



## Starrett-Lehigh and Terminal Warehouse Rezoning Foreword<sup>1</sup>

This document is the Final Environmental Impact Statement (FEIS) for the proposed Starrett-Lehigh and Terminal Warehouse Rezoning. The applicants, RXR SL Owner LLC and Terminal Fee Owner LP, are seeking a zoning map amendment that would extend the Special West Chelsea District (WCh) over the two blocks bounded by West 28th Street to the north, Eleventh Avenue to the east, West 26th Street to the south, and Twelfth Avenue/Route 9A to the west (Block 672, Lot 1 and Block 673, Lot 1); and a zoning text amendments to create new subarea (Subarea K) in WCh and, within such subarea, modify certain use, signage, sidewalk café, and loading requirements. The New York City Planning Commission (CPC), serving as lead agency, determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete and issued a Notice of Completion for the DEIS on June 21, 2021.

Public notices of the DEIS public hearing were published in the City Record and the New York Post on September 8, 2021. CPC held a public hearing on the DEIS on September 22, 2021, which was held 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 October 4, 2021.<sup>2</sup>

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 B**. 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

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

<sup>2</sup> This application was referring Zoning Resolution amendments as described in the Rules of the City of New York and Section 200 of the Charter

changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- › Transportation. **Chapter 4, Transportation**, has been revised to elaborate upon the strategies that will be implemented to further improve loading operations management as a result of further coordination with DOT since the publication of the DEIS.
- › Mitigation. **Chapter 9, Mitigation**, has been revised to incorporate discussion of the potential mitigation for the subway escalator impact identified in the DEIS.
- › Unavoidable Adverse Impacts. **Chapter 10, Unavoidable Adverse Impacts**, has been revised to reflect the revisions made to **Chapter 9, Mitigation**.
- › **Appendix B** 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 14, Response to Comments**, both of which are entirely new.