

Following certification of the Union Square South proposal on October 28, 2019, a Revised EAS dated January 15, 2020, prepared in connection with the proposal, has been issued. Based on further consultation with the Landmarks Preservation Commission (LPC), the revised EAS includes edits to the Historic and Cultural Resources narrative, figures and tables, for clarification purposes. The Revised EAS supersedes the original EAS issued on October 25, 2019. The original EAS conclusions, which found that the proposed actions would not result in significant adverse impacts to the environment, remain unchanged.



**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** Union Square South

**1. Reference Numbers**

CEQR REFERENCE NUMBER (to be assigned by lead agency) 20DCP058M	BSA REFERENCE NUMBER (if applicable)
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ULURP REFERENCE NUMBER (if applicable) 200102 ZMM, 200107 ZRM	OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)
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**2a. Lead Agency Information**

NAME OF LEAD AGENCY Department of City Planning	<b>2b. Applicant Information</b> NAME OF APPLICANT Edith Hsu-Chen
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NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Edith Hsu-Chen
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ADDRESS 120 Broadway	ADDRESS 120 Broadway
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CITY NY	STATE NY	ZIP 10271	CITY NY	STATE NY	ZIP 10271
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TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov	TELEPHONE 212-720-3437	EMAIL ehsuch@planning.nyc.gov
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**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): 617.4(b)(2)

**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 Department of City Planning (DCP) is proposing a zoning map amendment and a text amendment to the New York City Zoning Resolution (ZR) Article XI, Chapter 8, Special Union Square District (SUSD, also referred to herein as the special district) to extend the special district to include the area to the southeast of Union Square. Within this new area, new hotel development will require a special permit. The area would comprise a C6-2A, C6-1, and a portion of a C1-7 district generally bound by East 14th Street on the north, Third Avenue to the east, East 9th and East 10th streets to the south, and University Place and Fifth Avenue to the west in the area south of Union Square in Manhattan Community Districts 2, 3, and 5. See attached project description for more details.

**Project Location**

BOROUGH MN	COMMUNITY DISTRICT(S) MN02; MN03; MN05	STREET ADDRESS See below
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TAX BLOCK(S) AND LOT(S) See attached.	ZIP CODE 10003
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DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The area would comprise a C6-2A, C6-1, and a portion of a C1-7 district generally bound by East 14th Street on the north, Third Avenue to the east, East 9th and East 10th streets to the south, and University Place and Fifth Avenue to the west. See project description for more details.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-2A; C6-1; C1-7	ZONING SECTIONAL MAP NUMBER 12c
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**5. Required Actions or Approvals** (check all that apply)

**City Planning Commission:**  YES     NO     UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION 118

**Board of Standards and Appeals:**  YES     NO

<input type="checkbox"/> VARIANCE (use) <input type="checkbox"/> VARIANCE (bulk) <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION	
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:	
<b>Other City Approvals Subject to CEQR</b> (check all that apply)	
<input type="checkbox"/> LEGISLATION <input type="checkbox"/> RULEMAKING <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> 384(b)(4) APPROVAL <input checked="" type="checkbox"/> OTHER, explain: N/A	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> PERMITS, specify:
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply)	
<input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input checked="" type="checkbox"/> OTHER, explain: N/A
<b>State or Federal Actions/Approvals/Funding:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:	
<b>6. Site Description:</b> <i>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.</i> <b>Graphics:</b> <i>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.</i>	
<input checked="" type="checkbox"/> SITE LOCATION MAP <input type="checkbox"/> TAX MAP <input type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP	<input type="checkbox"/> ZONING MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP
<b>Physical Setting</b> (both developed and undeveloped areas)	
Total directly affected area (sq. ft.): 1,983,337	Waterbody area (sq. ft.) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.): 234 buildings	Other, describe (sq. ft.):
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action)	
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): See Section 1: Project Description	
NUMBER OF BUILDINGS:	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
HEIGHT OF EACH BUILDING (ft.):	NUMBER OF STORIES OF EACH BUILDING:
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify: The total square feet owned or controlled by the applicant: 0	
The total square feet not owned or controlled by the applicant: 1,983,337	
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):	
AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length)	VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)	
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2030	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: N/A	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input type="checkbox"/> YES <input type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY? N/A	
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A	
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)	
<input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> MANUFACTURING <input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK/FOREST/OPEN SPACE <input checked="" type="checkbox"/> OTHER, specify: Public facilities/institutions

**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. **See Section 1: Project Description, Analysis Framework**

	EXISTING CONDITION		NO-ACTION CONDITION		WITH-ACTION CONDITION		INCREMENT
<b>LAND USE</b>							
<b>Residential</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type of residential structures							N/A
No. of dwelling units							
No. of low- to moderate-income units							
Gross floor area (sq. ft.)							
<b>Commercial</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Describe type (retail, office, other)							N/A
Gross floor area (sq. ft.)							
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Type of use							N/A
Gross floor area (sq. ft.)							
Open storage area (sq. ft.)							
If any unenclosed activities, specify:							
<b>Community Facility</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
Type							N/A
Gross floor area (sq. ft.)							
<b>Vacant Land</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							N/A
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):							N/A
<b>Other Land Uses</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							N/A
<b>PARKING</b>							
<b>Garages</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							N/A
No. of accessory spaces							
Operating hours							
Attended or non-attended							
<b>Lots</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify the following:							
No. of public spaces							N/A
No. of accessory spaces							
Operating hours							
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," describe:							N/A
<b>POPULATION</b>							
<b>Residents</b>	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> YES	<input type="checkbox"/> NO	
If "yes," specify number:							N/A
Briefly explain how the number of residents was calculated:							

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Businesses</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type				N/A
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:				N/A
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification				N/A
Maximum amount of floor area that can be developed				
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project				
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
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See attached.		
(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 <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?		
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
<b>v. Effects on Industry</b>		
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 checked="" 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 checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
<b>(a) Direct Effects</b>		
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>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
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 <a href="#">Chapter 6</a> )	<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 checked="" 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 checked="" type="checkbox"/>
<b>ii. Libraries</b>		
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 <a href="#">Chapter 6</a> )	<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 checked="" type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>iii. Public Schools</b>		
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 <a href="#">Chapter 6</a> )	<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 checked="" 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 checked="" type="checkbox"/>
<b>iv. Health Care Facilities</b>		
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 checked="" type="checkbox"/>
<b>v. Fire and Police Protection</b>		
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 checked="" type="checkbox"/>
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(f)</b> 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"/>
<b>(g)</b> 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 checked="" type="checkbox"/>
o 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> <li>o If “yes,” are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above questions, attach supporting information explaining whether the project’s shadow would reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(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 <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See attached.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above, please provide the information requested in <a href="#">Chapter 10</a> .		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o 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 <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input 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"/>
o If “yes,” were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(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 <a href="#">separately sewerred area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<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 <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , 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.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week):		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs):		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<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 <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(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 <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Hazardous Materials; Noise?		
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
<input type="checkbox"/> Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 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"/>
<input type="checkbox"/> The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/> 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 <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

**20. APPLICANT'S CERTIFICATION**

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

Edith Hsu-Chen

DATE

January 15, 2020

SIGNATURE



**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE 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.

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	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?

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 Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE January 15, 2020
SIGNATURE 	

**REVISED NEGATIVE DECLARATION (Use of this form is optional)**

**Statement of No Significant Effect**

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

**Reasons Supporting this Determination**

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

**Land Use, Zoning, and Public Policy**

The EAS includes an analysis of the proposed actions on Land Use, Zoning, and Public Policy and determined that no significant adverse impacts would occur. The proposed actions would facilitate the extension of the Special Union Square District and create a new subdistrict (Subdistrict B). Within Subdistrict B, hotel use would be prohibited, except by CPC special permit, where it is currently allowed as-of-right. As such, the proposed actions would not introduce a new land use, nor affect the existing mixed-use character of the area, which represent the thresholds of impact significance in the *CEQR Technical Manual*. Furthermore, the proposed actions would have no adverse effect on zoning or public policy.

**Socioeconomic Conditions**

The EAS includes a preliminary assessment of socioeconomic conditions in relation to effects on specific industries. Although the proposed actions would allow hotel development only by special permit in the project area, the proposed actions would not significantly affect business conditions in the hotel industry or any category of business, nor would it indirectly reduce employment or impair the economic viability of the hotel industry or category of business, which represent the thresholds of impact significance in the *CEQR Technical Manual*. Therefore, no significant adverse impacts related to specific industries would occur. As such, the proposed actions would not result in significant adverse impacts to socioeconomic conditions.

**Historic and Cultural Resources**

The EAS includes an analysis of historic and cultural resources. The proposed actions are classified as Type I pursuant to SEQRA as the project area contains multiple historic districts as well as individual landmarks.


*Architectural Resources* The proposed actions would not result in any type of visual or contextual impacts to the known historic resources within the study area, which represent the thresholds of impact significance in the *CEQR Technical Manual*. As both projected development sites, under the proposed actions, would be commercial structures of heights and bulk consistent with those urban design features of the area, the proposed actions would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. As such, no significant adverse impacts to architectural resources would occur.

*Archaeological Resources* NYC Landmarks Preservation Commission (LPC) determined that there is a reasonable likelihood, based on the projected development sites' location and characteristics, that significant archaeological resources could exist within those sites. However, projected development on sites 1 and 2 would not result in increased in-ground disturbance between the analyzed No-Action and With-Action scenarios, and therefore, as defined in the *CEQR Technical Manual*, no further analysis is warranted. As such, no significant adverse impacts related to archaeological resources would occur.

**Conceptual Analysis**

The EAS includes a conceptual analysis that assesses potential environmental impacts that could result if a special permit is applied for and obtained to build a hotel within Subdistrict B. Approval of such a special permit would be subject to discretionary approval, and any environmental impacts associated with such action would be assessed and disclosed pursuant to a separate, project-specific environmental review.

**Project Name: Union Square South**  
**CEQR #: 20DCP058M**  
**SEQRA Classification: Type I**

<p><i>No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Revised Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Revised Negative Declaration, you may contact Rachel Antelmi at (212) 720-3621.</i></p>	
<p><b>TITLE</b> Director, Environmental Assessment and Review Division</p>	<p><b>LEAD AGENCY</b> Department of City Planning, acting on behalf of the City Planning Commission 120 Broadway, 31<sup>st</sup> Fl. New York, NY 10271   (212) 720-3493</p>
<p><b>NAME</b> Olga Abinader</p>	<p><b>DATE</b> January 15, 2020</p>
<p><b>SIGNATURE</b> </p>	
<p><b>TITLE</b> Chair, City Planning Commission</p>	
<p><b>NAME</b> Marisa Lago</p>	<p><b>DATE</b> January 21, 2020</p>
<p><b>SIGNATURE</b></p>	

Following certification of the Union Square South proposal on October 28, 2019, a Revised EAS dated January 15, 2020, prepared in connection with the proposal, has been issued. Based on further consultation with the Landmarks Preservation Commission (LPC), the revised EAS includes edits to the Historic and Cultural Resources narrative, figures and tables, for clarification purposes. The Revised EAS supersedes the original EAS issued on October 25, 2019.

This Revised Negative Declaration supersedes the original Negative Declaration issued on October 28, 2019. The original Negative Declaration conclusions, which found that the proposed actions would not result in significant adverse impacts to the environment, remain unchanged.



## Section 1: PROJECT DESCRIPTION

### INTRODUCTION

The Department of City Planning (DCP) is proposing an application for a zoning map amendment and a text amendment to the New York City Zoning Resolution (ZR) Article XI, Chapter 8, Special Union Square District (the “Proposed Actions”), also referred to herein as the special district, in the Union Square neighborhood of Manhattan, Community Districts 2, 3, and 5. The Proposed Actions would extend the special district to include a new subdistrict to the south of Union Square (Subdistrict B, also referred to herein as the Project Area or Study Area). The existing Union Square Special District would become Subdistrict A. Within the proposed Subdistrict B, hotel development and hotel conversions would require a City Planning Commission special permit. The purpose of this application is to ensure that future hotel development supports the varying contexts of the mixed-use neighborhood south of Union Square.

#### *Background*

In 1961, the zoning resolution divided New York City into residential, commercial, and manufacturing districts. At that time, Subdistrict B, and the surrounding area, was mapped predominately as a C6-1 district, with a portion of University Place mapped as a C1-7 district.

In November 1984, the City Planning Commission approved the creation of the Special Union Square District (C 841005 ZMM). Prior to approval, land use surrounding Union Square was predominantly commercial, consisting of office buildings with ground floor retail. Residential uses were sparse, with only three residential buildings fronting on the Square. While the area contained active retail frontage, especially along the East 14<sup>th</sup> Street corridor, underutilized and vacant lots interrupted this context. The pattern of fragmented land uses resulted in the “underutilization of the Union Square, stagnation of new development, and ultimately the gradual deterioration of the area.”<sup>1</sup>

In response to these issues, DCP proposed creating the special district and increasing density to encourage the development of mixed residential and commercial buildings on underutilized or vacant lots. Specifically, while the zoning map amendment from a C6-1 to a C6-4 district increased the overall allowable Floor Area Ratio (FAR) to 10, a provision of the special district limited commercial FAR to 6 while maintaining residential FAR at 10. With commercial uses predominant, the regulations of the special district strove to encourage more residential use and promote the creation of new dwelling units. The potential for more residents would, and has, helped to shape Union Square into an active park and reinforce the existing retail character surrounding it.

In October 1995, a DCP-led zoning map amendment further sought to promote the area’s residential character by approving a contextual rezoning along the East 14<sup>th</sup> Street corridor (C 950443 ZMM). From roughly Irving Place to Avenue B, the City enacted zoning changes that increased residential and community facility densities while maintaining the existing commercial densities. Specifically, from Third Avenue to Irving Place on the midblock north of East 13<sup>th</sup> Avenue, the city approved a zoning change from C6-1 to C6-2A. This rezoning increased the allowable residential FAR from 3.44 to 6 while maintaining the community facility FAR at 6.5 and commercial FAR at 2. Like the goals of the Special Union Square District,

<sup>1</sup> C 841005 ZMM

this rezoning sought to increase the area's residential capacity, thereby encouraging the transformation of underutilized lots into additional dwelling units that would temper housing affordability and further reinforce the area's retail context.

In September 2010, DCP proposed another zoning map amendment that encouraged the development of residential uses, located to the southeast of the park. From East 9<sup>th</sup> Street to East 13<sup>th</sup> Street between Third and Fourth Avenues, the CPC approved a zoning map amendment from a C6-1 to a C6-2A, extending the zoning district that was mapped in October 1995 (C 100420 ZMM). Along with this rezoning, the CPC approved a text amendment to map the Inclusionary Housing program (N 100419 ZRM). The combination of these actions sought to increase residential capacity of the neighborhood by combining an increase in the allowable FAR of residential FAR from 3.44 to 6 and maintenance of the allowable density for other uses with an incentive that allowed for an additional increase in residential FAR to 7.2 if the development provided affordable housing. In keeping the commercial designation of the area, the rezoning allowed for the continued development of the area as a mixed-use district, but placed more emphasis on promoting residential uses.

Currently, the Department of City Planning is undergoing a study to understand the current hotel industry in New York City and the effects of a potential citywide City Planning Commission (CPC) hotel special permit.

#### **PURPOSE AND NEED**

Current zoning designations in the study area (C6-2A, C6-1, and C1-7) permit both commercial and residential uses. This allows for the continued development of uses that are consistent with a mixed-use neighborhood. As described earlier, several previous zoning map amendments in the area sought to create a more balanced mix of uses, from the historically predominate commercial uses surrounding Union Square, to one that balances commercial and residential uses. Since the early 1980's the area has seen the addition of more residential uses, spurred in part by the City-led rezonings that increased the residential capacities of some of these districts. More recently, however, residential growth has been met with the development and occupancy of commercial spaces with technology-focused uses, including Facebook and IBM office spaces, and the recently approved and currently under construction technology-focused and commercial building at East 14<sup>th</sup> Street and Irving Place (a.k.a. Tech Hub).

This changing neighborhood also sits at the confluence of different neighborhoods. Directly west of the study area lie predominately residential and institutional uses that predominate the Greenwich Village neighborhood. Directly east of the study area, residential, low-rise buildings predominate in the East Village neighborhood. To the north is Union Square Park, which is surrounded by mid- to high-rise commercial and office buildings, as well as mixed commercial and residential buildings. To the south lie mixed commercial and residential uses as well as large commercial buildings that are built on large lots, including some that comprise the entire block.

The study area contains a mix of uses and building typologies ranging from educational uses on large lots (New York University, the New School, the Cooper Union) to residential elevator buildings with ground floor retail to mid- to high-rise office buildings to multifamily walk up buildings. Except for one, 546 square-foot vacant lot located within the middle of a block, the rest of the study area is improved. As such, the amount of buildable land in the area is extremely limited. Given a lack of

buildable land, the study area's location at the confluence of multiple, diverse neighborhoods, and the changing neighborhood context within the study area, attention should be given to future hotel developments as their impacts vary within different contexts.

#### *Achieving Balanced Growth in a Dynamic Neighborhood*

To achieve the goal of balanced growth in a dynamic neighborhood, this application proposes a zoning map and zoning text amendment to extend the Special Union Square District south by creating Subdistrict B, a new subdistrict of the special district. Within the newly created Subdistrict B, DCP proposes establishing a special permit for new hotel development. The proposed special permit does not preclude hotel development, nor does it deem all future hotels inappropriate. Rather, it allows the City Planning Commission to assess the appropriateness of such development based on the local neighborhood context. This is especially important in a neighborhood where maintaining a balance and variety of uses is necessary to the vitality of the neighborhoods.

In the past fifteen years, institutional, commercial, and residential uses have continued to grow in tandem in the study area. In 2006, New York University built a new residence hall located at 120 East 12<sup>th</sup> Street, and in 2011, the New School expanded its presence along Fifth Avenue, between East 13<sup>th</sup> and East 14<sup>th</sup> Streets. There have also been several new mixed residential and commercial buildings, ranging in size from six to 21 stories. These include 101 East 10<sup>th</sup> Street (2005), 47 Third Avenue (2006), 108 Third Avenue (2006), 56 East 13<sup>th</sup> Street (2006), 791 Broadway (2010), 84 Third Avenue (2012), 34 East 13<sup>th</sup> Street (2016), 110 University Place (2016), 112 East 11<sup>th</sup> Street (2017), and 80 East 10 Street (2017). New commercial uses include the headquarters for IBM Watson Group located at 51 Astor Place (2012) and the under-construction Tech Hub, located on East 14<sup>th</sup> Street and Irving Place. There is also a proposal for a commercial building on the corner of Third Avenue and St. Marks Place currently in the Uniform Land Use Review Procedure (ULURP).

With the combination of mixed uses continuing to develop in the study area, the varying neighborhoods surrounding it, and the dwindling supply of buildable land, it is important to ensure that future hotel developments are compatible with their surrounding context. Indeed, the form and appropriateness of future hotel development could vary significantly by location within the Project Area depending on current and projected land uses. As such, a special permit ensures that future hotel development fit into the appropriate context of this evolving neighborhood, which ranges from institutional to commercial to residential uses. However, because the current zoning districts in the area permit hotel development as of right, there are no provisions to ensure these developments match that context.

As such, this new special permit will allow the City to mediate and maintain the mixed-use character of the neighborhood, while continuing to connect the more commercial uses in Union Square and NoHo with the more residential uses in East Village and the mixed residential, commercial, and institutional uses in Greenwich Village.

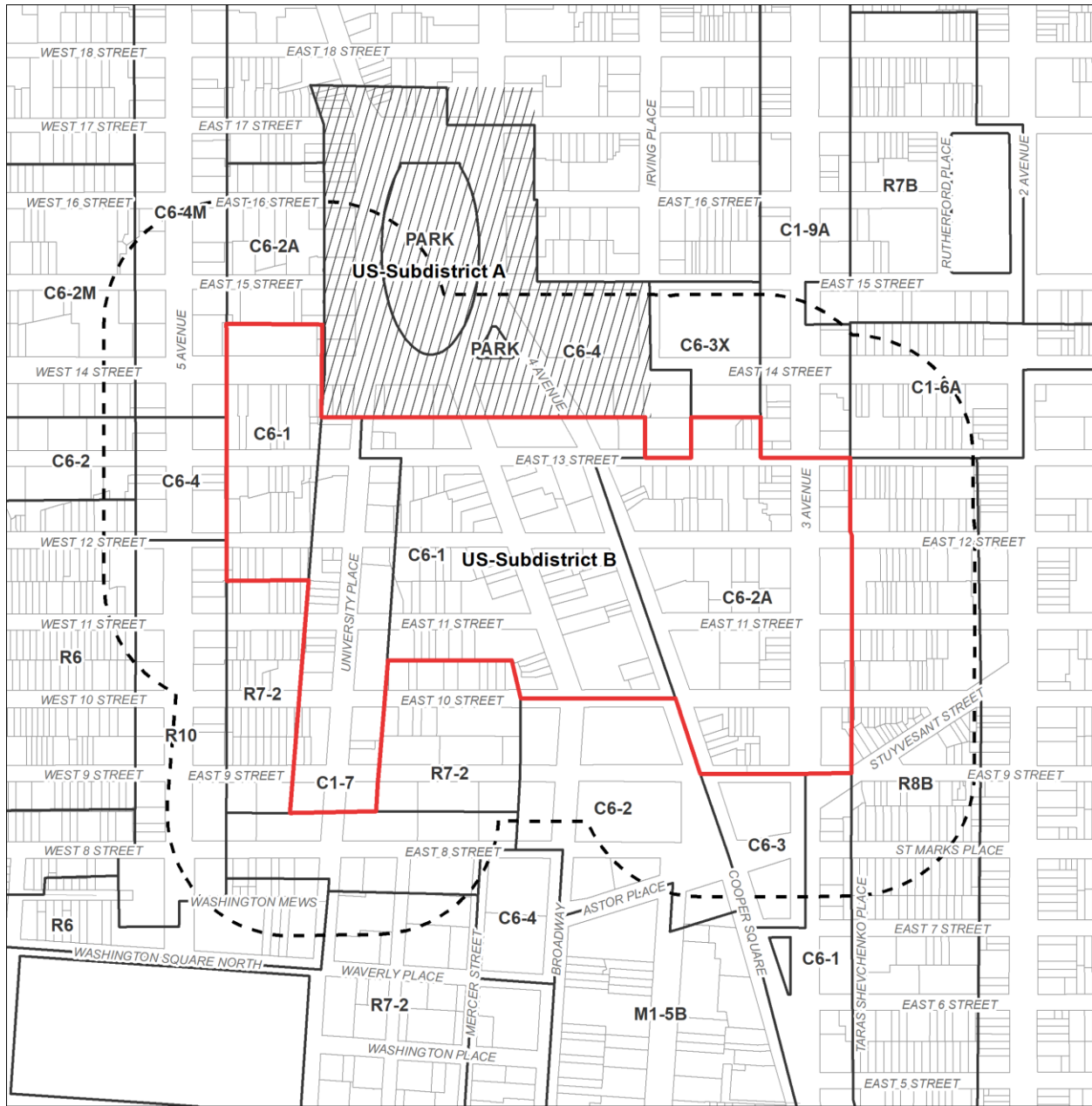
## **PROPOSED ACTIONS**

The existing special district encompasses the area surrounding Union Square Park, roughly bound by a line extending 100 feet south of East 14<sup>th</sup> Street, 100 feet west of Union Square West, 100 feet north of 17<sup>th</sup> Street, 100 feet east of Union Square East, and extending east along East 15<sup>th</sup> Street, finally turning southwardly along Irving Place. Under the proposal this area would comprise Subdistrict A.





The Proposed Actions would extend the special district and create a new subdistrict (Subdistrict B). Subdistrict B would comprise a C6-2A, C6-1, and a portion of a C1-7 district generally bound by East 14<sup>th</sup> Street on the north, Third Avenue to the east, East 9<sup>th</sup> and East 10<sup>th</sup> streets to the south, and University Place and Fifth Avenue to the west (see Figure 1-1: Project Area).

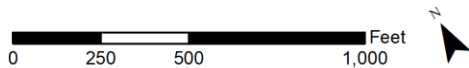
Within Subdistrict B, the proposed text amendment would establish a special permit to allow new hotel uses (referred to as “transient hotels” in the ZR) in the SUSD. Transient hotels are listed in Use Group 5 in the ZR, and are currently permitted as-of-right in C6 zoning districts.

**FIGURE 1-1: PROJECT AREA**



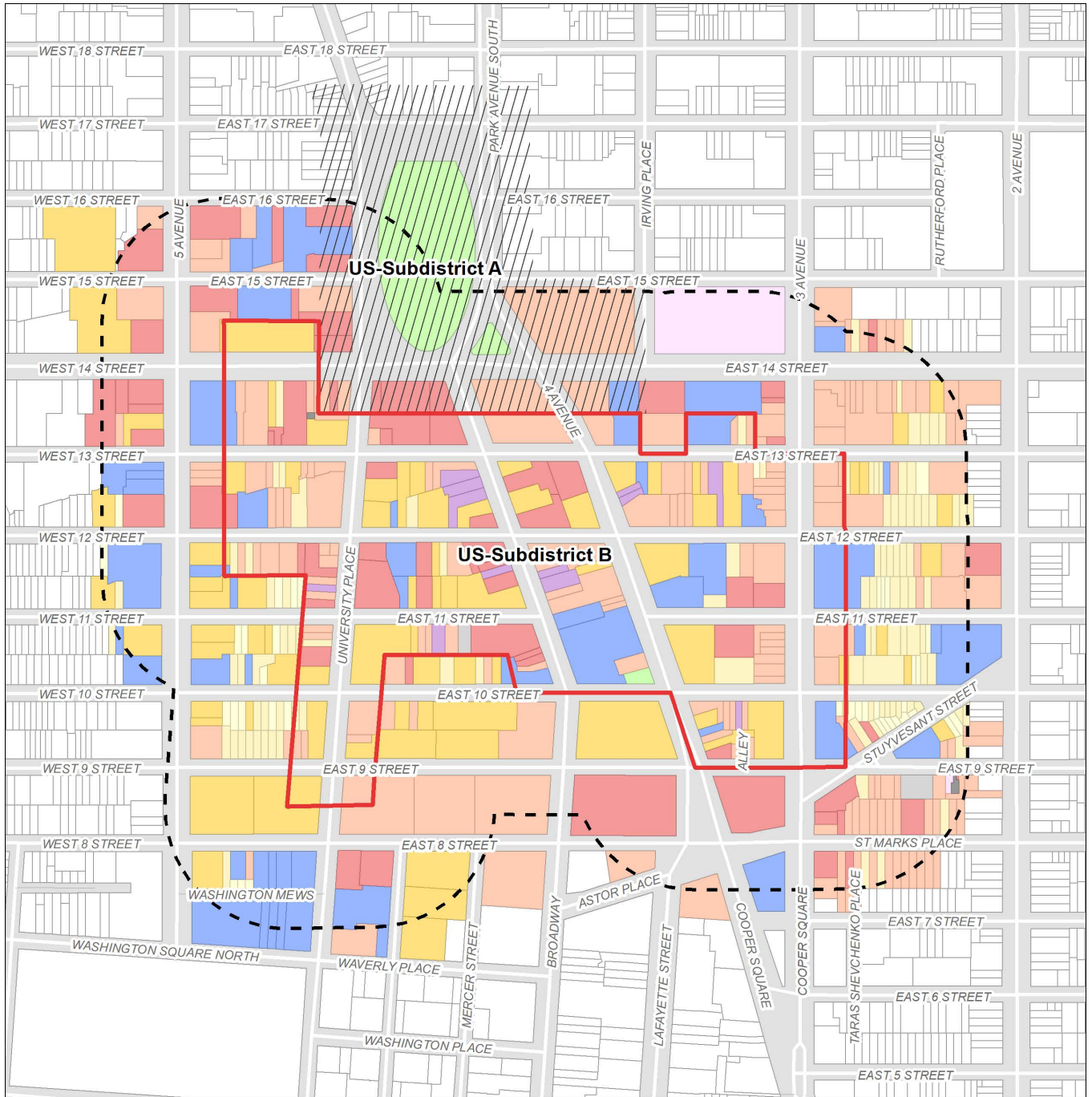
**LEGEND**

-  US-Subdistrict A
-  US-Subdistrict B
-  400' Buffer
-  Zoning District



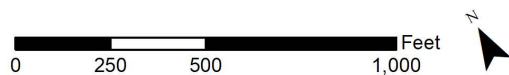
**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
PROJECT AREA**

**FIGURE 1-2: LAND USE MAP**



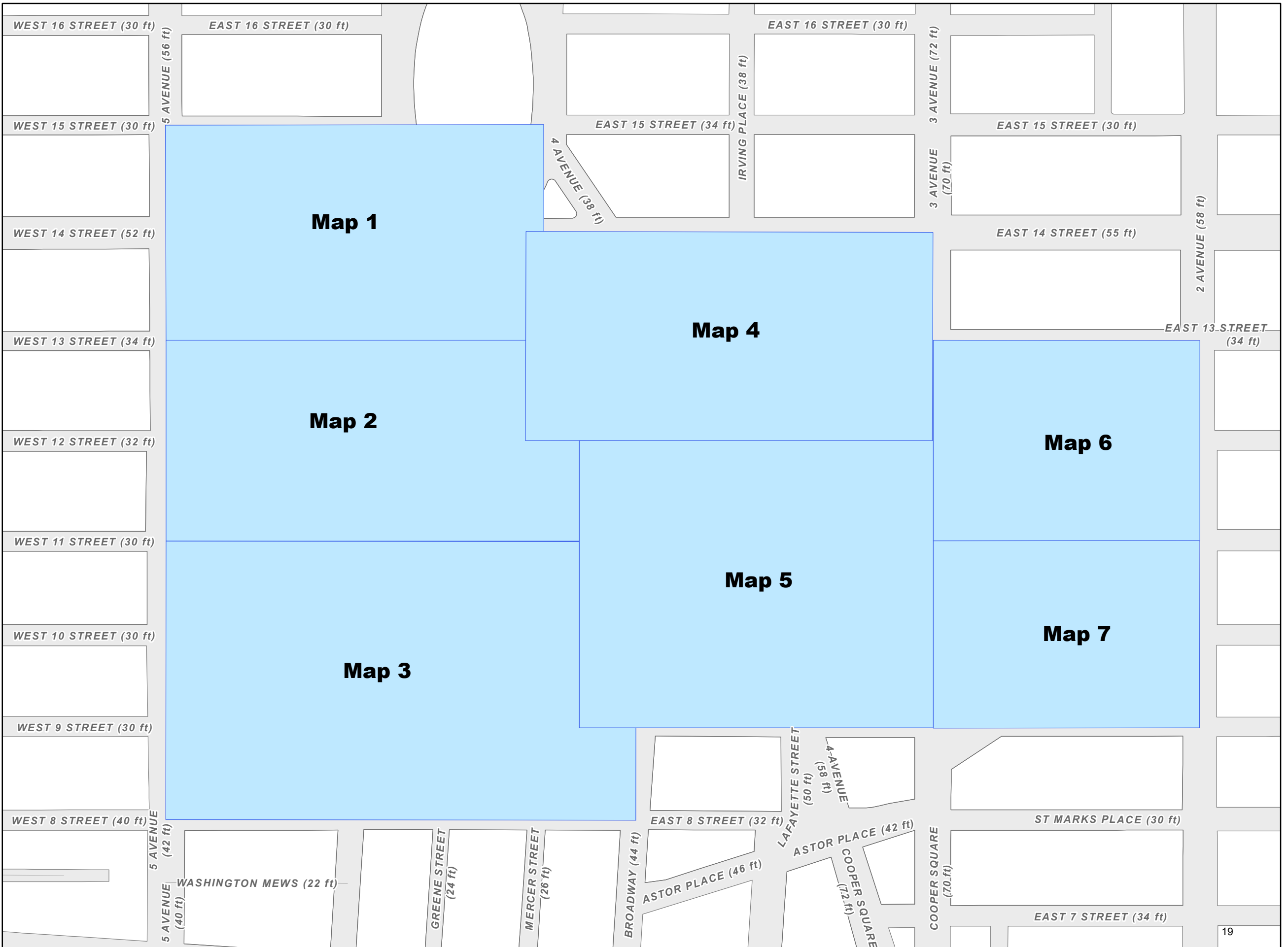
**LEGEND**

- |  |                  |  |   |  |                                       |
|--|------------------|--|---|--|---------------------------------------|
|  | US-Subdistrict A |  | 01 - One & Two Family Buildings             |  | 07 - Transportation/Utility           |
|  | US-Subdistrict B |  | 02 - MultiFamily Walkup Buildings           |  | 08 - Public Facilities & Institutions |
|  | 400' Buffer      |  | 03 - MultiFamily Elevator Buildings         |  | 09 - Open Space                       |
|  |                  |  | 04 - Mixed Commercial/Residential Buildings |  | 10 - Parking Facilities               |
|  |                  |  | 05 - Commercial/Office Buildings            |  | 11 - Vacant Land                      |
|  |                  |  | 06 - Industrial/Manufacturing               |  | All Others or No Data                 |





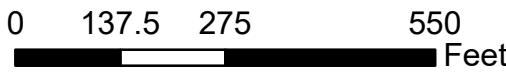
**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
LAND USE**

# UNION SQUARE TAX MAP KEY MAP



## LEGEND

-  Tax Map No.
-  Tax Block





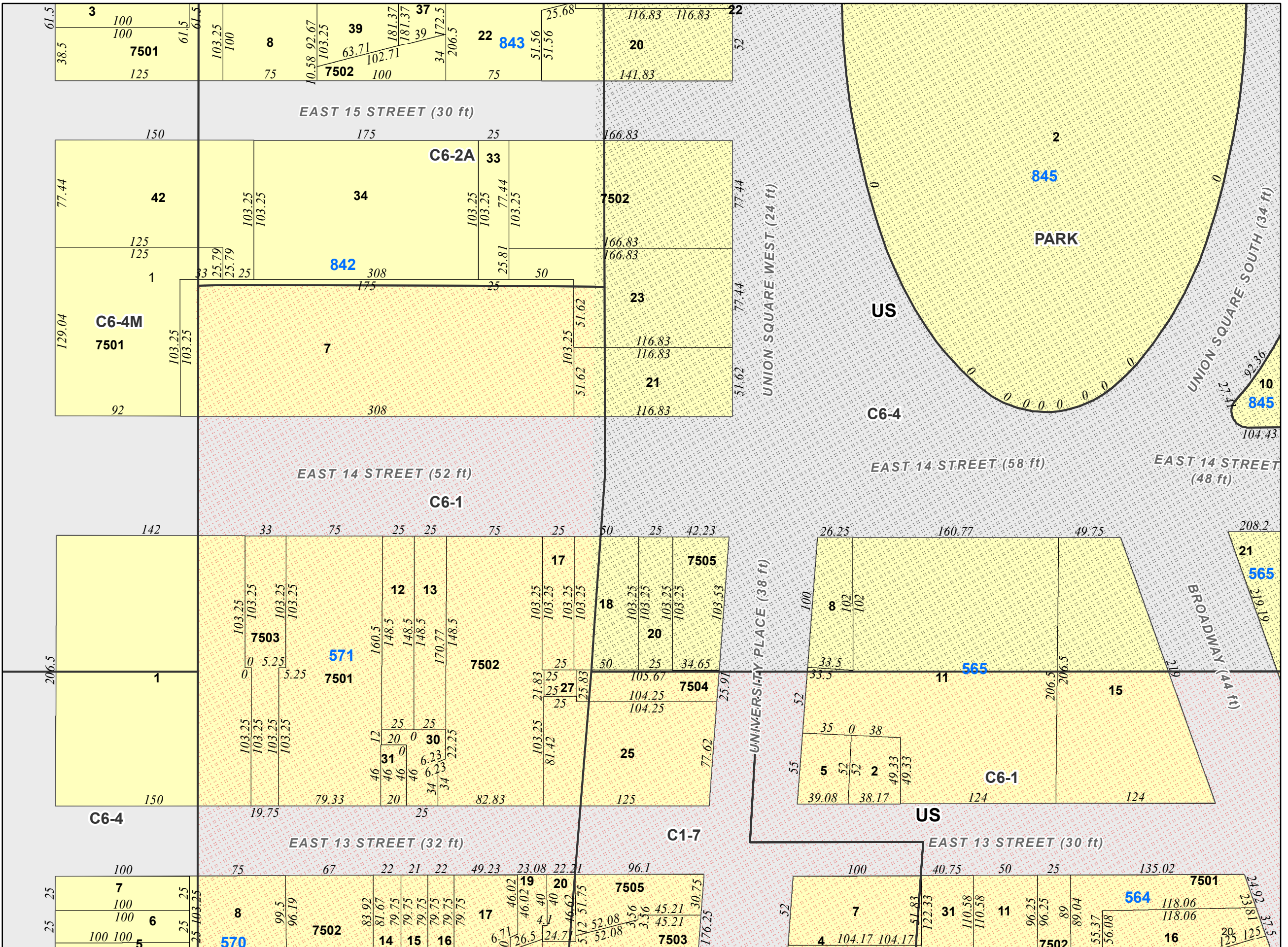
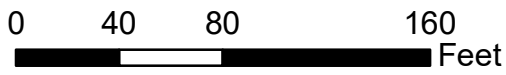
# UNION SQUARE TAX MAP

Map 1 Blocks: 571, 565, 842



**LEGEND**

- Zoning District
- Existing Special Union Square
- Proposed Special Union Square
- Lot
- Tax Block





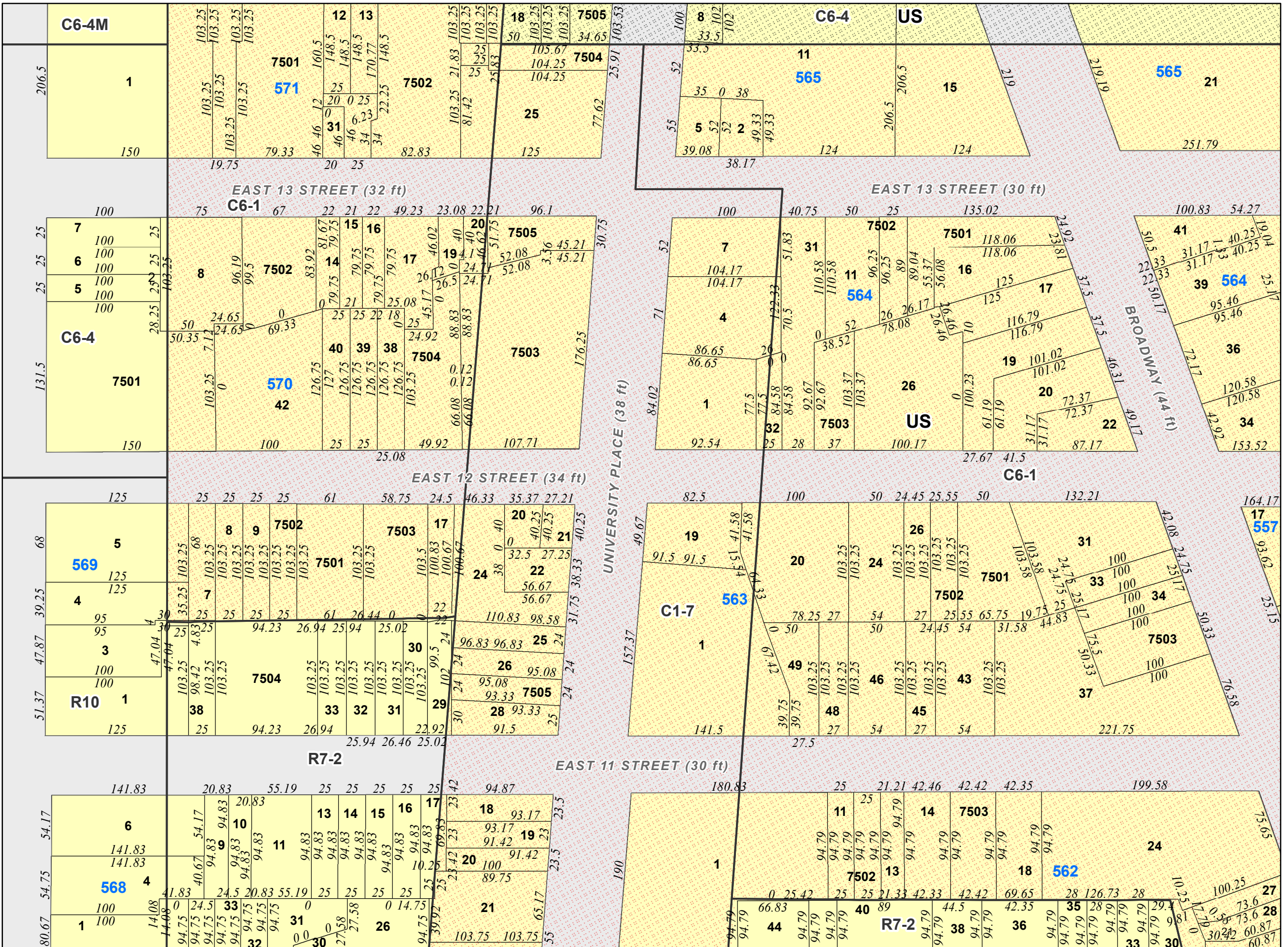
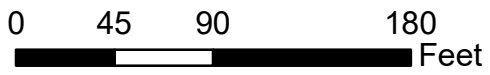
# UNION SQUARE TAX MAP

Map 2 Blocks: 563, 564, 569, 570



**LEGEND**

- Zoning District
- Existing Special Union Square
- Proposed Special Union Square
- Lot
- Tax Block





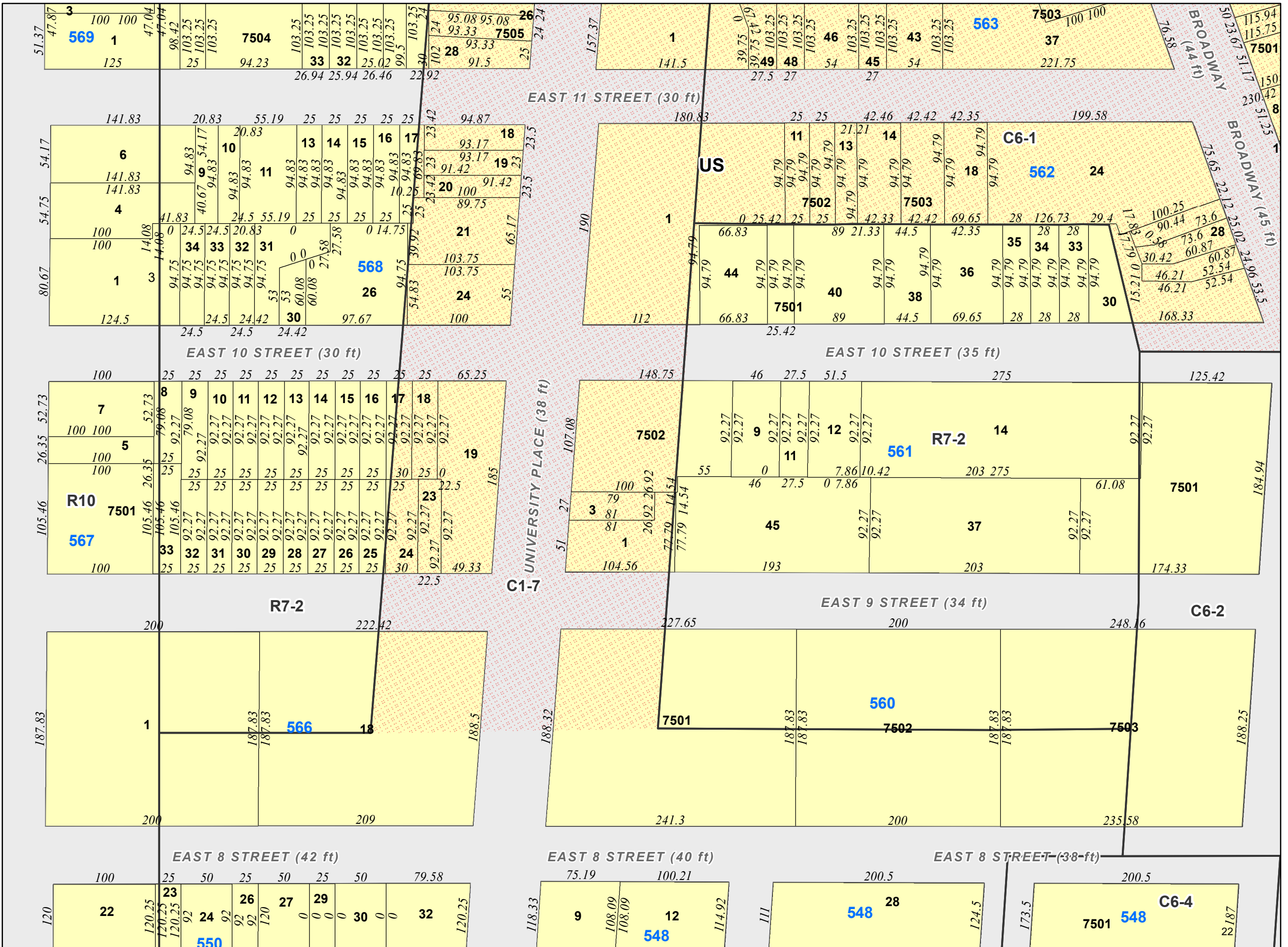
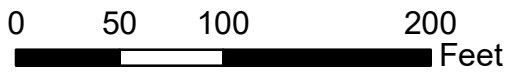
# UNION SQUARE TAX MAP

Map 3 Blocks: 560, 561, 562, 566, 567, 568



**LEGEND**

- Zoning District
- Proposed Special Union Square
- Lot
- Tax Block





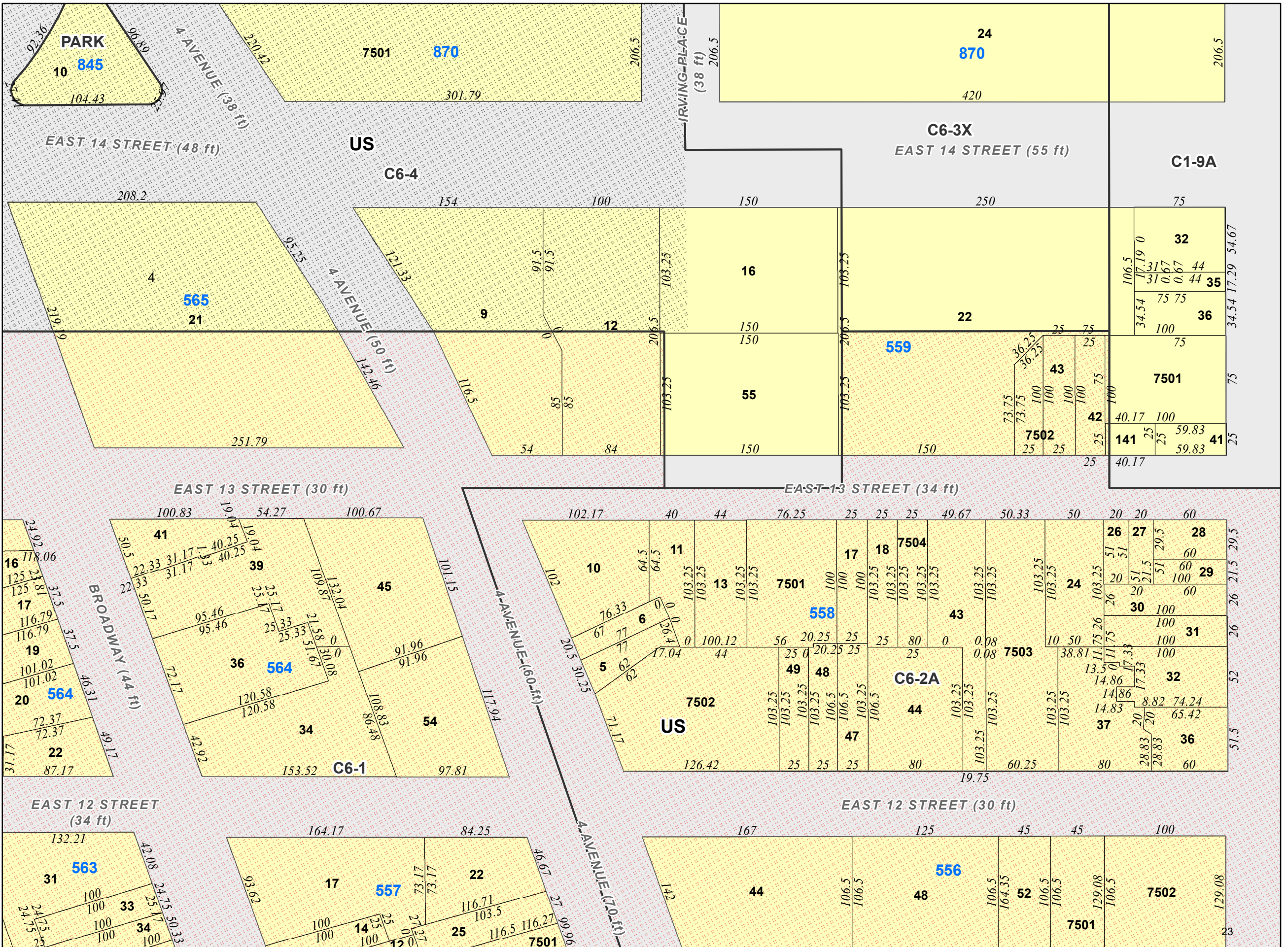
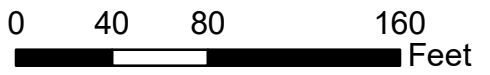
# UNION SQUARE TAX MAP

Map 4 Blocks: 558, 559, 564, 565



**LEGEND**

- Zoning District
- Existing Special Union Square
- Proposed Special Union Square
- Lot
- Tax Block





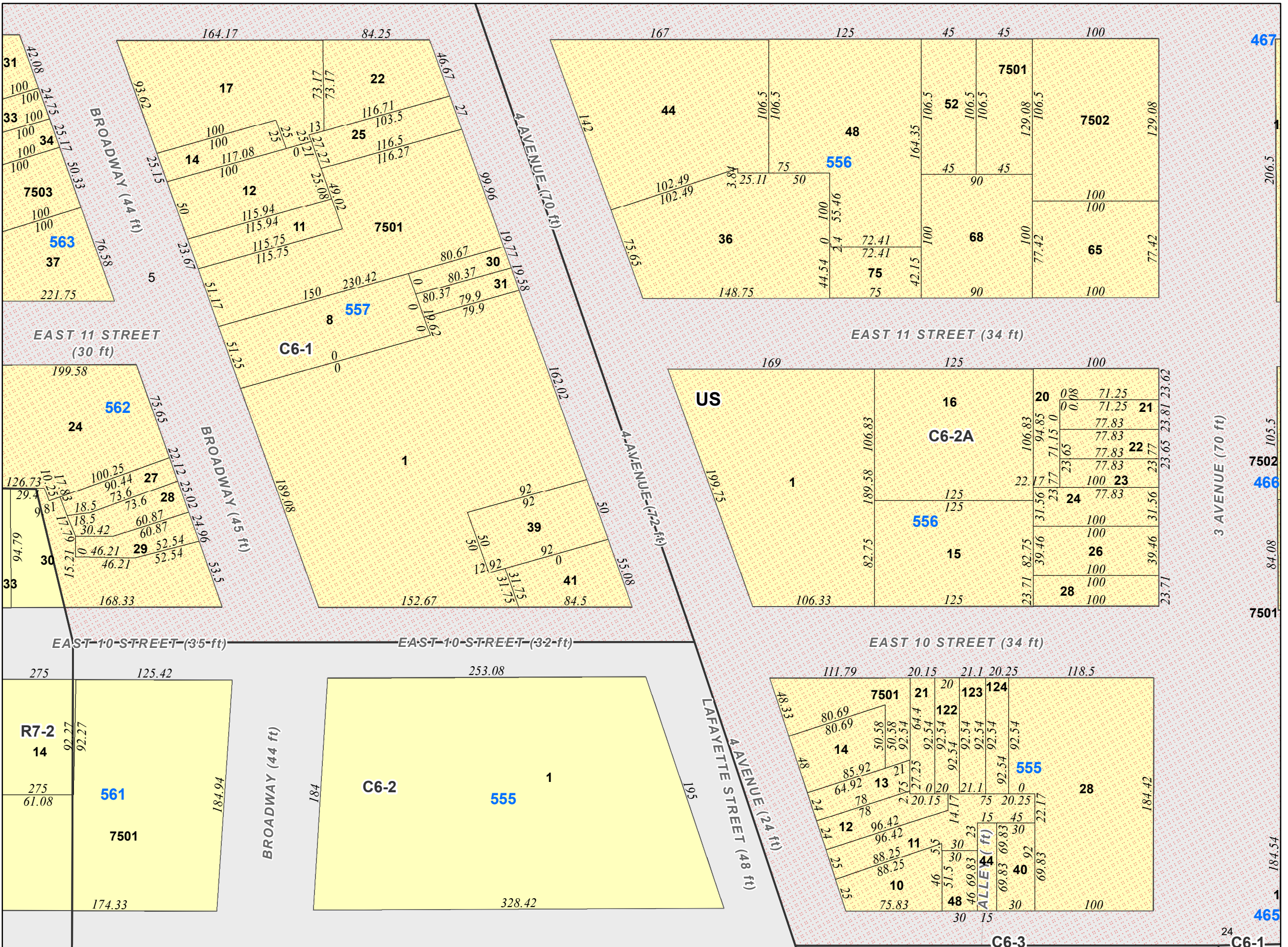
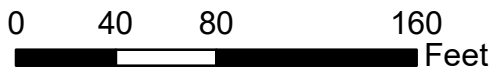
# UNION SQUARE TAX MAP

Map 5 Blocks: 555, 556, 557



### LEGEND

- Zoning District
- Proposed Special Union Square
- Lot
- Tax Block







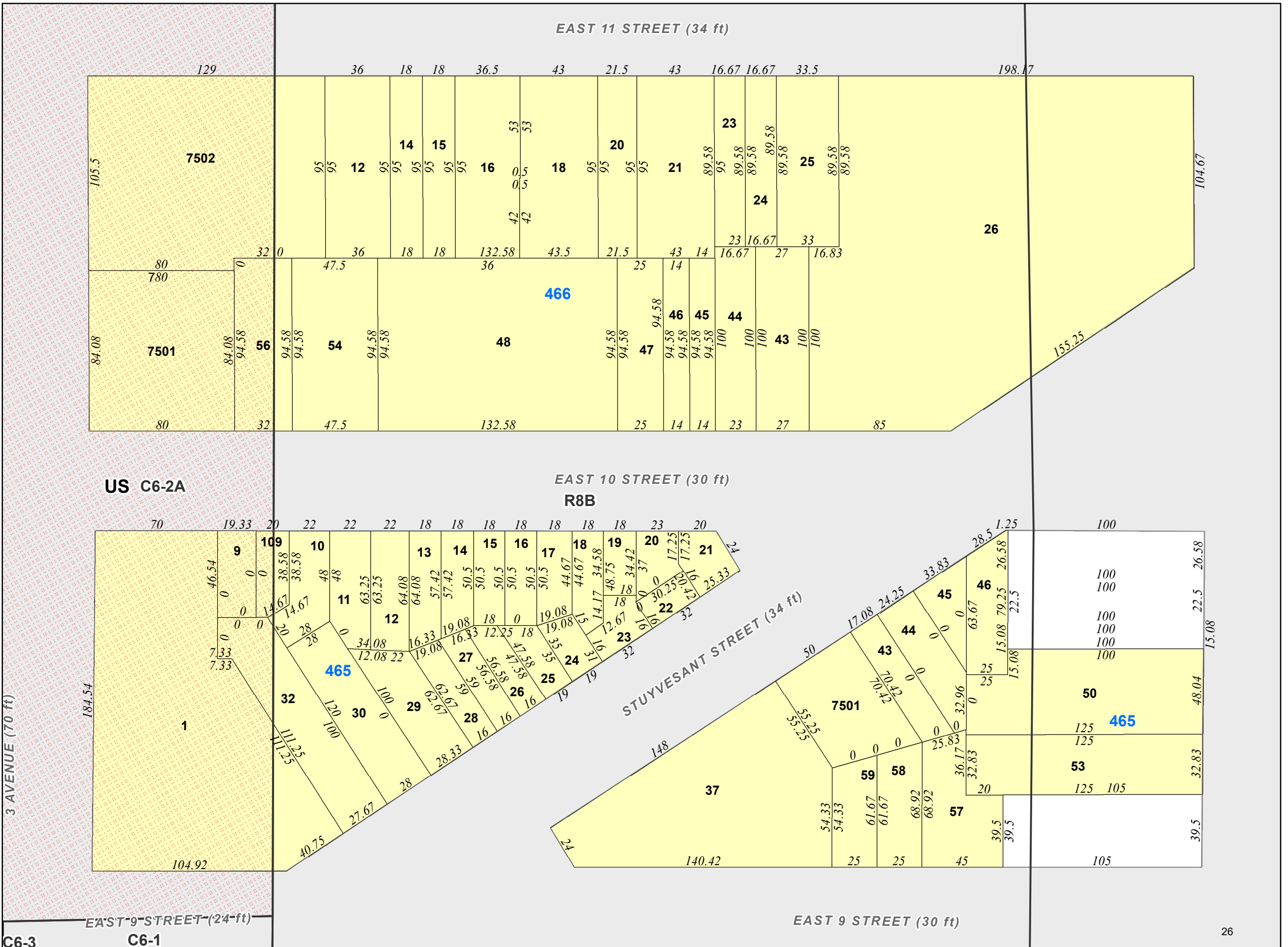
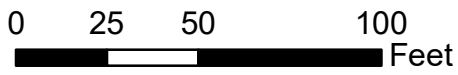
# UNION SQUARE TAX MAP

Map 7 Blocks: 465, 466



**LEGEND**

- Zoning District
- Proposed Special Union Square
- Lot
- Tax Block



## **ANALYSIS FRAMEWORK**

To assess the potential impacts of the Proposed Actions, the following analysis compares a future where the existing zoning remains (“No-Action”) and one where the regulations of the Proposed Actions, including a special permit for new hotels govern (“With Action”). In this case, the No-Action scenario would be one where the C6-2A, C6-1, and C1-7 zoning districts remain in place and the With-Action would be where these districts remain in place, and the special district is extended throughout Subdistrict B of the Special Union Square District, and the regulations of the newly created Subdistrict B require a special permit for new hotels. The Proposed Actions are not development-inducing, nor do they prohibit hotel development, rather, they would assess the appropriateness of future hotel development within the study area. This analytic framework describes the parameters of the analysis, and then presents existing conditions and the No-Action and With-Action conditions in detail. This serves as the basis for environmental review.

### *Analysis Year*

Per the CEQR technical manual, a 2030 or 10-year build year is appropriate for a localized rezoning of a small area. This time frame reasonably accounts for variations which impact the development cycle such as fluctuations in market conditions or changes in the broader economy.

### *Development Site Criteria*

To determine these scenarios, likely development sites, or soft sites, have been identified using the guidelines in the CEQR Technical Manual. These soft sites are locations where development could reasonably occur in the future in both the With-Action and No-Action scenarios. Within the study area, lots meeting one or more of the following criteria were excluded as they are unlikely to development within the build year:

- Lots or buildings publicly owned by the city, state, or federally agencies;
- Lots containing buildings landmarked or located within a historic district designated by the Landmarks Preservation Commission (LPC);
- Lots containing long-standing institutions, such as New York University or the New School;
- Lots recently constructed or under construction;
- Lots containing buildings with six (6) or more residential units;
- Lots or assemblages smaller than 5,000 square feet in area.

After excluding these lots, the analysis identified development sites based on the following criteria:

- Vacant or partially vacant lots larger than 5,000 square feet;
- Lots or assemblages larger than 5,000 square feet and built to less than 50% of the proposed FAR;
- Sites for which owners have expressed interest in redevelopment.

### *Projected Developments Sites*

Two sites were identified as meeting the development site criteria, both of which are assemblages of more than one zoning lot. The first is located on the midblock of East 10<sup>th</sup> Street between Fourth and Third Avenue (Site 1) and the second is an assemblage of two lots located on the midblock of East 13<sup>th</sup> Street between University Place and Fifth Avenue (Site 2).







In addition to lot size and built floor area, because both sites are assemblages, the ownership structure impacts the classification of potential or projected developments sites. Generally, lots assembled by the same owner are more likely to redevelop than assemblages with separate owners. As such, Site 1 is considered a projected development site because both lots are owned by the same entity, and Site 2 is considered a projected development site as three of the four zoning lots are controlled by the same entity. Thus, the RWCDs analyzes the With-Action and No-Action scenarios at both Sites 1 & 2.

**Site 1: East 10<sup>th</sup> Street Assemblage**

Block 555, Lots 21, 122, 123, 124

*Existing Condition:* Site 1 is an assemblage of four underbuilt sites totaling 7,551 square feet (see Table 1-A). Lots 21, 122, and 124 contain mixed residential and commercial uses, with cellar and first floor retail with residences on the floors above. These three lots are under the same ownership. Lot 123 contains commercial and industrial uses, including a tailor and an art studio. It is under separate ownership.

*No-Action Condition:* Site 1 would be redeveloped with a nine-story hotel with ground floor retail. Hotel use would comprise 47,301 square feet and contain approximately 210 hotel rooms and retail uses would comprise 6,000 square feet on a portion of the ground floor.

*With-Action Condition:* Site 1 would be redeveloped with a nine-story office building with ground floor retail. Office use would comprise 47,301 square feet and retail uses would comprise 6,000 square feet on a portion of the ground floor (see Table 1-A).

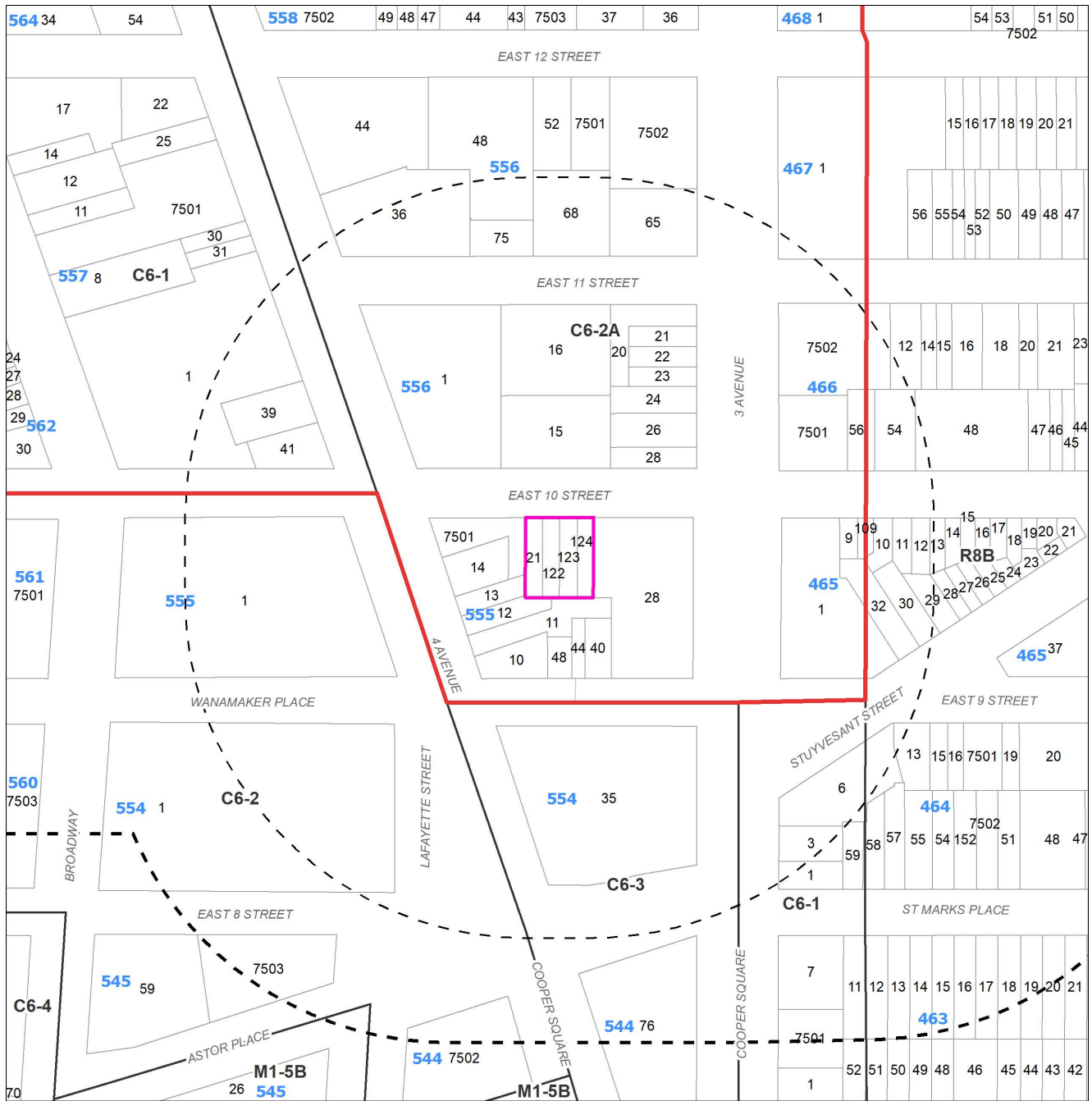
**TABLE 1-A**

<b>SITE 1</b>	<b>EXISTING CONDITION</b>	<b>NO ACTION</b>	<b>WITH ACTION</b>
Lot Area	7,551	7,551	7,551
FAR	2.84	6.0	6.0
Gross Floor Area (FA)	22,926	53,301	53,301
<i>Retail FA</i>	7,240	6,000	6,000
<i>Residential FA</i>	5,150	0	0
<i>Office FA</i>	8,336	0	47,301
<i>Storage FA</i>	2,200	0	0
<i>Hotel FA</i>	0	47,301	0
Dwelling Units	7	0	0
Hotel Rooms	0	210	0
Buildings	4	1	1

**FIGURE 1-4: Projected Development Site 1**

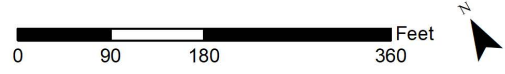


**FIGURE 1-5: SITE 1 – PROJECTED DEVELOPMENT SITE 1**



**LEGEND**

- US-Subdistrict A
- US-Subdistrict B
- Primary Buffer (400')
- Secondary Buffer (400')
- Projected Development Site
- Zoning District
- 568 Tax Block
- 1 Lots



**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
SITE 1 - PROJECTED DEVELOPMENT SITES**

**Site 2: East 13<sup>th</sup> Street Assemblage**

Block 570, Lots 39, 40

*Existing Condition:* Site 2 is an assemblage of two underbuilt sites totaling 6,334 square feet in lot area. Both lots contain ground floor and cellar retail uses with residential uses on the upper floors. Both lots are under the same ownership. Lot 39 is a three-story building containing two dwelling units and Lot 40 is a four-story building containing four dwelling units.

*No-Action Condition:* Site 2 would be redeveloped with a 13-story hotel with ground floor retail. Hotel use would comprise 40,711 square feet and contain approximately 181 hotel rooms and retail uses would comprise 4,000 square feet on a portion of the ground floor.

*With-Action Condition:* Site 2 would be redeveloped with a 13-story office building with ground floor retail. Office use would comprise 40,711 square feet and retail uses would comprise 4,000 square feet on a portion of the ground floor (see Table 1-B).

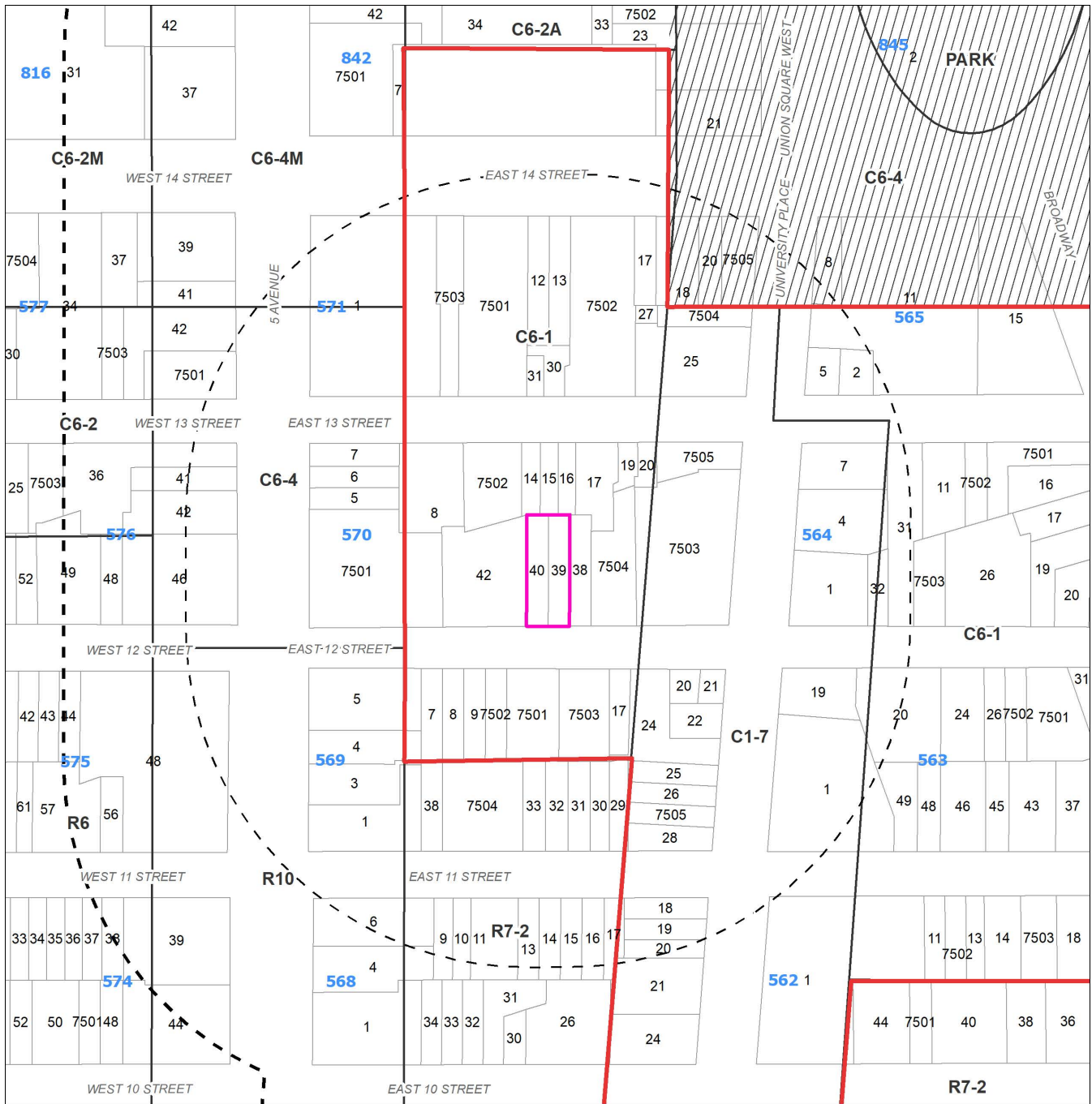
**TABLE 1-B**

<b>SITE 2</b>	<b>EXISTING CONDITION</b>	<b>NO ACTION</b>	<b>WITH ACTION</b>
Lot Area	6,334	6,334	6,334
FAR	2.00	6.0	6.0
Gross Floor Area (FA)	13,962	44,711	44,711
<i>Retail FA</i>	6,337	4,000	4,000
<i>Residential FA</i>	7,625	0	0
<i>Office FA</i>	0	0	40,711
<i>Hotel FA</i>	0	40,711	0
Dwelling Units	6	0	0
Hotel Rooms	0	181	0
Buildings	2	1	1

**FIGURE 1-6: Projected Development Site 2**



**FIGURE 1-7: SITE 2 – PROJECTED DEVELOPMENT SITE 2**



**LEGEND**

- US-Subdistrict A
- US-Subdistrict B
- Secondary Buffer (400')
- Projected Development Site
- Primary Buffer (400')
- Zoning District
- Tax Block
- Lots



**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
SITE 2 - PROJECTED DEVELOPMENT SITES**



## **Section 2: LAND USE, ZONING, AND PUBLIC POLICY**

### **INTRODUCTION**

This section considers the potential effects on land use, public policy, and zoning which may result from the Proposed Actions. Per the City Environmental Quality Review (CEQR) Technical Manual (2014), this analysis examines land uses and development trends in the area and considers whether the Proposed Actions are compatible with or may affect them.

### **METHODOLOGY**

The Project Area is located in the Union Square neighborhood of Manhattan in Community Districts 2, 3, and 5. This analysis of land use, zoning, and public policy examines the area within 400 feet of the Project Area—the area in which, according to the *2014 City Environmental Quality Review (CEQR) Technical Manual*, the Proposed Actions could reasonably be expected to cause potential effects.

The analysis begins by considering existing conditions in the Study Area in terms of land use, zoning, and public policy. The analysis then projects land use, zoning, and public policy in the future without the Proposed Actions by identifying developments and potential policy changes expected to occur. Probable impacts of the Proposed Actions are then identified by comparing the No-Action Condition to the With-Action Condition.

### **EXISTING CONDITIONS**

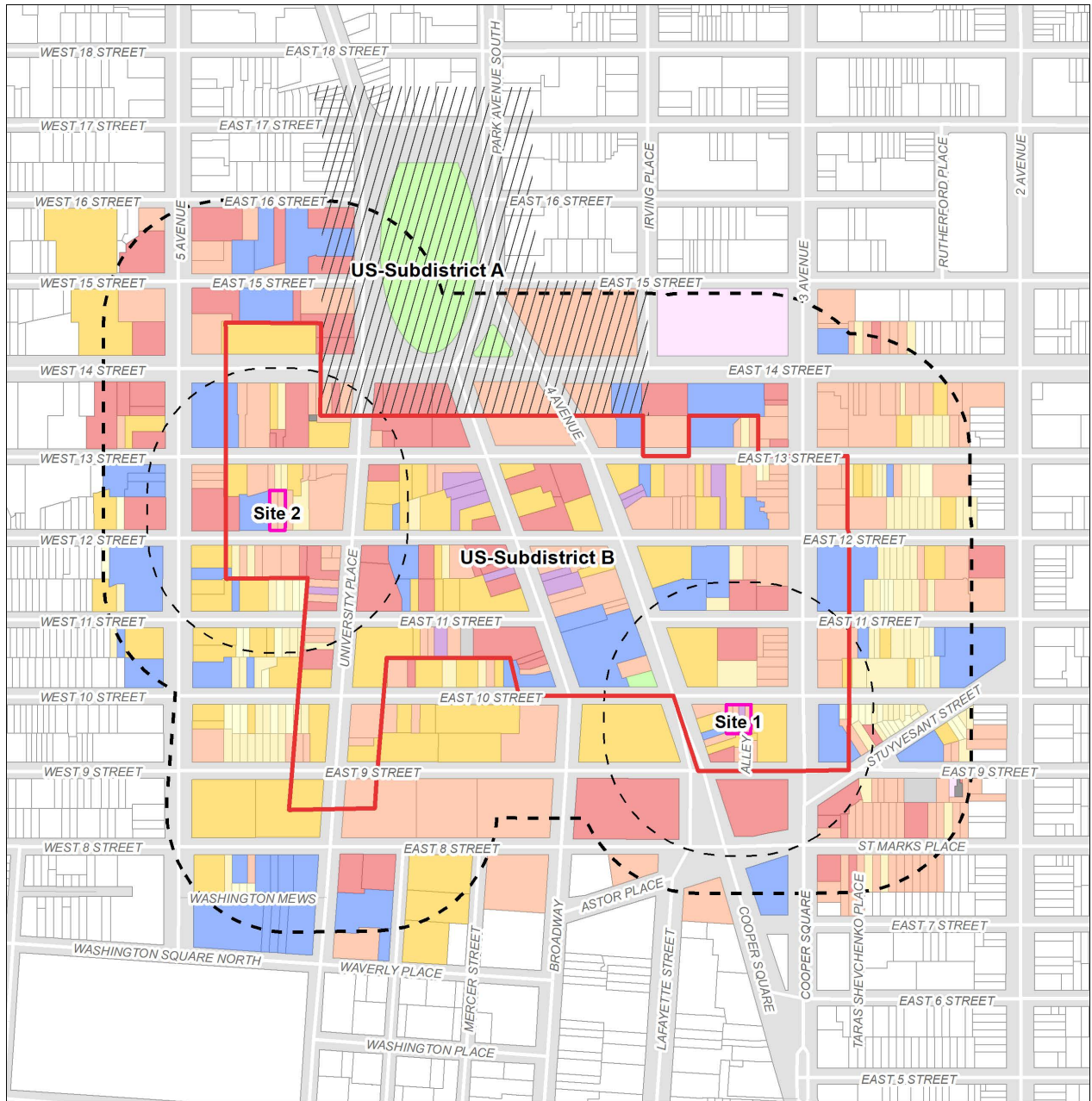
#### **LAND USE**

##### *Study Area*

Existing land use in the Study Area, as shown in Table 2-A and Figures 2-1, 2-2, and 2-3 below, is predominately residential (69.4%), with mixed-use residential and commercial comprising the largest share by number of lots (40.7%). Most of these mixed-use buildings contain ground floor retail with residential uses above. Third Avenue from East 10<sup>th</sup> Street to East 13<sup>th</sup> Street exemplifies this typology as ground floor retail is nearly continuous, only broken up by two large lots containing institutional uses between East 11<sup>th</sup> and East 12<sup>th</sup> Streets.

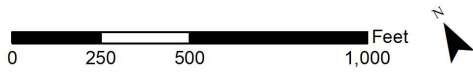
Public facilities and institutions comprise about 8.3% of total lots, but comprise a total of 18.6% of lot area. These uses are generally for educational uses such as New York University, the New School, and the Cooper Union. Exclusively Commercial and Office uses comprise about 15.3% of the total lots and about 21.7% of the total area. These uses mainly vary between entertainment venues (Webster Hall and a number of theatres), traditional office buildings, and nascent growth in the technology sector. Industrial and Manufacturing uses are atypical in the area, representing 3.0% of total lot area. However, many of the uses classified in this category serve the local residential context, including a dance studio, a spa and pilates studio, a tailor, and several artist studios. Currently one lot is vacant, and it is an interior lot with no street frontage. Table 2-A and figure 2-1 below summarize the various uses in the area.

**FIGURE 2-1: Land Use Map**



**LEGEND**

- |  |   |   |
|--|---|---|
|  US-Subdistrict A           |  01 - One & Two Family Buildings             |  07 - Transportation/Utility           |
|  US-Subdistrict B           |  02 - MultiFamily Walkup Buildings           |  08 - Public Facilities & Institutions |
|  Secondary Buffer (400')    |  03 - MultiFamily Elevator Buildings         |  09 - Open Space                       |
|  Projected Development Site |  04 - Mixed Commercial/Residential Buildings |  10 - Parking Facilities               |
|  Primary Buffer (400')      |  05 - Commercial/Office Buildings            |  11 - Vacant Land                      |
|  |  06 - Industrial/Manufacturing               |  All Others or No Data                 |

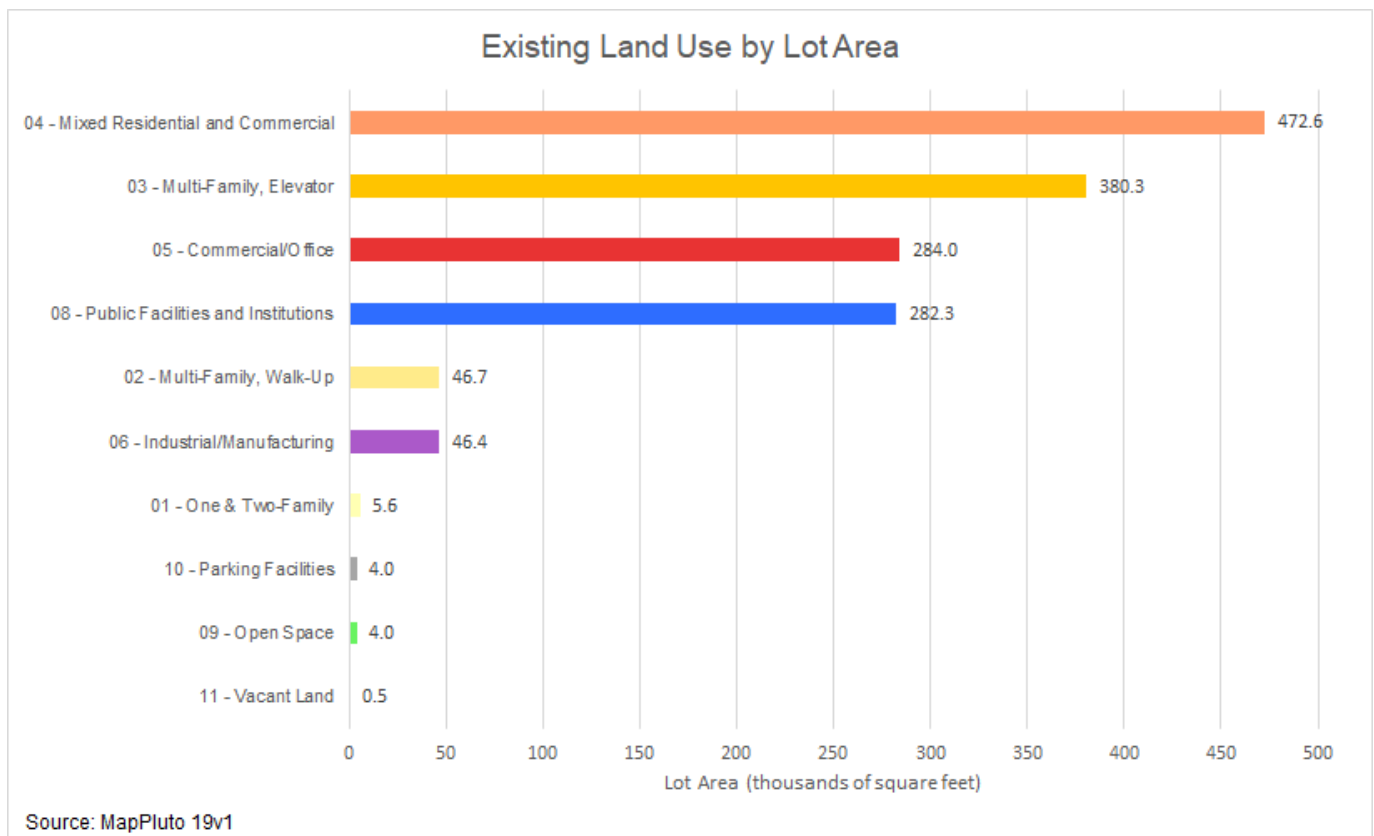


**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
LAND USE**

**TABLE 2-A: EXISTING LAND USE**

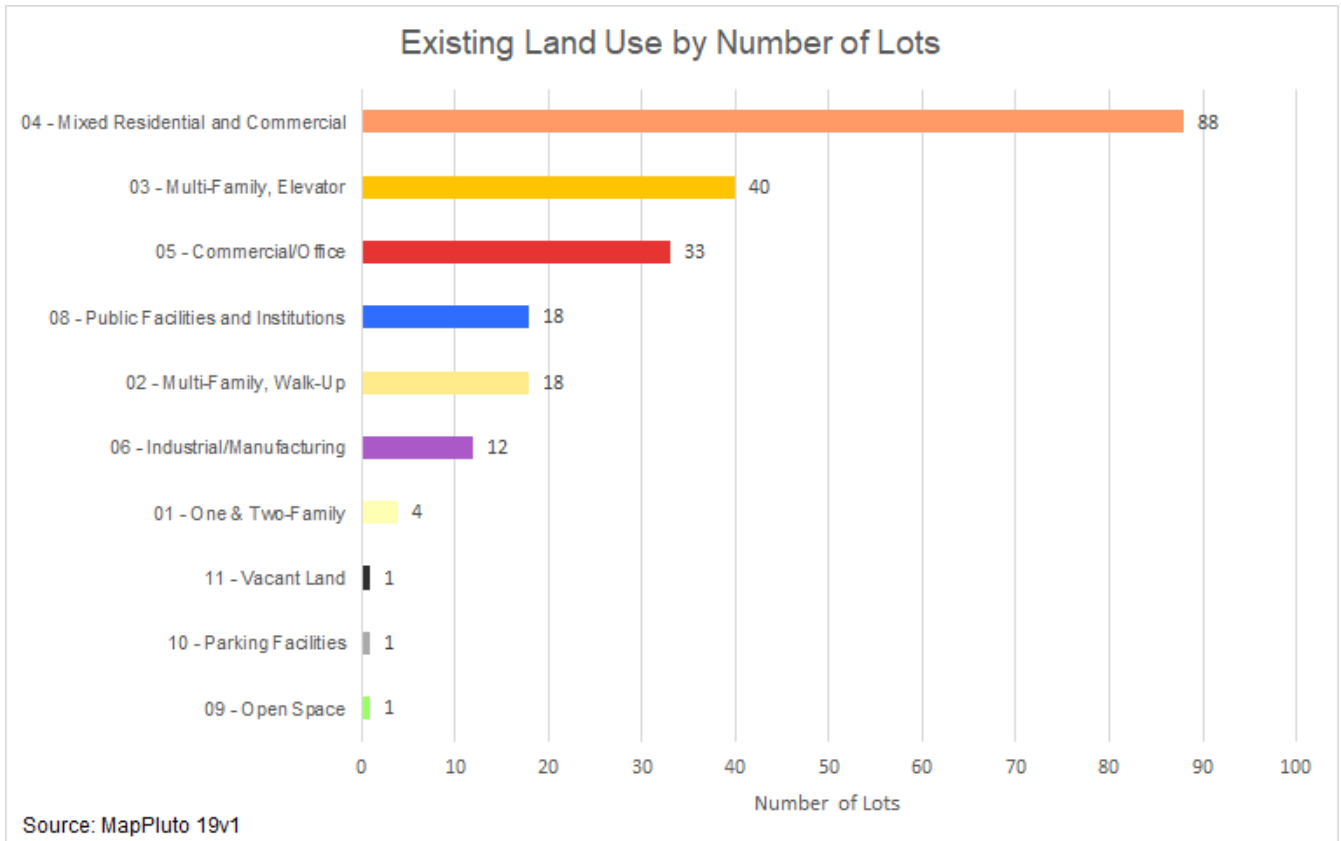
Primary Land Use	Number of Lots	as % of total	Lot Area (sf)	as % of total
Residential	150	69.4%	905,122	59.3%
One & Two-Family	4	1.9%	5,611	0.4%
Multi-Family, Walk-Up	18	8.3%	46,674	3.1%
Multi-Family, Elevator	40	18.5%	380,275	24.9%
Mixed Residential and Commercial	88	40.7%	472,562	31.0%
Commercial/Office	33	15.3%	282,341	18.5%
Industrial/Manufacturing	12	5.6%	46,397	3.0%
Public Facilities and Institutions	18	8.3%	283,963	18.6%
Open Space	1	0.5%	3,956	0.3%
Parking Facilities	1	0.5%	4,010	0.3%
Vacant Land	1	0.5%	546	0.0%
<b>TOTAL</b>	<b>216</b>	<b>100.0%</b>	<b>1,526,335</b>	<b>100.0%</b>

**FIGURE 2-2**





**FIGURE 2-3**







1. Fifth Avenue and 14th Street looking south - The New School



2. University Place and 14th Street looking south



3. 14th Street looking east



4. 14th Street looking northeast



Photos taken October 14, 2019





5. University Place and West 12th Street looking south



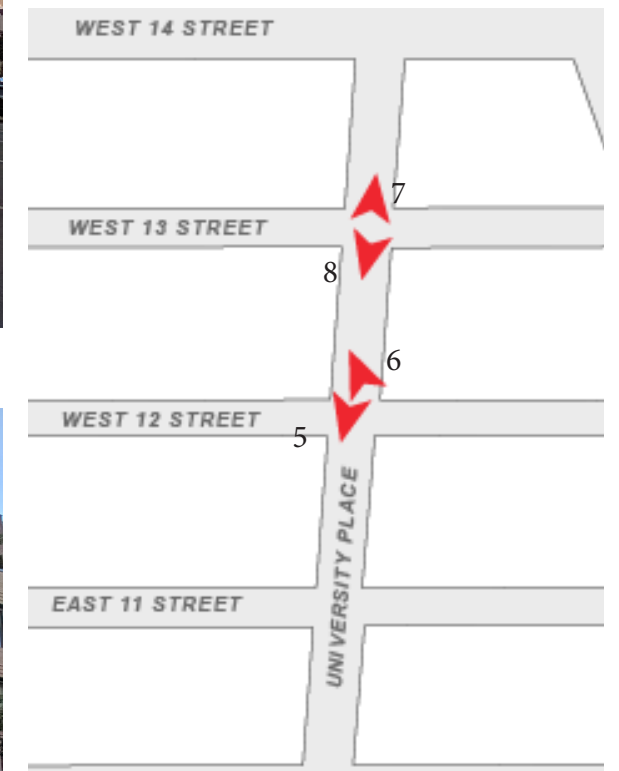
6. University Place and West 12th Street looking north



7. University Place and West 13th Street looking north



5. University Place and West 13th Street looking south



Photos taken October 14, 2019





29. East 11th Street looking northeast - Webster Hall



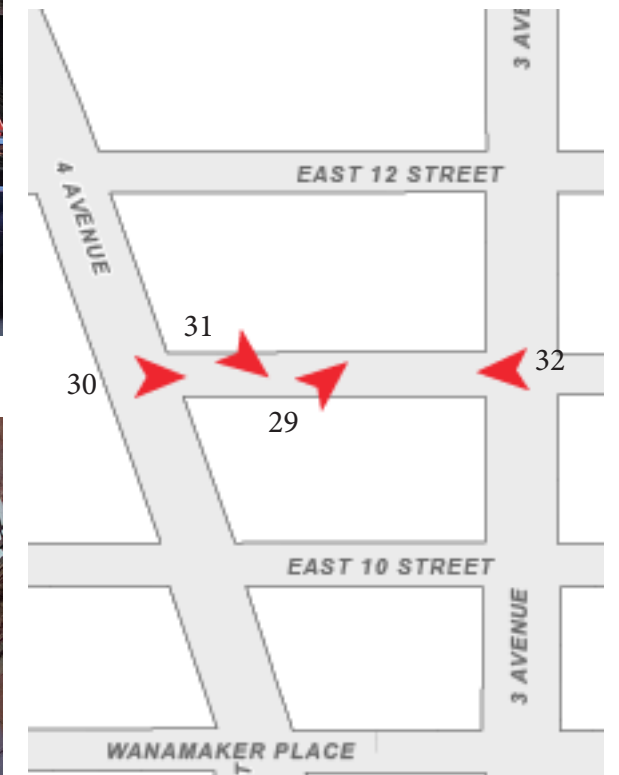
30. East 11th Street looking south - Moxy Hotel



31. East 11th Street looking southeast - Moxy Hotel



32. East 11th Street looking west - Moxy Hotel & Webster Hall



Photos taken October 14, 2019





37. 3rd Avenue and East 13th Street looking southeast



38. 3rd Avenue and East 12th Street looking north



39. 3rd Avenue and East 13th Street looking east



40. 14 Street and Irving Place looking south - Future Site of Tech Hub

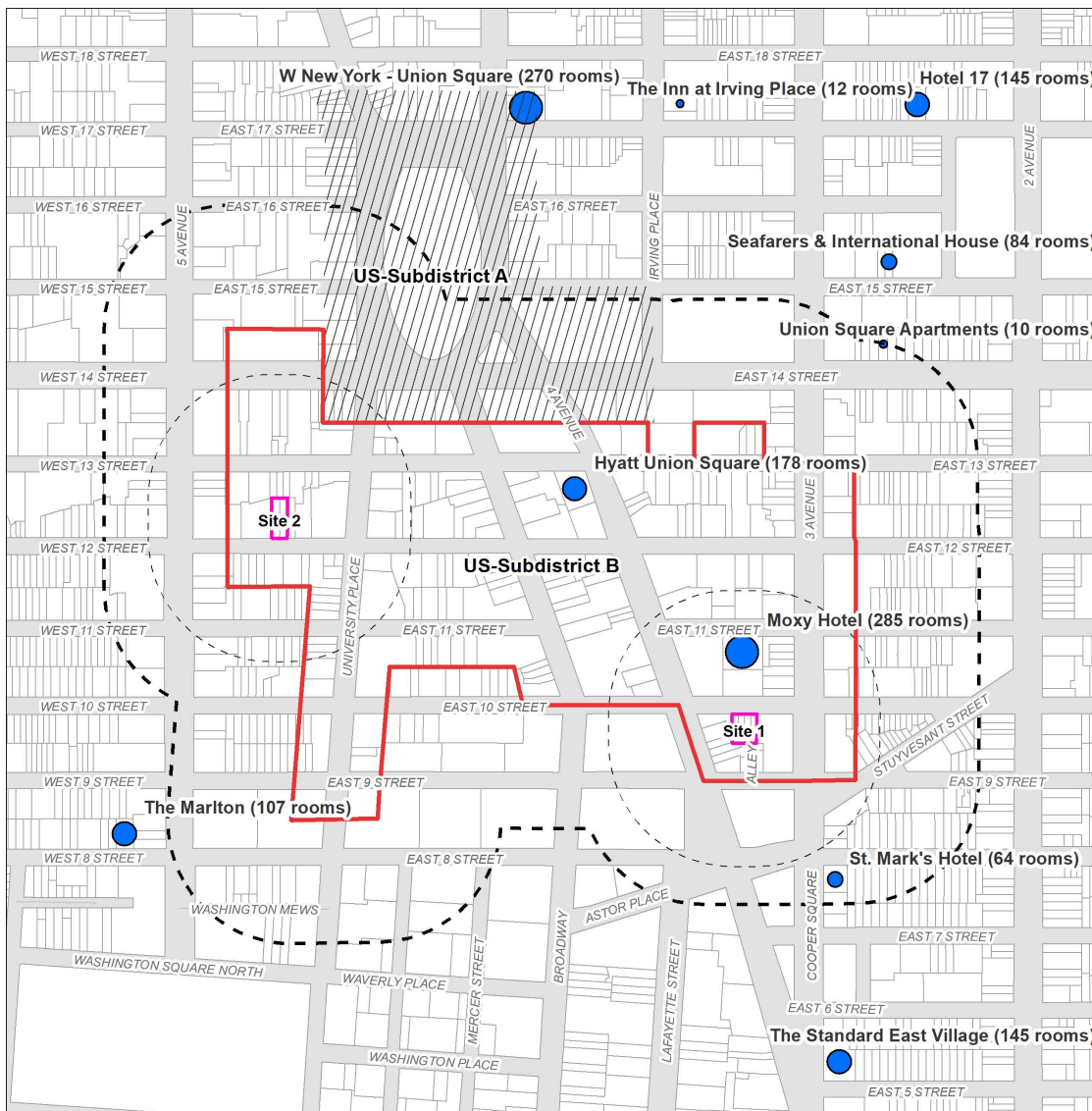


Photos taken October 14, 2019












Existing hotels, like the neighborhoods in and around the study area, also vary depending on their surrounding context (see Figure 2-4: Existing Hotels). Hotels in the area range in height between four and 21 stories and range in room capacity between twelve and 285. Generally, hotels near Union Square or near or along commercial corridors such as Third and Fourth avenues tend to be taller and contain more rooms. Those adjacent to multi-family walk-up buildings that are typical of East Village and Greenwich Village, tend to be shorter and contain fewer hotel rooms.

**FIGURE 2-4: EXISTING HOTELS**



**LEGEND**

- |  |   |
|--|---|
|  US-Subdistrict A           | <b>Hotels by Room Size</b>  |
|  US-Subdistrict B           |  10 - 50 (2)   |
|  Secondary Buffer (400')    |  51 - 100 (2)  |
|  Projected Development Site |  101 - 200 (4) |
|  Primary Buffer (400')      |  201 - 285 (2) |



**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
EXISTING HOTELS**

## **ZONING**

The study area is in C6-1, C6-2A, and C1-7 zoning districts (see Figure 1-1: Zoning Districts). One C6-1 district is located at the western boundary of the Study Area, generally bound by West 15<sup>th</sup> Street to the north, West 11<sup>th</sup> Street to the south, Fifth Avenue to the west, and University place to the east. The other C6-1 district is in the center of the Study Area, generally bound by 14<sup>th</sup> Street to the north, 10<sup>th</sup> Street to the south, University Place to the west, and Fourth Avenue to the east. The C6-1 zoning district in this area was mapped in the 1961 Zoning Resolution and is a medium density commercial district that allows for up to 6.0 FAR of commercial use and 3.44 FAR of residential use (R7-2 equivalent). These districts are typically found outside of central business districts.

The C6-2A district comprises the eastern portion of the Study Area and is generally bound by East 13<sup>th</sup> Street to the north, East 9<sup>th</sup> Street to the south, Fourth Avenue to the west, and Third Avenue to the east. C6-2A zoning districts are medium density, contextual commercial districts that allow up to 6.0 FAR of commercial use, up to 7.2 FAR of residential use, and 6.5 FAR of community facility use. An R8A equivalent, this contextual district limits base and max height up to 95 feet or 145 feet, respectively.

The C1-7 district is at the western portion of Study Area, generally along University place from 9 Street on the south to 13 Street on the north. C1-7 zoning districts, like other C1 and C2 districts, are mapped within residential neighborhoods and allow for uses that serve local retail and services needs of the surrounding community. This district allows for up to 2.0 FAR of commercial use and between 0.94 and 7.2 FAR of residential use. The range in residential FAR is due to the district's equivalency as an R8 district in which zoning lots are subject to either quality housing or height factor regulations, which dictate the allowable FAR on the site.

The Study Area is directly to the south of the Special Union Square District, which surrounds Union Square from 18<sup>th</sup> Street on the north, 14<sup>th</sup> Street to the south, Union Square West to the west, and Irving Place to the east. The Special Union Square District was mapped in 1984 and contains use, bulk, street wall, height, and transit regulations that are specific to the area. The general purposes of this district are to:

- a) "to promote a revitalized mixed-use area around Union Square by encouraging controlled development on vacant and under-utilized sites within the District;
- b) to stimulate such growth while providing guidelines which will ensure urban design compatibility between new development, existing buildings and Union Square and which will preserve and enhance the special character of the Square;
- c) to stabilize the area through residential development and thereby encourage active utilization of Union Square Park;
- d) to enhance the retail and service nature and economic vitality of 14th Street by mandating appropriate retail and service activities;
- e) to improve the physical appearance and amenity of the streets within the District by establishing streetscape and signage controls which are compatible to Union Square Park;
- f) to improve access, visibility, security and pedestrian circulation in and around the 14th Street/Union Square Station; and

- g) to promote the most desirable use of land in this area and thus conserve the value of land and buildings and thereby protect the City's tax revenues.”<sup>1</sup>

## **PUBLIC POLICY**

### *OneNYC 2050: Building a Strong and Fair City*

*OneNYC 2050: Building a Strong and Fair City* is a citywide policy aimed to “confront [the] climate crisis, achieve equity, and strengthen our democracy” in order to build a fairer and stronger New York City. While many of these policies are citywide, the Union Square area is specifically called out in the Inclusive Economy strategy. The goals within this section are to:

- 1) “Grow the economy with good-paying jobs and prepare New Yorkers to fill them;
- 2) Provide economic security for all through fair wages and expanded benefits;
- 3) Expand the voice, ownership, and decision-making power of workers and communities;
- 4) Strengthen the City’s fiscal health to meet current and future needs.”<sup>2</sup>

Within this section, the policy states that the City must provide “Space for Equitable Growth” by supporting “the creation of modern spaces in all five boroughs, paying specific attention to high poverty communities and communities of color that have faced historic disinvestment.”<sup>3</sup> The policy then cites the Union Square Tech Hub Training Center as one of the spaces that will support this policy, as it will provide “flexible workspace for growing start-ups” and “support over 600 jobs in the tech ecosystem and provide a gateway to tech jobs for thousands of New Yorkers, equipping young people with the skills they need to participate in the modern economy.”<sup>4</sup>

Other than OneNYC, there are no other known policies which apply to this geography.

## **THE FUTURE WITHOUT THE PROPOSED ACTIONS**

Absent the Proposed Actions, Projected Development Site 1 would be occupied by a 53,301 square foot hotel containing ground floor retail which would be constructed as-of-right. Projected Development Site 2 would be occupied by a 44,711 square foot hotel containing ground floor retail which would be constructed as-of-right. This is the No-Action Condition.

## **LAND USE & ZONING**

The future No-Action Condition would introduce a different land use to the two development sites which is allowed under the current zoning regulations. Absent the Proposed Actions, the study area would continue to be governed by the existing C6-1, C6-2A, and C1-7 commercial districts. A full description of these districts can be found above.

## **PUBLIC POLICY**

Absent the Proposed Actions, there are no known policy changes that would affect the project area and the goals of *OneNYC 2050: Building a Strong and Fair City* would continue to apply.

<sup>1</sup> See [ZR § 118-00](#) Special Union Square District (US)

<sup>2</sup> See [OneNYC 2050: An Inclusive Economy](#), 2019

<sup>3</sup> *Ibid*, p. 18

<sup>4</sup> *Ibid*, p. 19

## **THE FUTURE WITH THE PROPOSED ACTIONS**

The Proposed Actions would extend the Special Union Square District, create Subdistrict A which would be bound by the existing boundaries of the district, and create a new subdistrict (Subdistrict B) which would comprise the Study Area. Within Subdistrict A, the regulations of the Special Union Square District would continue to apply.

Within Subdistrict B, the proposed text amendment would establish a special permit to allow new hotel uses (referred to as “transient hotels” in the ZR). Transient hotels are listed in Use Group 5 in the ZR, and are currently permitted as-of-right in C6 zoning districts.

## **LAND USE & ZONING**

The Proposed Actions would introduce a new special permit for hotel development in the Study Area and would facilitate a change in land use on both projected development sites. Projected Development Site 1 would be occupied by a 53,301 square foot office building containing ground floor retail which would be constructed as-of-right. Projected Development Site 2 would be occupied by a 44,711 square foot office building containing ground floor retail which would be constructed as-of-right. Both uses are compatible with the surrounding area and with recent development trends in the area.

## **PUBLIC POLICY**

The Proposed Actions would not be in conflict with *OneNYC 2050: Building a Strong and Fair City* as it would continue to allow for the development of uses, like an office building, that would provide space to achieve the goals outlined in the *Inclusive Economy* section.

## **CONCLUSION**

The Proposed Actions would result in land uses and zoning that are consistent with development trends and existing land uses in the surrounding area. The Proposed Actions would not conflict with the applicable public policies in the area and therefore, the Proposed Actions would not result in any significant adverse impacts to land use, zoning, or public policy.

## **Section 3: SOCIOECONOMIC CONDITIONS**

### **INTRODUCTION**

This section assesses whether the Proposed Actions would result in significant adverse impacts on socioeconomic conditions.

### **METHODOLOGY**

As described in the CEQR Technical Manual, the socioeconomic character of an area includes its population, housing and economic activities. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Such socioeconomic changes include: displacement of residential population, businesses or employees; a new development that is markedly different from existing uses and activities within the neighborhood; an adverse effect on conditions in the real estate market in the area or an adverse effect on socioeconomic conditions in a specific industry. The objective of the CEQR analysis is to disclose whether any changes created by the actions would have a significant adverse impact compared to the future No-Action Condition.

The proposed project screens out of assessment related to direct and indirect residential displacement as well as direct and indirect business displacement per the EAS form. As such, further analysis is not warranted and the Proposed Actions would not result in significant adverse impacts related to direct and indirect residential displacement or direct and indirect business displacement. Therefore, this assessment will focus on the potential for adverse effects on specific industries.

### **ASSESSMENT**

#### *Adverse Effects on Specific Industries*

According to the *CEQR Technical Manual*, a Proposed Actions may have a significant adverse impact on specific industries if the action significantly affects business conditions in any industry or category of business within or outside of the study area.

Although the proposal to allow hotel construction only by CPC special permit could limit the number of businesses in that industry, based on the preliminary assessment, the Proposed Actions would not significantly affect business conditions in any specific industry or any category of business, nor would it indirectly reduce employment or impair the economic viability of any specific industry or category of business. Absent the Proposed Actions, there are only two locations that are projected to be developed with hotels. The potential inability to develop an estimated 195 hotel rooms in the Special Union Square Subdistrict B is not likely to affect the overall hotel industry in New York City.

### **CONCLUSION**

The assessment concludes that the hotel restriction imposed by the Proposed Actions would not have a significant effect on the hotel industry and therefore no significant adverse impacts related to specific industries would occur. As such, the Proposed Actions would not result in significant adverse impacts to socioeconomic conditions.



## **Section 4: HISTORIC AND CULTURAL RESOURCES**

### **INTRODUCTION**

This section considers the potential of the Proposed Actions to affect archaeological and architectural resources on the projected development sites and in the surrounding area. The Proposed Actions would result in the need for a City Planning Commission special permit for hotel development in the extension of the Special Union Square District, Subdistrict B. Two projected development sites are identified for analysis within Subdistrict B.

### **METHODOLOGY**

“Historic resources” defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate agencies are consulted. Historic resources include: New York City Landmarks Preservation Commission (LPC) designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

According to the *2014 CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Actions, and in the area surrounding identified projected development sites. The architectural resources study area identifies the sites that are projected to be redeveloped, plus an approximately 400-foot radius, or Primary Buffer, around these projected development sites (Figure 4-1). A comprehensive list of all historic resources within the Secondary Buffer (within the Project Area plus surrounding 400 foot radius) is also provided in Table 4-A. This section analyzes how development on Projected Development Sites 1 and 2 could affect physical, visual, and historic relationships of historic architectural resources.

Archaeological resources are considered only in those areas where excavation is likely, and would result in new in-ground disturbance.

### **EXISTING CONDITIONS**

#### **Archaeological Resources**

In a letter issued on October 22, 2019, LPC found that, within the Primary Buffer areas, Block 555, lots 122 and 124 (a portion of Projected Development Site 1) are likely to be archaeologically sensitive (see Appendix A).

#### **Architectural Resources: Project Area and Secondary Buffer Area**

Table 4-A below captures the comprehensive inventory of historic resources that are located both within the Primary Buffers of Projected Development Sites 1 and 2, as well as within the 400 foot Secondary Buffer of the larger Project Area boundary. These resources are also shown in Figure 4-1.

**Table 4-A: Historic Resources within Secondary Buffer**

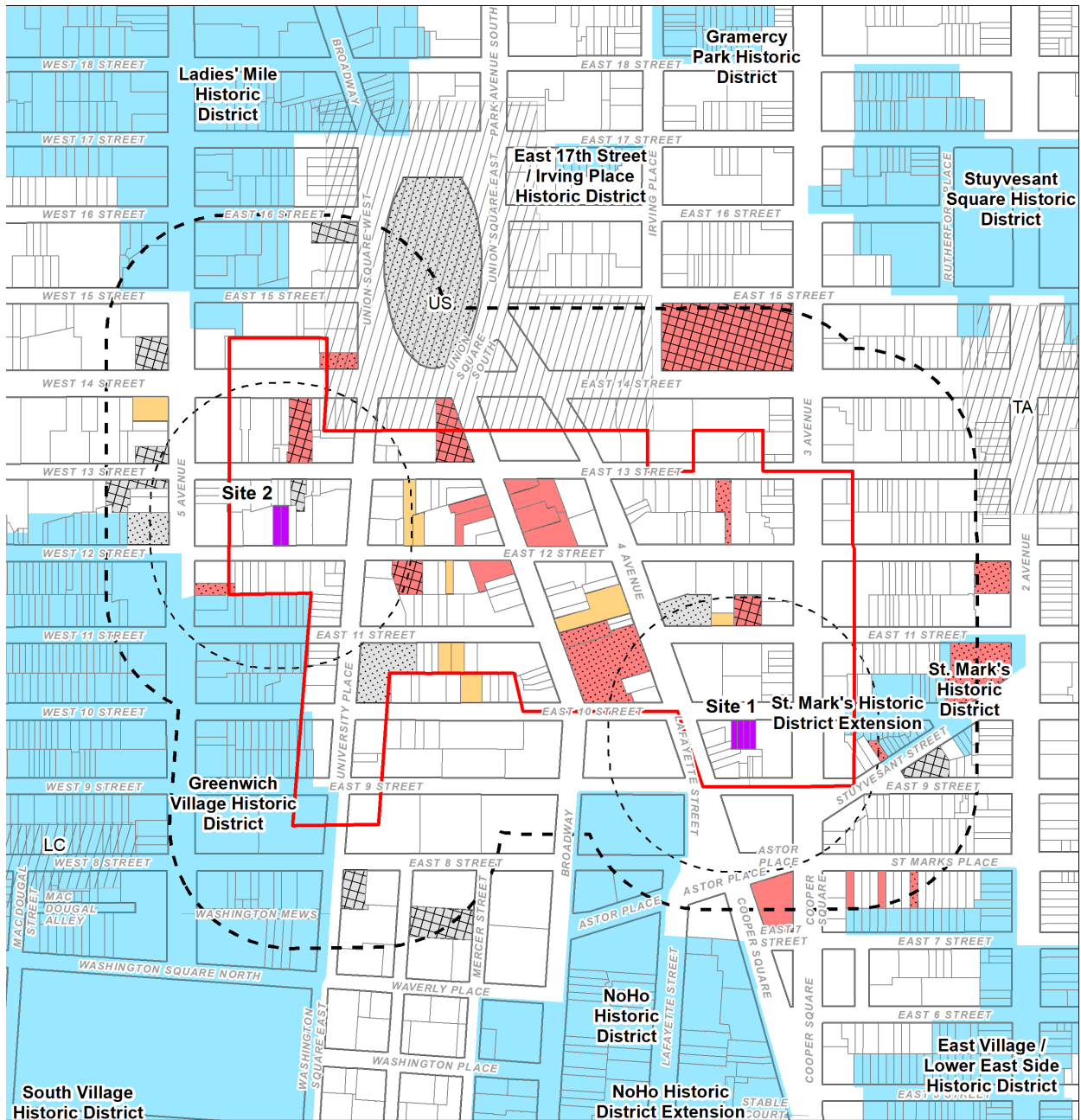
BLOCK	LOT	ADDRESS	NAME	S/NR ELIGIBLE	S/NR LISTED	LPC ELIGIBLE	LPC DESIGNATED
463	11	4 ST. MARKS PLACE	Hamilton-Holly House				X
463	15	12 ST. MARKS PLACE	German-American Shooting Society Clubhouse				X
463	19	20 ST. MARKS PLACE	20 Saint Mark's Place House		X		X
465	29	21 STUYVESANT STREET	Nicholas and Elizabeth Stuyvesant Fish House		X		X
465	37	34 STUYVESANT STREET (AKA 26-32, 34-36 STUYVESANT STREET; 217-223, 225-227 EAST 9TH STREET)		X			
466	26	131 EAST 10TH STREET	Saint Mark's-in-the-Bowery Church		X		X
467	31	189 SECOND AVENUE	Louis N. Jaffe Art Theater		X		X
548	24	262 GREENE STREET (AKA 300 MERCER STREET)		X			
548	9	13-19 UNIVERSITY PLACE (AKA 32-34 EAST 8TH STREET)		X			
544	76	7 EAST 7TH STREET	Cooper Union				X
556	36	93 FOURTH AVENUE	US Post Office Cooper Station		X		
556	68	119 EAST 11TH STREET	Webster Hall and Annex	X			X
556	75	113 EAST 11 STREET	Former St. Ann's Roman Catholic School			X	
557	1	84 FOURTH AVENUE (AKA 84-98 FOURTH AVENUE; 788-802 BROADWAY; 61-65 EAST 10TH STREET)	Grace Church		X		X
557	8	804 BROADWAY	Grace Church Rectory		X		X
557	7501	806-808 BROADWAY (AKA 104-106 FOURTH AVENUE)				X	
558	43	126-128 EAST 13TH STREET (AKA 123 EAST 12TH STREET)	Van Tassell & Kearney Auction Mart		X		X
562	1	63 UNIVERSITY PLACE (AKA 23 EAST 10TH STREET; 44-52 EAST 11TH STREET 61-77 UNIVERSITY PLACE)			X		

562	14	60 EAST 11 STREET				X	
562	7503	66 EAST 11 STREET				X	
562	36	43-47 EAST 10 STREET				X	
563	20	34 1/2 EAST 12TH STREET	Police Athletic League Building	X			X
563	7502	42 EAST 12 STREET				X	
563	31	817 BROADWAY	817 Broadway Building				X
564	31	35 EAST 12 STREET (AKA 48-50 EAST 13TH STREET)				X	
564	7503	37 EAST 12 STREET				X	
564	17	831 BROADWAY	827-831 Broadway Buildings				X
564	19	827-829 BROADWAY	827-831 Broadway Buildings				X
564	34	826 BROADWAY	826 Broadway Building (now the Strand Building)				X
564	36	830 BROADWAY and 832-834 Broadway	830 Broadway Building and 832-834 Broadway Building				X
564	39	836 BROADWAY	836 Broadway Building				X
564	41	840 BROADWAY	840 Broadway Building				X
565	15	841 BROADWAY	The Roosevelt Building	X			X
569	4	47 FIFTH AVENUE	Irak Hawley House, Salmagundi Club		X		X
570	17	24-26 EAST 13 STREET		X			
571	7502	22-26 EAST 14TH STREET	Baumann Brothers Furniture and Carpets Store	X			X
576	46	60 FIFTH AVENUE	McMillian Building		X		
576	36	70 FIFTH AVENUE/2 WEST 13TH STREET		X			
577	7501	72 FIFTH AVENUE		X			
577	39	80 FIFTH AVENUE				X	
816	37	90 FIFTH AVENUE		X			
842	21	1 UNION SQUARE WEST	Lincoln Building		X		X
843	29	29 UNION SQUARE WEST		X			
845	2	UNION SQUARE			X		
870	24	4 IRVING PLACE (AKA 2-12 IRVING PLACE, 121-147 EAST 14TH STREET, 120-140 EAST 15TH STREET)	Consolidated Edison Company Building	X			X

<b>N/A</b>	<b>N/A</b>	* IRT SUBWAY SYSTEM UNDERGROUND ASTOR PLACE BETWEEN LAFAYETTE 4TH AVENUE ASTOR PLACE AND 9TH STREET	<b>IRT Subway System Underground Interior</b>		X		X
<b>N/A</b>	<b>N/A</b>	* IRT 14TH STREET/UNION SQUARE IRT SUBWAY STATION COMPLEX	<b>IRT Subway System Underground Interior</b>		X		
<b>N/A</b>	<b>N/A</b>	LADIES' MILE HISTORIC DISTRICT			X		X
<b>N/A</b>	<b>N/A</b>	GREENWICH VILLAGE HISTORIC DISTRICT			X		X
<b>N/A</b>	<b>N/A</b>	NOHO HISTORIC DISTRICT			X		X
<b>N/A</b>	<b>N/A</b>	ST. MARK'S HISTORIC DISTRICT			X		X
<b>N/A</b>	<b>N/A</b>	ST. MARK'S HISTORIC DISTRICT EXTENSION			X		X
<b>N/A</b>	<b>N/A</b>	EAST VILLAGE/LOWER EAST SIDE HISTORIC DISTRICT					X

\* Not included in map

Figure 4-1: Historic Resources



**LEGEND**

- Project Area
- Secondary Buffer (400')
- Lots
- Special Purpose Districts

- Projected Development Site
- Primary Buffer (400')
- Historic district - designated (LPC)

**LOTS CONTAINING HISTORIC RESOURCES**

- LPC Designated
- LPC Eligible
- S/NR Listed
- S/NR Eligible



**UNION SQUARE SOUTH HOTEL SPECIAL PERMIT  
HISTORIC RESOURCES**



## Architectural Resources: Primary Buffer Areas

### Projected Development Site 1:

The following historic resources (Table 4-B) are located within 400 feet of Projected Development Site 1 (Primary Buffer) and are described in detail below.

**Table 4-B: Historic Resources within Projected Development Site 1 Primary Buffer**

Block	Lot	Address	Name	S/NR Eligible	S/NR Listed	LPC Eligible	LPC Designated
N/A	N/A	St. Mark's Historic District			X		X
N/A	N/A	St. Mark's Historic District Extension			X		X
N/A	N/A	NoHo Historic District			X		X
556	68	119 East 11th Street	Webster Hall and Annex	X			X
557	1	84 Fourth Avenue	Grace Church		X		X
465	29	21 Stuyvesant Street	Nicholas and Elizabeth Stuyvesant Fish House		X		X
556	36	93 Fourth Avenue	US Post Office Cooper Station		X		
N/A	N/A	Union Square IRT Subway Station Complex	IRT Subway System Underground Interior		X		
N/A	N/A	Astor Place IRT Subway System Underground	IRT Subway System Underground Interior		X		X
556	75	113 East 11th Street				X	

#### *St. Mark's Historic District (LPC Designated, S/NR Listed)*

Located between Third and Second Avenues, the St. Mark's Historic District comprises most of the north side of Stuyvesant Street, three properties on the south side of Stuyvesant Street, most of the north and south sides of East 10th Street, and the St. Mark's Bowery Church. This residential historic district of 3-, 4-, and 5-story buildings, which has its own street pattern, is one of the oldest developments in this section of the city. Located on land that was once part of Peter Stuyvesant's farm ("bouwerie" in Dutch), the district includes two early Federal residences; mid-19th-century Greek Revival, Italianate, and Anglo-Italianate brick row houses; and the late-18th-century church. Characteristic building details-brick facades with limestone trim, rusticated basements, projecting cornices, and cast-iron railings and balustrades-give an architectural coherence to the district.

#### *St. Mark's Historic District Extension (LPC Designated, S/NR Listed as Individuals)*

Sharing much of the same history and architectural vocabulary as the neighboring St. Mark's Historic District, the St. Mark's Historic District Extension consists of 102 and 104 East 10th Street - the only two buildings on the south side of the block between Third Avenue and Stuyvesant Street which were not

included in the Historic District as it was designated in 1969. Three stories high with sparse ornamental detail, the two brick dwellings document the neighborhood's evolving architectural form. No. 102 East 10th Street, built circa 1839, is the oldest house on the block. As the first properties on East 10th Street to be developed, the buildings at 102 and 104 helped to determine the architectural character of the block. In style, scale and materials and especially in shared history, the two brick houses are an intrinsic part of the St. Mark's Historic District.

*NoHo Historic District (LPC Designated, S/NR Listed)*

The NoHo Historic District is bounded by Cooper Square and Lafayette Street on the east, by Houston Street on the south, by Mercer Street and Broadway on the west, and by Waverly and Wanamaker Places on the north. Comprised of approximately 125 buildings built between the early 1850s and the 1910s, the district represents an important commercial period in New York City history when this area was a prosperous retail and wholesale dry goods center. Building facade materials include brick, terra cotta, stone, and cast-iron; architectural styles include, among others, Renaissance, Queen Anne, and Colonial Revival; and building types include lofts, stores, houses, and offices that range from four to twelve stories.

*788-802 Broadway, Grace Church (LPC Designated, S/NR Listed)*

Grace Church, located on Broadway at East 10th Street, was built in 1843-1843 in the Gothic Revival style. Designed by James Renwick Jr. in white Sing Sing marble, the main entrance to the chapel, located at the base of the tower, is surmounted by an attractive gable above which is a handsome rose window. The walls of the nave consist of fine, pointed arch windows, interspersed by buttresses which in turn are surmounted by pinnacles. A parapet forms the top of the walls behind the tower and is crenellated, similar to those found on medieval castles. Grace Church, since its beginning on Rector Street, had always been the house of worship chosen by New York's first families. It is still an active house of worship under the ownership of the Episcopal Diocese of New York.

*788-802 Broadway, Neighborhood House (LPC Designated, S/NR Listed)*

Located at 98 4<sup>th</sup> Avenue, Neighborhood House is part of the Grace Church complex. Designed by the firm Renwick, Aspinwall & Tucker in the Gothic Revival style, Neighborhood House was completed in 1907. Despite the later date of its construction, it accords well with the earlier Gothic style buildings, Grace Memorial House (No. 94-96) adjoining it to the south, and Clergy House (No. 92). Architecturally, Neighborhood House belongs most nearly to the Tudor tradition of late Gothic architecture. The dormer windows with their pointed arches and gables conform to the earlier Gothic style which characterizes the adjoining buildings to the south. The moldings used as horizontal bandcourses serve to unite the overall composition of this building with Nos. 92 and 94-96 with which it forms an important part visually. Today, the building houses part of the Grace Church School's K-8 grade campus.

*788-802 Broadway, Grace Memorial House/Huntington House (LPC Designated, S/NR Listed)*

Located at 94-96 4<sup>th</sup> Avenue, Grace Memorial House is part of the Grace Church complex and was designed in the Gothic Revival style by the same architect as the adjoining Grace Church, James Renwick, Jr. When it was completed in 1883, Grace Memorial House was known as the Day Nursery, purportedly New York's first day care center. The building was gifted to the church by Levi P. Morton, Vice-President of the United States under Benjamin Harrison, in memory of his wife. In 1927 it was renamed Huntington House in honor of the church's rector, William Reed Huntington. No. 96 was later duplicated by No. 92, Clergy

House, built in 1902, making No. 94, which is surmounted by a high gable, the center of a perfectly symmetrical group of buildings. Today, the building houses part of the Grace Church School's K-8 grade campus.

*788-802 Broadway, Clergy House (LPC Designated, S/NR Listed)*

Part of the Grace Church complex, the Gothic Revival structures at 92 4<sup>th</sup> Avenue at E. 11<sup>th</sup> Street, was designed by the firm of Heins & LaFarge to house members of Grace Church's clergy. Clergy House is one of three buildings that were erected in 1902 along with 88 and 90 4<sup>th</sup> Avenue. Architecturally, Nos. 92, 94-96, and 98 form a homogenous whole giving the impression of a single building. The ecclesiastical character of Grace Church and its rectory is carried out in the marble-faced Clergy House in its use of pointed-arch windows. Gothic details are further evinced in the label moldings over the windows, the trefoil railing above the bay window, and the finials on the south gable of the roof. The moldings used as horizontal bandcourses serve to unite the overall composition of Clergy House with Nos. 98 and 94-96 with which it forms an important part visually. Today, the building houses part of the Grace Church School's K-8 grade campus.

*804 Broadway, Rectory (LPC Designated, S/NR Listed)*

The Grace Church Rectory is one of the finest Gothic Revival residences in Manhattan. It belongs to that early phase of the Gothic Revival in which an attempt was made, by differentiating the bay windows, to make the building appear less symmetrical and thus to romanticize it. Often these small rectories, nestling in the shadows of their churches, are overlooked. Viewed on their own merits, they are frequently notable examples of residential architecture. The ecclesiastical character of Grace Church is carried over into the residence in its use of corner buttresses with pinnacles, gables decorated with Gothic details (crockets and finials) and the use of pointed-arch windows both in the gables and elsewhere. Flamboyant tracery adorns the windows, as in the Church, and even the bay windows are in themselves a study in Gothic detail.

*21 Stuyvesant Street, Nicholas and Elizabeth Stuyvesant Fish House (LPC Designated, S/NR Listed)*

The Nicholas and Elizabeth Stuyvesant Fish House (NYCL, NHL, S/NR) at 21 Stuyvesant Street within the St. Mark's Historic District is a 3½-story, brick Federal residence. Petrus Stuyvesant built this house in 1804 for his daughter Elizabeth and her husband Nicholas Fish, who was an army officer during the American Revolution and a friend of Alexander Hamilton. The three-bay house has splayed stone window lintels, two arched dormers, a stoop, and a recessed doorway with sidelights and a fanlight. Nicholas and Elizabeth's son, Hamilton Fish, who was born in the house, was Governor of New York State, a U.S. Senator, and the U.S. Secretary of State.

*119 East 11<sup>th</sup> Street, Webster Hall and Annex (LPC Designated, S/NR Eligible)*

Located at 119-125 E. 11<sup>th</sup> Street between 4<sup>th</sup> Avenue and 3<sup>rd</sup> Avenue, Webster Hall has become one of New York City's most historically and culturally significant large nineteenth-century assembly halls. Designed by architect Charles Rentz, Jr. and completed in 1887 (Annex completed in 1892), the Queen Anne style original structure and Renaissance Revival style Annex are clad in red Philadelphia pressed brick with brownstone trim, and effusively ornamented with unglazed red terra cotta. Throughout its history as one of Greenwich Village/East Village's leading public rental halls and social centers, Webster Hall has been the venue for countless balls, dances, receptions, lectures, meetings, conventions, political and

union rallies, military functions, concerts, performances, festivities, and sporting and fundraising events, particularly for the working-class and immigrant populations of the Lower East Side. In the 1910s and 20s, it became famous for its masquerade balls, following the success of a 1913 fundraiser for the socialist magazine *The Masses*, first attracting the Village’s bohemian population, which nicknamed it the “Devil’s Playhouse.” The hall was significant as a gathering place for the city’s early twentieth-century lesbian and gay community, who felt welcome to attend the balls in drag, and then sponsored their own events by the 1920s. From 1953 to 1968, RCA Victor Records operated a notable sound recording studio here, which was famed for its acoustics. In the 1970s-80s, the building housed Casa Galicia, a meeting and event space, and the rock club The Ritz. It was also the location for a number of movie scenes, such as “Raging Bull”. The name Webster Hall was returned in 1990 with the current club.

*93 Fourth Avenue, US Post Office Cooper Station (S/NR Listed)*

Designed by William Dewey Foster, the Cooper Station post office building is a fine example of the streamlined Art Modern style that was typical of New Deal projects of the 1930’s and 1940’s. Foster was a prolific architect who also designed the Harry S. Truman Building in Washington, D.C., the headquarters of the U.S. State Department. Located at 93 4<sup>th</sup> Avenue, the post office building is named for Peter Cooper, the namesake and founder of The Cooper Union for the Advancement of Science and Art and was completed in 1937.

*113 East 11<sup>th</sup> Street (LPC Eligible)*

113 East 11<sup>th</sup> Street is a four-story former school building designed by Napoleon LeBrun for St. Ann’s Church, constructed c. 1870 as the St. Ann’s Parochial School. The intact 19<sup>th</sup>-century facade features arched windows and brick corbels, and represents an important institution in the neighborhood.

*Union Square IRT Subway Station Complex (S/NR Listed)*

The 14<sup>th</sup> Street Union Square Subway Complex, serving the 4, 5, 6, N, Q, W, R, AND L trains, was placed on the Nation Register of Historic Places in 2005.

*Astor Place IRT Subway System Underground (S/NR Listed, LPC Designated)*

Completed in 1904, Astor Place is one of the original 28 stations in the subway system and serves the 6 train line. LPC designation includes a number of IRT subway stations interiors, including Astor Place.

**Projected Development Site 2:**

The following historic resources are located within 400 feet of Projected Development Site 2 (Primary Buffer) and are described in detail below.

**Table 4-C: Historic Resources within Projected Development Site 2 Primary Buffer**

Block	Lot	Address	Name	S/NR Eligible	S/NR Listed	LPC Eligible	LPC Designated
N/A	N/A	Greenwich Village Historic District			X		X
569	4	47 Fifth Avenue	Salmagundi Club		X		X



571	7502	22-26 East 14th Street	<b>Baumann Brothers Furniture and Carpets Store</b>	X			X
563	20	34 East 12th Street	<b>Police Athletic League Building</b>	X			X
576	46	60 Fifth Avenue	<b>MacMillan Building</b>		X		
562	1	63 University Place	<b>Hotel Albert</b>		X		
576	36	70 Fifth Ave		X			
577	5701	72 Fifth Ave		X			
570	17	24 East 13 <sup>th</sup> Street		X			
564	31	35 East 12th Street				X	

*Greenwich Village Historic District (LPC Designated, S/NR Listed)*

The Greenwich Village Historic District is one of the oldest and largest historic districts in the city. During the colonial period, the area contained the country seats of prosperous, respectable colonists. After the Revolution, it gained sufficient inhabitants to become known as a village where merchants and bankers built summer homes, later living there year-round to escape the bustle of commerce downtown. Today, it contains the greatest concentration of early New York residential architecture to be found anywhere within the five Boroughs. The study area coextends the northeast corner of the district, corresponding roughly to the blocks south of 12<sup>th</sup> Street between University Place and 5<sup>th</sup> Avenue. Unlike the area west of 6<sup>th</sup> Avenue which retains its quaint, irregular street pattern, this quadrant of the historic district is gridded according to the 1811 Commissioners’ Plan with blocks of uniform width and depth. From about 1900 to 1930, the construction of elevator buildings offering luxury apartments began to crop up among the low-slung rowhouses of the earlier period. These tall structures, concentrated mainly along Fifth Avenue and at street intersections, were often designed in Georgian, Federal or other classical styles to blend in with the existing architecture. Although the Village retains its reputation as a bohemian enclave and hub of creative expression, today, the area north of Washington Square is characterized by its diversity – a fashionable district that is home to some of the city’s priciest real estate as well as a large concentration of academic institutions such as NYU and The New School.

*47 Fifth Avenue, Irad Hawley House, Salmagundi Club (LPC Designated, S/NR Listed)*

Located at 47 Fifth Avenue between E. 12<sup>th</sup> and E. 11<sup>th</sup> Streets, this mansion was built in 1852-53 for Irad Hawley, the president of the Pennsylvania Coal Company. It is an outstanding example of a very grand mansion in the early Italianate style and was one of the first to have a facade entirely of brownstone. The Salmagundi Club purchased the house in 1917. Founded in 1871, the Salmagundi Club is one of the oldest art organizations in the United States and continues to offer programs including art classes, exhibitions, painting demonstrations, and art auctions throughout the year for members and the public. In its 1969 designation report, the LPC described the Salmagundi Club building as “the last remaining example of a mid-nineteenth century style Fifth Avenue brownstone mansion, retaining its original stoop and doorway [and] executed in the best tradition of craftsmanship.”

*22-26 East 14th Street, Baumann Brothers Furniture and Carpets Store (LPC Designated, S/NR Eligible)*

The Baumann Brothers Furniture and Carpets Store, located at 22-26 East 14th Street (aka 19-25 East 13th Street) between E. 13<sup>th</sup> and E. 12<sup>th</sup> Streets, was built in 1880-81 for James McCreery, a well-known textiles merchant. The wide cast-iron building was designed by the prolific architectural firm of D. & J. Jardine in an amalgam of neo-Classical, neo-Grec, and Queen Anne styles. Built toward the end of the heyday of cast-iron fronts in New York, the Baumann Brothers store is a well-preserved example of Aesthetic Movement design. The facade on 13th Street is clad in brick and stone with a cast-iron ground story. The building occupied a prime spot within Manhattan's primary retail shopping district, which included 14th Street, Union Square, and Ladies' Mile. From 1881 to 1897, it housed Baumann Brothers, a furniture manufacturing company established by Albert and Ludwig Baumann, Bohemian Jewish immigrants. For eight decades, the ground story contained 5-10-and-25-cent stores, while the upper stories were leased for show rooms and manufacturing by various firms related to the textile and sporting goods industries, as well as a gymnasium and classrooms. The upper stories are currently used as an annex to the Parsons School of Design, while the ground story contains retail stores.

*34 ½ East 12th Street, Police Athletic League Building (LPC Designated, S/NR Eligible)*

Located at 34 ½ E. 12<sup>th</sup> Street between Broadway and University Place, the building originally housed Grammar School 47, which was one of the first New York City schools built exclusively for the education of girls at a time when the city was trying to expand learning opportunities for young women. Constructed in 1855 for the New York City Board of Education, it was designed in the Anglo-Italianate style by architect Thomas R. Jackson. The four-story building has a symmetrically-organized facade with two pediment pavilions flanking a recessed central section. The rusticated brownstone base features prominent arched openings and a central entrance porch with paired Corinthian piers supporting an entablature. It ceased operating as an educational facility in 1914 and until 1958 it housed the Board of Education's building operations and maintenance offices, when it was turned over to the Police Department's Juvenile Aid Bureau and the Police Athletic League. One of the oldest surviving school buildings in Manhattan, it remains the administrative offices of the Police Athletic League, whose mission is to support and inspire New York City youths to realize their full individual potential as productive members of society.

*63 University Place, Hotel Albert (S/NR Listed)*

The Albert is historically significant in the areas of art, performing arts and literature. Over the course of a century, from the 1880s through the early-1970s, the Albert played a significant role in New York's cultural life, hosting such notable figures as Robert Louis Stevenson, Hart Crane, Mark Twain, Jackson Pollock, Jim Morrison, Joni Mitchell, among many others.

The Hotel Albert incorporates four distinct structures now functioning as a single entity. The Hotel St. Stephen ("Building D"), at 50 East 11<sup>th</sup> Street, was built in 1875-76 as a combination of three earlier row houses, to designs by architect James Irving Howard. The adjoining Albert Apartment House ("Building C") was built at the corner of East 11<sup>th</sup> Street and University Place in 1881-82, to designs by Henry Hardenbergh. Hardenbergh, a prominent American architect, designed such major landmarks as the Plaza Hotel and the Dakota apartments. The Hotel St. Stephen merged into the Hotel Albert circa 1895. A 12-story extension to the Albert ("Building B") was built on University Place in 1903-04, to designs by Buchman & Fox, and a shorter extension ("Building A") on the northeast corner of University Place and East 10<sup>th</sup> Street in 1922-24, to designs by William L. Bottomley working with Sugarman & Hess. The Albert

was converted into a co-op apartment building complex in the 1970s. The exteriors of the Albert and its two additions survive largely intact; their interiors have undergone various renovations. The Hotel St. Stephen lost its original façade in the 1920s.

*60 Fifth Avenue, The Macmillan Building (S/NR Listed)*

Located at 60-62 5<sup>th</sup> Avenue between West 12<sup>th</sup> and West 13<sup>th</sup> Street, the Macmillan Company Building was originally home to the eponymous publishing house. It was built in 1925 by Carrère & Hastings and Shreve & Lamb, the architecture firms behind the main branch of the New York Public Library and the Empire State Building, respectively. An amalgam of Beaux-Arts and Art Deco elements, the building embodies the tension between aesthetic classicism and emerging modernist sensibilities of the Pre-War period. Later, the building served as both the headquarters of Forbes Magazine and the home of Malcom Forbes's private art collection whose gallery was open to the public. In 2014, the building was sold to New York University.

*70 Fifth Avenue (S/NR Eligible)*

Designed by Charles Alonzo Rich in the Beaux-Arts style, 70 Fifth Avenue was originally built for publisher George A. Plimpton in 1912. Rich was also the architect behind Sagamore Hill, President Theodore Roosevelt's Long Island home. The building was later home to numerous social service organizations, including, at one time, the NAACP. Along with 66 and 68 Fifth Avenue, the building is now part of the Shelia C. Johnson Design Center at the New School's Parsons School of Design.

*72 Fifth Avenue (S/NR Eligible)*

The architect of the seven-story Romanesque Revival building at 72 5<sup>th</sup> Avenue between West 13<sup>th</sup> and West 14<sup>th</sup> Streets is unknown. Built in 1893 as the home of Appleton & Co., one of the country's most successful publishers, 72 Fifth Avenue was later an early headquarters for the Phillip Morris tobacco company from 1917 through 1938. It is currently home to the New School's Milano School of International Affairs, Management & Urban Policy.

*24 East 13<sup>th</sup> Street (S/NR Eligible)*

24 East 13<sup>th</sup> Street was constructed c. 1900 in the Beaux Arts and Renaissance Revival style, with exuberant ornament including balustrades at window balconies and spandrels, engaged columns, a prominent cornice, and decorative banding and window surrounds. It currently houses the New York Health and Racquet Club.

*35 East 12<sup>th</sup> Street (LPC Eligible)*

35 East 12<sup>th</sup> Street is an elegant, nine-story loft building, designed by Albert Wagner in 1896. The narrow facade features elaborate detail with elements of the Renaissance Revival and Romanesque Revival styles, including arched windows, rusticated stone, and an ornate projecting cornice. It became the headquarters of the Communist Party of the United States in 1927 and was home of several publishing companies in the 1930s.

## **ASSESSMENT**

The historic resources defined in Existing Conditions would not change in the No-Action or With-Action conditions. The No-Action would result in a new commercial office development on each of the two projected development sites. The With-Action would result in a development with the same height and bulk as the No-Action. Furthermore, there is no incremental disturbance between the No-Action and

With-Action conditions. The only difference would be the commercial use inside the building, which would not affect surrounding historic resources.

LPC was consulted during review and made the following findings regarding the Proposed Actions:

LPC was consulted to review the two development sites and their associated buffers, and subsequently issued a letter dated October 18, 2019, which found no architectural significance on either of the two projected development sites (see Appendix A). While LPC identified multiple buildings with architectural significance within the Primary Buffers of both projected development sites, the With-Action building form is the same as the No-Action and would not affect the surrounding buildings or their context.

As stated above under Existing Conditions, LPC issued an additional letter on October 22, 2019, which found that Block 555, lots 122 and 124 (a portion of Projected Development Site 1) are likely to be archaeologically sensitive. However, there is no incremental disturbance between the No-Action and With-Action developments and, as such, any archaeological resources that may exist within Projected Development Site 1 would already be disturbed by the No-Action development on the site.

Subsequent to the issuance of original EAS and Negative Declaration, LPC was asked to review the historic resources within the Project Area and Secondary Buffer, which are contained within this revised section.

## **CONCLUSION**

The Proposed Actions would not significantly alter or affect the setting, visual relationship, or publicly accessible views of the identified historic resources within the study area, and therefore there would be no potential for a significant adverse impact related to architectural resources.

As stated above, there is no incremental in-ground disturbance between the No-Action and With-Action development scenarios and therefore, there is no potential for significant adverse impacts to archaeological resources as the result of the Proposed Actions.

Because no impacts to architectural or archaeological resources have been identified, no significant adverse impact to historic resources would occur as a result of the Proposed Actions.



## Section 5: TRANSPORTATION

### INTRODUCTION

This section assesses the potential effects of the Proposed Actions on the City's transportation system that includes traffic and parking operations, public transportation facilities, pedestrian elements, and the safety of all roadway users (pedestrians, bicyclists and motorists). According to the *2014 City Environmental Quality Review Technical Manual* ("CEQR Technical Manual"), projects that increase density and/or result in changes to allowable land uses require a transportation analysis.

### ANALYSIS FRAMEWORK

To produce a reasonable analysis of likely effects of the Proposed Actions, two development sites have been identified and used for analysis, as described in the Analysis Framework section in Section 1, "Project Description." Neither of the two development programs are projected to result in increases in density. However, each does contemplate changes in land use and therefore require a transportation assessment as defined in the *CEQR Technical Manual*.

### TRANSPORTATION SCREENING ASSESSMENT

According to the *2014 CEQR Technical Manual* procedures for transportation analysis, a two tiered screening process can be undertaken to determine whether a more quantified analysis is necessary. The first step, the Level 1 (Trip Generation) screening, determines whether the volume of peak hour person and vehicle trips generated by the proposed project would remain below the minimum thresholds for further study. These thresholds are:

- 50 peak hour vehicle trip ends;
- 200 peak hour subway/rail or bus transit riders; and
- 200 peak hour pedestrian trips.

If the proposed actions result in increments that would exceed any of these thresholds, a Level 2 (Trip Assignment) screening assessment is generally performed. Under this assessment, project-generated trips that exceed Level 1 thresholds are assigned to and from the site through their respective networks (streets, buses, subway lines, sidewalks, etc.) based on expected origin-destination patterns and travel routes. This determines the volume of peak hour vehicular traffic that would be added per intersection, the volume of riders that would be added per subway line or bus route, and the walk trips that would be added per individual pedestrian network element (sidewalk, crosswalk, corner reservoir area, etc.). If the Level 2 screening assessment determines that no traffic locations, transit lines/station elements, or pedestrian network elements would experience an increase in trips beyond the above thresholds for any peak hour, then there is generally no potential for significant impacts and no further analysis is typically warranted.

#### *Level 1 Screening Analysis*

As indicated in Tables 1 and 2, the net incremental difference between the No-Action and With-Action scenarios is limited to the amount of office vs. hotel floor area. Trip generation factors for the office use were developed based on information in the *CEQR Technical Manual*, and U.S. Census Data for Reverse-Journey-to-Work. Trip generation factors for the hotel use were developed based on information in the

CEQR Technical Manual, and information published in the M1 Hotel Text Amendment - Final Environmental Impact Statement (CEQR No. 18DCP042Y). Tables 5-A and 5-B below summarize the net incremental trips associated with Sites 1 and 2 under the proposed actions:

Table 5-A: Net Incremental Trips – Site 1

<b>SITE 1</b>		<b>Person</b>	<b>Vehicle</b>
<b>Peak Hour</b>	<b>Direction</b>	<b>Trips</b>	<b>Trips</b>
	In	56	9
AM	Out	-35	-6
	Total	21	3
	In	-12	-9
MD	Out	1	-7
	Total	-11	-17
	In	-58	-11
PM	Out	48	7
	Total	-10	-4
	In	-27	-7
Saturday	Out	-22	-5
	Total	-49	-12

Table 5-B: Net Incremental Trips – Site 2

<b>SITE 2</b>		<b>Person</b>	<b>Vehicle</b>
<b>Peak Hour</b>	<b>In/Out</b>	<b>Trips</b>	<b>Trips</b>
	In	66	14
AM	Out	-43	-1
	Total	23	13
	In	-12	6
MD	Out	3	7
	Total	-9	14
	In	-66	0
PM	Out	55	13
	Total	-11	13
	In	-31	0
Saturday	Out	-27	0
	Total	-58	0

As indicated in 5-A and 5-B, none of the peak hour person or vehicle trips generated by either of the two sites exceed the minimum thresholds that would warrant further study.

## **CONCLUSION**

Even during the busiest hour, the number of vehicle trip ends generated would be well below 50 vehicle trips (the level one screening threshold for vehicle trips), and the number of person trips would be below 200 person-trips per hour. The screening thresholds for transit (subway and bus service) and pedestrian elements (sidewalks, street corners, and crosswalks) are each 200 trips per hour. Therefore, the Proposed Actions do not have the potential to create significant impacts on transit systems or the pedestrian environment and no further analysis is warranted. Finally, based on the guidelines published in the *2014 CEQR Technical Manual*, if a detailed traffic analysis is not warranted, then a parking analysis is not required and there is no potential for a parking impact.

## **Section 6: CONCEPTUAL ANALYSIS**

This EAS includes a conceptual analysis to assess potential environmental impacts that could result if a special permit is applied for and obtained to build a hotel within Union Square Special Subdistrict B. Approval of such a special permit would be subject to discretionary approval, and any environmental impacts associated with such action would be assessed and disclosed pursuant to a separate, project-specific environmental review.

### **INTRODUCTION**

To disclose the possible environmental impacts of a new hotel development in Subdistrict B, analyses were conducted on a conceptual basis as discussed in this section. The selected conceptual analysis locations were used to illustrate the consequences of a CPC special permit being granted on sites that the DCP believes could currently meet the findings of the special permit that would be created by the proposed actions. If a site did not meet the findings, the application would not receive the special permit and the hotel development would not be built.

### **ANALYSIS FRAMEWORK**

In the EAS, the No-Action Condition analyzed an as-of-right hotel development on two identified projected development sites within Subdistrict B and the With-Action Condition analyzed a commercial office building under the proposed hotel restriction on each of the projected development sites. The EAS analyzed the increment between the No-Action hotel development and the With-Action commercial office development.

The Conceptual Analysis (or “Special Permit Scenario”) assesses a scenario where the hotel restriction in Subdistrict B exists and a special permit is applied for and obtained to develop a hotel. The With-Action for the Conceptual Analysis includes a hotel development that could be built under the proposed CPC special permit. This Conceptual Analysis cannot attempt to analyze every possible scenario under which a CPC special permit could be granted, since too many variations and possibilities exist. However, this analysis does present a reasonable conservative development scenario by means of which the technical analyses may be conducted. This Conceptual Analysis serves as a representative future of a new hotel development by CPC special permit in Subdistrict B. The Special Permit Scenario analyses the same two projected development sites analyzed in the EAS (Site 1: East 13th Street Assemblage and Site 2: East 10th Street Assemblage).

### **CONCEPTUAL DEVELOPMENT SITES**

The Conceptual Analysis uses the same projected development sites as analyzed in the EAS.

#### Site 1: East 13th Street Assemblage: Block 570, Lots 39, 40

Existing Condition: Site 1 is an assemblage of two underbuilt sites totaling 6,334 square feet in lot area. Both lots contain ground floor and cellar retail uses with residential uses on the upper floors. Both lots are under the same ownership. Lot 39 is a three-story building containing two dwelling units and Lot 40 is a four-story building containing four dwelling units.

No-Action Condition: Site 1 would be redeveloped with a 13-story office building with ground floor retail. Office use would comprise 40,711 square feet and retail uses would comprise 4,000 square feet on a portion of the ground floor.



With-Action Condition: Site 1 would be redeveloped with a 13-story hotel with ground floor retail. Hotel use would comprise 40,711 square feet and contain approximately 181 hotel rooms and retail uses would comprise 4,000 square feet on a portion of the ground floor.

Site 2: East 10th Street Assemblage: Block 555, Lots 21, 122, 123, 124

Existing Condition: Site 2 is an assemblage of four underbuilt sites totaling 7,551 square feet (see Table 2). Lots 21, 122, and 124 contain mixed residential and commercial uses, with cellar and first floor retail with residences on the floors above. These three lots are under the same ownership. Lot 123 contains commercial and industrial uses, including a tailor and an art studio. It is under separate ownership.

No-Action Condition: Site 1 would be redeveloped with a nine-story office building with ground floor retail. Office use would comprise 47,301 square feet and retail uses would comprise 6,000 square feet on a portion of the ground floor (see Table 2).

With-Action Condition: Site 2 would be redeveloped with a nine-story hotel with ground floor retail. Hotel use would comprise 47,301 square feet and contain approximately 210 hotel rooms and retail uses would comprise 6,000 square feet on a portion of the ground floor.

**TECHNICAL ANALYSIS**

Although it is impossible to predict the precise impacts that would be realized by the utilization of the proposed special permit, a conceptual analysis is provided below for the purpose of understanding the probable range of effects that may result with the proposed special permit. In general, the conclusions of this analysis are generally representative of a typical hotel development that could be located throughout Subdistrict B; however, any future hotel development proposed in Subdistrict B would, under the proposed actions, undergo its own discretionary review process, at which time any specific impacts would be assessed and disclosed.

**LAND USE, ZONING, AND PUBLIC POLICY**

Similar to the analysis conducted in Section 2 of the EAS, "Land Use, Zoning, and Public Policy," development under the Special Permit Scenario would not result in a significant adverse impact on land use, zoning, and public policy. Under the Special Permit Scenario, there would be an increase of 40,711 gsf of hotel floor area (181 hotel rooms) on Projected Development Site 1, and 47,301 gsf of hotel floor area (210 hotel rooms) on Projected Development Site 2. Similar to the conclusions of the analysis provided in Section 2 of the EAS, the Special Permit Scenario would not directly displace any land use, nor generate new land uses that would be incompatible with surrounding land uses or conflict with existing zoning or applicable public policies. As such, the Special Permit Scenario would not result in any significant adverse impacts to land use, zoning, and public policy.

**SOCIOECONOMIC CONDITIONS**

The Proposed Actions would extend the Special Union Square District to create a new Subdistrict B and would establish a special permit to allow new hotel uses. The proposed special permit is intended to ensure that new proposed hotels only be constructed at appropriate locations as defined by the CPC special permit findings.

Any hotel development approved by special permit within the project area would not be likely to result in trends that make it difficult for businesses to remain in the area or result in other indirect business

displacement, which would be supported by the finding of the special permit to preserve neighborhood character. Furthermore, there are relatively few locations in Subdistrict B that are projected as development sites and that could reasonably be redeveloped as a hotel, subject to a special permit. Consistent with other recently enacted hotel special permits, the Proposed Actions are not expected to generate many applications for a hotel development in the future With-Action.

The analysis framework for the Special Permit Scenario identifies two projected development sites where hotels would develop in the future With-Action condition. Future hotel development in the Special Permit Scenario would not result in any direct or indirect residential displacement, or induce a trend that could potentially result in changing socioeconomic conditions for the residents within the study area. The Special Permit Scenario would not result in any direct or indirect business or institutional displacement. In addition, given the scope of the proposal, the Proposed Actions would not result in any significant adverse impacts on specific industries. As such, the Special Permit Scenario would not result in significant adverse impacts to socioeconomic conditions.

## **HISTORIC AND CULTURAL RESOURCES**

### Archaeological Resources

LPC determined that within Projected Development Site 1, 86 East 10 Street (Block 555 Lot 122) and 90 East 10 Street (Block 555 Lot 124) are located in areas of archeological concern. The conceptual hotel developments as defined above would not result in incremental in-ground disturbance and do not have the potential to result in significant adverse impacts to archaeological resources. However, other future hotel developments are possible and, absent a specific special permit application, it is not possible to conclude where and to what extent additional in-ground disturbance might occur. As such, the potential for these impacts would need to be analyzed in consultation with LPC and disclosed at the time of application for a special permit.

### Architectural Resources

The conceptual hotel developments as defined above are not designated landmarks, but are located within 400 feet of multiple LPC-designated historic districts and individual landmarks, as detailed in the "Historic and Cultural Resources" EAS section. The conceptual hotel developments would not result in significant adverse impacts to the surrounding architectural resources because none of the sites contain or are directly adjacent to significant historic properties or historic districts. Privately owned properties that are New York City Landmarks or in New York City Historic Districts would continue to be protected under the New York City Landmarks Law that requires LPC review and approval before any alteration or demolition can occur. However, eligible historic resources that are not protected by local, state or national designations may be affected by hotel developments subject to a CPC special permit. Therefore, the potential for any adverse effects would be identified and disclosed at the time of discretionary review pursuant to a separate environmental review.

## **HAZARDOUS MATERIALS**

Although there is no incremental in-ground disturbance between the no-action and with-action scenario in the conceptual analysis, other scenarios are possible and, absent a specific special permit application, it is not possible to conclude where and to what extent additional in-ground disturbance might occur. As such, the potential for any adverse effects would be identified and disclosed at the time of discretionary review pursuant to a separate environmental review.

## TRANSPORTATION

This section analyzes the potential for transportation impacts of hotel development within the project area, which would be subject to a CPC Special Permit in the With-Action Condition, by means of a Conceptual Analysis.

As discussed in EAS Section 1, “Project Description”, the proposed actions would require that a special permit be granted by the City Planning Commission to allow hotels to locate within the project area. The proposed actions would make the development of hotels within the project area a discretionary action, triggering the need for a full, site-specific, environmental review. Nevertheless, the following comparison is provided to determine the potential for significant adverse impacts to occur as a result of hotels being granted the new special permit in the Special Permit Scenario.

**Table 6-1: Net Incremental Trips – Site 1**

SITE 1		Person	Vehicle
Peak Hour	Direction	Trips	Trips
	In	-56	-9
AM	Out	35	6
	Total	-21	-3
	In	12	9
MD	Out	-1	7
	Total	11	17
	In	58	11
PM	Out	-48	-7
	Total	10	4
	In	27	7
Saturday	Out	22	5
	Total	49	12

**Table 6-2: Net Incremental Trips – Site 2**

SITE 2		Person	Vehicle
Peak Hour	In/Out	Trips	Trips
	In	-66	-14
AM	Out	43	1
	Total	-23	-13
	In	12	-6
MD	Out	-3	-7
	Total	9	-14
	In	66	0
PM	Out	-55	-13
	Total	11	-13
	In	31	0
Saturday	Out	27	0
	Total	58	0

As indicated in Tables 6-1 and 6-2, none of the peak hour person or vehicle trips generated by either of the two sites exceed the minimum thresholds that would warrant further study.

Even during the busiest hour, the number of vehicle trip ends generated would be well below 50 vehicle trips (the level one screening threshold for vehicle trips), and the number of person trips would be below 200 person-trips per hour. The screening thresholds for transit (subway and bus service) and pedestrian elements (sidewalks, street corners, and crosswalks) are each 200 trips per hour. Therefore, the Proposed Action does not have the potential to create significant impacts on transit systems or the pedestrian environment and no further analysis is warranted. Finally, based on the guidelines published in the *2014 CEQR Technical Manual*, if a detailed traffic analysis is not warranted, then a parking analysis is not required and there is no potential for a parking impact.



**APPENDIX A:  
HISTORIC AND CULTURAL RESOURCES**

# **ENVIRONMENTAL REVIEW**

**Project number:** DEPARTMENT OF CITY PLANNING / 20DCP058M  
**Project:** UNION SQUARE SOUTH  
**Date Received:** 10/17/2019

**Comments:** as indicated below.

## **ARCHITECTURAL COMMENTS ONLY. ARCHAEOLOGY FINDINGS WILL BE ISSUED SEPARATELY.**

Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

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### **Properties with no Architectural significance:**

- 1) 84 EAST 10 STREET, BBL: 1005550021
- 2) 86 EAST 10 STREET, BBL: 1005550122
- 3) 88 EAST 10 STREET, BBL: 1005550123
- 4) 13 EAST 12 STREET, BBL: 1005700039
- 5) 11 EAST 12 STREET, BBL: 1005700040
- 6) 90 EAST 10 STREET, BBL: 1005550124

### **Properties with Architectural significance in the rezoning area:**

LPC DESIGNATED ROOSEVELT BUILDING, 841 BROADWAY, ALSO S/NR ELIGIBLE; LPC DESIGNATED VAN TASSEL & KEARNEY AUCTION MART, ALSO S/NR LISTED.

### **Properties with Architectural significance in the project site radii:**

Within the radius of the following properties: 84 EAST 10 STREET, BBL: 1005550021, 86 EAST 10 STREET, BBL: 1005550122, 88 EAST 10 STREET, BBL: 1005550123 and 90 EAST 10 STREET, BBL: 1005550124 **are the following LPC designated properties:**

LPC DESIGNATED NOHO HISTORIC DISTRICT; IRT SUBWAY SYSTEM UNDERGROUND INTERIOR; ST. MARK'S HISTORIC DISTRICT.

LPC DESIGNATED WEBSTER HALL, GRACE CHURCH, AND NICHOLAS & ELIZABETH STUYVESANT FISH HOUSE ADJACENT TO RADIUS.

**The following National Register listed and eligible properties are within the radius of the following properties:** 84 EAST 10 STREET, BBL: 1005550021, 86 EAST 10 STREET, BBL: 1005550122, 88 EAST 10 STREET, BBL: 1005550123 and 90 EAST 10 STREET, BBL: 1005550124:

S/NR LISTED ST. MARK'S HISTORIC DISTRICT; GRACE CHURCH, 804 BROADWAY; US POST OFFICE COOPER STATION, 93 FOURTH AVE; ASTOR PLACE SUBWAY STATION (IRT):S/NR ELIGIBLE NOHO HISTORIC DISTRICT; WEBSTER HALL AND ANNEX, [con't]

119 EAST 11TH ST.; 133-47 EAST 8TH ST.; 136-146 EAST 8TH ST.;  
108-34 EAST 8TH ST.; 42-58 FOURTH AVE.

Within the radius of 13 EAST 12 STREET, BBL: 1005700039  
and 11 EAST 12 STREET, BBL: 1005700040 **are the following LPC designated properties:**

LPC DESIGNATED BAUMANN BROTHERS FURNITURE AND CARPETS STORE, 22-26 EAST 14TH ST.; IRAD HAWLEY HOUSE, 47 FIFTH AVE.; AND GREENWICH VILLAGE HISTORIC DISTRICT.

**The following National Register listed and eligible properties are within the radius of the following properties:** 13 EAST 12 STREET, BBL: 1005700039 and 11 EAST 12 STREET, BBL: 1005700040:

S/NR LISTED GREENWICH VILLAGE HISTORIC DISTRICT;  
MACMILLAN BUILDING, 60-62 FIFTH AVE.; AND SALMAGUNDI CLUB, 47 FIFTH AVE.

S/NR ELIGIBLE 70 FIFTH AVENUE; 72 FIFTH AVE.; BAUMANN BROS. DEPARTMENT STORE, 22-26 EAST 14TH ST.; 24 EAST 13TH ST.; 17 EAST 12TH ST.; POLICE ATHLETIC LEAGUE BUILDING, 34½ EAST 12TH ST.

The remainder of the Historic Resources figure appears acceptable.



10/18/2019

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 34597\_FSO\_GS\_10182019.docx

# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 20DCP058M  
**Project:** UNION SQUARE SOUTH  
**Date Received:** 10/17/2019

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**Properties with no Architectural or Archaeological significance:**

- 1) 84 EAST 10 STREET, BBL: 1005550021
- 2) 88 EAST 10 STREET, BBL: 1005550123
- 3) 13 EAST 12 STREET, BBL: 1005700039
- 4) 11 EAST 12 STREET, BBL: 1005700040

**Properties with Archaeological and No Architectural significance:**

- 1) 86 EAST 10 STREET, BBL: 1005550122, ARCHEOLOGY FINDINGS: HISTORIC POTENTIAL, TIME PERIOD: 19th c (unspecified)
- 2) 90 EAST 10 STREET, BBL: 1005550124, ARCHEOLOGY FINDINGS: HISTORIC POTENTIAL, TIME PERIOD: 19th c (unspecified)

**Comments:** LPC review of archaeological sensitivity models, reports and historic maps indicates that there is potential for the recovery of remains from 19th Century occupation on the project site for BBL: 1005550122 and 1005550124. Accordingly, the Commission recommends that an archaeological documentary study be performed for these lots to clarify initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2014).

There are no archeological concerns for BBL: 1005550021, 1005550123, 1005700039, 1005700040.

Regarding treatment of both Architectural and Archaeological resources, the following conceptual language shall be inserted in the Historic and Cultural Resources section of the EAS:

**“Historic and Cultural Resources**

*Archaeological Resources*

Possible hotel development sites located at 86 East 10 Street (555/122) and 90 East 10 Street (555/124) are located in areas of archeological concern and it is not possible, absent a specific special permit application, to conclude where and to what extent additional in-ground disturbance might occur. As such, the potential for these impacts would need to be analyzed in consultation with LPC and disclosed at the time of application for a special permit.

*Architectural Resources*

The conceptual sites are not designated landmarks, but are located within 400 feet of multiple LPC-designated historic districts and individual landmarks, as detailed in the “Historic and Cultural Resources” EAS section. Privately owned properties that are New York City Landmarks or in New York City Historic Districts would continue to be protected under the New York City Landmarks Law that requires LPC review and approval before any alteration or demolition can occur. However, eligible historic resources that are not protected by local, state or national designations may be affected by hotel developments subject to a CPC special permit. Therefore, the potential for any adverse effects would be identified and disclosed at the time of discretionary review pursuant to a separate environmental review.”



10/22/2019

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 1\_34597\_FSO\_GS\_10222019.docx