review by CPC.

<sup>2</sup> City Planning Commission Report C 030490 ZSM approved November 5, 2003, Calendar No. 18, for the 465 Broadway development.

6/30/2014

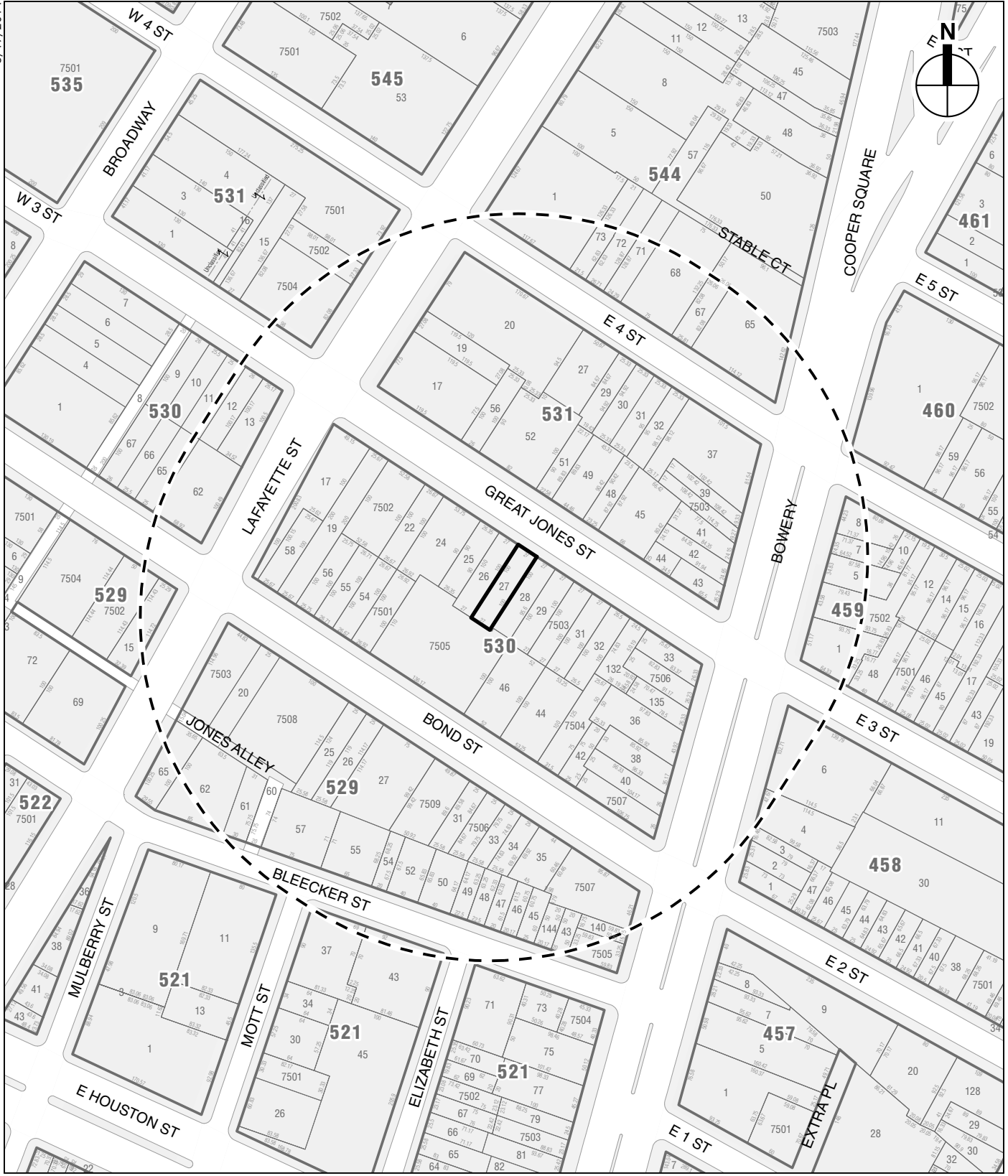







-  Project Site
-  Study Area (400-Foot Boundary)
-  Key to Photograph (see Figure 5)

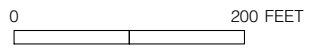


**41 GREAT JONES STREET**

Project Location and Key to Photograph  
**Figure 1**



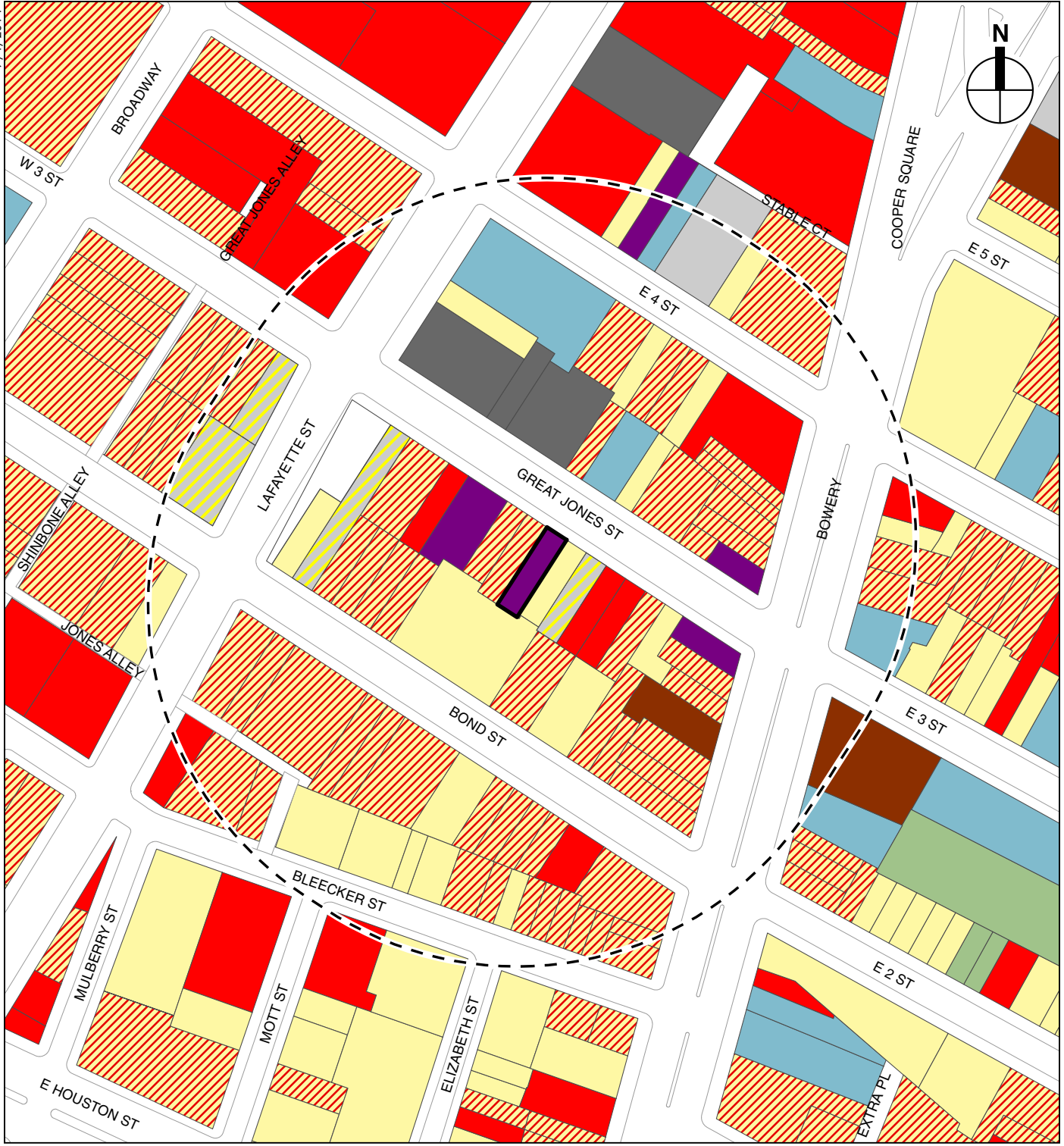
-  Project Site
-  Study Area (400-foot boundary)
-  Tax Block Boundary
-  Tax Lot Boundary
-  Other Tax Boundary
















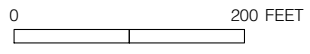
**41 GREAT JONES STREET**

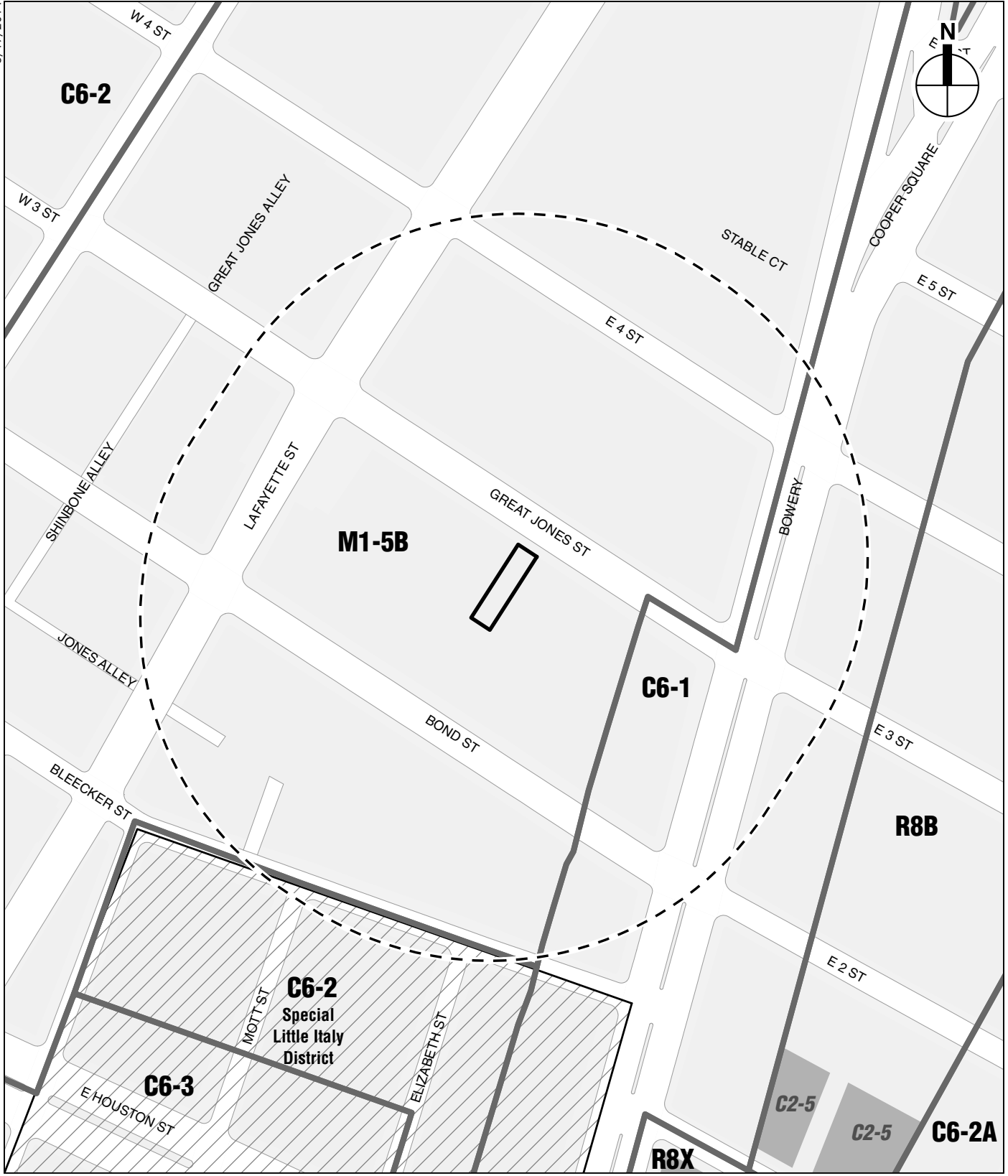
**Tax Map Figure 2**

7/1/2014

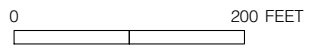


-  Project Site
-  Study Area (400-foot boundary)
-  Commercial and Office Buildings
-  Hotels
-  Industrial and Manufacturing
-  Open Space and Outdoor Recreation
-  Parking Facilities
-  Public Facilities and Institutions
-  Residential
-  Residential with Commercial Below
-  Vacant Land
-  Under Construction
-  No Data





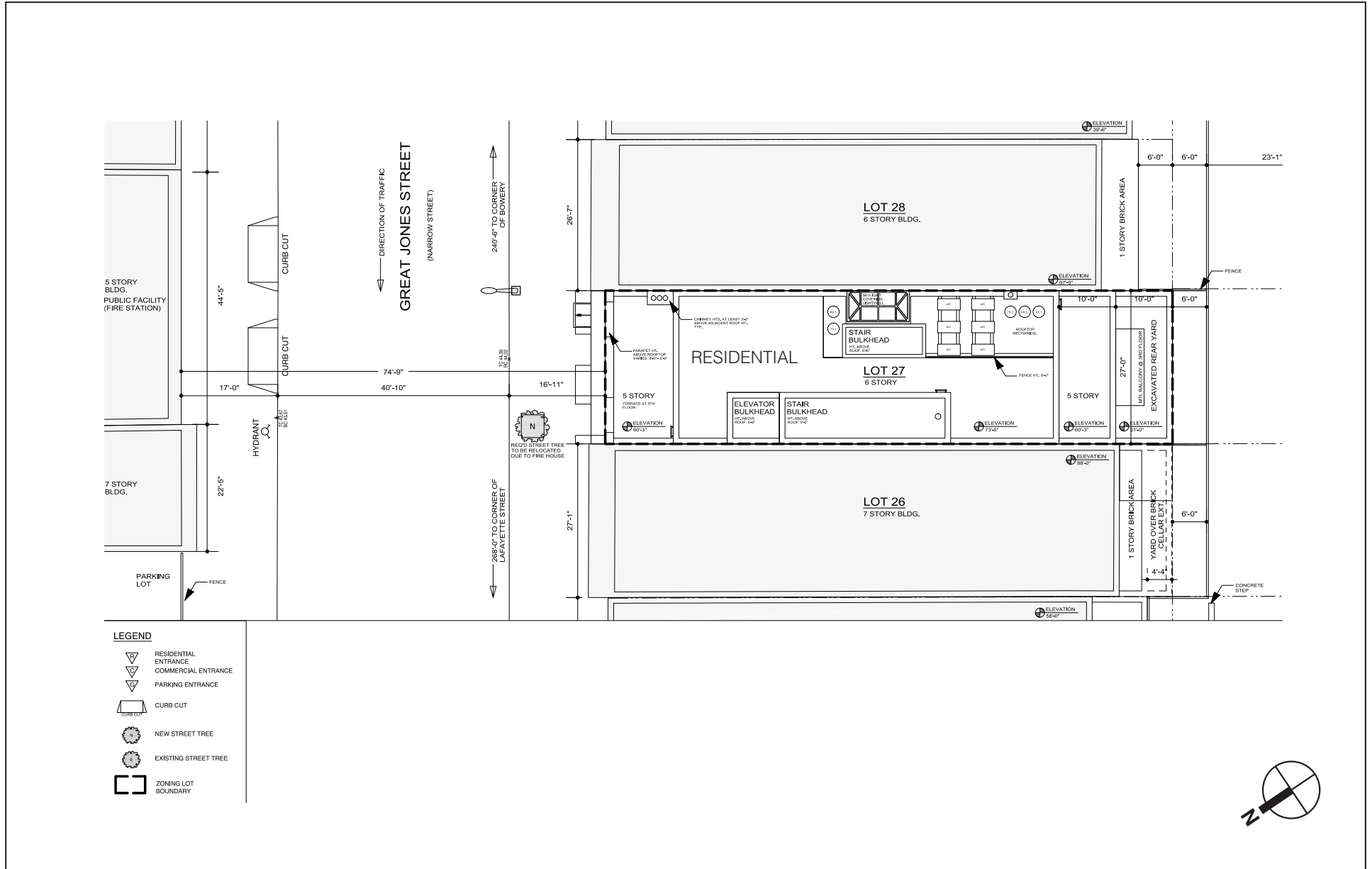
- Project Site
- Study Area (400-foot boundary)
- Commercial Overlay Districts
- Special Purpose District

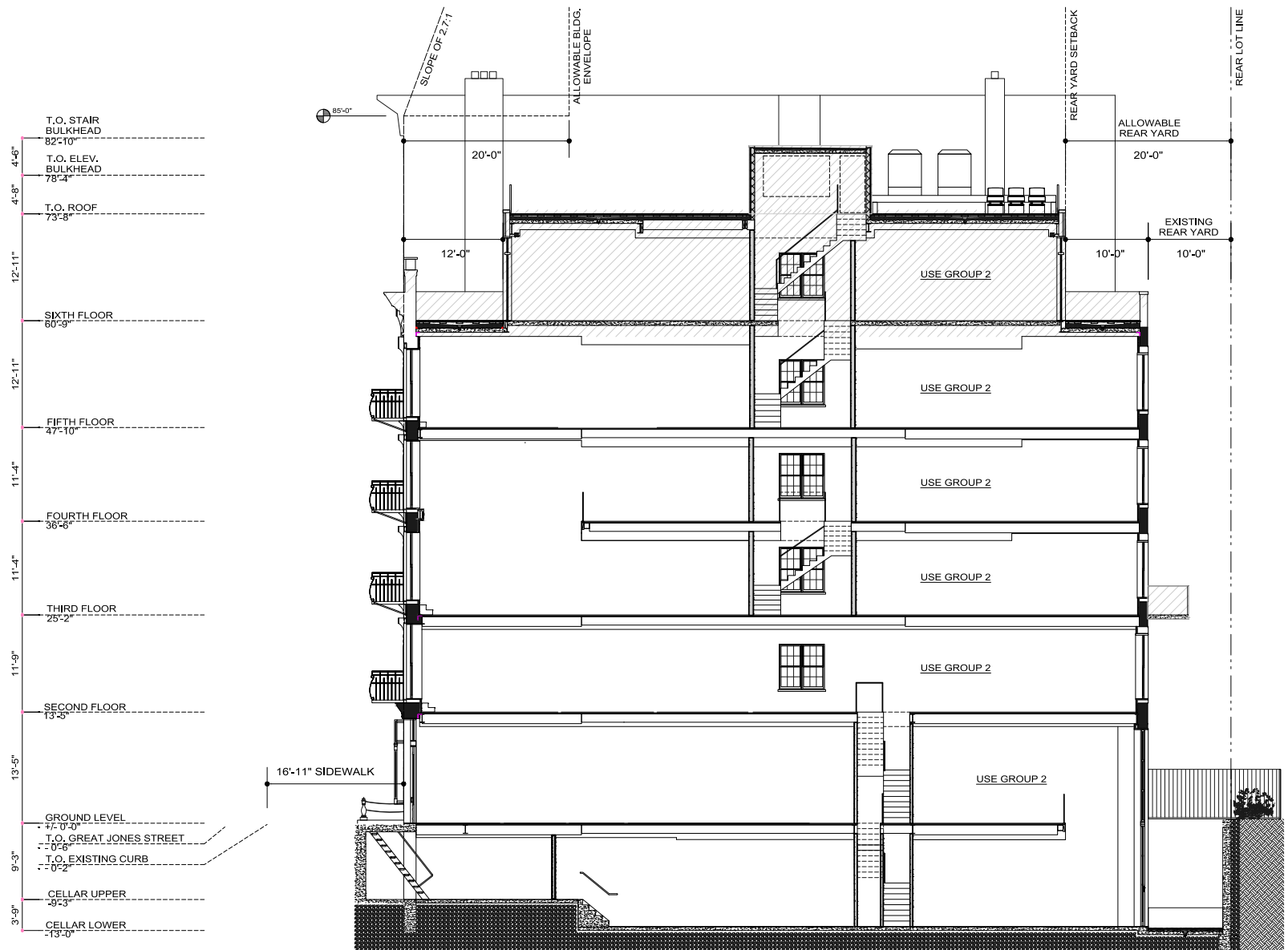


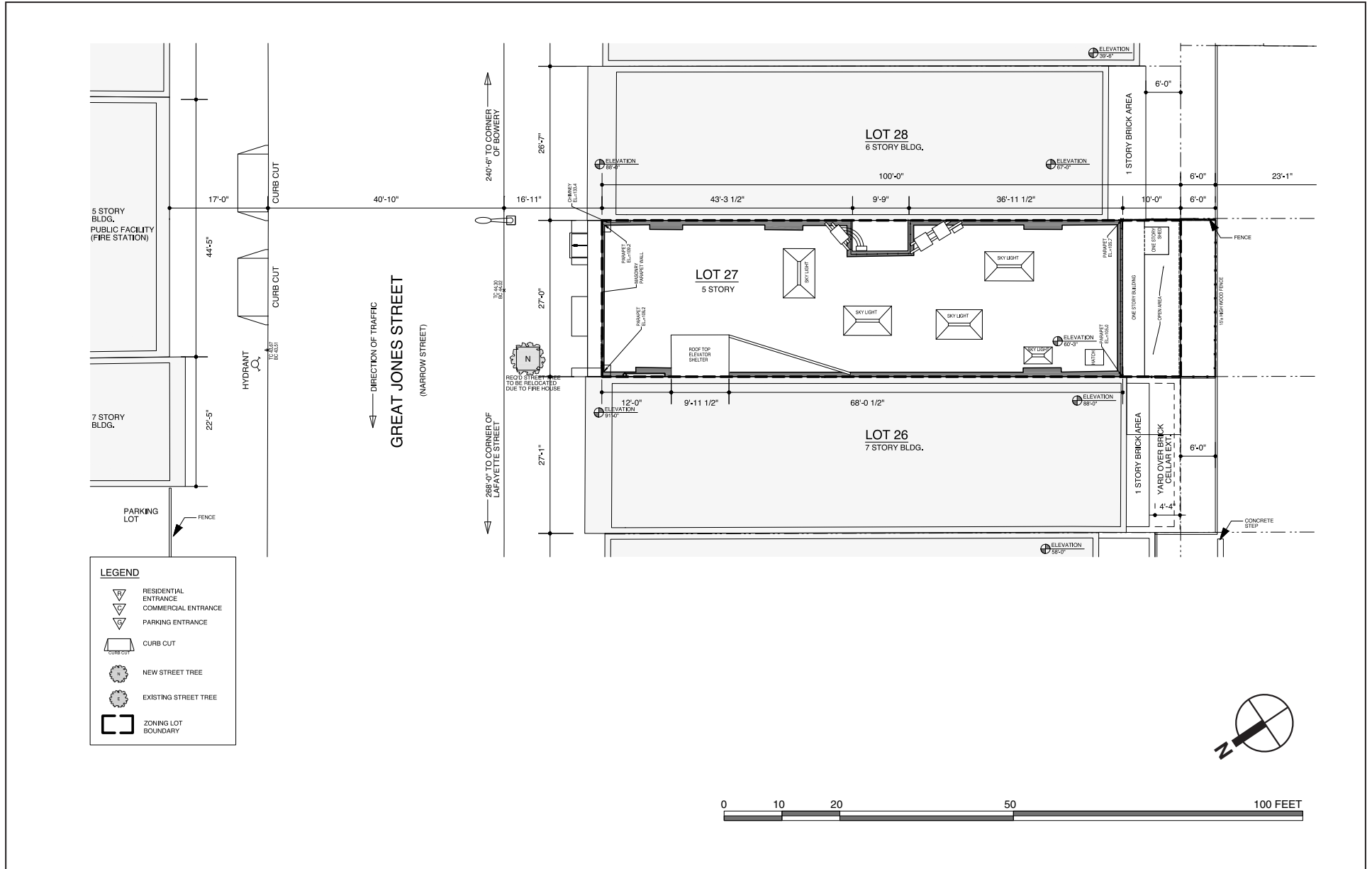




North façade of 41 Great Jones Street 1







<b>Department of Environmental Protection:</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	If "yes," specify:
<b>Other City Approvals Subject to CEQR</b> (check all that apply)				
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION; specify			
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN; specify			
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OR PROGRAMS; specify			
<input type="checkbox"/> 384(B)(4) APPROVAL	<input type="checkbox"/> PERMITS; specify			
<input type="checkbox"/> OTHER; EXPLAIN				
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply)				
<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD)	<input checked="" type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL			
	<input type="checkbox"/> OTHER; explain:			
<b>State or Federal Actions/Approvals/Funding:</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	If "yes," specify
<b>6. Site Description:</b> The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.				
<b>GRAPHICS</b> 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, for paper filings, must be folded to 8.5x11 inches. <b>SEE FIGURES 1, 2, 3, 4, AND 5</b>				
<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP		
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)			
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP				
<b>Physical Setting</b> (both developed and undeveloped areas)				
Total directly affected area (sq. ft.):	<b>2,700</b>	Waterbody area (sq. ft.) and type:	<b>0</b>	
Roads, building and other paved surfaces (sq. ft.):	<b>2,700</b>	Other, describe (sq. ft.):	<b>0</b>	
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development below facilitated by the action)				
SIZE OF PROJECT TO BE DEVELOPED (gross square feet):	<b>15,920</b>			
NUMBER OF BUILDINGS:	<b>1 (addition to existing building)</b>	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):	<b>15,920 (total with addition)</b>	
HEIGHT OF EACH BUILDING (ft):	<b>73.5</b>	NUMBER OF STORIES OF EACH BUILDING:	<b>6</b>	
Does the proposed project involve changes in zoning on one or more sites? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>				
If 'Yes,' specify: The total square feet owned or controlled by the applicant: The total square feet non-applicant owned area:				
Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
If 'Yes,' indicate the estimated area and volume dimensions of subsurface disturbance (if known):				
AREA OF TEMPORARY DISTURBANCE:	<b>2,000</b> sq. ft. (width x length)	VOLUME OF DISTURBANCE:	<b>5,135</b> cubic feet (width x length x depth)	
AREA OF PERMANENT DISTURBANCE:	<b>1,831</b> sq. ft. (width x length)			
<b>8. Analysis Year</b> <i>CEQR Technical Manual, Chapter 2</i>				
ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):		<b>2016</b>		
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:		<b>12-14 months</b>		
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		IF MULTIPLE PHASES, HOW MANY?		
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:				
<b>9. Predominant Land Use in the Vicinity of Project?</b> (Check all that apply)				
<input checked="" type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE	<input checked="" type="checkbox"/> OTHER, specify: <b>Institutional, Parking</b>

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following				
Describe type of residential structures			<b>6-story apartment building</b>	
No. of dwelling units			<b>Up to 21</b>	<b>21</b>
No. of low- to moderate-income units			<b>0</b>	
Gross Floor Area (sq. ft.)			<b>15,920 gsf</b>	<b>15,920 gsf</b>
<b>Commercial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)				
Gross floor area (sq. ft.)				
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following				
Type				
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<b>Publicly Accessible Open Space</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
<b>Other Land Uses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe	<b>Vacant building</b>	<b>Vacant building</b>		
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
<b>Lots</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other (includes street parking)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Population</b>				
<b>Residents</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify number			±35	±35
Briefly explain how the number of residents was calculated	<b>Based on 2010 Census average household size in Manhattan CD 2 (1.67)</b>			
<b>Businesses</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify the following:				
No. and type			0	
No. and type of workers by business			1*	1
No. and type of non-residents who are not workers	0	0	0	
Briefly explain how the number of businesses was calculated	<b>*Assuming 1 worker per 25 residential units</b>			
<b>Students (non-resident)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number of students was calculated				
<b>Zoning</b>				
Zoning classification	M1-5B	M1-5B	M1-5B	
Maximum amount of floor area that can be developed	13,500 ZSF	13,500 ZSF	13,500 ZSF	
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	M1-5B, C6-1, C6-2, C6-3; Residential, Commercial, Institutional, Parking	M1-5B, C6-1, C6-2, C6-3; Residential, Commercial, Institutional, Parking	M1-5B, C6-1, C6-2, C6-3; Residential, Commercial, Institutional, Parking	
Attach any additional information as may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**PART II: TECHNICAL ANALYSIS**

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

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and attach supporting information, if needed) based on guidance in the *CEQR Technical Manual* to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to 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
<b>1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual, Chapter 4</i></b>			
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
(d) If "yes" to (a), (b), and/or (c), complete a preliminary assessment and attach.	<b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If "yes," complete a PlaNYC assessment and attach.			
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If "yes," complete the Consistency Assessment Form.			
<b>2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual, Chapter 5</i></b>			
(a) Would the proposed project:			
• Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If "yes," answer questions 2(b)(ii) and 2(b)(iv) below.			
• Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.			
• Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.			
• Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
o If "yes," answer question 2(b)(v) below.			
(b) If 'Yes' to any of the above, attach supporting information to answer the relevant questions. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.			
<b>i. Direct Residential Displacement</b>			
o If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>	
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>	
<b>ii. Indirect Residential Displacement</b>			
o Would expected average incomes of the new population exceed the average incomes of the study area populations?	<input type="checkbox"/>	<input type="checkbox"/>	
o If "yes:"			
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>	
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>	
o If "yes," to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>	



	YES	NO
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o 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, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Affects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6</b>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE: CEQR Technical Manual, Chapter 7</b>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(c)</b> If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> If the project is located within an area that is neither underserved nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:	<input type="checkbox"/>	<input type="checkbox"/>
o In an underserved area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o In an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<b>5. SHADOWS: CEQR Technical Manual, Chapter 8.</b>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual, Chapter 9</b>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State, or National Register Historic District? (See the <u>GIS System for Archaeology and National Register</u> to confirm.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archaeological resources. <b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>		
<b>7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual, Chapter 10</b>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the questions above, please provide the information requested in <u>Chapter 10</u> .		
<b>8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11</b>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <u>Chapter 11</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the <u>Jamaica Bay Watershed</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <u>Jamaica Bay Watershed Form</u> and submit according to its instructions.		
<b>9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12</b>		
(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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <u>Appendix 1</u> (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury, or lead-based paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: On-site fuel oil use, historical on-site sandblasting, and historical nearby filling stations. <b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>		
(i) Based on the Phase I Assessment, is a Phase II Assessment needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual, Chapter 13</b>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project is located in a combined sewer area, would it 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project is located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drain areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		

	YES	NO
<b>11. SOLID WASTE AND SANITATION: <u>CEQR Technical Manual, Chapter 14</u></b>		
(a) Using Table 14-1 in <u>Chapter 14</u> , the project's projected operational solid waste generation is estimated to be (pounds per week): <b>861 lbs.</b>		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY: <u>CEQR Technical Manual, Chapter 15</u></b>		
(a) Using energy modeling or Table 15-1 in <u>Chapter 15</u> , the project's projected energy use is estimated to be (annual BTUs): <b>2,017,064_MBtu</b>		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION: <u>CEQR Technical Manual, Chapter 16</u></b>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <u>Chapter 16</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in <u>Chapter 16</u> for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY: <u>CEQR Technical Manual, Chapter 17</u></b>		
(a) <i>Mobile Sources</i> : Would the proposed project result in the conditions outlined in Section 210 in <u>Chapter 17</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources</i> : Would the proposed project result in the conditions outlined in Section 220 in <u>Chapter 17</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph in <u>Chapter 17</u> ? (Attach graph as needed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.	<b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>	
<b>15. GREENHOUSE GAS EMISSIONS: <u>CEQR Technical Manual, Chapter 18</u></b>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <u>Chapter 18</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (see <u>Local Law 22 of 2008</u> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<b>16. NOISE: CEQR Technical Manual, Chapter 19</b>		
(a) Would the proposed project generate or reroute the vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.	<b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>	
<b>17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20</b>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality, Hazardous Materials, Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21</b>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "Yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>		
<b>19. CONSTRUCTION: CEQR Technical Manual, Chapter 22</b>		
(a) Would the project's construction activities involve:	<input type="checkbox"/>	<input type="checkbox"/>
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
<b>SEE SCREENING ANALYSES BEGINNING ON PAGE 9A</b>		
<b>20. APPLICANT'S CERTIFICATION</b>		
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 of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME:	SIGNATURE	DATE
Edward Blumenfeld		June 10, 2015
<b>PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.</b>		

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## Additional Technical Information for EAS Part II

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### A. LAND USE, ZONING, AND PUBLIC POLICY

#### INTRODUCTION

The proposed project would convert the existing 5-story, commercial office building, located at 41 Great Jones Street, to residential use and construct a 1-story rooftop addition above the existing structure. To facilitate the proposed development, the applicant is requesting a special permit from CPC to allow Use Group 2 (residential use) on the project site. Absent the proposed action, the applicant believes that it will not be economically feasible to renovate the project site building, including restoration of the historic façade, interior renovations, and the construction of the 1-story rooftop addition. Therefore, for the purposes of a conservative analysis, it is assumed in this EAS that the project site building will remain vacant in the No Action condition.

This section assesses the potential impacts of the proposed project on land use, zoning, and public policy for the project site and the surrounding community as compared with conditions without the proposed action. The assessment concludes that the proposed project would be compatible with existing uses in the surrounding area, and would not result in any significant adverse impacts to land use, zoning, or public policy.

#### METHODOLOGY

The project site is located in the NoHo neighborhood of Manhattan. This analysis of land use, zoning, and public policy examines the area within 400 feet of the project site, which is the area that the proposed project could reasonably be expected to cause potential effects, according to the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. The land use study area is generally bounded by East 4th Street to the north, Bleecker Street to the south, Lafayette Street to the west, and the Bowery to the east (see **Figure 9**).

The analysis begins by considering existing conditions in the study area in terms of land use, zoning, and public policy. The analysis then considers land use, zoning, and public policy in the No-Action scenario in the 2016 analysis year by identifying developments and potential policy changes expected to occur within that time frame. Probable impacts of the proposed project are then identified by comparing conditions in the With-Action scenario with those conditions anticipated in the No-Action scenario.

#### EXISTING CONDITIONS

##### *LAND USE*

##### *Project Site*

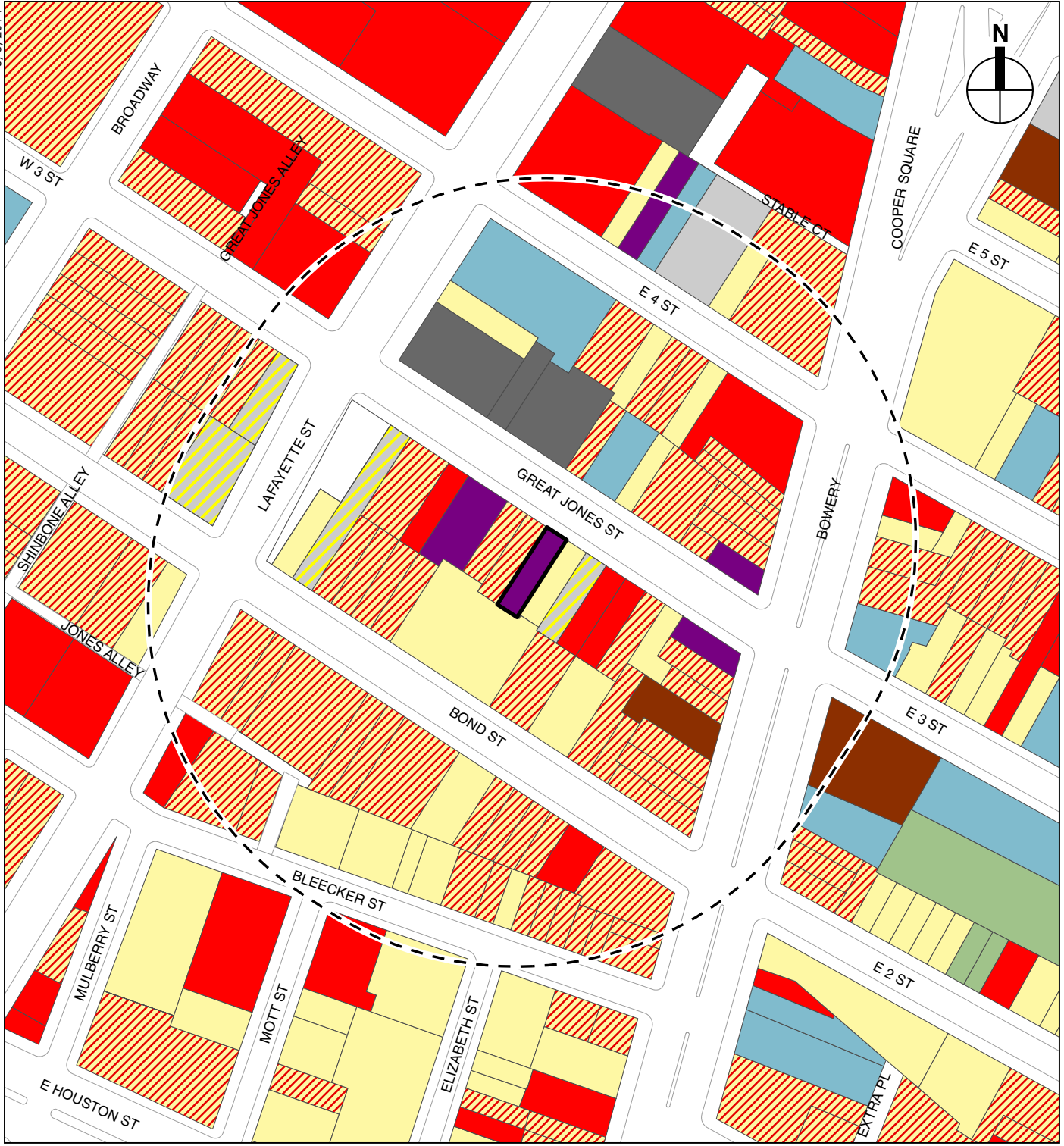
The project site is a mid-block lot located at 41 Great Jones Street (Block 530, Lot 27) within the NoHo Historic District Extension in Manhattan. The lot area of the project site is 2,700 square feet. The project site is currently occupied by a 5-story, approximately 14,765 gross square feet (gsf) building. As of February 28, 2015 the project site building is vacant, in anticipation of the proposed project. Previously, the cellar and ground floor were occupied by a non-conforming Use Group 6 art gallery and floors two through five contained Use Group 6 commercial office use.

##### *Study Area*

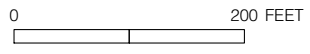
The 400-foot study area contains a mix of residential, commercial, community facility, light industrial, and parking facility uses (see **Figure 9**).

As noted below under “Zoning,” the eastern portion of the study area is within a commercial zoning district and the western portion is within a manufacturing zoning district. Residential and commercial uses make up the majority of the study area. Residential units are permitted as-of-right in the commercial zoning district portion of the study area. Dwelling

8/6/2014



- |                                   |                                    |
|-----------------------------------|------------------------------------|
| Project Site                      | Public Facilities and Institutions |
| Study Area (400-foot boundary)    | Residential                        |
| Commercial and Office Buildings   | Residential with Commercial Below  |
| Hotels                            | Vacant Land                        |
| Industrial and Manufacturing      | Under Construction                 |
| Open Space and Outdoor Recreation | No Data                            |
| Parking Facilities                |                                    |



**41 GREAT JONES STREET**

Existing Land Use  
**Figure 9**

units in the manufacturing district portion of the study area include JLWQAs, Interim Multiple Dwellings (IMDs), and those built pursuant to special permits or variances. 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. A modern condominium building with residential uses on the ground level is located at 40 Bond Street, south of the project site. Ground-level residential uses also exist at buildings such as 41 Bond Street, 32 East 4th Street, and 338 Bowery. Several of the residential buildings in the area have commercial uses on the ground floor. Commercial uses include boutique retail stores, restaurants, cafes, and art galleries. Hotels exist at 340 Bowery and at 335 Bowery, east of the project site.

Several community facility uses exist within the study area. Engine Company 33 of the New York City Fire Department (FDNY) is located at 42 Great Jones Street, north of the project site. New York University (NYU) offices are located at 383 Lafayette Street, northwest of the project site on East 4th Street. Merchant's House Museum is located at 29 East 4th Street, north of the project site between the Bowery and Lafayette Street. The Salvation Army is located at 347 Bowery, located northeast of the project site on East 3rd Street. A social services facility is located at 333 Bowery, east of the project site between East 2nd and East 3rd Streets.

There are also automotive-related light industrial uses on Great Jones Street and on the Bowery. A large surface parking lot exists on the northeast corner of Great Jones Street and Lafayette Street, northwest of the project site.

A number of construction sites exist in the study area, as described below.

## *ZONING*

### *Project Site*

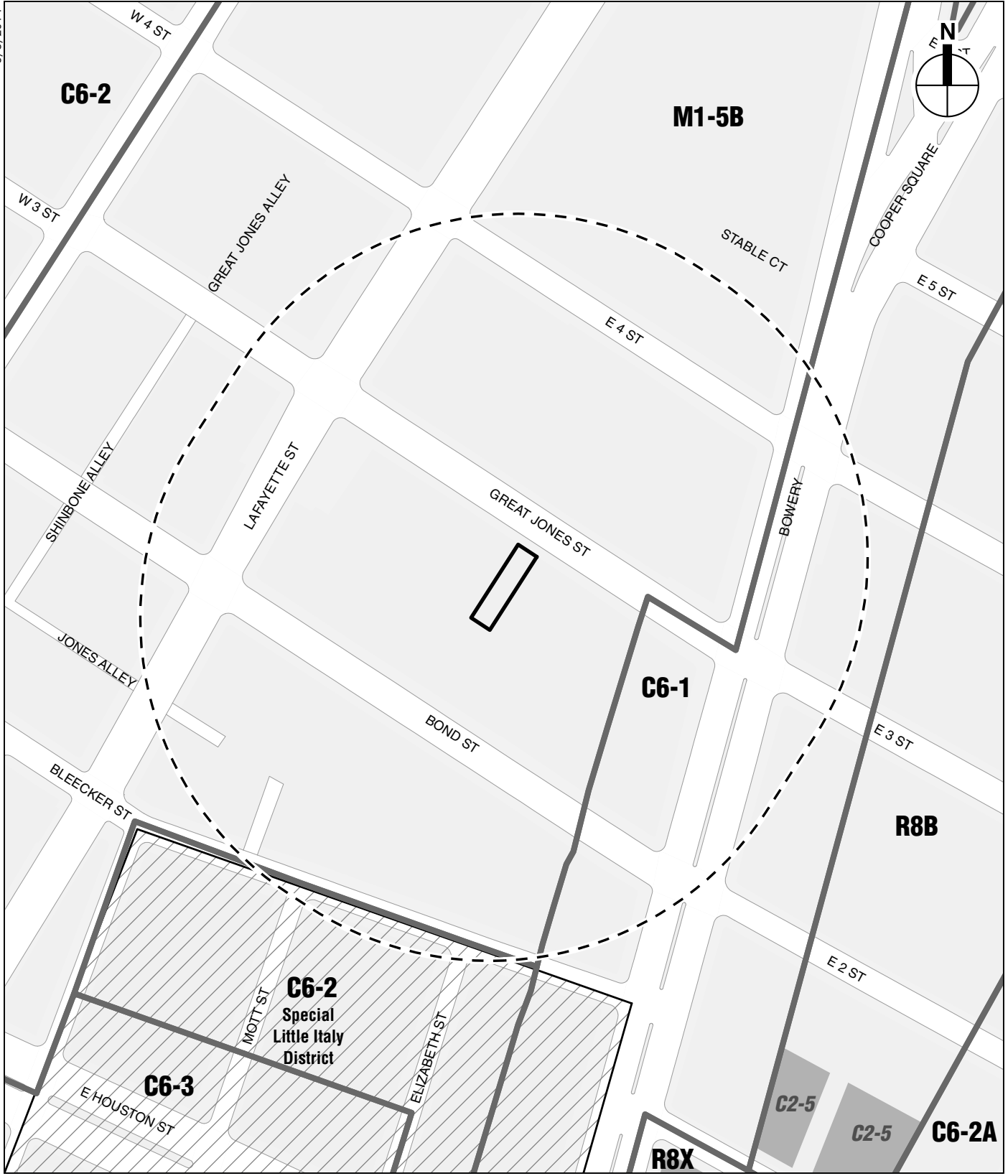
The project site is mapped in an M1-5B zoning district (see **Figure 10**). M1-5B districts are light manufacturing districts with stringent performance standards (with respect to noise, vibration, odors, etc.) that also permit offices, certain community facilities, and most retail uses. The maximum floor-area-ratio (FAR) for commercial and manufacturing uses is 5.0; for community facilities, the maximum FAR is 6.5.

M1-5B districts mapped in NoHo contain special provisions allowing conversion of manufacturing uses to artists' quarters. M1-5B districts allow for buildings erected prior to December 15, 1961 to be used as JLWQAs, subject to certain provisions.

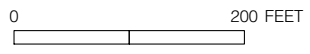
### *Study Area*

As noted above, much of the study area is located within an M1-5B zoning district. In addition to the M1-5B zoning district described above, the study area contains C6-1, and C6-2 zoning classifications. **Table 2** lists the zoning districts in the study area and their descriptions.

8/6/2014



- Project Site
- Study Area (400-foot boundary)
- Commercial Overlay Districts
- Special Purpose District





**Table 2**  
**Zoning Districts Located in the Study Area**

Zoning District	Maximum FAR <sup>1</sup>	Uses/Zone Type
C6-1	6.0 (7.2 with plaza bonus) commercial; 0.87-3.44 residential; 6.5 (7.2 with plaza bonus) community facility	Medium-density general central commercial district; residential and community facility allowed
C6-2	6.0 (7.2 with plaza bonus) commercial; 0.94-6.02 residential; 6.5 (7.2 with plaza bonus) community facility	Medium-density general central commercial district; residential and community facility allowed
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only) <sup>2</sup>	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas). Limited residential use allowed as Joint Living-Work Quarters for Artists and by special permit. Limited commercial uses are allowed below the second floor.
<b>Notes:</b>	<sup>1</sup> Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the 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.	
<b>Source:</b>	<sup>2</sup> Use Group 4A by Special Permit only. <i>New York City Zoning Resolution.</i>	

C6 zoning districts are high-density commercial districts that are generally well served by mass transit. C6-1 and C6-2 zoning districts are typically commercial districts outside central business districts. C6-1 districts allow a commercial FAR of 6.0 (to 7.2 with bonus), a community facility FAR of up to 6.5, and a residential FAR of 3.44, which is an R7 equivalent. 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. Within the study area, there is a C6-1 district mapped along the Bowery corridor, and a C6-2 district mapped south of Bleecker Street.

### *PUBLIC POLICY*

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 in recent years, and the spaces devoted to manufacturing have largely been absorbed by commercial and residential uses. As described above, the study area is now primarily commercial and residential. The area continues to experience considerable pressure for changes to commercial and residential uses, as evidenced by the anticipated development projects described below.

As noted above, the project site is located within the NoHo Historic District Extension. In order to protect the historic districts' contributing resources from inappropriate changes or destruction, LPC must approve in advance of alteration, reconstruction, demolition, or new construction within this districts' boundaries.

### **NO-ACTION CONDITION**

#### *LAND USE*

##### *Project Site*

Absent the proposed action, the applicant believes that it will not be economically feasible to renovate the project site building, including restoration of the historic façade, interior renovations, and the construction of the 1-story rooftop addition. It is possible that the project site could be retented with conforming commercial uses, such as office tenants that could utilize sub-standard office space at nominal rent. If a commercial office tenant were identified that wanted to construct the as-of-right 1-story rooftop addition at their expense, such a scenario is also possible. Nevertheless, for the purposes of a conservative analysis, it is assumed in this EAS that the project site building will remain vacant in the No Action condition..

### *Study Area*

As shown in **Table 3**, there are a number of locations currently under development in the study area, which are expected to be complete by the project's 2016 build year. These new developments are consistent with existing trends in the study area, which have been characterized by the transformation of the neighborhood from one largely manufacturing in nature to one that has become increasingly more residential and commercial. A mixed use development of five residential units and 1,783 gsf of retail is proposed in close proximity to the project site, at 45 Great Jones Street. One proposed development that is also in close proximity to the project site, at 25 Great Jones Street, was originally intended as a hotel, but these plans have since stalled. The most recent proposal was for the building to be constructed for residential uses instead.

### **ZONING AND PUBLIC POLICY**

There are no changes to zoning or public policy expected on the project site or in the study area in the No-Action condition. The addition that will be built on the project site building in the No-Action condition was approved by LPC on January 21, 2014, and a Certificate of Appropriateness was issued on March 5, 2014 and an amended Certificate of Appropriateness was issued on June 18, 2014 (see **Appendix A**).

**Table 3**  
**Development Projects in the Study Area Expected to be Complete by 2016**

<b>Address</b>	<b>Program</b>	<b>Build Year</b>
338 Bowery	Hotel development containing 76 rooms	2016
372 Lafayette Street	Mixed-use development containing 8 residential units and 2,200 gsf of retail uses	2016
10 Bond Street	Mixed-use development containing 10 residential units and 2,768 gsf of retail uses	2016
45 Great Jones Street	Mixed-use development containing 5 residential units and 1,783 gsf of retail uses	2016
25 Great Jones Street	48-room hotel development, or residential development	Unknown
<b>Sources:</b> New York City Department of Buildings; New York City Department of City Planning PLUTO GIS data.		

### **WITH-ACTION CONDITION**

#### *LAND USE*

##### *Project Site*

The proposed project would result in the conversion of the enlarged building on the project site to residential use.<sup>1</sup> The 15,920-gsf building would contain approximately up to 21 residential units, assuming an average unit size of 740 gsf.<sup>2</sup>

##### *Study Area*

While the proposed project at 41 Great Jones Street would represent a change in land use from the existing commercial office use, the new development would be consistent with existing land use conditions and anticipated development projects in the surrounding area. The proposed residential uses would be consistent with the mixed-use character of the study area, which includes ground-level residential uses at buildings such as 43 Great Jones Street, 46 Great Jones Street, 57 Great Jones Street, 40 Bond Street, 41 Bond Street, and 32 East 4th Street. The proposed project would reflect and be compatible with the land use pattern of the surrounding areas and recent development trends, as evidenced by the anticipated residential developments described above. Therefore, the proposed project would not adversely affect the land use character of the study area and would not result in any significant land use impacts.

<sup>1</sup> The 1-story addition to the building is not subject to review by CPC.

<sup>2</sup> The applicant has indicated that the proposed development would contain two duplex residential units and one triplex residential unit. However, for the purposes of environmental review, a unit size of 740 gsf is assumed, consistent with Zoning Resolution Sections 74-711 and 15-111, which state that, when non-residential floor area is being converted to residential use in manufacturing districts, the maximum number of dwelling units shall equal the converted floor area divided by 740 sf.

## ZONING

### *Project Site*

The proposed project would not affect the existing underlying zoning designation of the project site, which would remain within an M1-5B zoning district. As described above under, “Project Description,” a special permit is required pursuant to Zoning Resolution Section 74-711 to modify ZR Section 42-00 to permit residential uses (Use Group 2) at the project site, since residential uses are not permitted as-of-right in M1-5B zoning districts. The proposed development conforms to the regulations of the underlying M1-5B zoning district with regard to building form, and would not require any additional discretionary actions from the CPC.

### *Study Area*

As with the project site, the underlying zoning of the study area would remain unchanged from existing conditions in the With Action condition. The proposed special permit is specific to the project site and would not apply to any other locations. The proposed project would be compatible with many of the surrounding residential and mixed residential uses. Therefore, the proposed project would not result in any significant adverse zoning impacts on the study area.

## PUBLIC POLICY

The proposed project would not change any public policies applicable to the site or the study area, and no significant adverse impacts to public policy would occur with the proposed action. As described above, the project would require approval from LPC as it is within the NoHo Historic District Extension. LPC voted to approve the project on January 21, 2014, the Certificate of Appropriateness was issued on March 5, 2014, and an amended Certificate of Appropriateness was issued on June 18, 2014 (see **Appendix A**). Therefore, the proposed project is consistent with zoning and public policy in the study area.

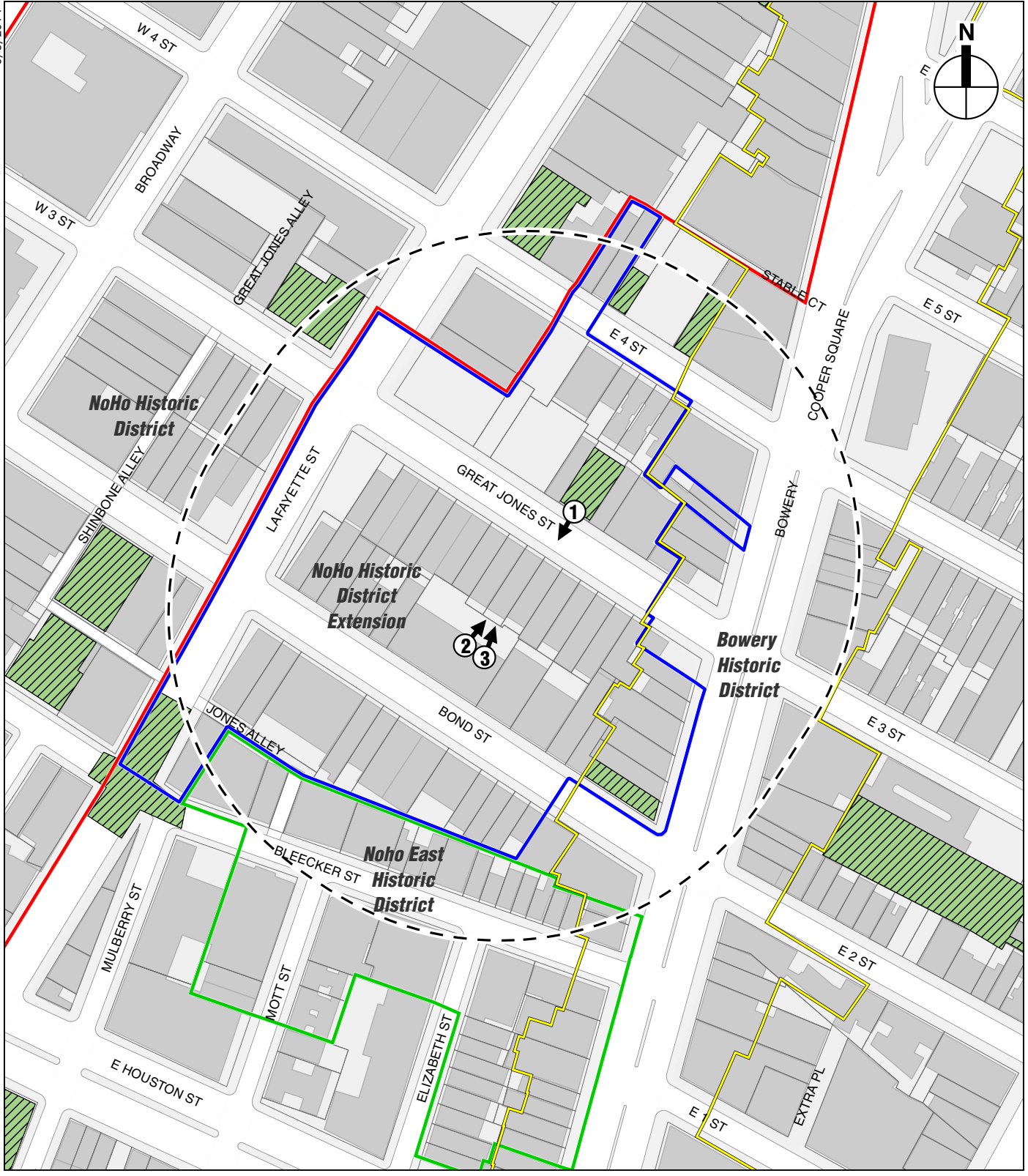
Overall, the proposed project would not result in significant adverse impacts to land use, zoning, or public policy.

## **B. HISTORIC AND CULTURAL RESOURCES**

Historic and cultural resources include both archaeological and architectural resources. The study area for archaeological resources is the area that would be disturbed for project construction, the project site itself. LPC was contacted on August 11, 2014 to request its preliminary archaeological assessment of the project site. In a comment letter dated August 14, 2014, LPC determined that the project site has no archaeological significance (see **Appendix A**). Therefore, this screening analysis focuses on standing structures only.

In general, potential impacts to architectural resources can include both direct physical effects (e.g., demolition, alteration, or damage from construction on nearby sites) and indirect, contextual effects, such as the isolation of a property from its surrounding environment, or the introduction of visual, audible, or atmospheric elements that are out of character with a property or that alter its setting. The study area for architectural resources is, therefore, larger than the archaeological study area to account for any potential impacts that may occur where proposed construction activities could physically alter architectural resources or be close enough to them to potentially cause physical damage or visual or contextual impacts. Following the guidelines of the *CEQR Technical Manual*, the architectural resources study area for this project is defined as being within an approximately 400-foot radius of the project site. The project site and most of the study area are within the NoHo Historic District Extension, which is a New York City landmark (NYCL). Most of the remainder of the study area is also within a historic district, including the NoHo East Historic District (NYCL), the NoHo Historic District (State/National Register [S/NR]-certified, NYCL), and the Bowery Historic District (S/NR). In addition, several individually designated and listed architectural resources are also located within the study area, including Fire Engine Company No. 33 at 44 Great Jones Street (S/NR, NYCL), the Bond Street Savings Bank at 330 Bowery (S/NR, NYCL), the Germania Fire Insurance Company Bowery Building at 357 Bowery (S/NR, NYCL), the Samuel Tredwell Skidmore House at 37 East 4th Street (S/NR, NYCL), the Old Merchant’s House at 29 East 4th Street (S/NR, NYCL), the DeVinne Press Building at 393-399 Lafayette Street (NYCL), the Schermerhorn Building at 376-380 Lafayette Street (S/NR, NYCL), and the underground Bleecker Street subway station at Bleecker and Lafayette Streets (S/NR) (see **Figure 11**).

The proposed project includes the renovation and rooftop addition to a five-story, Romanesque Revival style building that was designed by the Herter Brothers and built in 1889-1890 as a store and loft building (see **Figure 12**). As of February 28, 2015 the project site building is vacant.



- Project Site
- Study Area (400-foot boundary)
- Architectural Resource (Individual)
- NoHo Historic District (S/NR-certified, NYCL)
- NoHo Historic District Extension (NYCL)
- NoHo East Historic District (NYCL)
- Bowery Historic District (S/NR)
- ↑  
① Photograph View Number and Direction

0 200 FEET



North façade of 41 Great Jones Street 1

The building's ground floor has its original cast iron columns and wood-paneled entry doors, but its original storefront has been replaced with non-historic brick infill, a through-wall air conditioner, and door and window openings. The building's upper floors have four window bays, with large grouped, non-historic double-hung sash windows separated by cast iron columns. Non-historic doors open onto a wrought iron fire escape that extends from the second to fifth floors. The building's cornice has been removed and has been replaced with cement stucco. The building's rear façade has a one-story build out at the ground floor and non-original windows at all window openings (see **Figure 13**).

The proposed project would allow for the conversion of the vacant building to residential use and would result in the repair and restoration of the building's façades and the construction of a one-story rooftop addition. Exterior restoration work would include, but would not be limited to: cleaning and repairing the brickwork on the north and south façades and replacing all of the building's non-original windows with new wood, two-over-two double hung windows to match the original configuration. The ground floor storefront would be recreated with large glass windows and an entrance. The ground floor's existing cast iron piers would be maintained, with repairs and replacement of missing elements, as needed. The fire balconies at the middle two windows on each floor of the building's north façade would be retained, repairing and replacing elements as needed. The doors that open onto the fire escape at each floor would be replaced with historically appropriate windows. A new sheet metal cornice would be installed at the fifth floor roof and at the storefront, and the parapet would be reconstructed. A one-story rooftop addition would be created and would be set back approximately 12 feet from the north façade, limiting its visibility from the street. At the rear façade, the one-story ground floor build out would be removed and new door and windows would be installed to provide access to an approximately ten-foot-wide rear garden area. A new fire balcony would be added to the middle two windows on the third floor. The rooftop addition would be set back approximately 10 feet from the south façade. Overall, the proposed façade repair work and ground floor restoration would not change the overall character of the project site building or the historic district.

The proposed project would improve the condition and appearance of the project site building by restoring many elements of the building's original design. The proposed one-story rooftop addition would not remove any significant features of the building. It would have a low height and would be setback from the north and south façades, further limiting its visibility. The rooftop modifications would not substantially alter the context of the project site building or the surrounding buildings in the historic district as the visibility of the rooftop addition would be limited from nearby street level vantage points. Therefore, the proposed project would not result in any substantial contextual or visual impacts on the project site building and the proposed alterations would be compatible with the surrounding buildings in the historic district.

Because the proposed project would involve alterations to a building within the NoHo Historic District Extension, the proposed work affecting the building's exterior was subject to the review and approval of LPC. LPC voted to approve the project on January 21, 2014, and a Certificate of Appropriateness was issued on March 5, 2014 and an amended Certificate of Appropriateness was issued on June 18, 2014 (see **Appendix A**). LPC's review and approval ensure that the proposed project is appropriate to the historic character of the building and the NoHo Historic District Extension.

Because the proposed construction activities would be limited to façade repair and restoration work, with limited in-ground excavation activities for a small garden area and an elevator pit, it is not anticipated that the proposed construction activities would require the preparation of a construction protection plan. However, should a construction protection plan be requested by LPC as part of its review of the project, one would be prepared that would follow the requirements established in DOB's *Technical Policy and Procedure Notice (TPPN) #10/88*, concerning procedures for the avoidance of damage to adjacent historic structures from nearby construction.

Overall, the proposed project would not result in any significant adverse impacts to architectural resources. Therefore, no further consideration of potential impacts to architectural resources is warranted.

## **C. HAZARDOUS MATERIALS**

### **INTRODUCTION**

This section addresses the potential for the presence of hazardous materials resulting from previous and existing uses both on-site and in the surrounding area, and potential risks related to the proposed project with respect to any such hazardous materials. The proposed project would entail: the addition of one story to the existing building; excavation to lower the existing cellar floor, installing an elevator, and lowering the backyard to cellar level (generally approximately three feet



South façade of 41 Great Jones Street 2



One-story build out on the south façade 3

below current grade, with limited deeper excavation); and the conversion of the building from commercial to residential use.

This assessment was based on a September 2013 *Phase I Environmental Site Assessment (ESA)* and a November 2014 *Phase II Investigation Report* prepared by the FPM Group.

## **EXISTING CONDITIONS**

### *SUBSURFACE CONDITIONS*

The project site is approximately 40 feet above sea level, with a slight slope down toward the east and west. The Phase II borings encountered sand with silt and gravel beneath the project site, with traces of brick (i.e., evidence of fill materials) noted in the top 1 to 2 feet of soil. Bedrock is anticipated to be approximately 60 to 70 feet below grade (ftbg) and the water table is anticipated to be approximately 30 to 40 ftbg based on the project site elevation, but subsurface investigations in the vicinity have identified groundwater at approximately 15 to 30 ftbg. The project site is approximately equidistant from the East and Hudson Rivers, but groundwater flow is likely influenced by nearby subway tunnels (the closest being the 4/5/6 tunnels approximately 270 feet to the west) and other factors. Groundwater in Manhattan is not used as a source of potable water.

### *HAZARDOUS MATERIALS ASSESSMENT*

The Phase I ESA reviewed a variety of sources including: current and historical Sanborn Fire Insurance maps; state and federal environmental regulatory databases; and computerized NYC Fire and Buildings Department records. It also included reconnaissance of the project site and its surroundings. It identified the following:

- A concrete-encased 1,500-gallon No. 2 fuel oil aboveground storage tank (AST) fueling the building's boiler was located in the cellar. The AST was registered with the New York State Department of Environmental Conservation (NYSDEC) as installed in 2000. Although an older tank may have existed, no records or evidence of such historical tanks was identified.
- The existing building was constructed prior to 1895 and reportedly had office and commercial uses throughout its history. The ground floor and cellar were vacant at the time of the reconnaissance, but historically included a sandblasting business with a No. 2 fuel oil-fired sandblasting machine (supplied by the AST) in the cellar. The sandblasting operations may have included removal of lead-based paint; however, since no floor drains were noted in the vicinity of this equipment, the potential for subsurface impact is limited. Historical Sanborn maps labeled the building as a store and factory (the "factory" label may have referred to the sandblasting business).
- Historical land uses in the surrounding area included several filling stations on nearby blocks and a filling station approximately 250 feet to the west, on the same block.
- Based on the building's age, fluorescent lighting fixtures and electrical equipment may utilize polychlorinated biphenyl (PCB) – containing components.

In addition, based on the age of the building, asbestos-containing materials (ACM) and/or lead-based paint may be present.

The Phase II investigation was conducted in accordance with a NYCDEP-approved Work Plan, and entailed advancement of 5 borings to approximately 5 to 10 feet below grade, collection of 5 soil samples for laboratory analysis, and collection of 2 sub-slab soil gas samples for laboratory analysis. Groundwater was not encountered in the borings. The investigation identified the following:

- No volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), or polychlorinated biphenyls (PCBs) were detected above 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (USCOs) in the soil samples. Concentrations of four metals (copper, lead, mercury, and zinc) exceeded USCOs in two soil samples, but were below Part 375 Soil Cleanup Objectives for Residential Use (RSCOs).
- Only low VOC concentrations were detected in the sub-slab soil vapor samples, with only two VOCs (cis-1,2-dichloroethene and styrene) slightly exceeding background indoor air ranges published by NYSDOH in 2006, but no VOCs exceeding New York State Department of Health (NYSDOH) Air Guidance Values (AGVs).



## NO-ACTION CONDITION

Absent the proposed project, the project site building is assumed to remain vacant, as described above under “Project Description.”

## WITH-ACTION CONDITION

The proposed project would involve: construction of the as-of-right 1-story rooftop addition, demolition of the existing rear yard addition, excavation to lower the backyard to the cellar level, excavation to lower the existing cellar floor, installation of an elevator, and lowering the backyard to cellar level (generally approximately three feet below current grade, with limited deeper excavation); and the conversion of the building to residential use. Past and present on-site fuel oil use, historical on-site sandblasting operations, and nearby historical filling stations may have affected subsurface conditions beneath the project site. Suspect ACM, PCB-containing materials and/or lead-based paint may be present in the building. Although renovation and excavation activities associated with the proposed project could increase pathways for human exposure, impacts would be avoided by performing these activities in accordance with the following:

- Based on the findings of the Phase I ESA and the Phase II investigation, a RAP and associated CHASP have been submitted to and approved by NYCDEP, and will be implemented during the subsurface work associated with proposed construction (see **Appendix A**). The RAP addresses requirements for items such as: soil disposal and transportation; dust control; quality assurance; procedures for closure and removal of the known fuel oil AST and any other petroleum storage tanks encountered during construction; and contingency measures or contamination be unexpectedly encountered. The CHASP includes measures for worker and community protection, including personal protective equipment, and air monitoring in the event that petroleum contamination is encountered.
- The Phase II identified no evidence of a spill or release associated with the existing fuel oil AST. As part of the proposed project, this AST would be properly closed and removed, along with any contaminated soil, in accordance with the applicable requirements. Any evidence of a petroleum spill would be reported to NYSDEC and addressed in accordance with applicable requirements.
- If dewatering is necessary for the proposed construction, water would be discharged to sewers in accordance with NYCDEP requirements.
- All ACM that would be disturbed by the proposed construction would be removed and disposed prior to the disturbance in accordance with local, state and federal requirements.
- Renovation activities would be performed in accordance with applicable requirements for disturbing lead-based paint (including federal Occupational Safety and Health Administration regulation 29 CFR 1926.62 - *Lead Exposure in Construction*).
- Unless there is labeling or test data indicating that suspect PCB-containing electrical equipment and fluorescent lighting fixtures do not contain PCBs, and that fluorescent lighting bulbs do not contain mercury, disposal would be conducted in accordance with applicable federal, state and local requirements.
- Any remaining known or suspect ACM, lead-based paint and/or PCB-containing lighting fixtures and electrical equipment would be properly maintained in accordance with the applicable regulations.

With these measures, the proposed project would not result in any significant adverse impacts related to hazardous materials.

## D. AIR QUALITY

### INTRODUCTION

This analysis examines the potential for air quality impacts associated with the proposed project, which would result in the conversion of the existing 5-story, commercial office building, located at 41 Great Jones Street, to residential use and the construction of a 1-story rooftop addition above the existing structure. Air quality impacts can be either direct or indirect. Direct impacts stem from emissions generated by stationary sources at a projected development site, such as emissions from fuel burned on-site for heating and hot water systems. The proposed project would include natural gas-fired heat and hot water systems. Therefore, a stationary source analysis was conducted to evaluate potential future pollutant concentrations with the proposed heat and hot water systems. In addition, since the project site is located within a manufacturing zone,

the potential for impacts from industrial emissions on the proposed project is addressed. The potential effect of nearby existing stationary combustion sources was also evaluated.

The maximum predicted number of vehicle trips generated by the proposed project is below the 2014 *CEQR Technical Manual* threshold (170 per peak hour). In addition, the proposed project is unlikely to exceed the particulate matter (PM) emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, the proposed project is not expected to significantly alter traffic conditions, and a quantified assessment of on-street mobile source emissions is not warranted.

## **METHODOLOGY FOR PREDICTING POLLUTANT CONCENTRATIONS**

### *HEATING AND HOT WATER SYSTEMS*

A screening analysis was performed using the methodology described in Chapter 17 of the *CEQR Technical Manual* to assess air quality impacts associated with emissions from the proposed project's heat and hot water systems (see **Appendix B**). The *CEQR* heating, ventilating, and air conditioning (HVAC) screening methodology determines the threshold of development size below which there is no potential for significant adverse impact. The screening procedure uses information regarding the type of fuel used, the maximum development size, the HVAC exhaust stack height, and the distance to the nearest building of similar or greater height to evaluate whether a significant adverse impact is likely. Based on the distance from the source building to the receptor of similar or greater height, if the maximum building size is greater than the threshold size in the *CEQR Technical Manual*, there is the potential for significant air quality impacts, and a refined dispersion modeling analysis would be required. Otherwise, the source passes the screening analysis and no further analysis is required.

### *INDUSTRIAL SOURCES*

To assess air quality impacts on the proposed project associated with emissions from nearby industrial sources, an investigation of industrial sources was conducted. Initially, land use and Sanborn maps were reviewed to identify potential sources of emissions from manufacturing/industrial operations. Next, a field survey was conducted to identify buildings within 400 feet of the project site that have the potential for emitting air pollutants. The survey was conducted on February 21, 2014. In addition, a search of federal and state-permitted facilities within the study area was conducted using the U.S. Environmental Protection Agency's (EPA's) Envirofacts database.<sup>1</sup>

It was determined from the site visit that a number of businesses in the area had the potential to be an air quality concern. No visible or odorous emissions were detected from any of the existing uses during the site visit. A list of the identified businesses was then submitted to NYCDEP's Bureau of Environmental Compliance (BEC) to obtain the available certificates of operation for these locations and to determine whether manufacturing or industrial emissions occur. No permitted industrial sources were identified within the 400 foot study area. Therefore, there would be no significant adverse air quality impacts from industrial facilities on the proposed project.

### *ADDITIONAL SOURCES*

The *CEQR Technical Manual* also requires an assessment of any actions that could result in the location of sensitive uses within 1,000 feet of a "large" emission source (examples of large emission sources provided in the *CEQR Technical Manual* include solid and medical waste incinerators, cogeneration plants, asphalt and concrete plants, or power plants). To assess the potential effects of these existing sources on the proposed project, a review of existing permitted facilities was conducted. Within the study area boundaries, sources permitted under the NYSDEC Title V program and State Facility permit program were considered. No large sources were identified within the 1,000 foot study area. Therefore, no further analysis is warranted.

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<sup>1</sup> [http://oaspub.epa.gov/enviro/ef\\_home2.air](http://oaspub.epa.gov/enviro/ef_home2.air)

## WITH-ACTION CONDITION

### HEATING AND HOT WATER SYSTEMS

A screening analysis was performed to assess the potential for air quality impacts from the proposed project's heating and hot water systems (see **Appendix B**). The analysis was based on the total proposed floor area of 15,920 gsf, with an exhaust height of approximately 91 feet (i.e., 17 feet above the proposed building's rooftop). Based on this height, the nearest residential building of a similar or greater height was determined to be 53 feet; therefore, this distance was chosen for the analysis in accordance with the guidance provided in the *CEQR Technical Manual*. It was conservatively assumed that natural gas would be used. The use of natural gas would not result in a significant adverse impact on air quality because the proposed project would be below the maximum permitted size shown in Figure 17-7 in the Air Quality Appendix of the *CEQR Technical Manual*. Therefore, there would be no potential significant adverse air quality impacts from the proposed project's heat and hot water systems.

## E. NOISE

### INTRODUCTION

The proposed 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 project site were considered in order to address CEQR noise abatement requirements for the building. This analysis is presented below.

### ACOUSTICS FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels are measured in units called "decibels" ("dB"). The particular character of the sound that we hear (a whistle compared with a French horn, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as 1 Hertz ("Hz"). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernable and therefore more intrusive than many of the lower frequencies (e.g., the lower notes on the French horn).

### "A"-WEIGHTED SOUND LEVEL (DBA)

In order to establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table 4**, the threshold of human hearing is defined as 0 dBA; quiet conditions (as in a library, for example) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

**Table 4**  
**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	80–90
Busy city street, loud shout	80
Busy traffic intersection	70–80
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	50–60
Background noise in an office	50
Suburban areas with medium-density transportation	40–50
Public library	40
Soft whisper at 5 meters	30
Threshold of hearing	0
<b>Note:</b>	A 10 dBA increase in level appears to double the loudness, and a 10 dBA decrease halves the apparent loudness.
<b>Sources:</b>	Cowan, James P. <i>Handbook of Environmental Acoustics</i> , Van Nostrand Reinhold, New York, 1994. Egan, M. David, <i>Architectural Acoustics</i> . McGraw-Hill Book Company, 1988.

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 5 dBA, the change will be readily noticeable.

### *SOUND LEVEL DESCRIPTORS*

Because the sound pressure level unit of dBA describes a noise level at just one moment and few noises are constant, other ways of describing noise that fluctuates over extended periods have been developed. One way is to describe the fluctuating sound 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 by  $L_{eq(24)}$ ), 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 used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively.

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 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  $L_{50}$ .

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.

### **NOISE STANDARDS AND CRITERIA**

#### *NEW YORK CEQR NOISE CRITERIA*

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise level (see **Table 5**). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for

residential uses and interior noise levels of 50 dBA or lower for retail uses and are determined based on exterior  $L_{10(1)}$  noise levels.

**Table 5**  
**Required Attenuation Values to Achieve Acceptable Interior Noise Levels**

Noise Level With Proposed Action	Marginally Unacceptable				Clearly Unacceptable
	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation <sup>A</sup>	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)^B$ dB(A)
<b>Notes:</b>					
<sup>A</sup> The above composite window-wall attenuation values are for residential development. Retail uses 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.					
<sup>B</sup> Required attenuation values increase by 1 dB(A) increments for $L_{10}$ values greater than 80 dBA.					
<b>Source:</b> New York City Department of Environmental Protection.					

## EXISTING NOISE LEVELS

Existing noise levels at the proposed project site were measured at one location. Site 1 was located on Great Jones Street between Lafayette Street and the Bowery (see **Figure 14**).

At the receptor site, existing noise levels were measured for 20-minute periods during the three weekday peak periods—AM (7:00 AM to 8:00 AM), midday (MD) (12:00 PM to 1:00 PM), and PM (5:00 PM to 6:00 PM). Measurements were taken on November 19, 2013.

### *EQUIPMENT USED DURING NOISE MONITORING*

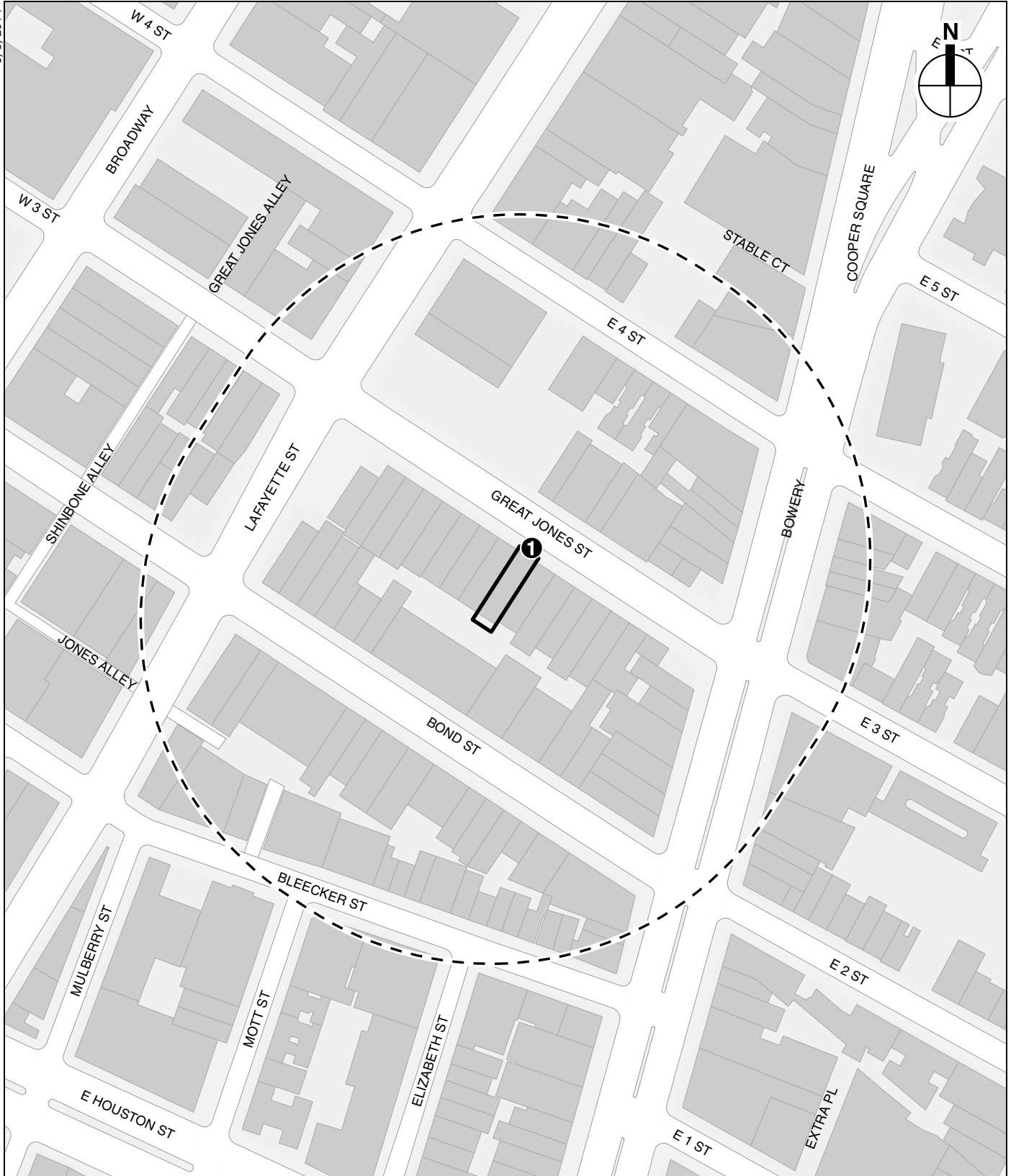
Measurements were performed using a Brüel & Kjær Sound Level Meter (SLM) Type 2260, a Brüel & Kjær ½-inch microphone Type 4189, and a Brüel & Kjær Sound Level Calibrator Type 4231. The SLM has a laboratory calibration date within one year of use, as is standard practice. The Brüel & Kjær SLM is a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). The microphone was mounted on a tripod at a height of approximately 5 feet above the ground and was mounted approximately 5 feet or more away from any large reflecting surfaces. The SLM's calibration was field checked before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements at each location were made on the A-scale (dBA). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dBA. Measured quantities included  $L_{eq}$ ,  $L_1$ ,  $L_{10}$ ,  $L_{50}$ ,  $L_{90}$ , and 1/3 octave band levels. 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.

The results of the existing noise level measurements are summarized in **Table 6**.

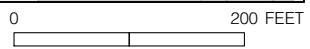
At the receptor site, vehicular traffic was the dominant noise source. Measured levels are moderate to and reflect the level of vehicular activity on the adjacent roadways. In terms of the CEQR criteria, the existing noise levels at Site 1 would be in the “marginally unacceptable” category.

**Table 6**  
**Existing Noise Levels (in dBA)**

Receptor Site	Measurement Location	Time	$L_{eq}$	$L_1$	$L_{10}$	$L_{50}$	$L_{90}$
1	Great Jones Street between Lafayette Street and the Bowery	AM	66.3	75.5	69.9	63.0	59.0
		MD	67.2	77.8	69.4	63.9	58.8
		PM	65.1	73.6	67.7	62.3	57.5
<b>Note:</b> Measurements were conducted on November 19, 2013.							



-  Project Site
-  Study Area (400-Foot Boundary)
-  Noise Receptor



## NOISE ATTENUATION MEASURES

As shown in **Table 5**, the *CEQR Technical Manual* has set noise attenuation quantities for buildings based on exterior  $L_{10(1)}$  noise levels in order to maintain interior noise levels of 45 dBA or lower for residential uses and interior noise levels of 50 dBA or lower for retail uses. The results of the building attenuation analysis are summarized in **Table 7**.

**Table 7**  
**CEQR Building Attenuation Requirements**

Receptor Site	Façade Location	Maximum Measured $L_{10}$ (in dBA)	Attenuation Required <sup>1</sup> (in dBA)
1	All	69.9	28 <sup>2</sup>
<b>Notes:</b> <sup>1</sup> The CEQR attenuation requirements shown are for residential uses; commercial uses would require 5 dBA less attenuation. <sup>2</sup> While the maximum measured $L_{10(1)}$ value is less than 70 dB(A), and the <i>CEQR Technical Manual</i> does not address noise levels this low, the level is very close to 70 dB(A), so the next category of CEQR building attenuation requirement is applied.			

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 consists of wall, glazing, and any vents or louvers associated with the building mechanical systems in various ratios of area. Currently, the proposed design for the building includes acoustically-rated windows and air conditioning as an alternate means of ventilation. The proposed building's façades, including these elements, would be designed to provide a composite Outdoor-Indoor Transmission Class (OITC) rating<sup>1</sup> greater than or equal to those listed in above in **Table 7**, along with an alternative means of ventilation in all habitable rooms of the residential units. By adhering to these design specifications, the proposed buildings will thus provide sufficient attenuation to achieve the CEQR interior noise level guideline of 45 dBA or lower for residential uses, which would be considered acceptable according to CEQR interior noise level guidelines.

In addition, the building mechanical system (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 and the DOB Code) and to avoid producing levels that would result in any significant increase in ambient noise levels.

## F. 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 project would not result in any significant adverse impacts on any relevant environmental impact category, or any moderate effects on several of these elements. Further, the proposed project would not result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. Thus, the proposed project would not result in any significant adverse impacts to neighborhood character, and no further analysis of neighborhood character is warranted.

## G. CONSTRUCTION

The construction activities associated with the development of the proposed project would be expected to result in conditions typical of construction sites in Manhattan. Construction activities in the With-Action condition would be expected to be similar to those that would be undertaken in the No-Action condition.

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<sup>1</sup> The OITC classification is defined by ASTM International (ASTM E1332) 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.

In either the No-Action or With-Action scenarios, construction of the proposed project would occur over a period of approximately 12-14 months. During this time, construction activities for the proposed project would normally take place Monday through Friday, although the delivery or installation of certain critical equipment could occur on weekend days. The permitted hours of construction are regulated by DOB and apply to all areas of the City. In accordance with those regulations, work would begin at 7:00 AM on weekdays, although some workers would arrive and begin to prepare work areas between 6:00 AM and 7:00 AM. Construction activities would include limited excavation to lower the existing cellar floor, installation of an elevator, and the lowering of the backyard to cellar level. Underpinning may also be required in connection with the excavation of the rear yard and for the west wall of the project site building.

The construction of the proposed project would comply with applicable control measures for construction noise. Construction noise is regulated by the New York City Noise Control Code and by EPA noise emission standards for construction equipment. These federal and local requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards. Except under exceptional circumstances, construction activities must be limited to weekdays between the hours of 7:00 AM and 6:00 PM. Construction material must also be handled and transported in such a manner as to not create unnecessary noise. Therefore, no significant adverse noise impacts are expected to occur as a result of the construction.

Dust emissions can occur from hauling debris and traffic over unpaved areas. All appropriate fugitive dust control measures would be employed to reduce the generation and spread of dust, and to ensure that the New York City Air Pollution Control Code regulating construction-related dust emissions is followed.

Overall, 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, particulate emissions, and inadvertent physical impacts on nearby buildings, as well as to minimize disruption to existing traffic and pedestrian circulation. Therefore, the development of the proposed project 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 or 1977, as amended), which contain the State and City criteria for determining significance.

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

**Potentially Significant Adverse Impact**

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

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


YES  NO

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

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

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

**4. LEAD AGENCY'S CERTIFICATION**

TITLE Deputy Director, Environmental Assessment & Review Division	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE June 12, 2015
SIGNATURE 	

**Appendix A:**

**Agency Correspondence**

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## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 15DCP025M

**Project:**

**Address:** 41 GREAT JONES STREET, **BBL:** 1005300027

**Date Received:** 8/11/2014

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**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Certified Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

The project site is within the LPC designated and S/NR certified Noho Extension HD. The LPC is in receipt of the EAS dated 8/12/14. All required LPC permits must be issued and appended to the EAS prior to start of work.



8/14/2014

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SIGNATURE

Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 29803\_FSO\_DNP\_08142014.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

<b>ISSUE DATE:</b> 03/05/14	<b>EXPIRATION DATE:</b> 01/21/2020	<b>DOCKET #:</b> 151930	<b>COFA #:</b> COFA 15-4930
<b>ADDRESS</b> 41 GREAT JONES STREET <b>HISTORIC DISTRICT</b> NOHO EXTENSION		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 520/27

**Display This Permit While Work Is In Progress**

ISSUED TO:

**David Blumenfeld**  
**41 Great Jones Street Holdings LLC**  
**300 Robbins Lane**  
**Syosset, NY 11791**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 21, 2014, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed on December 19, 2013. The approval will expire on January 21, 2020.

The proposed work, as approved, consists of exterior work at the front façade, including the installation of concrete ramps leading to the two entrances, tinted to match bluestone; the removal of the fire escape ladders at the upper floors and the infill of the openings at each landing to create a full platform; the removal of the existing fire escape landing at the 2nd floor, and its replacement with a new metal landing and basket to match the design of the historic baskets at the 3rd, 4th, and 5th floors; and the raising of the wrought iron rails and installation of new clear safety glass behind the railings at the historic and new baskets, as required to meet code; exterior work at the non-visible rear façade and rear yard, including the demolition of an existing shed at the rear yard; the excavation of the rear yard, resulting in the creation of a new cellar floor, and the construction of a new landscaped garden at the new grade level; the installation of a two-story aluminum window wall system at the new cellar level and 1st floor façade, following the removal of the shed and excavation; the installation of a new metal balcony at the 3rd floor, and the installation of a new wood door within an expanded window opening leading to the balcony; and the extension of the rear parapet with new brick to match existing and a new cast stone coping stone to match bluestone; and exterior work at the roof, including the construction of a one-story rooftop addition, consisting of painted metal cladding and new aluminum windows and doors at the front and rear façades, with a metal railing at the roof and new elevator and stair bulkheads at the west portion of the roof; as shown in presentation boards 1 through 19, dated 1/21/14, prepared by Morris Adjmi Architects, submitted as

DESIGN APPROVED ONLY  
 NO WORK HAS BEEN PROCESSED UNTIL DESIGN IS REVIEWED AND APPROVED

components of the application, and presented at the January 21, 2014 Public Hearing and Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Extension designation report describes 41 Great Jones Street as a Romanesque Revival style store and loft building, designed by the Herter Brothers, and built in 1889-90; and that the building's style, scale, materials and details contribute to the special architectural and historic character of the NoHo Historic District Extension. The Commission also noted that this application was being reviewed in conjunction with an application for a special permit to allow a Modification of Use pursuant to Section 74-71.1 of the Zoning Resolution and with an application for a Certificate of No Effect for restorative work.

With regard to the proposal, the Commission found that the installation of ramped, tinted concrete at the entrances will allow for barrier-free access to the building and will not eliminate any historic fabric at the areaway, or detract from any significant architectural features of the building or site; that the retention and repair of the historic, decorative fire escape landings at the upper floors will maintain these significant architectural features; that the removal of the fire escape ladders and the non-decorative fire escape landing at the 2nd floor will eliminate the hazard created once the fire-escape becomes no longer a means of egress; that the new fire escape landing at the 2nd floor will match the details of the historic landings at the upper floors; and that the installation of glass panels behind the ironwork at the fire escape baskets will not detract from these significant architectural features; that the work at the rear façade will not be visible from any public thoroughfare; that the removal of the non-historic rear shed and raising of the rear parapet wall, will not damage any significant architectural features of the building; that the building was not built as part of a row of buildings, therefore the modifications to the rear façade will not detract from any significant architectural features shared between the building and its neighbors; that the small existing rear yard is not part of a cohesive central greenspace, therefore, its full excavation will not detract from any cohesion, nor will it result in the destruction of any significant architectural or site features; that the proposed paved garden at the excavated area will be in keeping with landscaped rear yards found at other buildings within the center of the block; that the rooftop addition will be visible from a limited area on Lafayette Street, south of East 4th Street and will be seen against a taller neighboring brick lot line façade and will not compromise the architectural character the building; that while the addition will be more visible from East 4th Street over an empty lot, this view corridor is quite narrow and the addition will be seen against a taller neighboring building, therefore, the new addition will not have a significant visual impact on the streetscape; that the materials and details of the addition, including metal panels at the front façade, will be harmonious with the building and will not call undue attention to the addition; that the one-story rooftop addition, with stair and elevator bulkhead, will not substantially increase the volume of the building, nor will it overwhelm or alter the scale of the building; and the work will not detract from the architectural and historic character of the building and the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that two signed and sealed copies of the presentation materials be submitted for review and approval.

Subsequently, on February 25, 2014, the Landmarks Preservation Commission received reduced sets of the presentation drawings 1 through 19, dated 1/21/14, all prepared by Morris Adjmi, R.A. Accordingly, staff reviewed these drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the presentation drawings are marked approved with a perforated seal, and Certificate of Appropriateness 15-4930 is being issued.

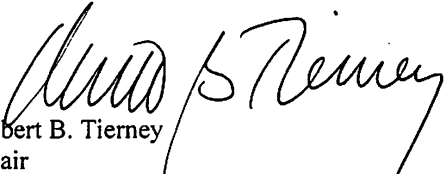
This permit is being issued in conjunction with Certificate of No Effect 15-4933, issued on March 5, 2014, for restorative work at the building, and with Modification of Use 15-4931, issued on March 5, 2014, approving a request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission relating to a Modification of Use pursuant to Section 74-71.1 of the Zoning Resolution.

This permit is issued contingent upon the Commission's review and approval of the final Department of

Building filing set of drawings and masonry repair specifications. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and repair specifications have been approved. Please submit these drawings and specifications to the Landmarks Preservation Commission staff when they become available.

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 Timothy Shaw.

  
Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Ward Dennis, Higgins Quasebarth & Partners, LLC**

cc: W. Dennis; C. Kane Levy, Deputy Director of Preservation, LPC

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



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
 TEL: 212 669-7700 FAX: 212 569-7780



June 18, 2014

ISSUED TO:

**David Blumenfeld**  
**41 Great Jones Street Holdings LLC**  
**300 Robbins Lane**  
**Syosset, NY 11791**

Re: **MISCELLANEOUS/AMENDMENTS**  
**LPC- 158262**  
**MISC 15-9099**  
**41 GREAT JONES STREET**  
**HISTORIC DISTRICT**  
**NOHO EXTENSION**  
 Borough of Manhattan  
 Block/Lot: 530 / 27

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 15-4930 on March 5, 2014 for a proposal for modifications to the areaway, fire escapes, rear façade, and rear yard; and for exterior work at the roof, including the construction of a one-story rooftop addition, consisting of painted metal cladding and new aluminum windows and doors at the front and rear façades, with a metal railing at the roof and new elevator and stair bulkheads at the west portion of the roof. The permit was issued in conjunction with Certificate of No Effect 15-4933, issued on March 5, 2014, for restorative work at the building, and with Modification of Use 15-4931, issued on March 5, 2014, approving a request that the Landmarks Preservation Commission issue a favorable report to the City Planning Commission relating to a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.

Subsequently, on May 17, 2014, the Commission received a proposal for an amendment to the work approved under that permit.

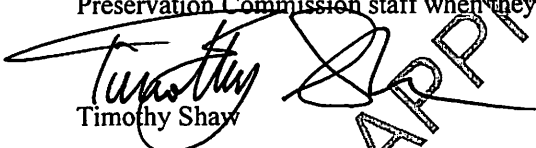
The proposed amendment consists of the installation of a new skylight at the lightwell; the installation of a new hot tub at the roof; the construction of a second stair bulkhead at the east portion of the roof; relocating the HVAC units to the rear east portion of the roof; and modifying the design of the roof railings to a simple picket; as shown in revised presentation sheets 8, 10, 13, 14, 15, and 16, dated 5/10/14, sheet 20, dated 3/21/14, and sheet SK-001, dated 3/11/14, all prepared by Morris Adjmi, R.A., and submitted as components of the application.

Accordingly, staff reviewed the proposed modifications and finds that the revisions at the roof of the new addition will not be substantially more visible than the previously approved work; and that the revised scope of work is in keeping with the intent of the original approval. Therefore, Certificate of Appropriateness 15-4930 is hereby amended to incorporate the above-referenced changes.

This amendment 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 actual building or site conditions vary or if original or historic 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 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. Please direct inquiries to Timothy Shaw.

This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings and masonry repair specifications. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and repair specifications have been approved. Please submit these drawings and specifications to the Landmarks Preservation Commission staff when they become available.

  
Timothy Shaw

cc: L. Hall; C. Kant Levy, Deputy Director of Preservation, LPC

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



December 10, 2014

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review  
New York City Department of City Planning  
22 Reade Street, 4<sup>th</sup> Floor  
New York, New York 10007

**Re: 41 Great Jones Street  
Block 530, Lot 27  
15DCP025M  
New York, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the November 2014 Phase II Investigation Report (Phase II), Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) prepared FPM Group on behalf of 41 Great Jones Holdings, LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a special permit from the New York City Department of City Planning (DCP) pursuant to Zoning Resolution (ZR) 74-711 to modify the use regulations of ZR Section 42-00, in order to allow Use Group 2 residential uses within an existing five-story building in an M1-5B district. The proposed action will allow for the conversion of the existing five-story commercial office building to residential uses and construction of an as-of-right one-story rooftop that would contain up to 22 residential units. The project site is approximately 2,700 square feet and is located on the south side of Great Jones Street between the Bowery and Lafayette street in the NoHo Historic Extension in Manhattan, Community district 2. It should be noted that an approximately 240-square foot outdoor space/courtyard is located in the rear of the building with two small storage sheds.

During the November 2014 field work, FPM Group conducted five (5) soil borings B-1 through B-5 to a depth between 5 and 10 feet below grade. One soil sample was collected from each boring and analyzed for Volatile Organic Compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, Semi Volatile Organic Compounds (SVOCs) by Method 8270, PCBs by EPA Method 8082 and Target Analyte List (TAL) metals by EPA Method 6010. Two sub-slab soil vapor samples SV-1 and SV-2 were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs, and SVOCs, PCBs and Metals were either non-detect (ND) or below their respective New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs) and or Residential Use SCO. The sub-slab soil vapor samples analytical results revealed several VOCs including tetrachloride, cis,1,2,dichloroethylene and trichloroethylene were detected in the soil vapor samples. However, the detection levels were below New York State Department of Health (NYSDOH) guidance.

**Emily Lloyd**  
*Commissioner*

**Angela Licata**  
*Deputy Commissioner of  
Sustainability*

59-17 Junction Blvd.  
Flushing, NY 11373

Tel. (718) 595-4398  
Fax (718) 595-4479  
alicata@dep.nyc.gov

The November 2014 RAP proposes excavation of soil for installation of an additional elevator and an ejector pit in addition to three feet soil from the rear yard area and off-site disposal in accordance with all applicable laws and regulations; removal of an above ground storage tank (AST) in accordance with New York State Department of Environmental Conservation (NYSDEC) regulations; removal and disposal of any petroleum impacted soil or underground storage tank (UST) encountered during excavation and other activities in accordance with NYSDEC requirement; removal and disposal of any soil that exhibits potential contamination or exceedance of regulatory criteria in accordance with all applicable rules and regulations. In addition, if any dewatering is necessary, then a New York City Department of Environmental Protection (NYCDEP) Sewer Discharge Permit will be obtained prior to the start of any dewatering activity.

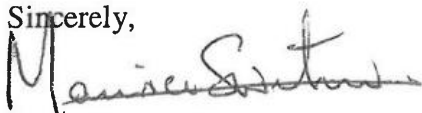
Based upon our review of the submitted documents, we have the following comments/recommendations to DCP:

- DCP should instruct the consultant to include the names and telephone numbers of the Project Manager and the site Health and Safety Officer in the CHASP.

DEP finds the November 2014 RAP, as well as the CHASP, which addresses worker and community health and safety during redevelopment, acceptable as long as the aforementioned information is incorporated into the CHASP. DCP should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted to DEP for review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., proper transportation/disposal manifests and certificates from impacted soils removed and properly disposed of in accordance with NYSDEC Regulations and proof of AST removal, etc.,).

Future correspondence and submittal related to this project should include the following tracking number **15DCP025M**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,



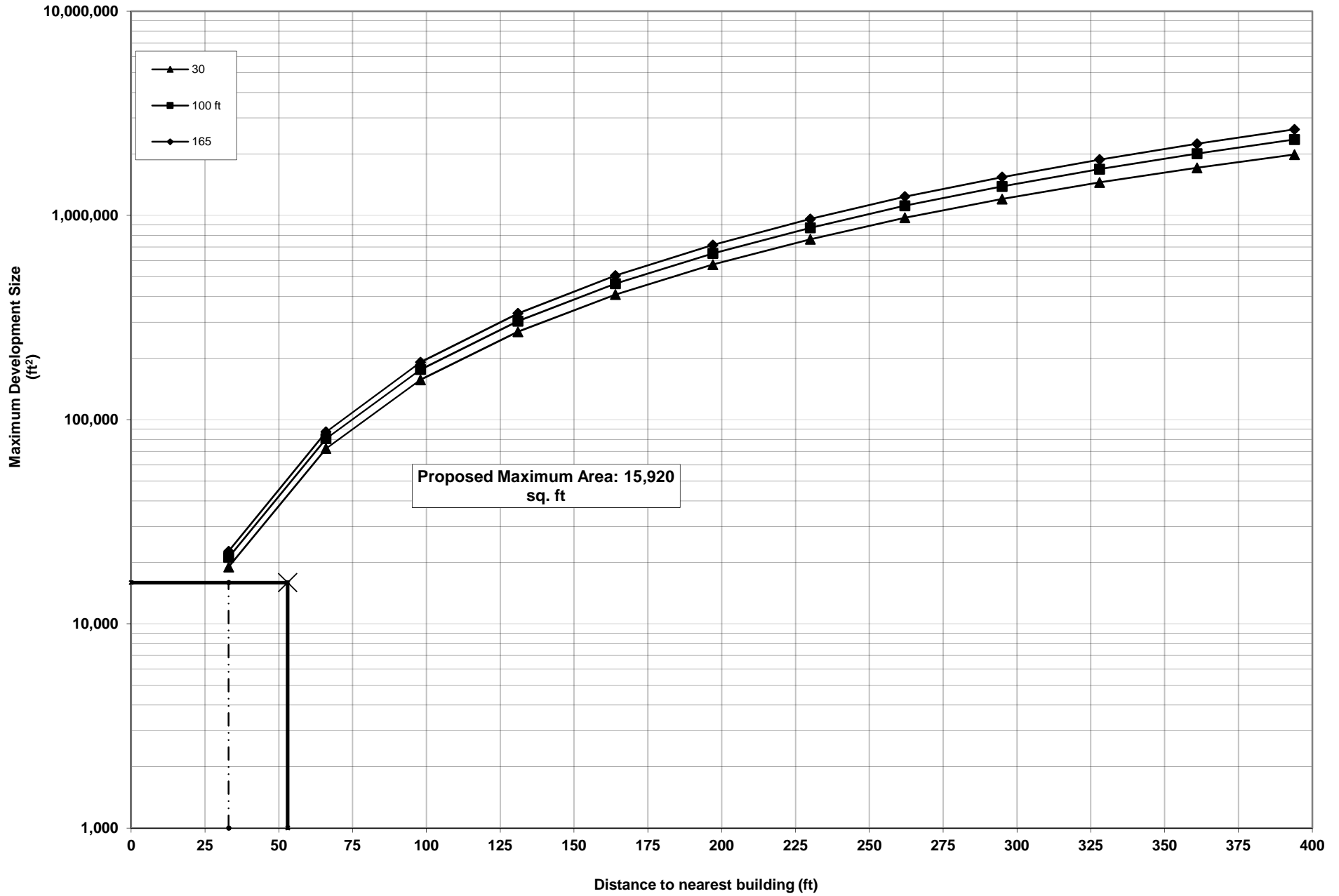
Maurice S. Winter  
Deputy Director, Site Assessment

C: M. Mahoney  
M. Winter  
W. Yu  
T. Estes  
M. Wimbish  
I. Young-DCP  
C-Evans- DCP  
O. Abinader-DCP  
File



FIG App 17-7  
NO<sub>2</sub> BOILER SCREEN  
RESIDENTIAL DEVELOPMENT - NATURAL GAS

HVAC Screening Analysis  
Site: 41 Great Jon  
Date: 1/14/2015  
Pass



**Stack Height:** 91 ft

**Distance to Nearest Building of Similar or Greater Height:** 53 ft

**Proposed Maximum SQFA:** 15,920 sq. ft

**Minimum Allowable Distance to Nearest Building:** 33 ft

**Notes:**





## BLUMENFELD DEVELOPMENT GROUP, LTD.

### ECONOMIC ANALYSIS

The applicant purchased the property in 2013. The purchase price was based on an appraisal, which examined comparable sales in the area and reflected trends in the neighborhood. As with all appraisals, comparable sales are adjusted for factors that distinguish between the comparable property and the subject appraisal property. For example, a residential comparable would be adjusted downward for an appraisal property within a district that did not permit residential use so as not to skew the price upward in an inappropriate manner.

As with all projects undertaken by the applicant and developer, Blumenfeld Development Group, an internal analysis was conducted as to how best to redevelop the property. This initial analysis assumed that the building, which is currently in poor condition, and located in a historic district, would not only need to be renovated, but done so in a historically appropriate manner, with approvals by the Landmarks Preservation Commission. In addition to the renovation and restoration costs, we examined the range of market rents in the area. Commercial rents in the area vary depending on the location, condition, features of the building and amenities. The smaller floor plates in this building are a major factor that reduces the achievable rents for our building, and that combined with its location make even renovated office space class B. We believed that we might be able to achieve \$45 - \$55 psf after renovation. Based on these assumptions and a rent of \$55 psf, our analysis demonstrated a return of less than 2% on a renovated commercial building. This is an insufficient return with regard to the risk associated with this type of investment.

As a result, we began to explore a conversion of the building to residential use via a special permit pursuant to 74-711, which exists to allow development of historic buildings in a manner that will support the additional preservation and maintenance costs. During this time, BDG and Crown Retail Services marketed the building for as of right commercial and manufacturing uses. We had hoped to attract a tenant that would see the location as a potential corporate headquarters/showroom. In fact, we reached out to several potential tenants, including Jil Sander, J.Crew, Surface to Air, Opening Ceremony, Maison Kitsune, Zadig & Voltaire, Camper, Etro, Kering Brands, Acne, Warby Parker, Paul Smith, Commes de Garcon, Jimmy Choo, Monika Chang, Fred Segal, Oscar de la Renta, Rag & Bone, Christian Louboutin, Mauboussin, Gentry, Theory/Helmut Lang, Vince Camuto, Oliver Peoples, Givenchy, and Barney's. However, none of these companies that we reached out to were interested, nor have our other marketing efforts resulted in any interested tenants. Based on responses of potential tenants who toured the building, its small floor plates, poor condition and location was not attractive in light of other options in the nearby area and within other areas of Manhattan. Based on our experience, major office tenants want Class A office space in a prime location and were looking for a more prominent location – in particular, SoHo rather than NoHo.

Today, average commercial office rents in the area range from \$65 - \$100 psf. The higher end of this range reflects rents that only Class A office space with large floor plates, building services

and amenities and locations along major commercial corridors can command. Current listings for similar properties to the 41 Great Jones building show a range of rents from \$22 - \$56, which support our original assumptions. It should be noted that the listing for the property seeking \$56 psf has been on the market for over 1,900 days and counting.