



ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

**CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW**

Re:	250 Water Street
CEQR No.	21DCP084M
ULURP No(s).	Pending
SEQRA Classification:	Type I
Manhattan Community District:	MN01

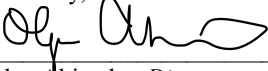
The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application.

Project Description:

The applicant, 250 Seaport District, LLC, is proposing a series of land use actions, including a special permit, possible zoning text amendments to the special permit and special purpose district text, and an authorization for a curb cut (the "proposed actions") to facilitate the development of a mixed-use development (the "proposed project") at the 250 Water Street development site. The proposed project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum. In addition, the proposed project will require, as necessary, disposition actions authorizing the sale of development rights and funding decisions, if needed, to effectuate other changes to the affected area. The approximately 912,762-gross square foot (gsf) proposed development would include approximately 640 dwelling units (including 160 permanently affordable units), 257,886 gsf of office uses, 9,690 gsf of retail uses, 5,000 gsf of community facility uses, and 128 parking spaces. The building would include two residential towers reaching up to approximately 470 feet tall situated on an approximately 100-foot tall base containing mixed uses. In total, the proposed project is expected to result in a net increase of approximately 338 dwelling units (including 160 permanently affordable units), 257,886 gsf of office uses, and 63 parking spaces on the development site. A 10,040-gsf decrease in retail uses and no change in the size of community facility uses on the development site is also anticipated. Absent the proposed project, it is conservatively assumed that the South Street Seaport Museum would not remain open in the future, and therefore the proposed project is also assumed to result in an increase of 54,308 gsf of existing and renovated museum uses, and a potential 62-foot tall expansion of 32,383 gsf.

An Environmental Assessment Statement is attached. Please contact Diane McCarthy of the Department of City Planning at 212-720-3495 if you have questions regarding the application.

Sincerely,



Olga Abinader, *Director*

November 16, 2020

Date