

ADORAMA

Environmental Assessment Statement

CEQR No. 16DCP106M

Prepared For:
42 West 18th Street Realty Corp.

Prepared By:
Philip Habib & Associates

March 4, 2016

ADORAMA

Environmental Assessment Statement

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Shadows Sign-Off



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 Adorama

1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)
16DCP106M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
160082ZSM

OTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)

2a. Lead Agency Information

NAME OF LEAD AGENCY

NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Robert Dobruskin, AICP, Director, EARD

ADDRESS 120 Broadway, 31st Floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE + 1 (212) 720-3423

EMAIL

rdobrus@planning.nyc.gov

2b. Applicant Information

NAME OF APPLICANT

42 West 18th Realty Corp.

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Elliott Neumann

ADDRESS 42 West 18th Street, 4th Floor

CITY New York

STATE NY

ZIP 10011

TELEPHONE +1 (212) 727-7495

EMAIL

eneumann@acuitycp.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): 6NYCRR Part 617.4(b)(9): any Unlisted Action occurring wholly or partially within, or substantially contiguous to, any historic building, structure, site or district. 38-42 West 18th Street/ 41-43 West 17th Street is located in the Ladies' Mile Historic District.

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, 42 West 18th Realty Corp, is requesting a Special Permit pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings for the proposed development at 38-42 West 18th Street/ 41-43 West 17th Street in Manhattan's Landmark Preservation Commission (LPC) designated Ladies' Mile Historic District. The proposed new development on Block 819/Lot 15 will be an approximately 103,112 gsf new mixed-use development which will include approximately 23,319 gsf of commercial floor area and approximately 79,793 gsf of residential floor area (66 dwelling units) and approximately 17 accessory parking spaces and 39 bicycle parking spaces at the cellar level. In addition, as part of the proposed project, the facades of the two existing buildings on lots 14 and 66, which are part of the Ladies' Mile Historic District, would be restored. Further, a one-story portion of the existing Lot 66 building, which is also partially located on Lot 15, would be demolished and the first three stories of the existing building on Lot 66 would be extended to the rear lot line to create an additional 298 gsf of retail and storage space. Both buildings would continue to be occupied by commercial uses.

Project Location

BOROUGH Manhattan

COMMUNITY DISTRICT(S) 5

STREET ADDRESS 38-42 West 18th St/ 41-43 West 17th St

TAX BLOCK(S) AND LOT(S) Block 819, Lots 14, 15, 66

ZIP CODE 10012

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The zoning lot is located between Fifth and Sixth Avenues with frontages on both 17th and 18th Streets.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-4A

ZONING SECTIONAL MAP NUMBER 8d

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 74-711: special permit for modification of bulk regulations within historic district

Board of Standards and Appeals: YES NO
 VARIANCE (use)
 VARIANCE (bulk)
 SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:
 SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)
 LEGISLATION FUNDING OF CONSTRUCTION, specify:
 RULEMAKING POLICY OR PLAN, specify:
 CONSTRUCTION OF PUBLIC FACILITIES FUNDING OF PROGRAMS, specify:
 384(b)(4) APPROVAL PERMITS, specify:
 OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)
 PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) LANDMARKS PRESERVATION COMMISSION APPROVAL
 OTHER, explain:

State or Federal Actions/Approvals/Funding: YES 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.

SITE LOCATION MAP ZONING MAP SANBORN OR OTHER LAND USE MAP
 TAX MAP FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
 PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
 Total directly affected area (sq. ft.): 13,800 Waterbody area (sq. ft.) and type: N/A
 Roads, buildings, and other paved surfaces (sq. ft.): 13,800 Other, describe (sq. ft.): N/A

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): 103,410
 NUMBER OF BUILDINGS: 1 new building (with two wings); existing building to be expanded by 298 sf GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Lot 15 (proposed building): 103,112; Lot 66 (expanded existing building): 10,835.
 HEIGHT OF EACH BUILDING (ft.): Lot 15 (proposed building): 166' on West 17th Street, 170' on West 18th Street; NUMBER OF STORIES OF EACH BUILDING: 16-17 (proposed building); 4 (existing building)
 Lot 66 (existing building): 48' (no change).

Does the proposed project involve changes in zoning on one or more sites? YES 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? YES NO
 If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
 AREA OF TEMPORARY DISTURBANCE: 6,900 sq. ft. (width x length) VOLUME OF DISTURBANCE: 151,800 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): 2018

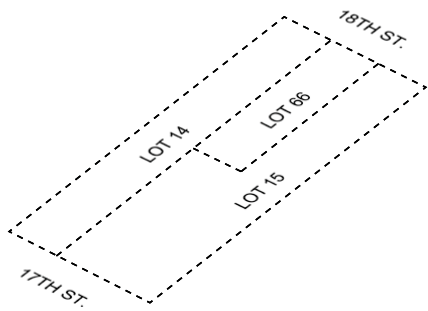
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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

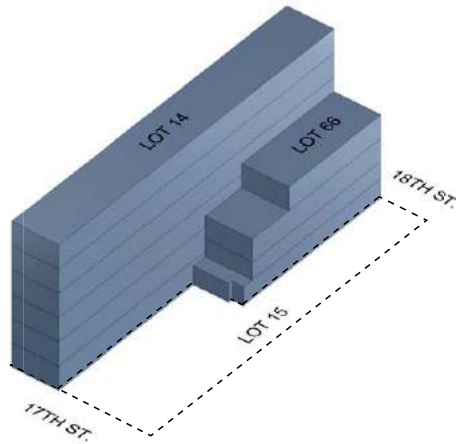
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

9. Predominant Land Use in the Vicinity of the Project (check all that apply)

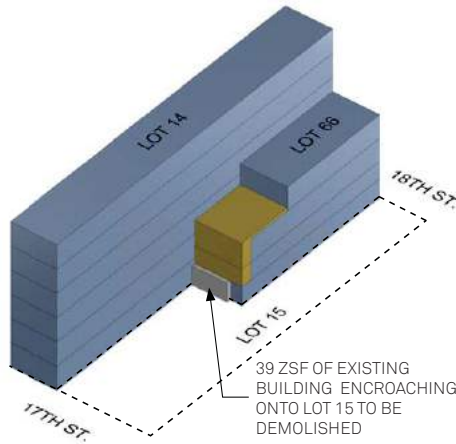
- RESIDENTIAL
- MANUFACTURING
- COMMERCIAL
- PARK/FOREST/OPEN SPACE
- OTHER, specify:
Institutional



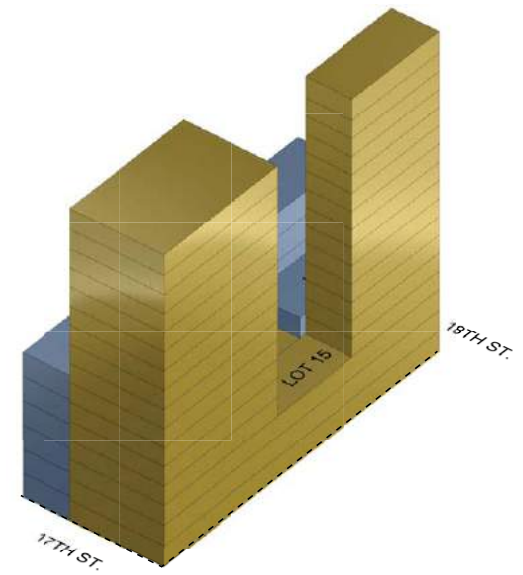
TAX LOTS IN ZONING LOT



EXISTING BUILDINGS ON SITE



ALTERATIONS TO EXISTING BUILDINGS



NEW BUILDINGS

GENERAL SITE INFORMATION

ADDRESS: 41-43 WEST 17TH STREET (NARROW STREET)
 38-42 WEST 18TH STREET (NARROW STREET)

BLOCK: 819
 LOT: 14,15,66

ZONING DISTRICT: C6-4A (R10A EQUIVALENT)

LANDMARKS: LADIES MILE HISTORIC DISTRICT

LOT AREA: LOT 14 - 4,600 SF
 LOT 15 - 6,900 SF
 LOT 66 - 2,300 SF
 TOTAL -13,800 SF

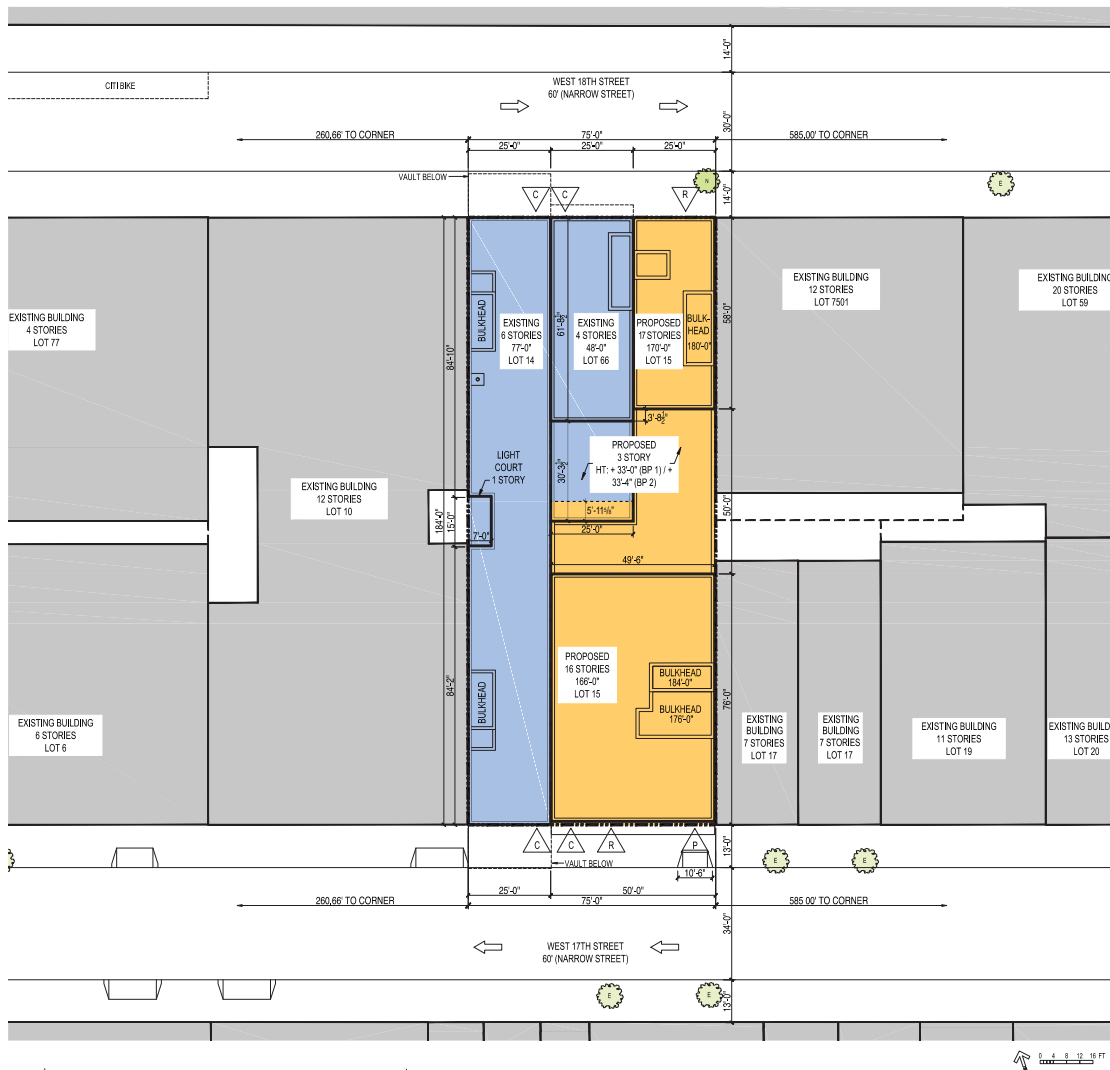
BUILDING FLOOR AREA SCHEDULE

TAX LOT	EXISTING ZONING FLOOR AREA ¹ AREA BY USE			PROPOSED ZONING FLOOR AREA AREA BY USE		
	RESIDENTIAL (UG 2)	COMMERCIAL (UG 6)	BUILDING SUB TOTAL	RESIDENTIAL (UG 2)	COMMERCIAL (UG 6)	BUILDING SUB TOTAL
14 ²	0 sf	26,534 sf	26,534 sf	0 sf	26,534 sf	26,534 sf
15 ²	0 sf	39 sf	39 sf	68,097 sf	15,926 sf	84,024 sf
66 ²	0 sf	7,982 sf	7,982 sf	0 sf	8,274 sf	8,274 sf
TOTAL	0 sf	34,555 sf	34,555 sf	68,097 sf	50,734 sf	118,831 sf

¹ EXISTING BUILDING FLOOR AREAS CALCULATED USING SURVEY BY ROGUSKI DATED AUGUST 12, 2014.
 ZFA OF EXISTING BUILDINGS ASSUMES 2% MECHANICAL DEDUCTION.
² RENOVATION
³ NEW CONSTRUCTION, ZFA ASSUMES 3% MECHANICAL DEDUCTION TO GROSS FLOOR AREA
⁴ RENOVATION & ENLARGEMENT, ENLARGEMENT ASSUMES 2% MECHANICAL DEDUCTION TO GFA

LEGEND

- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED
- NEW CONSTRUCTION



LEGEND	
	RESIDENTIAL ENTRANCE
	COMMERCIAL ENTRANCE
	PARKING ENTRANCE
	CURB CUT
	NEW STREET TREE
	EXISTING STREET TREE
	ZONING LOT BOUNDARY
	TAX LOT BOUNDARY
	ZONING LOTS, EXISTING BUILDING
	ZONING LOT, NEW CONSTRUCTION
	EXISTING BUILDINGS

NOTES:

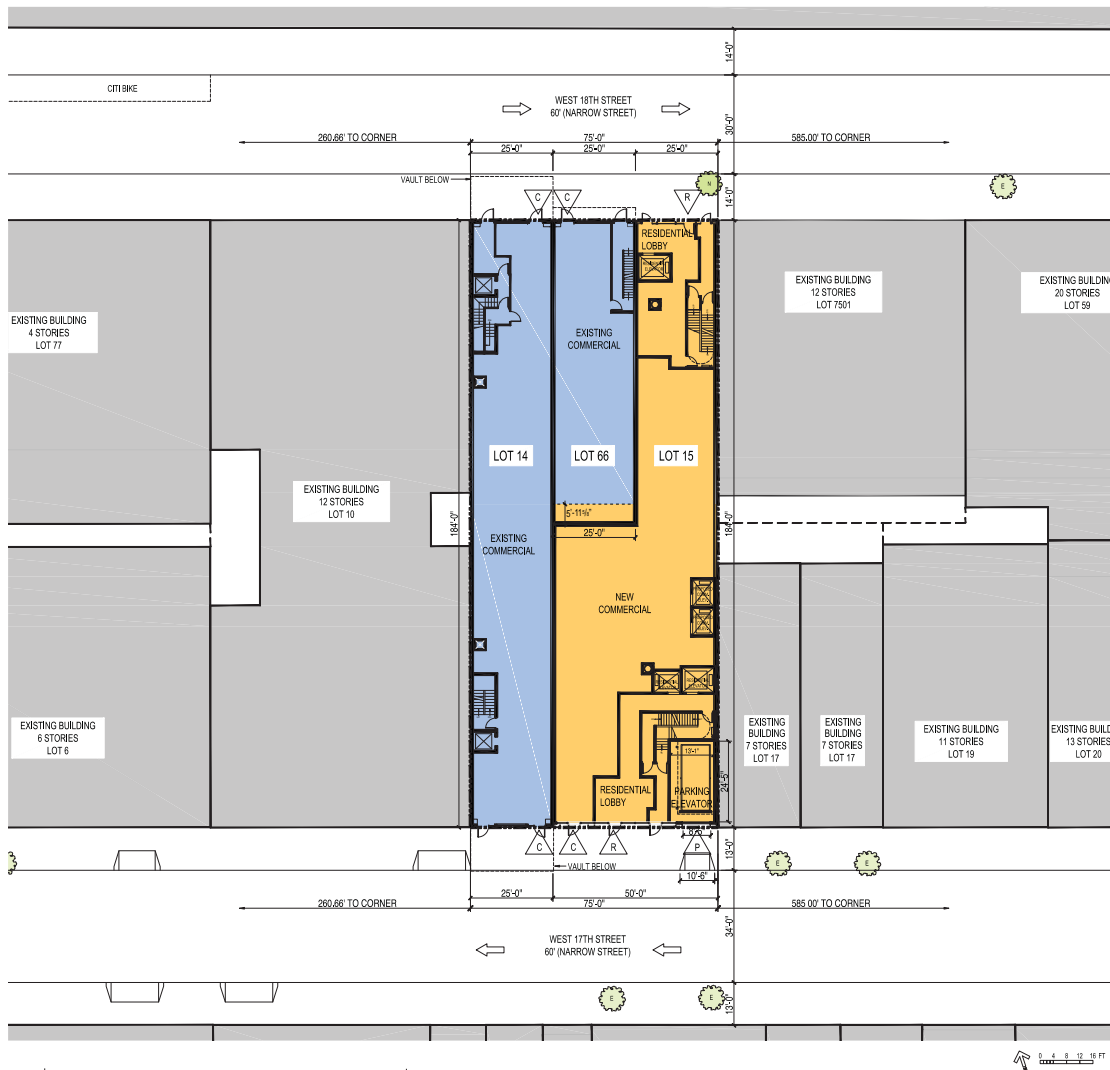
- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
- INTERIOR DEMISING WALLS, ENTRIES, PARTITIONS AND USES ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
- FIVE NEW TREES SHALL BE PLANTED AT AN ALTERNATIVE LOCATION AS DIRECTED

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41-45 W. 17th St. & 38-42 W. 18th St.
New York, NY

SITE PLAN / ROOF PLAN





LEGEND	
	RESIDENTIAL ENTRANCE
	COMMERCIAL ENTRANCE
	PARKING ENTRANCE
	CURB CUT
	NEW STREET TREE
	EXISTING STREET TREE
	ZONING LOT BOUNDARY
	TAX LOT BOUNDARY
	ZONING LOTS, EXISTING BUILDING
	ZONING LOT, NEW CONSTRUCTION
	EXISTING BUILDINGS

NOTES:

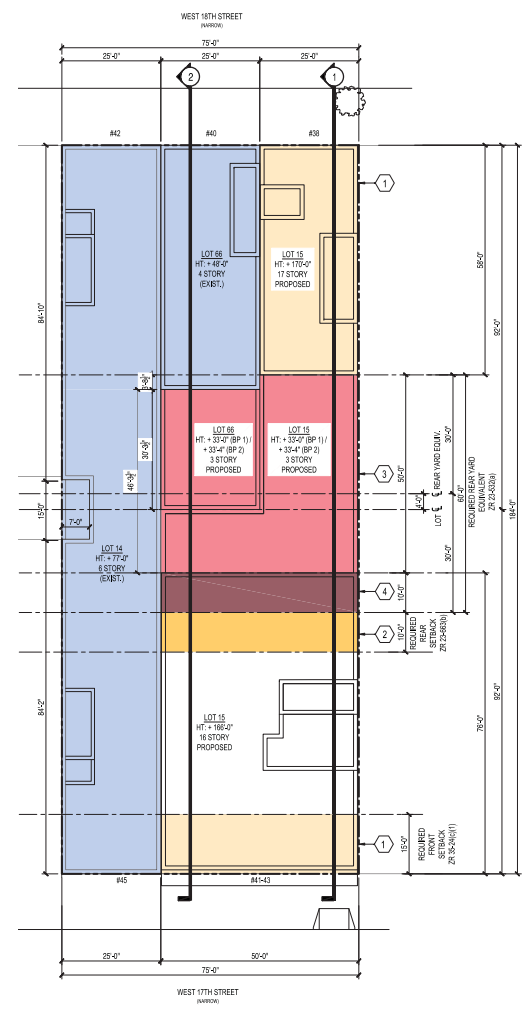
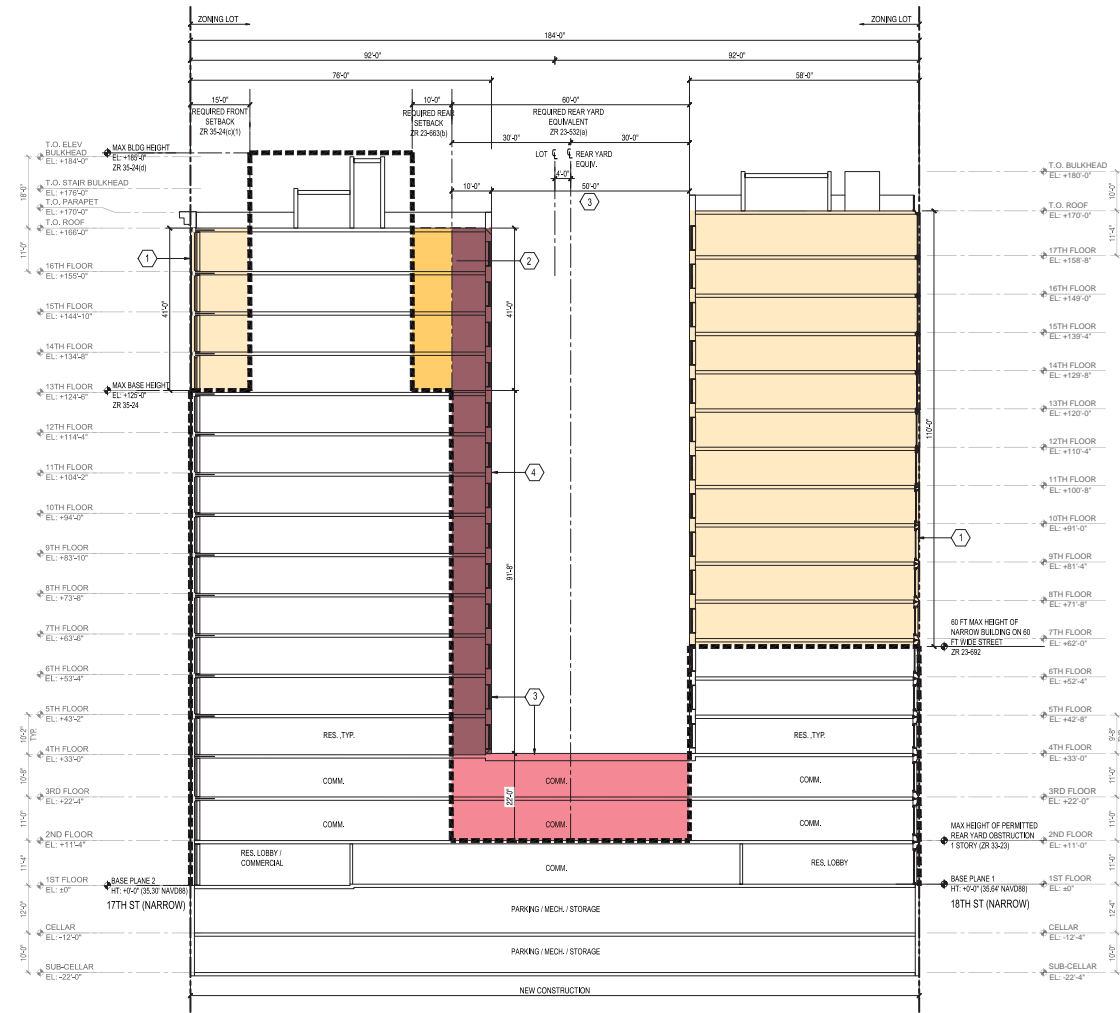
- APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
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- FIVE NEW TREES SHALL BE PLANTED AT AN ALTERNATIVE LOCATION AS DIRECTED

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New York, NY

GROUND FLOOR PLAN





LEGEND

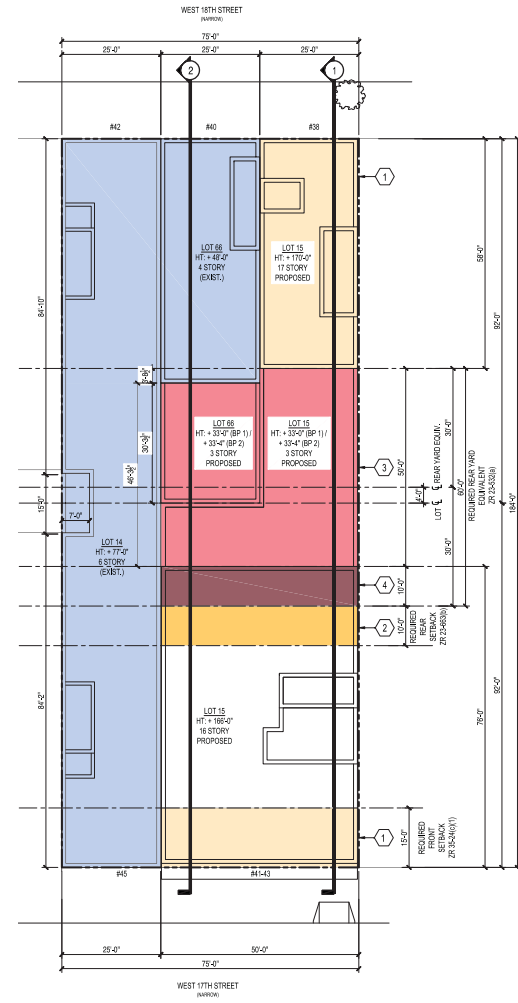
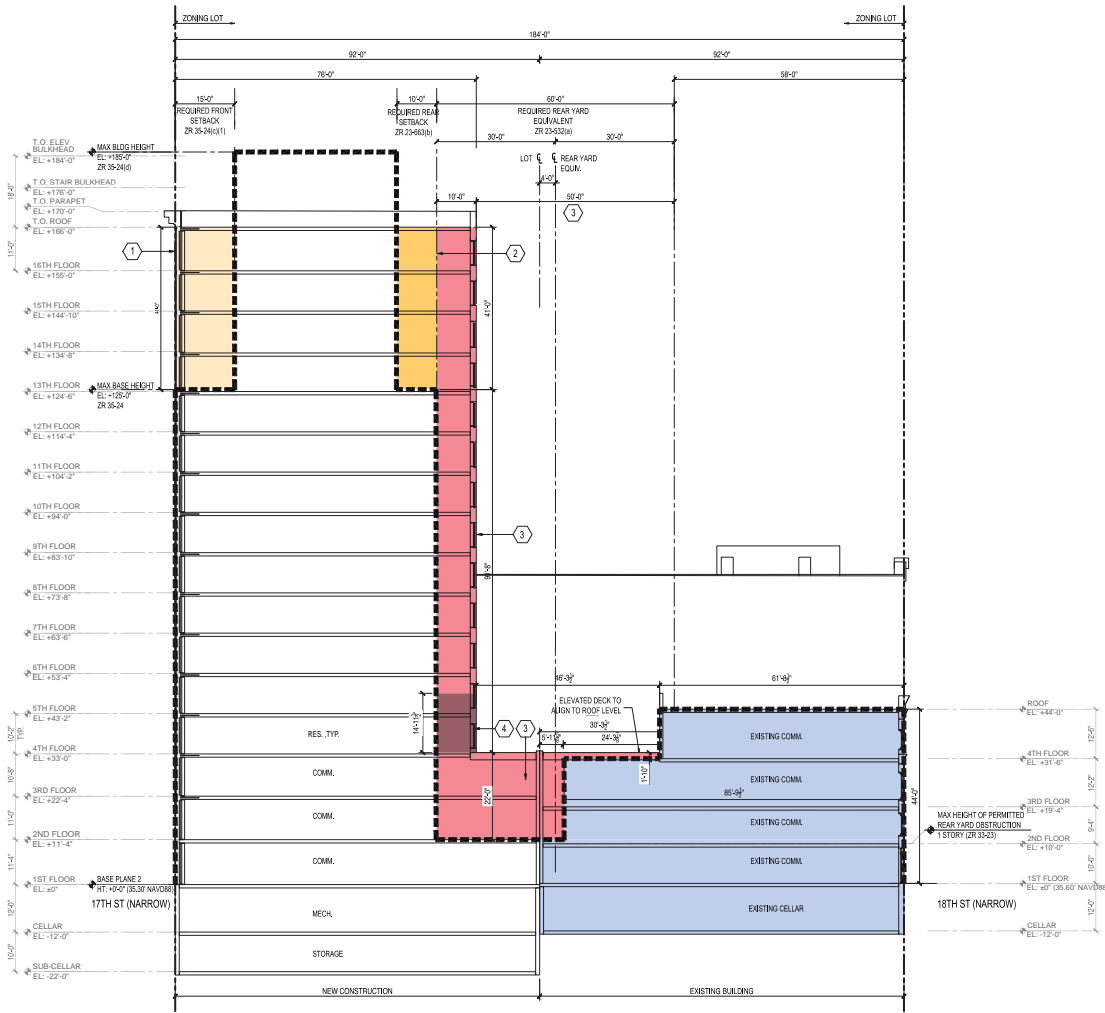
- OUTLINE OF MAXIMUM ZONING ENVELOPE
- - - ZONING LOT BOUNDARY
- - - TAX LOT BOUNDARY
- █ EXISTING BUILDING
- NEW CONSTRUCTION

WALVERS REQUESTED

- 1 LOCATION OF A BUILDING NOT IN COMPLIANCE WITH THE APPLICABLE BASE AND SETBACK REGULATIONS SET FORTH IN ZR SECTIONS 24-24 AND 24-43
- 2 FOR 17TH STREET BUILDING, PORTION OF THE BUILDING WITH A STREET FRONTAGE OF LESS THAN 45 FEET IN WIDTH TO EXCEED PERMITTED MAXIMUM HEIGHT PURSUANT TO ZR SECTION 24-42
- 3 LOCATION OF A BUILDING NOT IN COMPLIANCE WITH THE APPLICABLE REAR SETBACK REGULATIONS SET FORTH IN ZR SECTIONS 24-63
- 4 REAR YARD THAT DOES NOT COMPLY WITH ZR SECTION 24-52 DUE TO OBSTRUCTIONS THAT DO NOT COMPLY WITH ZR SECTION 24-44
- 5 REAR YARD THAT DOES NOT COMPLY WITH ZR SECTION 24-52 DUE TO OBSTRUCTIONS THAT DO NOT COMPLY WITH ZR SECTION 24-44 AND LOCATION OF BUILDING PORTIONS THAT DO NOT COMPLY WITH ZR SECTION 24-71 REGARDING MINIMUM SPACING BETWEEN WALKWAYS ON A ZONING LOT

1 BULK WAIVER SECTION

BULK WAIVER PLAN & SECTION



LEGEND

- OUTLINE OF MAXIMUM ZONING ENVELOPE
- - - ZONING LOT BOUNDARY
- - - TAX LOT BOUNDARY
- EXISTING BUILDING
- NEW CONSTRUCTION

WARNERS REQUESTED

- ① FOR 17TH STREET BUILDING, LOCATION OF A BUILDING NOT IN COMPLIANCE WITH THE APPLICABLE BASE AND SETBACK REGULATIONS SET FORTH IN ZR SECTIONS 25-24 AND 23-43
- ② FOR 18TH STREET BUILDING, PORTION OF THE BUILDING WITH A STREET FRONTAGE OF LESS THAN 45 FEET IN WIDTH TO EXCEED PERMITTED MAXIMUM HEIGHT PURSUANT TO ZR SECTION 23-82
- ③ LOCATION OF A BUILDING NOT IN COMPLIANCE WITH THE APPLICABLE REAR SETBACK REGULATIONS SET FORTH IN ZR SECTION 25-83
- ④ REAR YARD THAT DOES NOT COMPLY WITH ZR SECTION 23-82 DUE TO OBSTRUCTIONS THAT DO NOT COMPLY WITH ZR SECTION 23-44 AND LOCATION OF BUILDING PORTIONS THAT DO NOT COMPLY WITH ZR SECTION 25-71 REGARDING MINIMUM DISTANCE BETWEEN WINDOWS ON A ZONING LOT

2 BULK WAIVER SECTION



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New York, NY

BULK WAIVER PLAN & SECTION



NYC Digital Tax Map

Effective Date : 12-17-2013 14:02:38
End Date : Current

Manhattan Block: 819



Legend

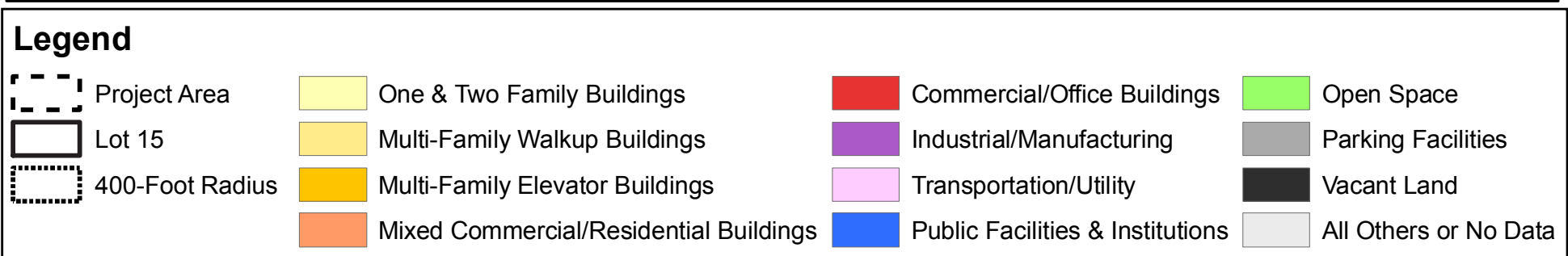
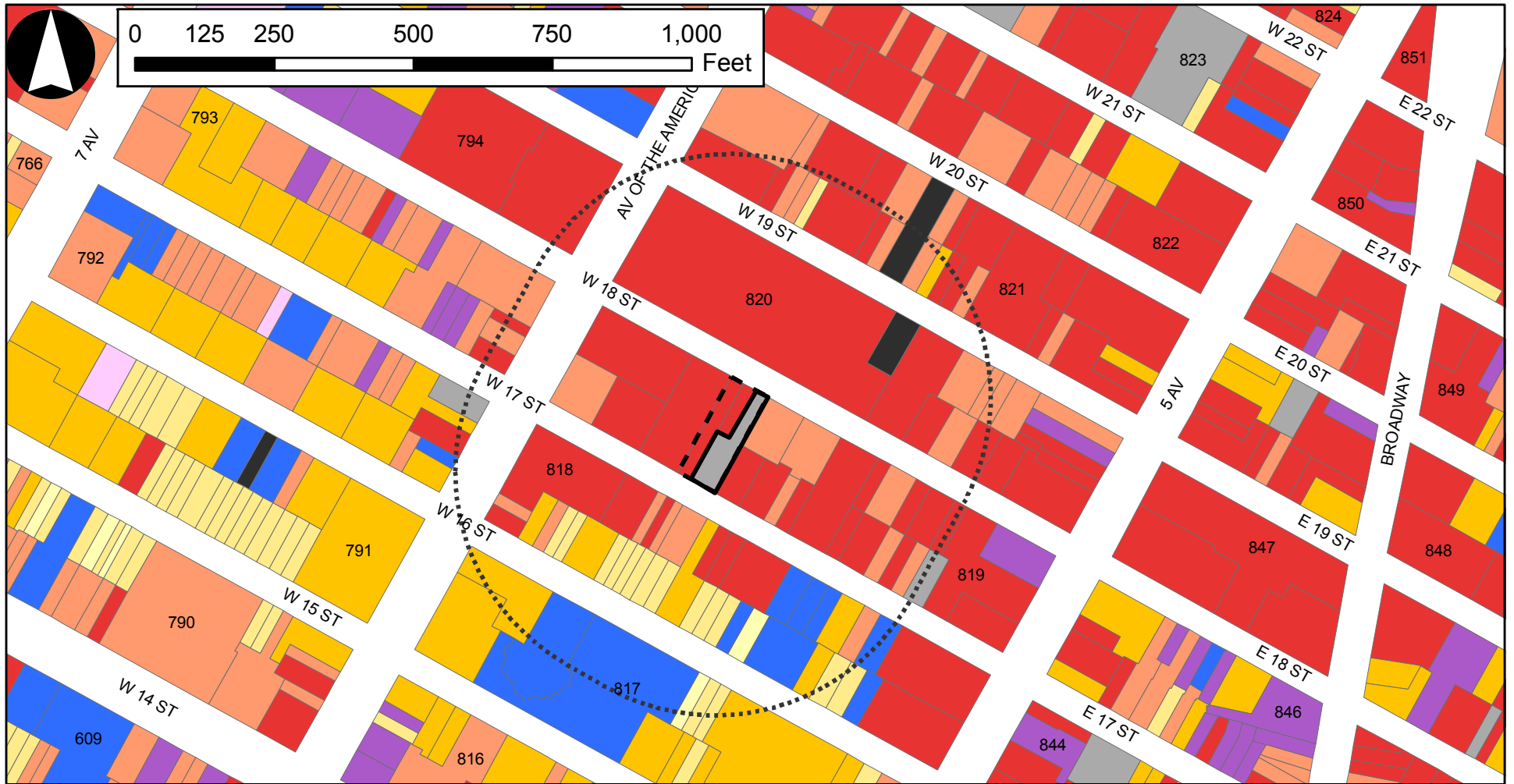
- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

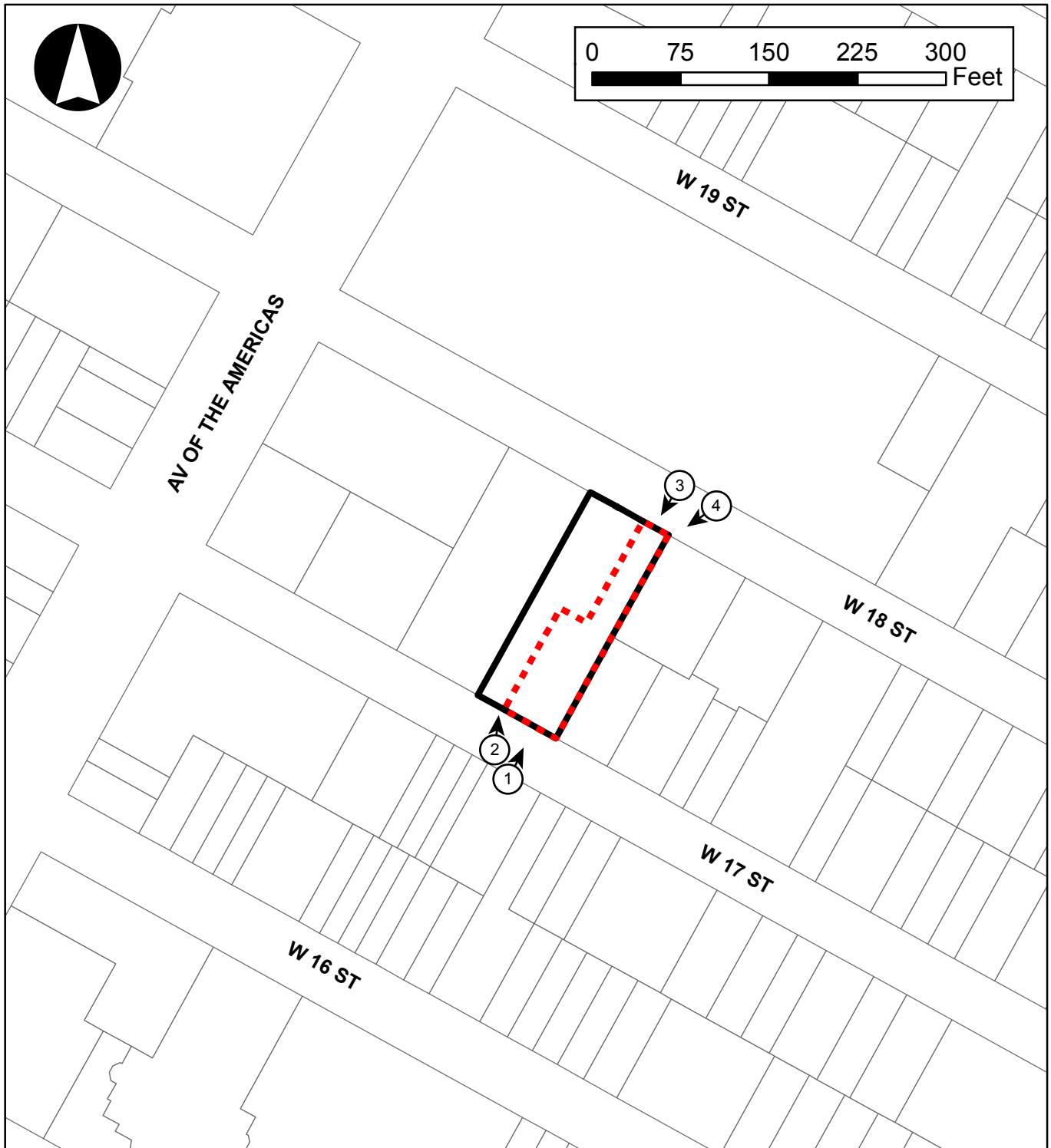
.....Project Area

--- Lot 15

0 510 20 30 40 Feet








Legend

-  Lot 15
-  Project Area

-  Photo Locations (reference for Figure 6 & Figure A-2)



1. Lot 15 - View from West 17th Street looking north.



2. View from West 17th Street looking northwest - Lot 15 to the right, existing building on Lot 14 to the left.



3. Lot 15 - View from West 18th Street looking south.

4. View from West 18th Street looking southwest - Lot 15 in center of photo (parking lot), existing buildings on Lot 66 and Lot 14 to the right.



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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	N/A	Multi-Family Elevator Building with Commercial Base	Multi-Family Elevator Building with Commercial Base	
No. of dwelling units	N/A	40	66	+26
No. of low- to moderate-income units				
Gross floor area (sq. ft.)	0	55,828	79,793	+23,965
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 & storage	Retail & storage	Retail, storage	+ Retail & storage
Gross floor area (sq. ft.)	42,712	61,253	66,329	+5,076 gsf
Manufacturing/Industrial	<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 of use	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any unenclosed activities, specify:	N/A	N/A	N/A	
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	N/A	N/A	N/A	
Gross floor area (sq. ft.)	N/A	N/A	N/A	
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:	N/A	N/A	N/A	
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):	N/A	N/A	N/A	
Other Land Uses	<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:	N/A	N/A	N/A	
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" 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. of public spaces	N/A	N/A	N/A	
No. of accessory spaces	N/A	12	17	+5
Operating hours	N/A	24/7	24/7	
Attended or non-attended	N/A	Non-attended	Non-attended	
Lots	<input checked="" type="checkbox"/> YES <input 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	54	0	0	0
No. of accessory spaces	N/A	0	0	
Operating hours	6am-11pm	N/A	N/A	
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:	N/A	N/A	N/A	
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	N/A	99	163	+64

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	Manhattan Community District 5 Persons per Household 2010 Census, 2.47			
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	2 Retail/Storage	6 Retail/Storage	6 Retail/Storage	0
No. and type of workers by business	57 (based on an estimate of 3 employees per 1,000 sf of retail space and 1 employee per 1,000 sf for storage space)	112 (based on an estimate of 3 employees per 1,000 sf of retail space and 1 employee per 1,000 sf for storage space)	131 (based on an estimate of 3 employees per 1,000 sf of retail space and 1 employee per 1,000 sf for storage space))	+ 19
No. and type of non-residents who are not workers		0	0	
Briefly explain how the number of businesses was calculated:	The Applicant intends to build 23,617 gsf of retail space and maintain the existing 42,712 gsf of retail/storage 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	C6-4A	C6-4A	C6-4A	
Maximum amount of floor area that can be developed	138,000 sf	138,000 sf	138,000 sf	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	C6-4A Commercial, residential, light manufacturing.	C6-4A Commercial, residential, light manufacturing.	C6-4A Commercial, residential, light 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.				

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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(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?		
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?		
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?		
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?		
▪ 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?		
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?		
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?		
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?		
▪ 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?		
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?		
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?		

	YES	NO
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture 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		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o 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		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input 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:		
o 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
○ 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"/>
○ 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 checked="" type="checkbox"/>	<input 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.		
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 checked="" type="checkbox"/>	<input 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"/>
○ 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"/>
○ 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" 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"/>
○ 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?	<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 sewerred 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 sewerred or currently unsewerred?	<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): 2,510 (net)		
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): 5,978,389 (net)		
(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"/>
o If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.	<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"/>
o 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"/>
o 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of 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 checked="" type="checkbox"/>	<input 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 B "Supplemental Screening"		


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 checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last 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. See Attachment B, "Supplemental Screening"		

20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of 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.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Elliot Neumann		2.11.16

DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

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

Potentially Significant Adverse Impact

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

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


YES NO

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

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

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

4. LEAD AGENCY'S CERTIFICATION

TITLE Deputy Director	LEAD AGENCY New York City Department of City Planning
NAME Olga Abinader	DATE March 4, 2016
SIGNATURE 	

ATTACHMENT A
PROJECT DESCRIPTION

I. INTRODUCTION

The applicant, 42 West 18th Street Realty Corp., is seeking a Special Permit pursuant to Section 74-711 (see Proposed Actions described below) from the New York City Planning Commission (CPC) to facilitate the development of a mixed-use primarily residential building at 38-42 West 18th Street/41-43 West 17th Street in Manhattan’s Landmark Preservation Commission (LPC) designated Ladies’ Mile Historic District (the “Proposed Action”). The Project Area consists of Block 819, Lots 14, 15, and 66 (“Project Area” - see Figure A-1). The applicant is proposing to build a mixed-use primarily residential building on Lot 15, expand an existing commercial building on the adjacent Lot 66 by 298 gross square feet (gsf), and restore the facades on the existing buildings on the adjacent Lots 14 and 66 (the “proposed project”). The new construction on Lot 15 would comprise a total of approximately 103,112 gsf (84,024 zoning square feet (zsf)), with 79,793 gsf of Use Group 2 residential uses (66 dwelling units), 23,319 gsf of commercial retail uses (Use Group 6), and 17 accessory parking spaces and 39 bicycle parking spaces located at cellar level. The proposed building would have two towers: a 16-story (166-foot tall) tower with frontage on West 17th Street and a 17-story (170-foot tall) tower with frontage on West 18th Street. The plan is discussed in detail in “Description of the Proposed Development” below.

Proposed Actions

A Special Permit is being requested pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings for the Proposed Development on Lot 15 (ZR Sections 23-44, 23-532, 23-633, 23-663, 23-692, 23-711 and 35-24). The Proposed Development would require a Special Permit pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to allow:

- location of a building not in compliance with the applicable base and setback regulations set forth in ZR Sections 35-24 and 23-633;¹
- location of a building not in compliance with the applicable rear setback regulations set forth in ZR Section 23-663;
- rear yard that does not comply with ZR Section 23-532 due to obstructions that do not comply with ZR Section 23-44;
- location of building portions that do not comply with ZR Section 23-711 regarding minimum distance between windows on a zoning lot; and

¹ With the adoption of the Zoning for Quality and Affordability (ZQA) zoning text amendment, the waivers pursuant to ZR Sections 35-24 and 23-633 (waiving the requirement that the building have a front yard setback after the 13th story), would no longer be required.

- portion of the building with a street frontage of less than 45 feet in width to exceed permitted maximum height pursuant to ZR Section 23-692.

As part of the proposed project, at the request of LPC, the facades of the two existing buildings on Lots 14 and 66, which are both contributing buildings in the Ladies' Mile Historic District, would be restored pursuant to the Certificate of Appropriateness issued by LPC on December 3, 2014 and the Certificates of No Effect issued by LPC on September 25, 2015 (see Appendix A).

Additionally, in the future with the Proposed Action, a Restrictive Declaration between the LPC and the applicant would be filed against the property in order to regulate the continued maintenance of the historic buildings. The Restrictive Declaration states that the applicant must comply with the obligations and restrictions of a continued maintenance program in the Project Area, including periodic inspections, the establishment of an emergency protection program, and the provision of access to the designated structures. These measures would ensure that the proposed façade restorations would not result in any significant adverse impacts to the historic character of the Project Area or the Ladies' Mile Historic District in the future with the Proposed Action.

II. EXISTING CONDITIONS

Project Area

The Project Area is located in the Ladies' Mile Historic District, zoned C6-4A and can be developed to a floor area ratio (FAR) of up to 10.0 for residential (up to 12.0 when mapped with Mandatory Inclusionary Housing), commercial and community facility uses. As noted above, the Project Area is comprised of two existing buildings and one vacant lot currently used as a public parking facility.

As shown in Figure A-1, the Project Area consists of a single zoning lot, comprised of Block 819, Tax Lots 14, 15, and 66. The area is bounded by West 17th Street to the south and West 18th Street to the north, with frontages on both streets. To the west is Sixth Avenue and to the east is Fifth Avenue. The Project Area is approximately 13,800 sf and is comprised of two existing buildings (Lots 14 & 66) and one vacant lot currently used as a public parking facility (Lot 15) (see Figure A-2). The proposed new building would be developed on Lot 15 and the existing building on Lot 66, which is also partially located on Lot 15, would also be expanded 298 gsf up to the third floor to create additional retail and storage space ("development site"). The facades of the existing buildings on Lots 14 and 66 would be restored as a result of the Proposed Action.

Lot 14

Lot 14 is approximately 4,600 sf and is occupied by an existing six story, approximately 32,175 gsf (26,534 zsf) through block building with a built FAR of 6.0 and frontages on both West 17th and West 18th Streets. The building contains the Adorama camera supply retail store and Leisure Pro Dive Shop, as well as storage space for Adorama. This building is considered a contributing building to the Ladies' Mile Historic District. No restoration work has been done on the building's northern and southern façades.



NYC Digital Tax Map

Effective Date : 12-17-2013 14:02:38
End Date : Current

Manhattan Block: 819



Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

..... Project Area

- - - Lot 15

0 510 20 30 40 Feet



1. Lot 15 - View from West 17th Street looking north.



2. View from West 17th Street looking northwest - Lot 15 to the right, existing building on Lot 14 to the left.



3. Lot 15 - View from West 18th Street looking south.

4. View from West 18th Street looking southwest -Lot 15 in center of photo (parking lot), existing buildings on Lot 66 and Lot 14 to the right.



Lot 15

Lot 15 is an approximately 6,900 square foot through lot and is currently occupied by a 54 space paved public parking lot. The parking lot has ingress and egress from both West 17th and West 18th Streets; there is one curb cut each on West 17th and West 18th Streets. The parking lot also contains a small employee structure.

Lot 66

Lot 66 is approximately 2,300 sf with a built FAR of 3.47 and is occupied by an existing four story, 10,537 gsf (7,982 zsf) building with frontage on West 18th Street. This building also contains ground floor retail as well as storage for the Adorama camera supply company. This building is considered a contributing building to the Ladies' Mile Historic District. No restoration work has been done on the building's northern façade.

Surrounding Area and Context

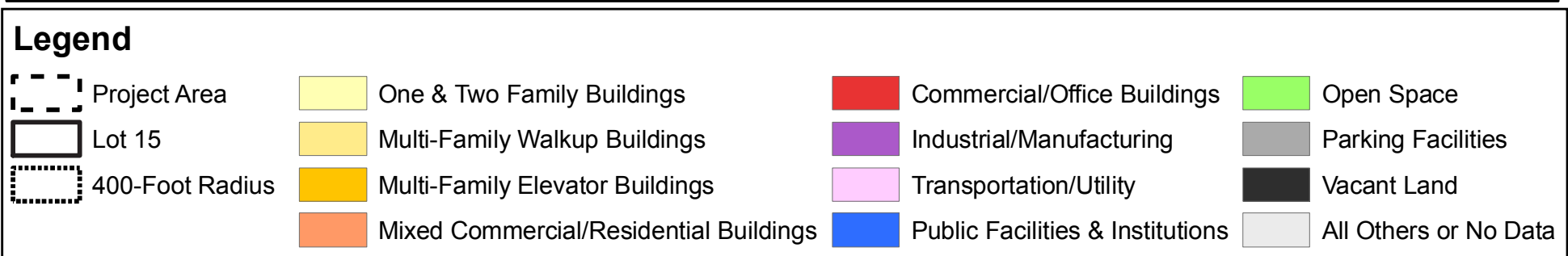
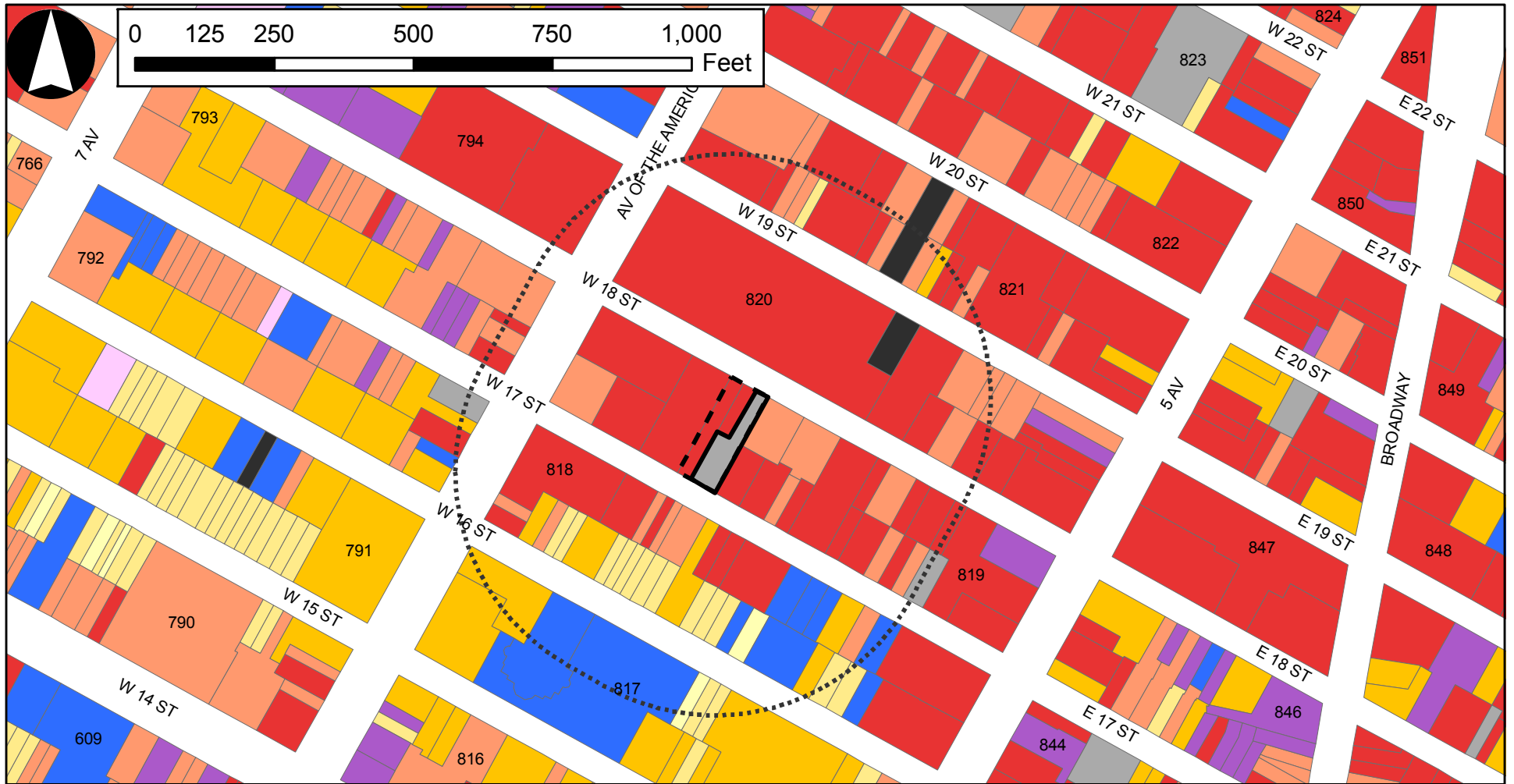
The surrounding area, within a radius of approximately 400 feet of the Project Area, accommodates a variety of land uses, including residential, retail, office, mixed-use, public facilities & institutions, and parking facilities. The Project Area is approximately a quarter mile from Union Square Park, but there is no open space within a 400-foot radius of the Project Area.

Much of the area in the northern portion of the 400-foot radius has recently been redeveloped with mixed-use commercial/office and residential buildings (see Figure A-3). Additionally, to the northwest and west of the Project Area are a number of large industrial buildings converted to commercial use. Examples include large commercial facilities on the northeast and southeast corners of Sixth Avenue and West 18th Street. At 604 Sixth Avenue is a 53,030 sf Old Navy and across West 18th Street at 620 Sixth Avenue is a four-story, 528,213 sf complex that includes Bed Bath and Beyond, Marshalls and TJ Maxx. Properties along West 17th and West 18th Streets have been redeveloped with mixed-use commercial, office space and residential uses, responding to the changing residential and commercial needs of Manhattan Community District 5.

Site Background

The Ladies' Mile Historic District, bounded by West 15th Street to the south, West 24th Street to the north, and stretching east of Broadway and west of Sixth Avenue, was designated by the LPC in 1989 (N 890912 HKM). The district is named for the stretch of Broadway that was a fashionable shopping destination in the late 19th century and its designation was intended to preserve the unique architectural character of this section of Manhattan, typified by large turn-of-the-century department stores.

In 2001, the LPC issued a Certificate of No Effect (CNE 02-0492) for window replacement, façade repairs, replacement of the storefront infill, and the installation of signage on the existing building located on Lot 14. A Certificate of Appropriateness (COFA 02-0504) was also issued in 2001 for this building and the building located on Lot 66 for alterations consisting of new storefronts, new surface mounted letters on the signband, new lighting, and new security grilles inside the glass, a one-and-a-half story rooftop addition to the building on Lot 66, a two-and-a-half story addition to the building on Lot 14, and the construction of a new building on Lot 15. A Special Permit pursuant to ZR Section 74-711 (C 020244 ZSM)



for this 133,603 zsf mixed-use building (including residential use) and the enlargement to existing Project Area buildings on the Project Site was granted by the CPC on January 7, 2004 (Calendar No. 22), pursuant to Uniform Land Use Review Procedure (ULURP).

In 2004, the CPC approved the following actions: (i) amendment to the zoning map from an M1-6M to a C6-4A district for an approximately five-block area bounded by Fifth Avenue, West 17th Street, Sixth Avenue, and West 22nd Street (C 040331 ZMM); and (ii) zoning text amendments to ZR Sections 11-44, 23-633 and 35-24 to clarify zoning text, grandfather the Special Permit previously approved for the Project Area (M 020244 ZSM) and allow street wall heights to match adjacent street walls provided that such height does not exceed 150 feet (N 040332 ZRM). The rezoning permitted the as-of-right conversion to and construction of new residential uses within the rezoning area. The previous Special Permit was modified in 2004 (M 020244A ZSM) to reconcile the drawings with those approved by the LPC. A Certificate of Appropriateness was issued by the LPC approving further design modifications in 2008 (COFA 08-8225).

The Special Permit was renewed for an additional three years on May 5, 2008 (N 080266 CMM) and for an additional three years on August 8, 2011 (N 110199 CMM). This project did not proceed and the Special Permit lapsed on February 2, 2014.

On December 3, 2014, the LPC issued a Certificate of Appropriateness (COFA 16-5428) approving the currently proposed project and restoration plan for the buildings on Lots 14 and 66, as well as Certificates of No Effect for the alterations of the Lot 14 and 16 buildings (CNE 17-7109 and CNE 17-7108, respectively) on September 25, 2015 (see Appendix A).

Ladies' Mile Historic District

The Project Area is located in the Ladies' Mile Historic District (refer to Figure D-1 in Attachment D, "Historic and Cultural Resources"), which is a designated New York City Landmark Preservation Commission landmark, listed on the State and National Register of Historic Places, and a National Historic Landmark. The district is bounded by West 15th Street to the south, reaching north to West 24th Street, extending east of Broadway and west to Sixth Avenue. The Ladies' Mile Historic District intends to preserve the character and unique architecture of the section of Manhattan associated with the commercial success of early department stores such as Lord & Taylor.

The Ladies' Mile Historic District is named for the stretch of Broadway, which, during the late 19th century was lined by fashionable shops and stores. Ladies' Mile began at East 9th Street and ended at West 23rd Street at Fifth Avenue. Although the Ladies' Mile Historic District encompasses a portion of the traditional Ladies' Mile area within its boundaries, the name has come to reflect an area that has undergone many changes in its retail, commerce, manufacturing and residential history.

The existing buildings on Lots 14 and 66 (within the Project Area) are considered "contributing buildings" in the Ladies' Mile Historic District.

2004 Ladies' Mile Rezoning

The Project Area was rezoned from M1-6M to C6-4A in 2004 as part of the area-wide Ladies' Mile Rezoning (ULURP No. C040331ZMM; CEQR No. 04DCP038M), which together with related zoning text amendments

(ULURP No. C040332ZRM) was intended to facilitate residential and mixed-use redevelopment of the formerly light industrial area. This rezoning grandfathered the previously approved Special Permit (M 020244 ZSM) for Lot 15.

The *Ladies' Mile Rezoning Environmental Assessment Statement (EAS)* (CEQR No. 04DCP038M) identified the Project Area as "Projected Development Site 6" in the RWCDs for the rezoning and related applications. It was projected to be developed with approximately 146 dwelling units, 13,800 sf of retail (equivalent to the site's lot area), and 32 accessory parking spaces. The development was assumed to consist of two 17-story mid-rise wings with approximately 150-foot tall streetwalls on both frontages, with 15-foot setbacks above the streetwall, and 175-foot tall total building height for each wing.

As a result of the environmental review for the Ladies' Mile Rezoning, (E)-designations were placed on the Project Area for hazardous materials, stationary air quality, and noise. The (E)-designation for hazardous materials requires that the applicant perform sampling and testing at the site, and if required, remediation. The air quality (E)-designation placed on the Project Area requires that any new residential and/or commercial development use natural gas as the type of fuel for HVAC systems. The noise (E)-designation placed on the Project Area requires that the applicant provide a closed window condition with a minimum of 30 dBA window/wall attenuation in order to maintain an interior noise level of 45 dBA. However, as discussed in detail in Attachment B, "Supplemental Screening," the noise attenuation requirements have changed to 28 dBA for the Project Area based on technical updates to the *CEQR Technical Manual* since the approval of the Ladies' Mile Rezoning.

III. PURPOSE AND NEED FOR THE PROPOSED ACTION

A Special Permit is being requested pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings for the Proposed Development on the site (ZR Sections 23-44, 23-532, 23-633², 23-663, 23-692, 23-711 and 35-24).² The Proposed Action is intended to permit the applicant to fully redevelop Lot 15 into a mixed-use, primarily residential development and allow for the restoration and preservation of the two existing buildings on the Project Area which are contributing buildings in the Ladies' Mile Historic District.

The three tax lots that comprise the Project Area currently consist of two commercial buildings (14, 66) and a public parking lot (15). The entire zoning lot is owned by 42 West 18th Street Realty Corp, and tenants currently include the camera supply company, Adorama and a dive/scuba shop, Leisure Pro. The existing structures do not utilize the maximum permitted FAR. Due to design requirements requested by LPC – such as matching the heights of neighboring buildings and fitting into the surrounding context – as a result of the Proposed Action, the Project Area would have an FAR of 8.61 and not utilize the maximum permitted FAR of 10.0. The Proposed Action would allow for the restoration and preservation of the two existing buildings on the Project Area which are contributing buildings in the Ladies' Mile Historic District.

The residential and retail portion of the Proposed Development are permitted by zoning. The requested Special Permit would modify bulk regulations for this development within a historic district. Without the

² With the adoption of the Zoning for Quality and Affordability (ZQA) zoning text amendment, the waivers pursuant to ZR Sections 35-24 and 23-633 (waiving the requirement that the building have a front yard setback after the 13th story), would no longer be required.

bulk Special Permit, for analysis purposes it is expected that LPC would issue a Certificate of Appropriateness (C of A) for a complying building comprising a building measuring up to 185 feet with frontage on West 17th Street and a shorter 60 foot building with frontage on West 18th Street, although it is also possible that the LPC approved building would not utilize the full FAR. This would not enable the applicant to provide a building that uses the same amount of permitted floor area as under With-Action conditions. The applicant believes that the requested Special Permit to facilitate the residential and commercial development on the site is appropriate and is necessary in order to create a site plan and building layout and design that is superior to that which is permitted as-of-right. In addition, the proposed bulk modifications would ensure that the proposed building would be compatible with existing buildings in the surrounding area, thereby maintaining the character of the Ladies' Mile Historic District, where buildings are characterized by high loft-style streetwalls. The proposed building on Lot 15 would complete the streetwall on the West 17th and West 18th Street frontages in a manner that appropriately reflects the aesthetics of surrounding historic context. This would reinforce a consistent built character to the midblock area and provide continuity with surrounding buildings that is currently lacking, partially due to the parking lot on Lot 15. The proposed project would complement the existing surrounding buildings and would have a positive visual effect on the surrounding area. Furthermore, the Proposed Development supports the goal of the 2004 Ladies' Mile Rezoning which intended to facilitate this type of mixed-use residential and commercial development. The Proposed Development would allow a long underutilized site to be redeveloped and activated with street level commercial and residential uses.

IV. FRAMEWORK FOR ANALYSIS

This Environmental Assessment Statement ("EAS") has been prepared in accordance with the guidelines and methodologies presented in the 2014 *City Environmental Quality Review ("CEQR") Technical Manual*.

Build Year

Design and development for the proposed building would occur in one phase and commence as soon as New York City Department of City Planning (DCP) approval is granted. Accounting for DCP Pre-Certification review time, and public review under Section 197-c of the City Charter (approximately seven months), construction of the proposed project is anticipated to start in 2016. Construction would occur over an approximately 18-month period, beginning in 2016, with all components complete and fully operational by the year 2018.

The Future Without the Proposed Action (No-Action Condition)

As stated above, the Project Area is currently occupied by a public parking lot and two commercial buildings owned by the applicant, 42 West 18th Street Realty Corp. It is assumed that, absent the Proposed Action, the applicant will retain ownership of the Project Area and that in the 2018 No-Action condition, Lot 15 would be redeveloped with an as-of-right residential and commercial development. The existing commercial buildings on Lots 14 and 66 are expected to remain in the future without the Proposed Action.

Pursuant to the existing C6-4A zoning regulations, a 74,387 gsf (57,039 zsf) residential and commercial building could be constructed on Lot 15 in the future without the Proposed Action (refer to Figure A-4).

ADORAMA: AS-OF-RIGHT BUILDING - FLOOR AREA CALCULATIONS
 2-OCT-14
 REMOVED FLOORS 17 AND 18 FROM 17TH STREET BUILDING DUE TO LPC HEARING COMMENTS

LOT AREA (SF)	13,800
MAXIMUM F.A.R.	10.00
ALLOWABLE ZFA (SF)	138,000

COMBINED LOTS 14, 15, 16
 C9-4A DISTRICT

AS-OF-RIGHT BUILDING (NEW CONSTRUCTION)



FLOOR AREA BREAKDOWN

FLOOR	SITE SUMMARY																	
	TOTAL			SUB-TOTALS PER USE						RESIDENTIAL						COMMERCIAL		
	GFA (SF)	ZFA (SF)	ZFA (SF)	GFA (SF)	ZFA (SF)	ZFA (SF)	MACH DEDUCT (%)	REFURB ROOM (SF)	CORRIDOR (SF)	REC ROOM (SF)	ZFA (SF)	GFA (SF)	ZFA (SF)	ZFA (SF)	MACH DEDUCT (%)	ZFA (SF)		
Roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
16	2,100	1,916	2,100	1,916	2,100	1,916	63	12	107	0	1,916	2,100	1,916	0	0	0		
15	2,325	2,138	2,325	2,138	2,325	2,138	70	12	107	0	2,138	2,325	2,138	0	0	0		
14	2,400	2,209	2,400	2,209	2,400	2,209	72	12	107	0	2,209	2,400	2,209	0	0	0		
13	2,475	2,282	2,475	2,282	2,475	2,282	74	12	107	0	2,282	2,475	2,282	0	0	0		
12	3,316	3,098	3,316	3,098	3,316	3,098	99	12	107	0	3,098	3,316	3,098	0	0	0		
11	3,316	3,098	3,316	3,098	3,316	3,098	99	12	107	0	3,098	3,316	3,098	0	0	0		
10	3,316	3,098	3,316	3,098	3,316	3,098	99	12	107	0	3,098	3,316	3,098	0	0	0		
9	3,316	3,098	3,316	3,098	3,316	3,098	99	12	107	0	3,098	3,316	3,098	0	0	0		
8	3,316	3,098	3,316	3,098	3,316	3,098	99	12	107	0	3,098	3,316	3,098	0	0	0		
7	3,316	3,098	3,316	3,098	3,316	3,098	99	12	107	0	3,098	3,316	3,098	0	0	0		
6	9,212	8,809	9,212	8,809	9,212	8,809	142	24	148	0	4,403	9,212	8,809	0	0	0		
5	9,212	8,809	9,212	8,809	9,212	8,809	142	24	148	0	4,403	9,212	8,809	0	0	0		
4	10,749	10,315	10,749	10,315	10,749	10,315	142	24	148	0	4,403	10,749	10,315	0	0	0		
3	11,852	11,551	11,852	11,551	11,852	11,551	49	12	0	0	1,574	11,852	11,551	0	0	0		
2	11,852	11,551	11,852	11,551	11,852	11,551	49	12	0	0	1,574	11,852	11,551	0	0	0		
1	13,716	13,374	13,716	13,374	13,716	13,374	69	0	0	0	2,242	13,716	13,374	0	0	0		
BELOW GRADE TOTAL	957,789	915,537	48,928	45,730	48,928	1,468	216	1,514	0	45,730	11,859	350	11,309	11,859	163	7,864		
C*	14,392	0	3,450	0	10,942	0	0	0	0	0	3,450	0	3,450	0	0	0		
SC**	6,900	0	6,900	0	6,900	0	0	0	0	0	6,900	0	6,900	0	0	0		
TOTAL	21,292	0	6,900	0	14,392	0	0	0	0	0	11,859	350	11,309	2,392	0	7,864		

* INCLUDES VAULTS

FLOOR AREA SUMMARY

TOTAL (SF)	SUB-TOTALS PER USE					
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL	RESIDENTIAL	COMMERCIAL
	MAX	USED	MAX	USED	MAX	USED
42 WEST 18TH ST (LOT 14) (RENOVATION)	0	0	0	0	0	0
40 WEST 18TH ST (LOT 66) (RENOVATION)	0	0	0	0	0	0
41-43 WEST 17TH ST / 38 WEST 18TH ST (LOT 15) (NEW CONSTRUCTION)	55,828	45,730	55,828	45,730	18,559	11,309
42 WEST 18TH ST (RENOVATION)	3,217	542	26,554	26,554	542	26,554
40 WEST 18TH ST (RENOVATION)	10,519	163	7,864	7,864	163	7,864
42 WEST 18TH ST (RENOVATION)	32,175	542	26,554	26,554	542	26,554
41-43 WEST 17TH ST / 38 WEST 18TH ST (NEW CONSTRUCTION)	117,081	91,537	61,253	46,867	61,253	46,867
TOTAL (SF)	117,081	91,537	61,253	46,867	61,253	46,867

* ZFA incorporates a 3% mechanical deduction to new gross floor area
 ** ZFA incorporates a 2% mechanical deduction to renovated gross floor area

F.A.R. SUMMARY

F.A.R.	TOTAL		RESIDENTIAL		COMMERCIAL	
	MAX	USED	MAX	USED	MAX	USED
REMAINING F.A.R.	10.00	6.63	10.00	3.31	10.00	3.32
REMAINING FLOOR AREA (SF)	3,37	46,463	3,37	46,463	3,37	46,463

The No-Action development would include approximately 40 residential dwelling units (DUs), 18,559 gsf (11,309 zsf) of commercial retail space, and approximately 12 accessory parking spaces.

As with the Proposed Development, the No-Action development would have frontage on both West 17th and West 18th Streets. Without the bulk special permit, for analysis purposes it is expected that LPC would issue a C of A for a complying building comprised of a wing measuring up to 185 feet on West 17th Street and a shorter wing measuring 60 feet on West 18th Street, although it is also possible that the LPC-approved building would not utilize the full FAR. Per existing C6-4A rear yard requirements, the No-Action development would have a 50 foot rear yard equivalent above the 1st floor (20 feet commercial rear yard portion and 30 feet residential rear yard portion). Above the 3rd floor, the West 17th Street building would setback an additional 10 feet to provide a 30 foot rear yard equivalent for residential units starting on the 3rd floor. At the 13th story, there would be an additional 10 foot setback from the rear yard line. Per the existing C6-4A front yard requirements, the No-Action development would setback 15 feet at the 13th story.³ The No-Action development would fully comply with existing height and bulk regulations and would be of similar height to surrounding buildings.

As with the proposed project, the two existing buildings on Lots 14 and 66 would remain in the future without the Proposed Action, however, no restoration work would be done and the existing building on Lot 66 would not be expanded. The No-Action development would require LPC review and approval. However, because the No-Action building would fully comply with existing height and bulk regulations, it is expected that the LPC would issue a C of A for the complying building.

The Future with the Proposed Action (With-Action Condition)

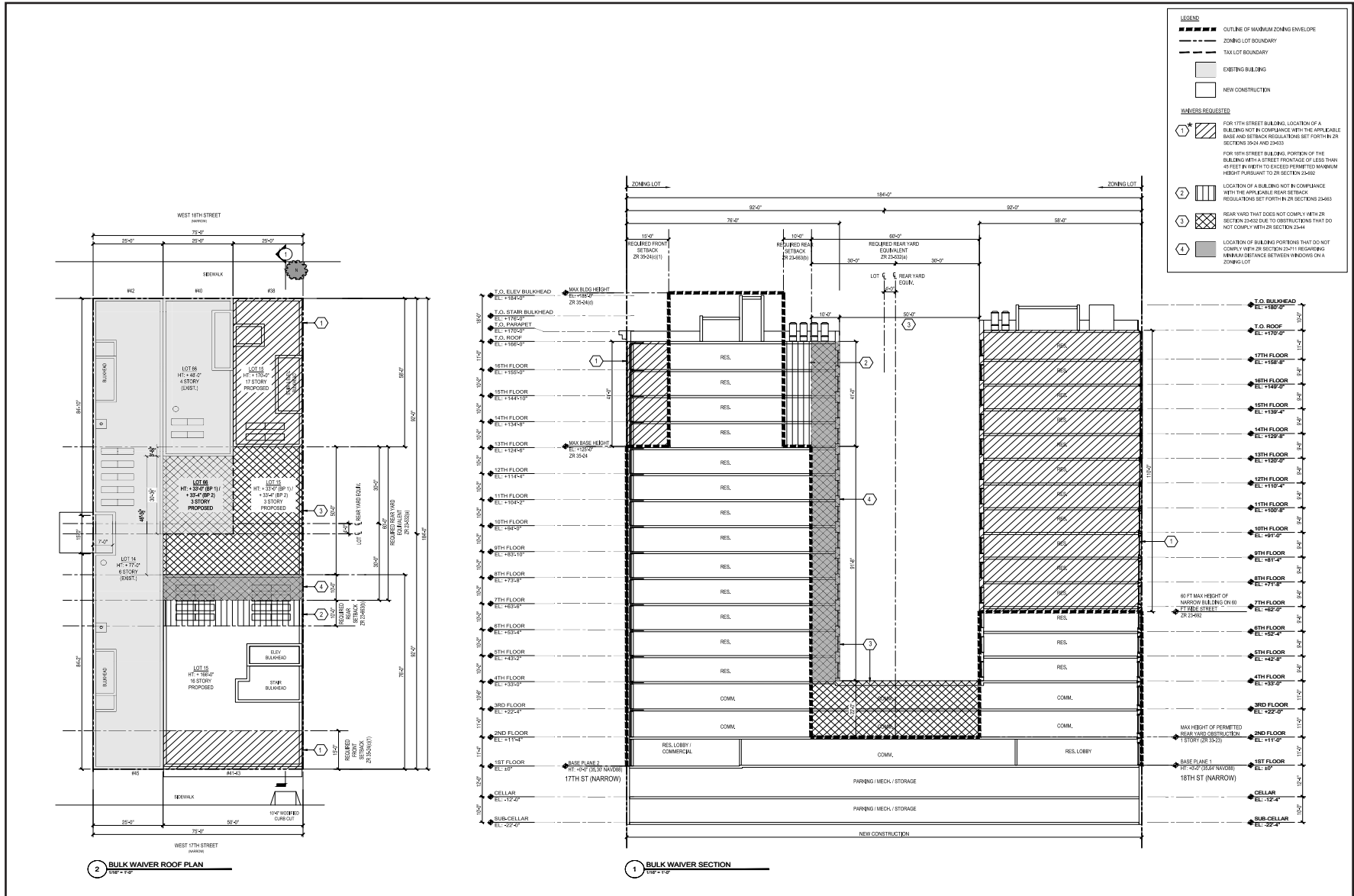
Lot 15

By 2018, under the With-Action condition, the applicant would construct approximately 103,112 gsf (84,024 zsf) of new development on Lot 15 (“Proposed Development”), which would include approximately 23,319 gsf of retail development, approximately 79,793 gsf of residential development (66 DUs), as well as approximately 17 accessory parking spaces and 39 bicycle spaces at the cellar level on Block 819, Lot 15.

The proposed new building on Lot 15 would have frontages on both West 17th and West 18th Streets and include a three story commercial base with two residential mid-rise wings (see Figure A-5). The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks (see Figure A-5). The northern wing on the West 18th Street would rise to 17 stories at a height of 170 feet with no setbacks. The building’s main entrance would be on West 17th Street, however, the commercial uses and residential lobby would also be accessible from West 18th Street (see Figure A-6). The 19 space accessory parking garage would be accessible from West 17th Street.

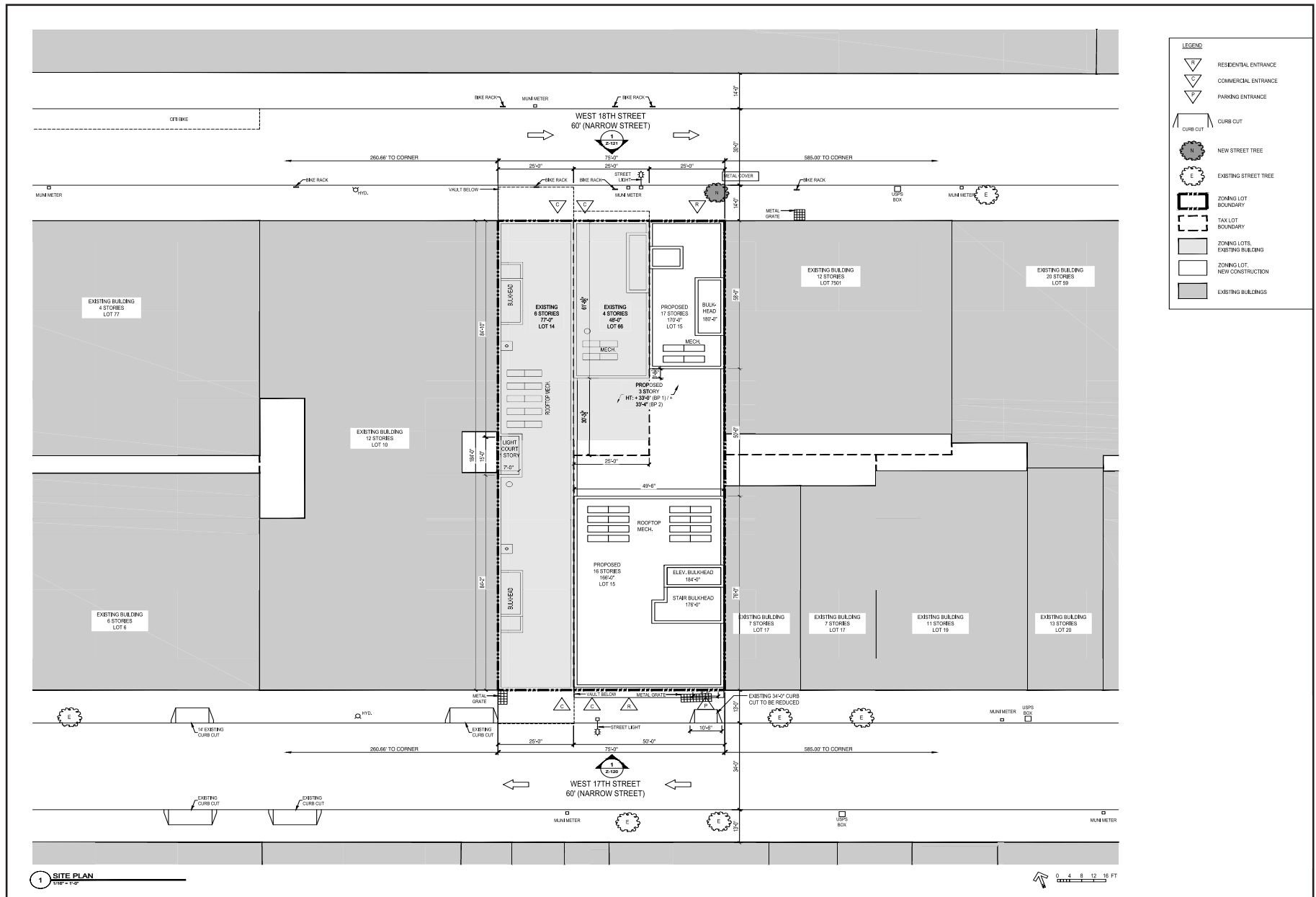
The 17th Street building façade will be composed of a structural glass curtain wall overlaid by metal-mesh panels. The metal mesh is a contemporary interpretation of architectural details found on many of the contributing buildings in the Historic District—from the projecting cornice and pediments to the material itself. The three-story base will be concrete with a full height glass storefront on the street-facades. The

³ With the adoption of Zoning for Quality and Affordability (ZQA) zoning text amendment, the setback at the 13th story would no longer be required.



Source: Morris Adjmi Architects

*With the adoption of the Zoning for Quality and Affordability (ZQA) zoning text amendment, the waivers pursuant to ZR Sections 35-24 and 23-663 (waiving the requirement that the building have a front yard setback after the 13th story), would no longer be required.



Source: Morris Adjmi Architects

18th Street building façade will be composed of a grid of brick panels tapering upwards from solid to void. The details of the brick façade will feature strong orthogonal lines and recessed, stepped window frames to reflect a level of depth and articulation typical of the Historic District. The interior court and street facades of both wings will be faced in brick with punched window openings facing the sides and interior court. The LPC has reviewed the development proposed for Lot 15 and issued a Certificate of Appropriateness on December 3, 2014 (see Appendix A).

Lots 14 & 66

As part of the proposed project, in connection with LPC approvals, the facades of the two existing buildings on Lots 14 and 66, which are contributing buildings in the Ladies' Mile Historic District, would be restored. Both buildings would continue to be occupied by commercial uses. In addition, as part of the proposed project, a one-story portion of the existing building Lot 66, which is partially located on Lot 15, would be demolished and the first three stories would be extended to the rear lot line to create an additional 298 gsf of retail and storage space, increasing the building's total size from 10,537 gsf/7,982 zsf to 10,835 gsf/8,274 zsf.

Total Project Area

The Project Area would have an overall FAR of 8.61, which would comply with the existing zoning regulations. The complete project, including the new building on Lot 15 and the expansion of the existing building on Lot 66, would result in the development of a total of 103,410 gsf/84,316 zsf new residential and commercial space.

Table A-1
Proposed Floor Area

Lot	Proposed Floor Area		
	Area by Use		Building Total
	Residential (Use Group 2)	Commercial (Use Group 6)	
14	0 gsf / 0 zsf	32,175 gsf / 26,534 zsf	32,175 gsf / 26,534 zsf
15	79,793 gsf / 68,097 zsf	23,319 gsf / 15,926 zsf	103,112 gsf / 84,024 zsf
66	0 gsf / 0 zsf	10,835 gsf / 8,274 zsf	10,835 gsf / 8,274 zsf
Total	79,793 gsf / 68,097 zsf	66,323 gsf / 50,734 zsf	146,116 gsf / 118,831 zsf

The LPC has reviewed the alterations proposed for the Lot 14 and 16 buildings and issued Certificate of Appropriateness on December 3, 2014 and Certificates of No Effect on September 25, 2015 (see Appendix A).

V. APPROVALS REQUIRED

The Special Permit is a discretionary public action subject to both the ULURP, as well as the CEQR. ULURP is a process that allows public review of Proposed Actions at four levels: the Community Board; the Borough President; the City Planning Commission; and if applicable, the City Council. The procedure mandates time limits for each stage to ensure a maximum review period of seven months. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The proposed project has received LPC approval (see Appendix A).

ATTACHMENT B
SUPPLEMENTAL SCREENING

ATTACHMENT B: SUPPLEMENTAL SCREENING

I. INTRODUCTION

This Environmental Assessment Statement (“EAS”) has been prepared in accordance with the guidelines and methodologies presented in the 2014 *City Environmental Quality Review (“CEQR”) Technical Manual*. For each technical area, thresholds are defined, which if met or exceeded, require that a detailed technical analysis be undertaken. Using these guidelines, preliminary screening assessments were conducted for the Proposed Action to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Form identifies those technical areas that warrant additional assessment. For those technical areas that warranted a “Yes” answer in Part II of the EAS Form (Shadows; Historic Resources; Urban Design and Visual Resources; Hazardous Materials; Air Quality; Noise; Neighborhood Character; and Construction) supplemental screening assessments are provided in this attachment. The remaining technical areas detailed in the 2014 *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds and/or are unlikely to result in significant adverse impacts. The areas screened out from any further assessment include Socioeconomic Conditions; Community Facilities; Open Space; Natural Resources; Solid Waste and Sanitation Services; Water and Sewer Infrastructure; Energy; Greenhouse Gas Emissions; and Public Health. While the technical area of Land Use, Zoning, & Public Policy did not warrant a “Yes” answer in Part II of the EAS Form, a preliminary assessment of existing and future land uses and zoning is included to provide the context in which to assess other technical areas.

The supplemental screening assessments contained herein identified that detailed analyses are required in the area of Land Use, Zoning, & Public Policy, Historic Resources, and Urban Design & Visual Resources. These analyses are provided in Attachment C, Attachment D, and Attachment E, respectively, and are summarized in this attachment. Per the supplemental screening assessments provided in this attachment, more detailed analyses of the following technical areas are not required: Shadows, Hazardous Materials, Air Quality, Noise, Neighborhood Character, and Construction. Table B-1 presents a summary of analysis screening information for the Proposed Action.

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSIS**Land Use, Zoning, and Public Policy**

According to the 2014 *CEQR Technical Manual*, a detailed assessment of land use, zoning and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. Zoning and public policy analyses are typically performed in conjunction with a land use analysis when an action would change the zoning on the site or result in the loss of a particular use. Land use analyses are required when an action would substantially affect land use regulation.

A preliminary assessment of existing and future land uses and zoning is included to provide the context in which to assess other technical areas. A preliminary land use, zoning, and public policy assessment is

provided in Attachment C, “Land Use, Zoning, and Public Policy.” As discussed therein, no significant adverse land use, zoning, or public policy impacts are expected in the future with the Proposed Action.

Table B-1
Summary of CEQR Technical Areas Screening

CEQR TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	DETAILED ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy			X
Socioeconomic Conditions	X		
Community Facilities and Services	X		
Open Space	X		
Shadows		X	
Historic & Cultural Resources			X
Urban Design & Visual Resources			X
Natural Resources	X		
Hazardous Materials		X	
Water and Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation - Traffic - Parking - Transit - Pedestrians	X X X X		
Air Quality - Mobile Sources - Stationary Sources	X		X
Greenhouse Gas Emissions	X		
Noise		X	
Public Health	X		
Neighborhood Character		X	
Construction		X	

Shadows

A shadows assessment considers Proposed Actions that result in new shadows long enough to reach a publicly accessible open space or historic resource (except within an hour and a half of sunrise or sunset). For Proposed Actions resulting in structures less than 50 feet high, a shadow assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important natural feature (if the features that make the structure significant depend on sunlight). According to the 2014 *CEQR Technical Manual*, some open spaces contain facilities that are not sunlight-sensitive and do not require a shadow analysis, including paved areas (such as handball or basketball courts) and areas without vegetation.

As detailed in Attachment A, “Project Description,” the Proposed Development would have frontages on both West 17th and West 18th Streets and include a three story commercial base with two residential mid-rise wings. The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks (184 feet including the elevator bulkhead). The northern wing on the West 18th

Street frontage would rise to 17 stories at a height of 170 feet with no setbacks (180 feet including the mechanical bulkhead). As the proposed project would result in a building taller than 50 feet, a Tier 1 and Tier 2 Screening Assessment was conducted to determine whether the proposed project would result in new shadows long enough to reach sunlight-sensitive resources, as compared to No-Action conditions.

Preliminary Screening Assessment

According to the 2014 *CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height and occurs on December 21, the Winter Solstice. As such, the longest shadow that could be cast by the Proposed Development would be approximately 791.2 feet in length, as shown in Figure B-1.

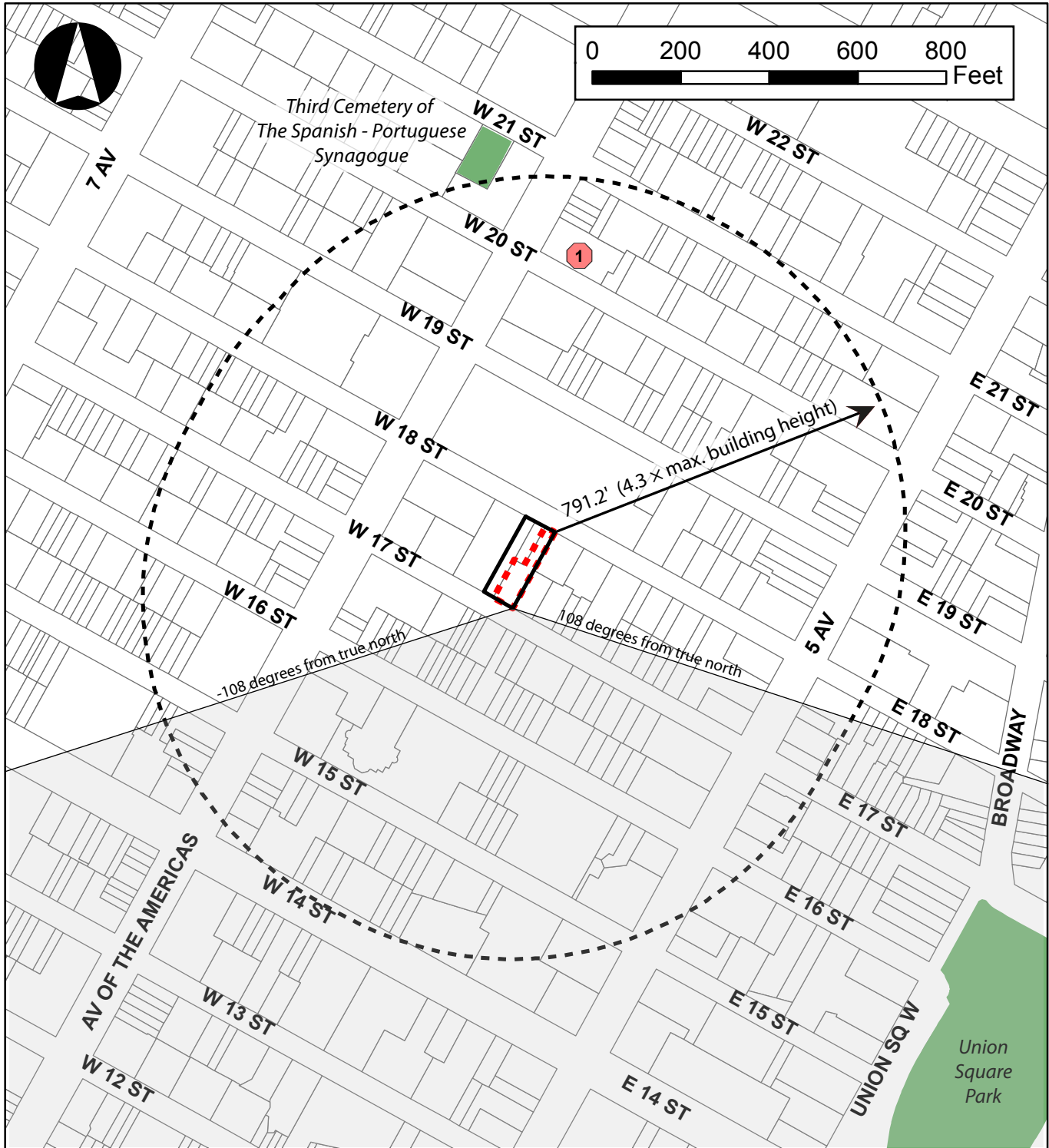
As also shown in Figure B-1, there are two resources of concern within the 791.2-foot shadow radius: the Church of the Holy Communion located on Sixth Avenue and West 20th Street (Landmark 1 in Figure B-1) and a portion of the Third Cemetery of the Spanish-Portuguese Synagogue. The Church is a designated NYC Landmark and is listed on the State and National Registers of Historic Places. It contains a rose window on the Sixth Avenue façade, which is made of stained glass. The building does not function as a church anymore and is used for commercial purposes. Moreover, no incremental shadows would be cast on this resource as a result of the Proposed Action, as there are several intervening buildings between the development site and the Church. The Cemetery contains grass and trees, which are considered light-sensitive resources. However, there are several intervening buildings (most notably, an immediately adjacent seven-story building) between the development site and the Cemetery, and no incremental shadows would be cast on this resource as a result of the Proposed Action. In correspondence dated February 2, 2016, LPC has reviewed the above analysis and confirmed that no significant adverse shadow impacts are expected as a result of the Proposed Action (see Appendix A).

In addition, as discussed in Attachment A, "Project Description," the *Ladies' Mile Rezoning Environmental Assessment Statement (EAS)* (CEQR No. 04DCP038M) identified the Project Area as "Projected Development Site 6" in the reasonable worst case development scenario (RWCDs) for the rezoning and related applications. It was projected to be developed with approximately 146 dwelling units, 13,800 sf of retail (equivalent to the site's lot area), and 32 accessory parking spaces. The development was assumed to consist of two 17-story mid-rise wings with approximately 150-foot tall streetwalls on both frontages, with 15-foot setbacks above the streetwall, and 175-foot tall total building heights for each wing. The shadows analysis in the *Ladies' Mile Rezoning EAS* concluded that the 175-foot building projected for this site would not cast any incremental shadows on the Church.

However, according to the 2014 *CEQR Technical Manual*, if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment is warranted.

Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given Project Site. In New York City, this area lies between -108 and +108 degrees from true north. If none of the sunlight-sensitive resources lay within the area that can be shaded by the proposed project, no further assessment of shadows is necessary. As shown in Figure B-1, there are no sunlight sensitive resources that fall within the area that cannot be shaded by the proposed project. Therefore, a Tier 3 Screening Assessment is not warranted and no significant adverse shadow impacts are anticipated.

Longest Shadow Study Area - Tier 1 and Tier 2 Screening



Legend

- 1 Individual Landmarks
- Tier 1: Longest shadow study area boundary
- Tier 2: Area to the South that could never be shaded

- Lot 15
- Project Area

Historic Resources

The 2014 *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

The applicant is seeking a Special Permit pursuant to Section 74-711 of the New York City Zoning Resolution to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings to facilitate the Proposed Development at 38-42 West 18th Street/41-45 West 17th Street in the Manhattan Ladies' Mile Historic District. In addition, the applicant is proposing to restore the facades of the existing adjacent commercial buildings, which are contributing buildings within the Ladies' Mile Historic District. Therefore, pursuant to CEQR guidelines, an assessment of the potential impacts of the proposed project on historic architectural resources is warranted and is provided in Attachment D, "Historic Resources." As discussed in the attachment, no significant adverse impacts to historic architectural resources would occur as a result of the Proposed Action.

Additionally, in the future with the Proposed Action, a Restrictive Declaration between the LPC and the applicant would be filed against the property in order to regulate the continued maintenance of the historic buildings. Additionally, the Restrictive Declaration states that the applicant must comply with the obligations and restrictions of a continued maintenance program in the Project Area, including periodic inspections, the establishment of an emergency protection program, and the provision of access to the designated structures.

An assessment of archaeological resources is usually needed for projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. In 2002, in conjunction with the Ladies' Mile Rezoning, LPC determined that there are no archaeological resources associated with the Project Area (refer to Appendix A). As such, an archaeological analysis is not warranted for the proposed project.

Urban Design and Visual Resources

An area's urban components and visual resources together define the look and character of the neighborhood. The urban design characteristics of a neighborhood encompass the various components of buildings and streets in the area. These include building bulk, use and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. An area's visual resources are its unique or important public view corridors, vistas, or natural or built features. For the *CEQR* analysis purposes, this includes only views from public and publicly-accessible locations and does not include private residences or places of business.

An analysis of urban design and visual resources is appropriate if a proposed project would (a) result in buildings that have substantially different height, bulk, form, setbacks, size, scale, use or arrangement than exists in an area; (b) change block form, demap an active street or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity or streetscape elements; or (c) would result in above-ground development in an area that includes significant visual resources.

A Special Permit is being requested pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings for the Proposed Development on the site. As such, the proposed project is analyzed for potential urban design and visual resources impacts. This analysis is provided in Attachment E, "Urban Design and Visual Resources." As discussed in Attachment E, there would be no significant adverse impacts to these technical areas as a result of the Proposed Action.

Hazardous Materials

As defined in the 2014 *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the 2014 *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a site, and (b) an action would increase pathways to their exposure; or (c) an action would introduce new activities or processes using hazardous materials.

As discussed in Attachment A, "Project Description," the project area was rezoned from M1-6M to C6-4A in 2004 as part of the area-wide Ladies' Mile Rezoning (ULURP No. C040331ZMM; CEQR No. 04DCP038M), which together with related zoning text amendments (ULURP No. C040332ZRM) was intended to facilitate residential and mixed-use redevelopment of the formerly light industrial area.

As a result of the environmental review for the Ladies' Mile Rezoning, an (E)-designation was placed on the Project Area for hazardous materials (E-131). The (E)-designation for hazardous materials required that the applicant perform sampling and testing at the site, and if required, remediation. In accordance with the requirements of this (E)-designation, the applicant would prepare a sampling protocol, a sampling report, and a remediation plan (if necessary) which would be submitted to DEP for review and approval.

However, as the administration of the E Designation Environmental Review Program has changed agencies since the time of the 2004 *Ladies' Mile Rezoning EAS*, and it is now administered by the City Mayor's Office of Environmental Remediation (OER), a new (E)-designation (E-378) has been incorporated into the proposed project as described below. This new (E)-designation supersedes the (E) designation (E-131) previously assigned to the Project Area pursuant to the prior Ladies' Mile Rezoning.

The (E)-designation text related to hazardous materials is as follows:

“Block 819, Lots 14, 15 and 66

Task 1

The applicant must submit to the NYC Office of Environmental Remediation (OER), for review and approval, a Phase I Environmental Site Assessment, any other previous environmental studies, and a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of sample sites should be selected to adequately characterize site, the specific source of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination) and the remainder of the site’s condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from the test results, a proposed remediation action plan (RAP) must be submitted to OER for review and approval. Such remediation as determined necessary by OER must be completed and then proper documentation provided that the work has been satisfactorily completed. A construction-related health and safety plan (CHASP) and Community Air Monitoring Program (CAMP) would be submitted to OER together with the RAP and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater.”

The applicant will complete these tasks to the satisfaction of OER prior to beginning excavation activities for the Proposed Development. With the abovementioned institutional controls in place, no significant adverse impacts related to hazardous materials would result from the Proposed Action.

Air Quality

According to the guidelines provided in the 2014 *CEQR Technical Manual*, air quality analyses are conducted in order to assess the effect of an action on ambient air quality (i.e., the quality of the surrounding air), or effects on the project because of ambient air quality. Air quality can be affected by “mobile sources,” pollutants produced by motor vehicles, and by pollutants produced by fixed facilities,

i.e., “stationary sources.” As per the 2014 *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality impacts. Per the EAS Form, further analysis of air quality mobile sources from action-generated vehicle trips has been screened out in accordance with 2014 *CEQR Technical Manual* assessment screening thresholds.

Stationary Sources

Stationary source impacts could occur with actions that create new stationary sources or pollutants, such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building’s boiler stacks used for heating/hot water, ventilation, and air conditioning (“HVAC”) systems, that can affect surrounding uses. Impacts from boiler emissions associated with a development are a function of fuel type, stack height, minimum distance of the stack on the source building to the closest building of similar or greater height, building use, and the square footage size of the source building. In addition, stationary source impacts can occur when new uses are added near existing or planned emissions stacks, or when new structures are added near such stacks and those structures change the dispersion of emissions from the stacks so that they affect surrounding uses.

As discussed above, the Project Area was identified as projected development site 6 in the *Ladies’ Mile Rezoning EAS* (04DCP038M). As a result of the environmental review for the Ladies’ Mile Rezoning, an (E)-designation was placed on the Project Area for stationary source air quality (E-131).

The (E)-designation language for air quality is as follows:

“Any new residential and/or commercial development on Block 819, Lots 14, 15, & 66 must use natural gas as the type of fuel for HVAC systems.”

Impacts from boiler emissions associated with a development are a function of not only fuel type, but also stack height, minimum distances of the stack on the source building to the closest building of similar or greater height, building use, and the square footage of the source building. Initially, nomograph screenings were conducted to determine whether the Proposed Development would result in significant adverse project-on-existing or project-on-project stationary source air quality impacts. As the Proposed Development would utilize natural gas, per the existing E-Designation placed on the Project Area, the nomograph screening was conducted utilizing Figure 17-7 of the *CEQR Technical Manual—Air Quality Appendix*.

Project-on-Existing HVAC Analysis

As described in Attachment A, “Project Description,” the Proposed Development’s West 18th Street tower would rise to a total height of 170 feet, resulting in a minimum stack height of 173 feet and West 17th Street tower would rise to a total height of 166 feet, resulting in a minimum stack height of 169 feet (assuming a three-foot tall stack, pursuant to CEQR methodology). A survey of existing residential land uses and other sensitive receptor sites within 400 feet of the Project Site identified one nearby building of greater height: the 20-story (180-foot tall) residential building on Block 819, Lot 59 (approximately 75 feet from the West 18th Street tower and approximately 95 feet from West 17th Street tower). As the Block 819, Lot 59 building would be the closest existing sensitive receptor of similar or greater height and it is in much closer proximity to the West 18th Street tower than the West 17th Street tower, if the proposed West 18th

Street tower's HVAC stack would not cause significant adverse impacts at this existing residential building, no impacts would occur at sensitive receptors located further from the Project Site, nor would the West 17th Street tower be expected to adversely affect the existing building at Block 819, Lot 59.

The nomograph screening conservatively assumed that the West 18th Street tower's HVAC stack would be used by all of the Proposed Development's 23,319 gsf commercial base, as well as the residential floor area contained in the tower (19,964 gsf) and half of the residential base and below grade levels (5,462 gsf), for a total floor area of 48,745 gsf.¹ As the location of the HVAC stack on the West 18th Street tower has not been finalized, for analysis purposes, the stack was assumed to be setback ten feet from the tower's eastern façade in accordance with building code §[1501.4] 27-859, for a total distance of 85 feet between the West 18th Street tower's stack and the Block 819, Lot 59 building's western façade. Based on the nomograph screening (presented in Figure B-2), it was determined that the West 18th Street tower's HVAC system would not result in significant adverse impacts on the residential building on Block 819, Lot 59 (the most proximate sensitive receptor). As such, a detailed Project-on-Existing HVAC analysis is not warranted.

Project-on-Project HVAC Analysis

Project-Project HVAC analysis was conducted to identify potential air quality impact from the proposed West 17th Street tower's HVAC stack on the West 18th Street tower, which would be the closest sensitive receptor of similar or greater height.

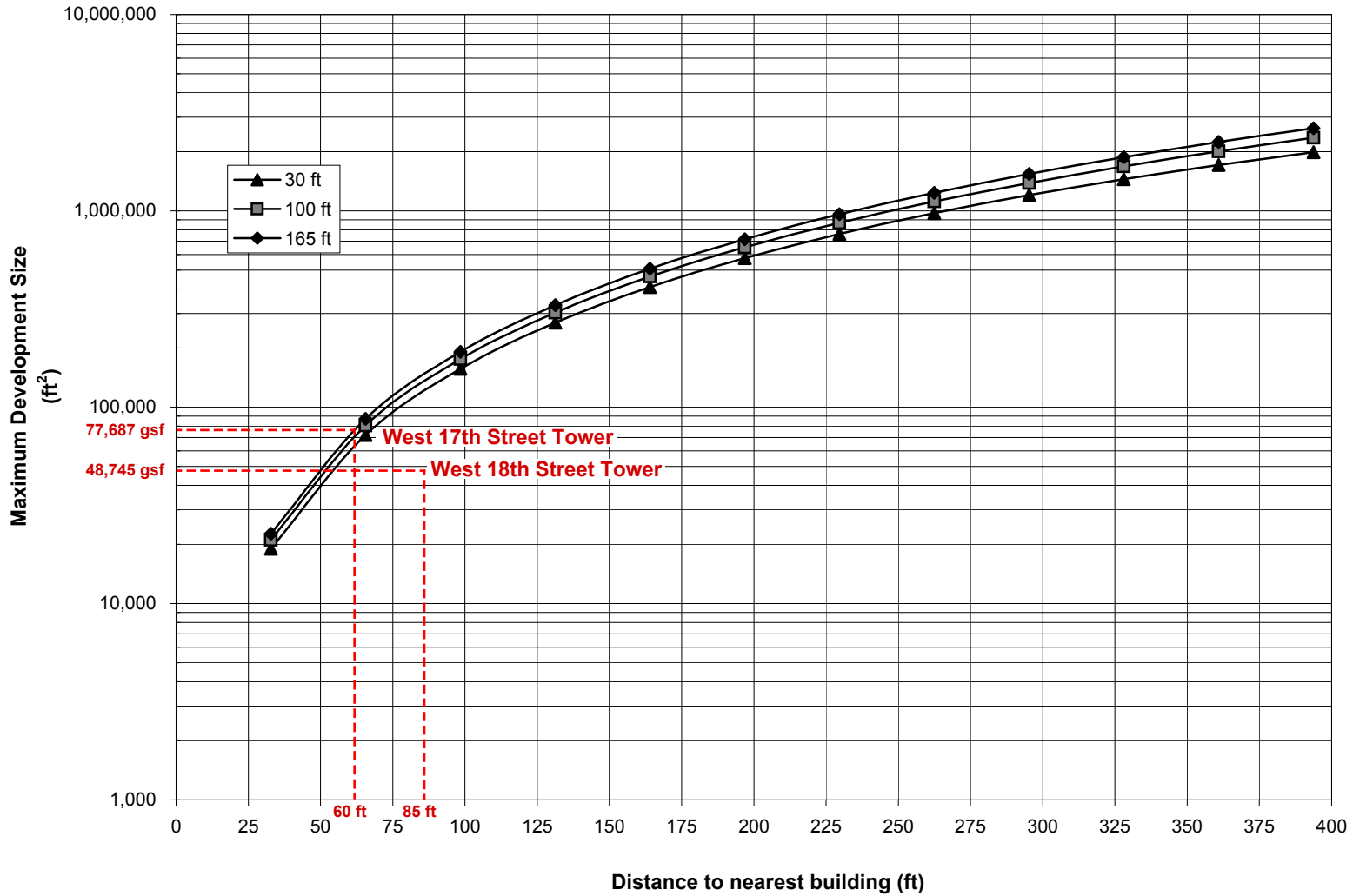
To determine whether a detailed HVAC analysis is warranted, an air quality nomograph screening was conducted utilizing Figure 17-7 of the *CEQR Technical Manual—Air Quality Appendix*, as described above. The nomograph screening conservatively assumed that the West 17th Street tower's HVAC stack would be used by all of the Proposed Development's 23,319 gsf commercial base, as well as the residential floor area contained in the tower (48,906 gsf) and half of the base and below grade levels (5,462 gsf), for a total floor area of 77,687 gsf. As the location of the HVAC stack on the West 17th Street tower has not been finalized, for analysis purposes, the stack was assumed to be setback ten feet from the tower's northern façade in accordance with building code §[1501.4] 27-859, for a total distance of 60 feet between the West 17th Street tower's stack and the West 18th Street tower's southern façade. Based on the nomograph screening (presented in Figure B-2), the results were too close to the impact threshold in order to determine whether the West 17th Street tower's HVAC system would or would not result in significant adverse impacts on the West 18th Street tower. As such, a more refined screening for the West 17th Street tower was warranted.

AERSCREEN

As a refined HVAC screening was warranted, NO₂ and PM_{2.5} analyses for the West 17th Street tower of the Proposed Project were performed using AERSCREEN modeling. The AERSCREEN model predicts worst-case one-hour impacts downwind from point, area, or volume source. AERSCREEN generates application-specific worst-case meteorology using representative minimum and maximum ambient air temperatures, and site-specific surface characteristics such as albedo, Bowen ration, and surface

¹ It should be noted that for conservative analysis purposes, the commercial floor area was applied to both towers' HVAC screenings, as the exact location and/or distribution of the retail base's HVAC stack has not yet been determined.

**FIGURE 17-7
NO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - NATURAL GAS**



roughness.² The model incorporates the PRIME downwash algorithms that are part of the AERMOD refined model and utilizes the PRIME plume rise model enhancements to the Building Profile Input Program (BPIP) to provide a detailed analysis of downwash influences on direction-specific basis. AERSCREEN also incorporates AERMOD's complex terrain algorithms and utilizes the AERMAP terrain processor to account for the actual terrain in the vicinity of the sources on a direction-specific basis. The AERSCREEN model was run without the influence of building downwash and with urban diffusion coefficients based on a review of land-use maps of the area to calculate ambient pollutant concentrations from the Proposed Project. Other model options were selected based upon EPA guidance.

Table B-2 presents the HVAC emission rates and stack parameters used in the AERSCREEN modeling. The analysis was performed utilizing a unitary emission factor (1 gram/second). The estimated emissions based on total floor area were converted into grams/second and multiplied by the modeled unitary concentrations to determine potential impact. The proposed HVAC stack was analyzed at 169 feet; the stack diameter was modeled at 1 foot, the exhaust temperature at 423°K (300°F), and the exit velocity at 7.8 meters per second, based on values obtained from the New York City Department of Environmental Protection's (DEP) "CA Permit" database for corresponding boiler sizes (i.e., rated heat input or MMBtu/hr). The receptor used in the modeling was the West 18th Street tower of the Proposed Project, at a conservative distance of 60 feet.

Table B-2

HVAC Emission Rates & Stack Parameters for the Proposed West 17th Street Tower

Parameters	Value
Stack Parameters	
Stack Height (ft)	169
Stack Diameter (ft)	1
Exhaust Velocity (m/s)	7.8
Exhaust Temperature (°F)	300
Emission Rates (g/s)¹	
NO ₂ , 1-Hour	0.018
NO ₂ , Annual	0.005
PM _{2.5} , 24-Hour	0.0014
PM _{2.5} , Annual	0.0004
Notes:	
¹ The emission rates are based on peak and annual average fuel usage for the design and AP-42 emission factors.	
Sources: EPA AP-42 Section 1.3 and Section 1.4	

To estimate the maximum expected pollutant concentration at the given receptor, the predicted impact must be added to a background value that accounts for existing pollutant concentrations from other sources that are not directly accounted for in the model. The background levels are based on concentrations monitored at the nearest New York State Department of Environmental Conservation (NYSDEC) ambient air monitoring stations. Consistent with standards, the 1-hour NO₂ average uses the three-year average of the annual 98th percentile daily maximum 1-hour average concentration; and the

² The albedo is the fraction of the total incident solar radiation reflected by the ground surfaces. The Bowen ratio is the ratio of the sensible heat flux to the latent (evaporative) heat flux. The surface roughness length is related to the height of obstacles to the wind flow and represents the height at which the mean horizontal wind speed is zero.

annual NO₂ background concentrations use the maximum annual average from the latest five years of available monitoring data. The maximum predicted NO₂ concentrations from the modeling analysis are then added to their corresponding ambient background NO₂ concentrations and compared to the National Ambient Air Quality Standards (NAAQS). The results of this analysis are presented in Table B-3.

Table B-3
Maximum Modeled Pollutant Concentration (in µg/m³)

Pollutant	Averaging Period	Maximum Modeled Impact	Background ¹	Total Concentration	NAAQS/De minimis	Pass/Fail
NO ₂	1-Hour	70.03	109	179.03	188	Pass
	Annual	1.918	40.6	42.519	100	Pass
PM _{2.5}	24-Hour	3.194	N/A	N/A	4.7	Pass
	Annual	0.146	N/A	N/A	0.3	Pass

Notes:
¹ Background 1-Hour NO₂ concentrations were based on the most recent 3-year average (2012-2014) at the Botanical Garden, Bronx Monitoring Station; Background Annual NO₂ concentrations were conservatively based on the maximum annual average from the latest 5 years of monitoring data (2010-2014) at the IS 52 Monitoring Station (http://www.dec.ny.gov/docs/air_pdf/2014airqualrpt.pdf).

As shown in Table B-3, 1-hour and annual NO₂ concentrations are less than their respective NAAQS, and the maximum 24-hour and annual incremental concentrations of PM_{2.5} are below the City's interim guidance criteria. Based on the AERSCREEN analysis, there would be no potential significant adverse stationary source air quality impacts from the Proposed Project's West 17th Street tower. The results of the AERSCREEN analysis also found that to preclude the potential significant adverse air quality impacts related to HVAC emissions, an (E)-designation would need to be incorporated for the Proposed Development.

The text for the (E)-designation is as follows:

“Any new residential and/or commercial development on Block 819, lot 15 must use natural gas for HVAC systems and ensure the heating, ventilating and air conditioning stack are located at the highest building tier or at least 170 feet in height, and the West 18th Street tower stack is at least 136 feet from the West 17th Street lot line and the West 17th Street tower stack is at least 118 feet from the West 18th Street lot line in order to avoid any potential significant air quality impacts.”

Therefore, no significant adverse impacts related to stationary source air quality are anticipated as a result of the Proposed Action and further analysis is not warranted.

Noise

According to the guidelines established in the 2014 *CEQR Technical Manual*, an initial impact screening would consider whether the proposed project would generate any mobile or stationary source noise, or would be located in an area with high ambient noise levels. As stated in the 2014 *CEQR Technical Manual*, there is the potential for significant adverse impacts and a detailed mobile source noise analysis is generally performed if passenger car equivalent (PCE) values are at least doubled between existing and

action conditions during the worst case expected hour at receptors most likely to be affected by the Proposed Actions. As the proposed project is relatively small, it would not result in the doubling of PCE values and therefore a detailed mobile source noise analysis is not warranted.

2004 (E)-Designation and Update per 2014 CEQR Technical Manual

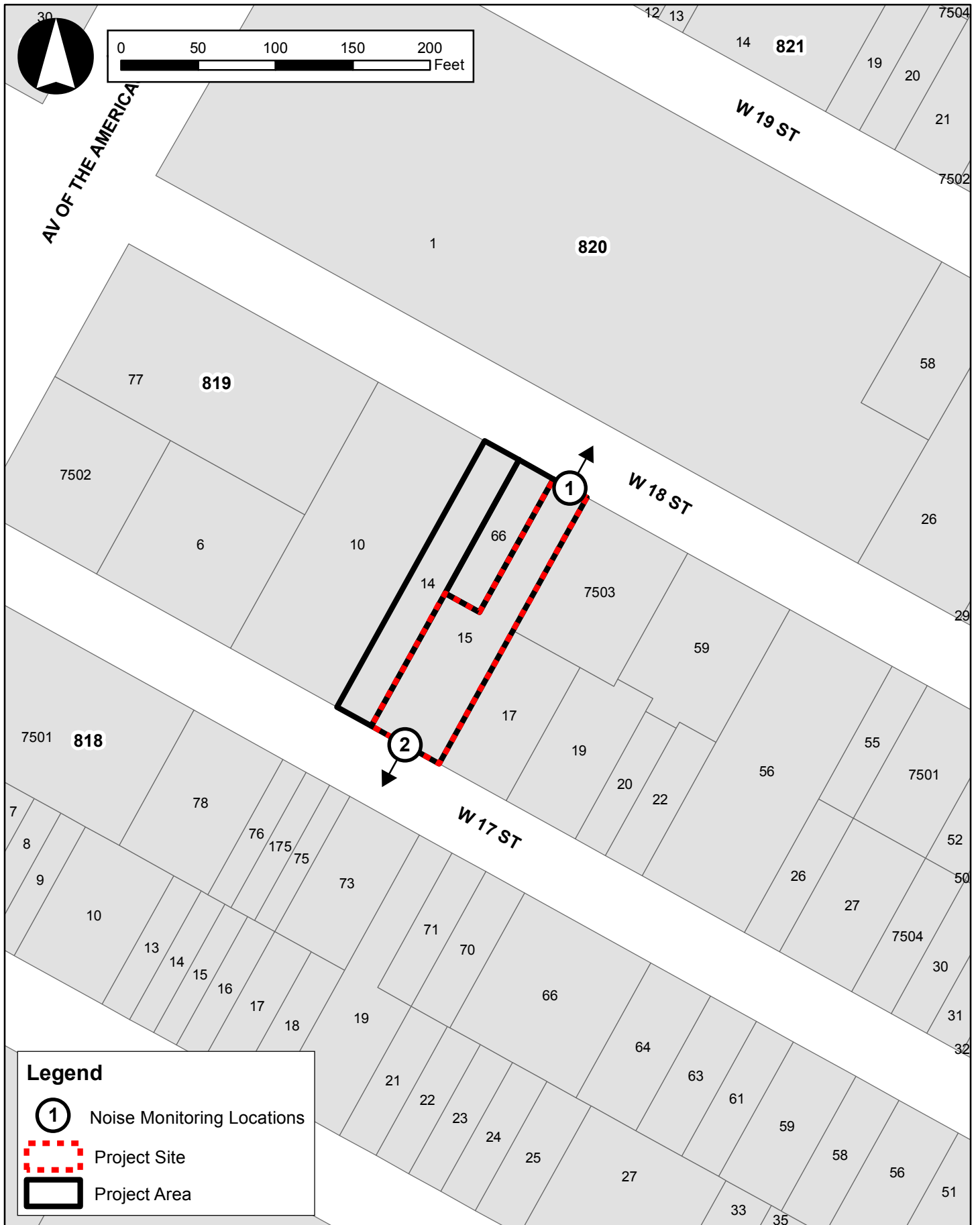
(E)-designations for noise provide notice of the presence of an environmental requirement pertaining to high ambient noise levels on a particular tax lot. If an area is proposed to be rezoned, and the accompanying environmental analysis indicates that development on a property may be adversely affected by noise, then an (E)-designation for window/wall attenuation and alternate means of ventilation may be placed on the property by the lead agency in order to address such issues in conjunction with any new development or new use of the property. For new developments, enlargements of existing buildings, or changes in use, the NYC Department of Buildings will not issue a building permit until the environmental requirements of the (E)-designation are satisfied. OER administers the E Designation Environmental Review Program, which was formerly administered by the New York City Department of Environmental Protection (DEP), including at the time of the 2004 *Ladies' Mile Rezoning EAS*.

In order to preclude the potential for significant adverse impacts related to noise due to development on the Project Site, as part of the 2004 Ladies Mile Rezoning, an (E)-designation for noise was recorded for the Project Site. The (E)-designation (E-131), listed in the Zoning Resolution Appendix C, Table 1, Environmental Requirements, states "Window Wall Attenuation & Alternate Ventilation." This restriction was identified in the *Ladies' Mile Rezoning EAS*, which stated that a "new residential development must provide a closed window condition with a minimum of 30 dBA window/wall attenuation in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners." It should be noted that the 30 dBA attenuation value in the EAS was incorrectly recorded in the "Negative Declaration" issued for the Ladies' Mile Rezoning as being a requirement for 35 dBA of attenuation.

Since the approval of the Ladies' Mile Rezoning in 2004, there has been a technical update to the City's noise attenuation value requirements. Based on Table 19-3 in the 2014 *CEQR Technical Manual*, if the With-Action L_{10} noise level is between 70 and 73, the required attenuation is 28 dBA to achieve an acceptable interior noise level. As discussed in the *Ladies' Mile Rezoning EAS*, the With-Action L_{10} noise levels at the Project Area were 72.0 and 72.2. Therefore, based on the technical update to the City's noise attenuation value requirements, the Proposed Development would now require an attenuation value of 28 dBA.

Assessment

As the Ladies' Mile Rezoning dates back to 2004 and there have been many changes in the area since then, noise monitoring was conducted at the Project Site in 2015 to determine if the noise levels and window/wall attenuation outlined in the (E)-designation would still be applicable. As shown in Figure B-3, noise monitoring locations were selected at the West 18th Street (receptor location 1) and West 17th Street (receptor location 2) frontages of Block 819, Lot 15 (the future northern and southern façades, respectively, of the Proposed Development). Noise monitoring was conducted for the weekday AM and PM peak hour periods on November 4, 2015; the weather was in the high 60s and partly cloudy. Noise



monitoring for the weekday midday peak hour period was conducted on November 17, 2015; the weather was in the high 40s and sunny.

Table B-4
Existing Noise Levels (in dBA) at Receptor Locations 1 and 2

#	Noise Receptor Location	Time	L _{eq}	L _{max}	L _{min}	L ₁	L ₁₀	L ₅₀	L ₉₀	CEQR Noise Exposure Category
1	Mid-point of Lot 15 West 18 th Street frontage (future northern façade of proposed building)	AM	69.1	88.1	63.9	78.3	70.9	67.2	65.4	Marginally Unacceptable (I)
		MD	69.2	92.0	64.6	76.1	70.6	67.8	66.4	
		PM	68.1	87.1	64.2	75.5	69.4	67.0	65.8	
2	Mid-point of Lot 15 West 17 th Street frontage (future southern façade of proposed building)	AM	71.0	92.2	61.6	80.6	72.7	67.7	64.9	Marginally Unacceptable (I)
		MD	69.6	88.8	62.6	79.5	71.2	66.7	64.6	
		PM	67.0	87.1	59.4	76.6	69.0	64.0	61.8	

Notes: Field measurements for the AM and PM peak hours were performed by Philip Habib & Associates on Wednesday, November 4, 2015. Field measurements for the midday peak hour was performed by Philip Habib & Associates on Tuesday, November 17, 2015. Refer to Figure B-3 for noise monitoring receptor locations.

As shown in Table B-4, the existing peak hour L₁₀ noise levels at receptor location 1 would range from 69.4 dBA to 70.9 dBA, placing the northern façade of the Proposed Development in the Marginally Unacceptable (I) noise exposure category. The existing peak hour L₁₀ noise levels at receptor location 2 ranged from 69.0 dBA to 72.7 dBA, placing the southern façade of the Proposed Development in the Marginally Unacceptable (I) noise exposure category. These noise levels are in the same noise exposure category as those outlined in the *Ladies' Mile Rezoning EAS*.

Table B-5
Future 2018 With-Action Noise Levels (in dBA)

Noise Receptor Site	Day	Time	2018 No-Action L _{eq(1)}	2018 With-Action L _{eq(1)}	Change	2018 With-Action L ₁₀₍₁₎
1	Weekday	AM	69.1	69.1	0.0	70.9
	Weekday	MD	69.0	69.0	0.0	70.4
	Weekday	PM	68.1	68.1	0.0	69.4
2	Weekday	AM	71.0	71.0	0.0	72.7
	Weekday	MD	69.6	69.6	0.0	71.2
	Weekday	PM	67.1	67.1	0.0	69.0

Notes: As the Proposed Actions result in a negligible increment of vehicle trips, the 2018 With-Action peak hour L₁₀ reflects an increase of vehicles based on a background growth rate (0.25% per year) pursuant to 2014 *CEQR Technical Manual* guidelines.

As shown in Table B-5, the future 2018 With-Action peak hour L₁₀ noise levels at receptor location 1 would range from 69.4 dBA to 70.9 dBA, placing the northern façade of the Proposed Development in the Marginally Unacceptable (I) noise exposure category. The future 2018 With-Action peak hour L₁₀ noise

levels at receptor location 2 ranged from 69.0 dBA to 72.7 dBA, placing the southern façade of the Proposed Development in the Marginally Unacceptable (I) noise exposure category. These noise levels are in the same noise exposure category as those outlined in the *Ladies' Mile Rezoning EAS*.

As the future 2018 With-Action peak hour L_{10} noise levels at receptor location 1 and receptor location 2 would fall into the Marginally Unacceptable (I) noise exposure category, 28 dBA of window/wall attenuation would be required on all facades of the proposed building. This noise attenuation would be required through a modification of the (E)-designation applicable to the Project Area (Block 819, Lots 14, 15, & 66). This modified (E)-designation would preclude significant adverse impacts related to noise. This (E)-designation supersedes the prior (E)-designation (E-131) applied to the Project Site by the *Ladies' Mile Rezoning EAS* (CEQR No. 04DCP038M).

The modified (E)-designation related to noise is as follows:

“To ensure an acceptable interior noise environment, future residential/community facility uses must provide a closed window condition with a minimum 28 dBA of window/wall attenuation on all façades in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners or HUD-approved fans.”

Per the updated (E)-designation requirement, in order to receive a Certificate of Occupancy from the NYC Department of Buildings the Proposed Development must provide the required 28 dBA window/wall attenuation value that OER has determined would maintain an interior noise level of 45 dBA.

Landmarks Preservation Commission Window Requirements

In addition to the attenuation requirements outlined above, which would be mandated by a modified (E)-designation to be assigned to the Project Area, as outlined in Attachment D, “Historic and Cultural Resources,” the LPC required the replacement of all non-historic or severely deteriorated wood windows of the buildings on Lots 66 and 14, with new historically appropriate wood windows pursuant to the Certificate of Appropriateness issued on December 3, 2014. The façade for the building on Lot 15 is designed as a contemporary interpretation of the architectural details found on many of the contributing buildings in the Ladies' Mile Historic District. The windows utilized to meet these requirements would also have to meet the aforementioned (E)-designation requirement.

Lot 66

On the West 18th Street façade, all non-historic aluminum and kalamein windows, as well as severely deteriorated wood windows would be replaced with new wood windows in a historically appropriate color based on a paint color investigation. The second and third floor windows would be one-over-one double-hung windows with single paned windows at the center opening, while fourth floor windows would be single-paned windows. Profiles of the new windows would match the original wood windows that remain.

Lot 14

On the West 18th Street façade, all non-historic aluminum windows and deteriorated historic wood windows would be replaced with new wood window frames and sash with configurations based on historic photos and profiles matching the existing historic wood windows and transoms. On the West 17th Street façade, defected steel lintels at the window openings would be replaced with new steel lintels, and proper flashing and protective finishes would be installed to slow future deterioration of the new lintels. The replacement windows would be new one-over-one wood windows with transoms. Profiles would match the original wood windows and mullions that remain at the third story.

Lot 15

The West 17th Street façade would be composed of a glazed curtain wall or window wall overlaid by metal-mesh panels with a base-shaft-capital composition and classically inspired elements. The three-story base would be concrete with a full height glass storefront on the street-facades. The West 18th Street façade would be composed of a grid of brick panels featuring strong orthogonal lines and recessed, stepped window frames to reflect a level of depth and articulation typical of the Ladies' Mile Historic District. The interior court and street facades of both wings would be faced in brick with punched window openings facing the sides and interior court.

Neighborhood Character

According to the 2014 *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if a proposed project could result in adverse impacts to land use, urban design and visual resources, open space, shadows, historic resources, socioeconomic conditions, traffic or noise within the neighborhood. It is also possible that several moderate changes in the elements that contribute to neighborhood character, while not significant adverse impacts by themselves, could lead to a significant impact on neighborhood character.

The proposed project would not adversely affect any component of the surrounding area's neighborhood character. The Proposed Development would not conflict with the surrounding predominantly residential land uses and activities, nor would it significantly impact land use patterns. The proposed project is expected to bring occupancy of 66 households and increased activity to the Project Area, thereby further improving its character, in the Applicant's opinion.

Moreover, as discussed in this attachment and in Attachments C, D, and E, the proposed project is not expected to result in any significant adverse impacts to the technical areas relating to neighborhood character, including land use, zoning, and public policy, urban design and visual resources, and historic resources, nor would it result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. Therefore, pursuant to CEQR guidelines, the proposed project would not result in any significant adverse impacts to neighborhood character.

Construction

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Based on 2014 *CEQR Technical Manual* guidelines, where the duration of

construction is expected to be short-term (less than two years), any impacts resulting from construction generally do not require detailed assessment. Construction of the proposed project is expected to be completed within approximately 18 months. As such, a detailed assessment of construction impacts is not required. However, as construction activities would be occurring within 400 feet of historic and cultural resources, a brief discussion of construction impacts as they relate to historic resources is provided below.

As described in Attachment D, "Historic and Cultural Resources," any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to contributing buildings to those historic resources from ground-borne construction vibrations. The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to LPC-designated Landmarks and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYC Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As the Project Area is located within the LPC-designated Ladies' Mile Historic District, all surrounding buildings would be subject to DOB'S TPPN #10/88 during the proposed project's construction. Under the TPPN, a construction protection plan must be provided to the LPC for review and approval prior to any demolition and construction on the Project Area. The construction protection plan would take into account the guidance provided in the 2014 *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan." With the implementation of the appropriate construction protection measures mandated by TPPN #10/88, no construction-related impacts on historic resources would be anticipated as a result of the proposed project.

ATTACHMENT C
LAND USE, ZONING, AND PUBLIC POLICY

ATTACHMENT C: LAND USE, ZONING, AND PUBLIC POLICY

I. INTRODUCTION

The applicant, 42 West 18th Street Realty Corp., is seeking a Special Permit pursuant to Section 74-711 from the New York City Planning Commission (CPC) to facilitate the development of a mixed-use primarily residential building at 38-42 West 18th Street/41-43 West 17th Street in Manhattan's Landmark Preservation Commission (LPC) designated Ladies' Mile Historic District (the "Proposed Action"). The Project Area consists of Block 819, Lots 14, 15, and 66 ("Project Area"). The applicant is proposing to build a proposed mixed-use primarily residential building on Lot 15, expand an existing commercial building on the adjacent Lot 66 by 298 gross square feet (gsf), and restore the facades on the existing buildings on the adjacent Lots 14 and 66. The new construction on Lot 15 would comprise a total of approximately 103,112 gsf (84,024 zoning square feet (zsf)), with 79,793 gsf (68,097 zsf) of residential use (66 dwelling units), 23,319 gsf (15,926 zsf) of commercial retail uses and approximately 17 accessory parking spaces and 39 bicycle parking spaces located at cellar level.

The Proposed Development would require a Special Permit pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to allow:

- location of a building not in compliance with the applicable base and setback regulations set forth in ZR Sections 35-24 and 23-633¹;
- location of a building not in compliance with the applicable rear setback regulations set forth in ZR Section 23-663;
- rear yard that does not comply with ZR Section 23-532 due to obstructions that do not comply with ZR Section 23-44;
- location of building portions that do not comply with ZR Section 23-711 regarding minimum distance between windows on a zoning lot; and
- portion of the building with a street frontage of less than 45 feet in width to exceed permitted maximum height pursuant to ZR Section 23-692.

In addition, as part of the proposed project, a one-story portion of the existing building Lot 66, which is partially located on Lot 15, would be demolished and the first three stories would be extended to the rear lot line which would create an additional 298 gsf of retail and storage space. Also, as part of the proposed project, the facades of the two existing buildings on Lots 14 and 66, which are contributing buildings in the Ladies' Mile Historic District, would be restored. Both buildings would continue to be occupied by commercial uses. In addition, while not subject to environmental review, it should be noted that as the Project Area is located within a NYC-designated historic district, the proposed project

¹ With the adoption of the Zoning for Quality and Affordability (ZQA) zoning text amendment, the waivers pursuant to ZR Sections 35-24 and 23-633 (waiving the requirement that the building have a front yard setback after the 13th story), would no longer be required.

received a Certificate of Appropriateness (“C of A”) from the Landmarks Preservation Commission (LPC) on December 3, 2014 (see Appendix A).

Under CEQR guidelines, a preliminary land use assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project’s anticipated effects. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendments. Therefore, this chapter includes a detailed analysis that involves a thorough description of existing land uses and zoning within the rezoning area and the broader study area. Following the guidelines of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Action to such conditions, assesses the nature of any changes to these conditions that would be created by the Proposed Action, and identifies those changes, if any, that could be significant or adverse. The detailed assessment discusses existing and future conditions with and without the Proposed Action in the 2018 analysis year for a primary study area (coterminous with the rezoning area), and a secondary (400 foot) study area surrounding the rezoning area.

II. PRINCIPAL CONCLUSIONS

No significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significance set forth in the 2014 *CEQR Technical Manual*, are anticipated in the future with the Proposed Action in the primary and secondary study areas. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with existing or anticipated land uses, zoning, or public policy in the secondary study area. The Proposed Action would not create land uses or structures that would be incompatible with the underlying zoning, nor would it cause a substantial number of existing structures to become non-conforming. The Proposed Action would not result in land uses that conflict with public policies applicable to the primary or secondary study areas.

The Proposed Action would result in a small overall increase in residential and commercial uses in the Project Area, when compared to conditions in the future without the Proposed Action. The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks and the northern wing on the West 18th Street would rise to 17 stories at a height of 170 feet with no setbacks, modifying the site’s zoning which allows a 150-foot maximum permitted streetwall height and requires a 15-foot front setback above the streetwall. The applicant believes that the requested Special Permit to facilitate the residential and commercial development on the site is appropriate and is necessary in order to create a site plan and building layout and design that is superior to that which is permitted as-of-right. In addition, the proposed bulk modifications would ensure that the proposed building would be compatible with existing buildings in the surrounding area, thereby maintaining the character of the Ladies’ Mile Historic District, where buildings are characterized by high loft-style streetwalls. The proposed building on the site would complete the streetwall on the West 17th and West 18th Street frontages in a manner that appropriately reflects the aesthetics of surrounding historic context. This would reinforce a consistent built character to the midblock area and provide continuity with surrounding buildings that is currently lacking, partially due to the parking lot on Lot 15. The proposed project would complement the existing surrounding buildings and would have a positive visual effect on the surrounding area. Furthermore, the Proposed Development supports the goal of the 2004 Ladies’ Mile Rezoning which intended to facilitate this type of mixed-use residential and commercial

development. The Proposed Development would allow a long underutilized site to be redeveloped and activated with street level commercial and residential uses.

III. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Action and determine whether or not it would result in any significant adverse impacts on land use, zoning, or public policy. The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the Proposed Action's consistency with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the 2014 *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when needed to sufficiently inform other technical reviews and determine whether changes in land use could affect conditions analyzed in those technical areas. Therefore, this attachment includes a detailed analysis that involves a thorough description of existing land uses within the directly affected area and the broader study area. Following the guidelines of the 2014 *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Action to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Action, and identifies those changes, if any, that could be significant or adverse.

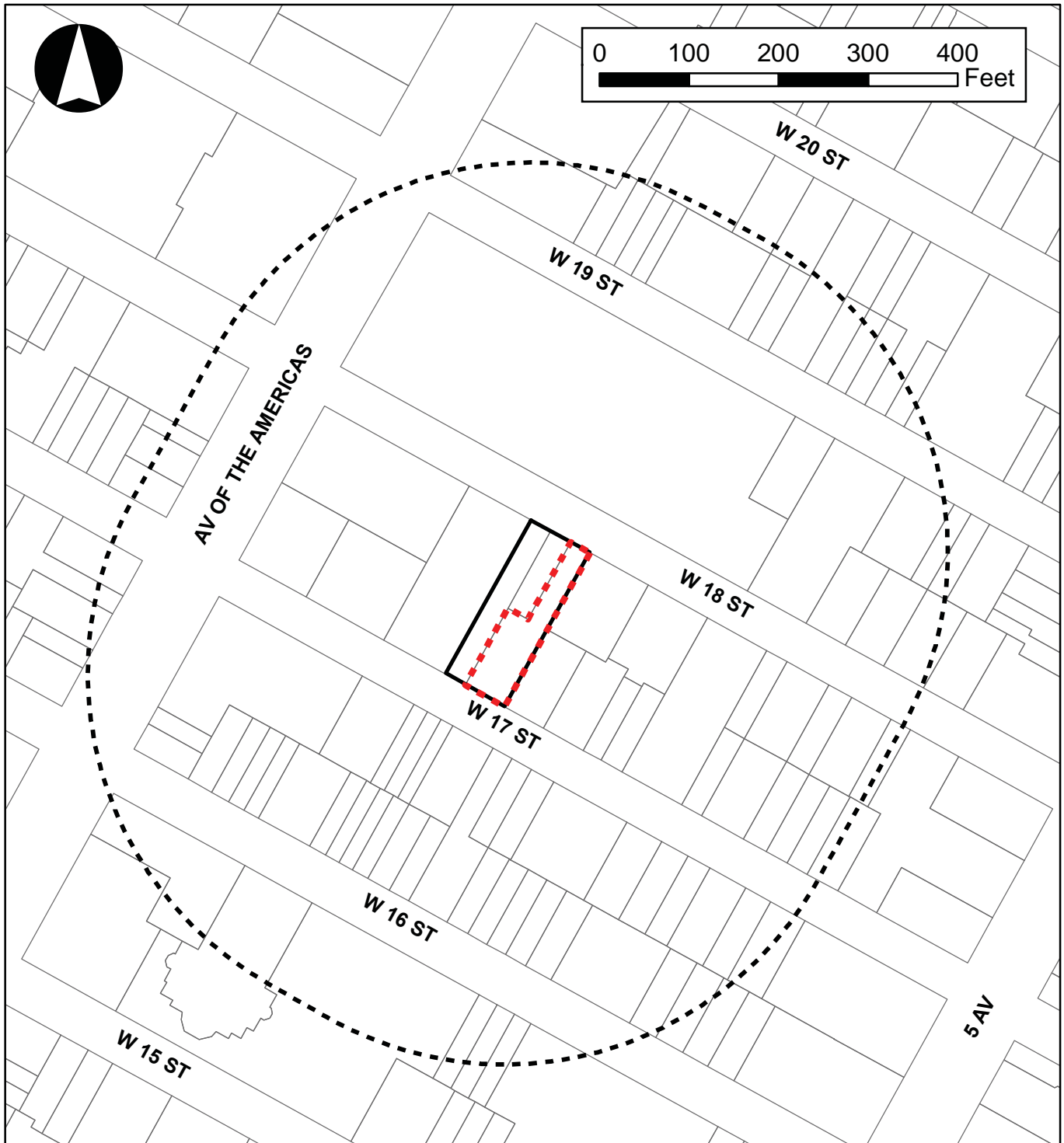
Existing land uses were identified through review of a combination of sources including field surveys and secondary sources such as the City's Primary Land Use Tax Lot Output (PLUTO™) data files for 2014, and websites such as NYC Open Accessible Space Information System (OASIS, www.oasisnyc.net) and NYCityMap (<http://gis.nyc.gov/doitt/nycitymap/>). New York City Zoning Maps and the Zoning Resolution of the City of New York were consulted to describe existing zoning districts in the study areas and provided the basis for the zoning evaluation of the future No-Action and future With-Action conditions. Relevant public policy documents, recognized by the New York City Department of City Planning (DCP) and other City agencies, were utilized to describe existing public policies pertaining to the study areas.

Analysis Year




The analysis year is the Proposed Action's anticipated completion date of 2018. Therefore the future No-Action condition accounts for land use and development projects, initiatives, and proposals that are expected to be completed by 2018.

Study Area Definition

For the purpose of this analysis, the study area for land use, zoning and public policy is defined as including the primary study area, which would be affected directly by the Proposed Action, and the secondary study area where the Proposed Action could have indirect effects. For this project, the primary study area is defined as the Project Area (Block 819, Lots 14, 15, and 66) and the secondary study area is defined as approximately 400 feet from the boundary of the Project Area, but has been modified and expanded as appropriate to include entire blocks, where applicable. As shown in Figure C-1, the study area is bounded to the north by West 19th Street between Fifth and Sixth Avenues, to the



Legend

-  Lot 15
-  Project Area
-  Land Use Study Area

south by West 16th Street between Fifth and Sixth Avenues, to the east by Fifth Avenue and to the west by Sixth Avenue.

IV. EXISTING CONDITIONS

Land Use

The Project Site is located in the Ladies' Mile Historic District, which had historically been dominated by commercial and light industrial uses. In the late nineteenth century retail merchants began to move northward, establishing a shopping district on Broadway between East 23rd and East 14th Streets. Large department stores established along West 18th Street and West 19th Street followed by smaller shops settling along Fifth Avenue. By the end of the First World War, the large commercial stores in the area closed and moved further uptown. The area was then designated as a manufacturing district as a result of the 1916 Zoning Resolution.

More recently the NYC Department of City Planning (DCP) has undertaken rezoning initiatives to allow for mixed-use buildings as well as high density residential uses. This included the 2004 Ladies' Mile Rezoning, which rezoned the Project Area and other properties on the parts of six blocks from an M1-6M light manufacturing district (high performance) to a C6-4A general central commercial district; the residential equivalent of C6-4A is a R10A general residence district. The rezoning area consisted of the midblock area between Fifth Avenue and Sixth Avenue from West 22nd Street to the south side of West 17th Street. The rezoning has facilitated several residential and mixed-use developments with new developments required to be developed pursuant contextual zoning/quality housing program regulations.

Primary Study Area

As discussed above and shown in Figure C-1, the Project Area consists of a single zoning lot, comprised of Block 819, Tax Lots 14, 15, and 66. The area is bounded by West 17th Street to the south and West 18th Street to the north, with frontages on both streets. To the west is Sixth Avenue and to the east is Fifth Avenue. The Project Area is approximately 13,800 sf and is comprised of two existing buildings (Lots 14 & 66) and one vacant lot currently used as a public parking facility (Lot 15). The proposed project would be developed on Lot 15. Lots 14 and 66 contain existing buildings the facades of which will be restored as a result of the Proposed Action. The existing building on Lot 66 would also be expanded to create additional retail and storage space.

Lot 15 is an approximately 6,900 square foot through lot and is currently occupied by a 54 space paved public parking lot. Lot 14 is approximately 4,600 sf and is occupied by an existing six story, approximately 32,175 gsf (26,534 zsf) through block building with a built FAR of 6.0 and frontages on both West 17th and West 18th Streets. The building contains the Adorama camera supply retail store and Leisure Pro Dive Shop, as well as storage space for Adorama. Lot 66 is approximately 2,300 sf with a built FAR of 3.47 and is occupied by an existing four story, 10,537 gsf (7,982 zsf) building with frontage on West 18th Street. This building also contains ground floor retail as well as storage for the Adorama camera supply company.

Secondary Study Area

The secondary study area includes the five rectangular-shaped blocks bounded by West 19th Street, Fifth Avenue, West 16th Street, and Sixth Avenue, consisting of Blocks 817 through 821. The entire study area is located within the City-designated Ladies' Mile Historic District.

The study area includes Fifth Avenue, Sixth Avenue which are major retail corridors. Along Fifth and Sixth Avenues most buildings contain ground-floor storefront retail with office or residential units above. The study area is characterized by high loft-style structures with four to five-story rowhouses dispersed throughout the blocks. The side streets connecting Fifth and Sixth Avenues are mostly comprised of smaller loft buildings.

A description of land uses for each of the five study area blocks, including notable buildings, is provided herein and Figure C-2 shows generalized land uses for study area tax lots. For additional information on building types and other built characteristics of study area blocks, refer to Attachment D, "Urban Design and Visual Resources."

Block 817




This block, located to the south of the primary study area, is bounded by West 16th Street to the north, West 15th Street to the south, Sixth Avenue to the west, and Fifth Avenue to the east. This block is characterized mostly by residential and community facility uses. There is a 7-story residential building and a 15-story residential building with ground floor retail along Sixth Avenue between West 15th and West 16th Streets. The Church of St. Francis Xavier and Xavier High School are located midblock and frontage on both West 16th and West 15th Streets. Residential buildings on this block range from 3- to 21-stories. There is a 21-story residential building and a 19-story office building with ground floor retail along Fifth Avenue between West 15th and West 16th Streets. A new residential building is currently under construction along West 15th Street on this block and will be 24 stories and contain 55 dwelling units when completed.

Block 818





This block, located directly south of the primary study area, is bounded by West 17th Street to the north, West 16th Street to the south, Fifth Avenue to the east, and Sixth Avenue to the west. This block is characterized by a mix of residential, commercial, and community facility uses. Four lots on this block are occupied by the Catholic Medical Mission Board, The Center for Jewish History, the Yeshiva University Museum, and the School of Visual Art's Sculpture Center. Along the western portion of the block, with frontage on both Sixth Avenue and West 17th Street is the New York Foundling Hospital. The remainder of the block is occupied by mostly commercial and residential uses. There is an 11-story commercial office building with ground floor retail and an 18-story commercial office building with ground floor retail located along Fifth Avenue between West 16th and West 17th Streets. Buildings along the West 17th Street frontage of this block are loft style ranging in heights from 7- to 18-stories with no setbacks. These buildings are occupied by commercial office and ground floor retail uses. The West 16th Street frontage is primarily occupied by 4- to 7-story residential uses. The 574 Sixth Avenue Building, located between West 16th and West 17th Streets, is a designated NYC Historic Landmark and is now occupied by a restaurant on the ground floor with commercial uses occupying the second through fourth floors.











Legend

-  Lot 15
-  Project Area
-  Land Use Study Area

Land Use

-  Single Family Residential
-  Multi-Family Residential
-  Multi-Family Residential
-  Mixed Commercial Residential

-  Commercial
-  Industrial
-  Transportation Utility
-  Public Facilities
-  Open Space
-  Parking Facilities
-  Vacant Land
-  All Others or No Data

Block 819

This block is bounded by West 18th Street to the north, Fifth Avenue to the east, West 17th Street to the south, and Sixth Avenue to the west. This block contains the project (Lots 14, 15, and 66) described above. This block is mainly characterized by commercial uses; however, there are several residential buildings with ground floor retail located on the block. Commercial uses along Sixth Avenue on this block include national retailers such as Old Navy, Payless Shoe Source, AT&T, and Sleepy's. The West 18th Street frontage of this block includes loft style commercial office buildings ranging in height from 9- to 12-stories. The Fifth Avenue frontage of this block includes two 10-story and one 15-story loft style commercial office buildings with national retailers on the ground floor including the Gap and Athleta. The West 17th Street frontage of this block contains 3- to 12-story loft style commercial office buildings, some containing ground floor retail. There are several former industrial/commercial loft buildings that have been converted to residential uses located along the West 18th Street frontage as well. A 20-story residential building at 30 West 18th Street and contains 100 dwelling units and ground floor retail. There is also a public parking lot located along West 17th Street in addition to the public parking lot located on Lot 15.

Block 820

This block is bounded by West 19th Street to the north, Fifth Avenue to the east, West 18th Street to the south, and Sixth Avenue to the west. This block is characterized predominantly by commercial uses. Occupying the western half of the block with 93,840 sf of lot area is a 7-story building that includes national retailers on the cellar, ground, and second stories, including Bed, Bath, & Beyond, TJ Maxx, and Marshalls. The offices for Local 32BJ are also located within this building with the entrance located along West 18th Street. The West 18th Street frontage of this block includes 4- to 12-story loft style commercial office buildings with ground floor retail. The Fifth Avenue frontage contains 1- to 11-story loft style commercial office buildings with ground floor national retailers including Express, Aveda, White House Black Market, and Innovation Luggage. The West 19th Street frontage of this block includes several former industrial/commercial loft style buildings that have been converted to residential uses.

Block 821

This block is bounded by West 19th Street to the south, West 20th Street to the north, Sixth Avenue to the west and Fifth Avenue to the east. The block is comprised predominantly of commercial and residential uses, including several large, high lot coverage buildings, but it also contains several buildings on narrow lots. The western portion of Block 821 along Sixth Avenue includes the Cammeyer, a 7-story, mixed-use development with 67 DUs and commercial retail space, built in 1906. This structure was once a large shoe store but was converted to a mixed commercial and residential building in 2007. The Fifth Avenue frontage on this block contains a mix of commercial and residential loft style buildings ranging in heights from 5- to 11-stories. The West 20th Street frontage includes a mix of 1- to 11-story loft style commercial and residential buildings. The Andrew Heiskell Library for the Blind (a branch of the New York Public Library) is located on this block at 40 West 20th Street. The West 19th Street frontage includes a mix of commercial and residential buildings ranging in heights from 4- to 15-stories. A 15-story residential building located at 27 West 19th Street was recently constructed in 2007 and contains 13 residential units.

Study Area Generalized Land Uses

Table C-1 summarizes the existing generalized land uses within the land use secondary study area. Residential and mixed-use properties (residential buildings with commercial and/or community facilities uses on the lower floors) collectively occupy approximately 50 percent of the total lot area, primarily consisting of mixed residential and commercial buildings. The most prevalent non-residential uses include commercial and office (a category that also includes retail and hotel), approximately 39.23 percent of the total lot area within the secondary study area. No public open space is located within the secondary study area. Approximately 6.92 percent of the secondary study area's land use is considered public facilities and institutions. Parking facilities represent less than 2 percent of the lot area and has been a decreasing land use as redevelopment of parking lots has been occurring in the area. There is one vacant lot (0.60%) within the secondary study area.

Table C-1: Land Use within the Secondary Study Area

Land Use	Lots	% of Total Lots	Area sq ft	% of Total Land Area
Residential	65	50.00%	297,429	34.36%
One and Two Family	3	2.31%	7,397	0.85%
Multi-Family Walkup	19	14.62%	43,410	5.02%
Multi-Family Elevator Buildings	17	13.08%	141,833	16.39%
Mixed Residential and Commercial	26	20.00%	104,789	12.11%
Commercial and Office	51	39.23%	454,388	52.50%
Industrial and Manufacturing	2	1.54%	11,273	1.30%
Transportation and Utility	0	0.00%	0	0.00%
Public Facilities and Institutions	9	6.92%	87,173	10.07%
Open Space	0	0.00%	0	0.00%
Parking Facilities	2	1.54%	10,396	1.20%
Vacant Land	1	0.77%	4,900	0.57%
All Others or No Data	0	0.00%	0	0.00%
Total	130	100.00%	865,559	100.00%

Source: 2014 PLUTO Data & Field Surveys

Zoning

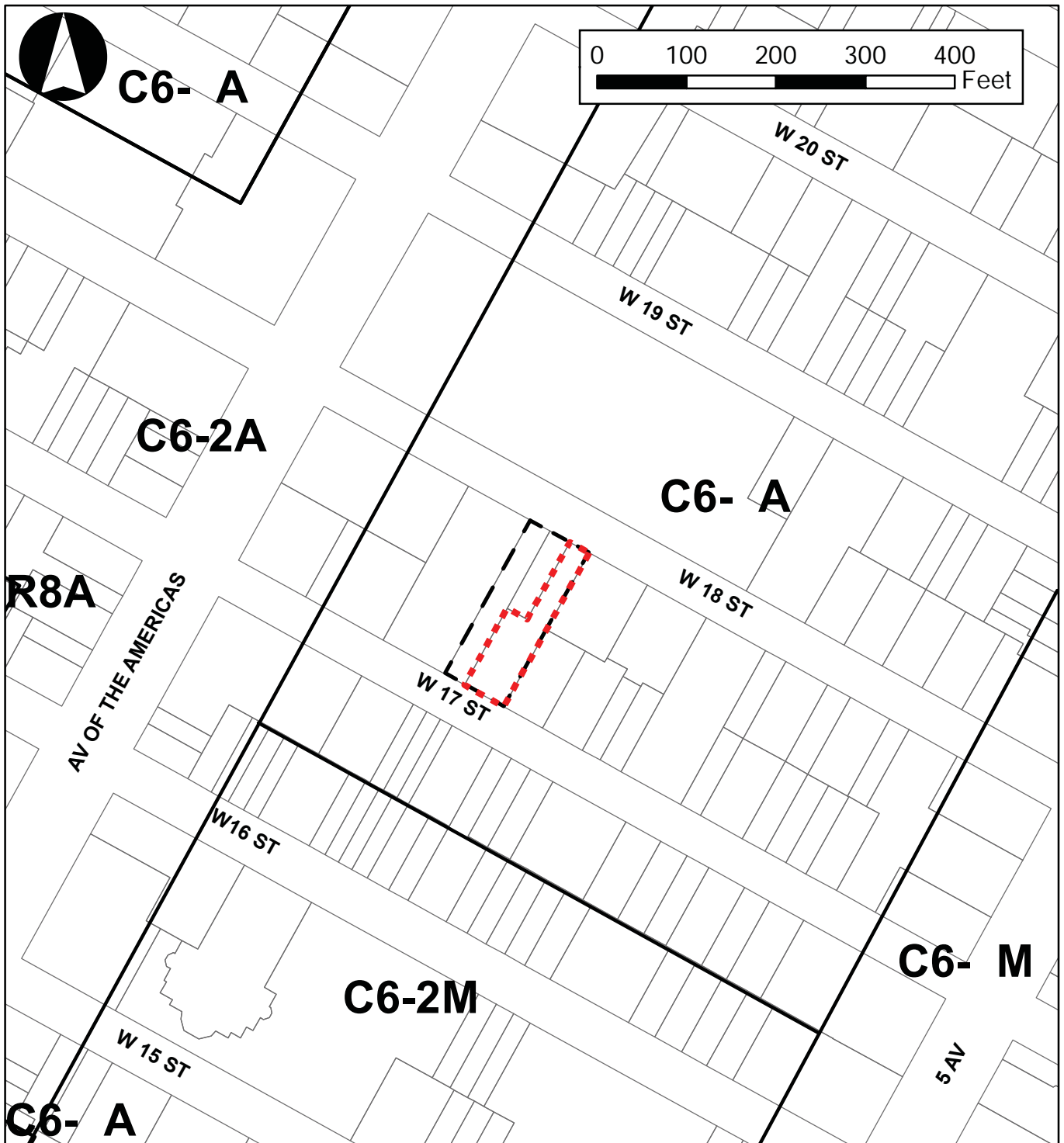
The description of zoning is provided in two parts. First, information on the location of study area districts is provided for the Project Site and the remainder of the study area. Second, a description of key use, density, and bulk controls is provided. Refer to Figure C-3, Study Area Zoning.

Project Area




The Project Area (Block 819, Lots 14, 15, and 66) is within the C6-4A zoning district, which was mapped as part of the 2004 Ladies' Mile Rezoning. Table C-2 summarizes key information for this zoning district.

Study Area

Zoning classifications within the study area of the proposed project include C6-2M, C6-2A, C6-4M, and C6-4A. In addition to the Project Area, C6-4A is mapped on the midblock portions of all study area



Legend

-  Lot 15
-  Project Area
-  Zoning District Boundary

blocks between Fifth and Sixth Avenues between West 22nd Street to West 16th Street. To the north and east of the C6-4A district, C6-4M is mapped on both sides of Fifth Avenue between West 23rd Street and West 14th Street, to a depth of 100 feet. To the west of the C6-4A zoned midblock area, along Sixth Avenue to a depth of 100 feet C6-2A is mapped between West 22nd Street and West 15th Street (refer to Figure C-3).

Table C-2: Project Area C6-4A Key Zoning Requirements

Project Area Zoning	C6-4A (R10A Equivalent)
Maximum Permitted Floor Area Ratio	10.0 residential (2 FAR bonus for inclusionary housing) 10.0 commercial 10.0 community facility
Permitted Use Groups	Use Groups 1 to 12
Maximum Permitted Lot Coverage Applicable to Project Site	Through lot/Interior: 70%
Yard Requirements Applicable to Project Site	No front or side yards required; for through lots a rear yard equivalent of at least 60 feet in depth required, which may be occupied by a 1-story building up to a height of 23 feet
Height and Setback, Mandatory Contextual Regulations*, Narrow Street Regulations Applicable to Project Site	60' minimum street wall height 125' maximum street wall height (or up to 150 feet to match adjacent buildings)* 185' maximum building height 15-foot front setback, 10-foot rear setback
Maximum Accessory Parking, Manhattan Core Regulations for CDs 1-6 Applicable to Project Area)	0.2 space per DU 1 space per 4,000 sf of retail floor area

*Special rules apply for Historic Districts

Zoning District Characteristics

Contextual Zoning Districts

C6-4A (R10A residential equivalent), C6-2A (R8A residential equivalent) are contextual zoning districts. Contextual districts are designed to maintain the scale and form of the city’s traditional moderate- and higher-density neighborhoods. These districts, which have an A, B, D, or X letter suffix are mapped where buildings of similar size and shape form a strong neighborhood context, or where redevelopment would create a uniform context. The bulk regulations for these districts are known as Quality Housing regulations. The Quality Housing Program was established in the 1980s to provide an optional set of contextual bulk regulations for residential development in non-contextual moderate- and higher-density (R6-R10) districts. The bulk regulations (e.g., height and setback, floor area, lot coverage), existing or desired, promote building forms in keeping with specific neighborhood characteristics. The program also sets certain quality standards for building safety, landscaping, recreation space and other amenities. In contextual zoning districts the quality housing program is mandatory while it is optional in non-contextual districts.

Loft Districts

C6-4M and C6-2M are non-contextual zoning districts with special “loft” regulations that apply to the residential conversion of non-residential buildings in existence prior to December 15, 1961. In these

districts conversion of non-residential floor area to residential use may take place only if floor area appropriate for certain commercial or manufacturing uses is preserved, either in the same building or elsewhere within the district. The amount of floor area to be preserved depends upon the size of the floors in the building being converted.

C6-2A, C6-4A, C6-2M, and C6-4M

C6 districts permit a wide range of high-bulk commercial uses requiring a central location, including corporate headquarters, large hotels, entertainment facilities, retail stores and high-rise residences in missed-use buildings. C6-4A and C6-4M districts allow for an FAR of 10.0 for commercial, residential and community facilities. C6-2A and C6-2M districts allow for 6.02 FAR for residential, 6.00 FAR for commercial, and 6.5 FAR for community facility uses. There are no designated Inclusionary Housing areas located within the study area; however all C6-4A districts are permitted a residential floor area bonus of 2.0 (for a maximum FAR of 12.0) for the creation or preservation of affordable housing pursuant to the Inclusionary Housing Program.

Parking

Parking is generally not required in the Manhattan Core, which spans from Battery Park City to West 110th Street on the West Side and East 96th Street on the East Side. In Manhattan Community Districts 1 through 6 accessory parking is generally permitted in new development and expansions for up to 1 space per 20 percent of residential units and 1 space for each 4,000 sf of most types of commercial, manufacturing, or community facility space.

Recent Rezoning

The Ladies' Mile Rezoning was a zoning map amendment approved by the New York City Planning Commission (CPC) in 2004 that changed the zoning in the areas on the midblock between Fifth and Sixth Avenues from the centerline between West 16th and West 17th Streets to the south, to West 22nd Street to the north. This rezoning encompassed a five-block area including four blocks within the study area. The area was previously zoned M1-6M, a 10 FAR district that allowed for a mix of manufacturing and commercial uses. M1-6M allows for limited residential conversions but new residential construction is prohibited. With the rezoning, it was changed to a C6-4A district to allow for commercial, residential, and community facility uses with a base FAR of 10 and maximum FAR with Inclusionary Housing bonus of 12.0. The major difference between these two zoning districts is the allowance for as-of-right residential construction and conversion and the prohibition of new light manufacturing and general services uses in C6-4A (though existing non-conforming uses can remain if they meet performance standards). This rezoning was reflective of the area's evolution from a primarily manufacturing dominated area to an area that has wide range of uses, including residential. The C6-4A rezoning district accommodates the increasing demand for new housing construction. The Ladies' Mile Rezoning EAS conservatively projected that the 2004 rezoning would facilitate the development of approximately 900 DUs on six underutilized sites over the ensuing 10 years, thereby contributing to the City's effort to address the housing shortage. The Project Area was identified in the 2004 EAS as "Projected Development Site 6" in the reasonable worst-case development scenario (RWCDs) for the rezoning and related applications. It was projected to be developed with approximately 146 dwelling units, 13,800 sf of retail (equivalent to the site's lot area), and 32 accessory parking spaces. The development was assumed to consist of two 17-story mid-rise wings with approximately 150-foot tall streetwalls on both

frontages, with 15-foot setbacks above the streetwall, and 175-foot tall total building height for each wing.

As a result of the environmental review for the Ladies' Mile Rezoning, (E) designations were placed on the Project Area for hazardous materials, stationary air quality, and noise. The (E) designation for hazardous materials requires that the applicant perform sampling and testing at the site, and if required, remediation. The air quality (E) designation placed on the Project Area requires that any new residential and/or commercial development use natural gas as the type of fuel for HVAC systems. The noise (E) designation placed on the Project Area requires that the applicant provide a closed window condition with a minimum of 30 dBA window/wall attenuation in order to maintain an interior noise level of 45dBA. However, as discussed in detail in Attachment B, "Supplemental Screening," the noise attenuation requirements have changed to 28 dBA for the Project Area based on technical updates to the *CEQR Technical Manual* since the approval of the Ladies' Mile Rezoning.

Public Policy

Existing Conditions

The Project Area and surrounding area are not controlled by or located in any an urban renewal area, a designed in-place industrial park, or within the coastal zone boundary. The Project Area is located within the Ladies' Mile Historic District and the western portion of the study area (along Sixth Avenue) is in the area addressed by the Chelsea 197-a Plan.

The City-designated Ladies' Mile Historic District, which is subject to the City's Landmark Law, is discussed in Attachment E. Attachment E provides an assessment of the proposed project's potential for significant adverse impacts on the historic district. As discussed therein, the proposed project, which has received a C of A from LPC (issued on December 3, 2014), would not result in any significant adverse historic resources impacts.

Section 197-a of the NYC Charter

The NYC Charter authorizes community boards and borough boards, as well as the Mayor, the City Planning Commission, the Department of City Planning and any other Borough President, to sponsor plans for the development, growth, and improvement of the city, its boroughs and communities. Proposed 197-a plans are reviewed by the community boards and borough presidents, and by the City Planning Commission and Council accordance with the procedures and timetable set out in "Rules for the Processing of Plans Pursuant to Charter Section 197-a". Once approved by the Commission and the City Council, 197-a plans are published and distributed, together with any modifications made by the Commission and Council, so that they may guide subsequent actions by City agencies.

The Proposed Action is consistent with the Community Board 5's goals of providing orderly growth and change, proving opportunities for new economically-integrated housing. The *Chelsea 197-a Plan: A Contextual Zoning Proposal to Create Housing Opportunities* report was adopted on May 22, 1996 and covered the L-shaped area bounded by Tenth Avenue to the west, Sixth Avenue to the east, West 14th Street to the south, West 26th Street and West 34th Street to the north. As the plan addresses the east side of Sixth Avenue between West 14th Street and West 26th Street, it encompasses a portion of the study area. The plan recommended zoning changes for the 64-block area which would balance the need

for new development with the need to preserve the neighborhood context. More specific actions were proposed by the plan; such as allowing residential structures to be built on parking garages and empty lots at a scale comparable to that of the surrounding loft buildings. The Proposed Action would be consistent with the goals and recommendations put forth by the Chelsea 197-a Plan, although it should be noted that the Project Area is not within the area addressed directly by the Plan.

There are no other public policies applicable to the Proposed Action or affection the primary or secondary study area. Therefore, no further assessment of other public policies is necessary for the Proposed Action.

V. THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION CONDITION)

It is assumed that, absent the Proposed Action, the applicant will retain ownership of the Project Area and that Lot 15 would be redeveloped with an as-of-right residential and commercial development in the 2018 No-Action condition. The existing commercial buildings on Lots 14 and 66 are expected to remain in the future without the Proposed Action but no restoration work will be done and the building on Lot 66 will not be expanded.

Land Use

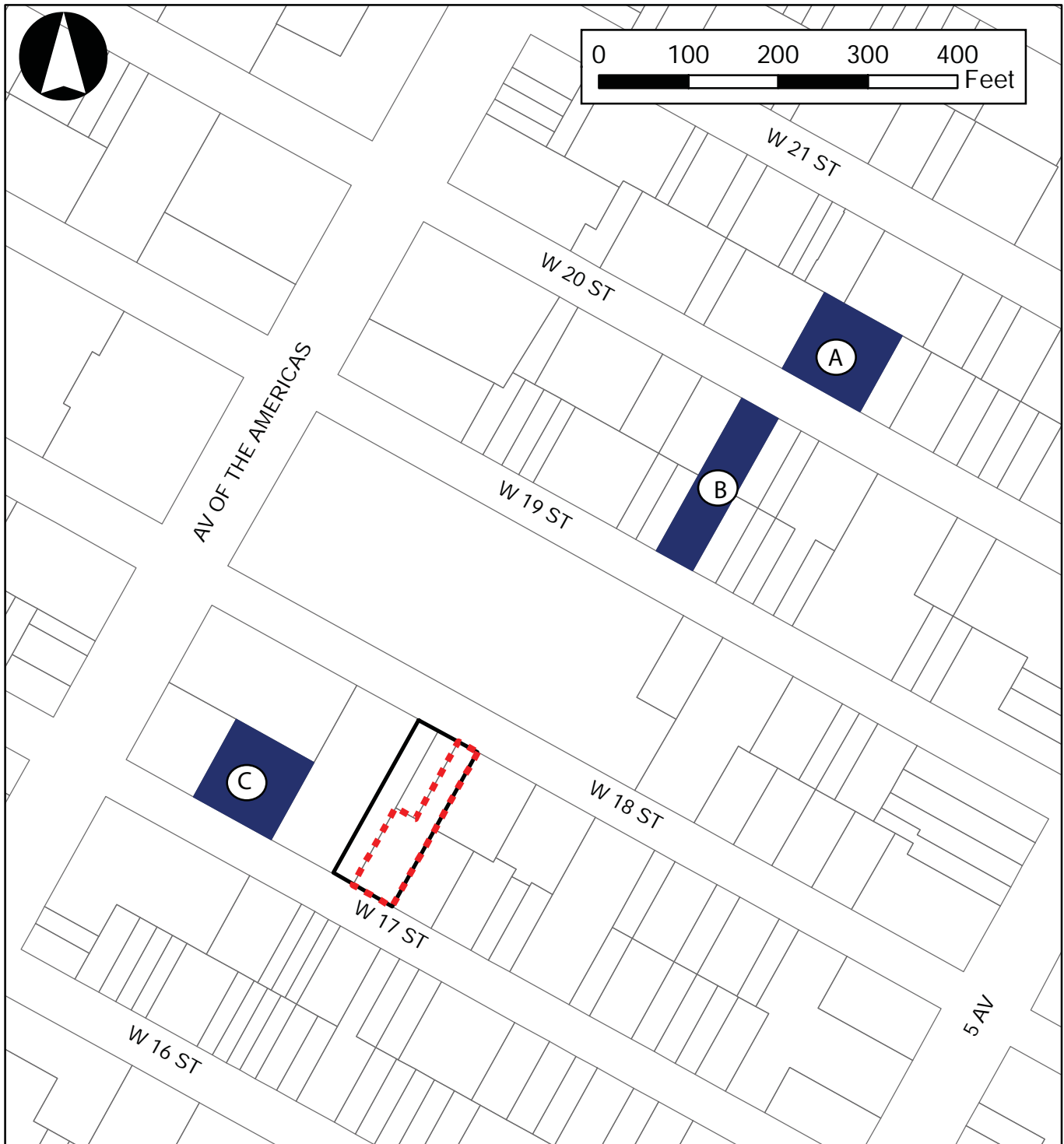
Project Area (Lots 14, 15, and 66)

Pursuant to the existing C6-4A zoning regulations, a 74,387 gsf (57,039 zsf) residential and commercial building could be constructed on Lot 15 in the future without the Proposed Action. The Proposed Development would include 40 residential DUs, 18,559 gsf of commercial retail space, and approximately 12 accessory parking spaces.




As with the Proposed Development, the No-Action development would have frontage on both West 17th and West 18th Streets. The No-Action development would include a 16 story mid-rise wing along the West 17th Street frontage and a shorter 6 story façade along the West 18th Street. The No-Action development would fully comply with existing height and bulk regulations. Per existing C6-4A rear yard requirements, the No-Action development would have a 50 foot rear yard equivalent above the 1st floor (20 feet commercial rear yard portion and 30 feet residential rear yard portion). Above the 3rd floor, the West 17th Street building would setback an additional 10 feet to provide a 30 foot rear yard equivalent for residential units starting on the 3rd floor. At the 13th story, there would be an additional 10 foot setback from the rear yard line. Per the existing front yard requirements, the No-Action development would setback 15 feet at the 13th story. The No-Action development would fully comply with existing height and bulk regulations. As with the proposed project, the two existing buildings on Lots 14 and 66 would remain in the future without the Proposed Action, however, the facades of both buildings would not be restored and the existing building on Lot 66 would not be expanded. As with the Proposed Development, the No-Action development would require LPC review and approval.

Study Area

There are several notable changes within the land use study area expected by the project build year of 2018. As shown in Table C-3, and Figure C-4, there are three anticipated No-Action developments within



Legend

-  Action Development Sites
-  Lot 15
-  Project Area

the land use study area. These No-Action development sites would introduce a combined total of 67 additional residential units. As the entire study area is located within the LPC-designated Ladies' Mile Historic District, each of these three projects are being constructed pursuant to a C of A issued by LPC. One residential project is replacing public parking lots; 21W20 Flatiron is replacing a 14-space facility (it should be noted that the 21W20 Flatiron development site was identified as "Potential Development Site 7" in the 2004 *Ladies' Mile Rezoning EAS*).

Table C-3: No-Action Developments within the Land Use Study Area

Map Key	Project Name	Location/Address	Program	Year	Notes
A	21W20 Flatiron	21 W 20 St. (Block 822, Lot 7506)	12 DUs (condos); 15 stories	2015	Will cantilever over neighboring garage
B	33 W 19 St Enlargement	31-33 W 19 St/ 28-30 W 20 St (Block 821, Lot 21)	Commercial (office) enlargement	2016	2-story addition to existing 6-story building
C	55 W 17 St	55 W 17 St (Block 819, Lot 6)	55 DUs, 5,231 sf of commercial	2015	19-story (200 foot) Residential Condo building
TOTAL			67 DUs; new office space		

The anticipated developments in the study area and the projected No-Action development on Lot 15 reflect trends in this area and in the City generally to redevelop underutilized manufacturing and parking uses into residential and mixed residential-commercial buildings. These developments are being facilitated due in part to the 2004 Ladies' Mile Rezoning which makes such residential development as-of-right.

Zoning

There are two pending zoning text amendments for the Project Area and study area. These include the Mandatory Inclusionary Housing (MIH) text amendment and the Zoning for Quality and Affordability (ZQA) text amendment, which are both anticipated to be approved in early 2016.

Zoning for Quality and Affordability (ZQA)

The DCP-proposed Zoning for Quality and Affordability (ZQA) zoning text amendment (ULURP application No. 160051ZRY) would modernize rules that shape buildings in the City through various updates and refinement to the Zoning Resolution of the City of New York. These include: *general building envelope modifications in medium- and higher-density districts*, including height, setbacks and corner lots; *enhanced building envelope modifications for inclusionary and affordable senior housing and care facilities*, including height, amenity space location, removal of narrow lot restrictions, flexible height limits in non-contextual districts, and new lower density bulk envelopes; *improved design flexibility*, as applicable to street walls, courtyards, ground floors, window regulations, use location provisions, and unit size mix; and *modifications for constrained lots*, including yards and lot coverage, street wall, additional flexibility for irregular topography, distance between buildings and relief for unusual conditions.

This component of the proposed ZQA zoning text amendment would primarily be applicable to R5D to R10 residence districts, as well as their residential equivalents in commercial and manufacturing

districts, as applicable. These changes would also be reflected in Special Districts and special areas that include these zoning districts. In addition, this component of the proposed ZQA zoning text amendment, as it affects the development of affordable senior housing and care facilities, would be applicable to R3-2, R4, and R5 zoning districts. However, as the Proposed Action is for a Special Permit pursuant to ZR Section 74-711, meaning that the development must adhere to LPC approved plans, the proposed ZQA text amendment would not affect the Proposed Development.

Mandatory Inclusionary Housing (MIH) Program

DCP is proposing a citywide zoning text amendment to authorize a Mandatory Inclusionary Housing (MIH) program (ULURP No. 160051ZRY). This program would require permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped “Mandatory Inclusionary Housing Areas” (MIHAs). The Proposed Action includes a zoning text amendment to establish an MIHA that overlaps with the rezoning area. Within this MIHA, all housing developments, enlargements and conversions that meet the criteria set forth in the MIH program must comply with the requirements of either option one or two, described below:

- *Option One:* 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.
- *Option Two:* 30 percent of the residential floor area shall be provided as housing affordable to households at an average of 80 percent of the Income Index (AMI), with no unit targeted at a level exceeding 130 percent of AMI.

As it is not located in an MIH-designated area nor is it increasing allowable residential floor area, the MIH zoning text amendment would not apply to the proposed project.

Public Policy

Apart from applications for minor alterations to buildings that require a C of A, there are no anticipated changes related public policies in the study area under No-Action conditions.

VI. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

A Special Permit is being requested pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings for the Proposed Development on the site (ZR Sections 23-44, 23-532, 23-633, 23-663, 23-692, 23-711 and 35-24).

Lot 15

By 2018, under the With-Action condition, it is expected that the applicant would complete the Proposed Development described above, which would be facilitated by the Proposed Action, as previously stated.

The applicant would construct approximately 103,112 gsf (84,024 zsf) of new development, which would include approximately 23,319 gsf (15,926 zsf) of retail development, approximately 79,793 gsf (68,097 zsf) of residential development (66 DUS), as well as 17 accessory parking spaces and 39 bicycle parking spaces on Block 819, Lot 15. The proposed building would have frontages on both West 17th and West 18th Streets and include a three story commercial base with two residential mid-rise wings. The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks. The northern wing on the West 18th Street would rise to 17 stories at a height of 170 feet with no setbacks. The building's main entrance would be on West 17th Street, however, the commercial uses and residential lobby would also be accessible from West 18th Street. The accessory parking garage would be accessible from West 17th Street.

The 17th Street building façade will be composed of a structural glass curtain wall overlaid by metal-mesh panels. The metal mesh is a contemporary interpretation of architectural details found on many of the contributing buildings in the Historic District—from the projecting cornice and pediments to the material itself. The three-story base will be concrete with a full height glass storefront on the street-facades. The 18th Street building façade will be composed of a grid of brick panels tapering upwards from solid to void. The details of the brick façade will feature strong orthogonal lines and recessed, stepped window frames to reflect a level of depth and articulation typical of the Historic District. The interior court and street facades of both wings will be faced in brick with punched window openings facing the sides and interior court.

The LPC has reviewed the proposed project and issued a Certificate of Appropriateness on December 3, 2014 and Certificates of No Effect on September 25, 2005 (see Appendix A).

Lots 14 & 66

As part of the proposed project, in connection with LPC approvals, the facades of the two existing buildings on Lots 14 and 66, which are contributing buildings in the Ladies' Mile Historic District, would be restored. Both buildings would continue to be occupied by commercial uses. In addition, the first floor of the existing building on Lot 66 would be demolished and first three stories would be extended to the rear lot line to create an additional 298 gsf of retail and storage space. The Project Area would have an overall FAR of 8.61 which would comply with the existing zoning regulations.

Land Use

As compared to the No-Action condition, under the With-Action condition, Lot 15 would be redeveloped with the same uses and at a similar density. Under both scenarios, the site would contain new residential, retail, and parking, consistent with ongoing trends in the Ladies' Mile/Flatiron area. The Proposed Action would not change permitted uses or density on the Project Site or any other location. The effects of the proposed changes in bulk are assessed in Attachment D, "Urban Design and Visual Resources." As discussed therein, the proposed bulk modifications would not result in significant adverse impacts on urban design and visual resources.

The proposed project would be compatible with the existing and planned land uses in the study area. While the Project Area would be built at a higher density under the With-Action condition than under the No-Action condition, it would be within the permitted FAR allowed as-of-right and comparable to other nearby buildings.

As the Proposed Action would result in a new building that would be compatible with existing land uses in the study area, the Proposed Action would not result in any significant adverse land use impacts.

Zoning

The Proposed Action does not involve a zoning map or text amendment; however it consists of a zoning Special Permit that allows for the modification of zoning regulations provided certain findings are met. The bulk Special Permit would allow modifications to the building volume pursuant to ZR Section 74-711, "Development in historic districts." This allows the CPC to modify bulk regulations provided it makes the following findings: (1) the modifications shall not adversely affect structures or open space in the vicinity in terms of scale, location and access to light and air; and (2) the modifications relate harmoniously to buildings in the Historic District as evidenced by a C of A or other permit from the Landmarks Preservation Commission.

As discussed above, the design for the proposed project received a C of A from LPC on December 3, 2015, which noted that facades of the proposed new building would reinforce the continuity of the block's streetwall and would be in keeping with the scale of buildings found in the historic district and on the block. There are many other buildings in the study area of similar height without setbacks such as 32 West 18th Street, which rises 153-feet tall, immediately to the east of the Project Site; 30 West 18th Street, which rises 180 feet without setback; 47 West 17th Street, which rises 168 feet without setback; and 40 West 17th Street, directly across from Lot 15, which rises 151 feet without setback. As such, the Proposed Development would be at a similar scale to existing buildings in the area that have similar building envelopes. The proposed design would not alter the established relationship in this area between buildings and access to light and air. The built environment of the area reflects historic building patterns established over a century ago and is maintained for new developments and expansions by current zoning regulations and historic district landmark designation. The proposed bulk modifications would not have any effects on access to light and air from open space as most properties in the study area contain high lot coverage buildings that do not provide open areas such as terraces. As discussed in Attachment B, the Proposed Action would not result in any significant adverse shadows impacts on any sunlight sensitive open spaces or historic resources.

Conclusion

As the CPC can make the required findings for the proposed zoning Special Permits and the proposed project would otherwise comply and conform with the existing C6-4A zoning, including use and density regulations, the Proposed Action would not result in any significant adverse zoning impacts.

Public Policy

The Proposed Action would be consistent with the NYC Landmarks Law, as evidenced by the C of A granted by LPC on December 3, 2014. As there are no other public policies applicable to the Project Site or the proposed project, the Proposed Action would not result in any significant adverse public policy impacts.

ATTACHMENT D
HISTORIC AND CULTURAL RESOURCES

ATTACHMENT D: HISTORIC AND CULTURAL RESOURCES

I. INTRODUCTION

The 2014 *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

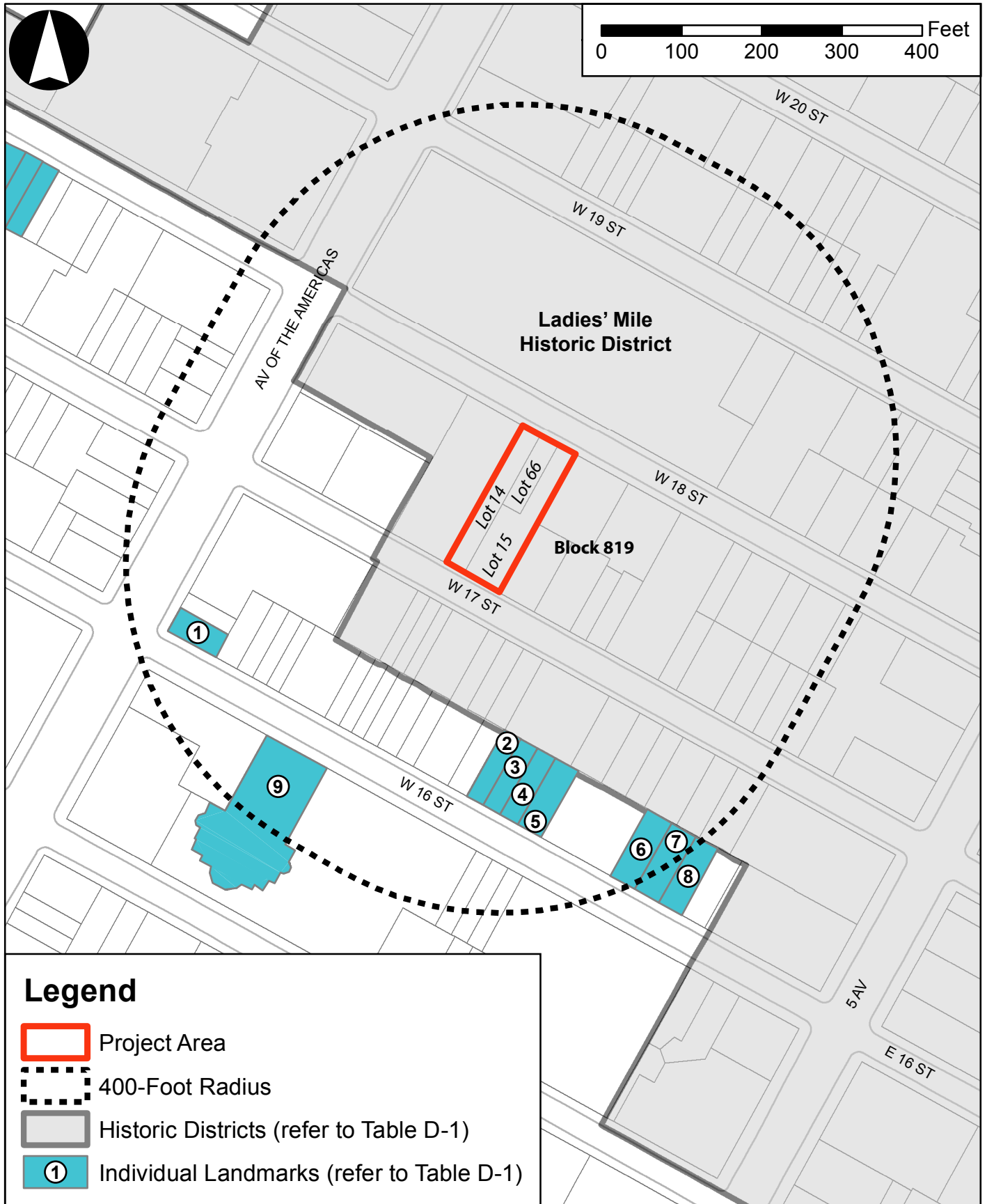
As detailed in Attachment A, “Project Description,” the applicant is seeking a Special Permit pursuant to Section 74-711 of the New York City Zoning Resolution to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings to facilitate the Proposed Development at 38-42 West 18th Street/41-45 West 17th Street in the Manhattan Ladies’ Mile Historic District (refer to Figure D-1). As shown in Figure D-1, the Project Area consists of a single zoning lot, comprised of Block 819, Lots 14, 15, and 66. The applicant is proposing to restore the facades of the existing commercial buildings on Lots 14 and 66, expand the existing building on Lot 66, and construct a mixed-use residential and commercial building on Lot 15 which currently accommodates a public parking lot.

The existing buildings on Lots 14 and 66 are considered contributing resources to the LPC-designated and S/NR-eligible Ladies’ Mile Historic District. Therefore, pursuant to CEQR guidelines, an assessment of the potential impacts of the proposed project on historic architectural resources is warranted. According to CEQR, impacts on historic resources are considered on those sites impacted by the proposed project and in the surrounding area. The historic architectural resources study area is therefore defined as the Project Area plus an approximate 400-foot radius around the Project Area (refer to Figure D-1), which is typically adequate for the assessment of historic architectural resources in terms of physical, visual, and historical relationships.

An assessment of archaeological resources is usually needed for projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. In 2002, LPC determined that there are no archaeological resources associated with the Project Area (refer to Appendix A). As such, an archaeological analysis is not warranted for the proposed project, and this attachment focuses exclusively on historic architectural resources.

II. PRINCIPAL CONCLUSIONS

The proposed project would replace a parking lot with new building similar in massing, bulk, design, and ornament to surrounding buildings in the Ladies’ Mile Historic District. The proposed project would allow



a long underutilized site to be redeveloped and activated with street level commercial and residential uses. The proposed bulk modifications would ensure that the proposed new building on Lot 15 would be compatible with existing buildings in the surrounding area and would have a positive visual effect in the neighborhood. The proposed building on Lot 15 would complete the streetwalls of West 17th and West 18th Streets between Fifth and Sixth Avenues in a manner that appropriately reflects and complements the aesthetics of surrounding historic context. This would reinforce a consistent built character in the midblock area and provide continuity with surrounding buildings that is currently lacking, partially due to the parking lot on Lot 15. The new building would contribute to the dense development and uniform streetwalls of the area, which are defining characteristics of the Ladies' Mile Historic District.

As such, the proposed project would not result in any significant adverse contextual impacts, but rather is expected to enhance the historic character of the Project Area and the context of the Ladies' Mile Historic District with the restoration of the historic facades of two dilapidating historic buildings and the completion of the streetwalls of West 17th and West 18th Streets in an historically appropriate manner. As discussed in detail below, the Proposed Action would not result in construction-related impacts on historic resources nor would it result in shadows being cast on sunlight-sensitive features of historic resources. Further, as the Project Area is located within the Ladies' Mile Historic District, it must adhere to additional regulations applicable to development in historic districts. A Certificate of Appropriateness (C of A), granted by LPC on December 3, 2014 after review of the proposed project, has determined that the design of the proposed project is appropriate for the Ladies' Mile Historic District (refer to Appendix A). As such, the Proposed Action would not result in any significant adverse impacts to historic resources.

III. DEVELOPMENT BACKGROUND

The Project Area is located in the southwest area of the LPC-designated and S/NR-eligible Ladies' Mile Historic District in Manhattan (refer to Figure D-1). The district derives its name from the stretch of Broadway that was lined by fashionable shops and stores during the late 19th century and frequented by ladies of that era. The Ladies' Mile Historic District encompasses approximately 440 buildings on 28 blocks in Manhattan, roughly bounded by Sixth Avenue to the west, 24th Street to the north, Park Avenue to the east, and 15th Street to the south.

The area that came to be known as Ladies' Mile was predominately farmland until the 1800s. It was included in the Commissioners' Plan of 1811 which mapped the existing Manhattan street grid, mandating wide north-south avenues and narrow east-west side streets and creating uniform blocks and lots. With the imposition of the Commissioners' Plan, Ladies' Mile became available for efficient real estate development in order to meet the needs of the City's rapidly expanding population.

The development of Ladies' Mile began in earnest in the 1830s and continued through the 1850s, as wealthy residents moved north from Lower Manhattan. A number of dwellings from this first development phase survive today, although typically in altered forms as a consequence of changing use demands in the area. The prosperous residential development of the mid-19th century prompted the construction of stables and religious institutions for local residents, several of which still stand today.

After the Civil War, commercial development followed residential development northward through Manhattan at a rapid pace, and many of the dwellings in Ladies' Mile were soon displaced. Converted residential buildings and new commercial structures accommodated retail establishments and related

services in the area. The construction of the Sixth Avenue Elevated Train in 1878 cemented the area's commercial prominence, providing easy access to shoppers throughout the City. Commercial development in Ladies' Mile continued through the end of the 19th century, including the introduction of office buildings into the area as well as the development of department stores along Broadway catering to all economic classes. Smaller stores which couldn't afford larger spaces on the avenues often moved into altered rowhouses or newly constructed loft buildings on the adjacent side streets in the district. Spaces in the first two stories of these loft buildings typically held showrooms and wholesale stores while goods were typically manufactured and stored on the upper floors.

After an economic depression in the 1890s, Ladies' Mile went through a second phase of commercial development. Wholesale and manufacturing establishments of dry goods, fur, clothing, and related accessories businesses prospered and Fifth Avenue was transformed into a main commercial corridor. The expansion of the ready-to-wear clothes industry and the increasing number of wholesale establishments in the area, which helped to make New York City a national center for ready-made apparel, resulted in the development of taller store and loft buildings. Most new office buildings and loft structures were built-out to the lot lines and were typically 10 to 12 stories tall, creating dense blocks of development and uniform streetwalls throughout the district that remain a distinctive characteristic of Ladies' Mile today.

However, the prosperous commercial development continued to move north in the early 1900s, and by World War I, all of the department stores in Ladies' Mile had closed and relocated uptown. Many buildings were converted into apparel manufacturing spaces and the area was officially designated a manufacturing district in the 1916 Zoning Resolution, prohibiting construction of the area's characteristic tall loft buildings on mid-block sites. During the Great Depression of the 1930s, many remaining rowhouses in the area were demolished and converted into parking lots, such as Lot 15 on the Project Area. Throughout the 1900s, manufacturing and wholesale activities flourished in the area.

In the late 20th century, with the decline of the manufacturing sector in Manhattan, a variety of commercial businesses began moving into Ladies' Mile. During the past 20 years, loft buildings have been converted into residences, resulting in the introduction of restaurants and boutiques in the area. Many of the parking lots in the district have also been redeveloped with large residential towers to accommodate an increased demand for housing the area.

Ladies' Mile was designated as a Historic District by the LPC in 1989, and in 2004, the New York City Department of City Planning (DCP) rezoned the area from a light manufacturing district to a general central commercial district, permitting mixed-use buildings and high density residential uses. Today, numerous altered and converted low-rise rowhouses are scattered among taller loft buildings and new residential towers in the mixed-use neighborhood.

IV. EXISTING CONDITIONS

Project Area

The Project Area is located southwest area of the LPC-designated and S/NR-eligible Ladies' Mile Historic District. The Project Area is an approximately 13,800 sf rectangular mid-block site (Block 819, Lots 14, 15, and 66) and currently consists of two commercial buildings on Lots 14 and 66, and one public parking lot on Lot 15 (refer to Figure D-1). The two existing buildings have FARs below the maximum permitted in the

area. Additionally, the facades of the two historic buildings are in need of repair and restoration work, as discussed below.

40 West 18th Street (Lot 66)

The building at 40 West 18th Street (Lot 66) was constructed in 1858 as a three-story dwelling by an unknown architect. In 1885 it was altered for use as a stable, a typical conversion on this block during the 1880s. In keeping with the trends of the neighborhood around the turn of the century, the building was again converted and altered in 1898, this time into commercial space by architect John R. Hutchinson. Cast iron and galvanized iron were added to the brick façade, which was extended four feet forward. Early tenants of the renovated commercial structure included dressmakers Innet & Co. (c. 1900) and china decorators Fogel Decorating Works (c. 1905). A fire escape was installed on the front of the building in 1923. Subsequently, an aluminum and glass storefront was installed on the ground level.

The front façade of 40 West 18th Street has modern aluminum and glass storefront infill on the ground floor, and the flanking bays and fascia panel below the second floor are clad in non-historic sheet metal. The infill and panels appear to have been installed in the late 20th century. As shown in Figure D-2, the existing front (north) façade of 40 West 18th Street is comprised of predominately flat sheet metal cladding surrounded by buff-colored brick outer piers. The sheet metal cladding has simple moldings at the intermediate cornices and spandrel panels. Shallow two-story pilasters capped with simplified ionic capitals extend between the second and third floors. Shallow one-story pilasters are located on the fourth floor and support the double-tiered cornice. The fourth floor windows are framed by sheet metal egg-and-dart moldings. Overall, the sheet metal on the front façade is in fair condition, with some corrosion and displacement, particularly on the fourth floor projecting sill and on the main building cornice. Additionally, there are several open joints between sheet metal panels on the front façade and some decorative elements are deformed or missing, such as the warped ionic capitals on the third floor and two missing decorative grills above the fourth floor windows. The surrounding brick piers are heavily soiled with peeling paint, but are considered to be in fair condition. The existing windows on the second, third, and fourth floors of the front façade are a mixture of kalamein and wood sash. There is also a grille in the center bay of the fourth floor. The single-paned fixed and pivot windows on the fourth floor are historic wood windows, while the kalamein windows on the second and third floors were likely installed in the 1920s along with the fire escape. All of the windows on the front façade are in extremely poor condition, as some are displaced while others are missing muntins. Most windows also have HVAC units inserted into their sashes (refer to Figure D-2).

Only one side elevation of 40 West 18th Street is exposed, as a result of the demolition of the adjacent structure in 1939 (Lot 15, currently a public parking lot). The exposed east elevation is faced in painted common-brick and is considered to be in fair condition. The brick is exfoliating and the paint is peeling at both the base and the parapet of the building. The side elevation has no window or door openings, but does have a few ventilation grilles and through-wall HVAC units which were installed in the late 20th century. There is also a significant amount of graffiti on the lower levels of the side elevation.

The rear elevation of 40 West 18th Street has a three-story extension as well as an additional one-story extension. As such, the fourth floor is the only remaining portion of the original 1858 façade that is still exposed. The rear elevation is faced in painted common-brick, with a thick layer of mastic on the fourth floor setback wall. Much of the pain on the rear façade is peeling, as the mastic on the fourth level is desiccated and blistering. Except for several large cracks on the ground floor extension, the rear façade is



(1) West 17th Street facade of Lot 14 (42 West 18th Street/45 West 17th Street) and adjacent parking lot on Lot 15.



(2) West 18th Street facade of Lot 66 (40 West 18th Street) with Lot 14 (42 West 18th Street/45 West 17th Street) to the right.

in fair condition. The only remaining window openings on the rear façade are on the fourth floor, all of which are non-historic aluminum window frames and sashes. A non-historic aluminum and glass egress door is located in the right bay of the rear façade. Four metal fire shutters, which are in fair condition with some corrosion, are located on the fourth floor. All window openings on the third and second floors have been infilled with brick. A non-historic hollow-metal door in the left bay of the second floor leads to the roof of the ground-floor extension. There is also a HVAC unit projecting from the third floor.

The main roof and both setback roofs of 40 West 18th Street are covered with rolled asphalt and contain extensive networks of HVAC equipment mounted onto steel dunnage which can be seen from both West 17th and West 18th Streets. The asphalt at each roof level is in poor condition. The roof of the ground floor extension also contains security fencing attached to the second floor masonry wall.

Despite alterations to the four-story commercial structure, 40 West 18th Street retains a high degree of architectural integrity and is considered a contributing resource in the LPC-designated and S/NR-eligible Ladies' Mile Historic District.

42 West 18th Street/45 West 17th Street (Lot 14)

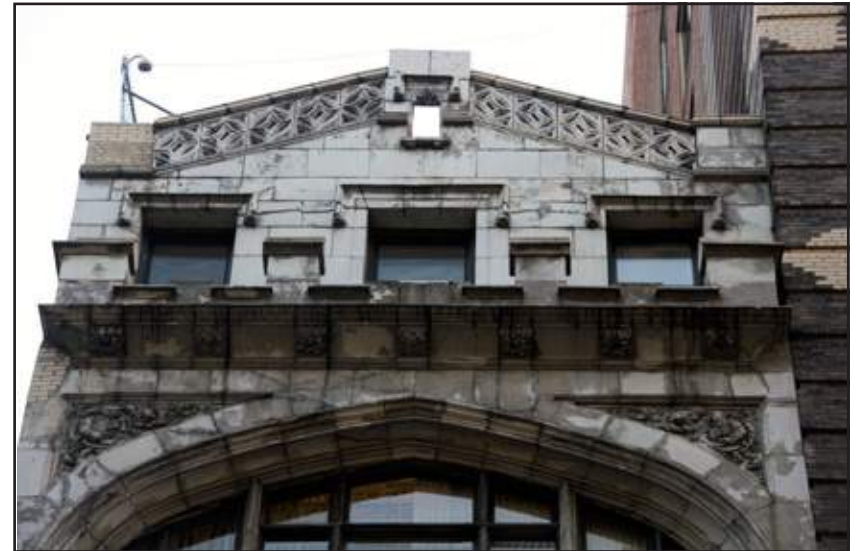
The building at 42 West 18th Street/45 West 17th Street (Lot 14) is a six-story commercial structure designed by George A. Crawley and constructed in 1907-1908. The building was designed as a store and lofts for Henry Phipps, a steel magnate and associate of Andrew Carnegie. Early tenants included apparel and notions businesses. The building is characteristic of commercial development styles on side streets in Ladies' Mile during the early 20th century.

As shown in Figure D-2, the building's north façade on West 18th Street has modern aluminum and glass infill on the ground-floor, and red-brick cladding covering terra-cotta at the ground-floor piers. The infill and cladding appear to have been installed in the late 20th century. A number of signs, lights, security cameras, and conduits are located around the storefront infill. There are granite pilasters with cast-iron capitals on either side of the modern storefront with a large, fixed box awning. The upper portion of the building's north façade is clad in buff-colored glazed terra-cotta on the second through sixth stories and culminates in an ornate, pedimented parapet. The terra-cotta is in extremely poor condition with numerous large cracks, spalls, and glaze deterioration. Most windows on the West 18th Street façade are non-historic aluminum sash and frames, except for a few original wood windows and transoms on the second, third, and fifth floors. The existing historic windows consist of a tripartite transom and three single-glazed windows at the center bay flanked by paired windows that make up the sides of the arch. These historic windows are in very poor condition, with wood rot, loss, checking, and paint deterioration.

The building's south façade on West 17th Street has non-historic infill, including an aluminum-and-glass swing door in the western bay with a single granite step, a pair of hollow-metal doors in the center bay, and two louvers above the entries. The remainder of the ground floor is covered with non-historic ribbed-metal panels, flanked by two original masonry piers, which extend the height of the building, and topped with a heavily-painted copper storefront cornice. Despite the heavy paint and a few deformations, the historic copper cornice is in good condition. The brick piers at the first floor have several mounted light fixtures, conduits, signs, and security cameras. The upper portion of the building's West 17th Street façade consists of buff-colored brick piers and spandrels with a parapet containing recessed panels also executed in brick. There are open joints at the parapet level, and there is cracking on parapet and the adjacent steel window lintels, which are deflected on each floor. The brick is painted and heavily soiled, particularly



(3) West 18th Street facade of Lot 14 (42 West 18th Street/45 West 17th Street) with Lot 66 (40 West 18th Street) to the left.



(4) Detail of upper cornice of Lot 66 on West 18th Street.



(5) Detail of upper cornice of Lot 14 on West 18th Street.

beneath the window sills, but is considered to be in generally in fair condition. The West 17th Street façade is accented with light-gray granite bands and light-gray granite at the water table, which are considered to be in good condition. A painted scar above the fifth floor windows reveals the original location of an intermediate cornice. The building's windows are slightly recessed, and most are non-historic aluminum sash and frames. A few original wood windows and mullions remain on the third floor, and historic wood transom windows and mullions are located on the fifth floor. All of these historic openings are in poor condition with wood rot, loss, checking, and paint deterioration. The glazing at several transoms was replaced with blank panels or AC units. The West 17th Street façade is accented with limestone sills, many of which have open joints and are soiled, and are considered to be in fair condition (refer to Figure D-2).

A portion of the east elevation of 42 West 18th Street/45 West 17th Street is exposed, as a result of the demolition of the adjacent southern structures in 1939 (Lot 15, currently a public parking lot). The four-story structure at 40 West 18th Street still exists, as discussed above (Lot 66). The exposed east façade is a mixture of common brick on the upper floors and center of the elevation, and rough-cut brick at the south end of the elevation, where an adjacent building was demolished. All of the brick on the east elevation is heavily painted, and exfoliation is typical at the upper and lower portions of the elevation. A significant portion of the east façade has been tagged with graffiti. A large vertical crack runs down the side elevation at the northeast corner of the building adjacent to the terra-cotta of the north façade. Numerous modern light fixtures, signs, and conduits are embedded into brick. The brick masonry of the east elevation is generally in fair condition with both non-historic aluminum windows and historic kalamein windows. A few kalamein windows line the center and southern portion of east façade, and non-historic tripartite aluminum windows are visible over the adjacent building at 40 West 18th Street (Lot 66). The non-historic aluminum windows consist of a pair of one-over-one, double-hung sash flanking a center single-pane fixed window, and are located in enlarged window openings. A few single one-over-one aluminum windows are also located on this elevation. The historic kalamein windows are three-over-three, double-hung sash. Several original window openings in the center of the east elevation have been filled with painted brick and concrete block.

The roof of 42 West 18th Street/45 West 17th Street is an aluminized membrane with seams heavily coated with mastic. Elevator and stair bulkheads and elevator-machine rooms clad in brick and metal and heavily coated in mastic line the roof near the northwest and southwest corners. There are also utilitarian skylights at the north and south ends of the roof. The bulkhead skylights are protected by corroded metal grills. A chain-link fence is attached to the eastern parapet wall, surrounding the north end of the roof.

Despite alterations to the building and the poor condition of the north façade, 42 West 18th Street/45 West 17th Street retains a high degree of architectural integrity and is considered a contributing building in the LPC-designated and S/NR-eligible Ladies' Mile Historic District.

38 West 18th Street/41-43 West 17th Street (Lot 15)

38 West 18th Street/41-43 West 17th Street (Lot 15) is a public parking lot, extending from West 17th Street to West 18th Street in the middle of the block bounded by Fifth and Sixth Avenues. The lot is 50 feet wide on West 17th Street and 25 feet wide on West 18th Street. This vacancy was created when a six-story brick building at 43 West 17th Street and an adjacent six-story through-block building at 41 West 17th Street were demolished in 1939. Subsequently, the lot accommodated a gas station and parking. In 1942 an eight-by-twelve foot temporary candy stand was built and was recently replaced with a glass and aluminum parking lot attendants' booth. The parking lot is currently vacant (refer to Figure D-2).

Secondary Study Area

As shown in Figure D-1, the secondary study area encompasses a portion of the LPC-designated and S/NR-eligible Ladies' Mile Historic District. Additionally, there are nine structures within an approximate 400-foot radius of the Project Area which are LPC-designated, S/NR-listed, and/or S/NR-eligible individual landmarks. Each of these resources is listed in Table D-1 and discussed in detail below.

Ladies' Mile Historic District

As shown in Figure D-1, the Project Area and a portion of the secondary study area are located within the Ladies' Mile Historic District, which was designated by the LPC in 1989 and is considered eligible for listing on the S/NR. The irregularly-shaped historic district is roughly bounded by 24th Street to the north, Park Avenue to the east, 15th Street to the south, and Sixth Avenue to the west (refer to Figure D-1). As discussed in detail above, the area was developed largely in the decades following the Civil War and around the turn of the 20th century, when the existing residential neighborhood was replaced by prosperous commercial uses. The Ladies' Mile Historic District is named for the stretch of Broadway which, during the late 19th century, had become lined by fashionable shops and stores, the center of the commercial and retail hub of New York City from the late 1800s into the early 1900s. The Ladies' Mile Historic District is characterized by a high loft-style streetwall punctuated by low-rise buildings remaining from the district's residential era. The area is noted for its superb collection of Beaux Arts, Romanesque Revival, Neo-Renaissance and Queen Anne-style department store buildings. These buildings reveal the history of New York's commercial architecture as it evolved from the Civil War to World War I, representing a range of stylistic, structural, and technological solutions to the problem of the appropriate building type for the purposes of business and commerce.

Table D-1: Designated Architectural Resources in the Secondary Study Area

Map No. ¹	Name	Address / Location	S/NR	S/NR-eligible	NYCL
	Ladies' Mile Historic District	Roughly bounded by 24 th Street, Park Avenue, 15 th Street, and Sixth Avenue		X	X
1	574 Sixth Avenue Building	574 Sixth Avenue		X	X
2	23 West 16th Street Building	23 West 16 th Street		X	X
3	21 West 16th Street Building	21 West 16 th Street		X	X
4	19 West 16th Street Building	19 West 16 th Street		X	X
5	17 West 16th Street House	17 West 16 th Street	X		X
6	9 West 16th Street Building	9 West 16 th Street		X	X
7	7 West 16th Street Building	7 West 16 th Street		X	X
8	5 West 16th Street Building	5 West 16 th Street		X	X
9	St. Francis Xavier Church	40 West 16 th Street		X	
<p>Notes: ¹Refer to Figure D-1. S/NR: New York State and National Register of Historic Places. S/NR-eligible: Eligible for listing on the New York State and National Register of Historic Places. NYCL: New York City Landmark.</p>					

574 Sixth Avenue Building (#1)

Located on the northeast corner of Sixth Avenue and West 16th Street, 574 Sixth Avenue is an LPC-designated individual landmark and is eligible for listing on the S/NR. Simeon B. Eisendrath designed the retail store, constructed from 1903-1904, for the Knickerbocker Jewelry Company. The four-story building has a concentration of ornament on the upper two floors as well as an elaborate cornice, presumably designed to attract the attention of passengers on the once adjacent Sixth Avenue Elevated Railway.

19, 21, and 23 West 16th Street Buildings (#2, 3, & 4)

Located on the north side of West 16th Street, midblock between Fifth and Sixth Avenues, Nos. 19, 21, and 23 West 16th Street are LPC-designated individual landmarks which are all eligible for listing on the S/NR. Constructed circa 1846 by an unknown architect, these distinctive three-story Greek Revival townhouses are several of the few that remain from the mid-19th century era when Ladies' Mile was a prosperous residential district. No. 19 is a simpler house with fine ironwork, while Nos. 21 and 23 have more ornate cast-iron balconies and railings.

17 West 16th Street House (#5)

The 17 West 16th Street House is an LPC-designated and S/NR-listed individual landmark located on the north side of West 16th Street between Fifth and Sixth Avenues, immediately adjacent to Nos. 19, 21, and 23 discussed above. Planned and likely built by Edward S. Mesier circa 1846 as part of a row of nine townhouses (in conjunction with Nos. 5, 7, and 9 discussed below), No. 17 is a three-story Greek Revival structure with a full-height curved bay on the front façade, an extremely rare architectural feature in New York City. In 1930, the family-planning pioneer Margaret Sanger moved her Birth Control Clinical Research Bureau to 17 West 16th Street, where it remained until 1973.

5, 7, and 9 West 16th Street Buildings (#6, 7, & 8)

Located on the north side of West 16th Street, midblock between Fifth and Sixth Avenues, Nos. 5, 7, and 9 West 16th Street are LPC-designated individual landmarks which are all eligible for listing on the S/NR. Planned and likely built by Edward S. Mesier circa 1846 as part of a row of nine townhouses (in conjunction with No. 17 discussed above), these finely-designed three-story Greek Revival townhouses are several of the few that remain from the mid-19th century era when Ladies' Mile was a prosperous residential district. Like No. 17, they all have full-height curved bays on the front façade, an extremely rare architectural feature in New York City, and fine ironwork.

St. Francis Xavier Church (#9)

In the 2004 *Ladies' Mile Rezoning EAS*, the LPC identified St. Francis Xavier Church, located at 40 West 16th Street between Fifth and Sixth Avenues, as eligible for S/NR listing. The Neo-Baroque church was designed by Irish immigrant Patrick Keely in the form of a Latin cross with a façade resembling a Roman basilica, modeled after the Cathedral of Pisa in Italy. Constructed in 1882, the church has several Tiffany stained-glass windows as well as vaulted interior ceilings with frescoes painted by German artist William Lamprecht.

V. FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION CONDITION)

Project Area

As detailed in Attachment A, "Project Description," it is assumed that the public parking lot on Block 819, Lot 15 would be redeveloped with an as-of-right residential and commercial building in the 2018 No-Action condition. Pursuant to existing C6-4A zoning regulations, a 74,387 gsf building could be constructed on Lot 15. It is anticipated that this No-Action development would include approximately 40 DUs, 18,559 gsf of commercial retail space, and 12 accessory parking spaces. The No-Action building on Lot 15 would be comprised of a wing measuring up to 185 feet on West 17th Street and a shorter wing measuring 60 feet on West 18th Street, although it is also possible that the building would not utilize the full FAR. Per existing C6-4A rear yard requirements, the No-Action development would have a 50 foot rear yard equivalent above the 1st floor (20 feet commercial rear yard portion and 30 feet residential rear yard portion). Above the 3rd floor, the West 17th Street building would setback an additional 10 feet to provide a 30 foot rear yard equivalent for residential units starting on the 3rd floor. At the 13th story, there would be an additional 10 foot setback from the rear yard line. Per the existing C6-4A front yard requirements, the No-Action development would setback 15 feet at the 13th story. The No-Action building would fully comply with existing height and bulk regulations, and it is expected that the LPC would issue a Certificate of Appropriateness ("C of A") for the complying building.

As with the proposed project, the two existing buildings on Lots 14 and 66 would remain in the future without the Proposed Action, however, both building facades would not be restored and the existing building on Lot 66 would not be expanded.

Secondary Study Area

As detailed in Attachment C, "Land Use, Zoning, and Public Policy," there are three anticipated No-Action developments within a 400-foot study area that will be completed in the 2018 future without the proposed project: a new 15-story residential building at 21 West 20th Street; a two-story addition to an existing six-story commercial building at 31-33 West 19th Street/28-30 West 20th Street; and a new 19-story residential building at 55 West 17th Street. As all three sites are located within the LPC-designated Ladies' Mile Historic District, each site will be constructed pursuant to a C of A issued by the LPC.

VI. FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

In the future with the Proposed Action, upon approval of a Special Permit pursuant to Zoning Resolution Section 74-711, bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings would be modified to facilitate the development of a new, primarily residential building on Block 819, Lot 15 in the LPC-designated and S/NR-listed Ladies' Mile Historic District (refer to Figure D-1). The Proposed Action would also facilitate the restoration of the facades of the existing buildings on Lots 14 and 66 and the expansion of the existing building on Lot 66.

According to the 2014 *CEQR Technical Manual*, generally, if a proposed project would impact those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. As described above, the existing buildings within the Project Area are contributing

architectural resources in the LPC-designated and S/NR-eligible Ladies' Mile Historic District. This section assesses the proposed project's potential to result in significant adverse impacts on these identified architectural resources, including impacts resulting from construction of the proposed project, project-generated shadows, or other indirect impacts on existing historic resources in the study area.

The proposed project was assessed in accordance with guidelines established in the 2014 *CEQR Technical Manual* (Chapter 9, Section 420) to determine (a) whether there would be a physical change to any designated property as a result of the proposed project; (b) whether there would be a physical change to the setting of any designated resource, such as context or visual prominence as a result of the proposed project; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important.

Direct (Physical) Impacts

Historic resources can be directly impacted by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance, could result in significant adverse impacts, depending on the design. Direct impacts also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

It should be noted that privately owned properties that are NYCLs or in LPC-designated historic districts are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition can occur, regardless of whether the project is publicly or privately funded. Architectural resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection under Section 106 of the National Historic Preservation Act from the impacts of projects sponsored, assisted, or approved by federal agencies. 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 S/NR are similarly protected against impacts resulting from projects sponsored, assisted, or approved by State agencies under the State Historic Preservation Act. However, private owners of properties eligible for, or even listed on, the S/NR using private funds can alter or demolish their properties without such a review process.

Project Area

The three lots in the Project Area, which are located in the LPC-designated and S/NR-eligible Ladies' Mile Historic District, would be directly impacted by the proposed project as detailed below. In the future with the Proposed Action, the facades of Lots 14 and 66, both contributing resources to the LPC-designated Ladies' Mile Historic District, would be restored as necessary to reflect their original appearance (refer to Figure D-3). Additionally, a one-story portion of the existing Lot 66 building, which is also partially located on Lot 15, would be demolished and the first three stories would be extended south to the rear lot line. The Proposed Action would also facilitate the development of a mixed-use residential and commercial building on Lot 15, which currently accommodates a public parking lot.

40 West 18th Street (Lot 66)

In the future with the proposed project, the facades of 40 West 18th Street, a contributing resource in the LPC-designated and S/NR-eligible Ladies' Mile Historic District, would be restored as necessary to reflect

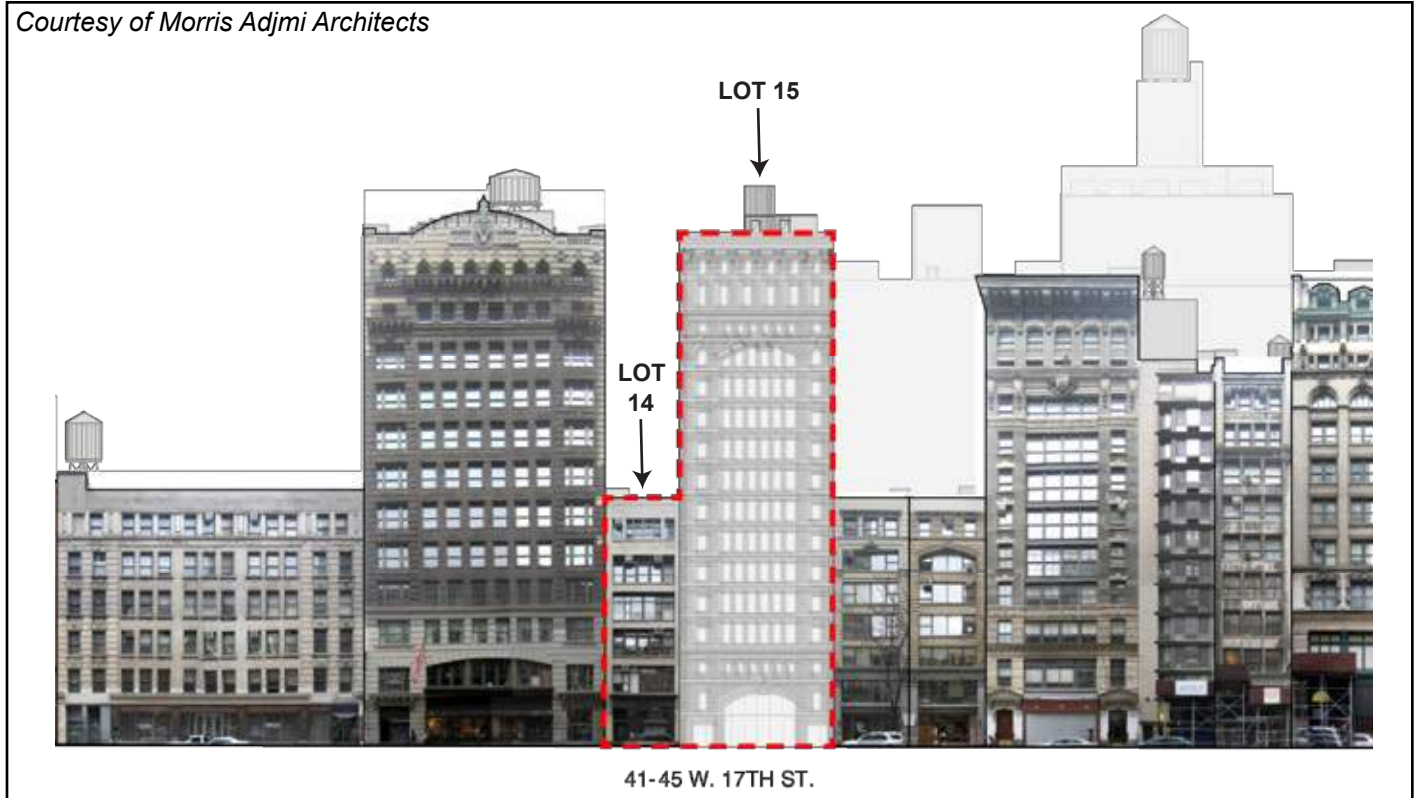
their original appearance and the first three stories of the building would be extended south to its rear lot line, adding 298 gsf of retail and storage space. On the ground-floor of the front façade, a new wood and glass storefront, a new storefront cornice, and sheet-metal pilasters at the piers would be installed, based on the conditions documented in historic drawings. On the upper floors of the front façade, metal embeds, soiling, and paint on the buff-colored brick outer piers would be removed. Holes in the masonry would be patched using a restoration patch mix matching the cleaned masonry in color and texture. All non-historic aluminum and kalamein windows and all severely deteriorated wood windows on the front façade of 40 West 18th Street would be replaced with new wood windows in a historically appropriate color based on a paint color investigation. Second and third floor windows would be one-over-one double-hung windows with single paned windows at the center opening, while fourth floor windows would be single-paned windows. Profiles of the new windows would match the original wood windows that remain. The proposed project would also include the repair of the main and intermediate building cornices, as well as the replacement of all non-matching, deteriorated, and deformed sheet-metal panels with new panels matching the historic ones in size, shape, profile, and ornament. Any remaining sheet-metal panels would be scraped of loose paint and corrosion, primed with a corrosion-inhibitive primer, and repainted based on a historic finish color investigation. All loose sheet-metal elements would be reattached using blind anchors and all open joints would be sealed. The missing ornamental grille work above the eastern and western fourth-story windows would be replicated based on historic drawings and the remaining historic grille at the center of the fourth story. Additionally, the non-historic fire escape on the front façade would be removed, and resulting holes in the sheet-metal panels would be patched using a metal filler sanded flush to the adjacent metal (refer to Figure D-3).

As detailed above, the east and rear elevations of 40 West 18th Street are exposed. In the future with the proposed project, the first three stories of the rear elevation would be extended south to the lot line. Additionally, it is anticipated that the new building on Lot 15 would be constructed immediately adjacent to the east and rear elevations of 40 West 18th Street, concealing all of the east elevation and all of the rear façade except for the fourth floor. As such, the proposed project would entail the demolition of the ground-floor extension of the rear façade of 40 West 18th Street, and the construction of a new south wall at the first through third floors. The proposed project would also entail the removal of the through-wall HVAC equipment, light fixtures, and conduits, and sealing the resultant openings with brick. The fourth story of the rear façade would remain exposed in the future with the proposed project. All non-historic aluminum windows and the hollow-metal door on this level would be replaced with new, historically appropriate wood windows and the four existing fire shutters would be restored, all based on surviving physical evidence and historic drawings and photos.

The main and fourth-floor setback roofs of 40 West 18th Street would be replaced with new roofing material, and new leaders and gutters would be installed to ensure appropriate roof drainage. New guardrails would also be installed behind the parapets, as required by the New York City Building Code. Additionally, wherever possible, HVAC equipment and dunnage would be removed from the roofs. The mechanical equipment required in the future with the proposed project would be located so as to not be seen from any public view corridors, and would therefore not detract from the historic character of the building.

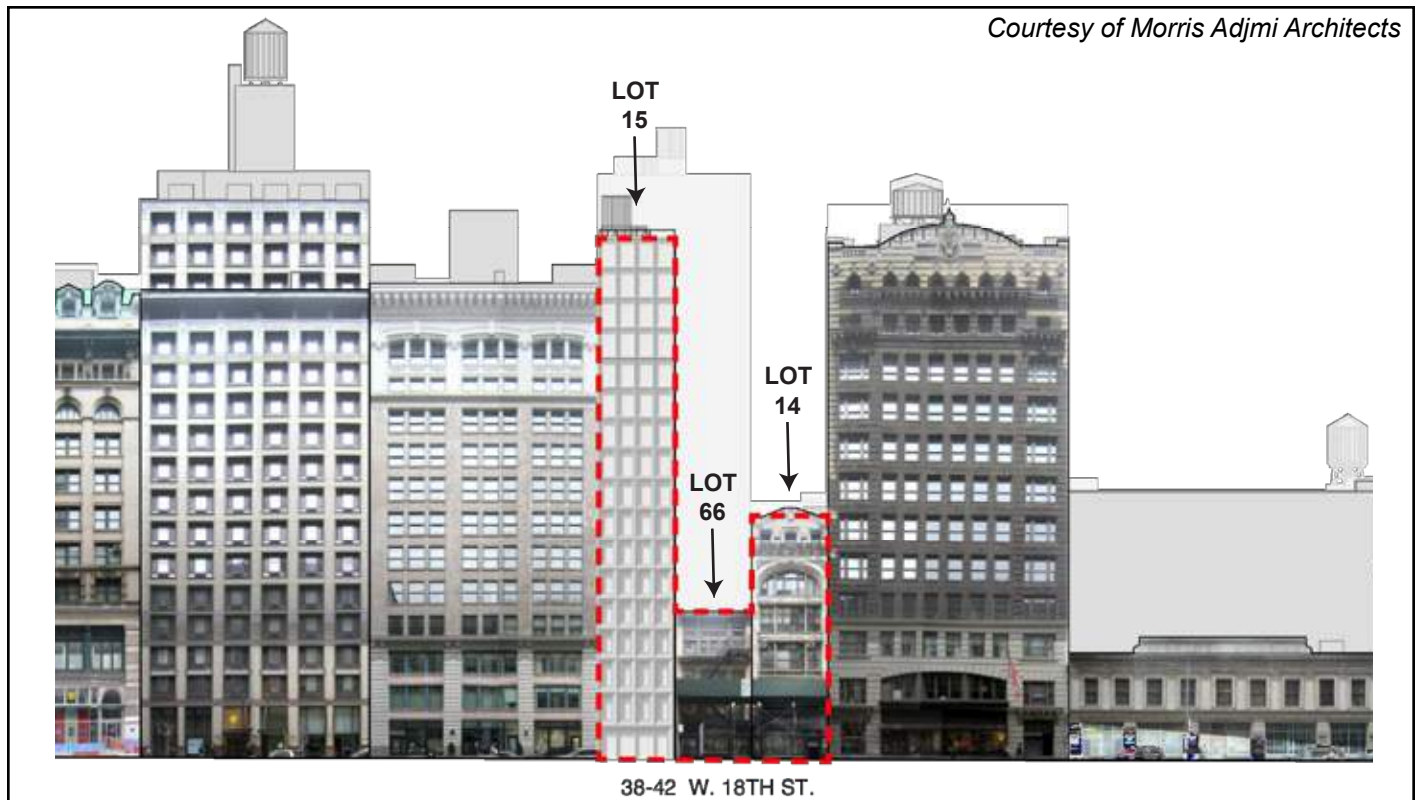
The proposed restorations of 40 West 18th Street would improve the physical condition of the existing historic buildings and enhance the surrounding area. All proposed exterior work on the building would proceed pursuant to the C of A issued by the LPC on December 3, 2014 (refer to Appendix A). Because the

Courtesy of Morris Adjmi Architects



WEST 17TH STREET

Courtesy of Morris Adjmi Architects



WEST 18TH STREET

proposed project involves the full restoration of the historic building's façade pursuant to LPC-approved plans, it would not adversely impact the exterior of the building.

42 West 18th Street/45 West 17th Street (Lot 14)

In the future with the proposed project, the facades of 42 West 18th Street/45 West 17th Street, a contributing resource in the LPC-designated and S/NR-eligible Ladies' Mile Historic District, would be restored as necessary to reflect their original appearance (refer to Figure D-3).

Under With-Action conditions, the entire terra-cotta façade fronting West 18th Street, which is in extremely poor condition, would be restored. Each terra-cotta unit's size, shape, ornament, profile, texture, and glaze color would be replicated and replaced. Missing or severely deteriorated ornament or features would also be replicated and replaced based on historic photos. Brick infill covering the terra-cotta piers at the ground floor would be removed, and resultant cracks would be repaired, spalls in the terra-cotta would be patched, and severely damaged terra-cotta units would be replaced in kind. Additionally, any deteriorated steel substructure, terra-cotta hanging systems, or backup masonry would be repaired or replaced in kind as per recommendations by a structural engineer. A new wood and glass storefront reproducing conditions documented in historic photos would be installed on the ground-floor. All non-historic aluminum windows and deteriorated historic wood windows on the West 18th Street façade would be replaced with new wood window frames and sash with configurations based on historic photos and profiles matching the existing historic wood windows and transoms (refer to Figure D-3).

On the building's West 17th Street façade, paint and soiling of the buff brick would be removed and joints in the brick masonry would be repointed with new mortar matching the original in strength, permeability, color, texture, and tooling. The parapet would be repaired based on recommendations of a structural engineer, and any necessary replacement brick would match the historic brick in size, shape, color, and texture. Defected steel lintels at the window openings would be replaced with new steel lintels, and proper flashing and protective finishes would be installed to slow future deterioration of the new lintels. Soiling would be removed from the limestone sills and open joints in the sills would be repointed using new mortar matching the original in strength, permeability, color, texture, and tooling. All non-historic aluminum windows and severely deteriorated original wood windows would be replaced with new one-over-one wood windows with transoms. Profiles would match the original wood windows and mullions that remain at the third story. The missing intermediate cornice above the fifth floor on West 17th Street would be recreated based on historic photos. Additionally, metal embeds, conduit, signs, and banner poles from the brick piers at the first floor would be removed, and the affected brick would be replaced in kind or patched with a mix matching the color and texture of the adjacent brick. Soiling of the ground-floor granite elements would also be removed. Paint on the first floor cornice would be removed and patination would be repaired to match the original. Additionally, a new wood and glass storefront reproducing conditions documented in historic photos would be installed at the ground-level of West 17th Street (refer to Figure D-3).

In the future with the Proposed Action, it is anticipated that the new building on Lot 15 would be constructed immediately adjacent to the existing buildings on Lots 14 and 66, concealing much of the currently exposed east elevation of 42 West 18th Street/45 West 17th Street. As such, the Proposed Action would entail the removal of the through-wall HVAC equipment, light fixtures, and conduits, and sealing the resultant openings with brick. The vertical crack at the northeast corner of the east elevation would be repaired based on recommendations by a structural engineer. Any necessary replacement brick would



Courtesy of Morris Adjmi Architects

West 17th Street facades of the proposed new building on Lot 15 and the restored historic building on Lot 14 in the project site.

match the historic brick in size, shape, color, and texture. Additionally, the graffiti and paint on the brick masonry of the east façade would be removed, and areas of open joints on the northern portion of the east elevation would be repointed using new mortar matching the historic mortar in strength, permeability, color, texture, and tooling. Exfoliated brick at the parapet would be replaced with new brick matching the original in size, shape, color, and texture. The non-historic tripartite aluminum windows and one-over-one aluminum windows, which would remain visible in the future with the proposed project, would be replaced with new metal windows matching the historic three-over-three double-hung kalamein sash.

Under With-Action conditions, the mastic on the rooftop of 42 West 18th Street/45 West 17th Street would be tested. If the testing proves that the existing mastic contains asbestos, the mastic would be abated. Any damaged brick would be replaced with new brick matching the original in size, shape, color, and texture. Damaged sheet-metal cladding at the bulkheads would be replaced with new metal cladding. In the future with the proposed project, the building's roof would be replaced with a new membrane with copper flashing at the adjacent building and parapet walls. The skylights at the roof and above the bulkheads would be replaced with new utilitarian skylights with protective metal grilles. Additionally, the chain-link fence at the roof would be removed, and safety railings set back from the parapets would be installed in line with the New York City Building Code. Any mechanical equipment required in the future with the proposed project would be located so as to not be seen from any public view corridors, and would therefore not detract from the historic character of the building.

The proposed restoration of 42 West 18th Street/45 West 17th Street would improve the physical condition of the existing deteriorating historic building and enhance the surrounding area. All proposed exterior work on the building would proceed pursuant to the C of A issued by the LPC on December 3, 2014 (refer to Appendix A). Because the proposed project involves the full restoration of the historic building's façade pursuant to LPC-approved plans, it would not adversely impact the exterior of the building.

38 West 18th Street/41-43 West 17th Street (Lot 15)

In the future with the proposed project, the applicant would construct an approximately 103,112 gsf building at 38 West 18th Street/41-43 West 17th Street (Lot 15), which would include approximately 79,793 gsf of residential space (66 DUs), approximately 23,319 gsf of retail space, and approximately 17 accessory parking spaces and 39 bicycle parking spaces at the cellar level. The proposed building would have frontages on both West 17th and West 18th Streets and include a three story commercial base with two residential mid-rise wings (see Figure D-3). The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks. The northern wing on the West 18th Street would rise to 17 stories at a height of 170 feet with no setbacks. The building's main entrance would be on West 17th Street, however, the commercial uses and residential lobby would also be accessible from West 18th Street (see Figure D-3).

The West 17th Street building façade would be composed of a glazed curtain wall or window wall overlaid by metal-mesh panels with a base-shaft-capital composition and classically inspired elements. The metal-mesh would be a contemporary interpretation of architectural details found on many of the contributing buildings in the Ladies' Mile Historic District—from the projecting cornice and pediments to the material itself. The three-story base would be concrete with a full height glass storefront on the street-facades. The West 18th Street façade would be composed of a grid of brick panels tapering upwards from solid to void. The details of the brick façade would feature strong orthogonal lines and recessed, stepped window



West 18th Street facades of the proposed new building on Lot 15, and the restored historic buildings on Lots 14 and 66 in the project site.

frames to reflect a level of depth and articulation typical of the Ladies' Mile Historic District. The interior court and street facades of both wings would be faced in brick with punched window openings facing the sides and interior court.

The proposed new building would proceed pursuant to a C of A issued by the LPC on December 3, 2014 (refer to Appendix A). As such, the proposed new building on at 38 West 18th Street/41-43 West 17th Street would not result in any significant adverse direct impacts to the Project Area.

Secondary Study Area

As discussed above, the proposed project is site-specific, and would therefore have no direct impacts on the LPC-designated, S/NR-eligible, or S/NR-listed historic resources located in the 400-foot secondary study area.

Indirect (Contextual) Impacts

Contextual impacts may occur to architectural resources under certain conditions. According to the 2014 *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor.

Project Area

The Proposed Action would result in the construction of a mixed-use residential and commercial building on Lot 15, as well as the restoration of the two existing commercial buildings (Lots 14 and 66) and the expansion of the building on Lot 66. The new building on Lot 15 would have a bulk, design, materials, and ornament similar to the existing buildings within the Project Area and in the surrounding Ladies' Mile Historic District and as such is not anticipated to detract from the adjacent or surrounding historic structures. Additionally, the proposed new building would be built-out to the lot lines and create a solid streetwall, strengthening the context of the Project Area in the Ladies' Mile Historic District (refer to Figure D-3).

As the eastern elevations of 40 West 18th Street and 42 West 18th Street/45 West 17th Street, and the rear façade of 40 West 18th Street are faced in common brick with no significant ornament or architectural detailing, they do not contain the unique architectural features that make the buildings architecturally significant. Therefore, these facades are not considered visually important in the Ladies' Mile Historic District, and the construction of the adjacent new building on Lot 15 would therefore not obstruct any significant views of the existing historic buildings. Additionally, as detailed above, there were originally two structures on Lot 15 which were demolished in 1939 to make way for the existing parking lot. As such, the proposed new building on Lot 15 would not negatively alter the visual settings of 40 West 18th Street and 42 West 18th Street/45 West 17th Street or relationships to the street, but rather would enhance the historic context by reintroducing a building there and continuing the dense development and continuous streetwall in the midblock of Block 819, which is a defining characteristic of the Ladies' Mile Historic District.

Additionally, in the future with the Proposed Action, a Restrictive Declaration between the LPC and the applicant would be filed against the property in order to regulate the continued maintenance of the historic buildings. Additionally, the Restrictive Declaration states that the applicant must comply with the obligations and restrictions of a continued maintenance program in the Project Area, including periodic inspections, the establishment of an emergency protection program, and the provision of access to the designated structures. These measures would ensure that the proposed façade restorations would not result in any significant adverse impacts to the historic character of the Project Area or the Ladies' Mile Historic District in the future with the Proposed Action.

Secondary Study Area

The proposed project would not adversely alter the setting or visual context of any historic resources in the area, nor would it eliminate or screen significant views of any historic resource. Moreover, the proposed exterior restoration work would allow for the improvement of two contributing historic buildings as compared to existing conditions, and would therefore significantly benefit the pedestrian perception of the Project Area and adjacent streetscape. Additionally, no incompatible visual, audible, or atmospheric elements would be introduced by the proposed project to any historic resource's setting. Therefore, the proposed project would not result in any significant adverse impacts to distinguishing characteristics of the Project Area or surrounding historic resources, including the Ladies' Mile Historic District.

The proposed project would replace a parking lot with new a building similar in massing, bulk, design, and ornament to surrounding buildings in the Ladies' Mile Historic District. The proposed project would allow a long underutilized site to be redeveloped and activated with street level commercial and residential uses. The proposed bulk modifications would ensure that the proposed new building on Lot 15 would be compatible with existing buildings in the surrounding area and would have a positive visual effect in the neighborhood. The proposed building on Lot 15 would complete the streetwalls of West 17th and West 18th Street between Fifth and Sixth Avenues in a manner that appropriately reflects and complements the aesthetics of surrounding historic context. This would reinforce a consistent built character in the midblock area and provide continuity with surrounding buildings that is currently lacking, partially due to the parking lot on Lot 15. The new building would contribute to the dense development and uniform streetwalls of the area, which are defining characteristics of the Ladies' Mile Historic District.

As such, the proposed project would not result in any significant adverse contextual impacts in the secondary study area, but rather is expected to enhance the historic character of the Project Area and the context of the Ladies' Mile Historic District with the restoration of the historic facades of two dilapidating historic buildings and the completion of the streetwalls of West 17th and West 18th Streets in an historically appropriate manner.

Construction-Related Impacts

Any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to contributing buildings to those historic resources from ground-borne construction vibrations. As noted above, the proposed project includes the construction of a new building on Lot 15, the restoration of the facades of the two existing buildings on Lots 14 and 66, and the expansion of the commercial building on Lot 16 in the Project Area, which are all included in the LPC-designated and S/NR-eligible Ladies' Mile Historic District.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to LPC-designated Landmarks and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYC Department of Buildings (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Adjacent historic resources, as defined in the procedure notice, only include designated NYCLs, properties within NYCL historic districts, and listed S/NR properties that are within 90 feet of a lot under development or alteration. They do not include S/NR-eligible, NYCL-eligible, potential, or unidentified architectural resources. Construction period impacts on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that adjacent development projected as a result of the proposed project adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. As the Project Area is located within the LPC-designated Ladies' Mile Historic District, all surrounding buildings would be subject to DOB'S TPPN #10/88 during the proposed project's construction. Under the TPPN, a construction protection plan must be provided to the LPC for review and approval prior to any demolition and construction on the landmark property. The construction protection plan would take into account the guidance provided in the 2014 *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan." With the implementation of the appropriate construction protection measures mandated by TPPN #10/88, no construction-related impacts on historic resources would be anticipated as a result of the proposed project.

Shadows

As detailed in Attachment B, "Supplemental Screening," the proposed project would not result in shadows being cast on sunlight-sensitive features of historic resources in the Project Area or approximate 400-foot study area. As such, no significant adverse shadows impacts to historic architectural resources are anticipated in the future with the proposed project.

ATTACHMENT E
URBAN DESIGN AND VISUAL RESOURCES

ATTACHMENT E: URBAN DESIGN & VISUAL RESOURCES

I. INTRODUCTION

Together, the urban design components and visual resources of an area define the distinctive identity of a neighborhood. In an urban design assessment pursuant to the 2014 *CEQR Technical Manual*, one considers whether and how a project may change the experience of a pedestrian in the study area. The assessment focuses on the components of a project that may have the potential to alter the arrangement, appearance, and functionality of the built environment, as experienced by pedestrians in the study area. These components include building bulk, use, and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. The concept of bulk is created by the size of a building and the way it is massed on a site. Height, length and width define a building's size; volume, shape, setbacks, lot coverage, and density define its mass.

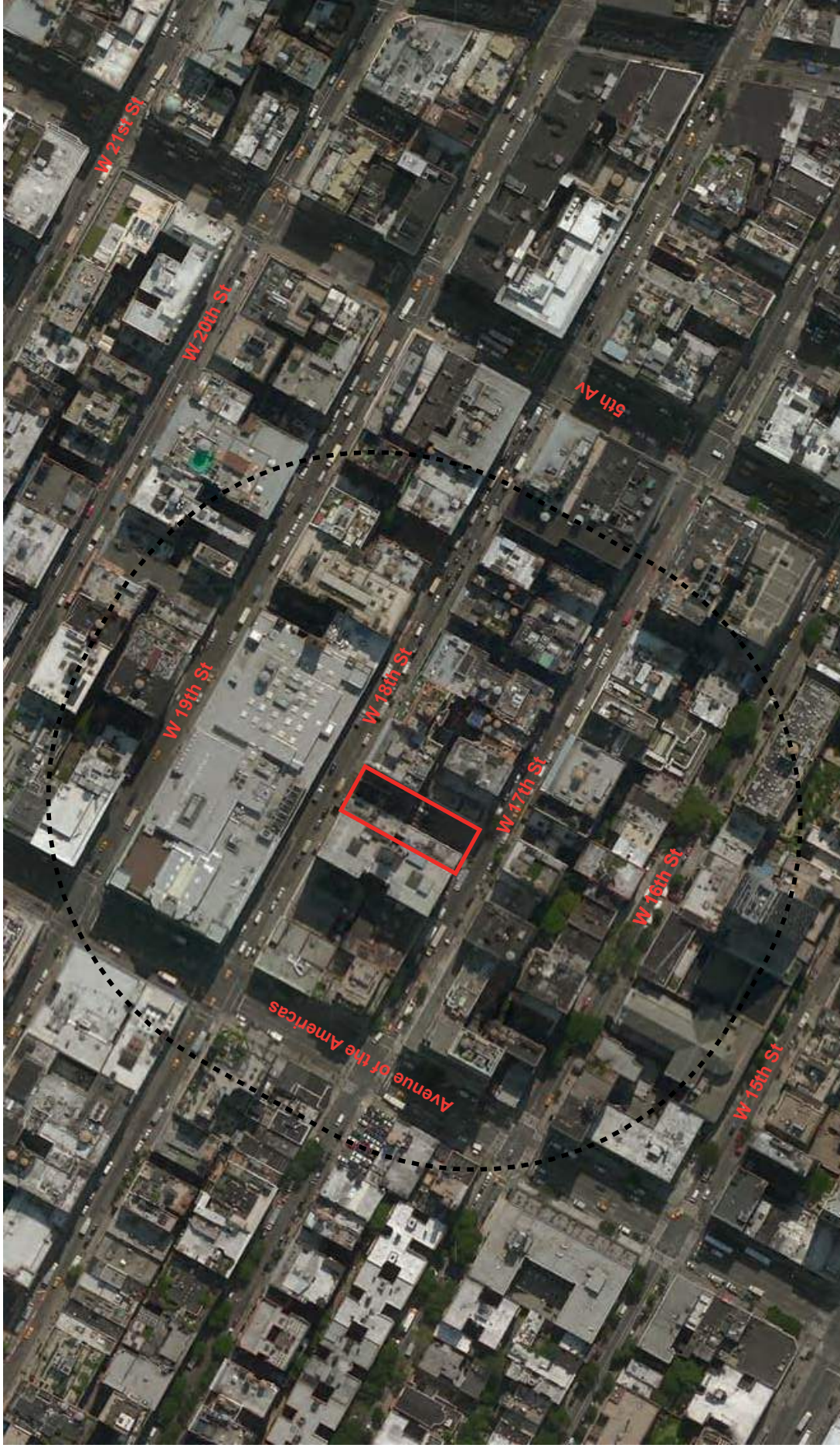
The Proposed Action affects Lots 14, 15, and 66 on Block 819 which is bounded by West 18th Street on the north, Fifth Avenue on the east, West 17th Street on the south, and Sixth Avenue (Avenue of the Americas) on the west. The site of the Proposed Action is located within the NYC Landmarks Preservation Commission (LPC)-designated Ladies' Mile Historic District and a Special Permit for bulk modifications would involve changes to the bulk requirements in an LPC-designated historic district. Therefore, an urban design and visual resource analysis has been prepared in accordance with the 2014 *CEQR Technical Manual*.

This attachment assesses the potential effects on urban design and visual resources that could result from the proposed project. The following analysis addresses each of the urban design characteristics for existing conditions and the future without and with the Proposed Actions for the analysis year of 2018. As detailed in Attachment A, "Project Description," the applicant is proposing to build a proposed mixed-use primarily residential building on Lot 15, expand an existing commercial building on the adjacent Lot 66 by 298 gross square feet (gsf), and restore the facades on the existing buildings on the adjacent Lots 14 and 66. The new construction on Lot 15 would comprise a total of approximately 103,112 gsf (84,024 zoning square feet (zsf)), with 79,793 gsf of residential use (66 dwelling units), 23,319 gsf of commercial retail use and approximately 17 accessory parking spaces and 39 bicycle parking spaces located at cellar level.

II. PRINCIPAL CONCLUSIONS

The Proposed Action would not result in significant adverse impacts to urban design and visual resources, as defined by the guidelines for determining impact significance set forth in the 2014 *CEQR Technical Manual*. A Special Permit is being requested pursuant to Section 74-711 of the NYC Zoning Resolution for development within a historic district to modify bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings for the Proposed Development on the site (ZR Sections 23-44, 23-532, 23-633¹, 23-663, 23-692, 23-711 and

¹ With the adoption of the Zoning for Quality and Affordability (ZQA) zoning text amendment, the waivers pursuant to ZR Sections 35-24 and 23-633 (waiving the requirement that the building have a front yard setback after the 13th story), would no longer be required.



 Primary Study Area (Project Area)

 Secondary Study Area (LAnd Use Study Area)

35-24). The Proposed Action is intended to permit the applicant to fully redevelop the site into a mixed-use, primarily residential development. The proposed building would have frontages on both West 17th and West 18th Streets and include a three story commercial base with two residential mid-rise wings. The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks. The northern wing on the West 18th Street would rise to 17 stories at a height of 170 feet with no setbacks.

As detailed in the following sections, the Proposed Action is anticipated to result in development on Block 819, Lot 15 in keeping with the built form of the LPC-designated Ladies' Mile Historic District. As the Project Area is located within the Ladies' Mile Historic District, it must adhere to additional regulations applicable to development in historic districts. A Certificate of Appropriateness (C of A), granted by LPC on December 3, 2014 after review of the proposed project, has determined that the design of the proposed project is appropriate for the Ladies' Mile Historic District (refer to Appendix A).

Through the development of an underutilized site, the Proposed Action would enhance pedestrian experiences in the LPC-designated Ladies' Mile Historic District. The Proposed Action would not result in any changes to street pattern, block form, or building arrangement, and would not block any significant view corridors, views of visual resources, or limit access to any visual resources in the study area. As such, the Proposed Action would not result in any significant impacts on urban design in the study area, and no significant adverse impacts on visual resources are anticipated as a result of the Proposed Action.

III. METHODOLOGY

Determining Whether an Urban Design Analysis is Necessary

Urban design is the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open space, natural features, and wind and sunlight conditions. These elements, as defined in the 2014 *CEQR Technical Manual*, are described below:

- *Streets.* The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalk areas is critical to making a successful streetscape, as is the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands.
- *Buildings.* Buildings support streets. A building's street walls form the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, placement on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building façades and rooftops, offering more opportunity to enrich the visual character of an area.
- *Visual Resources.* A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
- *Open Space.* For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots and privately owned public spaces.

- *Natural Features.* Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.
- *Wind.* Channelized wind pressure from between tall buildings and down washed wind pressure from parallel tall buildings may cause winds that jeopardize pedestrian safety.

In general, an assessment of urban design is needed when a project may have effects on one or more of the elements that contribute to the pedestrian experience, which are described above. Pursuant to the 2014 *CEQR Technical Manual*, projects that permit modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed as-of-right, or in the future without the Proposed Actions, require preliminary analysis. As the Proposed Action would result in the construction of a new building with bulk not permitted as-of-right under the existing zoning, a preliminary urban design and visual resources analysis is warranted.

Per criteria of Section 230 of the 2014 *CEQR Technical Manual*, a wind condition analysis is not required for the Proposed Action. The Project Area is located in the Ladies' Mile neighborhood of Manhattan, and is not located in a high wind location such as along the waterfront, nor is it in a location where wind conditions from the waterfront are not attenuated by existing buildings or natural features. Therefore, a wind analysis is not warranted for the proposed project.

Study Area

As defined in the 2014 *CEQR Technical Manual*, the urban design and visual resources study area consists of the area where the project may influence land use patterns and the built environment. For the purpose of this assessment, the study area consists of the area within an approximate 400 foot radius of the Project Area. As shown in Figure E-1, the study area is roughly bounded by lots fronting West 19th Street to the north, midblock between Fifth and Sixth Avenue to the east, lots fronting West 16th Street to the south, and lots fronting Sixth Avenue to the west.

The following analysis is based on field visits, photographs, aerial views, and other graphic images of the Project Area and surrounding study area. Zoning calculations, including floor area calculations, building heights, and lot coverage information are also provided for the Project Area and, where applicable, the study area.

IV. PRELIMINARY ASSESSMENT

Pursuant to CEQR, a preliminary assessment of urban design is appropriate when there is the potential for a pedestrian to observe from the street level a physical alteration beyond that allowed by existing zoning. CEQR further stipulates a detailed analysis is warranted for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings. According to the 2014 *CEQR Technical Manual*, detailed analyses are generally appropriate for area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements. While the Proposed Action would modify existing zoning regulations, it would not result in a substantial alteration to the streetscape of the neighborhood, and therefore, a preliminary analysis of urban design has been conducted and is provided below.

Existing Conditions

Primary Study Area (Project Area)

As discussed above, the Project Area consists of a single zoning lot, comprised of Block 819, Tax Lots 14, 15, and 66. The area is bounded by West 17th Street to the south and West 18th Street to the north, with frontages on both streets. To the west is Sixth Avenue and to the east is Fifth Avenue. The Project Area is approximately 13,800 sf and is comprised of two existing buildings (Lots 14 & 66) and one vacant lot currently used as a public parking facility (Lot 15). Figure E-2 shows the existing building heights in the study area.

Urban Design

Street Pattern and Streetscape

Under existing conditions, pedestrian and vehicular flow along West 17th Street and West 18th Street in the vicinity of the Project Area is light. There is a typical street grid pattern in the immediate vicinity of the Project Area. Streetscape elements are minimal and are limited to standard street signs, cobra head lampposts, utility wires, fire hydrants and fire call boxes, and telephone poles. There are few street trees located along West 17th and West 18th Streets in the vicinity of the Project Area.

Buildings

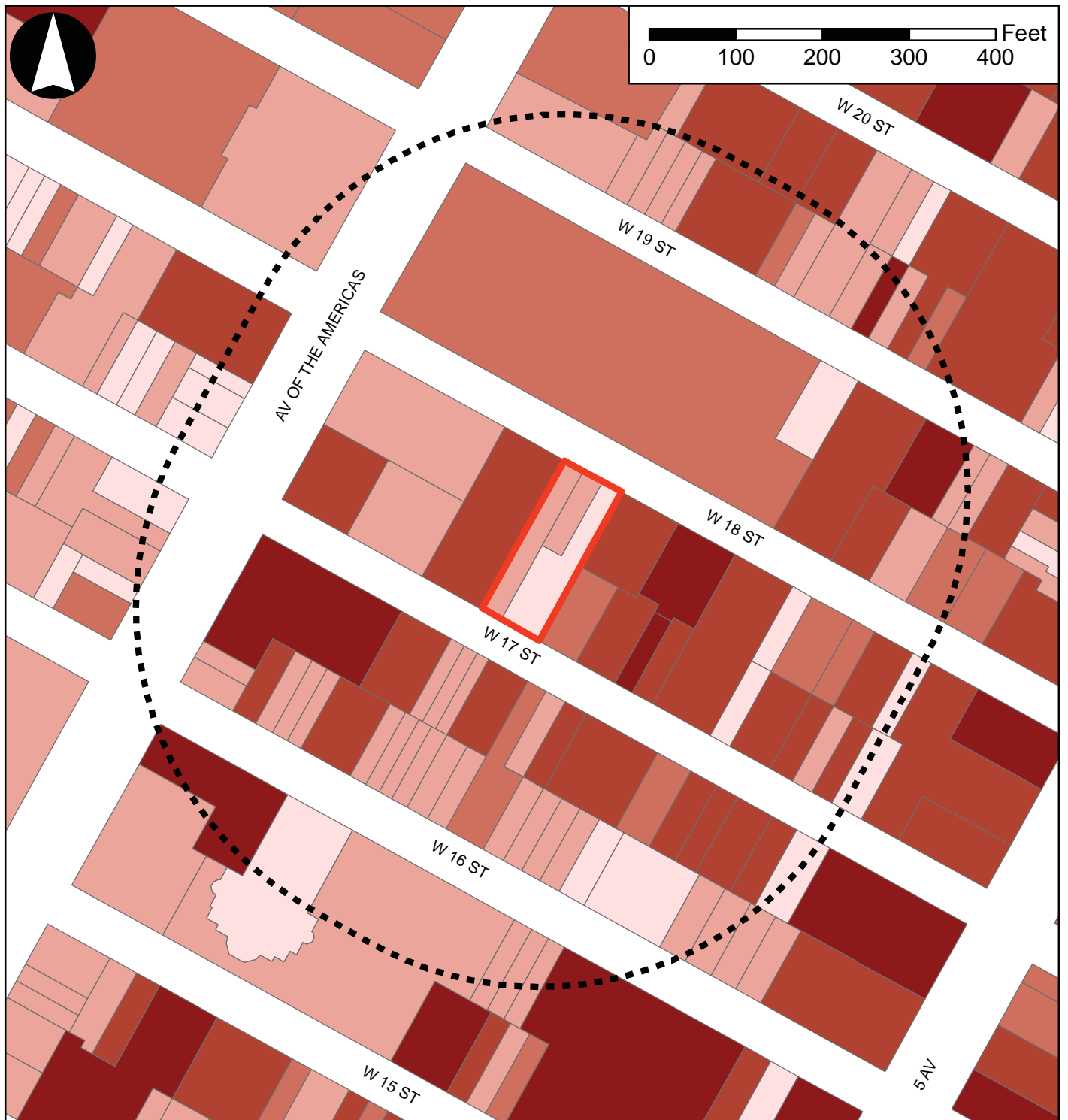
As illustrated in Figure E-3, Lot 15 is an approximately 6,900 square foot through lot and is currently occupied by a 54 space paved public parking lot with frontage on both West 17th and West 18th Streets. The parking lot also contains a small employee structure.

Lot 14 is approximately 4,600 sf and is occupied by an existing six story, approximately 32,175 gsf through block building with a built FAR of 5.77 and frontages on both West 17th and West 18th Streets (see Figure E-3). The building contains the Adorama camera supply retail store and Leisure Pro Dive Shop, as well as storage space for Adorama. The ground floor of this building along West 18th Street is composed of modern aluminum and glass infill, while the upper portion of the façade is clad in buff-colored glazed terra-cotta which is in poor condition. The ground floor of the building along West 17th Street is composed of non-historic ground floor infill, while the upper portion of the façade is buff colored brick.

Lot 66 is approximately 2,300 sf with a built FAR of 3.47 and is occupied by an existing four story, 10,537 gsf building with frontage on West 18th Street (see Figure E-3). This building also contains ground floor retail as well as storage for the Adorama camera supply company. The West 18th Street façade of this building is composed of modern aluminum and glass storefront infill and flat sheet metal cladding surrounded by buff-colored brick outer piers.

Natural Features and Open Space

There are no natural features or open space located within the Project Area.



Legend

- | | | | |
|---|--|--|--|
|  Project Area | Number of Floors |  4 - 6 Floors |  10 - 12 Floors |
|  400-Foot Radius |  0 - 3 Floors |  7 - 9 Floors |  13+ Floors |



1. Lot 15 - View from West 17th Street looking north.



2. View from West 17th Street looking northwest - Lot 15 to the right, existing building on Lot 14 to the left.



3. Lot 15 - View from West 18th Street looking south.



4. View from West 18th Street looking southwest - Lot 15 in center of photo (parking lot), existing buildings on Lot 66 and Lot 14 to the right.

View Corridors and Visual Resources

The Project Area block is fully urbanized and does not include any significant natural resources. However, all buildings are included in the Ladies' Mile Historic District and so possess significant built features.

Secondary Study Area

Urban Design

Street Pattern and Streetscape

The street pattern in the study area is composed of rectilinear blocks with a street grid system, with wide avenues running north-south and narrow cross streets running east-west. Sixth Avenue, Fifth Avenue, West 17th and West 16th Streets have mapped bicycle paths. The streetscape elements of the study area typically include wide sidewalks with few street trees. Other streetscape elements include the following typical street furniture: standard street signs, cobra head lampposts, mesh and custom waste receptacles, fire hydrants, parking meters, newspaper dispensers, mail boxes, bus stop signs and shelters, recycling bins, and bike racks. Most of the study area streets are lined with parallel-parked vehicles.

Buildings

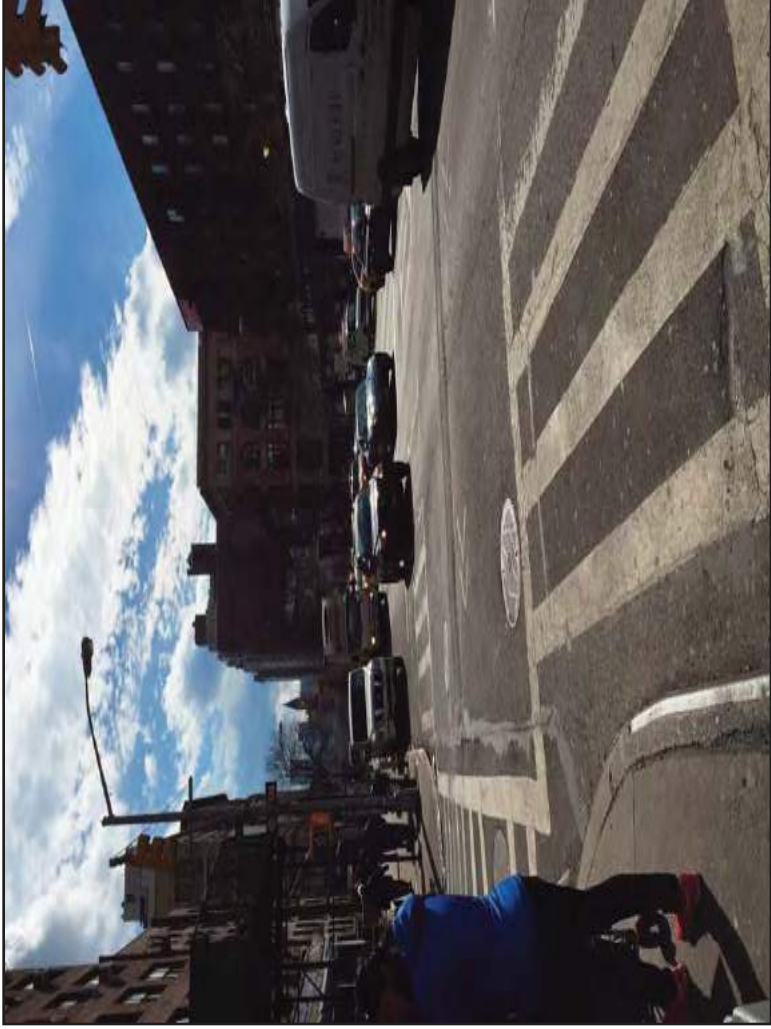
The study area includes Fifth Avenue and Sixth Avenue which are major retail corridors. The study area is characterized by loft-style structures which creates a high streetwall punctuated with four to five-story rowhouses dispersed throughout the blocks. The side streets connecting Fifth and Sixth Avenues are mostly comprised of smaller loft buildings.

Block 817

This block, located to the south of the primary study area, is bounded by West 16th Street to the north, West 15th Street to the south, Sixth Avenue to the west, and Fifth Avenue to the east. This block is characterized mostly by residential and community facility uses. There is a 7-story residential building and a 15-story residential building with ground floor retail along Sixth Avenue between West 15th and West 16th Streets (refer to Photo 5 in Figure E-4a). The Church of St. Francis Xavier and Xavier High School are located midblock and frontage on both West 16th and West 15th Streets. The Neo-Baroque church was designed by Irish immigrant Patrick Keely in the form of a Latin cross with a façade resembling a Roman basilica, modeled after the Cathedral of Pisa in Italy. Constructed in 1882, the church has several Tiffany stained-glass windows as well as vaulted interior ceilings with frescoes painted by German artist William Lamprecht. Residential buildings on this block range from 3- to 21-stories. There is a 21-story residential building and a 19-story office building with ground floor retail along Fifth Avenue between West 15th and West 16th Streets. A new residential building is currently under construction along West 15th Street on this block and will be 24 stories and contain 55 dwelling units when completed.

Block 818

This block, located directly south of the primary study area, is bounded by West 17th Street to the north, West 16th Street to the south, Fifth Avenue to the east, and Sixth Avenue to the west. This block is characterized by a mix of residential, commercial, and community facility uses. Four lots on this block are occupied by the Catholic Medical Mission Board, The Center for Jewish History, the Yeshiva University



5. Sixth Avenue looking south from West 16th Street



6. View from looking east along West 15th Street between Fifth and Sixth Avenues.



7. View looking north along Fifth Avenue between West 16th and West 17th Streets



8. View from West 18th Street looking east between Fifth and Sixth Avenues.

Museum, and the School of Visual Art's Sculpture Center. Along the western portion of the block, with frontage on both Sixth Avenue and West 17th Street is the New York Foundling Hospital. The remainder of the block is occupied by mostly commercial and residential uses. There is an 11-story commercial office building with ground floor retail and an 18-story commercial office building with ground floor retail located along Fifth Avenue between West 16th and West 17th Streets (refer to Photo 7 in Figure E-4a). Buildings along the West 17th Street frontage of this block are loft style ranging in heights from 7- to 18-stories with no setbacks. These buildings are occupied by commercial office and ground floor retail uses.

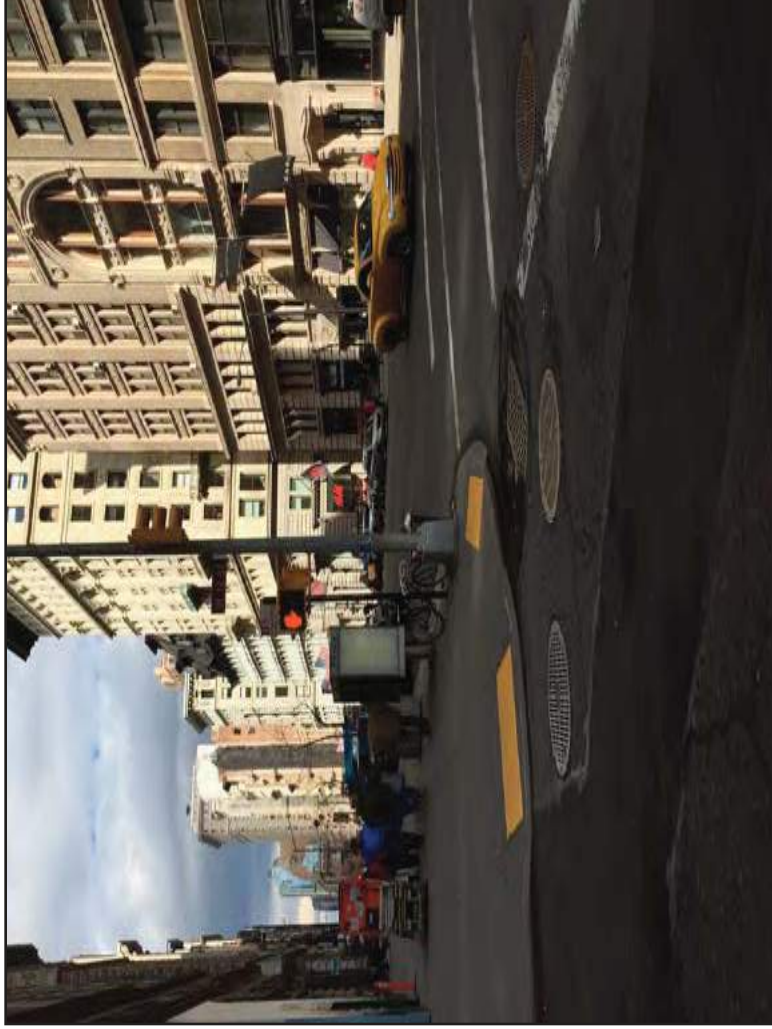
The West 16th Street frontage is primarily occupied by 4- to 7-story residential uses. There are also several landmarked buildings located on this block. Located on the north side of West 16th Street, midblock between Fifth and Sixth Avenues, Nos. 19, 21, and 23 West 16th Street are LPC-designated individual landmarks which are all eligible for listing on the S/NR. These distinctive three-story Greek Revival townhouses are several of the few that remain from the mid-19th century era when Ladies' Mile was a prosperous residential district. No. 19 is a simpler house with fine ironwork, while Nos. 21 and 23 have more ornate cast-iron balconies and railings. The 17 West 16th Street House is an LPC-designated and S/NR-listed individual landmark located on the north side of West 16th Street between Fifth and Sixth Avenues, immediately adjacent to Nos. 19, 21, and 23 discussed above. No. 17 is a three-story Greek Revival structure with a full-height curved bay on the front façade, an extremely rare architectural feature in New York City. Located on the north side of West 16th Street, midblock between Fifth and Sixth Avenues, Nos. 5, 7, and 9 West 16th Street are LPC-designated individual landmarks which are all eligible for listing on the S/NR. Like No. 17, they are Greek Revival townhouses and all have full-height curved bays on the front façade, an extremely rare architectural feature in New York City, and fine ironwork. The 574 Sixth Avenue Building, located between West 16th and West 17th Streets, is a designated NYC Historic Landmark and is now occupied by a restaurant on the ground floor with commercial uses occupying the second through fourth floors.

Block 819

This block is bounded by West 18th Street to the north, Fifth Avenue to the east, West 17th Street to the south, and Sixth Avenue to the west. This block contains the Project Area described above. This block is mainly characterized by commercial uses; however, there are several residential buildings with ground floor retail located on the block. Commercial uses along Sixth Avenue on this block include national retailers such as Old Navy, Payless Shoe Source, AT&T, and Sleepy's. The West 18th Street frontage of this block includes loft style commercial office buildings ranging in height from 9- to 12-stories (refer to Photo 8 in Figure E-4a). The Fifth Avenue frontage of this block includes two 10-story and one 15-story loft style commercial office buildings with national retailers on the ground floor including the Gap and Athleta (refer to Photos 9 and 10 in Figure E-4b). The West 17th Street frontage of this block contains 3- to 12-story loft style commercial office buildings, some containing ground floor retail. There are several former industrial/commercial loft buildings that have been converted to residential uses located along the West 18th Street frontage as well. A 20-story residential building at 30 West 18th Street and contains 100 dwelling units and ground floor retail. There is also a public parking lot located along West 17th Street in addition to the public parking lot located on Lot 15.

Block 820

This block is bounded by West 19th Street to the north, Fifth Avenue to the east, West 18th Street to the south, and Sixth Avenue to the west. This block is characterized predominantly by commercial uses. Occupying the western half of the block with 93,840 sf of lot area is a 7-story building that includes



9. Fifth Avenue looking north from West 17th Street



10. View from looking south along Fifth Avenue from West 18th Street.



11. West 19th Street between Fifth and Sixth Avenues



12. View from West 19th Street looking north at Fifth Avenue.

national retailers on the cellar, ground, and second stories, including Bed, Bath, & Beyond, TJ Maxx, and Marshalls. The West 18th Street frontage of this block includes 4- to 12-story loft style commercial office buildings with ground floor retail (refer to Photo 10 in Figure E-4a). The Fifth Avenue frontage contains 1- to 11-story loft style commercial office buildings with ground floor national retailers including Express, Aveda, White House Black Market, and Innovation Luggage. The West 19th Street frontage of this block includes several former industrial/commercial loft style buildings that have been converted to residential uses (refer to Photo 11 in Figure E-4b).

Block 821

This block is bounded by West 19th Street to the south, West 20th Street to the north, Sixth Avenue to the west and Fifth Avenue to the east. The block is comprised predominantly of commercial and residential uses, including several large, high lot coverage buildings, but it also contains several buildings on narrow lots. The western portion of Block 821 along Sixth Avenue includes the Cammeyer, a 7-story, mixed-use development with 67 DUs and commercial retail space, built in 1906. This structure was once a large shoe store but was converted to a mixed commercial and residential building in 2007. The Fifth Avenue frontage on this block contains a mix of commercial and residential loft style buildings ranging in heights from 5- to 11-stories (refers to Photo 12, 13, 14 in Figure E-4b). The West 20th Street frontage includes a mix of 1- to 11-story loft style commercial and residential buildings (refer to Photo 15 in Figure E-4c). The Andrew Heiskell Library for the Blind (a branch of the New York Public Library) is located on this block at 40 West 20th Street. The West 19th Street frontage includes a mix of commercial and residential buildings ranging in heights from 4- to 15-stories. A 15-story residential building located at 27 West 19th Street was constructed in 2007 and contains 13 residential units.

Visual Resources and Natural Features

The secondary study area does not include any significant natural resources. As detailed above, this area contains significant visual resources including many individually landmarked structures and contributing historic resources in the Ladies' Mile Historic District.

Open Space

The secondary study area does not include any open spaces.

V. THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION CONDITION)

Project Area

As detailed in Attachment A, "Project Description," it is assumed that the public parking lot on Block 819, Lot 15 would be redeveloped with an as-of-right residential and commercial building in the 2018 No-Action condition. Pursuant to existing C6-4A zoning regulations, a 74,387 gsf building could be constructed on Lot 15 as-of-right. It is anticipated that this No-Action development would include approximately 40 DUs, 18,559 gsf of commercial retail space, and 12 accessory parking spaces. The No-Action building on Lot 15 would have a 16-story (166-foot tall) mid-rise wing with frontage along West 17th Street and a six-story (60-foot tall) wing with frontage along West 18th Street. Per existing C6-4A rear yard requirements, the No-Action development would have a 50 foot rear yard equivalent above the 1st floor (20 feet commercial rear yard portion and 30 feet residential rear yard portion). Above the 3rd floor, the West 17th



13. Fifth Avenue looking south west between West 19th and West 20th Streets



14. View from looking north along Fifth Avenue from West 20th Street.



15. West 20th Street looking east between Fifth and Sixth Avenues

Street building would setback an additional 10 feet to provide a 30 foot rear yard equivalent for residential units starting on the 3rd floor. At the 13th story, there would be an additional 10 foot setback from the rear yard line. Per the existing C6-4A front yard requirements, the No-Action development would setback 15 feet at the 13th story. The No-Action building would fully comply with existing height and bulk regulations, and it is expected that the LPC would issue a C of A for the complying building.

As with the proposed project, the two existing buildings on Lots 14 and 66 would remain in the future without the Proposed Action, however, the facades of both buildings would not be restored and the existing building on Lot 66 would not be expanded.

Secondary Study Area

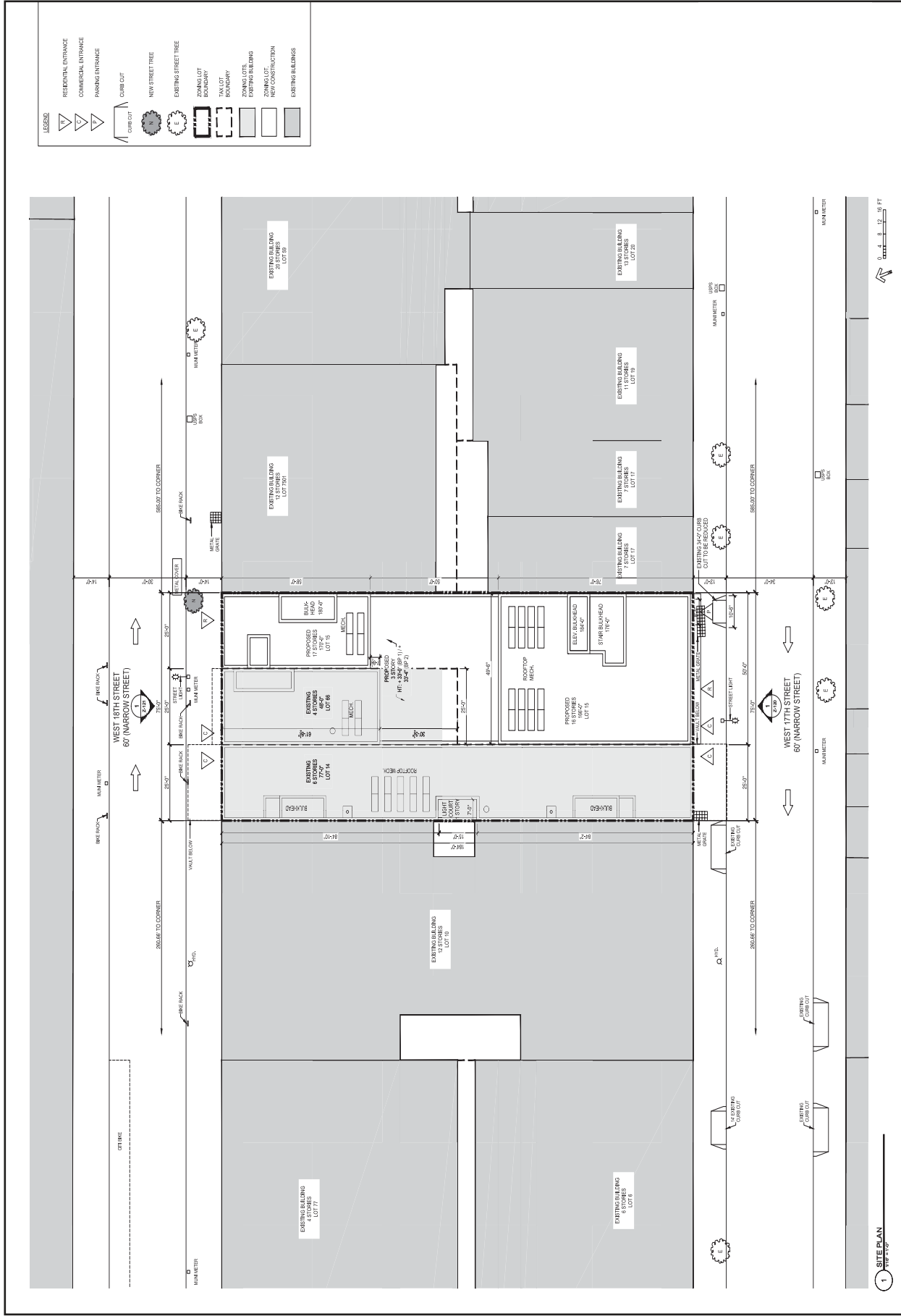
As detailed in Attachment C, “Land Use, Zoning, and Public Policy,” there are three anticipated No-Action developments within a 400-foot study area that will be completed in the 2018 future without the proposed project: a new 15-story residential building at 21 West 20th Street; a two-story addition to an existing six-story commercial building at 31-33 West 19th Street/28-30 West 20th Street; and a new 19-story residential building at 55 West 17th Street. As all three sites are located within the LPC-designated Ladies’ Mile Historic District, each project will be constructed pursuant to a C of A issued by the LPC.

VI. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

In the future with the Proposed Action, upon approval of a Special Permit pursuant to Zoning Resolution Section 74-711, bulk regulations pertaining to the rear yard equivalent; rear setback; maximum base height and setback; distance between buildings; and narrow buildings would be modified to facilitate the development of a new, primarily residential building on Block 819, Lot 15 in the LPC-designated and S/NR-listed Ladies’ Mile Historic District. The proposed project would also facilitate the restoration of the facades of the existing buildings on Lots 14 and 66 and the expansion of the existing building on Lot 66. This section describes the effects of the Proposed Action on the urban design and visual resource conditions in the area by 2018, and evaluates the potential for the Proposed Action to result in significant adverse urban design impacts.

Project Area

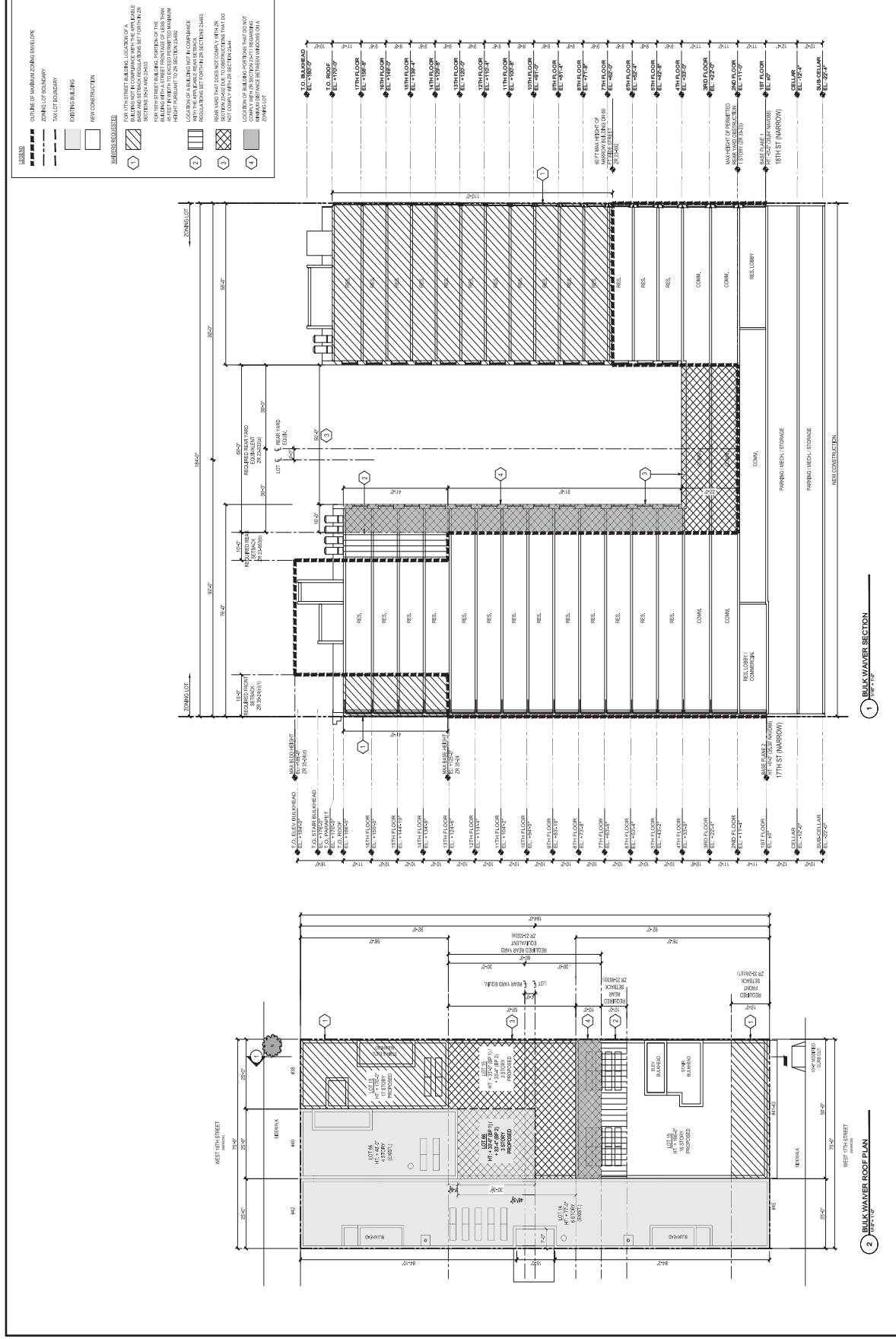
As described in Attachment A, “Project Description,” the proposed project includes a proposed mixed-use, primarily residential building to be located on Block 819, Lot 15. The applicant would construct approximately 103,112 gsf (84,024 zsf) of new development, which would include approximately 23,319 gsf of retail development, approximately 79,793 gsf of residential development (66 dwelling units), as well as approximately 17 accessory parking spaces and 39 bicycle parking spaces on Block 819, Lot 15 (see Figure E-5). The proposed building would have frontages on both West 17th and West 18th Streets and include a three story commercial base with two residential mid-rise wings (see Figure E-6). The southern wing on the West 17th Street frontage would rise to 16 stories at a height of 166 feet with no setbacks. The northern wing on the West 18th Street would rise to 17 stories at a height of 170 feet with no setbacks. The building’s main entrance would be on West 17th Street, however, the commercial uses and residential lobby would also be accessible from West 18th Street (see Figure E-5). The accessory parking garage would be accessible from West 17th Street.



Source: Morris Adjmi Architects

Adorama EAS

Figure E-5
 Proposed Site Plan



Source: Morris Adjmi Architects

The 17th Street building façade will be composed of a structural glass curtain wall overlaid by metal-mesh panels. The metal mesh is a contemporary interpretation of architectural details found on many of the contributing buildings in the Historic District—from the projecting cornice and pediments to the material itself (see Figure E-7). The three-story base will be concrete with a full height glass storefront on the street-facades. The 18th Street building façade will be composed of a grid of brick panels tapering upwards from solid to void (see Figure E-7). The details of the brick façade will feature strong orthogonal lines and recessed, stepped window frames to reflect a level of depth and articulation typical of the Historic District. The interior court and street facades of both wings will be faced in brick with punched window openings facing the sides and interior court.

As part of the proposed project, in connection with LPC approvals, the facades of the two existing buildings on Lots 14 and 66, which are contributing buildings in the Ladies' Mile Historic District, would be restored. The approved work at the existing buildings consists of the restoration of the masonry and metal facades, including the replacement in kind of the majority of terra cotta cladding at 42 West 18th Street, the restoration of the missing metal cornice at 45 West 17th Street, the removal of metal windows and the installation of wood windows, and the removal of non-historic storefront infill and the installation of new wood storefront infill. Both buildings would continue to be occupied by commercial uses. In addition, a one-story portion of the existing Lot 66 building, which is also partially located on Lot 15, would be demolished and the first three stories would be extended to the rear lot line to create an additional 298 gsf of retail and storage space.

Study Area

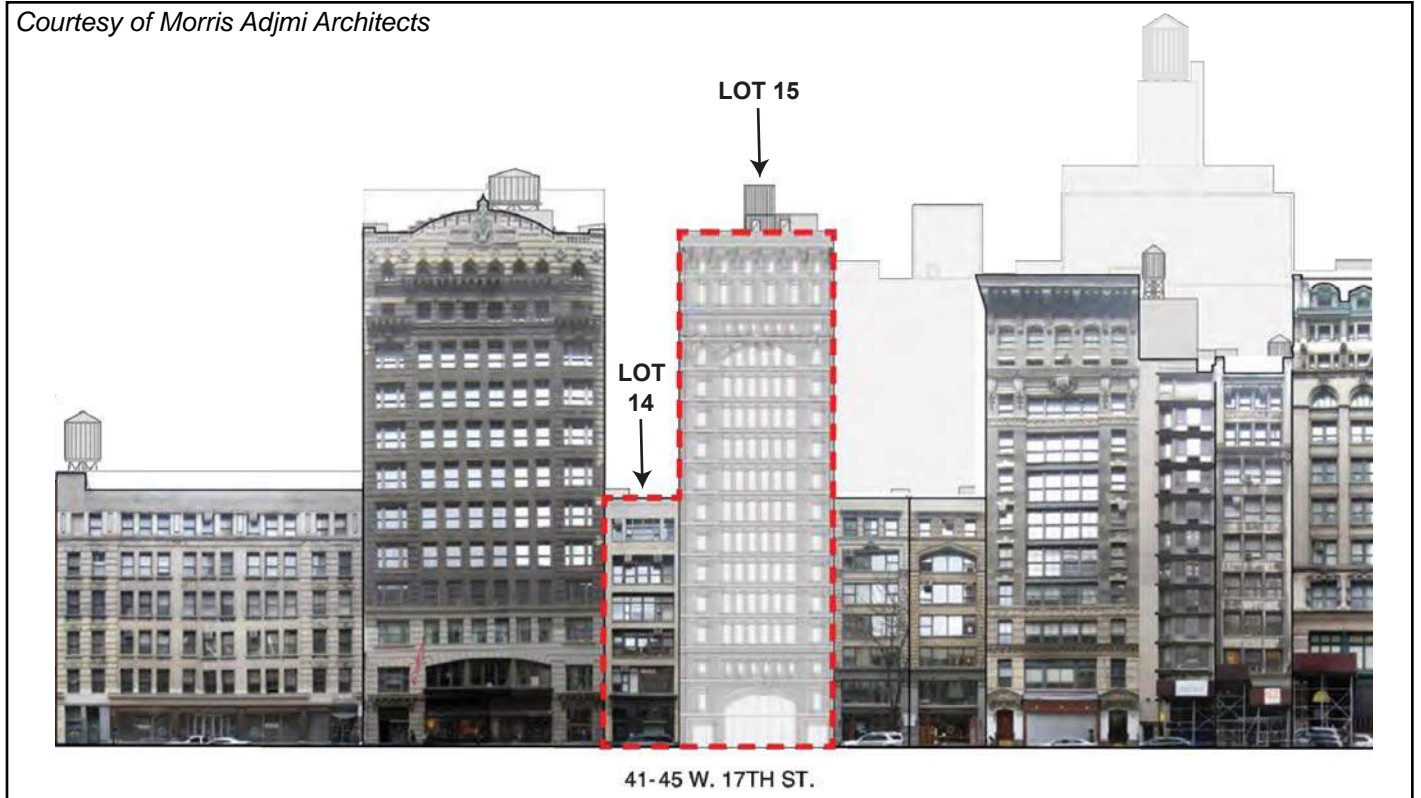
The proposed project is site-specific, and would not alter any street patterns, street hierarchies, block forms, building uses, bulk regulations or arrangements in the study area surrounding the Project Area. The proposed project would be consistent with the surrounding LPC-designated Ladies' Mile Historic District, as illustrated in Figures E-6 to E-7, which show the building volume permitted by the Proposed Action in the context of neighboring buildings, and as detailed in the C of A (refer to Appendix C). The proposed new building on Lot 15 would complete the streetwall on the West 17th and West 18th Street frontages in a manner that appropriately reflects the aesthetics of surrounding landmarked structures. This would reinforce a consistent built character to the midblock area and provide continuity with surrounding buildings that is currently lacking due to the underutilization of the Project Area. The proposed project would complement the existing surrounding buildings and would have a positive visual effect on the surrounding area.

VII. ASSESSMENT

Project Area

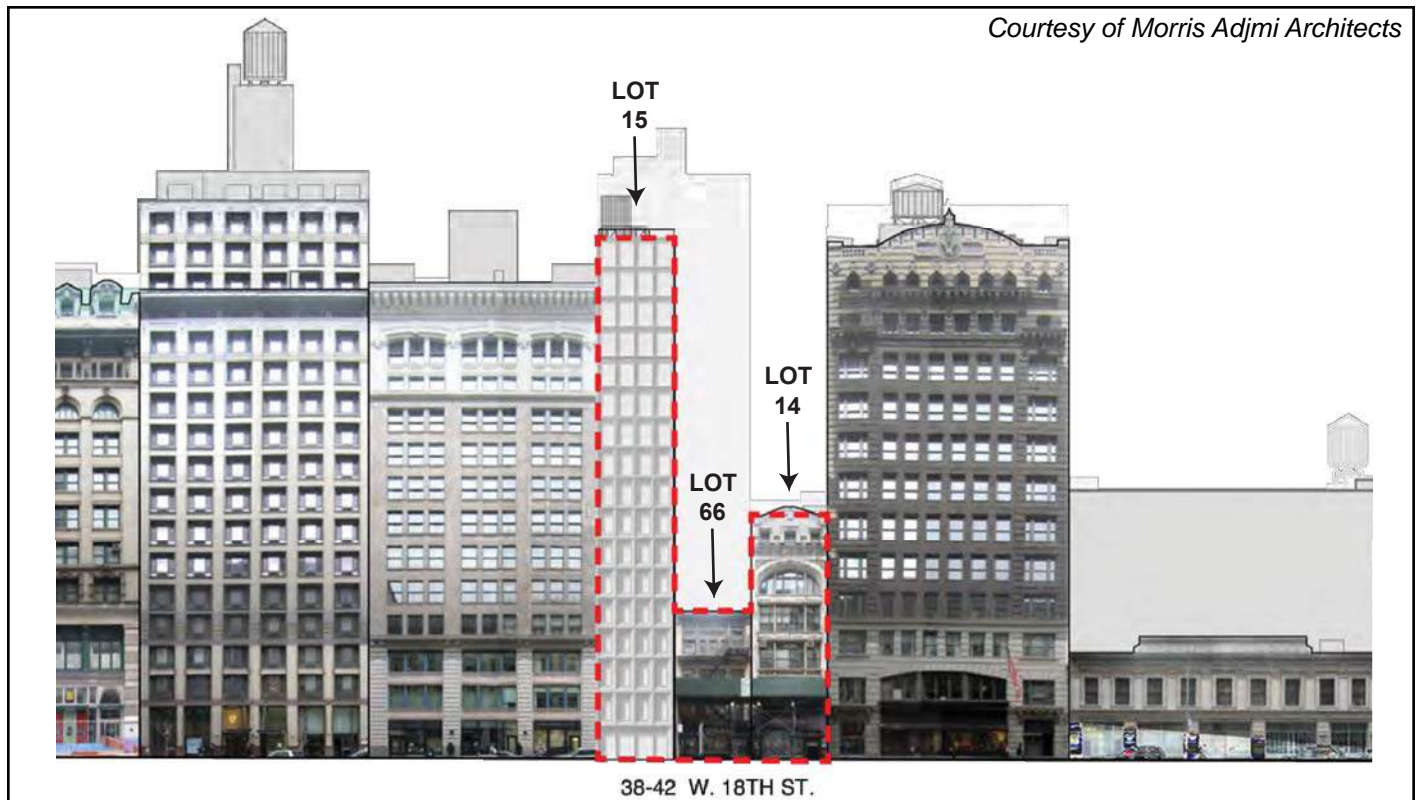
As described above, the proposed project would be located in a historic district with a range of uses, building types and heights reflecting the development periods of the Ladies' Mile area. It would complement the existing trend towards residential and commercial uses in the area and would further activate and enliven the street level frontages on West 17th and West 18th Streets. It would facilitate development of an underutilized lot that detracts from the unique urban aesthetics of the Ladies' Mile area, enhancing pedestrian experiences in the area. The proposed building would complete the streetwall on West 17th and West 18th Streets, reinforcing the continuous streetwall typical of the historic district on these two streets, which is currently disrupted by the existing through-block parking lot. The massing of

Courtesy of Morris Adjmi Architects



WEST 17TH STREET

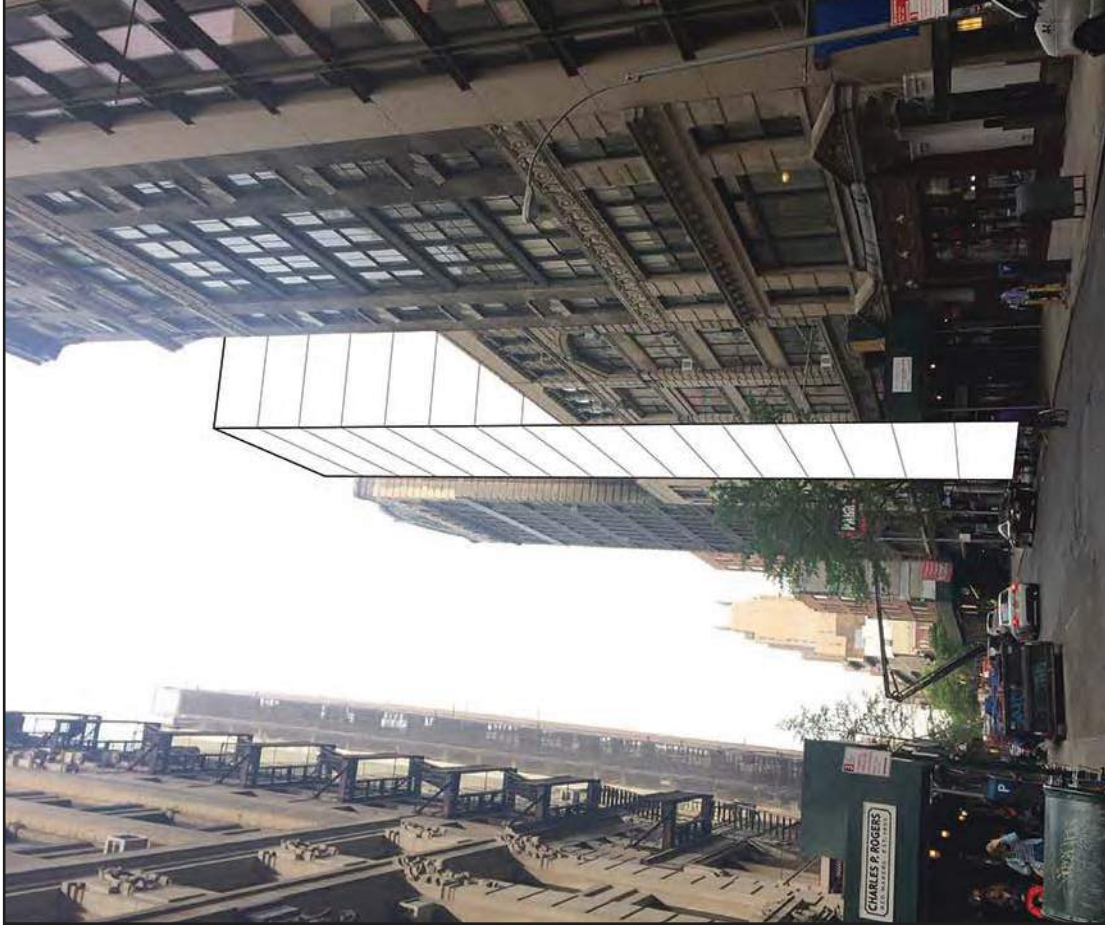
Courtesy of Morris Adjmi Architects



WEST 18TH STREET



No-Action Condition: View looking west along West 17th Street



With-Action Condition: View looking west along West 17th Street



No-Action Condition: View looking east along West 18th Street



With-Action Condition: View looking east along West 18th Street

the building into two distinct wings allows the facades to relate to the height and scale of each streetscape (see Figures E-8 and E-9). The heights of the proposed building's wings are in keeping with those of existing loft buildings in the historic district, many of which rise over 150 feet without setback.

The Proposed Action would not result in changes in block form, the demapping of streets or the mapping of new streets, nor would it affect the street hierarchy. Further, the proposed project would not block any significant view corridors, view of visual resources, or limit access to any visual resources in the study area. Therefore, the Proposed Action would not result in any significant adverse impacts on urban design within the Project Area, and no significant adverse impacts on visual resources are anticipated as a result of the proposed project.

Study Area

The proposed project is limited to the Project Area and would complement the urban character of the neighborhood. It would not affect any existing views of visual resources in the study area as it would not impede any existing public views of notable built or natural features. Accordingly, the Proposed Action would not result in any significant adverse urban design and visual resources impacts in the study area.

APPENDIX A

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATES OF NO EFFECT

SHADOWS SIGN-OFF

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 APPROPRIATENESS

ISSUE DATE: 12/03/14	EXPIRATION DATE: 11/25/2020	DOCKET #: 158949	COFA #: COFA 16-5428
ADDRESS: 38-42 WEST 18TH STREET <u>HISTORIC DISTRICT</u> LADIES' MILE		BOROUGH: MANHATTAN	BLOCK/LOT: 819 / 14

Display This Permit While Work Is In Progress

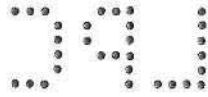
ISSUED TO:

Eugene Mendlowits
42 West 18th Street Corp.
42 West 18th Street, 4th Floor
New York, NY 10011

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 23, 2014, following the Public Hearing and Public Meeting of September 23, 2014, voted to grant a Certificate of Appropriateness for the construction of a new building, and to restore the facades and replace windows and storefront infill at 40 and 42 West 18th Street, as put forward in your application completed on August 28, 2014.

The proposal, as approved, consists of constructing a new building with a sixteen-story frontage on West 17th Street and a seventeen-story frontage on West 18th Street and featuring a metal-mesh facade with a base-shaft-capital composition and classically inspired elements on West 17th Street and a facade composed of a grid of brick panels tapering upwards from solid to void, with stepped window frames, on West 18th Street. The approved work at the existing buildings consists of the restoration of the masonry and metal facades, including the replacement in kind of the majority of the terra cotta cladding at 42 West 18th Street, the restoration of the missing metal cornice at 45 West 17th Street, the removal of metal windows and the installation of wood windows, and the removal of non-historic storefront infill and the installation of new wood storefront infill. The proposal, as initially presented, called for an eighteen-story frontage on West 17th Street and a facade composed of a grid of cast-concrete panels on West 18th Street. The proposal was shown in physical models and in digital presentation slides labeled 1 through 47, dated September 23, 2014, and prepared by Morris Adjmi Architects, and revised physical models and digital presentation slides labeled 1 through 17, and dated November 25, 2014, submitted as components of the application, and presented at the Public Hearing and Public Meetings.

DESIGN APPROVAL ONLY
NO WORK may proceed until DOB filing
and approved



In reviewing this proposal, the Commission noted that the Ladies' Mile Historic District designation report describes the site as a vacant lot; and describes 40 West 18th Street as a building originally built in 1858 and redesigned in 1898 in a commercial style by John R. Hutchinson; and 42 West 18th Street as an early 20th century commercial style store and loft building designed by George A. Crawley and built in 1907-08. The Commission also noted that the historical development of the Ladies' Mile Historic District occurred in several phases, resulting in a variety of building heights and widths adjacent to each other, including early 19th-century residential development which included residences and stable buildings; early commercial development which included mid-rise building and the commercial adaptation of some residential buildings and stables; large turn-of-the-century department stores; large 20th-century loft buildings and older buildings converted to manufacturing use; and that many streets combine buildings from several or all of these periods, with taller buildings facing the avenues and the major cross-town streets, such as West 14th and West 23rd Streets; and that the facades of the taller buildings frequently feature a strongly articulated base, shaft, and capital composition as well as classically inspired ornament. The staff further notes that West 17th and West 18th Streets comprise a combination of mid-scale and large early 20th-century commercial buildings and small scale 19th-century rowhouses with punched masonry openings and converted commercial ground floors. The Commission further noted that Notice of Violation 99-0497 and Notice of Violation 99-0498 were both issued July 6, 1999 for the "installation of fixed awning ("Adorama") and neon signage at ground floor shopfront without permit(s)"; that Notice of Violation 08-0122 was issued September 6th, 2007, for the "installation of signage and billboards without permit(s)"; that Certificate of No Effect 02-0492 was issued July 23, 2001, for window replacement, facade repairs, replacement of the storefront infill and the installation of signage; that Modification of Use and Bulk 02-0505 was issued August 2, 2001 for modifications of use at the buildings located at 40-42 West 18th Street and the vacant lot located at 38 West 18th Street; that Certificate of Appropriateness 02-0504 was issued August 2, 2001, for the construction of a new building on vacant lot; the construction of rooftop additions at 40 and 42 West 18th Street, and the installation of a flagpole at 42 West 18th Street; that Miscellaneous/Amendments 04-5232 was issued February 26, 2004 for enlarging the interior courtyard from 40 feet to 50 feet by reducing the footprint at the rear of 38 and 40 West 18th Street, and slightly increasing the footprint at the rear of the West 17th Street side of the new building; and that Certificate of Appropriateness 08-8225 was issued April 24, 2008, for the construction of a new building on the vacant lot; the construction of rooftop additions at 40 and 42 West 18th Street, and the replacement of storefront infill.

With regard to this proposal, the Commission found that the construction of a new building on the site will complete the streetwall on West 17th and West 18th Streets and will reinforce the continuity of the streetwall on two streets, which is currently disrupted on both West 17th and 18th Streets by a through-block parking lot; that the careful massing of the building into two distinct parts allows the facades to relate successfully to the streetscape on both West 17th and 18th Streets; that the height and scale of both facades relate well to the context of the surrounding buildings in the streetscapes; that the proposed West 17th Street facade is articulated as a base, shaft and capital, recalling the typical facade composition of early 20th-century commercial buildings located throughout the historic district; that the proposed West 17th Street facade, composed of a structural glass curtain wall overlaid by metal-mesh panels, is an innovative evocation of classical architectural features and ornament; that the proposed West 18th Street facade, composed of a grid of brick panels tapering upwards from solid to void, is evocative of the progression from traditional load-bearing masonry construction to steel-skeleton construction that shaped the development of the historic district during the late-19th and early-20th centuries; that the detailing of this brick facade, featuring strong orthogonal lines and recessed, stepped window frames, is a contemporary interpretation of the robust facade articulation and ornament characteristic of masonry buildings found within the historic district; that both facade designs incorporate an interplay of facade planes and smooth and textured surfaces, and will therefore display a level of depth and articulation comparable to what is found on historic buildings



within this historic district; that the proposed building will enhance the special architectural and historic character of the historic district; and that the restorative work to be approved pursuant to LPC 15-8949 will return the building closer to its original appearance; that the restorative work, including restoration of the brick, limestone, and terra cotta masonry facades; repair and/or replacement in kind of deteriorated sheet-metal façade elements and replication of missing decorative features; replacement of windows; and installation of wood storefront infill, will bring the building up to a sound, first-class condition, aid in its long-term preservation, and reinforce the architectural and historic character of the building, the streetscape, and the historic district; that the owners of the building have committed themselves to establishing a cyclical maintenance plan; and that a restrictive Declaration ("Declaration") will be filed against the property which will bind the applicants and all heirs, successors and assigns to maintain the continuing maintenance program in perpetuity. Based on these findings, the Commission determined the proposed work to be appropriate to the Ladies' Mile Historic District and voted to approve it. Therefore, Certificate of Appropriateness 16-5428 is being issued.

The Commission notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

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

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

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of 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 Olivia Brazee.


Meehakshi Srinivasan
Chair

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

291

Valerie Campbell, Kramer Levin Naftalis & Frankel LLP

cc: Jared Knowles, Deputy Director, Preservation/LPC; Katie Rice, Enforcement/LPC

2014

00999

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



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



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 09/25/15	EXPIRATION DATE: 9/25/2019	DOCKET #: 176064	CNE #: CNE 17-7108
<u>ADDRESS:</u> 40 WEST 18TH STREET <u>HISTORIC DISTRICT</u> LADIES' MILE		<u>BOROUGH:</u> MANHATTAN	<u>BLOCK/LOT:</u> 819 / 66

Display This Permit While Work Is In Progress

ISSUED TO:

Eugene Mendlowits
 42 West 18th Street Corp.
 42 West 18th Street, 4th Floor
 New York, NY 10011

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 September 25, 2015.

The approved work consists of facade restoration, including the removal of non-historic metal storefront infill, security roll-down gates, awnings, and signage; the removal of the non-decorative metal fire escape at the second through fourth floors; the installation of new wood storefront infill featuring a dark-green painted finish (Sherwin Williams "Jasper", SW-6216), a projecting central bay flanked by recessed entries with single glazed doors and transoms; the application of painted signage ("The Photography People") at the glass transom above the projecting storefront; the restoration of the pressed-metal storefront cornice, and the installation of white metal sign letters ("Adorama") at the fascia of the cornice; the restoration of the cast-iron piers flanking the storefronts; the installation of two (2) recessed downlights at the soffit above the storefront entries; at the second, third, and fourth floors, the removal of through-wall HVAC louvers and vents; the repair and or replacement in-kind of deteriorated sheet-metal facade elements, including panels, pilasters, pilaster capitals, cornices, and window grillework, and the replication of missing decorative features; painting the restored sheet-metal facade elements a dark green color (Sherwin Williams "Jasper", SW-6216); selective repointing and rebuilding of the brick back-up; selective repairs to or replacement of deteriorated face brick; repointing and cleaning of the brick piers; the removal of all deteriorated historic and replacement metal and wood windows, and two doors at the second and third floors; and the installation of new wood windows, including two (2) one-over-one double-hung windows flanking a fixed single-pane

window at the second and third floors; the installation of five (5) single-pane casement windows at the fourth floor, within the existing decorative metal frames; the installation of two attic windows with decorative metal grilles at the eastern and western facade bays on the fourth floor; at the rear facade, the removal of a non-historic one-story extension; the removal of mastic from the fourth-floor setback facade, and repairs to the underlying brick; repointing and sealing of coping units; and the installation of a metal guardrail at the rear roof; as described in an exterior finish color investigation and mortar analysis replication report dated January 8, 2007 and prepared by Jablonski Berkowitz Conservation Inc.; and as described in written specifications and shown on drawings labeled G-000.00, A-100.00, A-200.00, A-201.00, A-202.00, A-203.00, A-204.00, A-205.00, A-206.00, A-207.00, A-300.00, A-301, A-401, A-402.00, A-403.00, A-404.00, A-405.00, A-406.00, and A-407.00, dated August 12, 2015, prepared by Morris Adjmi, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Ladies' Mile Historic District Designation Report describes 40 West 18th Street as a building originally built in 1858 and redesigned in 1898 in a commercial style by John R. Hutchinson; and that the building's style, scale, materials and details are among the features contributing to the special architectural and historic character of the Ladies' Mile Historic District. The Commission further notes that Certificate of Appropriateness 16-5428 (LPC 15-8949) was issued on December 3, 2014, approving the construction of a new building on the vacant portion of the site and the restoration of the two historic buildings on the site.

With regard to this proposal, the Commission finds, in accordance with the provisions of RCNY, Title 63, Section 2-13, that the fire escape is not a significant protected feature on the building; that the fire escape is not original to the building; that the fire escape does not have architectural merit in itself; that any damage to the facade will be repaired to match the adjacent fabric; that the removal of the fire escape will not leave gaps, holes, or unsightly conditions on the facade. The Commission further finds that the proposed masonry units will match the historic masonry units in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the cleaning of the brick piers will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the building's facade and structure from future damage due to water infiltration and aid in the long term preservation of the building; and, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17(e) that the replacement of the existing infill will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of a building, structure, or site; that the design of the infill is based on historic storefront prototypes and details within the historic district for buildings of similar age, type and style; that the configuration of replacement infill will be consistent with the proportions of display window, transom, and bulkhead 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 display window, transom, and bulkhead will maintain the building street wall; that the bulkhead will be between eighteen (18) inches and two (2) feet six (6) inches in height, including a curb; that the recessed entrance will have splayed returns; that the material of the new infill will match the historic infill; that the finish will recall the finish of historic storefronts; that no interior partitions will be closer than eighteen (18) inches to the glass of the display window; that the design will include restoration of the original size of the storefront opening; that the historic storefront surround, revealed by probes, will be restored as part of the application for new storefront; and, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-20 (c), that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the sign will be installed in a signage band above a storefront; that the signage consists of letters and logos applied directly on wood, metal, or opaque glass

panels mounted flat with the signband or painted directly onto the ground floor signband and lintels; that the sign panel will project no more than 3 inches from the façade, and pin-mounted letters on the sign panels will project no more than 1 inch beyond the panel for a total projection of 4 inches from the façade; that the pin-mounted letters are not installed directly into cast iron; that the sign will be proportional to the signband, but in no event exceed 90 percent of the area of the signband; that the letters will not be higher than 18 inches; that the installation of painted or vinyl signage will not exceed more than 20 percent of storefront glazing, and therefore will not substantially reduce the transparency of the display window, doors, or transom; that the signage will not be internally illuminated, nor feature neon strips outlining the display window; and that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape; and, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (c), that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish. Finally, the Commission finds that the basis for the design of the proposed restoration's authenticity is documented by photographic evidence and physical evidence at the building; that the restoration will not cause the removal of significant historic fabric that may have been added over time and that are evidence of the history and development of a building, structure or site; that the proposed sheet-metal facade elements will match the historic facade elements in terms of placement, material, dimension, design, and details.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of masonry cleaning, joint cutting method(s), pointing, painting or coating, and replacement sheet-metal architectural features, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to obrazee@lpc.nyc.gov for review.

This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

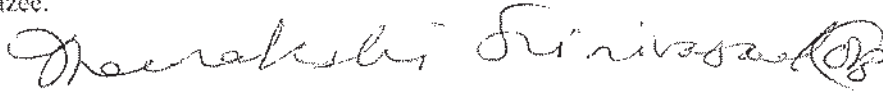
PLEASE NOTE that this permit is being issued in conjunction with Certificate of No Effect 7109 (LPC 17-6073), approving facade restoration at 42 West 18th Street; and Modification of Use 17-7107 (LPC 17-6168) approving a request that the Landmarks Preservation Commission issue a report to the City Planning Commission in support of an application for the issuance of a special permit, pursuant to Section 74-711 of the Zoning Resolution, for a Modifications of Use.

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.

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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 Olivia Brazeo.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jeremy Reed, Morris Adjmi Associates

cc: Carly Bond, 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: 09/25/15	EXPIRATION DATE: 9/25/2019	DOCKET #: 176073	CNE #: CNE 17-7109
ADDRESS: 42 WEST 18TH STREET <u>aka 45 West 17th Street</u> LADIES' MILE		BOROUGH: MANHATTAN	BLOCK/LOT: 819 / 14

Display This Permit While Work Is In Progress

ISSUED TO:

Eugene Mendlowits
 42 West 18th Street Corp.
 42 West 18th Street, 4th Floor
 New York, NY 10011

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 September 25, 2015.

The approved work consists of facade restoration at the north-facing (West 18th Street) facade, including the removal of non-historic metal storefront infill, security roll-down gates, awnings, and signage; the removal of a flagpole installed above the storefront; the removal of brick veneer from the masonry piers flanking the storefront; the restoration of the cast-iron storefront piers; the installation of new wood storefront infill featuring a dark-green painted finish (Sherwin Williams "Jasper", SW-6216), display windows and transoms above a molded transom bar, and a single-leaf glazed wood door with a transom above; the installation of a wood-framed metal signband above the storefront, and the installation of surface-mounted metal sign letters ("Adorama"); the installation of one (1) recessed downlight at the soffit above the storefront entry; the removal of all the terra cotta from the facade; structural repairs to the steel framing members; selective repointing and rebuilding of the brick back-up; the installation of new replica terra cotta units; the removal of metal replacement windows and deteriorated historic wood windows and wood transoms from the masonry openings at the second through sixth floors; the installation of new wood windows at the second through fourth floors, including a tripartite window composed of a fixed center pane flanked by single-pane casement sash and topped by a divided transom within the masonry opening in the center facade bay, and a single one-over-one-double hung sash topped by a transom at the flanking facade bays; the installation of new irregularly shaped wood windows at the fifth floor, within the monumental Tudor-arched masonry

opening, including a tripartite window and transoms within the center facade bay, flanked by paired single-pane fixed and casement sash; and the installation of three (3) new one-over-one double-hung wood windows within the existing masonry openings at the sixth floor; the installation of structural bracing at the parapet; selective masonry repairs at the interior lightwell facades; and facade restoration at the south-facing (West 17th Street) facade, including the removal of non-historic metal storefront infill; the installation of new wood storefront infill featuring a dark-green painted finish ("Jasper"), a paneled bulkhead, display window, and single-leaf glazed doors with sidelites and transoms; the installation of four (4) flush-mounted louvers with a dark-green finish ("Jasper") above the storefront transoms; the installation of a paneled metal fascia above the louvers; restoration of the decorative metal cornice at the second floor; selective repointing and replacement of face brick; selective cleaning of the brick facade; selective installation of Dutchman repairs at the limestone trim; repointing of the limestone sills; selective patching of spalled stone; selective replacement of failed embedded steel lintels; restoration of the missing decorative metal cornice at the sixth floor; rebuilding of the brick parapet and the installation of new cast-stone coping units; the removal of metal replacement windows and deteriorated historic wood windows from the second through sixth floors; the installation of new wood windows, including five (5) one-over-one double-hung windows with fixed transoms separated by vertical wood mullions at each floor, within the existing window openings; at the roof, the replacement of the roofing membrane; the replacement of the metal cladding and roofing material at the stair and elevator bulkheads; the replacement in kind of two skylights; the replacement in kind of the coping stones at the lightwell; repointing and sealing of coping units; and the installation of a metal guardrail at the roof perimeter; as described in an exterior finish color investigation and mortar analysis replication report dated January 8, 2007, and prepared by Jablonski Berkowitz Conservation Inc.; and as described in written specifications and shown on drawings labeled G-000.00, A-100.00, A-200.00, A-201.00, A-202.00, A-203.00, A-204.00, A-205.00, A-206.00, A-207.00, A-300.00, A-301, A-401, A-402.00, A-403.00, A-404.00, A-405.00, A-406.00, and A-407.00, dated August 12, 2015, prepared by Morris Adjmi, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Ladies' Mile Historic District Designation Report describes 42 West 18th Street (aka 45 West 17th Street) as an early 20th century commercial style store and loft building designed by George A. Crawley and built in 1907-08; and that the building's style, scale, materials and details are among the features contributing to the special architectural and historic character of the Ladies' Mile Historic District. The Commission further notes that documentation shows that the majority of the terra cotta units at the facade are in a severely deteriorated condition, warranting replacement; and that Certificate of Appropriateness 16-5428 (LPC 15-8949) was issued on December 3, 2014, approving the construction of a new building on the vacant portion of the site and the restoration of the two historic buildings on the site.

With regard to this proposal, the Commission finds that the proposed masonry units will match the historic masonry units in terms of size, color, texture and bond pattern; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; and that the proposed work will protect the building's facade and structure from future damage due to water infiltration and aid in the long term preservation of the building. The Commission further finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17(c) that the replacement of the existing infill will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of a building, structure, or site; that the design of the infill is based on historic storefront prototypes and details within the historic district for buildings of similar age, type and style; that the configuration of replacement infill will be consistent with the proportions of display window, transom, and bulkhead 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 display window, transom, and bulkhead will maintain the building street wall; that the bulkhead will be between eighteen (18) inches and

two (2) feet six (6) inches in height, including a curb; that the recessed entrance will have straight returns; that the material of the new infill will match the historic infill; that the finish will recall the finish of historic storefronts; that no interior partitions will be closer than eighteen (18) inches to the glass of the display window; that the design will include the reintroduction of piers that recall the location, size and dimension of the historic piers which were previously removed; that the design will include restoration of the original size of the storefront opening; and, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-20 (c), that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the sign will be installed in a signage band above a storefront; that the signage consists of letters and/or logos applied directly on wood, metal, or opaque glass panels mounted flat with the signband; that the sign panel will project no more than 3 inches from the façade, and letters on the sign panels will project no more than 1 inch beyond the panel for a total projection of 4 inches from the façade; that the sign will be proportional to the signband, but in no event exceed 90 percent of the area of the signband; that the letters will not be higher than 18 inches; that the installation of painted or vinyl signage will not exceed more than 20 percent of storefront glazing, and therefore will not substantially reduce the transparency of the display window, doors, or transom; that the signage will not be internally illuminated, nor feature neon strips outlining the display window; that the light fixtures will be installed in areas of plain masonry, metal, or wood, and the installation will not damage, destroy, or obscure significant architectural features of the building or storefront; that the lighting conduits will be concealed; that the proposed exterior light fixtures will only illuminate storefronts and related signage; and that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape. Finally, the Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (c), that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of representative decorative and plain replacement terra cotta units prior to the commencement of work. Samples should be installed adjacent to clean, original terra cotta units. Submit digital photographs of all samples to obrazee@lpc.nyc.gov for review.

This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

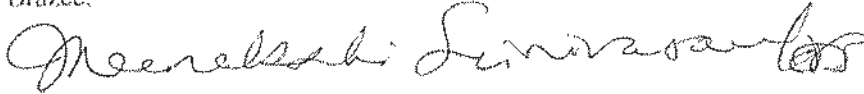
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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP214M
Project: ADORAMA
Date received: 1/27/2016

The LPC is in receipt of the draft EAS of 12/30/15. The Shadows chapter is acceptable.

Gina Santucci

2/2/2016

SIGNATURE
Gina Santucci, Environmental Review Coordinator

DATE

File Name: 30027_FSO_GS_02022016.doc