



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

November 16, 2020

POSITIVE DECLARATION

Project Identification

250 Water Street
CEQR No. 21DCP084M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

250 Water Street

The applicant, 250 Seaport District, LLC, is proposing a mixed-use development at 250 Water Street (the “proposed project”). The proposed project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum. The “project area” is composed of 250 Water Street (the “development site”), the South Street Seaport Museum (the “museum site”), and several additional sites that may include streetscape, open space, or other improvements pursuant to the special permit, and includes Piers 16 and 17 and the Tin Building on the waterfront, connecting streets (portions of Fulton Street, Water Street, Front Street, and Peck Slip), and Titanic Park in the South Street Seaport neighborhood of Manhattan Community District 1.

The proposed actions include: (i) a special permit for bulk modifications on the development site, a development rights distribution from an area generally corresponding to the Pier 17 Large-Scale General Development to the development site, and potential streetscape, site plan and district improvements in the affected area; (ii) possible zoning text amendments to the special permit and special purpose district text; (iii) and an authorization for a curb cut on Pearl Street, to enable a mixed-use development at the development site with affordable units under MIH parameters.

In addition, other actions may include, as necessary, disposition actions authorizing the sale of development rights and funding decisions, if needed, to effectuate other changes to the affected area.

The proposed actions seek to accomplish the following land use and zoning objectives:

- Preserve and maintain the low-scale character of the waterfront by distributing unused floor area to the currently underutilized development site.

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- Introduce new mixed uses on the underutilized development site to support ongoing efforts to revitalize and activate the South Street Seaport area.
- Introduce the first affordable housing under the MIH program to Manhattan CD1, furthering the City's affordable housing goals.
- Facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum. Funding provided to the museum would stabilize and strengthen its financing, setting the stage for its potential expansion.

The Reasonable Worst-Case Development Scenario ("RWCDs") for the Proposed Actions identifies new uses compared to the No Action condition on the development site and museum site. On the development site, there would be a net increase of 338 dwelling units (including 160 affordable units), 257,886 gross square feet (gsf) of office space, and 63 parking spaces. There would be a net decrease of 10,040 gsf of retail space and community facility space would remain the same. The anticipated restoration, reopening, and potential expansion of the South Street Seaport Museum is expected to result in 54,308 gsf of renovated and reopened spaces and a potential expansion containing 32,383 gsf of space.

Development on the development site and the museum site is subject to review and approval by the Landmarks Preservation Commission (LPC). The analysis year for the proposed actions is 2026.

Statement of Significant Effect:

On behalf of the lead agency, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

The proposed actions may result in significant adverse impacts related to: land use, zoning, and public policy; socioeconomic conditions; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy – The proposed actions would alter existing land uses and zoning by allowing an increase in development on the development site beyond that currently permitted under existing zoning. In addition, the effects of the proposed actions may not be compatible with one or more of the public policies that are applicable to portions of the study area.
2. Socioeconomic Conditions – The proposed actions are not expected to result in the direct displacement of residents or businesses. However, the proposed actions would introduce approximately 338 new dwelling units and approximately 247,846 gsf of new commercial uses that would result in a substantial population increase.

3. Open Space – The proposed actions may have an indirect effect on open space resources due to increased demand for use of publicly accessible spaces by the potential net increase of approximately 645 new residents and 1,107 new workers.
4. Shadows – The proposed actions would allow an increase in development density and greater building heights within the project area. Shadows cast by the new development proposed could affect publicly accessible open spaces and sunlight-sensitive architectural resources in the area.
5. Historic and Cultural Resources – The project area lies within a designated historic district. The proposed actions may directly or indirectly affect designated historic landmarks and/or buildings that may be eligible for designation. In addition, the proposed actions may result in additional in-ground disturbance and therefore has the potential to affect archaeological resources that may be present.
6. Urban Design and Visual Resources – The proposed actions and subsequent development would result in physical changes within the project area beyond the bulk and form currently permitted as-of-right; therefore, these changes could affect a pedestrian's experience of public space and may alter the urban design character and visual resources of the surrounding area.
7. Natural Resources – The proposed actions may have the potential to result in significant adverse natural resource impacts, if a natural resource is on or near the site of a project, to either directly or indirectly, cause a disturbance of that resource.
8. Hazardous Materials – The proposed actions would result in additional in-ground disturbance, which, given the historical on-and off-site uses and conditions, has the potential to result in hazardous materials impacts.
9. Water and Sewer Infrastructure – The proposed actions would result in a net increase of building space within the project area which could place additional demands on infrastructure, including water supply and storm water management.
10. Transportation – The proposed actions would result in an increase in the number of vehicular trips and increase ridership on mass transit facilities. The proposed actions would also affect pedestrian movements in the area due to the increased number of residents and workers expected to be introduced to the area.
11. Air Quality – Increased demand for heating, ventilating, and air conditioning (HVAC) and additional vehicular traffic introduced by the proposed actions may affect air quality.
12. Greenhouse Gas Emissions and Climate Change – The proposed actions would allow a increase in development density that may affect greenhouse gas emissions due to increased construction and operational activities with the projected development. Additionally, the project area is partially located within the flood hazard area and may be susceptible to storm surge and coastal flooding.

13. Noise – The proposed actions would increase the volume of traffic in the area, which could result in additional traffic related noise and may have the potential to result in mobile and/or stationary source noise impacts.
14. Public Health – The proposed actions could potentially result in unmitigated significant adverse impacts in technical areas related to public health.
15. Neighborhood Character – The proposed actions have the potential to alter certain constituent elements of the project area's neighborhood character, including land use patterns, socioeconomic conditions, traffic, and noise levels.
16. Construction – The proposed actions would increase the allowable density resulting in new development that involves activities which may result in construction-related impacts.
17. The Draft Environmental Impact Statement (DEIS) to be prepared in connection with the proposed actions will identify and describe any other potential effects on the environment.

Public Scoping:

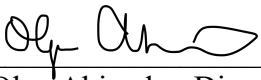
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Thursday, December 17, 2020 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely through video conferencing. The meeting will be live streamed and accessible from New York City's online remote meeting portal—NYC Engage: <http://nyc.gov/engage>

Written comments will be accepted by the lead agency through Monday, January 11, 2021.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Diane McCarthy at (212) 720-3495.



Olga Abinader, Director
Environmental Assessment and Review Division
New York City Department of City Planning

November 16, 2020

Date