



## 175 Park Avenue Foreword<sup>1</sup>

This document is the Final Environmental Impact Statement (FEIS) for the proposed 175 Park Avenue development project (the Proposed Action). The Applicant, Commodore Owner LLC, is seeking several discretionary approvals from the City Planning Commission (CPC)—including special permits and zoning text amendments (the Proposed Actions)—to facilitate approximately 2,992,161 gsf (2,246,515 zsf) of mixed-use development space, including a hotel, office, and public space (the Proposed Project). The Department of City Planning, acting as lead agency on behalf of the New York City Planning Commission (CPC) determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete and issued a Notice of Completion for the DEIS on May 17, 2021.

Public notices of the DEIS public hearing were published in the City Record, the Environmental Notice Bulletin, and the New York Post on August 17, 2021. CPC held a public hearing on the DEIS on September 1, 2021, which was accessible both in person and remotely. The public hearing was held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on September 1, 2021 and remotely via NYC Engage Portal in support of the City's efforts to contain the spread of COVID-19. Comments were accepted at that hearing and throughout the public comment period, which remained open through September 13, 2021.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in **Chapter 21, Response to Comments**. Written comments on the DEIS are included in a new **Appendix C**. Changes to the text from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

---

<sup>1</sup> This chapter is new to the FEIS

Principal changes between the DEIS and this FEIS include:

- › Transportation. As described in **Chapter 9, Transportation**, NYCDOT has continued development of the Lexington Avenue sidewalk improvement project since the issuance of the DEIS. Changes to the Lexington Avenue sidewalk improvement project have been incorporated in the FEIS transportation analysis in the No-Action and With-Action conditions.
- › Air Quality. **Chapter 10, Air Quality**, has been updated to reflect the use of an (E) Designation as the legal mechanism that would require the use of steam for heating, ventilation and air conditioning (HVAC) and hot water needs.
- › Noise. The mobile source noise analysis in **Chapter 12, Noise**, has been revised to reflect the revised traffic volumes provided in **Chapter 9, Transportation**, related to the Lexington Avenue sidewalk improvement project. While some of the No-Action and With-Action sound levels changed in response to the revised passenger car equivalent (PCE) values, the overall conclusions of the chapter remain unchanged.
- › Construction Analysis. The construction transportation and noise analyses have been revised to reflect the revised No-Action and With-Action traffic volumes related to the Lexington Avenue sidewalk improvement project. This additional construction analysis was undertaken, and **Chapter 15, Construction**, **Chapter 17, Mitigation**, and **Chapter 18, Unavoidable Adverse Impacts**, were updated with the associated analysis results.
- › Mitigation. **Chapter 16, Mitigation**, has been revised to incorporate modifications to the transit mitigation measures identified in the DEIS, and revisions to the transportation analysis as a result of the changes to the Lexington Avenue sidewalk improvement project described in **Chapter 9, Transportation**.
- › Unavoidable Adverse Impacts. **Chapter 14, Unavoidable Adverse Impacts**, has been revised to reflect the revisions made to **Chapter 11, Mitigation**.
- › Appendix C has been created to include the comments received during the public comment period for the DEIS.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~striketroughs~~ in this FEIS. No underlining is used for the Foreword or **Chapter 21, Response to Comments**, both of which are entirely new.