

**City Environmental Quality Review/State Environmental Quality Review Act
ENVIRONMENTAL ASSESSMENT STATEMENT/
ENVIRONMENTAL ASSESSMENT FORM**

PART I, GENERAL INFORMATION

Reference Numbers

1. 03DCP031M
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)
Pending
ULURP REFERENCE NO. IF APPLICABLE

N/A
BSA REFERENCE NO. IF APPLICABLE
N/A
OTHER REFERENCE NO.(S) IF APPLICABLE
(E.G. LEGISLATIVE INTRO, CAPA, ETC.)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION.

2. Co-Lead Agencies

Metropolitan Transportation Authority
NAME OF CO-LEAD AGENCY
Emil F. Dul, P.E.
NAME OF CO-LEAD AGENCY CONTACT PERSON
2 Broadway, 2nd Floor
ADDRESS
New York NY 10004
CITY STATE ZIP
646-252-2405 646-252-3374
TELEPHONE FAX
emildul@nyc.com
EMAIL ADDRESS

City of New York City Planning Commission
NAME OF CO-LEAD AGENCY
Robert Dobruskin
NAME OF LEAD CO-LEAD AGENCY CONTACT PERSON
22 Reade Street
ADDRESS
New York NY 10007
CITY STATE ZIP
212-720-3423 212-720-3495
TELEPHONE FAX
rdobrus@planning.nyc.gov
EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B.

3a. NAME OF PROPOSAL Proposed No. 7 Subway Extension/Rezoning and Development Program for the Hudson Yards Area of Far West Midtown Manhattan

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTIONS(S) AND APPROVAL(S): Please see Attachment I-3b.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVALS(S): Please see Attachment I-3c.

Required Action or Approvals

4. CITY PLANNING COMMISSION Yes No Please see Attachment I-4.
 Change in City Map Zoning Certification Site Selection – Public Facility
 Zoning Map Amendment Zoning Authorization Disposition – Real Property Franchise
 Zoning Text Amendment Housing Plan & Project UDAAP Revocable Consent Concession
 Charter 197-a Plan
 Zoning Special Permit, specify type: TBD
 Modification of _____
 Renewal of _____
 Other _____

5. UNIFORM LAND USE PROCEDURE (ULURP) Yes No

6. BOARD OF STANDARDS AND APPEALS Yes No
 Special Permit New Renewal Expiration Date _____
 Variance Use Bulk
 Specify affected section(s) of Zoning Resolution _____

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION Yes No
 Title V Facility Power Generation Facility Medical Waste Treatment Facility

* TBD = "To Be Determined"

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. OTHER CITY APPROVALS Yes No **Please see Attachment I-8.**
 Legislation Rulemaking; specify agency: _____
 Construction of Public Facilities Funding of Construction, Specify Funding of Programs, Specify
 Policy or plan Permits, Specify: _____
Other, explain: _____

9. STATE ACTIONS/APPROVAL/FUNDING Yes No
If "Yes" identify Approval from MTA-NYCT, a State agency, is required. Approval from CCOC, CCDC, ESDC, NYSDOT, HRPT, DEC, and NYSDOS-TBD.

10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify _____

Action Type

11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended). 617.4 (b) (2); 617.4 (b) (3); 617.4 (b) (5) (v); 617.4 (6) (i); 617.4 (b) (6) (iii); 617.4 (b) (6) (v); 617.4 (b) (9); 617.4 (b) (10).

Analysis Year

11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action
12. Identify the analysis year (or build year) for the Proposed Action: **Please see Attachment I-12.**
Would the proposal be implemented in a single phase? Yes No NA.
Anticipated period of construction: Approximately 60 months/ 5years (for subway extension construction).
Anticipated completion date: **Please see Attachment I-12.**
Would the proposal be implemented in multiple phases? Yes No NA.
Number of phases: 1
Describe phases and construction schedule: TBD during EIS process

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES).

13a. LOCATION OF PROJECT SITE
NA-Please see Attachment I-13a.
STREET ADDRESS _____
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS _____
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY Manhattan Sections 8a-8d
TAX BLOCK AND LOT NUMBERS _____ CB#4, CB#5 (portion east of 8th Avenue) ZONING SECTIONAL MAP NO. _____
BOROUGH _____ COMMUNITY DISTRICT NO. _____

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT
TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: NA-Please see Attachment I-13b. SQ. FT.
PROJECT SQUARE FEET TO BE DEVELOPED: _____ SQ. FT.
GROSS FLOOR AREA OF PROJECT: _____ SQ. FT.
IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: _____ % OF _____
DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: HEIGHT _____ WIDTH: _____ LENGTH: _____
LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: _____

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
The Hudson Yards Area of Far West Midtown Manhattan ("Hudson Yards"), is generally bounded by the Hudson River Park to the west; 24th and 28th Streets to the south (southern boundary varies); Seventh, Eighth and Tenth Avenues to the east (eastern boundary varies as well); and 43rd Street to the north. For a map depicting the location of the Proposed Action, please see Figure 1.

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
IF 'YES' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13A & 13B ABOVE. The Proposed Action involves zoning changes for the estimated 42-block Hudson Yards.

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

PART II, SITE AND ACTION DESCRIPTION

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map*. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size. **Please see Figures 1, 2 and 3.**
* Due to the extensive size of the area, tax maps are not provided.
2. **PHYSICAL SETTING** (both developed and undeveloped areas)
Total directly affected area (sq. ft.): approx. 20,000,000 (entire Rezoning Area) Water surface area (sq. ft.): 0
Roads, building and other paved surfaces (sq. ft.): approx. 18,911,000 Other, describe (sq. ft.): approx. 1,088,920 sf (1,001,800 or 23 acres for the MTA rail yards that span from 10th to 12th Aves between 30th and 33rd Sts; and 87,120 or 2 acres for open space/ vacant land).

3. PRESENT LAND USE - Please see Attachment II-3.

Residential

Total no. of dwelling units: _____ No. of low-to moderate income units: _____
No. of stories: _____ Gross floor area (sq. ft.): _____
Describe type of residential structures: _____

Commercial

Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
Specify type(s): _____ No. of stories and height of each building: _____

Manufacturing/Industrial

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____
Type of use(s): _____ Open storage area (sq. ft.) _____
If any unenclosed activities, specify: _____

Community facility

Type of community facility: Police and fire stations, daycare facilities, numerous churches.
No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? Yes No
If yes, describe briefly: _____

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No
If yes, describe briefly: _____

Does the directly affected area include any mapped City, State or Federal parkland? Yes No
If yes, describe briefly: _____

Does the directly affected area include any mapped or otherwise known wetland? Yes No
If yes, describe briefly: _____

Other land use

No. of stories _____ Gross floor area (sq. ft.) _____
Type of use: _____

4. EXISTING PARKING - Please see Attachment II-4.

Garages

No. of public spaces: _____
No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate. _____

5. EXISTING STORAGE TANKS

Gas or service stations? Yes No Oil storage facility? Yes No Other? Yes No
If yes, specify: Based on preliminary studies, various registered underground and above-ground storage tanks are likely to be present within the Rezoning Area.

Number and size of tanks: TBD during EIS process Last NYFD inspection date: TBD during EIS process
Location and depth of tanks: TBD during EIS process

6. CURRENT USERS - Please see Attachment II-6.

No. of residents: _____ No. and type of business: _____

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;

- (b) is within a designated New York City Historic District;
 - (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
 - (d) is within a New York State or National Register Historic District; or
 - (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?
- Identify any resource: Preliminary research has identified nine landmarks/ properties that are designated NYC Landmarks(LPC) or Properties listed in the National Register (NR) of Public Places, and four properties that are eligible for listing in the NR by the NYS Historic Preservation Office.

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. Yes, preliminary research has identified a number of additional properties that would need to be studied further to determine their regulatory status (they are potentially eligible for listing in the NYS or National Register of Public Places).

SEE CEQR
TECHNICAL MANUAL
CHAPTER III K,
WATERFRONT
REVITALIZATION
PROGRAM.

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? Yes No
(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used. Please refer to Figure 4, which includes the Waterfront Revitalization Program boundaries.

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly: TBD during EIS process

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? Yes No

If yes, describe briefly: The proposed subway extension, rezoning, new Multi-Use Facility, and Convention Center would involve both above- and in-ground construction.

10. PROPOSED LAND USE- Please see Attachment II-10.

Residential

Total no. of dwelling units _____ No. of low-to-moderate income units _____ Gross floor area (sq. ft.) _____

No. of stories _____ Describe type of residential structures: _____

Commercial

Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.) _____

Office: _____

No. of bldgs _____ Gross floor area of each building (sq. ft.) _____

Other: No. of bldgs _____ Gross floor area of each building (sq. ft.) _____

Specify type(s): _____

No. of stories and height of each building: _____

Manufacturing/Industrial

No. of bldgs _____ Gross floor area of each building (sq. ft.) _____

No. of stories and height of each building: _____

Type of use(s): _____ Open storage area (sq. ft.) _____

If any unenclosed activities, specify: _____

Community facility

Type of community facility: _____

No. of bldgs _____ Gross floor area of each building (sq. ft.) _____

No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly: _____

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No

If yes, describe briefly: _____

Does the directly affected area include any mapped City, State, or Federal parkland? Yes No

If yes, describe briefly: _____

Does the directly affected area include any mapped or otherwise known wetland? Yes No

If yes, describe briefly: _____

Other land use

Gross floor area (sq. ft.) _____ No. of stories: _____ Type of use: _____

Project

Description

THIS SUBPART SHOULD
GENERALLY BE
COMPLETED ONLY IF YOUR
ACTION INCLUDES A
SPECIFIC OR KNOWN
DEVELOPMENT
AT PARTICULAR
LOCATIONS.

11. **PROPOSED PARKING - Please see Attachment II-11.**

Garages

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate. _____
No. and location of proposed curb cuts: _____

12. **PROPOSED STORAGE TANKS - Please see Attachment II-12.**

Gas or service stations Yes No Oil storage facility Yes No Other? Yes No

If yes, specify: _____

Size of tanks: _____ Location and depth of tanks: _____

13. **PROPOSED USERS - Please see Attachment II-13.**

No. of residents _____ No. and type of businesses: _____

No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: _____

14. **HISTORIC RESOURCES (ARCHITECTURAL & ARCHAEOLOGICAL RESOURCES) -Please see Attachment II-14.**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No

If yes, briefly describe: _____

15. **DIRECT DISPLACEMENT - Please see Attachment II-15.**

Will the action directly displace specific business or affordable and/or low income residential units? Yes No

If yes, briefly describe: _____

16. **COMMUNITY FACILITIES - Please see Attachment II-16.**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? Yes No

If yes, briefly describe: _____

SEE CEQR
TECHNICAL MANUAL
CHAPTER III B.,
SOCIO-ECONOMIC
CONDITIONS

SEE CEQR
TECHNICAL MANUAL
CHAPTER III C., COMMUNITY
FACUL-
TIES & SERVICES

**ZONING
INFORMATION**

17. What is the zoning classification(s) of the directly affected area? Most of the Rezoning Area (approximately 70%) is zoned for manufacturing (M1-5, M1-6, M2-3); a portion (roughly 27%) is commercially zoned (C1-7A, C6-2, C6-2A, C6-2M, C6-3X, C6-4, C6-7), and a small portion (approximately 3%) is residentially zoned (R8, R8B). Four special districts are entirely or partly located within the Rezoning Area: the Javits Center (entire); Garment Center (part); Midtown (part); and Clinton (periphery) Districts.

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use. Manufacturing designations, M1-5 and M2-3 have FARs of 5.0 and 2.0, respectively; while the commercial designations of C6-2 and C6-4 have FARs of 6.0 and 10.0, respectively. The residential designation, R8B, permits a FAR of 4.0.

19. What is the proposed zoning of the directly affected area? Zoning changes will be addressed in the EIS. Overall, the amount of commercially and residentially zoned land would increase substantially, while manufacturing zoned land would decrease.

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use. Zoning and associated FAR changes will be addressed in the EIS. Overall, the permitted FAR would increase substantially for most zoning categories.

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the Proposed Action? **Please see Attachment II-21.**

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

**Additional
Information**

Analyses

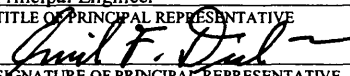
23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

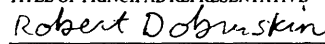
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|--|--|
| a. LAND USE, ZONING, AND PUBLIC POLICY | See CEQR Technical Manual Chapter III.A. |
| b. SOCIOECONOMIC CONDITIONS | See CEQR Technical Manual Chapter III.B. |
| c. COMMUNITY FACILITIES AND SERVICES | See CEQR Technical Manual Chapter III.C. |
| d. OPEN SPACE | See CEQR Technical Manual Chapter III.D. |
| e. SHADOWS | See CEQR Technical Manual Chapter III.E. |
| f. HISTORIC RESOURCES | See CEQR Technical Manual Chapter III.F. |
| g. URBAN DESIGN/VISUAL RESOURCES | See CEQR Technical Manual Chapter III.G. |
| h. NEIGHBORHOOD CHARACTER | See CEQR Technical Manual Chapter III.H. |
| i. NATURAL RESOURCES | See CEQR Technical Manual Chapter III.I. |
| j. HAZARDOUS MATERIALS | See CEQR Technical Manual Chapter III.J. |
| k. WATERFRONT REVITALIZATION PROGRAM | See CEQR Technical Manual Chapter III.K. |
| l. INFRASTRUCTURE | See CEQR Technical Manual Chapter III.L. |
| m. SOLID WASTE AND SANITATION SERVICES | See CEQR Technical Manual Chapter III.M. |
| n. ENERGY | See CEQR Technical Manual Chapter III.N. |
| o. TRAFFIC AND PARKING | See CEQR Technical Manual Chapter III.O. |
| p. TRANSIT AND PEDESTRIANS | See CEQR Technical Manual Chapter III.P. |
| q. AIR QUALITY | See CEQR Technical Manual Chapter III.Q. |
| r. NOISE | See CEQR Technical Manual Chapter III.R. |
| s. CONSTRUCTION IMPACTS | See CEQR Technical Manual Chapter III.S. |
| t. PUBLIC HEALTH | See CEQR Technical Manual Chapter III.T. |

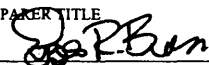
The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the Co-Lead agencies may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

Please see Attachment II-23.

Applicant Certification

24a. MTA-New York City Transit
 PRINCIPAL
Emil F. Dul, P.E.
 NAME OF PRINCIPAL REPRESENTATIVE
Principal Engineer
 TITLE OF PRINCIPAL REPRESENTATIVE

 SIGNATURE OF PRINCIPAL REPRESENTATIVE
10 February 2003
 DATE

New York City Department of City Planning
 PRINCIPAL
Robert Dobruskin
 NAME OF PRINCIPAL REPRESENTATIVE
Director, Environmental Assessment & Review Division
 TITLE OF PRINCIPAL REPRESENTATIVE

 SIGNATURE OF PRINCIPAL REPRESENTATIVE
2/10/03
 DATE

24b. James R. Brown
 PREPARER NAME
Technical Director, Environmental Services - PBO&D
 PREPARER TITLE

 PREPARER SIGNATURE
2.10.03
 DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

ATTACHMENT I

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTIONS(S) AND APPROVAL(S):

The New York City Department of City Planning (DCP) and the MTA New York City Transit (MTA-NYC Transit) propose to promote the transit-oriented redevelopment of the Hudson Yards Area of Far West Midtown Manhattan (the “Hudson Yards Area”) in order to sustain the City’s economic growth and global competitiveness over the next several decades. The Proposed Action consists of: (1) the construction and operation of an extension of the No. 7 Subway Line (the “No. 7 Extension”) and potential related transit improvements to serve the Hudson Yards Area; (2) adoption of zoning map and text amendments to the New York City Zoning Resolution and related land use actions (the “Zoning Amendments”) to permit the development of the Hudson Yards Area as a mixed-use community with a range of approximately 45 to 50 million square feet of new commercial and residential space; and (3) other public actions intended to foster such development and serve the City as a whole, including (a) a new multi-use sports and entertainment facility (the “Multi-Use Facility”); (b) expansion and modernization of the Jacob Javits Convention Center (“the Convention Center Expansion”); and, (c) new or replacement transportation facilities for pedestrian movement, vehicle storage, and other public purposes (the “Related Facilities”).

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVALS:

The purpose of the Proposed Action is to (a) facilitate the redevelopment and revitalization of the Hudson Yards Area, a currently underutilized area, by providing greatly improved transit to the area, encouraging medium and high-density commercial and residential development, a wider range of land uses than allowed under current zoning and significant new open space areas; and (b) serve both the Hudson Yards Area and the City as a whole through the construction and operation of new public facilities intended to contribute to the economic, cultural, and recreational life of the City. The Proposed Action is also needed to accommodate the expansion of the City’s Midtown Central Business District (CBD), to foster anticipated economic growth and to sustain the City’s role as the world’s leading financial, commercial, and entertainment center. Specifically, developing a new multi-use sports and entertainment facility in the Hudson Yards Area would provide a new venue for the New York Jets, who currently play in New Jersey due to the current lack of a suitable facility in New York City. This new Multi-Use Facility would also create a venue for hosting a variety of large-scale events. A modernized and expanded Convention Center would enable it to retain its market share, meet the new, increasingly high quality space demands of trade shows, and ensure its position as a major component of economic development within the visitor industry.

The Hudson Yards Area presents a unique opportunity to achieve these goals: it has large areas of underutilized land; it has the potential to support major transit improvements;

and it is contiguous to both the CBD and the new Hudson River Park. With enhanced and efficient transit service connected to the MTA's existing transit system, approval of the proposed zoning changes, and implementation of the remaining portions of the Proposed Action, the Hudson Yards Area could be transformed into a vital 24-hour neighborhood containing a mix of commercial, residential, retail, open space, and recreational uses contributing significantly to the vitality of the City as a whole.

4. CITY PLANNING COMMISSION (CPC)

There are a number of possible actions in addition to the Zoning Amendments, such as "Change in City Map," "Site Selection," "Disposition of Real Property," "Housing Plans and Project," "Revocable Consent," and "Zoning Special Permit." All required CPC actions and approvals will be identified upon further development of the Proposed Action.

8. OTHER CITY APPROVALS

Other approvals potentially include "Construction of Public Facilities" and "Funding of Construction." All City and State approvals will be identified upon further development of the Proposed Action.

12. ANALYSIS YEARS

The individual technical analyses in the DEIS will evaluate various conditions in combination and for comparison, defined as follows:

Three analysis "years" will be evaluated:

- 2003 existing conditions;
- 2010, the year that represents a reasonable estimate of when the No. 7 Subway extension is anticipated to be operational and the balance of the Proposed Action in effect, with some zoning related redevelopment occurring.
- 2025, the year that represents a reasonable estimate of when such redevelopment of the Hudson Yards will be substantially complete.

Four analysis "conditions" will be evaluated:

- Existing Conditions: descriptions will be prepared evaluating existing conditions for each impact category listed below for the year 2003.
- Future No Action Conditions: analyses and descriptions will be prepared evaluating conditions in the years 2010 and 2025 without the Proposed Action for each impact category for which descriptions of existing conditions were prepared.
- Future Conditions with the Proposed Action: analyses and descriptions will be prepared evaluating conditions in the years 2010 and 2025 with the Proposed Action for each impact category for which descriptions of existing and No Action conditions were prepared.

- Future Conditions during Construction: as appropriate, impacts will be assessed for conditions between 2005 and 2010, the period during which construction activities required for extension of the No. 7 Subway, the proposed Multi-Use Facility, and Convention Center Expansion will be underway.

Technical assessments will be conducted within the primary and secondary study areas. Generally, the level of detail will be greater and more quantitative in nature for the primary study area analyses, and lesser and more qualitative for the secondary study area analyses.

13a. LOCATION OF PROJECT SITE

The site of the Proposed Action generally encompasses the Hudson Yards Area of Far West Midtown Manhattan, bounded by West 43rd Street on the north, Hudson River Park on the west, West 24th and 28th Streets on the south (southern boundary varies), and Seventh, Eighth, and Tenth Avenues on the east (eastern boundary varies).

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

The Proposed Action would encompass the Hudson Yards Area of Far West Midtown Manhattan, as delineated in the response to Questions 13a and 13c. The extension of the No. 7 Subway will require additional areas for train storage, ventilation facilities, etc., the locations of which have not yet been determined.

ATTACHMENT II

3. PRESENT LAND USE

Residential: There are approximately 9,100 residential units located in the estimated 42-block Rezoning Area (fewer than 150 units are located west of 10th Avenue between West 28th and West 41st Streets), as stated in *Far West Midtown: A Framework for Development*. The number of low-to-moderate income units has not been determined, nor has the gross floor area or number of floors. The type of residential structures vary throughout the Rezoning Area, although most are multi-family and greater than one floor. Types of residential structures present in the Rezoning Area include multi-family tenement-style walk ups, multi-family brownstones, and large apartment complexes. Several large residential apartment complexes are currently under construction in the Rezoning Area.

Commercial: There are many retail and office uses within the Rezoning Area.

Manufacturing/Industrial: There are many manufacturing/industrial uses within the Rezoning Area, as well as some open storage uses.

Community Facility: Several community facilities are situated within the estimated 42-block Rezoning Area, including a police precinct, houses of worship, and daycare facilities.

Vacant Land: Vacant land is present within the Rezoning Area, and is generally located west of Ninth Avenue.

Publicly Accessible Open Space: Publicly accessible open space can be found within the Rezoning Area. Existing open space includes the Javits Plaza across from the Javits Center (east side of Eleventh Avenue between 35th and 36th Streets and the plazas associated with new residential development along 42nd Street.

Mapped Parkland: The Rezoning Area does not include any mapped City, State or Federal parkland.

Wetlands: The Rezoning Area does not contain any mapped or otherwise known wetland.

Other Land Use: No other land uses have been identified within the Rezoning Area.

4. EXISTING PARKING

There are approximately 10,500 on and off-street parking spaces located in the estimated 42-block Rezoning Area.

6. CURRENT USERS

There are many current users present in the Rezoning Area, including residents, various businesses, visitors, and workers.

10. PROPOSED LAND USE

Residential: The approximate number and nature of residential units that will be introduced into the estimated 42-block Rezoning Area as a result of the Proposed Action has not been determined. All proposed land uses will be identified upon further development of the Proposed Action during the EIS process.

Commercial: The number and type of commercial retail and office buildings that will be added as a result of the Proposed Action has not been determined. The rezoning would

accommodate a larger number of these uses than currently permitted. The Convention Center modernization and expansion would result in an increase of 2.5 million square feet (sf) of Convention Center space as well as providing a new 1.2 million sf hotel adjoining the Convention Center. The overall estimated number and type of commercial uses will be identified upon further development of the Proposed Action during the EIS process.

Manufacturing/Industrial: The estimated number and type of manufacturing/industrial uses either added or potentially removed will be identified upon further development of the Proposed Action during the EIS process.

Community Facility: The number and type of community facilities that could be added as a result of the Proposed Action has not been determined. The number and type of such facilities will be identified upon further development of the Proposed Action during the EIS process.

Vacant Land: Vacant land will decrease as a result of the Proposed Action. The estimated amount of vacant land will be identified upon further development of the Proposed Action during the EIS process.

Publicly Accessible Open Space: The estimated amount of publicly accessible open space that will be added as a result of the Proposed Action has not been determined. The estimated amount of publicly accessible open space will be identified upon further development of the Proposed Action during the EIS process. It is anticipated that the rezoning would result in an overall increased amount of publicly accessible open space in the Hudson Yards. The new Multi-Use Facility may include a new public park and plaza at its street level, with an extension over Twelfth Avenue, connecting to the Hudson River Park. Whether the Proposed Action would include any mapped City, State or Federal parkland will be identified upon further development of the Proposed Action during the EIS process.

Wetlands: The Proposed Action is not anticipated to increase the amount of wetland area.

Other Land Use: Whether the Zoning Amendments will result in an increase or decrease in the amount of “other” land uses will be determined upon further development of the Proposed Action during the EIS process. A new 75,000-seat Multi-Use Facility to be constructed over the existing MTA Long Island Rail Road (LIRR) West Side Storage Yards will result in an increase in sport and entertainment venues in the area.

11. PROPOSED PARKING

The number of proposed parking spaces will be determined upon further development of the Proposed Action during the EIS process.

12. PROPOSED STORAGE TANKS

The number, size, depth, and location of storage tanks has not been determined. The anticipated number of storage tanks will be identified during the EIS process.

13. PROPOSED USERS

The Proposed Action consists of the rezoning of the estimated 42-block Hudson Yards, extension of the No. 7 Subway Line, and the other related elements including: (a) a new 75,000-seat Multi-Use Facility; (b) a modernization and expansion of the Convention

Center; and (c) the Related Facilities. The number of workers, residents, and visitors has not been determined.

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL)

The specific nature and location of future development resulting from the Proposed Action is not known. Whether the Proposed Action will have any significant adverse impacts on any architectural or archaeological resource is unknown.

15. DIRECT DISPLACEMENT

The timing and type of redevelopment of the Hudson Yards including the construction, expansion, and relocation of several facilities resulting from the Proposed Action has not been determined. The extension of the No. 7 Subway, expansion of the Convention Center, and the redevelopment of the Hudson Yards has the potential to result in direct displacement of some businesses and residents.

16. COMMUNITY FACILITIES

Several existing community facilities are present in the Hudson Yards. Since the nature and location of development that may result from the Proposed Action is unknown at this time, it has not been determined whether any public or publicly funded community facilities would be directly eliminated, displaced, or altered.

21. WHAT ARE THE PREDOMINANT LAND USES AND ZONING CLASSIFICATIONS WITHIN A 1/4 MILE RADIUS OF THE PROPOSED ACTION?

Land Use: To the north there is a mix of manufacturing/industrial land uses, which are primarily west of 10th Avenue, and residential and commercial uses, which are primarily east of 10th Avenue; to the east are mostly manufacturing/industrial and commercial uses; and to the south are commercial, residential, and manufacturing/ industrial uses west of 10th Avenue and a mix of commercial, residential and public facilities/institutions east of 10th Avenue.

Zoning: Zoning Districts within ¼ mile to the east of the Proposed Rezoning Area include the Special Midtown District, the Special Garment Center District, and a Manufacturing District. Zoning Districts within ¼ mile to the south of the Proposed Rezoning Area include a mix of high density Commercial and Residential Districts, as well as a Special Mixed Use District and a Manufacturing District. Zoning Districts within ¼ mile to the north of the Proposed Rezoning Area are limited to the Special Clinton District.

23. IMPACT ANALYSES

A. Land Use, Zoning and Public Policy

The rezoning of an estimated 42-block area would allow greater densities and different uses than the current zoning permits. In addition, the Proposed Action could involve closing public streets in the area. Therefore, the Proposed Action has the potential to result in significant adverse impacts on zoning and land use.

B. Socioeconomic Conditions

The Proposed Action may result in changes in type and density of land uses in the Hudson Yards, improved transit service between the Hudson Yards and other areas of the City, and an increase in the area's workers. Consequently, the Proposed Action has the potential to result in significant adverse and beneficial impacts on socioeconomic conditions in the Rezoning Area and neighboring areas to the north, east and south.

C. Community Facilities and Services

The Proposed Action may result in potentially significant adverse impacts to community facilities due to the increased amount of allowable development and number of residents, visitors and workers in the area.

D. Open Space

The Proposed Action may result in substantial changes relating to open space due to increased demand for use of the publicly accessible open space resources, the potential loss of existing public space, and the creation of new publicly accessible open spaces.

E. Shadows

The Proposed Action may result in potentially significant adverse shadow impacts due to the potential increase in allowable development density and greater building heights.

F. Historic Resources

The Proposed Action may affect architectural or archaeological resources in the area, due to adverse changes in the context of existing architectural resources and disturbance to archaeological resources.

G. Urban Design/ Visual Resources

The Proposed Action may result in significant adverse visual, aesthetic or urban design impacts due to the change in the physical landscape from the introduction of additional buildings and development to a greater density, closure of public streets, and obstruction of existing view corridors.

H. Neighborhood Character

The Proposed Action may result in significant adverse neighborhood character impacts due to the changes in land use and the physical landscape from the introduction of additional buildings and development to a greater density.

I. Natural Resources

The Proposed Action may result in potential adverse impacts to natural resources in the area due to operation of the facilities resulting from the Proposed Action.

J. Hazardous Materials

The Hudson Yards has a history of industrial and manufacturing uses. In addition, there are numerous underground storage tanks in the area, which may have released hazardous substances and/or petroleum products into the soil and groundwater. Land use

development in the Hudson Yards has the potential to adversely affect public health and or the environment if exposure to these materials were to occur.

K. Waterfront Revitalization Program

The Proposed Action may result in substantial changes related to consistency with the NYSDOS Coastal Zone Management Plan and DCP's Waterfront Revitalization Program due to the proximity of the Hudson River. In addition, a portion of the Rezoning Area is located within the 100-year floodplain.

L. Infrastructure

The Proposed Action may result in potentially significant adverse impacts on area infrastructure due to increased demand for services and the additional volume of sewage produced as well as resultant utility and infrastructure relocations.

M. Solid Waste and Sanitation Services

The Proposed Action may result in potentially significant impacts on solid waste and sanitation transport and disposal services.

N. Energy

Due to the added floor area as a result of the Proposed Action, additional residents, businesses, and other new uses would increase energy demand in the Rezoning Area. Therefore, the Proposed Action may result in a significant increase in the amount of energy consumed.

O. Traffic and Parking

The Proposed Action may result in potentially significant impacts on area traffic due to the number of new vehicular trips related to the increased density inherent in the Proposed Action and resultant development, as well as public street closures. Additionally, the Proposed Action may result in potentially significant impacts to area parking availability due to the possible elimination of existing spaces and the introduction of new parking demand.

P. Transit and Pedestrians

The Proposed Action may result in potentially significant adverse impacts on the No. 7 Subway or other mass transit facilities due to increased ridership in the form of new workers, residents, and visitors traveling to and from the Hudson Yards. Furthermore, the Proposed Action may result in potentially significant adverse impacts on pedestrian movements within the area due to the increased numbers of residents, workers, and visitors.

Q. Air Quality

The Proposed Action may result in potentially significant adverse impacts on stationary and mobile source air quality due to the increased demand for heating, ventilation and air conditioning (HVAC) and the increases associated with additional vehicular traffic introduced by the anticipated new development.

R. Noise and Vibration

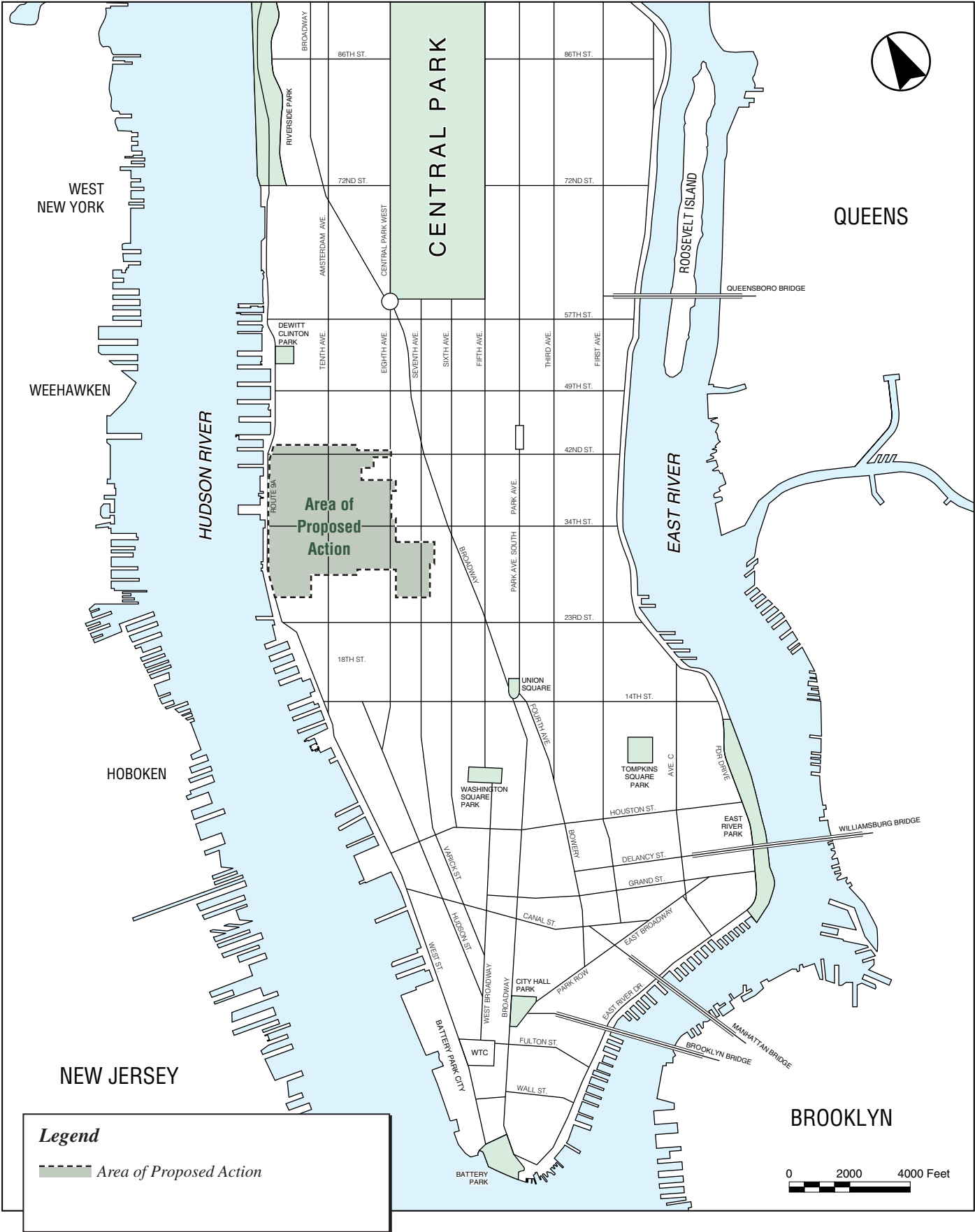
The Proposed Action may result in potentially significant impacts on noise levels in the area due to noise from increased vehicular traffic. In addition, operation of the extended No. 7 Subway could result in significant adverse impacts on structures in the Rezoning Area and their occupants due to vibration and ground-borne noise, typical of rail transit operations.

S. Construction Impacts

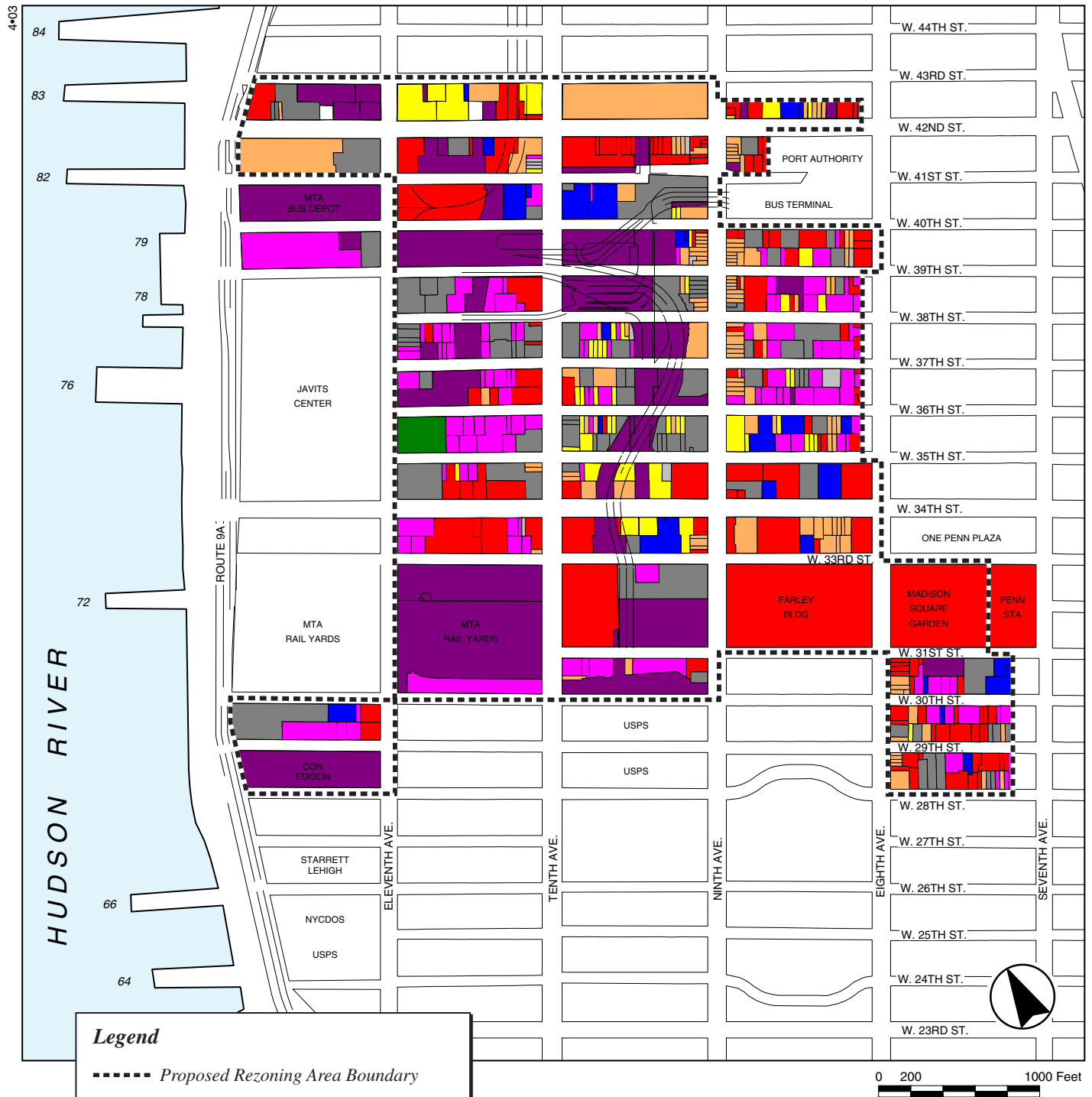
The Proposed Action would result in new development occurring over many years with many individual projects simultaneously under construction including the extension of the No. 7 Subway, thus there is the potential for significant adverse construction impacts.

T. Public Health

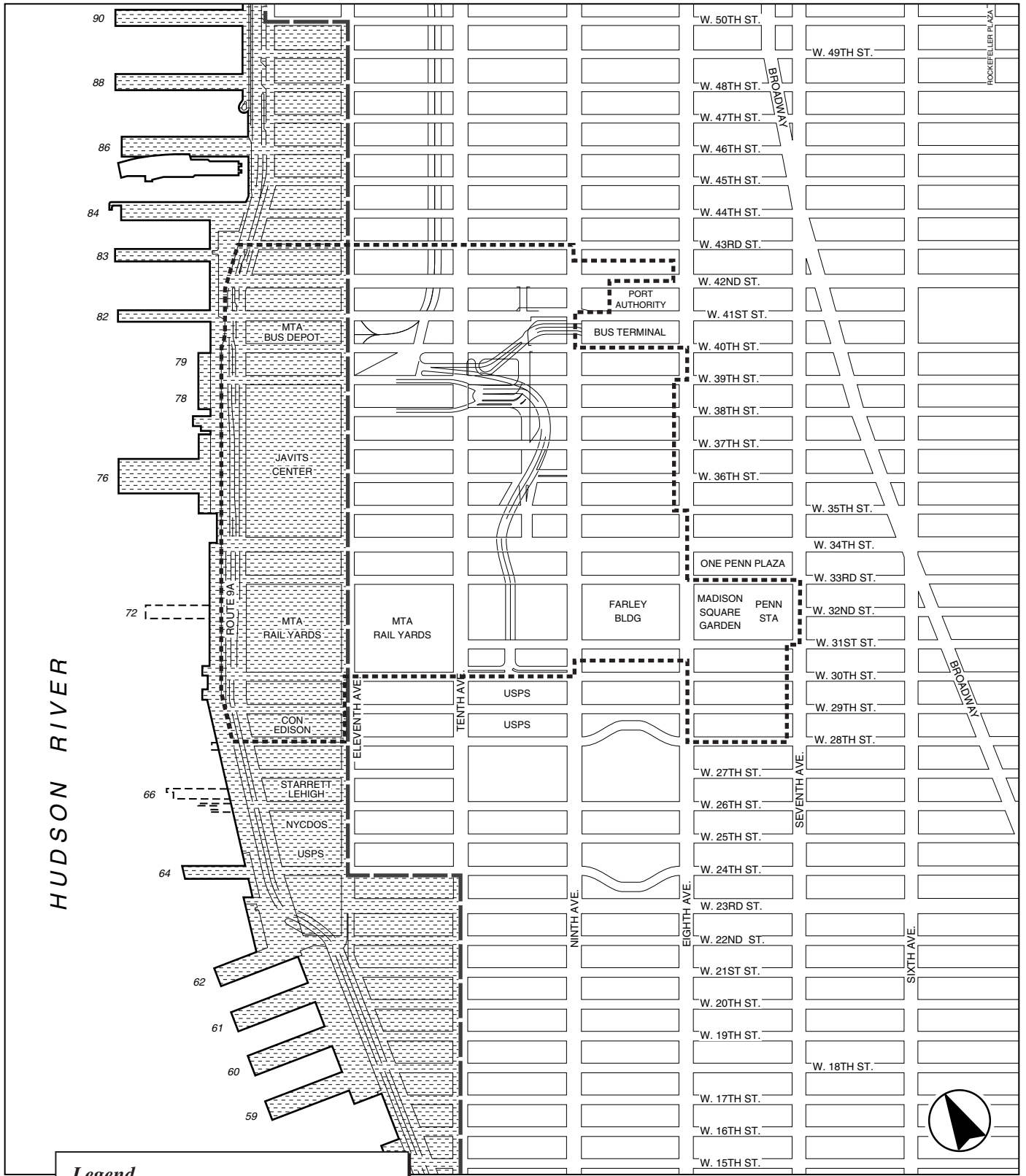
As noted above, the Rezoning Area has a history of industrial use, which creates the potential for human exposure to hazardous materials during construction. In addition, the construction period has the potential to add dust, inhalable particulates, noise and odors to the immediate environment, which can adversely affect public health. Once the redevelopment engendered by the Proposed Rezoning, No. 7 Subway extension, and other project elements is even partially complete, it would add traffic and related air pollutants (e.g., carbon monoxide and inhalable particulates) and increase noise levels in the immediate environment. Therefore, the Proposed Action has the potential to create significant adverse impacts on public health during both construction and operation.



Location of Proposed Action
Figure 1

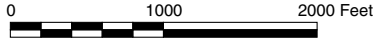


**Proposed Rezoning Area:
Existing Land Use**
Figure 3



Legend

- Area of Proposed Action
- Waterfront Revitalization Program (Coastal Zone) Boundary



Waterfront Revitalization: Coastal Zone
Figure 4