

TECHNICAL MEMORANDUM No. 3
Pier 57 Redevelopment Project (CEQR No. 11HRP001M)
June 28, 2018

A. INTRODUCTION

The Hudson River Park Trust (HRPT) issued a Notice of Completion for the Pier 57 Redevelopment Project Final Environmental Impact Statement (FEIS) on February 22, 2013. The project was subsequently approved by the City Planning Commission (CPC) and City Council on March 6, 2013 and April 9, 2013, respectively, and later modified as analyzed in the Technical Memorandum dated December 8, 2015 (Technical Memorandum No. 1/TM1) and in the Technical Memorandum dated February 8, 2017 (Technical Memorandum No. 2/TM2). That project (the “previously approved project”) is currently under construction and would rehabilitate and redevelop the historic Pier 57 site within Hudson River Park (the “project site”) with approximately 481,500 gross square feet (gsf) of office, retail, restaurant, and other commercial uses and educational and cultural uses, as well as a marina and public open space.

As discussed below, the developers, Young Woo & Associates (YWA) along with RXR Realty, are now proposing a modification to the program for the previously approved project. The proposed program modification would require changes to the interior configuration of the pier structure, but no changes to the exterior design, with the exception of new skylights at the roof level, to light the proposed uses on Level 4. Given delays in construction, the anticipated first year of operation for the project is now 2020, as opposed to 2017 as previously assumed in TM2. The modification under review require approval by HRPT as part of its “significant action” process. No other discretionary approvals are required to implement the proposed modification, because all such approvals, including permits from the New York State Department of Environmental Conservation and the Army Corps of Engineers, have already been obtained and do not need to be modified.

This Technical Memorandum describes the proposed program modification and changes to background conditions due to delays in project completion, and considers whether these changes would result in any significant adverse environmental impacts that were not previously identified and addressed in the FEIS or subsequent technical memoranda.

This memorandum concludes that neither the proposed change to the program, nor the changes in background conditions, would result in significant adverse impacts not previously identified and addressed in the FEIS or subsequent technical memoranda.

B. DESCRIPTION OF PROPOSED MODIFICATION

The proposed modification is a change to the program for the project. The program as previously analyzed is primarily office use (206,269 sf), with approximately 115,509 sf of additional public market, food market/restaurant, and flexible retail use as well as roughly 50,000 sf of cultural uses. As detailed in **Table 1**, the space allocated for the public market, cultural, circulation, and

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retail uses would be decreased and there would be an approximately 84,000 sf increase in the floor area allocated to office use, a small (approximately 13,000 sf) amount of public congregating space associated with the office use, as well as a decrease in the proposed retail uses, including restaurant/food market uses and related storage (approximately 11,400 sf). The proposed program modification would require changes to the proposed interior configuration of the pier structure, but no changes to the exterior design, with the exception of new skylights at the roof level, to light the proposed uses on Level 4 (see **Figures 1 through 7** for updated plans). There would be no changes to the design of the public open space at the roof level, the facades of the pier structure, or to the public open space surrounding the pier structure at Level 1. The developer is still seeking historic preservation tax credits for the project, and thus the modifications to the proposed design must comply with the Secretary of the Interior’s Standards for Rehabilitation. SHPO has approved the project’s first amended Part 2 application for the historic preservation tax credits, for the changes described above, and the application is currently under review at NPS. As described above, the anticipated first year of operation for the project has shifted from 2017 to 2020. The other elements of the project remain the same as were analyzed in the 2013 FEIS and TM1 and TM2. There would be no new in-water or excavation work associated with the proposed changes to the project.

**Table 1
Totals by Use, Modified Program vs. TM1**

Use	Location within Pier	Plan Color	TM1 (gsf)	Modified Program (gsf) ¹	Change (gsf)
Public Market ²	Level 1	Blue	31,932	5,800	-26,132
Storage ³	Caisson	Blue	7,467	10,000	2,533
Cultural Use ⁴	Caisson, Level 1	Black/White Dot	43,700	24,600	-19,100
Retail ⁵	Caisson, Levels 1-2, Roof	Blue	83,577	69,600	-13,977
Circulation	Caisson, Levels 1-4	Yellow	108,576	53,000	-55,576
Office ⁶	Caisson, Levels 1-4	Purple, Green	206,269	290,100	83,831
Congregating Space ⁷	Level 1	Yellow, Orange	0	13,300	13,300
Total Commercial/Educational/Cultural			481,521	466,400	-15,121
Public Open Space	Level 1/Roof	Light Green	110,000	110,000	No change
Marina	Level 1	N/A	141 slips ⁸	141 slips	No change
Parking	Caisson	Dark Grey	Approximately 75 spaces	Approximately 75 spaces	No change

Notes:

MEP, loading, and building management square footage not included above.

¹ All square footages for the modified program have been rounded.

² Referred to as Work/Sell Marketplace in FEIS, included in TM1 as Public Market.

³ The FEIS noted that if code concerns can be satisfied, ideas for the use of 40,000 sf caisson space included ancillary storage, art galleries, a spa, a wine cellar, and areas accessible to the public. TM1 identified 7,467 gsf of caisson space to be used for retail/restaurant storage.

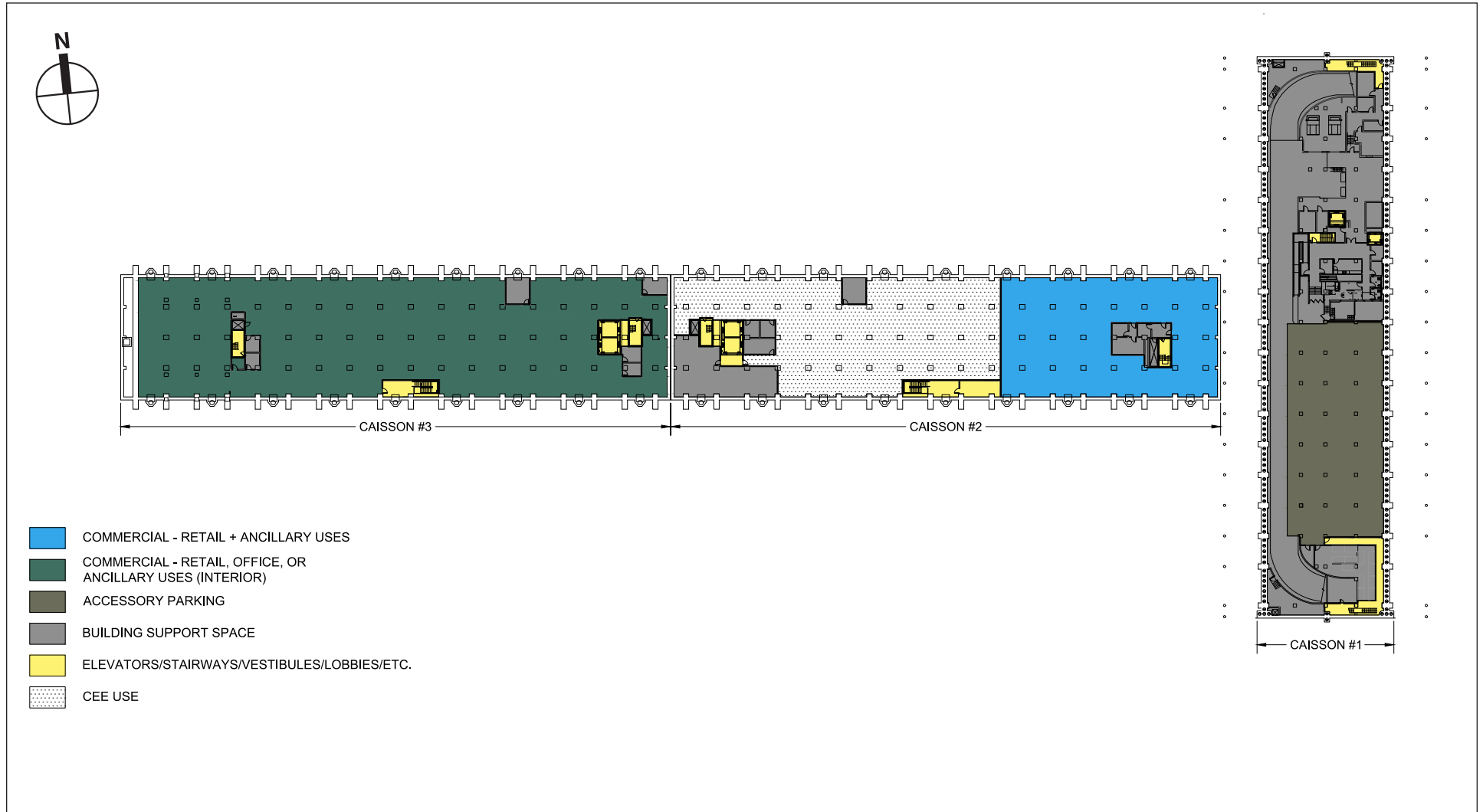
⁴ The space formerly characterized as Technical Art School and Ancillary Facilities in the FEIS was included in the more general Cultural Use category for TM1. The transportation analysis continues to assume a technical art school and a museum for trip generation purposes.

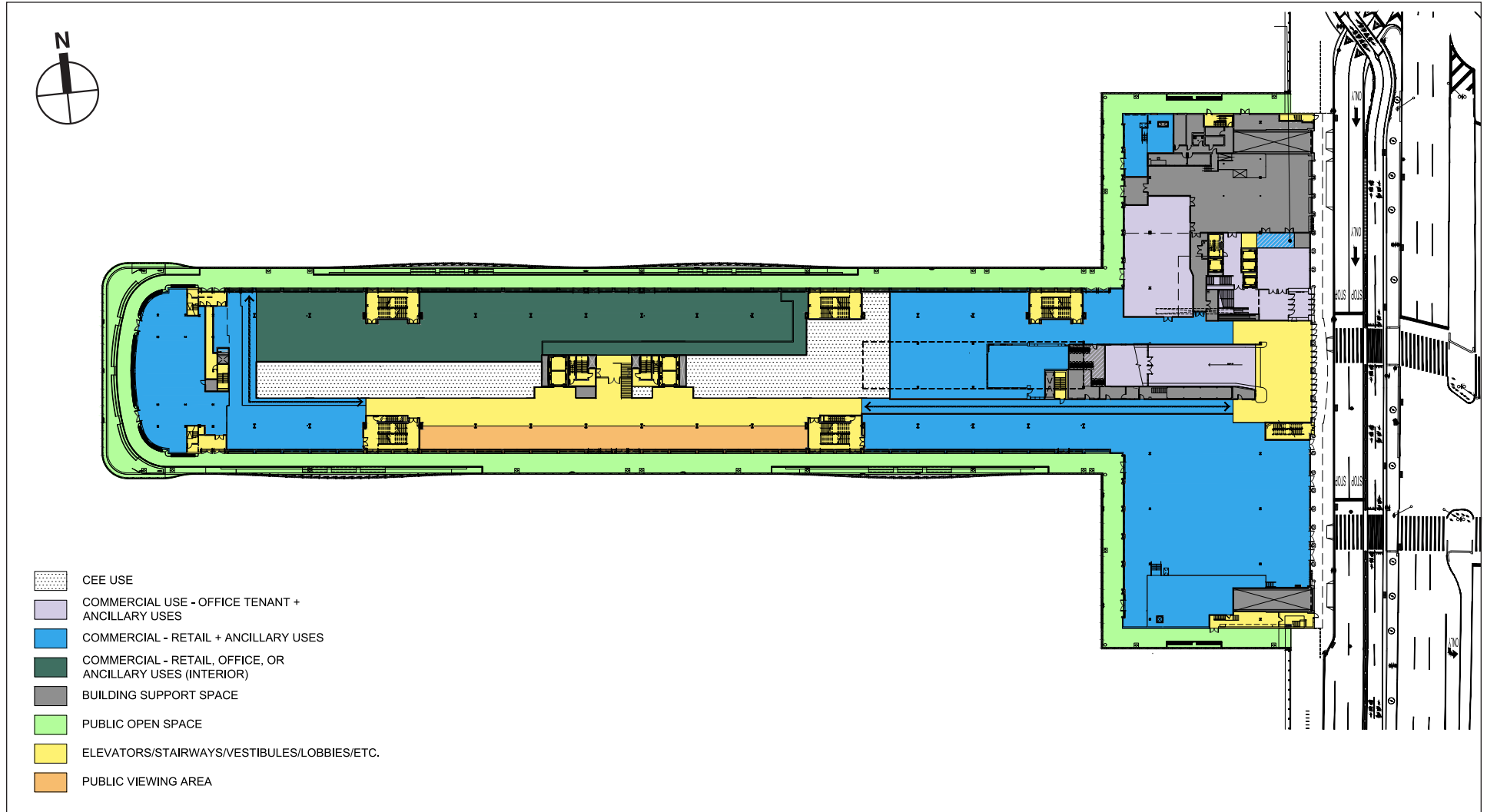
⁵ Includes restaurants and marina-related retail. TM1 identified food market/restaurants as a separate category; they are consolidated here.

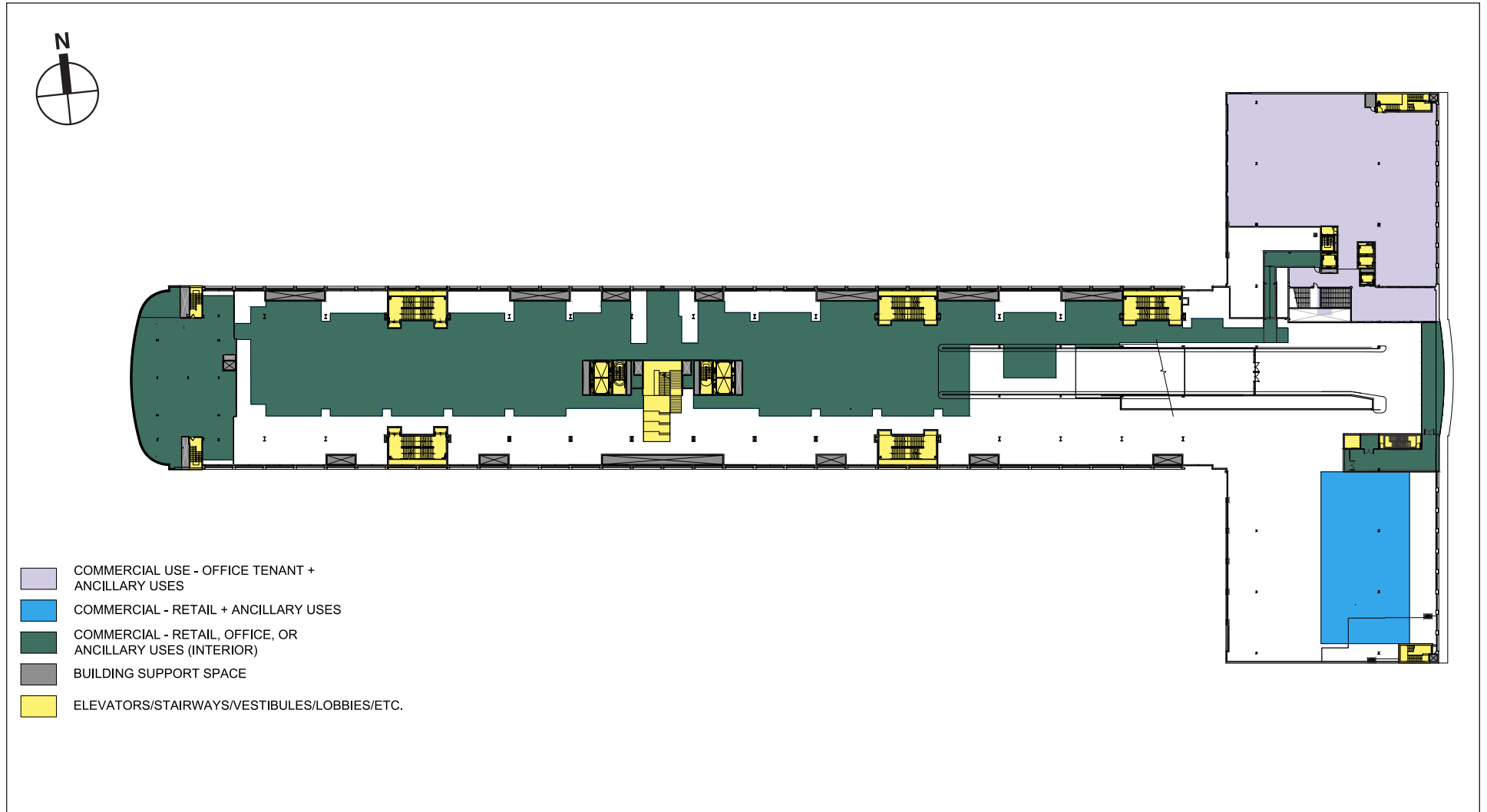
⁶ The approximately 86,500 sf shown in green in the updated plans has been analyzed as office in this Modified Program. This area has the flexibility to alternately be used as retail, consistent with the previously analyzed project program.

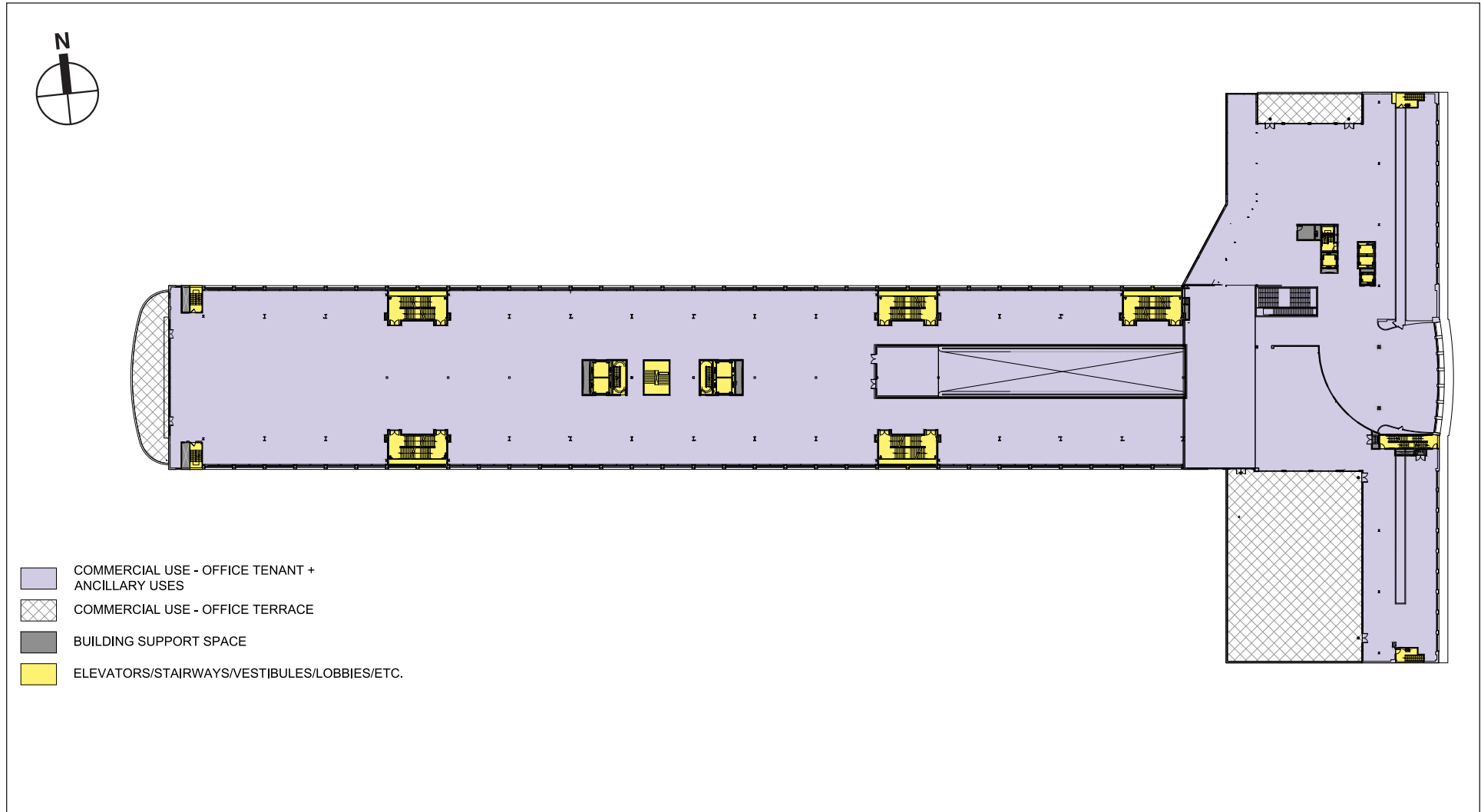
⁷ Related to office use.

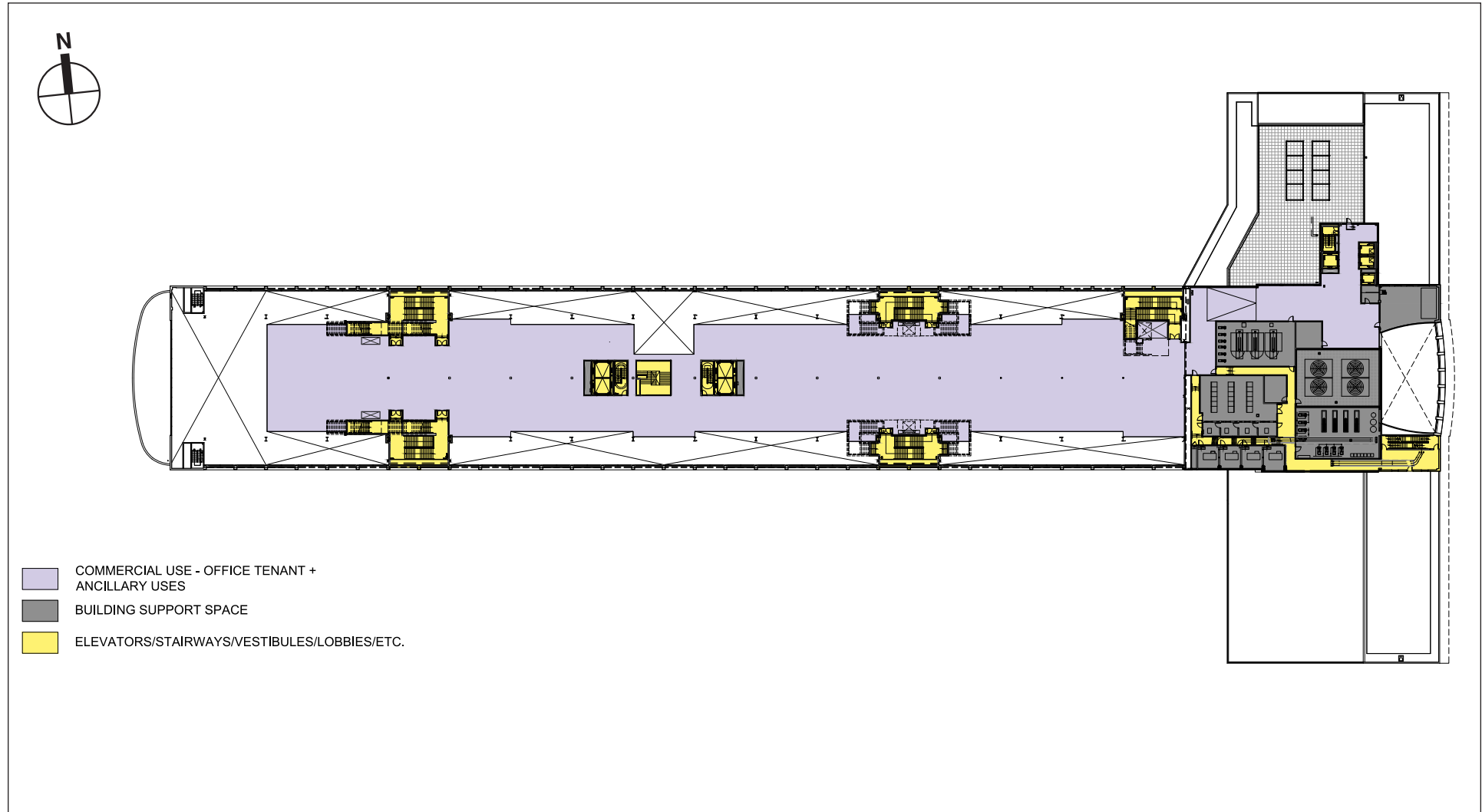
⁸ The FEIS transportation analysis considered the effects of a 190-slip marina, rather than the 141-slip marina analyzed elsewhere in the FEIS.

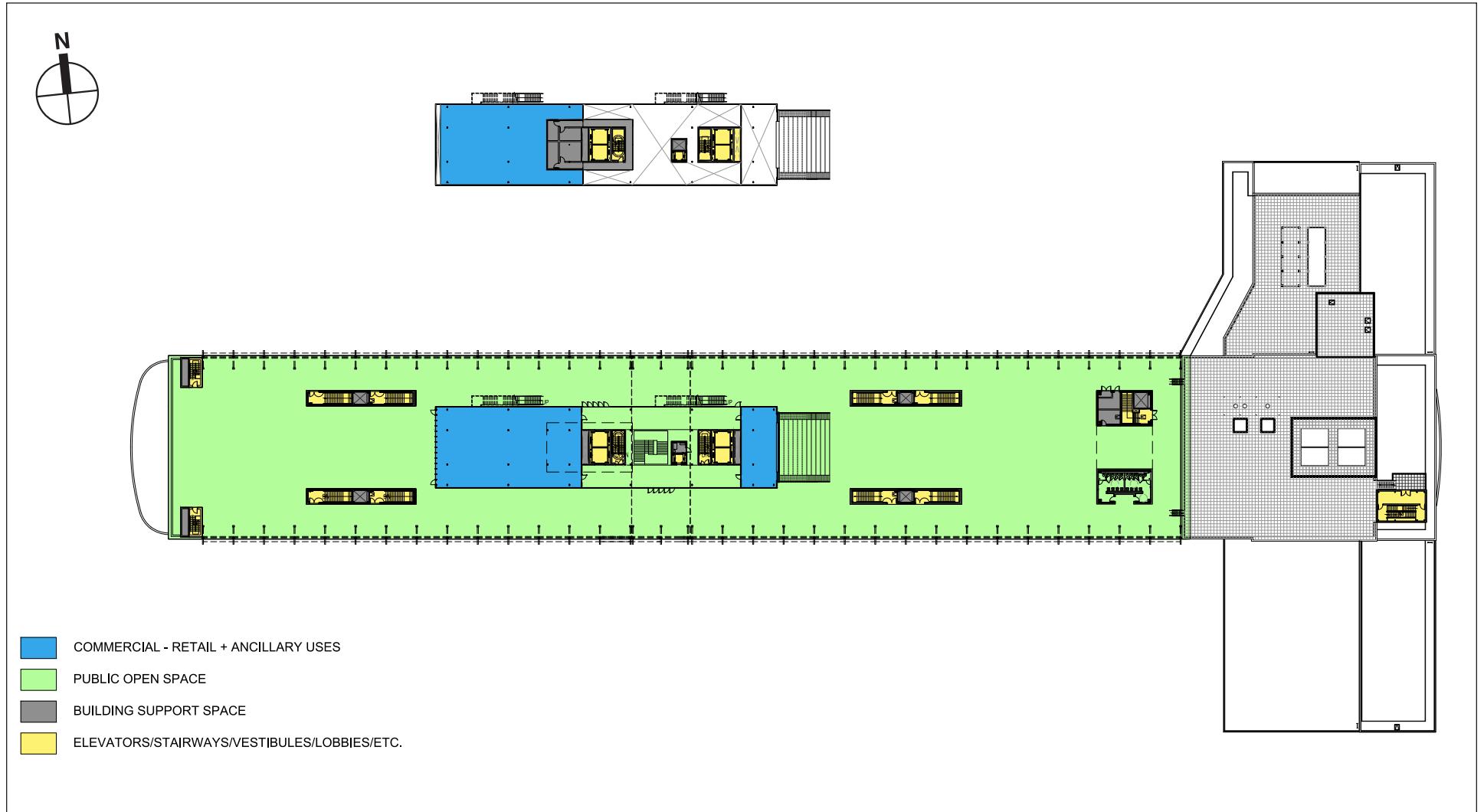


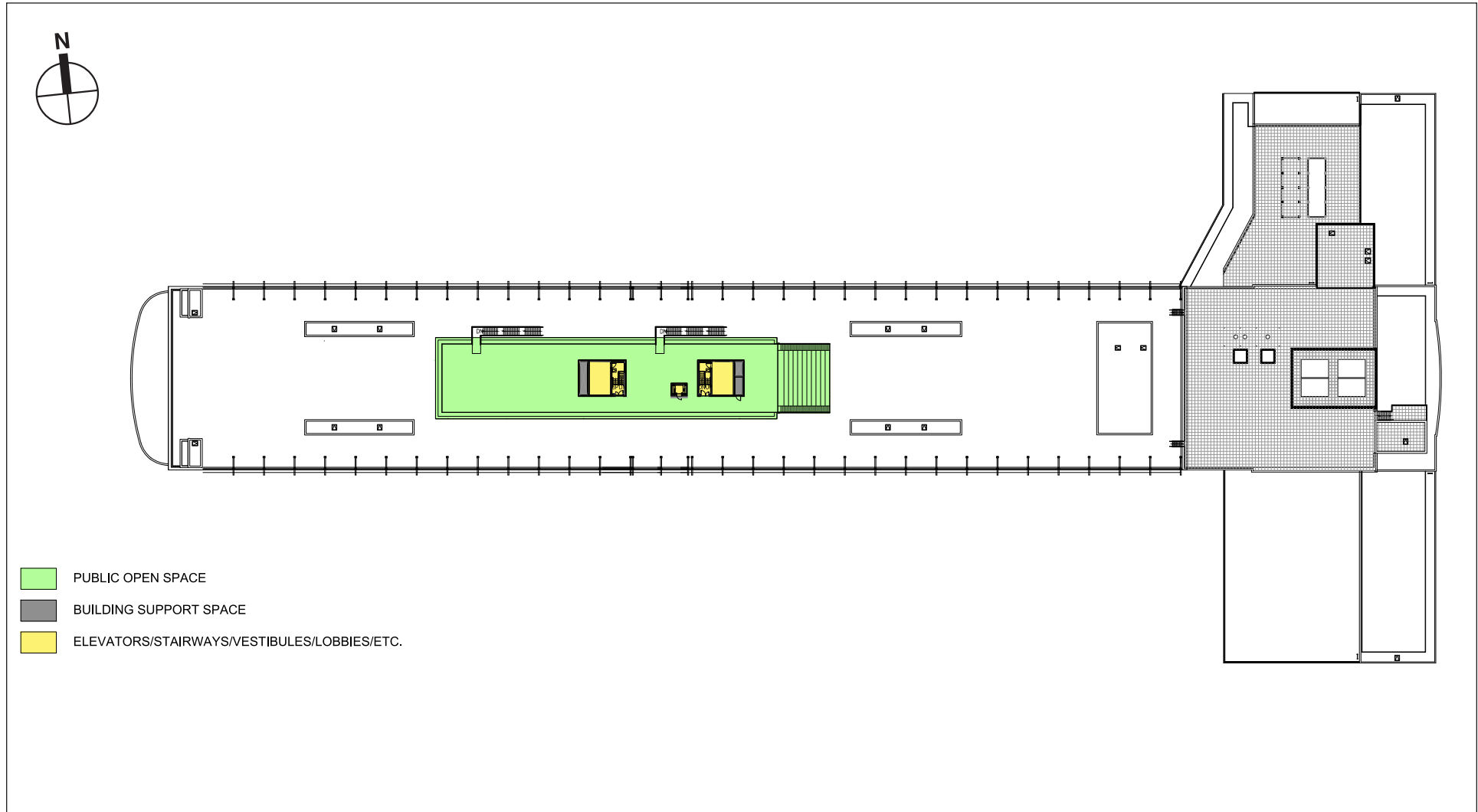












C. ANALYSIS FRAMEWORK

Absent the proposed modification, the project is assumed to be completed consistent with the previous approvals. The build year for the project, with or without the proposed modification, is now 2020.

In connection with the preparation of this technical memorandum, background conditions and the status of projects anticipated for completion by the project’s build year have been updated. Updates to the No Build list were made through field visits and review of publicly available information. Since the FEIS, TM1, and TM2 were completed in 2013, 2015, and 2017, respectively, some projects have been completed, some have had their development programs modified, and some additional projects have been identified. **Table 2** presents the no build list used for this technical memorandum. The No Build projects identified below include the same general mix of uses as the no build projects analyzed in the FEIS, TM1, and TM2.

**Table 2
Updated Projects Planned for Study Area by 2020**

Map No.	Project Name	Location / Block & Lot	Future Use	Status as of TM2	Current Status
N/A	Whitney Gansevoort	Washington Street and Gansevoort Street (Block 644/ Lots 5, 10)	New Whitney Museum space; 241,017 sf	Completed	Completed
N/A	860 Washington Street	860 Washington Street (Block 646/ Lot 19)	New 10-story, 120,413 sf mixed-use building; retail on first and second floors; office on floors 3-10	Completed	Completed
N/A	402 West 13th Street	402 West 13th Street between Ninth Avenue and Washington Street	New 5-story building; 2,400 sf retail and 12,950 sf office space.	Completed	Completed
N/A	837 Washington Street	837 Washington Street	4-story addition to and renovation of existing 2-story industrial building; 51,625 sf commercial space; ground floor retail and office space above.	Completed	Completed
N/A	High Line Building	450 W 14th Street between Tenth Avenue and Washington Street	10-story addition to and renovation of existing 5-story building; 11,950 sf retail and over 51,300 sf office space. Will span High Line and include an entrance to the High Line Park.	Completed	Completed
N/A	537 West 20th Street	537 West 20th Street	5-story, 24,289 sf new building; first floor gallery space with offices above	Completed	Completed
N/A	M&O Building	820 Washington Street	4-story 23,899 sf maintenance and operations building for the High Line; 12,000 sf storage, 11,899 sf commercial space.	Completed	Completed
N/A	58 Tenth Avenue (Former Mobil Gas Station)	58 Tenth Avenue (Block 712/ Lot 6)	New 17,000 sf retail building	Completed	Completed
N/A	500 West 21st Street	500 West 21st Street (Block 692/ Lot 30)	32 dwelling units, approx. 13,000 gsf retail	Completed	Completed
1	40-56 Tenth Avenue	40-56 Tenth Avenue (Block 646/ Lot 1)	New office and retail building with approx. 27,000 gsf retail; 15,000 gsf restaurant; and 107,000 gsf office	Planned	Under Construction (2019)
2	Pier 55 in Hudson River Park	Pier 55 (Hudson River Park at approx. West 13th St.) (Block 651/ Lot 7)	Redevelopment of pier for public open space and park events for up to 3,200 people	2019	Under Construction
3	414 West 15th Street and 413-435 West 14th Street	412-414 West 15th Street (Block 712/ Lot 42) and 413-435 West 14th Street	New 130,000 sf office building, renovation of existing 14th St retail storefronts, 2,300 sf rooftop addition	Under Construction ²	Under Construction
4	Chelsea Market Expansion	401 West 15th Street/75 Ninth Avenue (Block 713/ Lot 1)	Basement expansion for 80,000 sf retail. Conversion to office use 5th-8th floors.	Under Construction	Basement expansion completed. New upper floor change in use under construction.

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Table 2 (cont'd)
Updated Projects Planned for Study Area by 2020

Map No.	Project Name	Location / Block & Lot	Future Use	Status as of TM2	Current Status
5	Route 9A/West 13th Street Crosswalk Project	Hudson River waterfront esplanade and Route 9A bikeway from Bloomfield Street to West 14th Street, West 13th Street and Route 9A	Improved and widened pedestrian platform, improvements to the Route 9A bikeway alignment, new lay-by area for future public bus stop, landscaping, at-grade crosswalk across Route 9A at West 13th Street	2017	Under Construction
6	61 Ninth Avenue	61 Ninth Avenue (Block 712, Lot 36)	20,000 sf retail, 150,000 sf office	2017	Under Construction (2018)
7	9-19 Ninth Avenue	9-19 Ninth Avenue (Block 645, Lot 49)	Conversion from restaurant use to retail and 27,259 rooftop expansion	2017	Under Construction
8	46-50 Gansevoort Street	46-50 Gansevoort Street (Block 643/ Lot 54)	111,000 sf, building conversion to commercial use	New to list	Under Construction (2018)
9	55 Gansevoort Street	55 Gansevoort Street (Block 644/ Lot 60)	Building conversion for hotel use (14 rooms)	New to list	Under Construction
10	Pier 52 Art Installation	Pier 52 (Hudson River Park at southern edge of Gansevoort Peninsula)	Public art installation (sculpture)	New to list	2020
11	436 West 15th Street	436 West 15th Street (Block 712/ Lot 51)	(Conversion?) 2-story, 4,594 sf commercial building	New to list	Under Construction
12	The Eleventh	76 Eleventh Avenue (Block 689/ Lot 17)	25-story, 137-room hotel building and 35-story mixed-use building (250 residential units, 181,893 sf commercial)	New to list	Under Construction (2019)
13	501 West 18th Street	501 West 18th Street (Block 690/ Lot 29)	10-story residential building (63 units), 10,291 sf retail	New to list	Under Construction (2020)
14	The Warehouse	520 West 20th Street (Block 691/ Lot 43)	3-story addition to existing 4-story building. 100,000 sf office and retail, 18,000 sf rooftop/outdoor amenity space	New to list	Under Construction (2019)
15	510 West 22nd Street	510 West 22nd Street (Block 693/ Lot 23)	11-story, 137,081 sf office building. 15,000 sf outdoor space	New to list	Under Construction
16	455 West 19th Street	455 West 19th Street (Block 717/ Lot 7)	11-story residential building (10 units)	New to list	Under Construction
17	435 West 19th Street	435 West 19th Street (Block 717/ Lot 17)	8-story residential building (6 units)	New to list	Under Construction (2018)
18	425 West 18th Street	425 West 18th Street (Block 716/ Lot 15)	18-story NYCHA development, 160 residential units, 4,560 sf community facility, improvements to existing basketball court and playground	New to list	Under Construction

Notes:
New projects are noted in bold; projects completed since the FEIS, TM1, and TM2 are italicized.
Sources:
 New York City Department of Buildings; New York City Department of City Planning; New York City Board of Standards and Appeals; media coverage; Whitney Museum of American Art—Gansevoort Facility EAS (CEQR No. 07SBS021M); AKRF, Inc. field visits March 2018.

D. ANALYSIS OF THE PROPOSED MODIFICATION

Compared to the previously approved project, the proposed modification to the project program would result in a reduction in the visitor and worker populations associated with retail, public market, and cultural use operations and a modest increase in the number of office workers; as with the previously approved project, it would not result in a residential population; and would not result in any changes to the exterior design of the project, with the exception of new skylights at the roof level, to light the proposed uses on Level 4. As described below, the previously completed technical analyses would not be significantly affected by the proposed modification or changes in background conditions through 2020.

The small increase in the office worker population compared to the previously approved project, coupled with the decreases in the retail, public market, and cultural use visitor and worker

populations, would not have the potential to result in any significant adverse impacts related to socioeconomic conditions, community facilities, or open space.

The proposed modification would not result in any alterations to the proposed exterior design, with the exception of the skylights noted above, and would not require any new land use actions. The skylights at the roof level would not be visible to pedestrians in the surrounding area. As noted above, there would be no changes to the design of the public open space at the roof level, the facades of the pier structure, or to the public open space surrounding the pier structure at Level 1. The developer is still seeking historic preservation tax credits for the project, and thus the modifications to the proposed design must comply with the Secretary of the Interior's Standards for Rehabilitation. SHPO has approved the project's first amended Part 2 application for the historic preservation tax credits, for the changes described above, and the application is currently under review at NPS. Therefore, as with the previously approved project, the proposed changes to the project would not have the potential to result in any significant adverse impacts related to land use, historic and cultural resources, urban design and visual resources, or shadows not previously identified and addressed in the FEIS and subsequent technical memoranda.

There would be no new in-water or excavation work associated with the proposed modification, and the proposed modification would not result in any significant changes to the construction means and methods. As with the previously approved project, renovation and rehabilitation of the project site, which is currently under construction, would be completed in accordance with applicable federal, state, and local regulatory requirements. Therefore, as with the previously approved project, the proposed modification to the project would not result in any significant adverse impacts related to natural resources, hazardous materials, or construction.

The proposed program modification would result in modest changes to the project's projected demand for water and sewer infrastructure, solid waste and sanitation, or energy. Therefore, as with the previously approved project, the proposed changes to the project would not result in any significant adverse impacts related to water and sewer infrastructure, solid waste and sanitation services, or energy.

The increase in office uses and reduction in retail, public market, and cultural uses would reduce the number of daily visitors and overall transportation demand at the site. With respect to the change in the office program, the effects associated with the approximately 84,000 sf of additional office use are below the *CEQR Technical Manual* threshold for potential impacts. Consequently the proposed program modification would not have the potential to result in new transportation impacts or require further analysis. Similarly, the modified project would cause no changes affecting noise or air quality that would have the potential to result in significant new impacts.

In regard to neighborhood character, the FEIS, TM1, and TM2 concluded that the previously approved project would not have the potential to result in a significant adverse impact. As the proposed program modification would not have the potential to result in any unmitigated significant adverse impacts in any of the technical areas that contribute to neighborhood character (land use, urban design, visual resources, historic and cultural resources, socioeconomic conditions, shadows, open space, transportation, and noise), the proposed modification, as with the previously approved project, would not result in any significant adverse impacts related to neighborhood character.

The proposed program modification also would not result in any unmitigated significant adverse impacts in the areas of transportation, air quality, water quality, hazardous materials, or noise,

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and therefore as with the previously approved project it would not result in any significant adverse impacts related to public health.

E. CONCLUSION

As with the previously approved project, neither the proposed program modification nor the changes in background conditions would result in significant adverse impacts. *