

Zara 503 Broadway
Environmental Assessment Statement

CEQR No. 19DCP182M

ULURP No. 190265ZSM

Prepared for:
Zara USA, Inc.

Prepared by:
AKRF, Inc.

August 23, 2019



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))**Part I: GENERAL INFORMATION****PROJECT NAME** Zara 503 Broadway**1. Reference Numbers**CEQR REFERENCE NUMBER (to be assigned by lead agency)
19DCP182M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
190265ZSMOTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)**2a. Lead Agency Information**

NAME OF LEAD AGENCY

New York City Planning Commission

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader,
Acting Director**2b. Applicant Information**

NAME OF APPLICANT

Zara USA, Inc.

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Deirdre Carson
Greenberg Traurig, LLP

ADDRESS 120 Broadway

ADDRESS 200 Park Avenue

CITY New York

STATE NY

ZIP 10271

CITY New York

STATE NY

ZIP 10166

TELEPHONE 212-720-3493

EMAIL

oabinad@planning.nyc.gov

TELEPHONE 212-801-6855

EMAIL carsond@gtlaw.com

3. Action Classification and Type**SEQRA Classification**☒ UNLISTED ☐ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)☒ LOCALIZED ACTION, SITE SPECIFIC☐ LOCALIZED ACTION, SMALL AREA☐ GENERIC ACTION**4. Project Description**

The applicant, Zara USA, Inc., is seeking a Special Permit (the proposed action) under Zoning Resolution (ZR) Section 74-922, "Certain Large Retail Establishments," which allows the City Planning Commission (CPC) to authorize certain Use Group 6 and Use Group 10 retail establishments with no limit on floor area in M1 zoning districts. The proposed action would legalize the conversion of approximately 14,273 gross square feet (gsf) of space on the second floor of the existing building at 503 Broadway (Block 484, Lot 1202 [p/o 17]) with Use Group 10A (large retail) uses. The converted space is part of a single large retail establishment within an existing 5-story (plus penthouse) commercial building, located in an M1-5B zoning district and the SoHo-Cast Iron Historic District in Manhattan Community District 2.

Project Location

BOROUGH Manhattan

COMMUNITY DISTRICT(S) 2

STREET ADDRESS 503 Broadway

TAX BLOCK(S) AND LOT(S) Block 484. Lot 1202 (p/o Lot 17)

ZIP CODE 10012

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Block bounded by Spring Street to the north, Broadway to the east, Broome Street to the south, and Mercer Street to the west, in the neighborhood of SoHo.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-5B

ZONING SECTIONAL MAP NUMBER 12c

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 74-922

Board of Standards and Appeals: ☐ YES☒ NO☐ VARIANCE (use)☐ VARIANCE (bulk)

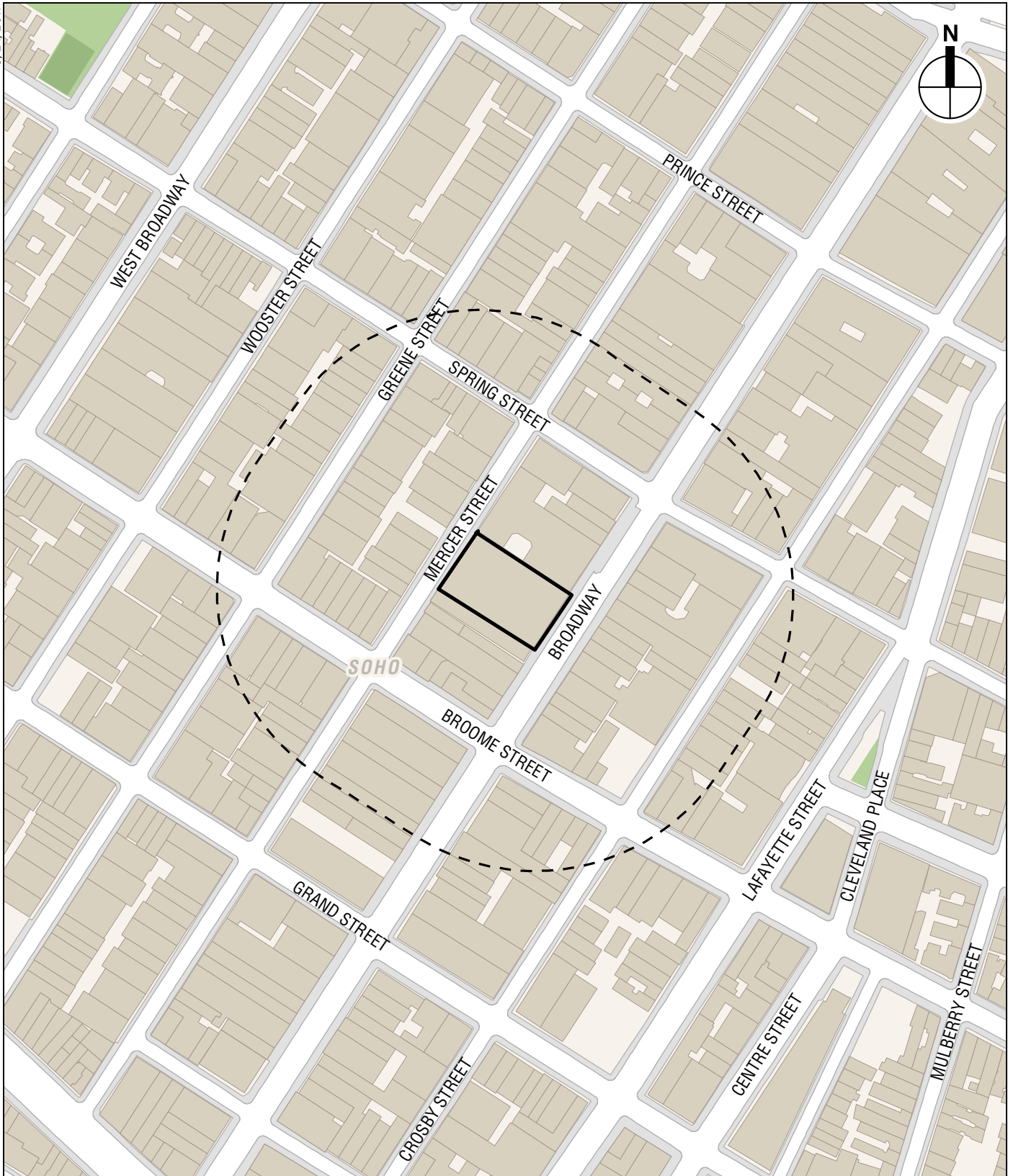
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION	
Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:	
Other City Approvals Subject to CEQR (check all that apply)	
<input type="checkbox"/> LEGISLATION <input type="checkbox"/> RULEMAKING <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> OTHER, explain:	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:
Other City Approvals Not Subject to CEQR (check all that apply)	
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain:
State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:	
6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area. Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.	
<input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> TAX MAP <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
Physical Setting (both developed and undeveloped areas) Total directly affected area (sq. ft.): 25,016 (lot area) Waterbody area (sq. ft.) and type: 0 Roads, buildings, and other paved surfaces (sq. ft.): 25,016 Other, describe (sq. ft.): 0	
7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action) SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 14,273 (converted space) NUMBER OF BUILDINGS: 1 (existing building) GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 183,487 (existing building) HEIGHT OF EACH BUILDING (ft.): 83' existing building NUMBER OF STORIES OF EACH BUILDING: 5 plus penthouse (existing building)	
Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify: The total square feet owned or controlled by the applicant: The total square feet not owned or controlled by the applicant:	
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known): AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth) AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)	
8. Analysis Year CEQR Technical Manual Chapter 2	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2019	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: NA	
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:	
9. Predominant Land Use in the Vicinity of the Project (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: Community Facility

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.

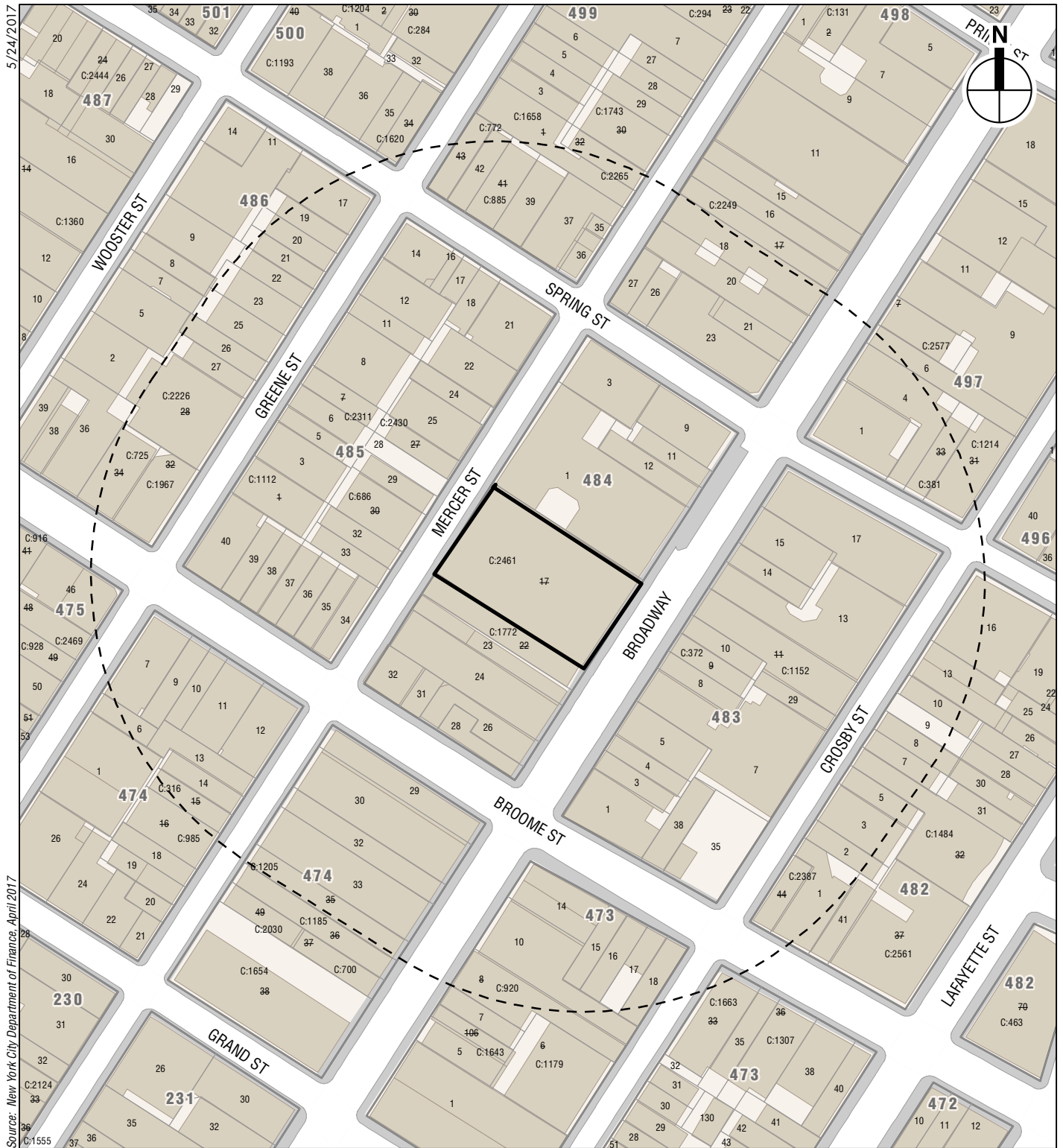
	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, Office, Physical Culture Establishment	Retail, Office, Physical Culture Establishment	Retail, Office, Physical Culture Establishment	
Gross floor area (sq. ft.)	144,416	144,416	144,416	0
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Factory and Sales Room	Factory and Sales Room	Factory and Sales Room	
Gross floor area (sq. ft.)	10,743	10,743	10,743	0
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	28,328 (storage/mechanical/egress)	28,328 (storage/mechanical/egress)	28,328 (storage/mechanical/egress)	
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
POPULATION				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify number:				
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	1 Large retail establishment, 1 Physical Culture Establishment, Office Space	1 Large retail establishment, 2 or more smaller retail establishments, 1 Physical Culture Establishment, Office Space	1 Large retail establishment, 1 Physical Culture Establishment, Office Space	
No. and type of workers by business	Approx. 363	Approx. 363	Approx. 363	0
No. and type of non-residents who are not workers	0	0	0	
Briefly explain how the number of businesses was calculated:	Workers estimated by assuming 1 worker per 400 gs of retail space.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M1-5B	M1-5B	M1-5B	
Maximum amount of floor area that can be developed	5.0 FAR	5.0 FAR	5.0 FAR	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	M1-5A, M1-5B—Residential, Commercial, Community Facility, Industrial/Manufacturing	M1-5A, M1-5B—Residential, Commercial, Community Facility, Industrial/Manufacturing	M1-5A, M1-5B—Residential, Commercial, Community Facility, Industrial/Manufacturing	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				







- Project Site
- Study Area (400-foot perimeter)

0 200 FEET

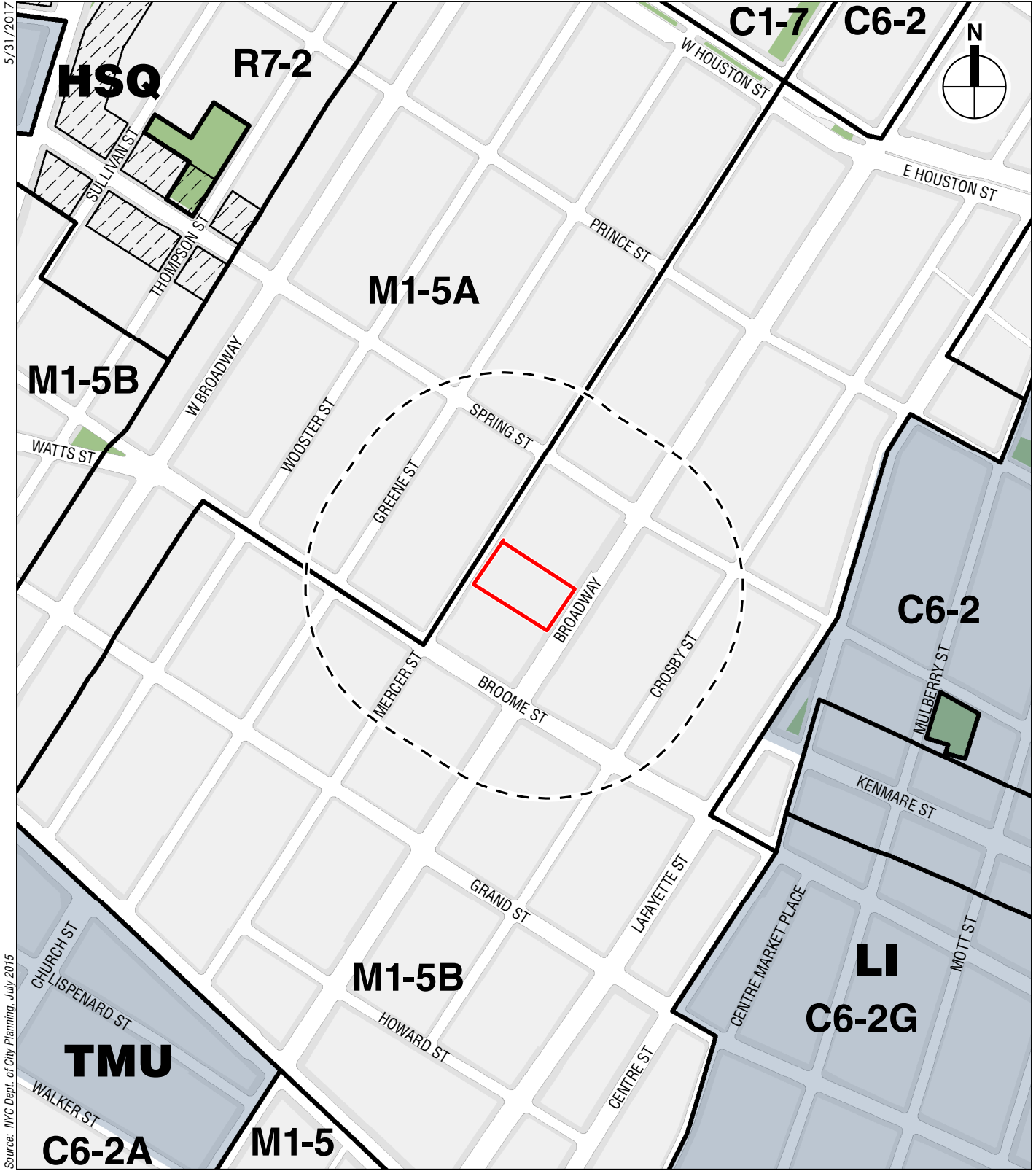


5/24/2017

Source: New York City Department of Finance, April 2017

-  Project Site
-  Study Area (400-foot boundary)
-  Tax Block
-  Tax Lot
- c2117 Condo Flag/Condo Number

0 200 FEET



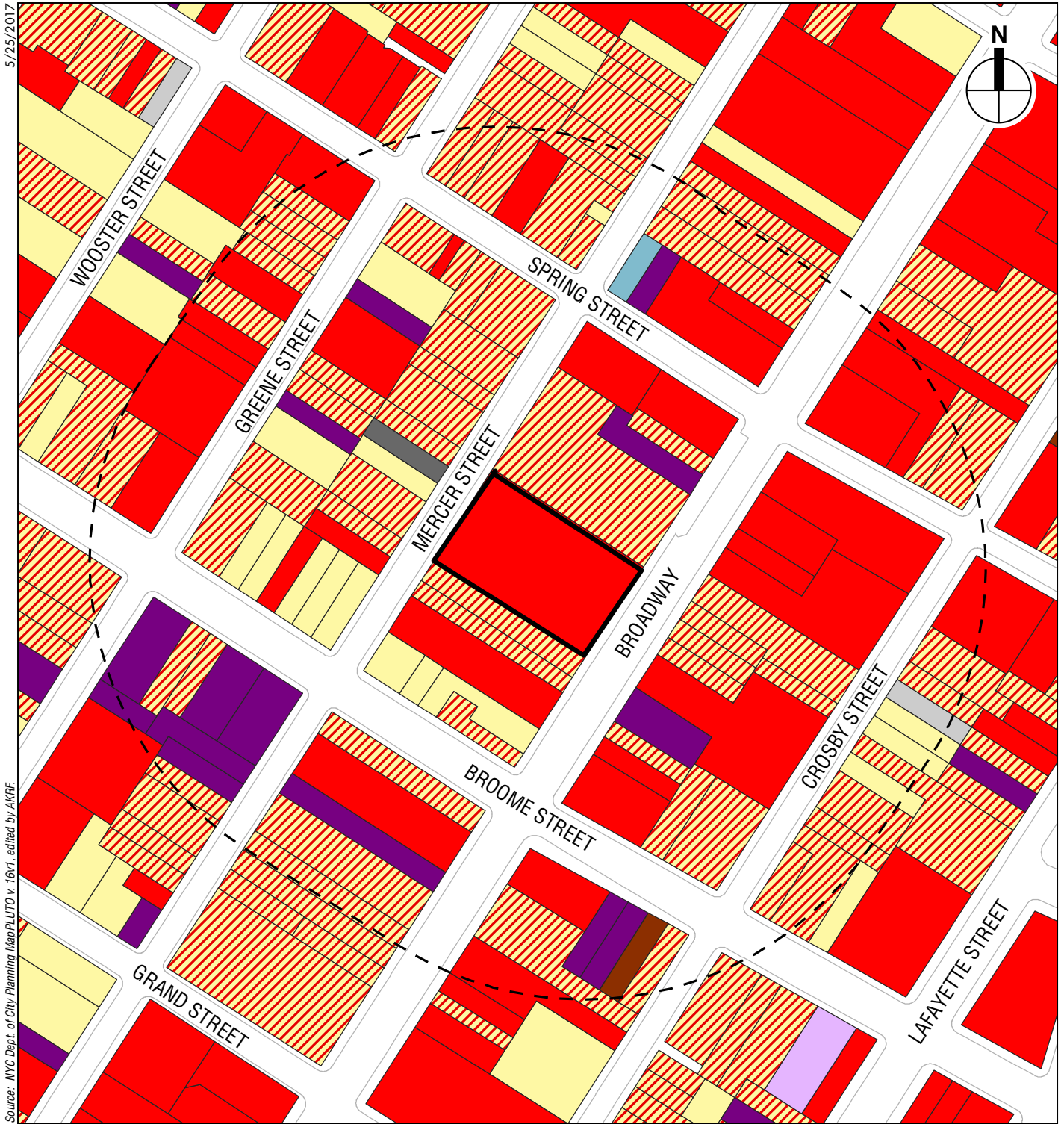
5/31/2017

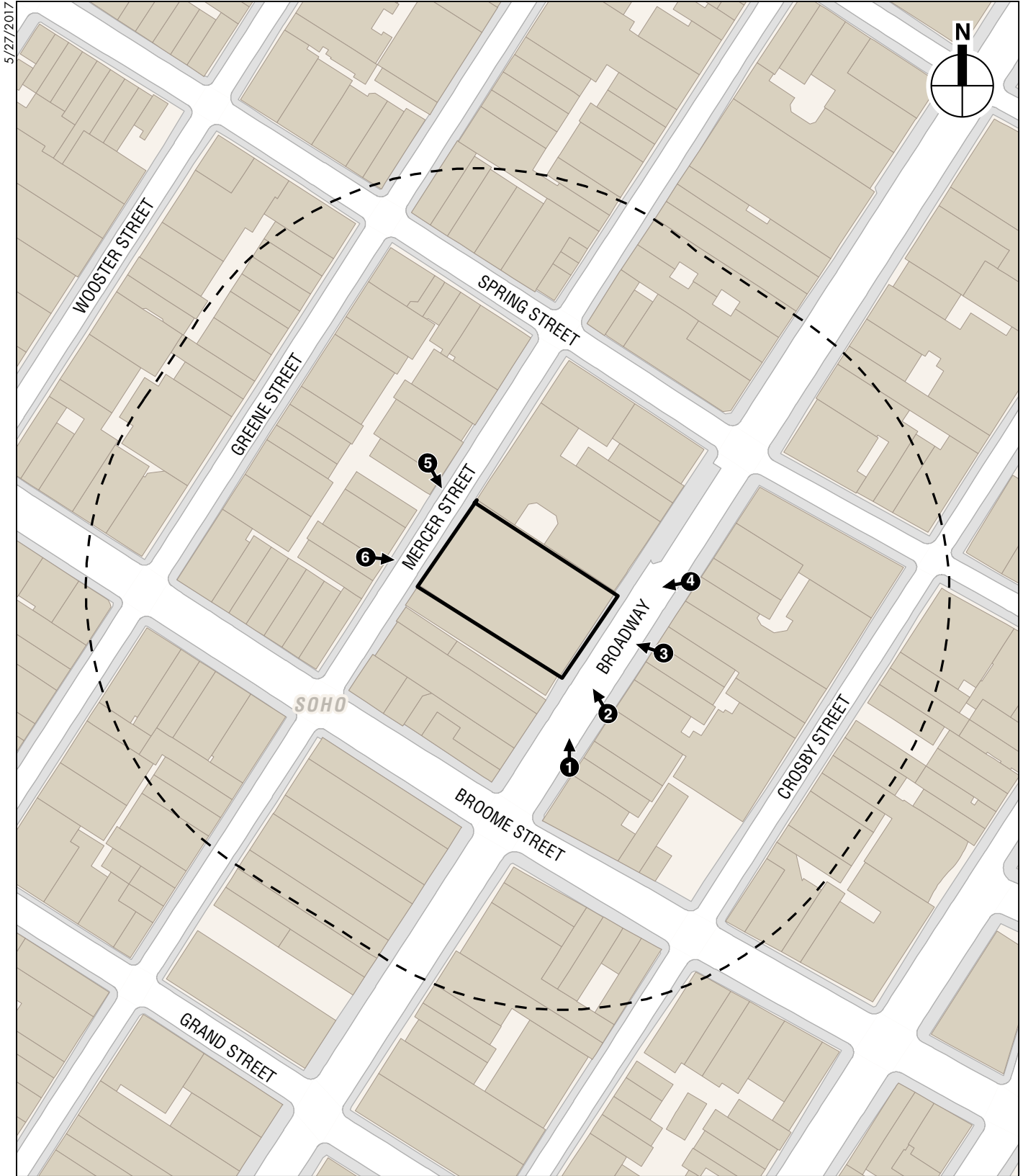
Source: NYC Dept. of City Planning, July 2015

- Project Site
- Study Area (400-foot boundary)
- Zoning Districts
- Special Purpose District
- C1-5 Commercial Overlay District

ZARA 503 BROADWAY

**Zoning
Figure 3**





- Project Site
- Study Area (400-foot perimeter)
- Photograph View Direction and Reference Number



1



2



3



4

ZARA 503 BROADWAY

Photographs
Figure 7



5



6

Part II: TECHNICAL ANALYSIS

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


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

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<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. See Attachment 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 .		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<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"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>

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


	YES	NO
<ul style="list-style-type: none"> ○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> ○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: 	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input 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 would reach any sunlight-sensitive resource at any time of the year.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Attachment C		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input 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 above, please provide the information requested in Chapter 10 .		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. 		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions. 		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: 	<input type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment D	<input type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If the proposed project located in a separately sewer area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewer 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.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week):		
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"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): N/A		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input 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 of Chapter 16 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/rail 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"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input type="checkbox"/>	<input 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) designation or 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. See Attachment F		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input 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 Chapter 18 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. 	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" 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.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input 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.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. See Attachment G		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
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 highway 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 type="checkbox"/>	<input checked="" 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 services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
20. APPLICANT'S CERTIFICATION		
<p>I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.</p> <p>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.</p>		
APPLICANT/REPRESENTATIVE NAME Lisa Lau, AKRF, Inc.	SIGNATURE 	DATE June 14, 2019

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	
	YES	NO
IMPACT CATEGORY		
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"/>
<p>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?</p> <p>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.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3. Check determination to be issued by the lead agency:</p> <p><input type="checkbox"/> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).</p> <p><input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (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.</p> <p><input checked="" type="checkbox"/> 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 <i>Negative Declaration</i>. The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.</p>		
<p>4. LEAD AGENCY'S CERTIFICATION</p>		
<p>TITLE</p> <p>Director, Environmental Assessment and Review Division</p>	<p>LEAD AGENCY</p> <p>Department of City Planning, acting on behalf of the City Planning Commission</p>	
<p>NAME</p> <p>Olga Abinader</p>	<p>DATE</p> <p>8/23/2019</p>	
<p>SIGNATURE</p> 		

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning, acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would have no significant effect on the quality of the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

The EAS includes an analysis of the proposed action on Land Use, Zoning, and Public Policy and determined that no significant adverse impacts would occur. The proposed action would facilitate the legalization of an existing large retail use in an area where different commercial uses are prominent. Commercial uses in the area include offices, retail stores, cafes, and wholesale stores. Retail uses range from small boutique shops and eating and drinking establishments to a number of large retail establishments. As such, the proposed action would not introduce a new land use to the area, but would legalize an existing commercial use that is reflective of surrounding uses in this major commercial corridor of the SoHo neighborhood. Furthermore, the proposed action would have no adverse effect on zoning or public policy.

Historic and Cultural Resources

A detailed analysis related to historic and cultural resources is included in this EAS. The *2014 CEQR Technical Manual* defines an adverse effect as the introduction of tangible and intangible elements that compromise or diminish the characteristics for which a historic or cultural resource has been determined significant. The proposed action would facilitate the legalization of the existing large retail use at the project site building. There would be no in-ground disturbance, incremental shadows, or physical changes to the project site, or any of the architectural resources located in the study area.


The proposed action, and resulting legalization of use, would not require any interior or exterior alterations to the project site building beyond those already approved by LPC and completed. In its Certificate of No Effect dated June 4, 2014, LPC determined that the alterations would be consistent with historic storefront infill and the signage would not detract from the architectural features of adjacent buildings or the streetscape, and therefore, the work would be appropriate to the historic district.

The analysis concludes that the proposed action would not result in significant adverse impacts to historic and cultural resources.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Rachel Antelmi at (212) 720-3621.

Project Name: 503 Broadway
CEQR #: 19DCP182M
SEQRA Classification: Unlisted

EAS FULL FORM PAGE 12

TITLE Director, Environmental Assessment and Review Division		LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31 st Fl. New York, NY 10271 (212) 720-3493	
NAME Olga Abinader		DATE August 23, 2019	
SIGNATURE 			
TITLE Chair, City Planning Commission			
NAME Marisa Lago		DATE August 26, 2019	
SIGNATURE			

A. INTRODUCTION

The applicant, Zara USA, Inc., is seeking a Special Permit (the proposed action) under Zoning Resolution (ZR) Section 74-922, “Certain Large Retail Establishments,” which allows the City Planning Commission (CPC) to authorize certain Use Group 6 and Use Group 10 retail establishments with no limit on floor area in M1 zoning districts. The proposed action would legalize the conversion of approximately 14,273 gross square feet (gsf) of space on the second floor of the existing building at 503 Broadway (Block 484, Lot 1202 [p/o 17]) with Use Group 10A (large retail) uses. The converted space is part of a single large retail establishment within an existing 5-story (plus penthouse) commercial building, located in an M1-5B zoning district and the SoHo-Cast Iron Historic District in Manhattan Community District 2.

DESCRIPTION OF THE PROJECT SITE

The proposed action is a Special Permit which would facilitate the legalization of a change of use on the project site, an existing building located in an M1-5B zoning district in the SoHo-Cast Iron Historic District. The existing building is 83 feet tall to the roof (five stories plus a penthouse level) and contains approximately 183,487 gsf. The applicant’s large retail establishment (Use Group 10A) occupies a portion of the cellar, ground floor, and second floor levels of the project site building, totaling 43,410 gsf. On the building’s certificate of occupancy (issued June 2, 2014), the second floor is listed as a factory and sales room (Use Group 17), but the portion of this space occupied by the applicant has since been converted to large retail use. The sub-cellar is used for storage, mechanical equipment, and the building’s boiler room. The portions of the cellar and ground floor levels not occupied by the applicant contain Use Group 6 retail uses, and the portion of the second floor not occupied by the applicant contains Use Group 17 factory and sales room uses. The third floor contains a physical culture establishment (Use Group 9). The fourth, fifth and penthouse levels contain commercial offices (Use Group 6).

PROPOSED ACTION

As noted above, the proposed action is a Special Permit under ZR Section 74-922, “Certain Large Retail Establishments,” which allows CPC to authorize certain Use Group 6 and Use Group 10 retail establishments with no limit on floor area in M1 zoning districts. No other discretionary actions are proposed.

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 technical attachment to the EAS, 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 potential project impacts.

Project Site

The project site has frontages on the west side Broadway and the east side of Mercer Street, on the block that is also bounded by Spring Street and Broome Street. As noted above, the site is occupied by an existing building that is 83 feet tall to the roof (five stories plus a penthouse level) and contains approximately 183,487 gsf of space. The applicant's large retail establishment (Use Group 10A) occupies a portion of the cellar, ground floor, and second floor levels of the project site building, totaling 43,410 gsf. The sub-cellar is used for storage, mechanical equipment, and the building's boiler room. The portions of the cellar and ground floor levels not occupied by the applicant contain Use Group 6 retail uses, and the portion of the second floor not occupied by the applicant contains Use Group 17 factory and sales room uses. The third floor contains a physical culture establishment (Use Group 9). The fourth, fifth and penthouse levels contain commercial offices (Use Group 6).

Area Context

The project site is located in SoHo, a mixed-use neighborhood and shopping destination once 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, living space (including Joint Living Work Quarters for Artists [JLWQA] and residences), and community facility uses. The study area is located within M1-5B and M1-5A manufacturing zones that allow commercial use as well as JLWQA use.

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 2019 analysis year, if any, are considered.

Absent the proposed project, existing conditions on the project site will not change, except for the second floor. Approximately 14,273 gsf on the second floor that is occupied by the applicant would be converted to two or more conforming Use Group 6 retail establishments separate from the establishment on the ground floor and cellar levels, and the remainder of the second floor will remain as a Use Group 17 use.¹ The third floor will remain a Use Group 9 physical culture establishment, and the fourth, fifth, and penthouse levels will remain Use Group 6 commercial offices.

¹ It is possible that the remainder of the second floor would be converted to another as-of-right use; however, this would occur regardless of the proposed action. For purposes of this analysis, it is assumed that the use of the remaining portion of the second floor is unchanged.

WITH-ACTION CONDITION

In the With-Action scenario, uses in the project site building would not change, compared to existing conditions. The proposed action would result in the legalization of the conversion of 14,273 gsf of space on the second floor to Use Group 10A (large retail) use. This space forms part of the existing, approximately 43,410 gsf retail establishment, which occupies a portion of the cellar, ground, and second floors of the project site building. Compared to the No-Action condition—in which the second floor space is occupied by two or more complying Use Group 6 retail establishments of less than 10,000 square feet—the proposed action would allow the current large retail establishment to maintain operations. The proposed action would not result in any changes to the remainder of the project site building. The Reasonable Worst Case Development Scenario for the proposed project is summarized below in **Table A-1**.

Table A-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)	25,016	25,016	25,016	0
	FAR	5.0	5.0	5.0	0
	Building Height	83'	83'	83'	0
	GSF Above Grade	129,176	129,176	129,176	0
	GSF Below Grade	54,311	54,311	54,311	0
	<i>Uses:</i>				
	Storage/Mechanical/Egress	28,328	28,328	28,328	0
	Large Retail Establishment	43,410	29,137	43,410	14,273
	Other Retail Uses ¹	21,973	36,246	21,973	-14,273
	Office	54,053	54,053	54,053	0
	Physical Culture Establishment	24,980	24,980	24,980	0
	Community Facility GSF	0	0	0	0
	Residential GSF	0	0	0	0
	Manufacturing GSF	10,743	10,743	10,743	0
	Accessory Parking Spaces	0	0	0	0
	TOTAL GSF	183,487	183,487	183,487	0
Note: ¹ Includes Use Group 6 or Use Group 10 retail establishments of less than 10,000 square feet. Source: Arpad Baksa Architects, P.C.					

C. PURPOSE AND NEED

The proposed special permit is required to legalize the extension of a single-establishment retail use containing more than 10,000 square feet to the second floor of the project site building. Clothing sales establishments with more than 10,000 square feet of floor area are not permitted as-of-right in M1-5B zoning districts. Compared to the No-Action scenario, the special permit would respond to market demand for the applicant's products and facilitate the continued operation of the applicant's establishment. *

A. INTRODUCTION

The proposed project would result in the legalization of the conversion of approximately 14,273 gross square feet (gsf) of space on the second floor of the existing building at 503 Broadway (Block 484, Lot 1202 [p/o 17]) to Use Group 10A (large retail) uses. The proposed action is a Special Permit under Zoning Resolution (ZR) Section 74-922, “Certain Large Retail Establishments,” which allows the City Planning Commission (CPC) to authorize certain Use Group 6 and Use Group 10 retail establishments with no limit on floor area in M1 zoning districts.

This attachment assesses the potential impacts of the proposed action 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 action 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.

B. METHODOLOGY

The project site is located in the SoHo 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 affect, according to the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. The land use study area extends to just north of Spring Street, just south of Broome Street, just east of Crosby Street, and just west of Greene Street (see **Figure B-1**).

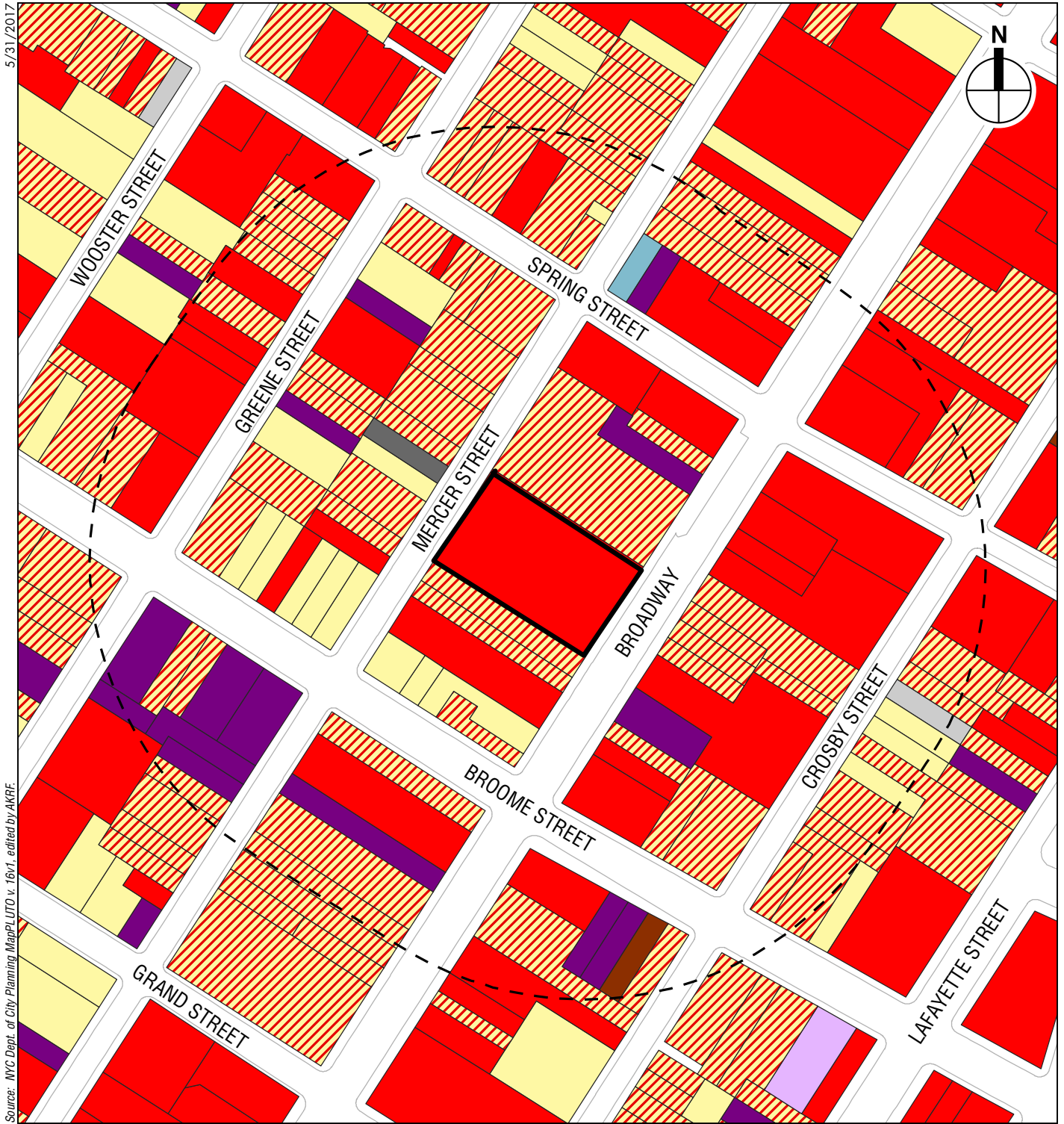
The analysis begins by considering existing conditions in the study area in terms of land use, zoning, and public policy. The analysis then considers land use, zoning, and public policy in the No-Action scenario in the 2018 analysis year by identifying developments and potential policy changes expected 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.

C. EXISTING CONDITIONS

LAND USE

PROJECT SITE

The project site is located within the SoHo-Cast Iron Historic District in Manhattan. The lot area of the project site is 25,016 square feet. The project site is currently occupied by a 5-story (plus penthouse), approximately 183,487 gross square feet (gsf) building. The applicant’s large retail establishment (Use Group 10A) occupies a portion of the cellar, ground floor, and second floor levels of the project site building, totaling 43,410 gsf. On the building’s certificate of occupancy



- | | |
|---------------------------------|------------------------------------|
| Project Site | Public Facilities and Institutions |
| Study Area (400-foot boundary) | Residential |
| Commercial and Office Buildings | Residential with Commercial Below |
| Hotels | Transportation and Utility |
| Industrial and Manufacturing | Vacant Land |
| Parking Facilities | |

0 200 FEET

(issued June 2, 2014), the second floor is listed as a factory and sales room (Use Group 17), but the portion of this space occupied by the applicant has since been converted to large retail use. The sub-cellar is used for storage, mechanical equipment, and the building's boiler room. The portions of the cellar and ground floor levels not occupied by the applicant contain Use Group 6 retail uses, and the portion of the second floor not occupied by the applicant contains Use Group 17 factory and sales room uses. The third floor contains a physical culture establishment (Use Group 9). The fourth, fifth and penthouse levels contain commercial offices (Use Group 6).

STUDY AREA

The 400-foot study area is located within the neighborhood of SoHo and is characterized by a mix of uses including containing office, retail, living space (as Joint Living-Work Quarters for Artists [JLWQA] and residential), and parking (see **Figure B-1**). SoHo developed as a commercial, manufacturing and warehousing district in the 19th century. Today, SoHo is an upscale, mixed-use neighborhood and shopping destination formerly known for its concentration of art galleries and other arts and design-related uses. The study area is located within M1-5B and M1-5A manufacturing zones that allow commercial uses as well as JLWQAs, which are both now prevalent uses in the area.

Commercial uses in the area include offices, retail stores, cafes, and wholesale stores. Retail uses range from small boutique shops and eating and drinking establishments to a substantial number of large retail establishments that are often flagship stores for major retail chains. Many of the office uses located in the study area are in creative professional fields such as architecture, art, engineering, and design. These uses are typically located in converted light manufacturing lofts of up to 12 stories.

JLWQAs and residential uses are located throughout the study area, and typically consist of converted manufacturing lofts with retail uses at the ground level.

ZONING

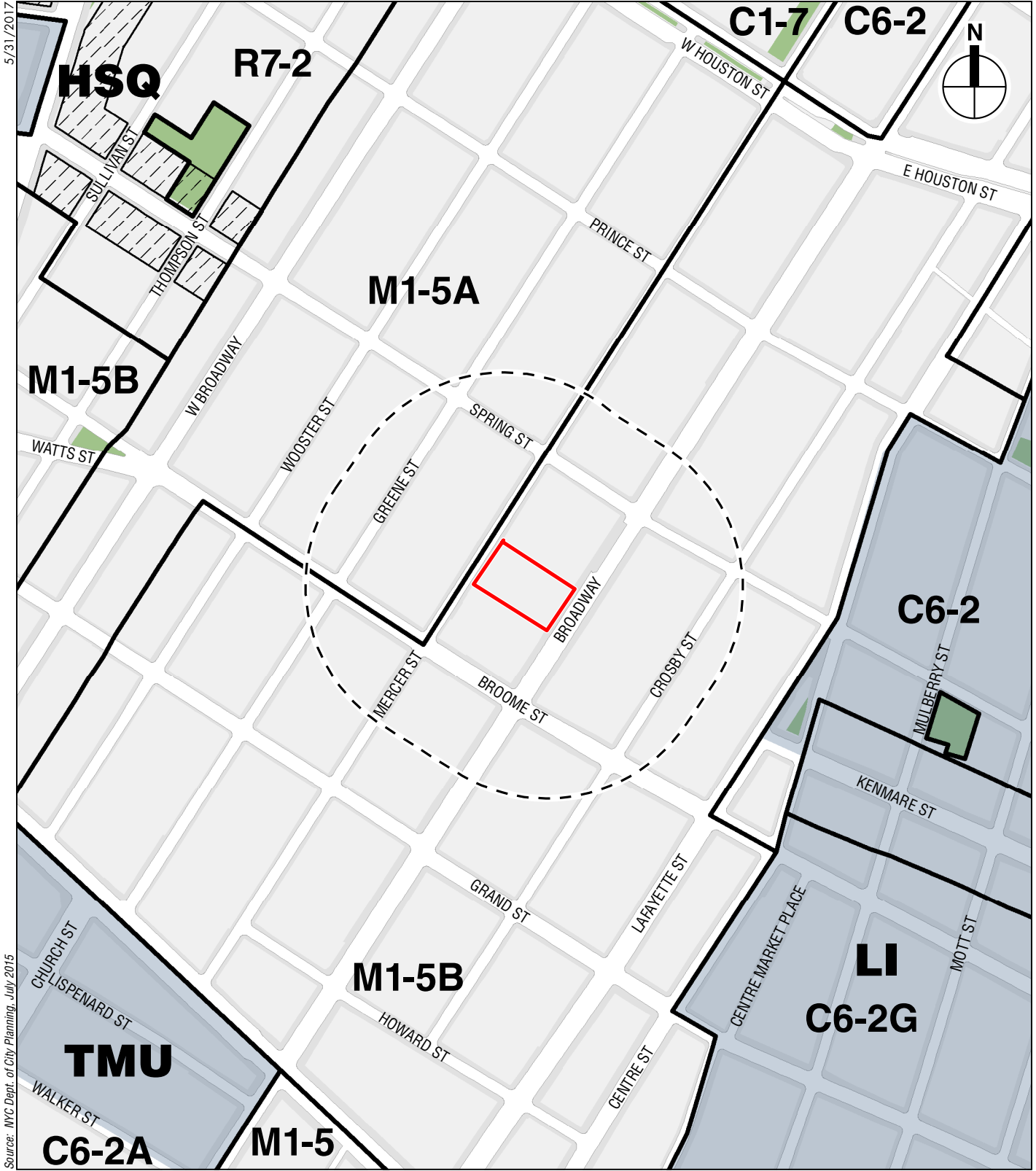
PROJECT SITE

The project site is mapped in an M1-5B zoning district (see **Figure B-2**). 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 SoHo contain special provisions allowing conversion of manufacturing uses to JLWQAs. 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 an M1-5A zoning classification. **Table B-1** lists the zoning districts in the study area and their descriptions.



5/31/2017

Source: NYC Dept. of City Planning, July 2015

- Project Site
- Study Area (400-foot boundary)
- Zoning Districts
- Special Purpose District
- C1-5 Commercial Overlay District

ZARA 503 BROADWAY

Zoning
Figure B-2

Table B-1
Zoning Districts Located in the Study Area

Zoning District	Maximum FAR¹	Uses/Zone Type
M1-5A	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only) ²	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas). Limited residential use allowed as JLVQAs and by special permit. Limited commercial uses are allowed below the second floor.
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (use group 4 only) ²	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas). Limited residential use allowed as JLVQAs and by special permit. Limited commercial uses are allowed below the second floor.
Notes: ¹ 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. ² Use Group 4A by Special Permit only. Source: <i>New York City Zoning Resolution.</i>		

As with M1-5B districts, M1-5A districts mapped in Noho and SoHo contain special provisions allowing conversion of manufacturing uses to JLVQAs. M1-5A and M1-5B districts lofts cannot be converted to solely residential use, but may be occupied as JLVQAs by artists certified by the New York City Department of Cultural Affairs. There are also restrictions on uses below the second story. Uses such as high-performance manufacturing and non-commercial art galleries are permitted, but heavy manufacturing is prohibited. Conversions of these loft spaces from manufacturing to other uses, both on the ground floors and upper stories, generally require a special permit or authorization from the CPC. M1-5A and M1-5B zoning districts are similar, but differ slightly in the uses allowed on the ground floor of the buildings within the respective districts.

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 converted to commercial and living space uses.

D. NO-ACTION CONDITION

LAND USE

PROJECT SITE

Absent the proposed action, approximately 14,273 gsf on the second floor currently occupied by Use Group 10A uses would be converted to two or more conforming Use Group 6 retail

establishments separate from the ground floor and second floor establishment. The remaining uses on the project site would not change.

STUDY AREA

No major changes to the study area are expected by 2018 in the No-Action condition. The study area will continue to be characterized by a mix of commercial, living space, community facility, and parking uses. No background development projects in the study area are currently anticipated.

ZONING AND PUBLIC POLICY

There are no changes to zoning or public policy expected that would affect the project site or the study area in the No-Action condition.

E. WITH-ACTION CONDITION

LAND USE

PROJECT SITE

In the With-Action scenario, uses in the project site building would not change, compared to existing conditions. The proposed action would result in the legalization of the conversion of 14,273 gsf of space on the second floor to Use Group 10A (large retail) use. This space forms part of the existing, approximately 43,410 gsf retail establishment, which occupies a portion of the cellar, ground, and second floors of the project site building. Compared to the No-Action condition—in which the second floor space is occupied by two or more complying Use Group 6 retail establishments of less than 10,000 square feet—the proposed action would allow the current large retail establishment to maintain operations. The proposed action would not result in any changes to the remainder of the project site building.

STUDY AREA

The proposed project would be consistent with existing uses in the study area, and would not result in a noticeable change in study area land use conditions. The large retail establishment is compatible with the land use pattern of the surrounding areas and recent development trends. Therefore, the proposed project would not adversely affect the land use character of the study area and would not result in any significant adverse land use impacts.

ZONING

PROJECT SITE

The proposed action would not affect the existing underlying zoning designation of the project site, which would remain within an M1-5B zoning district. As described in Attachment A, “Project Description,” the proposed action is a Zoning Special Permit under ZR Section 74-922, “Certain Large Retail Establishments,” which allows CPC to authorize certain Use Group 6 and Use Group 10 retail establishments with no limit on floor area in M1 zoning districts. No other actions are proposed.

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 action would be compatible with surrounding residential and mixed commercial uses. Therefore, the proposed project would not result in any significant adverse zoning impacts on the study area.

PUBLIC POLICY

The proposed action 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.

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

A. INTRODUCTION

This section considers the potential of the proposed 503 Broadway project to affect architectural and archaeological resources on the project site and in the surrounding area. The proposed action would result in the legalization of the conversion of a portion of the building located at 503 Broadway to allow large retail uses. The project site is located within the SoHo-Cast Iron Historic District.

B. METHODOLOGY

Consistent with the guidance of the *CEQR Technical Manual*, in order to determine whether the proposed action could potentially affect architectural resources, this attachment considers whether the proposed action would result in a physical change to any resource, a physical change to the setting of any resource (such as context or visual prominence), and, if so, whether the change is likely to alter or eliminate the significant characteristics of the resource that make it important. More specifically, as set forth in the *CEQR Technical Manual*, potential impacts to architectural resources may include the following:

- Physical destruction, demolition, damage, alteration, or neglect of all or part of an historic property;
- Changes to an architectural resource that cause it to become a different visual entity;
- Isolation of the property from, or alteration of, its setting or visual relationships with the streetscape, including changes to the resource's visual prominence;
- Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting;
- Replication of aspects of the resource so as to create a false historical appearance;
- Elimination or screening of publicly-accessible views of the resource;
- Construction-related impacts, such as falling objects, vibration, dewatering, flooding, subsidence, or collapse; and
- Introduction of significant new shadows, or significant lengthening of the duration of existing shadows, over an historic landscape or on an historic structure (if the features that make the resource significant depend on sunlight) to the extent that the architectural details that distinguish that resource as significant are obscured.

Because the project site is located within the SoHo-Cast Iron Historic District (National Historic Landmark, State and National Register of Historic Places-listed, and New York City Historic District), work involving changes to the project site building is subject to review and approval under the New York City Landmarks Law.

The study area for archaeological resources is defined as the area where subsurface disturbance would occur. As no subsurface disturbance would occur as a result of the proposed action, this attachment focuses on standing structures only.

To evaluate potential effects due to on-site construction activities, and also to account for visual or contextual impacts, the study area for architectural resources is defined as extending 400 feet from the project site (see **Figure C-1**).

Consistent with the guidance of the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, designated architectural resources that were analyzed include: New York City Landmarks (NYCL), Interior Landmarks, Scenic Landmarks, and New York City Historic Districts (NYCHD); resources calendared for consideration as one of the above by LPC; resources listed on or formally determined eligible for inclusion on the State and National Registers of Historic Places (S/NR), or contained within a district listed on or formally determined eligible for listing on the Registers; resources recommended by the New York State Board for listing on the Registers; and National Historic Landmarks (NHLs). Because the study area is located wholly within the existing SoHo-Cast Iron Historic District and Extension, a field survey to identify any previously undesignated properties in the study area that appear to be potentially eligible for NYCL designation or S/NR listing (“potential architectural resources”) was not necessary and was not conducted.

C. EXISTING CONDITIONS

PROJECT SITE

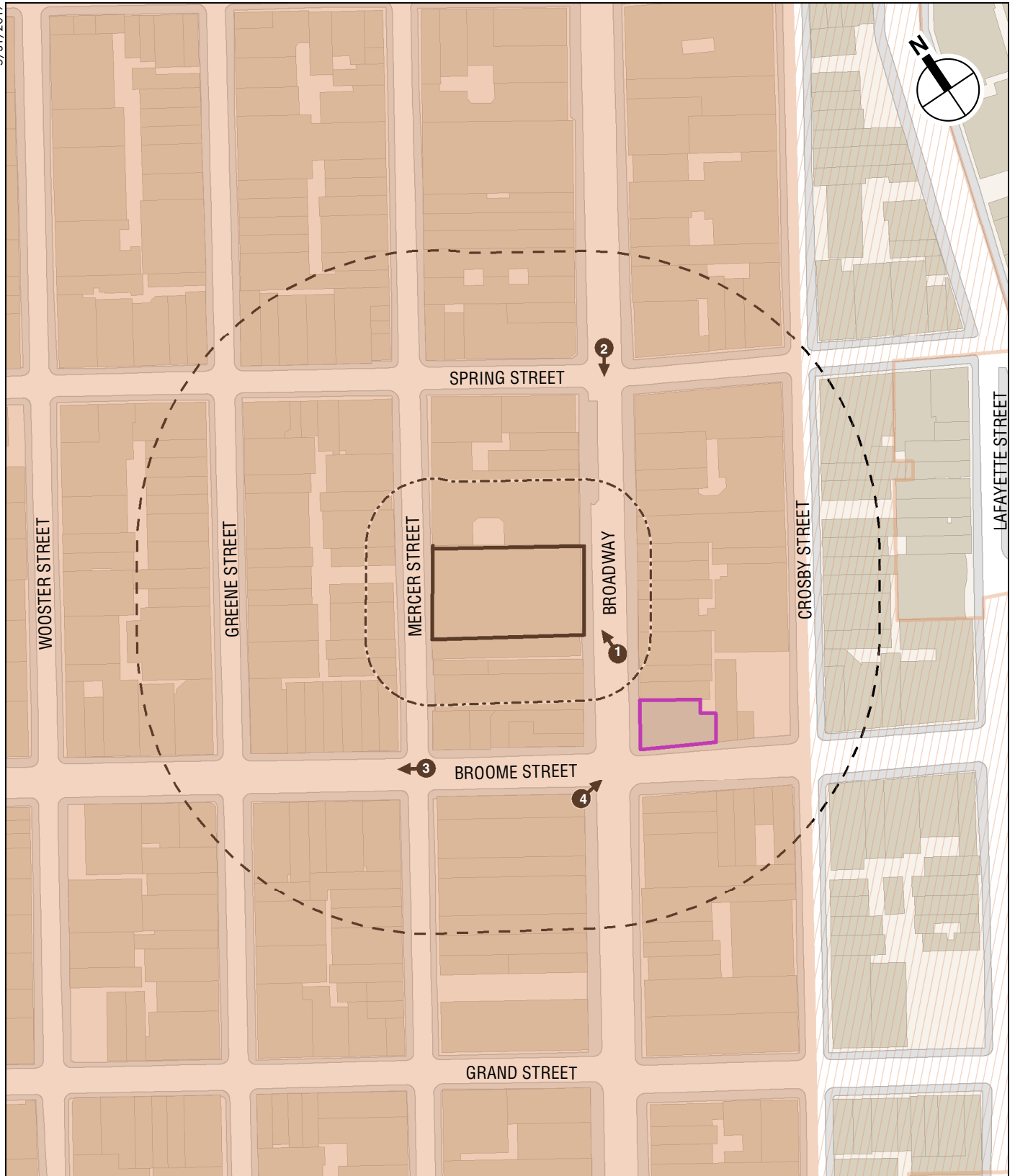
The project site is located within the SoHo-Cast Iron Historic District (NHL, S/NR, NYCHD), described below. The project site consists of a neo-Grec-style, five-story building with a cast-iron façade designed by J.B. Snook and constructed in 1879 for the prominent philanthropist, Joseph Loubat (see view 1 of **Figure C-2**). The front façade has three sections containing six, six, and three bays that are delineated by pilasters, and engaged columns with plain capitals flank each one-over-one window. The building has a decorative cornice and the ground floor, which has been altered, has double-height display windows.

STUDY AREA


There are three known architectural resources located in the 400-foot study area. These are the SoHo-Cast Iron Historic District, the SoHo-Cast Iron Historic District Extension, and the E.V. Haughwout Building. These resources are described below and mapped on **Figure C-1**. As noted above, no potential architectural resources were identified within the study area because the study area is located wholly within the existing SoHo-Cast Iron Historic District and Extension.


SOHO-CAST IRON HISTORIC DISTRICT (NHL, S/NR, NYCHD) AND EXTENSION (NYCHD)

The SoHo-Cast Iron Historic District and Extension is a commercial district that developed during the mid- to late-19th century, serving the wholesale dry goods trade. The original historic district boundaries as designated by LPC in 1973, nominated to the S/NR in 1978, and included in the NHL designation also in 1978, are West and East Houston Streets on the north, West Broadway on the west, Crosby Street and Broadway to the east, and Canal Street on the south. In 2010, LPC designated the SoHo-Cast Iron Historic District Extension, which includes properties between West Broadway and Thompson Street (outside the study area) and properties located between Crosby and Lafayette Streets, Spring Street, and Broome Street in the study area. The SoHo-Cast Iron Historic District Extension is not listed on the S/NR or included in the NHL designation.



 Project Site

 Study Area (400-foot perimeter)

 Study Area (90-foot perimeter)



Photograph View Direction and Reference Number

Historic Resources

 SoHo-Cast Iron Historic District

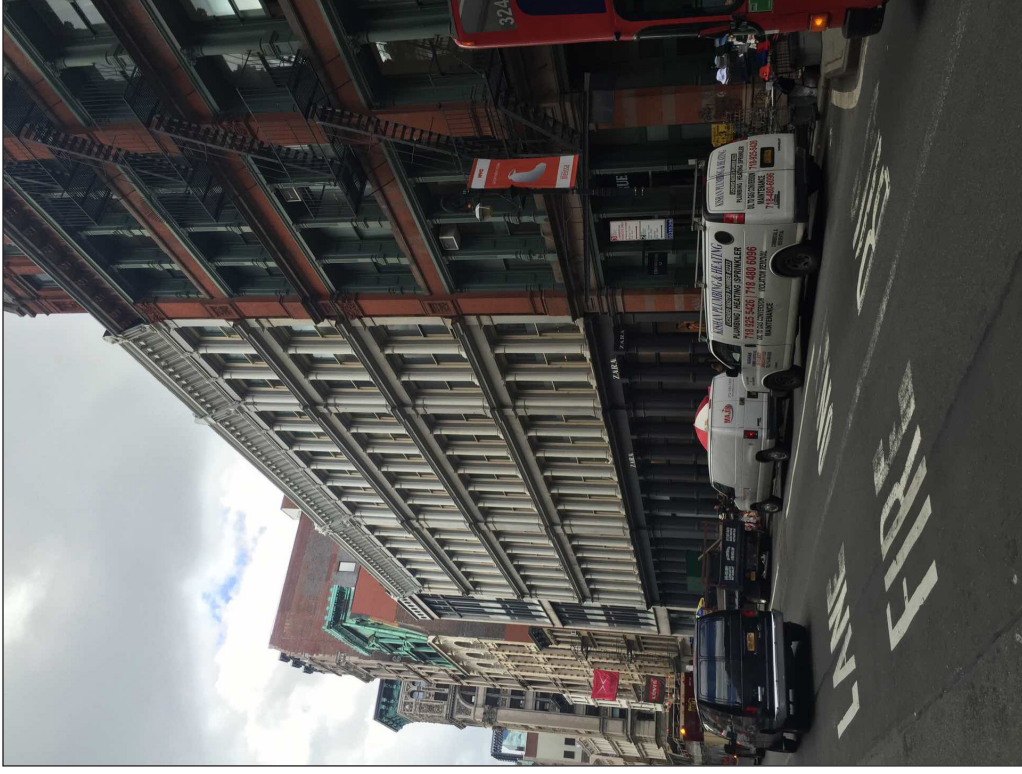
 SoHo-Cast Iron Historic District Extension

 E. V. Haughwout Building

0 200 FEET



View of front (east) façade of 503 Broadway 1



View southwest from Spring Street and Broadway 2

The historic district and extension primarily consist of mid- to late-19th century commercial and industrial buildings and include the largest collection of cast iron-faced buildings in the world (see view 2 of **Figure C-2**). Many of the buildings in the SoHo-Cast Iron Historic District and Extension were built between the 1850s and 1880s when cast-iron facades were the prevailing industrial building design. Much of the cast-iron parts were mass-produced at local foundries and assembled at the building sites. Most of the cast-iron buildings in this historic district were designed in the Italianate and French Second Empire styles (see view 3 of **Figure C-3**). By the 1890s, cast iron had fallen out of favor and architects and builders were designing loft buildings with steel framing and brick and terra cotta facing. Many of these later structures housed garment factories and are also contributing buildings to the historic district.

E.V. HAUGHWOUT BUILDING (NHL, S/NR, NYCL)

The E.V. Haughwout Building is located in the SoHo-Cast Iron Historic District, but is also designated as an individual NYCL. The five-story building was designed by architect J.P. Gaynor in 1856, with the cast iron components designed by James Bogardus, the inventor of cast iron architecture (see view 4 of **Figure C-3**). The building was designed as a large retail store to showcase and sell clocks, chandeliers, silverware, and cut-glass, and was the first retail store in the city to have an elevator. Large display windows separated by engaged Corinthian columns set on pedestals located along the ground floor were designed to attract the attention of shoppers. Above the ground floor, the round-arched windows with keystone surrounds are flanked by Corinthian columns set on a balustrade, and an engaged Corinthian column separates each window bay. The ornate entablature has a leaf-and-dart course on the soffit of the freeze and arabesque molding in the freeze, above which are another leaf-and-dart course, a dentil course, and an egg-and-dart course. The cornice has decorative flower moldings between scroll bracket modillions.

D. NO-ACTION CONDITION

Absent the proposed action, it is assumed that the building on the project site would not be altered, except that approximately 14,273 gsf on the second floor would be converted to two or more conforming Use Group 6 retail establishments separate from the ground floor establishment. LPC approval of these interior alterations would be required. As described in Attachment B, “Land Use, Zoning, and Public Policy,” there are no background development projects that are currently expected to be built in the study area by 2018.

In the No-Action scenario, the condition of other architectural resources within the study area could change. Architectural resources that are listed on the National Register or that have been found eligible for listing are given a measure of protection from the effects of federally sponsored or assisted projects under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Properties listed on the State Register are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the State Historic Preservation Act. Private property owners using private funds can, however, alter or demolish their properties without such a review process. Privately owned sites that are NYCLs or within New York City Historic Districts are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur.



View southwest from Mercer and Greene Streets 3



View of the south and west façades of the E.V. Haughwout Building 4

E. WITH-ACTION CONDITION

PROJECT SITE

The proposed action would result in the legalization of the conversion of 14,273 gsf of space on the second floor to Use Group 10A (large retail) use. Alterations completed with respect to the conversion include replacement of modern storefront infill with new modern black-painted metal and glass doors, display windows and transoms, and metal bulkheads, and the installation of steps at the vestibule. The completed alterations also include the installation of a black metal bracket sign, two black painted metal signage letters in the fascia of above the infill, and the application of vinyl lettering in the five storefront bays.

LPC approved the alterations detailed above and issued Certificates of No Effect on April 15, 2014 and June 4, 2014 (see **Appendix 1**). In the April letter, LPC determined that the interior alterations will have no effect on significant protected features of the building. In the June letter, LPC determined that the proposed configuration of the replacement storefront infill will be consistent with the proportions of historic storefront infill; that the molding profile for the storefront framing will recall the articulation of historic storefront framing; that the placement of the bulkhead, display windows, and transoms will maintain the building street wall; that the new entrance will not result in the loss of any historic fabric; that the infill and finish will match historic infill material and recall the finish of historic storefronts; that the bracket sign will be installed in accordance with the requirements of the Zoning Resolution and Building Code and will be proportional; that the letters in the fascia will not be internally illuminated and will be proportional to the signband; that none of the installations will damage, destroy or obscure significant architectural features or material of the building or storefront; and that the overall amount of signage will not be excessive and will not overwhelm the building or detract from the architectural features of the building, the adjacent buildings, or the streetscapes.

As the proposed action consists of the legalization of the large retail use at the project site building, and would not require any interior or exterior alterations to the project site building beyond those already approved by LPC and completed, the proposed action would have no adverse impact on historic resources on the project site.

STUDY AREA

DIRECT IMPACTS

The proposed action consists of the legalization of the conversion of space to a large retail use at the project site building, and would not require any interior or exterior alterations beyond those already approved by LPC and completed. Therefore, it would not result in the introduction of significant new shadows or significant lengthening of the duration of existing shadows over historic landscapes or structures in the study area, and there would be no physical changes to any of the architectural resources located in the study area.

INDIRECT IMPACTS

In its Certificate of No Effect dated June 4, 2014, LPC determined that the alterations detailed above would be consistent with historic storefront infill and the signage would not detract from the architectural features of adjacent buildings or the streetscape, and therefore, the work would be appropriate to the historic district.

In addition, the *CEQR Technical Manual* criteria for indirect, contextual impacts are as follows:

- Isolation of a property from, or alteration of, its setting or visual relationships with the streetscape, including changes to the resource's visual prominence;
- Introduction of incompatible visual, audible, or atmospheric elements to a resource's setting; and
- Elimination or screening of publicly-accessible views of the resource.

As the proposed action consists only of the legalization of the conversion of space to a large retail use at the project site building, and would not require any interior or exterior alterations beyond those already approved by LPC and completed, it would not isolate any buildings in the SoHo-Cast Iron Historic District and Extension, including the E.V. Haughwout Building, from its setting or visual relationship with the streetscape, or otherwise adversely alter any building's setting or visual prominence. The proposed action also would not introduce incompatible visual, audible, or atmospheric elements to the SoHo-Cast Iron Historic District and Extension. Furthermore, the proposed action would not eliminate or screen significant publicly accessible views of any building in the SoHo-Cast Iron Historic District and Extension or the E.V. Haughwout Building. Therefore, the proposed action would not have any significant adverse impacts on historic and cultural resources. *

A. INTRODUCTION

The proposed 503 Broadway project would result in the legalization of the conversion of approximately 14,273 gross square feet (gsf) of space on the second floor of the existing building at 503 Broadway (Block 484, Lot 1202 [p/o 17]) to Use Group 10A (large retail) uses. The proposed action is a special permit from the New York City Planning Commission (CPC) under Zoning Resolution Section 74-922, to allow large retail uses on the project site.

This attachment 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.

B. SCREENING ASSESSMENT

The project site is located in SoHo, within an area zoned for manufacturing use. As described in Attachment A, “Project Description,” the proposed action would result in the legalization of the conversion of 14,273 gsf of space on the second floor to Use Group 10A (large retail) use. This space forms part of the existing, approximately 43,410 gsf retail establishment, which occupies a portion of the cellar, ground, and second floors of the project site building. Consistent with Chapter 12 of the *CEQR Technical Manual*, a hazardous materials assessment is not required, as the proposed project would not involve the use of hazardous materials or entail subsurface disturbance or result in a change to a more sensitive use (e.g., residential). Therefore, the proposed project would not result in any significant adverse impacts related to hazardous materials, and no further assessment is warranted. *

A. INTRODUCTION

The proposed 503 Broadway project would result in the legalization of the conversion of approximately 14,273 gross square feet (gsf) of space on the second floor of the existing building at 503 Broadway (Block 484, Lot 1202 [p/o 17]) to Use Group 10A (large retail) uses. The proposed action is a special permit from the New York City Planning Commission (CPC) under Zoning Resolution Section 74-922, to allow large retail uses on the project site.

This section examines the potential for the proposed project to result in significant adverse impacts on study area transportation systems, through a comparison of conditions with the proposed project (the With-Action condition) to conditions in the future without the proposed project (the No-Action condition).

B. SCREENING ASSESSMENT

Compared to the No-Action condition, the proposed project would result in an increase of 14,273 gsf of large retail (Use Group 10) uses on the project site, and a corresponding decrease of 14,273 gsf of smaller (Use Group 6) retail uses. According to Table 16-1 of the *CEQR Technical Manual*, the minimum development density for uses in Zone 1 (Manhattan, 110th Street and south; Downtown Brooklyn) potentially requiring a transportation analysis is 240 dwelling units or 30,000 square feet of regional retail or 15,000 square feet of local retail.

Since the proposed action does not reach the thresholds noted above, it does not meet the *CEQR Technical Manual* criteria requiring further analysis. As a result, no further transportation analyses are warranted, and the proposed project would not result in the potential for any transportation-related significant adverse impacts. *

A. INTRODUCTION

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.

B. SCREENING ASSESSMENT

As described elsewhere in this EAS, the proposed action 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. Therefore, the proposed project would not result in any significant adverse impacts to neighborhood character, and no further analysis is warranted. *

Appendix 1



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7730



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 04/15/14	EXPIRATION DATE: 4/16/2018	DOCKET #: 156041	CNE #: CNE 15-6461
<u>ADDRESS:</u> 503 BROADWAY <u>HISTORIC DISTRICT</u> SOHO-CAST IRON		<u>BOROUGH:</u> MANHATTAN	<u>BLOCK/LOT:</u> 484 / 17

Display This Permit While Work Is In Progress

ISSUED TO:

Vincent Fung
Heng Sang Realty
503 Broadway, penthouse
New York, NY 10012

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 14, 2014.

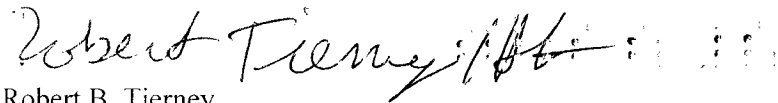
The approved work consists of interior alterations only at the sub cellar through 2nd floors, including the demolition and construction of nonbearing partitions and finishes, as shown on drawings T-001.00, A-001.00, A-002.00, A-003.00, A-004.00, and A-101.00, dated March 31, 2014 and prepared by Arpad Baksa, RA, all submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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

the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

A handwritten signature in black ink, reading "Robert Tierney". The signature is written in a cursive, flowing style. To the right of the signature, there are several small, faint, illegible marks that appear to be initials or a date.

Robert B. Tierney

Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

David Anderson, Arpad Baksa Architect, P.C.

cc: Bernadette Artus, Deputy Director of Preservation/LPC



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



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 06/04/14	EXPIRATION DATE: 6/4/2018	DOCKET #: 153382	CNE #: CNE 15-8477
<u>ADDRESS:</u> 503 BROADWAY <u>HISTORIC DISTRICT</u> SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 484 / 17

Display This Permit While Work Is In Progress

ISSUED TO:

William Fung
Heng Sang Realty Corp
503 Broadway
penthouse
New York, NY 10012

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on June 04, 2014.

The approved work consists of replacing modern storefront infill and signage with new modern black painted metal and glass doors, display windows, transoms, metal bulkheads, and double transoms above the existing entrances; installing one (1) black painted metal bracket sign with white painted letters ("Zara") at the northernmost bay, anchored to modern infill; installing two (2) sets of black painted metal signage letters ("Zara") at the fascia above the infill with supports extending from the bottom of the letters and mounted into the storefront infill and painted to match the adjacent cast iron; and applying silver colored vinyl lettering ("Zara") and ("503-511") at five storefront bays, as well as interior alterations at the first floor level, including the installations of steps at the vestibule, as described in an e-mail, dated June 4, 2014 and prepared by David Anderson, and shown on existing conditions photographs and drawings LPC-300, dated (revised) March 5, 2014; LPC-303 and LPC-305, dated (revised) May 9, 2014; and LPC-301, LPC-302, LPC-304, and LPC-306, dated June 1, 2014 and prepared by Arpad Baksa, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the SoHo-Cast Iron Historic District Designation Report describes 503 Broadway as a neo-Grec style store building, designed by J. B. Snook and built in 1879; and that the building's style, scale, materials, and details are among the features that contribute to the

special architectural and historic character of the historic district.

With regard to this proposal the Commission finds, in accordance with the provisions set forth by the Rules of the City of New York (R.C.N.Y.), Title 63 Section 2-17, that the proposed configuration of the replacement storefront infill will be consistent with the proportions of display windows, transoms, and bulkheads of historic storefront infill; that the storefront framing will feature a molding profile that recalls the articulation of historic storefront framing; that the placement of the bulkhead, display windows and transoms will maintain the building street wall; that the bulkhead will be between 18 inches and 2'6" in height, including a curb; that the new entrance will accommodate barrier free access and will not result in the loss of any significant historic fabric; that the infill will match the historic infill in terms of material; that the finish of the proposed infill will recall the finish of historic storefronts; that no interior partitions will be closer than 18 inches to the glass of the display windows; that the building does not contain a storefront with historic elements; that, in accordance with the provisions set forth by the R.C.N.Y., Title 63, Section 2-20, the proposed bracket sign will be installed below the second story within the storefront opening and wood infill; that the armature will be a dark finished metal and will be simply designed; that the display faces of the bracket sign will be metal with painted letters and the overall width will not exceed 3 inches; that the bracket sign will not be internally illuminated, nor will it have neon or L.E.D. lighting of any kind, nor will any light fixture or mechanism be attached to the armature; that the bracket sign will not be mechanized; that the installation of the bracket sign will not result in more than one bracket sign per ground floor establishment at the building; that the sign will not exceed 24 inches by 36 inches; that the projection of the bracket sign and armature beyond the property line shall conform to the requirements of the Zoning Resolution and Building Code, and will not extend more than 40 inches from the facade; that the bracket sign will be installed so that the lowest portion of the sign will be at least ten feet above the sidewalk; that the establishment seeking approval for a bracket sign is not already utilizing an LPC-approved, grandfathered or unapproved flagpole and banner; that the proposed metal signage letters will be installed in front of a fascia above the storefront opening, which functions as a sign band; that the letters will not be mounted into cast iron; that the letters at the fascia will be metal and have a painted finish and will not project more than 4 inches from the facade; that the letters at the fascia will be proportional to the signband and will not exceed 90 percent of the area of the signband; that the supports for the letters at the fascia will be simply designed, small in size, and painted to match the framing, and attached to modern infill; that none of the signage will be internally illuminated; that the vinyl signage will be applied directly on to the storefront glazing and will not substantially reduce the transparency of the display windows and will not exceed more than 20 percent of the glazed area; that none of the installations will damage, destroy or obscure significant architectural features or material of the building or storefront; and that the overall amount of signage will not be excessive and will not overwhelm the building or detract from the architectural features of the building, the adjacent buildings, or the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district. The work, therefore, is approved.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

A handwritten signature in black ink, appearing to read "Robert Tierney" with a stylized flourish at the end.

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Anderson, Arpad Baksa Architect, P.C.

cc: Bernadette Artus, Deputy Director of Preservation/LPC