



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

April 10, 2017

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 17DCP148M)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the proposed actions related to the development of the “**Two Bridges Large Scale Residential Development Area Project**” (CEQR No. 17DCP148M).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A **public scoping meeting**, which was originally scheduled for April 27, 2017, at the Health Building, 125 Worth Street, New York, New York, 10013 **has been rescheduled and will now be held on May 25, 2017, at the Manhattan Municipal Building, Mezzanine level, 1 Centre Street, New York, New York 10007.** The public meeting will consist of two sessions. The first session will begin at 2:00 PM. The second session will begin at 6:00 PM. Written comments will be accepted by the lead agency until the close of business on June 8, 2017.

The three applicants—Cherry Street Owner, LLC (an affiliate of JDS Development Group, and Two Bridges Senior Apartments LP); Two Bridges Associates, LP (a joint venture between CIM Group and L+M Development Partners); and LE1 Sub LLC—each seek separate minor modifications to the existing Two Bridges Large Scale Residential Development (LSRD) to allow for the development of three new mixed-use buildings within the LSRD. The three project sites—Sites 4 (4A/4B), 5, and 6A—are located in the Lower East Side neighborhood of Manhattan in Community District (CD) 3, within the boundaries of the former Two Bridges Urban Renewal Area (TBURA). (The numbering of the sites in this document corresponds with that used in the Two Bridges LSRD.) Site

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4 (4A/4B) occupies the northeast corner of Block 248, Lots 15, 70, and 76. Site 5 occupies Lots 1 and 2 of Block 247. Site 6A comprises Block 246, Lots 1 and 5. All three project sites are zoned C6-4.

Site 4 (4A/4B) would contain approximately 968,409 gsf of mixed- use, primarily residential development on Lots 15, 70, and 76. The new building, which would occupy portions of Lots 70 and 76, would cantilever over the existing one-story retail building on Lot 76 (235 Cherry Street) and the 10-story residential building on Lot 70 (80 Rutgers Slip). Portions of the existing 10-story building would be integrated into the new building, including 10 residential units and a community room, and ground-floor retail would be introduced into the existing 10-story building's ground floor. The new building would reach a height of approximately 79 stories (approximately 1,008 feet tall, including mechanical screen) and would provide approximately 617,464 gsf of residential use (in addition to the remaining 80,799 gsf of residential use at 80 Rutgers Slip). The new development would contain up to 660 new units (in addition to the 10 units that would be relocated from 80 Rutgers Slip to the new building, 25 percent of which would be designated as affordable (up to 165 units), and 10 units of which would be allocated for senior housing). The one-story, approximately 11,575 gsf retail building on Lot 76 would remain and be re-tenanted. An additional approximately 3,124 gsf of retail space would be introduced in the base of 80 Rutgers Slip. The overall development on Site 4 (4A/4B) would total approximately 968,409 gsf, of which approximately 615,217 gsf would be in addition to existing development. The existing 21-story building located on Lot 15 (82 Rutgers Slip) would remain, and the open space on Lots 15, 70, and 76 would be improved. The existing curb cuts on Rutgers Slip and on Cherry Street would be removed; no new curb cuts would be required. The residential units within the existing buildings at on Lot 70 (80 Rutgers Slip) and Lot 15 (82 Rutgers Slip) would remain affordable, consistent with the existing regulatory agreements governing each building.

Site 5 would contain an approximately 1,244,960 gsf mixed-use development with two towers on a shared base. It would reach a height of approximately 69 stories (maximum 798 feet, including mechanical screen) along South Street. Site 5 would provide up to 1,350 residential units (average size 850 sf/unit), 25 percent of which would be designated as affordable (up to 338 units, including 100 new units of low-income senior housing), and approximately 17,028 gsf of community facility use. The project would maintain the 103 surface parking spaces that currently exist on site, relocating these spaces to a garage in the lower level of the proposed building. The proposed project also would enlarge the ground floor retail fronting Cherry Street by approximately 5,258 gsf, in one- story expansions of the 265 and 275 Cherry Street buildings. The existing buildings (633,523 gsf residential and 2,085 gsf retail at 265-275 Cherry Street) would remain. The residential use in those buildings (490 units) would remain affordable, consistent with the long-term regulatory agreements for that development. The project also would affect the open space amenities along Rutgers Slip, including replacing an area between the private open space along Rutgers Slip and 265 Cherry Street which is currently occupied by surface parking. The existing curb cuts on Cherry and South Streets would be maintained and two existing curb cuts on South Street would be used to access the resident and visitor drop-off and the lower level parking garage in the new

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building. No new curb cuts would be required. The new development would be oriented perpendicular to the existing buildings at 265 and 275 Cherry Street.

Site 6 would contain approximately 657,868 gsf of mixed-use development on Lot 5. Based on current plans, the building is expected to reach a height of approximately 62 stories (approximately 724 feet tall, including mechanical screen) and would provide up to 655,463 sf of new residential use, (up to 765 residential units), 25 percent of which would be designated as affordable (up to 191 units, 100 of which would be new low-income senior housing), as well as approximately 2,506 gsf of retail use. The Site 6A project would also provide approximately 3,200 sf of new on-site open space. The existing building and accessory surface parking on Lot 1 would remain. The existing curb cuts on South Street would remain. No new curb cuts would be required.

While each of the three proposed projects are separate development proposals, their potential environmental impacts will be considered in a single Environmental Impact Statement due to their physical proximity and the likelihood of their being constructed during the same or similar time periods.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, New York, New York 10271, 31<sup>st</sup> Floor, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14<sup>th</sup> Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3290. The Draft Scope of Work and scoping protocol will also be made available for download at [www.nyc.gov/planning](http://www.nyc.gov/planning).