

**Draft Scope of Work for an
Environmental Impact Statement for the
Anable Basin Rezoning
CEQR No.: 18DCP057Q**

A. INTRODUCTION

A private applicant—Design Center Realty, LLC (the “Applicant”), an affiliate of Plaxall, Inc.—is proposing a series of discretionary actions, including zoning map changes and zoning text amendments (the “Proposed Actions”, as described below), that would allow for the redevelopment of the Anable Basin portion of Long Island City, Queens. The Proposed Actions would facilitate the development of approximately 5.8 million gross square feet (gsf) in new buildings with a range of uses and a new public waterfront esplanade that would connect to Gantry Plaza State Park’s waterfront open space. The proposed Rezoning Area, located in Community District 2 in Long Island City, Queens, is generally located west of Vernon Boulevard between 46th Road and 44th Drive, extending to 5th Street south of Anable Basin and to the East River north of the Basin (see **Figure 1**). It is composed of sites owned by the Applicant and its affiliates and sites owned by other entities. To facilitate the proposed development, a number of discretionary actions would be required that include a zoning text amendment to create the Special Anable Basin (AB) District, zoning map changes, and changes to the Northern Hunters Point Waterfront Access Plan (WAP). A state permit may also be necessary for development, and financial support for development may come from a variety of private and public (local, state, and federal) sources. Public review would be required by a number of entities including Queens Community Board 2, the Queens Borough President, the New York City Planning Commission (CPC), the New York City Council, and possibly the New York State Department of Environmental Conservation (NYSDEC). Further details regarding these review processes are provided below.

Should the discretionary actions be approved, they would control the parameters for development and allow for a range of development scenarios within those parameters but would not mandate a specific development project. The environmental review will analyze two Reasonable Worst Case Development Scenarios (RWCDs) that will enable the assessment of the proposed rezoning’s reasonable worst-case potential for environmental effects. Thus, pursuant to City Environmental Quality Review (CEQR), an Environmental Impact Statement (EIS) will be prepared that will consider the environmental impacts based on the RWCDs.

It should be noted that the programs analyzed in the RWCDs are being used for analysis purposes only and do not represent actual development programs.

See **Figure 2** for the existing zoning map, **Figure 3** for an aerial view of the area affected by the Proposed Actions, and **Figure 4** for the proposed zoning map.

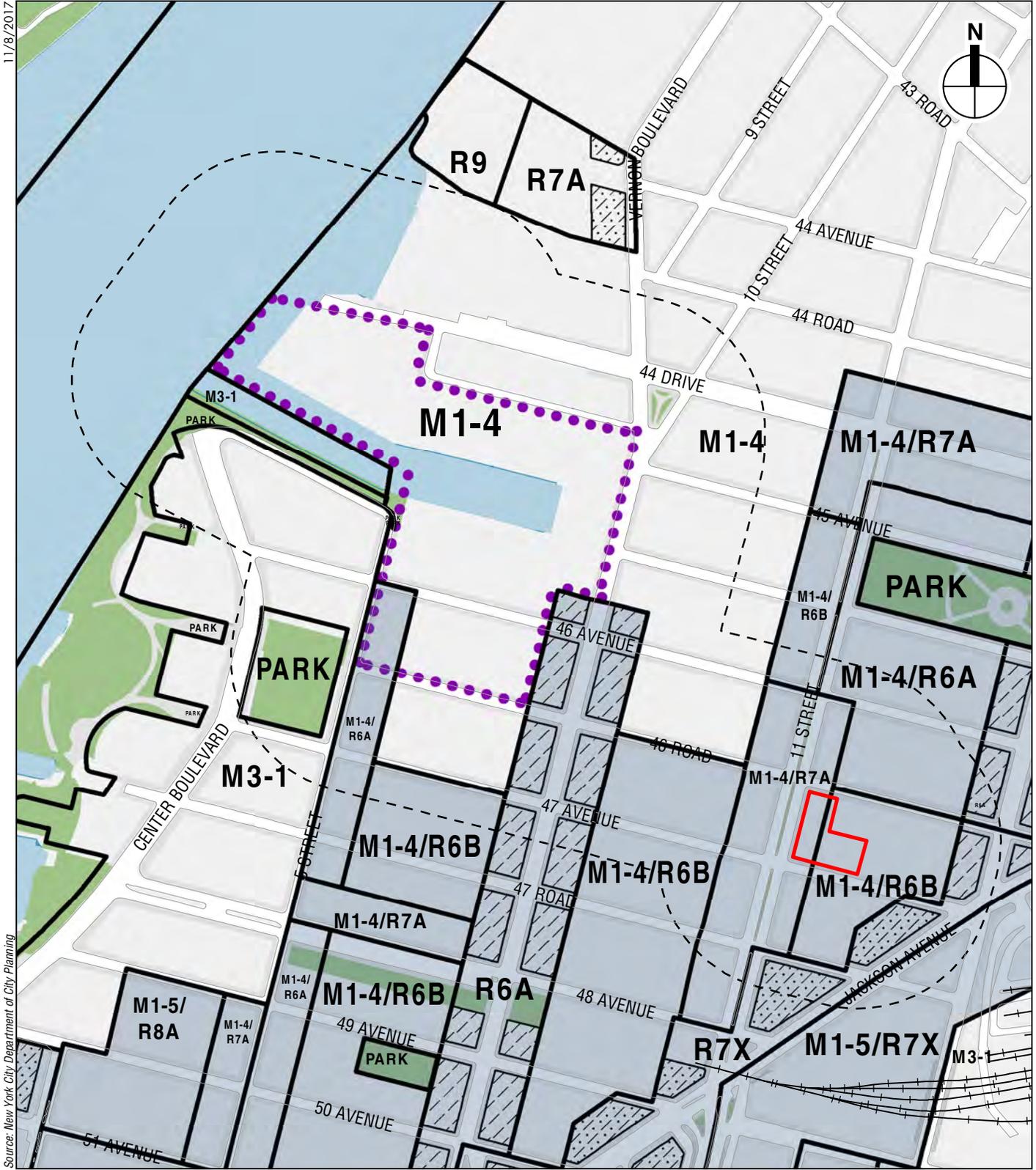
REQUIRED APPROVALS AND REVIEW PROCEDURES

To facilitate the Proposed Actions, the following discretionary actions would be required:



- Proposed Special Able Basin District Boundary
- Proposed School Site

0 2,000 FEET



Source: New York City Department of City Planning

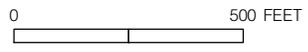
-  Proposed Special Anable Basin District Boundary
-  Proposed School Site
-  Study Area (400-foot boundary)

-  Zoning Districts
-  C1-5 Commercial Overlay District
-  C2-5 Commercial Overlay District
-  Special Long Island City Mixed Use District (Hunters Point Subdistrict)

0 400 FEET

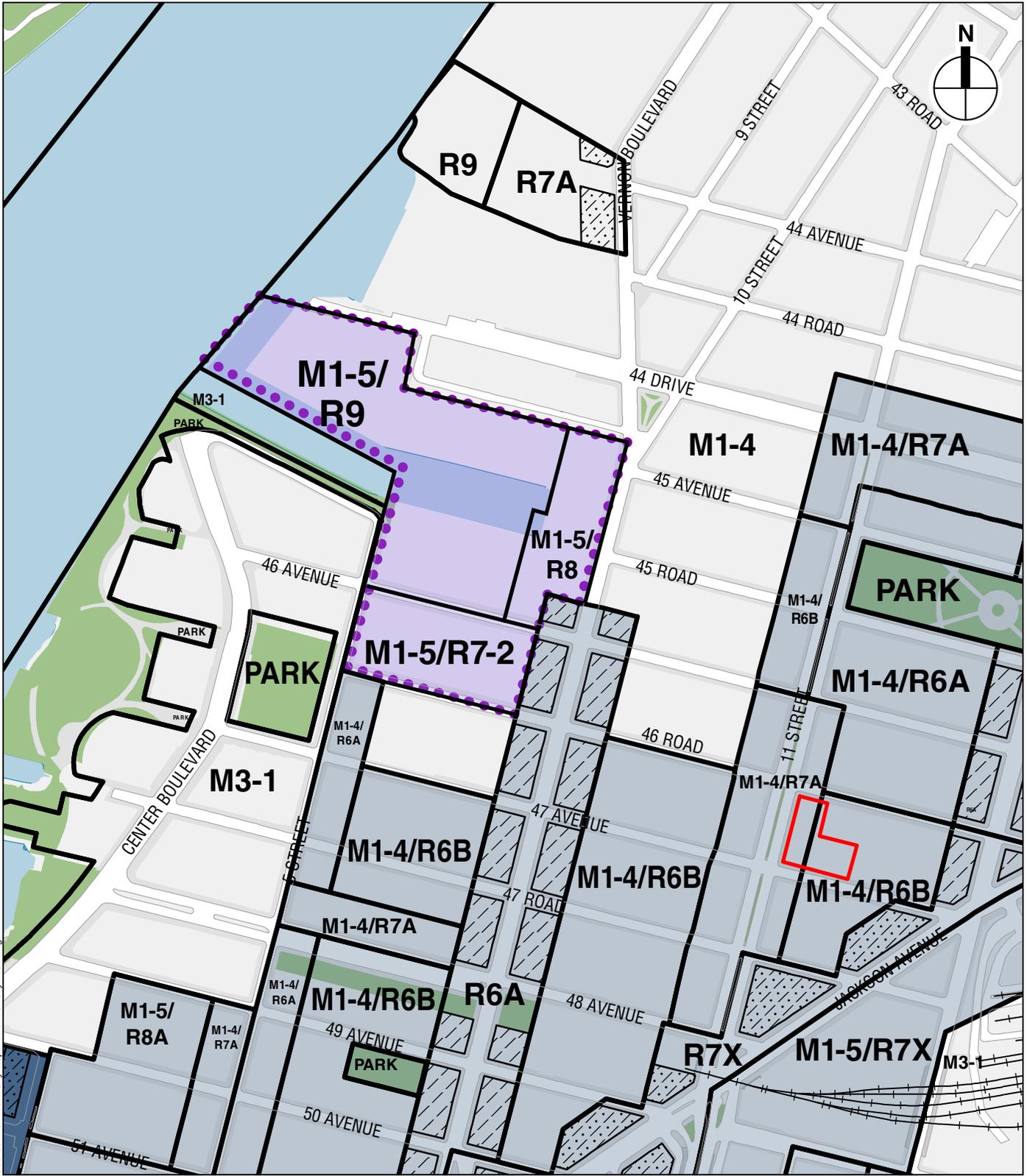


-  Proposed Special Anable Basin District Boundary
-  Applicant's Sites
-  Additional Affected Area
-  Proposed School Site



ANABLE BASIN

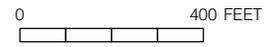
Aerial View
Figure 3



Source: New York City Department of City Planning

-  Proposed Special Anable Basin District Boundary
-  Proposed School Site

-  Zoning Districts
-  C1-5 Commercial Overlay District
-  C2-5 Commercial Overlay District
-  Special Long Island City Mixed Use District (Hunters Point Subdistrict)
-  Special Anable Basin District (Proposed)



- A Zoning text amendment to create a new Special AB District;
- A Zoning map amendment to Zoning Map 9b to change underlying zoning districts from M1-4 and M1-4/R6A to M1-5/R7-2, M1-5/R8, and M1-5/R9 and to map a new AB District;
- A Zoning text amendment to Appendix F of the Zoning Resolution to map a MIH-designated area coterminous with the Special AB District; and
- A Zoning text amendment to ZR Section 62-951 (Northern Hunter's Point WAP [Q-1: Northern Hunters Point][Northern HP WAP]) to cross reference to requirements in the proposed Special AB District text.

CITY ENVIRONMENTAL QUALITY REVIEW AND SCOPING

The Proposed Actions are classified as Type 1, as defined under 6 NYCRR 617.4 and NYC

Executive Order 91 or 1977, as amended, and are subject to environmental review in accordance with CEQR guidelines. An EAS was completed on November 8, 2017. A Positive Declaration, issued on November 14, 2017, established that the Proposed Actions may have a significant adverse impact on the environment, thus warranting the preparation of an EIS.

The CEQR scoping process is intended to focus the EIS on those issues that are most pertinent to the Proposed Actions. The process allows other agencies and the public a voice in framing the scope of the EIS. The scoping document sets forth the analyses and methodologies that will be utilized to prepare the EIS. During the period for scoping, those interested in reviewing the Draft Scope may do so and give their comments to the lead agency.

A public scoping meeting has been scheduled for December 14, 2017 to provide a forum for public comments on this Draft Scope of Work. The public meeting will be held at the City University of New York School of Law, 2 Court Square West, Long Island City at 5:00 PM. Written comments on the Draft Scope of Work will be accepted until 5:00 PM on Tuesday, December 26, 2017.

The preparation of this Draft Scope of Work ensures that the potential environmental impacts of the Proposed Actions are fully identified and studied consistent with city, state and federal environmental law and regulations. Under those laws, public review of the Proposed Actions will not begin until CPC has determined that the environmental issues have been adequately studied in the form of a Draft EIS (DEIS) in order to permit meaningful review by the public and decision-makers.

Comments received during the Draft Scope's public meeting and written comments received up to ten days after the meeting will be considered and incorporated as appropriate into the Final Scope of Work (Scope). The lead agency will oversee preparation of the Final Scope, which will incorporate all comments on the Draft Scope and revise the extent or methodologies of the studies, as appropriate, in response to comments made during scoping. The DEIS will be prepared in accordance with the Scope.

Once the lead agency is satisfied that the DEIS is complete, the document will be made available for public review and comment. A public hearing will be held on the DEIS in conjunction with the CPC hearing on the land use applications to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for 10 days after the public hearing to allow additional written comments on the DEIS. At the close of the public review period, a Final EIS (FEIS) will be prepared that will respond to all substantive comments on the DEIS, along with any revisions to the technical analyses necessary to respond to those

comments. The FEIS will then be used by decision makers to evaluate CEQR findings, which will address project impacts and proposed mitigation measures in deciding whether to approve the requested discretionary actions with or without modifications.

B. AREA AFFECTED BY THE PROPOSED ACTIONS

The area affected by the Proposed Actions includes the Rezoning Area and an Applicant-owned site outside the Rezoning Area that the Applicant proposes to transfer to the City for use as a school site (see **Figure 1**). As described further below, the Special AB District text would identify eight parcels (Parcels A through H) to which the Special AB District regulations would apply. Parcels A, B, and C are owned by the Applicant and its affiliates (the Applicant's Sites, described below) while Parcels D, E, F, G, and H contain seven lots adjacent to the Applicant's Sites along Vernon Boulevard (the Additional Affected Area, described below). The Special AB District text would also identify Sub-Parcels within Parcels A, B, and C (Sub-Parcels A1, A2, A3, A4, B1, B2, C1, and C2), the dimensions of which would be somewhat flexible. See **Figure 5** for the Parcel map.

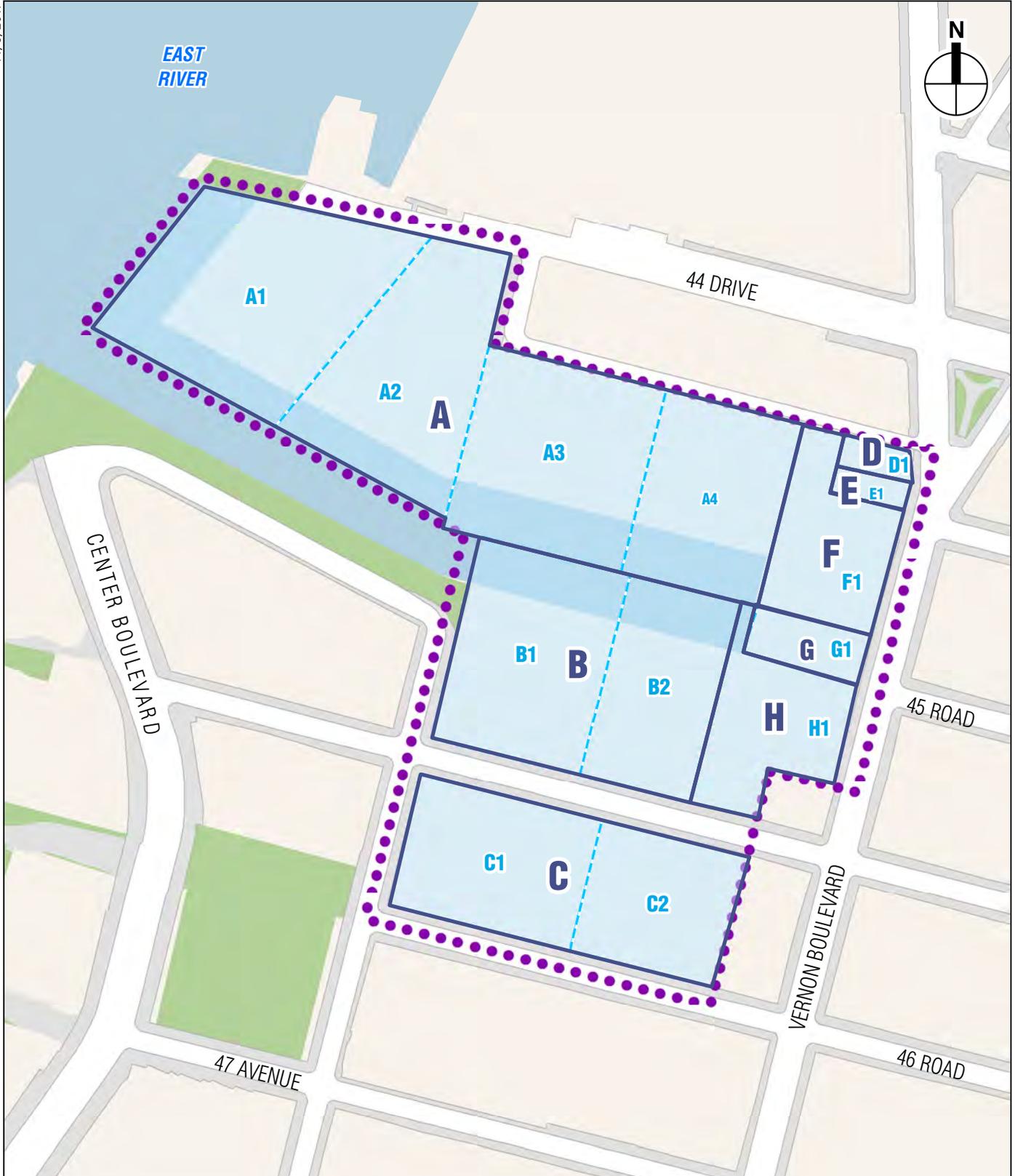
For environmental analysis purposes, the RWCDs will classify development sites within the Special AB District Parcels as projected development sites and a potential development site. On the Applicant's Sites, the projected development sites used in the RWCDs correspond with the nomenclature used for the Sub-Parcels in the proposed special district text (e.g., Parcel A contains Projected Development Sites A1, A2, A3, and A4). In the Additional Affected Area, the projected and potential development sites used in the RWCDs are coextensive with the Parcels designated in the proposed special district text (e.g., Projected Development Site D1 is equivalent to Parcel D, and Potential Development Site E1 is equivalent to Parcel E). For environmental review purposes, the RWCDs will classify the Proposed School Site as Projected Development Site I1. See **Figure 6** for the map of Projected and Potential Development Sites.

Existing conditions in the area affected by the Proposed Actions are described below.

REZONING AREA (AFFECTED AREA)

The approximately 15-acre Rezoning Area includes parts of the three blocks along and in the vicinity of Anable Basin in Long Island City, Queens. It consists of 16 lots: Block 25, Lots 1, 9, 10, 11, and 15; Block 26, Lots 4, 8, 10, 17, and 21; and Block 27, Lots 5, 15, 17, 23, 25, and 37. The Rezoning Area consists of the Applicant's Sites, which consist of parcels owned by the Applicant and its affiliates, and the Additional Affected Area, which is composed of parcels owned by other entities.

The majority of the Rezoning Area is currently zoned M1-4 (2.0 FAR commercial and manufacturing uses; 6.5 FAR community facility uses) (see **Figure 2**). M1-4 districts allow low-density light industrial uses in Use Groups 16 and 17 that comply with stringent performance standards, retail uses (with some restrictions on size of establishment), and limited community facility uses. Offices and hotels are permitted as a matter of right and residential uses are not permitted. As shown on **Figure 2**, a portion of Anable Basin outside of the Rezoning Area is also currently zoned M3-1. In addition, the Rezoning Area is mapped within Area C of the area governed by the Special Long Island City Parking regulations of the Zoning Resolution (Article I, Chapter 6, Section 16-03); no parking is required for any uses within this area. The regulations applicable to this area provide that accessory parking may be provided for not more than 100 percent of the total number of dwelling units (DUs) for residential developments; up to 50 percent of the number of new transient hotel rooms for hotels; one space per 4,000 sf for new

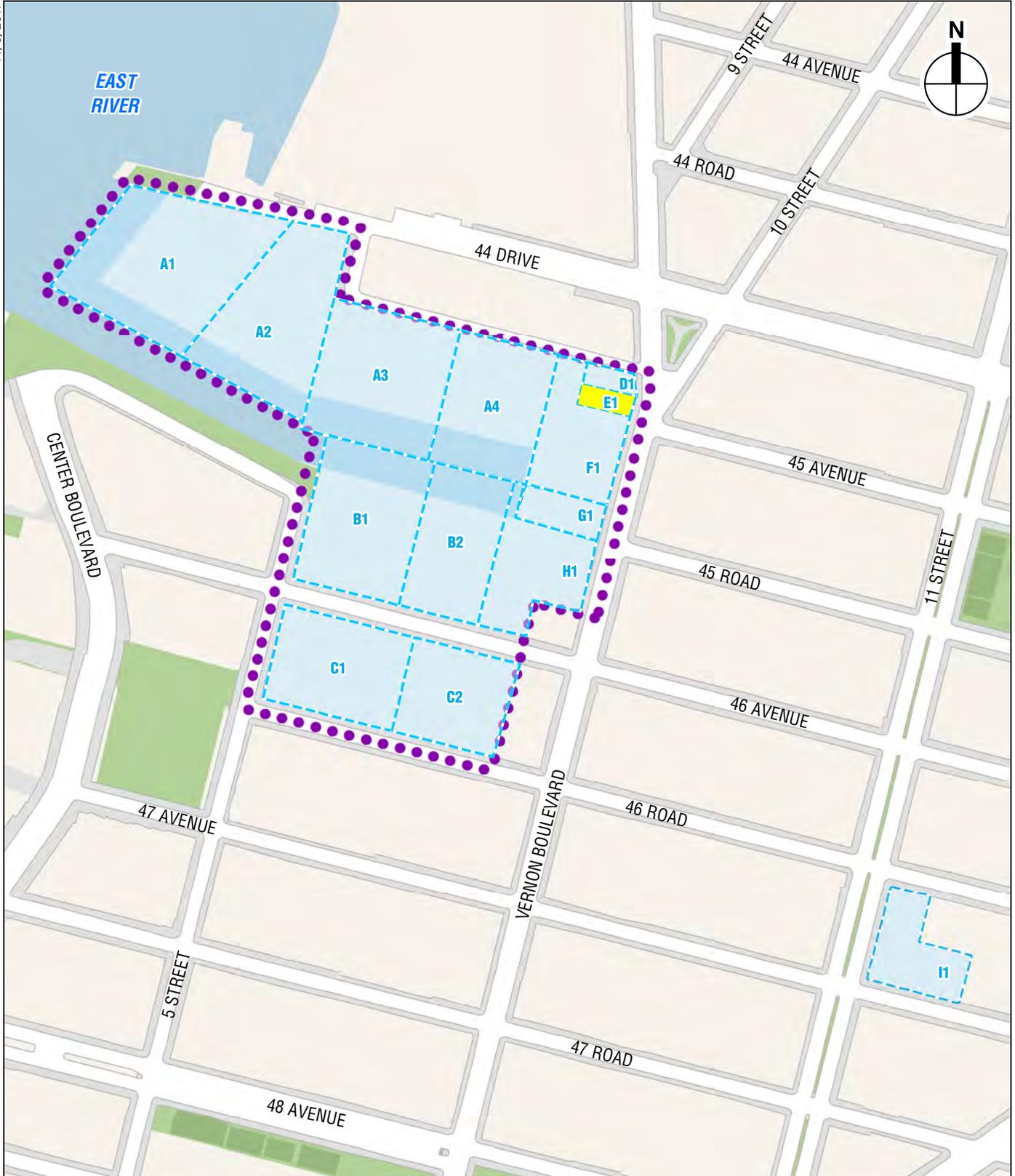


-  Proposed Special Anable Basin District Boundary
-  Parcels
-  Sub-parcels

-  16124 Tax Block Boundary
-  Tax Lot Boundary
- 33 Tax Lot Number



11/8/2017



-  Proposed Special Anable Basin District Boundary
-  A1 Projected Development Site
-  E1 Potential Development Site



ANABLE BASIN

Projected and Potential Development Sites
Figure 6

community facility commercial, or manufacturing floor area or 100 spaces, whichever is less; and not more than 225 spaces for mixed-use developments.

The western end of Block 27 (Lot 23 and portions of Lots 17 and 25) is in the Hunter's Point Subdistrict of the Special Long Island City (LIC) Mixed Use District, and it is zoned M1-4/R6A, which allows a variety of uses at densities of 3.0 FAR for residential and community facility uses and 2.0 FAR for commercial and manufacturing uses. Within the M1-4/R6A district, residential uses are permitted, with additional performance standards to ensure the compatibility of residential and non-residential uses. Limited community facility uses are also permitted. Mixed-use buildings in this district have a maximum FAR not exceeding the maximum FAR for residential, commercial, or manufacturing uses, whichever is greater.

The Rezoning Area is located within the coastal zone boundary. It is mapped within Zone AE of the preliminary Flood Insurance Rate Map (FIRM) 100-Year Floodplain, representing a 1 percent annual chance of flood hazard, and the waterfront sites have a base flood elevation of 12 feet. Many of the adjacent street elevations are between 5 and 8 feet.

Portions of the Rezoning Area are also subject to the requirements of the Northern Hunters Point WAP found in Section 62-951 of the New York City Zoning Resolution.

The Northern Hunter's Point WAP covers the waterfront area from Anable Basin north to the Ed Koch Queensboro Bridge, and was designed to create appropriate regulations for waterfront access given the manufacturing and warehousing nature of the area when the WAP was adopted in 1997. The WAP subdivides the area into 12 parcels based on existing and anticipated ownership patterns. Certain elements of the WAP apply to all parcels; specific requirements are set on a parcel-by-parcel basis, depending upon the parcel's size, configuration, and use and on the presence of existing buildings. A visual corridor and upland connection is required at the southerly prolongation of 5th Street from 45th Avenue through to the northern shoreline of Anable Basin. On Vernon Boulevard, a designated location for an upland connection and visual corridor is set within a flexible location zone between 45th Road and 45th Avenue.

In October 2015, the Rezoning Area and the neighboring waterfront sites extending north to the Ed Koch Queensboro Bridge were identified by the de Blasio administration as an opportunity area to cultivate a range of uses to comprise a new innovation district. Distinctive Long Island City Waterfront Design Guidelines were created for bulk and use guidance in this area, and they have informed the bulk requirements of the proposed Special AB District.

APPLICANT'S SITES

The Applicant's light industrial properties in the vicinity of Anable Basin range in height from one to three stories and were built between the early 1900s and 1963. Anable Basin, also known as the Eleventh Street Basin, is a 1,000-foot long artificial inlet built in 1868 for ship access to oil refineries and factories.

The Applicant's Sites are the properties currently owned by the Applicant and its affiliates and include nine lots (proposed Parcels A–C): Block 25, Lot 15; Block 26, Lots 17 and 21; and Block 27, Lots 5, 15, 17, 23, 25, and 37. The Applicant's Sites total 548,552 sf or approximately 12 acres, including 130,694 sf of land area underwater (primarily within Anable Basin) that is part of the lots on Blocks 25 and 26. (See **Figure 3** for an aerial view of the area affected by the Proposed Actions.)

Block 25, Lot 15 (proposed Parcel A/RWCDS Projected Development Sites A1–A4) is bounded by the East River (to the west), Anable Basin, 44th Drive, 5th Street, and 45th Avenue. It

contains a one-story approximately 139,000-sf brick building and two paved, surface lots used for parking and vehicle storage. The existing building contains warehouse and storage uses. An outdoor café (the Anable Basin Sailing Bar & Grill) is located at the western end of the building. Use Groups on Block 25, Lot 15 include 6A and 9A (commercial/production/light industrial uses); and 16D (storage and warehousing).

Block 26, Lots 17 and 21 (proposed Parcel B/RWCDS Projected Development Sites B1 and B2) are bounded by Anable Basin (to the north), 5th Street, and 46th Avenue. Lot 17 contains a one-story approximately 23,000-sf concrete building that provides printing services (Use Group 17B) and storage (Use Group 16D). Lot 21 contains a one-story approximately 45,000-sf brick building and a paved surface parking lot on 5th Street. The brick building houses an artist studio, fitness studios, fabricators, a window display builder, and an engineering firm (Use Groups 9, 9A, and 17B). The parking lot also provides vessel storage for the Long Island City Community Boathouse and access to the Boathouse's Anable Basin Launch (Use Group 14A). On select weekends, the parking lot hosts the Long Island City Flea Market, a seasonal open air market.

Block 27, Lots 5, 15, 17, 23, 25, and 37 (proposed Parcel C/RWCDS Projected Development Sites C1 and C2) front on 46th Avenue, 5th Street, and 46th Road. These portions of the Applicant's Sites contain 11 brick and concrete buildings that range in height from one to four stories. In total, these buildings contain 177,000 sf. Lot 5 contains the offices and plastics manufacturing facility owned and operated by Plaxall. Additional office and production/light industrial tenants on these portions of the Applicant's Sites include artists, architects and engineers, a brewery, woodworking, plumbing, electricians, film and photography, storage, the Long Island City Community Boathouse storage, a decorative glass warehouse and conservator, neon light production, and set construction. Use Groups on Block 25, Lots 5, 15, 17, 23, 25, and 37 include 6B, 6C, 9, 9A, 10A, 14A, 16A, 17B, and 18A (commercial/production/light industrial uses); and 16D (storage and warehousing).

In total, there are approximately 42 firms currently located on the Applicant's Sites, employing an estimated total of approximately 299 employees on-site.

ADDITIONAL AFFECTED AREA

In addition to the Applicant's Sites, the Rezoning Area consists of seven lots along Vernon Boulevard (proposed Parcels D–H/RWCDS Projected Development Sites D1, F1, G1, and H1, and Potential Development Site E1): Block 25, Lots 1, 9, 10, and 11; and Block 26, Lots 4, 8, and 10. Lot 1 on Block 25 and Lots 4 and 10 on Block 26 also have frontage on Anable Basin (see **Figure 3** for an aerial view).

Block 25, Lot 1 (proposed Parcel F/RWCDS Projected Development Site F1) contains a one-story warehouse used by a tempered glass business, a two-story building that houses a general contractor and construction management firm, and a paved, surface parking area, one-story garage, and gasoline pumps under a shed used by a taxi service. In total, the buildings on Lot 1 contain approximately 17,225 sf. Lot 9 (proposed Parcel E/RWCDS Potential Development Site E1) contains an approximately 3,250-sf two-story building with a "gentleman's club" on the ground floor and a DU on the second floor. Lots 10 and 11 (proposed Parcel D/RWCDS Projected Development Site D1) contain an approximately 8,846-sf three-story building with five DUs and a vacant ground floor that was formerly occupied by a dry cleaning establishment. Use Groups on Block 25 include 2, 16A, 16B, and 16C.

Block 26, Lots 4 and 8 (proposed Parcel H/RWCDS Projected Development Site H1) are the site of the proposed Paragon Paint development, a project seeking a variance from the New York

City Board of Standards and Appeals (BSA) under Calendar Number 233-15-BZ (described further below). Lot 4 contains a vacant four-story concrete loft building on Vernon Boulevard and a vacant three-story brick warehouse on 46th Avenue; these two buildings total approximately 69,550 sf. Lot 8 contains an approximately 5,500-sf one-story brick warehouse used to store street vendor food carts (Use Group 16D). Block 26, Lot 10 (proposed Parcel G/RWCDS Projected Development Site G1) contains an approximately 11,200-sf one-story brick manufacturing building used by a sign and print shop (Use Group 17B).

PROPOSED SCHOOL SITE

The Applicant owns a site located outside of the Rezoning Area that would be transferred to the New York City School Construction Authority (SCA) for the site of a future school as part of the Proposed Actions (the Proposed School Site/RWCDS Projected Development Site I1). This site comprises Lots 18 and 35 on Block 56 and is located on the east side of 11th Street between 47th Avenue and 46th Road (see **Figure 3** for an aerial view). Lot 18 contains two paved, surface parking lots and a two-story approximately 20,000-sf office building. That building is primarily leased to the New York State Department of Education's Adult Career and Continuing Education for office uses. Lot 35 contains a one-story approximately 2,500-sf café.

The existing zoning for the Proposed School Site is M1-4/R6B and M1-4/R7A, within the Hunters Point Subdistrict of the Special LIC Mixed Use District. Lot 18 is mapped partially within an M1-4/R7A district and partially within an M1-4/R6B district, while Lot 35 is mapped entirely within an M1-4/R6B district. This zoning generally permits a range of residential, commercial, community facility, and manufacturing uses at a density of 2.0 FAR in the M1-4/R6B district and 4.0 FAR in the M1-4/R7A district.

C. PURPOSE AND NEED OF THE PROPOSED ACTIONS

BACKGROUND

The Applicant and its affiliates have owned and operated businesses in Long Island City for over 70 years. Originally focused on plastics thermoforming, the Applicant's interests have diversified over time to include the acquisition, leasing, and management of real estate. As described above, the current tenants of the Applicant's properties within the Rezoning Area include uses typical of manufacturing districts, such as storage and warehousing, as well as firms in creative and emerging business sectors, especially technology, design, and advanced manufacturing. The Applicant has been an active participant/supporter of local institutions and nonprofits such as the Long Island City Partnership, Long Island City Artists and LIC Arts Open, Recycle-A-Bicycle, and the Long Island City Community Boathouse.

As described above, the Rezoning Area consists largely of low-density industrial buildings, built between the early 1900s and 1963, reflecting the needs of 20th century industrial firms that once occupied much of Long Island City. Since the 1960s, when the newest industrial buildings were constructed, Long Island City has undergone significant changes with the arrival of new businesses whose needs are different from those of the past century.

Amid the mixed industrial and residential Long Island City of the 1970s, local artists transformed a former public school into the exhibition space now known as MoMA PS1. This is just one example of the neighborhood's longstanding and growing arts scene, which includes other major institutions such as the Museum of the Moving Image and the Noguchi Museum, as well as numerous galleries, theaters, and other spaces dedicated to arts and culture.

In the 1990s, the launch of the Queens West redevelopment transformed the Long Island City waterfront to the south with the 12-acre Gantry Plaza State Park, a new road network, high-density residential development, and associated environmental remediation.

In 2001, the Special LIC Mixed Use District was established to promote the further development of the mix of residential, commercial, industrial, and community facility uses that had long characterized the neighborhood. In the ensuing years, over 9,500 new DUs have been built in Long Island City. Approximately 1.4 million sf of new Class A office space has also been built in the neighborhood's core. Nearly all of the Class A office space delivered to date has been supported by discretionary or enhanced as-of-right public subsidies and has been concentrated in the Court Square-Queens Plaza core of Long Island City. The Rezoning Area was not included in the Special LIC Mixed Use District and, as noted above, no new development has occurred in the Rezoning Area since the 1960s.

In 2008, part of the original State-owned Queens West property, south of 50th Avenue, was transferred to the City. The Special Southern Hunter's Point District was created to allow for the development of approximately 3,000 affordable and 2,000 market-rate DUs on project completion, as well as commercial and community facility uses and open space. The first buildings were completed in 2015, and include approximately 900 affordable DUs and approximately 20,000 sf of ground floor local retail uses. In addition, a public school campus located at the base of the mixed use building at 1-51 51st Avenue contains a middle school and a high school. A third building is currently in the pre-construction phase, and New York City Economic Development Corporation (NYCEDC) issued a Request for Proposal (RFP) for two additional sites in 2016, the selected developers of which have not yet been announced. The Queens West and Hunters Point South projects create a continuously accessible network of waterfront parks and esplanades from the southwestern edge of the Rezoning Area south to Newtown Creek.

In 2010, the City launched the Applied Sciences NYC initiative to create jobs in growing sectors to expand the City's global competitiveness. A joint proposal from Cornell University and Technion-Israel Institute was selected to build a world-class applied sciences institution on Roosevelt Island, with strong links to entrepreneurship. The first phase of the Cornell Tech campus opened in 2017, bringing 300 graduate students and 30 faculty to Roosevelt Island, located directly across the river from the Rezoning Area. Upon full build-out (currently projected for 2043), 2 million sf of development will house an academic community of close to 2,500 across 12 acres of the site. Cornell Tech is projected to produce 600 spin-off companies over the next 30 years.

In 2017, the City launched a number of significant initiatives aimed at promoting Long Island City as a dynamic neighborhood for both living and working. The City published the New York Works job creation plan, which highlights Long Island City as a regionally connected core and growing center of employment. The New York City Department of City Planning (DCP) also launched the Long Island City Core Neighborhood Study to explore the land use, zoning, and infrastructure actions necessary to promote housing for households with a wide range of incomes, and employment opportunities for New Yorkers. Finally, the City reduced the NYC Ferry fare to equal that of a subway ride, and expanded service to include a new ferry stop within 1,000 feet of the Rezoning Area, bringing passengers to Roosevelt Island or East 34th Street in 10 minutes or less, or to Wall Street in under 30 minutes. These efforts express the de Blasio administration's clear interest in supporting residential, commercial, and industrial growth in Long Island City.

As mentioned above, the City administration has identified the Rezoning Area and waterfront sites to the north as a potential future innovation district, where a mix of residential, commercial, and industrial development in a dynamic urban environment fosters productive creativity and growth in emerging economic sectors. In developing a vision for the future of the Rezoning Area, the Applicant examined a number of comparable innovation districts in major cities throughout the United States and Europe that matched the following criteria:

- Multiphase, large-scale redevelopment projects;
- Revitalized districts proximate to existing business centers;
- Significant presence of innovation economy firms;
- A mixed-use character including residential; and
- A distinct sense of place.

Innovation districts considered for comparison as part of this analysis include Mission Bay, San Francisco; South Lake Union, Seattle; Kings Cross, London; and Battersea Power Station, London. Each of these districts was supported by significant public actions and investments, and each had a large anchor business or institution that played a critical role its success. However, the precise mix of uses varied between districts as well as between phases of development. This suggests that there is a need for flexibility to respond to changing conditions.

PROJECT OBJECTIVES

Consistent with the Applicant's long-term commitment to the economic and civic vitality of Long Island City, as well as to a range of City initiatives, including the New York Works plan to create good-paying jobs, the Housing New York plan to create affordable housing, and the Vision 2020 Comprehensive Waterfront Plan to guide responsible waterfront development, the Proposed Actions seek to allow for the redevelopment of the Anable Basin portion of Long Island City.

To meet an ambitious set of objectives, the development framework is based on the following principles:

- *Flexibility.* Allowing for as-of-right growth within the Rezoning Area over the coming years within parameters that are carefully planned to guide development over a large area and long development timeline, consistent with the Applicant's vision for vibrant waterfront development connected to the existing adjacent communities. Such flexibility, within these specific parameters, is necessary for development to respond to changing conditions while ensuring project objectives are achieved.
- *Appropriate Density.* Allowing a level of density that can support the numerous public benefits included among the project objectives while being appropriately distributed throughout the Rezoning Area, Such density is in character with waterfront development to the south and is, in the Applicant's view, necessary to support the costs of constructing and maintaining the desired amounts of affordable housing and light industrial space, especially considering the high costs of constructing public open space and buildings along the waterfront.

These principles will support the following set of project objectives:

- *Diverse employment and business opportunities.* Promoting employment and creative/innovative small businesses in the Rezoning Area through the construction of modern, efficient spaces for production/light industrial firms, as well as commercial uses, including existing uses in the Rezoning Area and surrounding areas;

- *Mixed-income housing.* Meeting the City’s housing goals, including goals for affordable housing pursuant to the Mandatory Inclusionary Housing (MIH) program, through the development of mixed-income residential space;
- *Waterfront access.* Enhancing public access to the Anable Basin waterfront, most of which has been inaccessible to the public since the 19th century, through the creation of a waterfront esplanade and a continuously and publicly accessible waterfront circulation system; and
- *Arts and culture.* Supporting the arts and cultural sector, comprising a thriving mix of Western Queens institutions, galleries, and studios, which is an important and growing part of the local character and economy.

The urban design framework upon which the proposed Special AB District is based seeks to integrate new mixed-use development into the existing neighborhood context. The site plan is based on the following design concepts developed by the Applicant:

- *Porous circulation grid that fosters an active ground plane and links the public to the shoreline.* The existing street grid would be enhanced by means of publicly accessible lanes that will connect to streets and waterfront public access areas.
- *Active building frontages and streetscapes.* Active uses would be required along building frontages including lanes. This would further enhance ground plane activity and encourage a dynamic streetscape overall.
- *Climate resilient design.* The Special AB District text would require use of salt tolerant plantings and flood-resistant materials within waterfront public access areas.
- *Harmonious building forms.* Building heights and densities would be set so as to permit the tallest structures within the development along the East River shoreline, with lower building heights permitted to the south and east to step down towards Vernon Boulevard, and with high bases to reflect the bulk of historic Long Island City industrial lofts. The proposed building bases would allow functional floorplates that are appropriate for production, commercial, retail, and residential uses.
- *Central focus on a unique waterfront experience.* Except for its southwestern quadrant, which is part of Gantry Plaza State Park, the approximately 2,300 feet of Anable Basin’s shoreline is inaccessible to the public. The Proposed Actions would create new waterfront open space design requirements that are appropriate for an active urban canal, with spaces for social gatherings.

D. PROPOSED ACTIONS

The Applicant is seeking the following discretionary actions from CPC and the New York City Council:

ANABLE BASIN REZONING

- Zoning text amendment to create a new Special AB District.
- Zoning map amendment to Zoning Map 9b to change underlying zoning districts from M1-4 and M1-4/R6A to M1-5/R7-2, M1-5/R8, and M1-5/R9 and to map a new AB District.
- Zoning text amendment to Appendix F of the Zoning Resolution to map a MIH-designated area coterminous with the Special AB District.

- Zoning text amendment to ZR Section 62-951 (WAP Q-1: Northern Hunters Point) to cross reference requirements in the proposed Special AB District text.

ADDITIONAL POTENTIAL DISCRETIONARY ACTIONS

Development that would be facilitated by the Proposed Actions may also require or make use of discretionary actions from other agencies. The environmental review for the Proposed Actions would be coordinated with other State, federal, and local agencies as appropriate.

There is potential that a Tidal Wetlands permit may be needed from the NYSDEC, pursuant to New York Environmental Conservation Law Article 25.

Construction financing for residential development pursuant to the Proposed Actions may come from a variety of private and public (local, state, and federal) sources, including, but not limited to funding from the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation, and the United States Department of Housing and Urban Development (HUD). In addition, potential construction funding and/or financing may be provided by New York State Homes and Community Renewal and the New York State Housing Finance Agency.

As described above, the Applicant would transfer the Proposed School Site to the SCA as part of the Proposed Actions for the site of a future school. Development of a new school would be subject to the approvals and requirements of the SCA, including site selection for the school by SCA and site plan approval by the Mayor and City Council pursuant to the requirements of the SCA. Other potential land use approvals (e.g., a mayoral zoning override) may be necessary in order to accommodate the school as contemplated by test fit plans prepared by SCA, as described further below.

SITE REMEDIATION UNDER NEW YORK STATE BROWNFIELD CLEANUP PROGRAM

The Applicant's Sites have been accepted into the New York State Brownfield Cleanup Program (BCP), a voluntary program pursuant to which contaminated sites are investigated and remediated with the oversight of NYSDEC, in consultation with the New York State Department of Health (NYSDOH). The Applicant has undertaken remedial investigations of the Sites pursuant to NYSDEC-approved work plans. These investigations have identified contamination of soil, groundwater, and soil vapors related to historical uses of the Sites as well as historically placed fill. The primary contaminants of concern are petroleum-related compounds and several metals. Under the BCP, the Applicant will submit remedial work plans to NYSDEC for review and remediate the Applicant's Sites in accordance with approved work plans. Remediation activities may occur in advance of and/or in conjunction with site redevelopment.

DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions would map the entire Rezoning Area within a new special district, which would allow for a range of light industrial, commercial, community facility and residential uses. It would enhance the existing light industrial character of the Anable Basin area, encourage arts and cultural uses, and extend the existing mixed use character of Hunter's Point and the wider Long Island City neighborhood to the Anable Basin area.

ZONING MAP CHANGE/CREATION OF SPECIAL DISTRICT

Text amendments would create the Special AB District and map an MIH-designated area, and a zoning map amendment would establish M1-5/R7-2, M1-5/R8, and M1-5/R9 districts in the Rezoning Area. This change from the existing zoning, primarily M1-4, is proposed because the

M1-5 district is a medium density manufacturing district with a less stringent loading berth requirement, consistent with the needs of the Special AB District. See **Figure 4** for the proposed zoning and **Table 1** that shows the proposed zoning by Block and Lot in the Rezoning Area. The proposed Special AB District would create a new category of developments or enlargements called “AB Developments” that would be subject to the underlying regulations of the M1-5/R7-2, M1-5/R8, and M1-5/R9 districts, except as modified by special use and bulk provisions set forth in the Special District text. As described below, the text would permit AB Developments on sites with a lot area of at least 15,000 sf. AB Developments would have special use and bulk obligations and restrictions, but also have the right to develop more FAR and larger building envelopes than pursuant to the current zoning of these parcels. The owner of a site with a lot area greater than 15,000 sf may choose not to develop the site as an AB Development. In that case, or on lots within the Rezoning Area smaller than 15,000 sf, developments or enlargements in the M1-5/R8 District along Vernon Boulevard would be governed by the regulations applicable in an M1-4/R6A District, and in the balance of the Special District, would be governed by the regulations applicable in an M1-4 District.

**Table 1
Proposed Zoning Change**

Block, Lot Number	Existing Zoning District	Proposed Zoning District¹	Special AB District Parcel
Applicant’s Sites			
B25, L15	M1-4	M1-5/R9 (AB)	A
B26, L17	M1-4	M1-5/R9 (AB)	B
B26, L21	M1-4	M1-5/R9 (AB)	B
B27, L5	M1-4	M1-5/R7-2 (AB)	C
B27, L15	M1-4	M1-5/R7-2 (AB)	C
B27, L17	M1-4 and M1-4/R6A	M1-5/R7-2 (AB)	C
B27, L23	M1-4/R6A	M1-5/R7-2 (AB)	C
B27, L25	M1-4 and M1-4/R6A	M1-5/R7-2 (AB)	C
B27, L37	M1-4	M1-5/R7-2 (AB)	C
Additional Affected Area			
B25, L10	M1-4	M1-5/R8 (AB)	D
B25, L11	M1-4	M1-5/R8 (AB)	D
B25, L9	M1-4	M1-5/R8 (AB)	E
B25, L1	M1-4	M1-5/R8 (AB)	F
B26, L10	M1-4	M1-5/R8 (AB)	G
B26, L4	M1-4	M1-5/R8 (AB)	H
B26, L8	M1-4	M1-5/R8 (AB)	H
Note: ¹ (AB) Denotes Special Anable Basin Mixed Use District.			

The provisions of the Special AB District text, and related text changes are summarized below.

Newly Defined Terms

The text would define a number of new terms, including AB Development, Arts and Cultural/Placemaking Uses, Lane, and Production/Light Industrial Use. These terms are described below.

Parcels and Lanes

As described above, under the Proposed Actions, the Special AB District would be divided into parcels: the Applicant’s Sites would be designated as Parcels A–C, and the Additional Affected Area would be designated as Parcels D–H (see **Figure 7, Table 1**). These parcels would be defined in the Special AB District zoning text, and the parcels would be permitted to be divided into smaller zoning lots for development. Parcels A and B would be located in an M1-5/R9 district; Parcel C would be located in an M1-5/R7-2 district; and Parcels D–H would be located in an M1-5/R8 district. All new development with DUs would be subject to the MIH program. The Special AB District zoning text would also require that a publicly accessible lane be provided in each of Parcels A, B, and C within specified flexible zones, and with certain minimum and maximum dimensions and requirements. Parcel A would have two flexible lane zones. These parcels would be further subdivided in the special district text into sub-Parcels corresponding to the property on either side of a lane, namely, A1, A2, A3, A4, B1, B2, C1, and C2 (see **Figure 7**). Because the exact locations of the lanes would be flexible within the lane zone, the exact dimensions of the sub-Parcels would not be defined in the text.

Ground Floor Uses

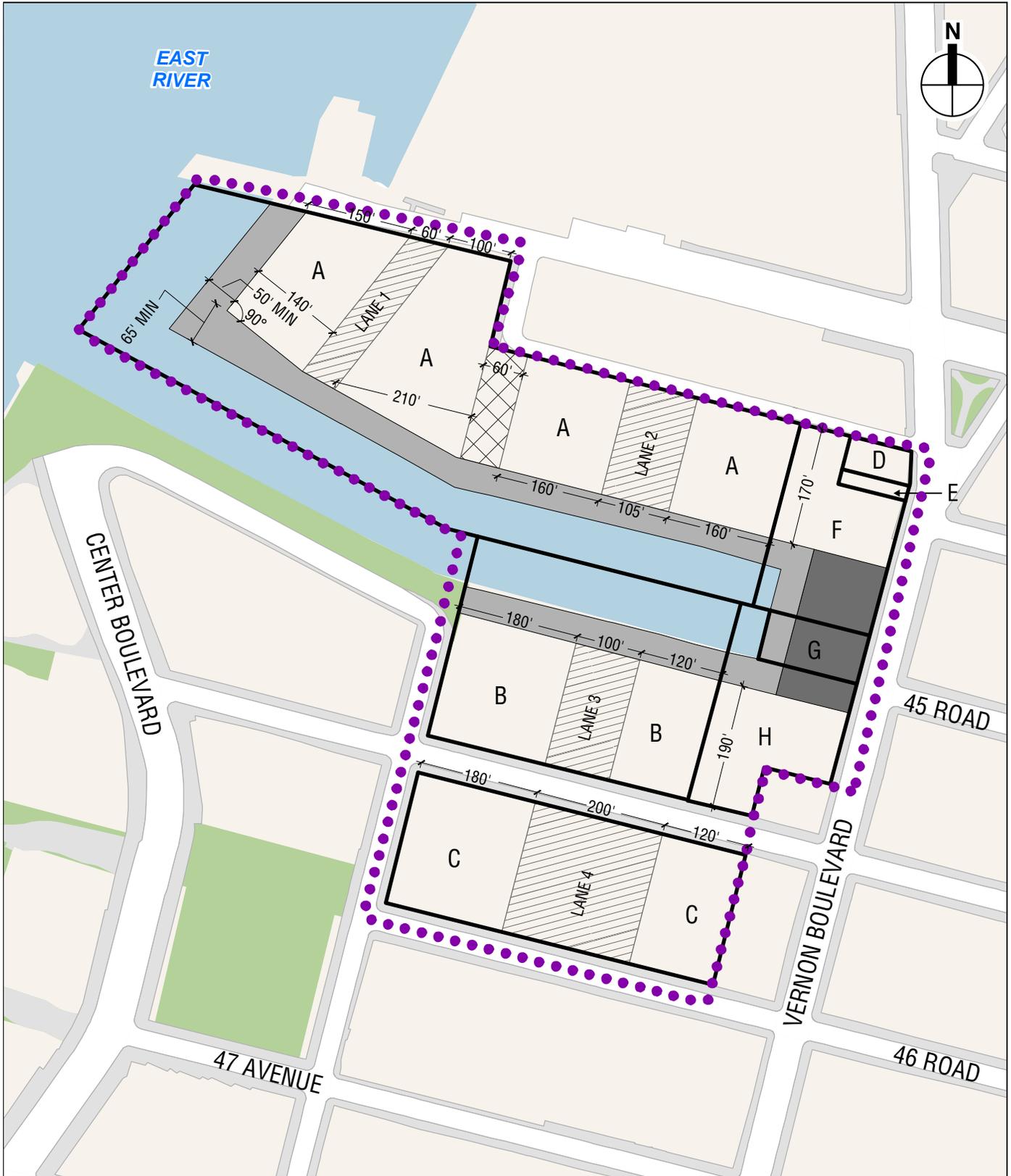
The zoning regulations would require non-residential space or residential amenity space on the ground floor, with a limited allowance for residential or non-residential lobbies.

Floor Area Regulations

The zoning text would establish maximum permitted floor area regulations for residential and non-residential uses in AB Developments, as set forth in **Table 2**. In the Special AB District, permitted non-residential uses would include commercial, manufacturing, and community facility uses. As described below, hotels would be allowed pursuant to special permit.

Table 2
Maximum Floor Area Ratio (FAR) by Zoning District¹

	M1-5/R9		M1-5/R8		M1-5/R7-2	
	Residential	Non-Res. ²	Residential	Non-Res. ²	Residential	Non-Res. ²
Basic Maximum	6.50	7.50	6.00	7.00	5.50	6.50
Max. School Site Credit ³	0.15	0.15	—	—	0.15	0.15
Max. Arts & Cultural/Placemaking Incentive	0.07	0.07	0.16	0.16	0.10	0.10
Total Maximum	6.72	7.72	6.16	7.16	5.76	6.75
Notes:						
¹ In a mixed use building, the maximum residential and non-residential FAR is as listed in this table; the maximum total FAR from all uses is equal to the maximum non-residential FAR as listed in this table.						
² For the purposes of the Special AB District zoning text, non-residential uses would include all permitted commercial uses, manufacturing uses, and community facility uses without sleeping accommodations. Community facility uses with sleeping accommodations would be considered residential uses for the purposes of the maximum permitted FAR in the Special AB District.						
³ The School Site Credit would be an increase in the maximum permitted FAR due to the Applicant’s transfer of a site for a future school to the SCA.						



Proposed Special Anable Basin District Boundary

Parcel Boundary

Flexible Lane Zone (min. lane width 35', max. lane width 45')

Shore Public Walkway

Upland Connection (5th Street)

Upland Connection (flexible zone)

0 200 FEET

Proposed Special Anable Basin District Parcels, Lanes and Public Access Area

Figure 7

The zoning text would provide for certain ministerial and/or discretionary actions to flexibly locate permitted floor area within the Special AB District to better facilitate the distribution of uses in the overall development.

Production/Light Industrial Use

The zoning text would incentivize the development of new space for production and light industrial employment by requiring such space in any AB Development. For AB Developments, for each 100 sf of floor area (except floor area generating the Arts & Cultural/Placemaking Incentive, described below), at least 7 sf of production/light industrial uses must be provided. Production/light industrial uses are a new category of uses defined in the text to include specified commercial and light manufacturing uses and uses that are supportive of local artisanal industries. Production/light industrial uses include all manufacturing uses permitted in MX districts, with exceptions for certain noxious uses, all uses in Use Group 11 (custom manufacturing), as well as a selection of additional artisanal uses from Use Groups 6-10, 12, 16, and 17. Examples of these types of uses include clothing (custom manufacturing); visual art studios/workshops; design and fabrication of emerging technologies; and small breweries and distilleries.¹ Performance standards for manufacturing districts and MX districts would apply in the proposed Special AB District.

In order to facilitate the development of additional new commercial space, the zoning text would alternatively allow a developer, at its discretion, to develop a minimum of 10 sf of commercial office floor area and 5 sf of production/light industrial uses floor area for each 100 sf of total floor area.

Arts and Cultural/Placemaking Uses

The proposed zoning text may provide an incentive for the inclusion of arts and cultural/placemaking uses in an AB Development. Arts and cultural/placemaking uses would be a new category of uses defined in the Special AB District text, and solely applicable in the Special AB District, to include uses such as arts and craft production, art galleries, performance and rehearsal spaces and visual and performing arts studios.² Any floor area that generates this incentive would not count toward floor area used to calculate the minimum amount of required production/light industrial floor area, and would also not count toward the satisfaction of the production/light industrial use requirement.

¹ Additional uses include bakeries; catering establishments; fashion design; furrier shops, custom; hair products for headwear, wholesaling, including styling; interior decorating establishments; jewelry manufacturing; musical instrument repair; photographic developing or printing establishments; photographic or motions picture production studios; photographic studios; radio or television studios; sign painting shops; studios, visual and performing arts; tailor or dressmaking shops, custom; trade or other schools for adults; typewriter or other small business machine sales, rental or repairs; umbrella repair shops; and upholstering shops.

² Proposed uses include arts and crafts production; art galleries; artist incubator spaces; auditorium; bookstores/literary arts spaces; breweries and distilleries; community center or settlement house; food production with accessory eating and drinking; historical exhibits; museums; music stores; philanthropic or non-profit institution related to culture and the arts without sleeping accommodations; performance spaces; rehearsal spaces; studios, visual and performing arts; studios, radio, television and movie; theaters; visual/media arts space; and use group 14 (special services and facilities required for boating and related activities).

Hotel Special Permit

The proposed Special District would also introduce a requirement for a special permit for the creation of any new hotel floor area within the Special AB District, to ensure that new hotel development would contribute to a balanced mix of residential, commercial, light industrial and cultural uses. With the Proposed Actions, development of hotel uses (Use Group 5) and motels, boaters and tourist cabins (Use Group 7) would be allowed upon the issuance of a special permit by the CPC in the Special AB District, where M1-5/R9, M1-5/R8, and M1-5/R7-2 districts are mapped. While the Applicant is not seeking a Hotel Special Permit at this time as part of the proposed actions, the RWCDs With Action Scenario 2, as described below, conservatively assumes hotel use on projected development site A2, subject to obtaining a Hotel Special Permit.

Height and Setback Regulations

The parcels that abut Anable Basin are defined as waterfront zoning lots and are subject to specific waterfront zoning bulk regulations (Section 62-30, inclusive) which typically allow for low to mid-rise bases with slender towers on top.

The proposed zoning text would modify these regulations in a manner consistent with the Long Island City Waterfront Design Guidelines released by DCP in spring 2016. The modified regulations would require that new developments feature large building bases, echoing the bulk of the existing loft buildings in the surrounding area. These building bases would be required to step down along the edge of Anable Basin. Residential towers would require multiple setbacks from the street so that the ground plane experience is primarily of the loft-like bases. Furthermore, maximum tower heights would be relatively lower along Vernon Boulevard, where the Special AB District would meet the existing lower-scale built environment adjacent to the Rezoning Area, and would rise in scale toward the East River waterfront. The zoning text would include the following provisions for AB Developments:

- Building bases would have minimum required and maximum allowable heights, which would be lower along the Anable Basin waterfront and Vernon Boulevard, but higher along other frontages.
- Setbacks above the building bases would be required, with deeper setbacks along the Anable Basin waterfront and narrower setbacks along all other frontages.
- Additional intermediate setbacks would be required for residential stories above the base, and tower top articulation (setback) requirements would apply to the top floors of the taller towers.
- Only one tower would be permitted on each sub-Parcel, with maximum heights ranging from 350 feet (Parcels C–H) to 695 feet (sub-Parcels A1 and A2).

District Plan Elements

The following District Plan Elements are required:

- Sidewalk widenings, to provide a sidewalk of 15 feet in width, are required on 45th Avenue.
- Lanes—Publicly accessible lanes are required as described above under the description of Parcels. Special dimensional and locational requirements are prescribed for the lanes, and special height and setback, ground floor use and transparency requirements are established. Each lane would be required to be constructed by the first adjacent parcel to be developed.

Parking and Loading

As in the rest of Long Island City, accessory parking would not be required. The proposed Special AB District would modify the underlying Special Long Island City Parking Regulations to allow the provision of efficient parking garages in a waterfront area with constrained sites and a higher water table, while allowing for sufficient parking to serve a range of new users. Modifications would include the following:

- Limit the total number of permitted parking spaces on Parcels, A, B, and C to a maximum of 1,800 vehicles and allow such parking to be provided in larger garages than the underlying maximum of 225 spaces for mixed-use buildings. The maximum permitted garage size would be 500 spaces per garage that is accessible to one development and 800 spaces for a garage that is accessible to more than one development.
- Allow accessory off-street parking to be used by the public or by other uses in the development.
- Allow accessory parking to be located in garages that are not on the same zoning lot.
- Exempt parking areas from the calculation of floor area up to a height of 43 feet.
- Modify curb cut locations and requirements.

The underlying loading regulations for an M1-5 district would apply for manufacturing, commercial, and community facility uses, except that the text would allow loading facilities to be shared among uses.

Signage

The proposed zoning text for the Special AB District may include special provisions regulating signage. The environmental review will analyze potential effects of the proposed signage provisions as appropriate.

Waterfront Access Plan

A new Anable Basin WAP would be created, which would include special public access provisions regarding visual corridors and upland connections, shore public walkways, and circulation paths and other design elements. This WAP would also encourage resiliency through the elevation of land abutting the waterfront to levels at or above the design flood elevation. Modifications to the underlying regulations of the Northern Hunters Point WAP would include:

- Allow for the provision of two levels or circulation paths connected by a sloped or stepped transition zone. The upper level would contain a primary circulation path of at least 12 feet in width and the elevation would be set to seamlessly meet the ground floor of the adjoining building; the lower level would contain a secondary circulation path of at least 6 feet and would be designed to encourage water-related activities. Connections between the two circulation paths, such as stairs or ramps, would be required.
- To reflect the character of the waterfront at this location, planting requirements would be reduced, and the use of salt tolerant vegetation would be mandated.
- The provision of lanes on Parcels A and B, which would serve as additional public connections to the shoreline.
- The provision on sub-Parcel A1 of a lawn or open area for programmable activities.

The proposed Special AB District text would allow for, but not require, the construction of a pedestrian bridge over Anable Basin by identifying a potential flexible bridge zone within the WAP area in which no obstructions are permitted. However, a potential pedestrian bridge is not

included in the RWCDs, because none is currently planned, and any potential bridge would require additional permits subject to separate environmental review.

E. FRAMEWORK FOR ENVIRONMENTAL REVIEW

The Proposed Actions would change the regulatory controls governing land use and development in the Rezoning Area and would allow the Rezoning Area and Proposed School Site to be redeveloped. The EIS will analyze the Proposed Actions' potential to generate significant adverse environmental impacts. The EIS will consider alternatives that would reduce or eliminate significant adverse environmental impacts identified in the technical analyses, if any, and identify mitigation for such impacts, to the extent practicable. The Proposed Actions would permit a range of development options; from among these, the EIS will examine two RWCDs. The approach to the analysis framework is further discussed below.

REASONABLE WORST CASE DEVELOPMENT SCENARIO

The Proposed Actions would allow for a range of possible development programs, and the two RWCDs represent two reasonable approaches to maximizing the range of uses and building bulk and height that would be achievable with the Proposed Actions. One scenario maximizes residential development and the other scenario has an increased commercial component. Both scenarios have the same site plan and provide the same amount and configuration of waterfront open space. The RWCDs programs are being used for demonstrative and analysis purposes only and are not proposals of actual development programs. The RWCDs programs will be used as a framework in the environmental review to assess potential impacts; each technical analysis category will utilize the scenario that is most likely to have significant adverse impacts related to that technical category.

As currently contemplated, the RWCDs for the Proposed Actions would include up to approximately 5.8 million sf of residential, commercial, production/light industrial and community facility uses. The RWCDs would also include approximately 134,695 sf of publicly accessible open space and 1,824 parking spaces, which maximizes the allowable parking on Projected Development Sites A1–A4, B1–B2, and C1–C2 under the proposed zoning text, while providing an additional 24 parking spaces on Projected Development Site H.

As the Proposed Actions include a zoning text amendment to map an MIH-designated area coterminous with the proposed Special AB District, all new development with DUs would be subject to the MIH program. For the CEQR purpose of assessing potential demand for publicly funded day care to be generated by the Proposed Actions, the RWCDs programs assume that 20 percent of the overall residential floor area would be set aside for DUs affordable for households earning 80 percent (or below) of the Area Median Income (AMI). However, to comply with the MIH program, development pursuant to the Proposed Actions would be required to follow one of the MIH program options applied to the Rezoning Area. These options would include one or both of Option 1 or Option 2, and may additionally include one or both of the Deep Affordability or Workforce Options. Option 1 requires that at least 25 percent of the overall residential floor area be affordable at an average of 60 percent AMI, including at least 10 percent of the overall residential floor area to be affordable at 40 percent AMI. Option 2 requires that at least 30 percent of the overall residential floor area be affordable at an average of 80 percent AMI. The Deep Affordability Option requires that at least 20 percent of the overall residential floor area be affordable at an average of 40 percent AMI. Finally, Workforce Option requires that at least 30 percent of the overall residential floor area be affordable at an average of 115 percent AMI, with

at least 5 percent of the area affordable at 70 percent AMI and at least 5 percent affordable at 90 percent AMI.

Scenario 1 assumes that residential development would be the primary use developed in the Rezoning Area and that new commercial office space and production/light industrial space would support a range of on-site employment options. Therefore, Scenario 1 maximizes residential floor area that would be permitted under the proposed zoning; provides, in building bases, production/light industrial uses, active ground-floor uses (such as retail, community facility, and arts and cultural/placemaking uses), parking, lobbies, and parking entrances; and utilizes the remainder of the allowable floor area below the residential floor area as commercial office space.

Scenario 2 assumes that Anable Basin could, through public and/or private incentives including direct subsidies, infrastructure investment, and/or changes in market conditions, anchor a major new Long Island City employment hub that would leverage the district's proximity to the Cornell Tech campus on Roosevelt Island, consistent with the goals of the City's Applied Sciences initiative. Scenario 2, therefore, includes a significantly larger commercial office program than does Scenario 1, as well as hotel use, along with additional retail space for the purposes of conducting a conservative transportation analysis. Scenario 2 includes slightly less production/light industrial space than Scenario 1, in accordance with the proposed special district's alternative minimum requirements.

The EIS will classify development sites within the Special AB District parcels as projected development sites and a potential development site. The 13 projected development sites are considered likely to be developed by the Build Year. While Parcel D currently contains five DUs, according to the Applicant's research, the DUs are not rent stabilized (and they are not individually owned condominium units); thus, Parcel D is considered a projected development site (Projected Development Site D1), because it is susceptible to redevelopment under the proposed rezoning. The potential development site (Potential Development Site E1) is a small, 2,500-sf site and is considered less likely to be developed in the foreseeable future, as it contains a business that it unlikely to vacate the property due to the difficulty of relocating that type of establishment. The Proposed School Site is classified as Projected Development Site I1, because the proposed rezoning would require its conveyance to the SCA specifically for construction of a school. The SCA would be responsible for any additional actions necessary for the construction of a school on this site. As shown in **Table 2**, as a result of the Applicant's transfer the Proposed School Site to the SCA, a School Site Credit would allow a 0.15 FAR increase in the maximum allowable density in the M1-5/R9 and M1-5/R72 districts of the AB District, in which the Applicant's sites are located.

ANALYSIS YEAR

Assuming that the Proposed Actions would be approved by 2018, and that any necessary approvals are obtained by that time or within ordinary and reasonable time frames as development progresses, it can reasonably be expected that design and construction pursuant to the proposed rezoning would be undertaken over a span of 15 years with a full build-out in place by 2034.

EXISTING CONDITIONS

For each technical area to be assessed in the EIS, the existing conditions in the Rezoning Area and on the Proposed School Site and in the relevant study areas will be described. The analysis framework begins with an assessment of existing conditions, because these can be most directly measured and observed. The assessment of existing conditions serves as a starting point for the

projection of future conditions with and without the Proposed Actions and the analysis of potential impacts that could result from the Proposed Actions.

FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION SCENARIO)

Rezoning Area

Applicant’s Sites—Projected Development Sites A1-A-4, B1, B2, C1, and C2

It is possible but not likely that new construction could occur under existing zoning on Projected Development Sites A1-A4, B1, B2, C1, and C2. As noted above, the existing M1-4 zoning generally allows low-density (2.0 FAR) light industrial, office and hotel³ uses, as well as retail uses with restrictions on the size of establishments. The value of the existing buildings on Projected Development Sites A1-A4, B1, B2, C1, and C2 under present conditions is greater than with new construction of production/light industrial, office or retail space, given the potential revenues of allowed uses and the costs associated with demolition, building construction, and provision of required waterfront public access areas. Therefore, it is the Applicant’s assessment that it would not be economically feasible to redevelop these sites as production/light industrial, office or retail space under existing zoning. While new hotel development may be economically feasible on portions of the sites under existing zoning, there are no plans for such development and the Applicant believes it is therefore unlikely to occur in the foreseeable future. Furthermore, it is more conservative for environmental analysis purposes to assume that no redevelopment would occur. Therefore, it is assumed that no new construction would take place on these projected development sites in the No Action scenario, and the buildings and parking areas would continue to be used as in existing conditions by the existing or similar tenants. See **Table 3** for the No Action scenario program and **Figure 8** for a massing diagram of the No Action scenario.

**Table 3
No Action Scenario¹**

Site(s)	Block, Lot Number	Site Area sf	Total gsf	Retail gsf	Commercial, Production/Light Industrial gsf	Heavy Industrial	Storage/Warehousing	Residential gsf	# DUs	Public Open Space	# Public Parking Spaces	# Accessory Parking Spaces
Projected Development Sites												
A1-A4	B25, L15	324,157	138,833		23,041		115,792					144
B1-B2	B26, L17, 21	124,245	68,091 ²		57,091		2,000					
C1-C2	B27, L5, 15, 17, 23, 25, 37	100,150	177,014 ³		90,472	44,000	36,246					
D1	B25, L10 B25, L11	4,777	8,846	2,949				5,897	5			
F1	B25, L1	41,000	17,225		17,225							
G1	B26, L10	12,080	11,200		11,220							
H1	B26, L4 B26, L8	33,150	69,950 ⁴		5,500							
I1	B56, L18 B56, L35	28,750	20,000 2,500	2,500	20,000							
Potential Development Site												
E1	B25, L9	2,500	3,250		1,625			1,625	1			
Total		670,809	522,429	5,449	226,174	44,000	154,038	7,522	6	0		208
Notes:												
¹ No change from existing conditions.												
² Approximately 9,000 sf are vacant.												
³ Approximately 6,296 sf are vacant.												
⁴ This floor area is vacant.												

³ DCP is currently considering a zoning text amendment that would require a special permit for any hotel use in an M1 district.



No Action Scenario – Massing Diagram
Figure 8

Additional Affected Area—Projected Development Sites D1, F1, G1, and H1, and Potential Development Site E1

The EIS will assume for purposes of a conservative analysis that in the No Action scenario no new construction would take place on Projected Development Site F1 (Block 25, Lot 1), Potential Development Site E1 (Block 25, Lot 9), Projected Development Site D1 (Block 25, Lots 10 and 11), Projected Development Site H1 (Block 26, Lots 4 and 8), and Projected Development Site G1 (Block 26, Lot 10), and the buildings and parking areas would continue to be used as in existing conditions by the existing or similar tenants (see **Table 3**).

As noted above, the owners of Projected Development Site H1 (Block 26, Lots 4, and 8) are seeking a variance from the BSA to permit residential use in a M1-4 district, modify underlying waterfront and bulk and floor area regulations, and waive the requirements to provide required loading berths for developments with commercial floor area. Although the owner proposes to redevelop the site with 203,857 sf of residential use and 9,010 sf of retail use for a total development of 212,867 sf (5.5 FAR) pursuant to the requested variance, the BSA application is still in process and approval cannot be assumed. Therefore, for the purposes of a conservative analysis, the No Action scenario will assume that no new construction would take place on Projected Development Site H1 and that the buildings on Lot 4 would remain vacant as in existing conditions and the buildings on Lot 8 would continue to be used as in existing conditions by the existing or similar tenants. Should the BSA application be granted prior to the completion of the CEQR process for the Proposed Actions, the environmental review documents would be accordingly modified.

Proposed School Site

For a more conservative analysis, the EIS will assume that in the No Action scenario no new construction would take place on Projected Development Site I1 and the buildings and parking area would continue to be used as in existing conditions by the existing or similar tenants. While a school would be permitted on Projected Development Site I1 under the existing zoning, there are currently no plans by the SCA, absent the Proposed Actions, for a school. As described above, the Proposed Actions include the Applicant's transferring of the site to the SCA for the specific purpose of constructing a school and do not include rezoning of the site.

Adjacent New York City Economic Development Corporation Site

The City-owned sites to the north of the Rezoning Area on Block 498, lots 23 and 46, and Block 24, lot 7, which are zoned M1-4, were awarded by the NYCEDC to a private development team in August 2017 through a competitive RFP process. The development team includes TF Cornerstone, Greenpoint Manufacturing and Design Center, C4Q, and BJH Advisors. The proposed redevelopment is expected to provide 100,000 sf of light industrial space, 400,000 sf of commercial space including pre-built incubator spaces, accelerator spaces, and classroom space, a minimum of 1,000 housing units, a new 600-seat school, 19,000 sf of ground floor retail space, and more than an acre of publicly accessible waterfront open space. This project, which will be undergoing its own, separate environmental review, will be accounted for in the No Action scenario, and will be updated as needed as more information on the project becomes available. The sites are currently in use as a New York City Department of Education (DOE) parking lot and a New York City Department of Transportation (DOT) facility, both of which will be relocated in the coming months.

Long Island City Core Neighborhood Study

DCP is currently examining the land use, zoning, and infrastructure conditions in the core of Long Island City to promote the development of an economically diverse, 24/7, mixed-use community. The study area focuses on the area west of Sunnyside Yards, generally within approximately one block of Jackson Avenue, Queens Plaza North, or Northern Boulevard. The study will explore the area's ability to support additional market-rate and affordable housing and employment opportunities, and identify necessary infrastructure investments to enable existing and planned growth. This project, which will be undergoing its own, separate environmental review, will be accounted for in the No Action scenario, which will be updated as needed as more information on the project becomes available.

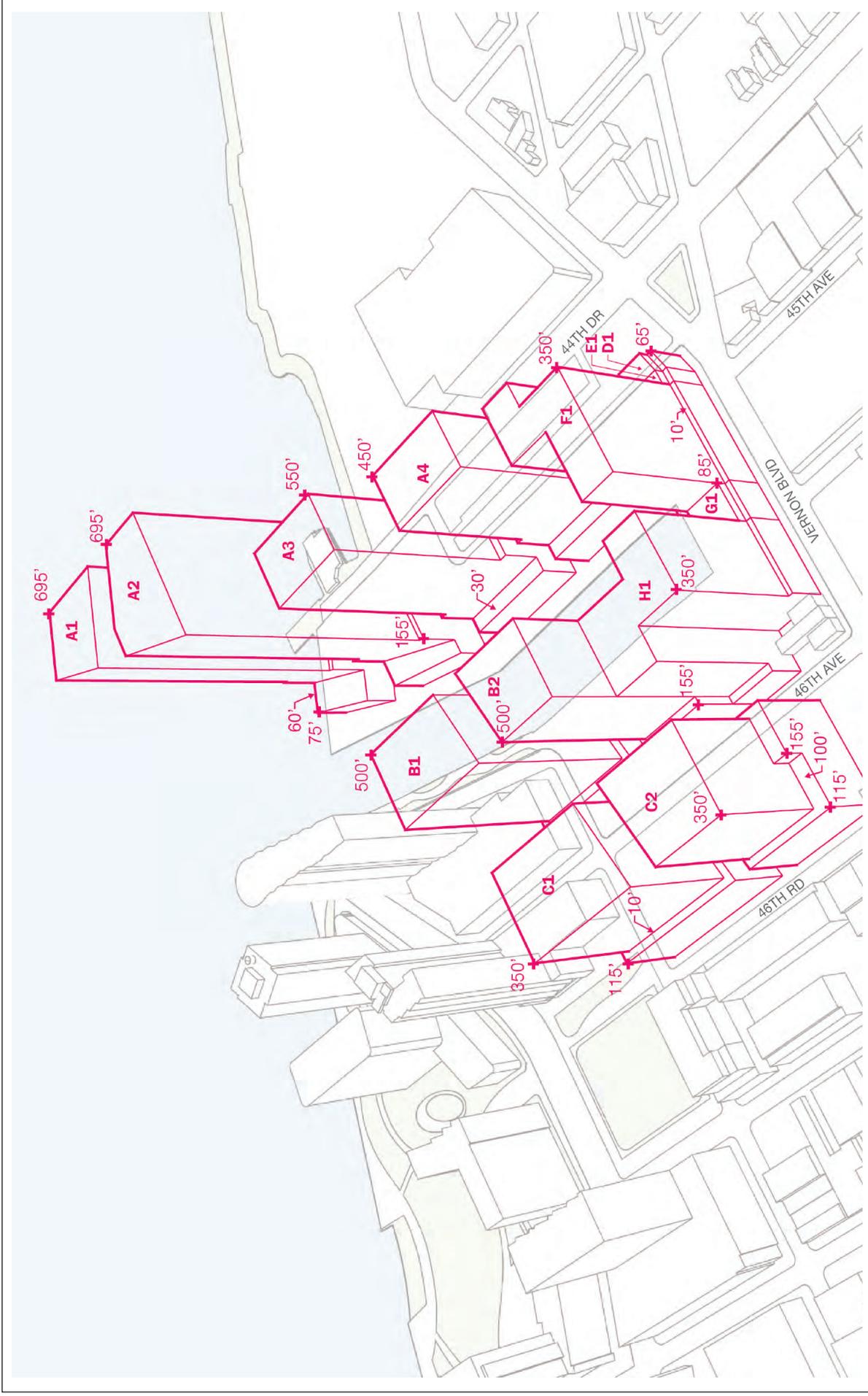
*FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION SCENARIO)**Scenario 1*

As noted above, the EIS will study two different RWCDs for the Rezoning Area Applicant's Sites only. The development assumptions for the Additional Affected Area and the Proposed School Site will be the same for both RWCDs. Scenario 1 maximizes the amount of residential development within the constraints of the Special District text, which is a reasonably foreseeable scenario in the context of current market conditions.

Applicant's Sites—Projected Development Sites A1-A4, B1, B2, C1, and C2

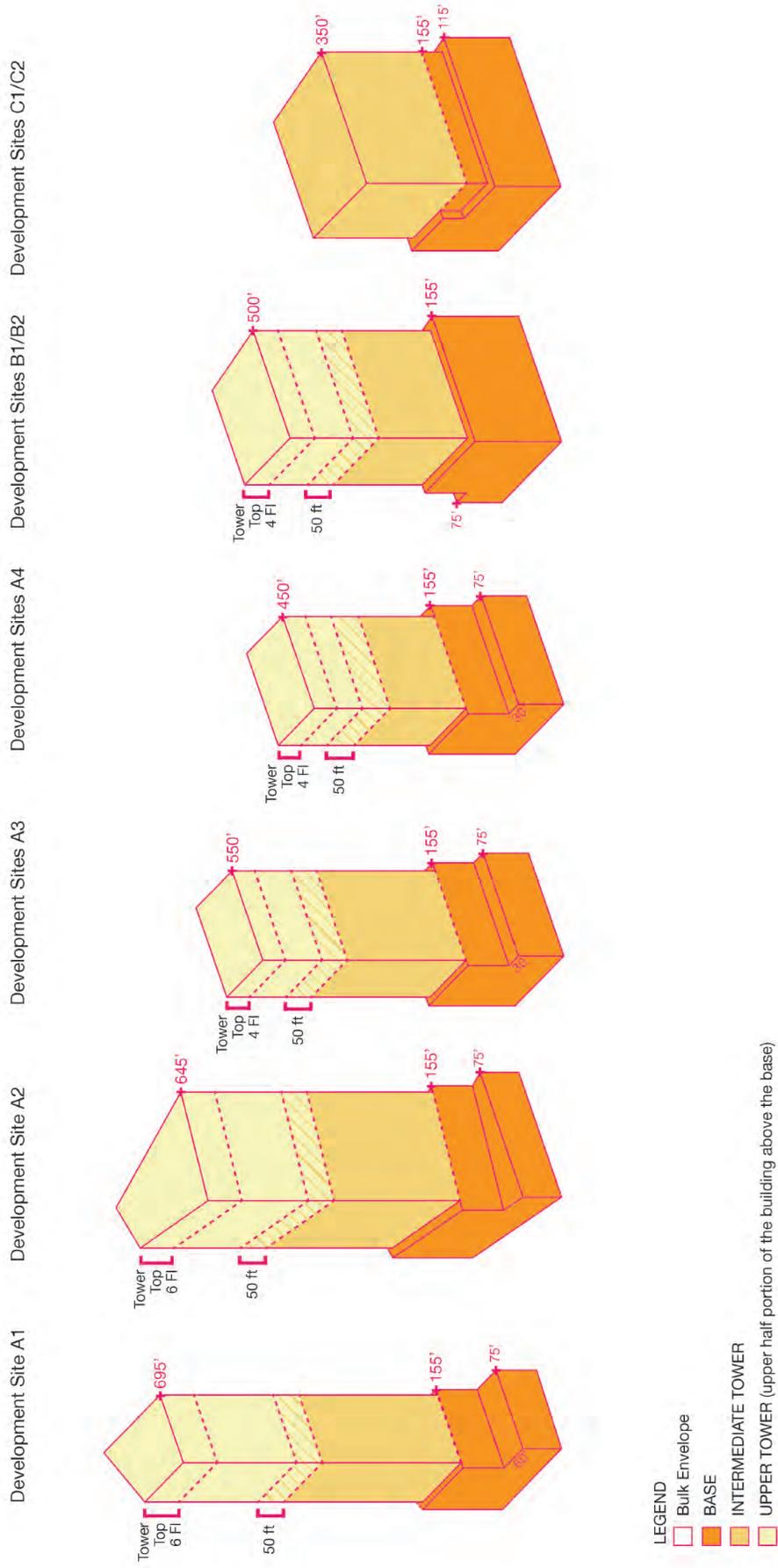
The proposed special district and zoning map amendment would facilitate the development of up to approximately 5.0 million gsf of mixed-use development on Projected Development Sites A1, A2, A3, A4, B1, B2, C1, and C2, comprising production/light industrial space; commercial space, including retail, office, and/or arts and cultural/placemaking space; community facility uses; and mixed-income DUs on land abutting and near Anable Basin. Under the RWCDs, Parcels A–C would be classified as Projected Development Sites A1–A4, B1 and B2, and C1 and C2, some of which would front on Anable Basin, and which would provide active ground-floor uses, including commercial, arts and culture, and production/light industrial with retail operations. A new waterfront esplanade would be accessible to the public for active and passive programming and would connect Gantry Plaza State Park to a new publicly accessible open space expected to be developed north of 44th Drive as part of a future waterfront development on two sites pursuant to the NYCEDC RFP described above. Required midblock pedestrian lanes would be constructed between new development on Projected Developments Sites A1 and A2, between A3 and A4, between B1 and B2, and between C1 and C2, creating additional pedestrian connections between existing streets and Anable Basin.

The height, setback, and yard restrictions in the proposed Special AB District text and underlying zoning districts result in a maximum building envelope for each Projected Development Site, which is the three-dimensional space on the site within which a structure can be built. Each of the maximum zoning envelopes is larger in terms of height, massing, and tower size than the structures could actually be, since the amount of floor area permitted is not sufficient to fill out the envelopes. The building forms would be further reduced and shaped by additional bulk requirements, such as maximum base heights, setbacks, limitation on floor plate size, and tower top requirements. The text would also limit the number of 695-foot-tall towers to one on Sub-parcels A1 and A2; the other tower must be lower. The maximum zoning envelopes are shown on **Figure 9**, and reasonable resulting building forms based on floor area and other bulk limitations are illustrated by the demonstrative massing diagrams shown on **Figure 10**.



For Demonstrative Purposes Only

Maximum Zoning Envelope
Figure 9a



For Demonstrative Purposes Only

Maximum Building Envelopes
Figure 9b



- A1** DEVELOPMENT SITE
- RESIDENTIAL
- COMMERCIAL OFFICE
- LIGHT INDUSTRIAL
- RETAIL
- COMMUNITY FACILITY

With Action Scenario –
Demonstrative Massing – Scenario 1
Figure 10

Environmental Impact Statement Draft Scope of Work

Under RWCDS Scenario 1, the development allowed by the Proposed Actions would produce eight new mixed-use buildings on Projected Development Sites A1-C2 totaling 3,767,107 gsf of residential space and up to 4,428 DUs (with up to 885 DUs affordable to households earning 80 percent AMI or below) (see **Table 4**). The buildings would range in height from 185 feet (approximately 17 stories) up to 695 feet (approximately 62 stories).

**Table 4
With Action Scenario—Scenario 1**

Site	Site Area sf	Total gsf	Retail gsf	Office gsf	Arts/Cultural gsf ¹	Comm. Fac. gsf	Production /Light Industrial gsf	Res. gsf	# DUs ²	Public Open Space	# Pkg. Spaces
Projected Development Sites											
Site A1 ³	324,157	885,670	16,030	—	5,500	—	—	744,740	876	22,491	350
Site A2 ³		921,070	18,470	52,380	5,550	5,600	103,700	582,220	684	22,815	450
Site A3 ³		673,402	9,450	44,100	5,500	5,100	49,890	495,362	582	20,209	180
Site A4 ³		561,757	—	—	5,500	5,000	25,000	463,557	545	15,630	170
Site B1 ³	124,245	615,638	21,450	—	5,500	6,000	—	503,288	592	16,210	225
Site B2 ³		558,014	6,550	23,280	5,500	—	68,300	373,284	439	8,592	225
Site C1 ³		591,555	13,320	—	5,500	16,300	—	493,835	580	7,000	170
Site C2 ³	100,150	197,808	9,750	11,802	5,500	—	47,935	110,821	130	—	30
Sites A1-C2 Total	548,552	5,004,914	95,020	131,562	44,000	38,000	294,825	3,767,107	4,428	112,947	1,800⁴
Site D1	4,777	19,108	3,438	—	—	—	—	15,669	15	—	—
Site F1 ³	41,000	325,670	8,952	10,186	5,556	—	22,089	278,888	278	9,430	—
Site G1	12,080	48,319	7,799	—	—	—	—	40,521	40	1,565	—
Site H1 ³	33,150	264,380	5,612	8,798	5,556	—	17,860	226,554	226	10,753	24 ⁵
Site I1	28,750	102,662	—	—	—	102,662	—	—	—	—	—
Potential Development Site											
Site E1	2,500	10,000	1,830	—	—	—	—	8,171	8	—	—
With Action Scenario 1 Total	670,809	5,782,553	122,651	150,546	55,111	140,662	334,774⁶	4,336,909	4,995	134,695	1,824

Notes:
 The gross square footage is derived from zoning floor area plus an additional percentage to account for mechanical space which is not included in zoning floor area.
 On Sites A1-C2, for residential space, this is equal to five percent of zoning floor area, and for all other space it is equal to ten percent of zoning floor area.
 On Sites D1-H1, whose smaller footprints and programs do not allow for as efficient use of space, the additional mechanical space represents a larger percentage of zoning floor area. For residential space, this is equal to ten percent of zoning floor area, and for all other space it is equal to 15 percent of zoning floor area.
¹ As defined in the Special AB District zoning text amendment.
² On Sites A1-C2, DUs were calculated at 850 sf/unit. On Sites D1-H1, DUs were calculated at 1,000 sf/unit.
³ This site would be an AB Development.
⁴ The total parking floor area would be 634,400 sf.
⁵ Parking floor area on Site H1 would be 7,500 sf.
⁶ For all AB Developments, 7 sf of production/light industrial floor area is required for every 100 sf of other floor area, except floor area generating arts and cultural/placemaking incentive. Where an AB Development includes at least 10 sf of commercial office floor area for every 100 sf of total floor area, the production/light industrial requirement would be reduced to 5 sf for every 100 sf of other floor area other than arts/cultural placemaking floor area (this option does not apply to Scenario 1). This required production/light industrial floor area may be located anywhere within the same zoning lot. For the purposes of this RWCDS, Sites A1-A4, Sites B1-B2 and C1-C2 are each assumed to be a single zoning lot, and uses generating the production/light industrial requirement include retail, office, community facility, and residential. This requirement is based on floor area (zoning square feet), rather than gsf which, as noted above, may be approximately 5 to 15 percent greater than zoning square feet depending on the specific development.

Under RWCDS Scenario 1, commercial floor area within the Applicant’s Sites would total 226,582 gsf, of which 95,020 gsf would be retail. There would be 44,000 gsf of arts and cultural/placemaking uses. Arts and cultural/placemaking uses would include both retail and community facility uses and will conservatively be analyzed as retail uses for purposes of the environmental review. This scenario would also include 38,000 gsf of community facility space. Production/light industrial space would be developed on Projected Development Sites A2, A3, B2, and C2. The total production/light industrial floor area would be 294,825 gsf.

This scenario would provide a total of 1,800 accessory parking spaces on Projected Development Sites A1–C2. On Projected Development Sites A1 and A2, parking would be located on one below-grade level, on a portion of the ground floor (the other ground floor uses would wrap the parking area), and on two stories screened above the ground floor. On Projected

Development Sites A3, A4, B1, and B2, parking would be located on one below grade level and one level screened above the ground floor; the ground floors of the buildings would not contain any parking, but would contain ramps connecting the parking levels. On Projected Development Site C2, parking would be located in a wrapped level on the ground floor and on two screened levels above the ground floor. The parking structures would be accessed by new curb cuts proposed on 44th Drive (Projected Development Sites A1 and A2), 45th Drive (Projected Development Sites A3 and A4), and 46th Avenue (Projected Development Sites B1, B2, C1, and C2). Secondary exits for the parking structures on Projected Development Sites C1 and C2 would be located on 46th Road.

This scenario would provide 112,947 sf of publicly accessible open space on Projected Development Sites A1-C2. This open space would consist of bi-level waterfront esplanades along the north and south sides of the Anable Basin and along the East River and lanes bisecting the Rezoning Area blocks to create more connections to the street grid, active ground floors, and enhanced access to the waterfront esplanades. The waterfront esplanades would total approximately 88,517 sf, and the lanes would total approximately 24,430 sf. In addition, as a requirement of the Special AB District, a widened sidewalk along 45th Avenue would provide approximately 5,654 sf of publicly accessible open space.

Additional Affected Area—Projected Development Sites D1, F1, G1, and H1, and Potential Development Site E1

For the Additional Affected Area, the development framework that will be used in analyses of both Scenarios 1 and 2 is described below, following Scenario 2.

Proposed School Site—Projected Development Site I1

Under the Proposed Actions (both Scenarios 1 and 2), the Applicant would offer to deed Projected Development Site I1 at 11th Street and 47th Avenue, outside the Rezoning Area, to the City as the location of a future school (described below, following Scenario 2).

Scenario 2

As the proposed special district would allow a range of uses, the environmental review will also evaluate a scenario that includes more commercial floor area in lieu of some of the residential space (see **Table 5**). As noted above, the development assumptions for the Additional Affected Area and the Proposed School Site will be the same for both RWCDs. While Scenario 1 maximizes residential development on the Applicant's Sites, which is reasonable given current market conditions, Scenario 2 includes increased commercial office development, beyond what would be likely to occur under current conditions on the Long Island City waterfront. Such commercial office development would be in line with current City policy priorities as expressed in the New York Works job creation plan, and could be catalyzed through incentives such as tax credits or capital investments. In Scenario 2, Sites A1–C2 contain more than 10 sf of office floor area for every 100 sf of other floor area, and therefore require only 5 sf of production/light industrial floor area for every 100 sf of other floor area (except floor area generating arts and cultural/placemaking incentive area).

**Table 5
With Action Scenario—Scenario 2**

Site	Site Area sf	Total gsf	Retail gsf	Office gsf	Hotel gsf	Arts/Cultural gsf ¹	Comm. Fac. gsf	Production/Light Industrial gsf	Res. gsf	# DUs ²	Public Open Space	# Pkg. Spaces
Projected Development Sites												
Site A1 ³	324,157	894,312	16,030	61,170	—	5,500	—	—	692,212	814	22,491	350
Site A2 ³		929,480	18,470	278,075	123,000	5,500	5,600	74,050	271,584	319	22,815	450
Site A3 ³		683,358	9,450	210,632	—	5,500	5,100	30,920	357,756	420	20,209	180
Site A4 ³		569,447	—	240,533	—	5,500	5,000	25,000	230,714	271	15,630	170
Site B1 ³	124,245	622,214	62,450	41,619	—	5,500	6,000	—	427,245	502	16,210	225
Site B2 ³		561,095	37,350	136,802	—	5,500	—	49,720	250,623	294	8,592	225
Site C1 ³	100,150	493,443	13,320	—	—	5,500	16,300	—	395,723	465	7,000	170
Site C2 ³		270,475	49,350	204,170	—	5,500	—	34,890	—	—	—	30
Sites A1-C2 Total	548,552	5,059,259	206,420⁴	1,173,000	123,000	44,000	38,000	214,580	2,625,859	3,085	112,947	1,800⁵
Site D1	4,777	19,108	3,438	—	—	—	—	—	15,669	15	—	—
Site F1 ³	41,000	325,670	8,952	10,186	—	5,556	—	22,089	278,888	278	9,430	—
Site G1	12,080	48,319	7,799	—	—	—	—	—	40,521	40	1,565	—
Site H1 ³	33,150	264,380	5,612	8,798	—	5,556	—	17,860	226,554	226	10,753	24 ⁶
Site I1	28,750	102,662	—	—	—	—	102,662	—	—	—	—	—
Potential Development Site												
Site E1	2,500	10,000	1,830	—	—	—	—	—	8,171	8	—	—
With Action Scenario 2 Total	670,809	5,836,898	234,051	1,191,984	123,000	55,111	140,662	254,529⁷	3,195,661	3,652	134,695	1,824

Notes:
The gross square footage is derived from zoning floor area plus an additional percentage to account for mechanical space which is not included in zoning floor area.
 On Sites A1-C2, for residential space, this is equal to five percent of zoning floor area, and for all other space it is equal to ten percent of zoning floor area.
 On Sites D1-H1, whose smaller footprints and programs do not allow for as efficient use of space, the additional mechanical space represents a larger percentage of zoning floor area. For residential space, this is equal to ten percent of zoning floor area, and for all other space it is equal to 15 percent of zoning floor area.
¹ As defined in the Special AB District zoning text amendment.
² On Sites A1-C2, DUs were calculated at 850 sf/unit. On Sites D1-H1, DUs were calculated at 1,000 sf/unit.
³ This site would be an AB Development.
⁴ For environmental review purposes, 132,200 sf of the retail space on the Applicant's Sites will be assumed to be destination retail and 101,851sf will be assumed to be local retail. The destination retail will be assumed to occupy larger retail spaces on Parcels B and C.
⁵ The total parking floor area would be 634,400 sf.
⁶ Parking floor area on Site H1 would be 7,500 sf.
⁷ For all AB Developments, 5 sf of production/light industrial floor area is required for every 100 sf of other floor area, except floor area generating the arts and cultural/placemaking incentive. Where an AB Development includes at least 10 sf of commercial office floor area for every 100 sf of total floor area, the production/light industrial requirement would be reduced to 5 sf for every 100 sf of other floor area other than floor area generating the arts and cultural/placemaking incentive. This required production/light industrial floor area may be located anywhere within the same zoning lot. For the purposes of this RWCDs, Sites A1-A4, Sites B1-B2 and C1-C2 are each assumed to be a single zoning lot, and uses generating the production/light industrial requirement include retail, office, hotel, community facility, and residential. This requirement is based on floor area (zoning square feet), rather than gsf which, as noted above, may be approximately 5 to 15 percent greater than zoning square feet depending on the specific development.

Applicant's Sites—Projected Development Sites A1-A4, B1, B2, C1, and C2

Development under Scenario 2 would also produce new mixed-use buildings, but there would be 2,625,859 gsf of residential use and up to 3,085 DUs (with up to 617 DUs affordable to households earning 80 percent AMI or below). Under this development scenario, commercial floor area would total 1,502,420 gsf, composed of 206,420 retail sf, 1,173,000 office sf, and a 123,000-gsf hotel.⁴ Production/light industrial floor area would total 214,580 gsf. The amount of arts and cultural/placemaking uses, community facility uses, publicly accessible open space, and parking spaces would be the same as with Scenario 1. See **Figure 9** for maximum building envelopes, and **Figure 11** for a demonstrative massing diagram.

⁴ Scenario 2 includes a hotel for the purposes of a conservative environmental analysis. The proposed zoning text for the Special AB District would include a provision that would allow Hotel Special Permits to be granted in the future, but the Proposed Actions do not include an application for a Hotel Special Permit for a specific site within the AB District.



- A1** DEVELOPMENT SITE
- RESIDENTIAL
- HOTEL
- COMMERCIAL OFFICE
- LIGHT INDUSTRIAL
- RETAIL
- COMMUNITY FACILITY

With Action Scenario –
Demonstrative Massing – Scenario 2
Figure 11

There is not currently an established market for commercial office space on the Long Island City waterfront, with under 700,000 sf of current inventory. Therefore, to determine the amount of commercial office space to be included in Scenario 2, the Applicant analyzed the innovative districts described above in the Purpose and Need section. Commercial office land uses comprised between 20 and 50 percent of the development program in these districts, and each district was anchored by a large business or institution.

For additional context, the Applicant analyzed the space utilization of 10 major innovation economy businesses and institutions located in New York City. These businesses and institutions could be envisioned as “anchor tenants” for development pursuant to the Proposed Actions. Examples in New York City include Alexandria Center for Life Science (1,000,000 sf), BioBAT (500,000 sf), Etsy (200,000 sf), Microsoft (200,000 sf), and PayPal (95,000 sf). Among the 10 businesses and institutions analyzed, average space utilization is 435,000 sf.

Based on the above analysis, Scenario 2 assumes an office program of 1,173,000 sf. This amount would be sufficient to accommodate an anchor business or institution, as well as a critical mass of additional innovation economy tenants in the bases of buildings, while still allowing the tower portions of buildings to be primarily dedicated to residential uses. The office program in Scenario 2 would be distributed throughout the proposed special district. This would be the likely distribution of office program in such a scenario since it would minimize the risk associated with building a single large office building that would need to be absorbed (leased) in a short period of time in an area without an established market for major new office space. The 1,173,000 sf of office space in Scenario 2 represents approximately ten percent of the current Long Island City office inventory, and 186 percent of the existing Long Island City waterfront office inventory.

Additional Affected Area—Projected Development Sites D1, F1, G1, and H1, and Potential Development Site E1

For the Additional Affected Area, the following framework will be used in the EIS analyses of both Scenarios 1 and 2. Because this area would also be subject to MIH requirements, the RWCDs assumes that 20 percent of the overall residential floor area in the Additional Affected Area would be set aside for residents or families earning 80 percent AMI or below. This framework assumes that development on Projected Development Site F1 and Projected Development Site H1, which would be AB Developments, would include production/light industrial uses, as required by the special district for AB Developments. No parking would be provided on Projected Development Sites D1, F1, and G1 and Potential Development Site E1, as parking is not required in the Long Island City area. An upland waterfront connection would be required and provided on Projected Development Site H1. As shown in **Tables 3 and 4**, the Additional Affected Area would be developed with 569,802 gsf of residential use (totaling 567 DUs, of which 20 percent would be affordable to households earning 80 percent AMI or below), 27,631 gsf of retail, 18,984 gsf of office, 11,112 gsf of arts and cultural/placemaking uses, 39,949 gsf of light industrial uses, and 24 accessory parking spaces. There would be 21,748 sf of publicly accessible open space on Projected Development Sites F1, G1, and H1. While RWCDs Scenario 2 includes more commercial office development on Projected Development Sites A1-C2 compared to RWCDs Scenario 1, the smaller lot sizes of Projected Development Sites D1, F1, G1, and H1, and Potential Development Site E1 suggest that they are less likely to be developed with larger office programs.

Proposed School Site—Projected Development Site II

Under the Proposed Actions, the Applicant would transfer Projected Development Site II at 11th Street and 47th Avenue, outside of the Rezoning Area, to the City as the location of a future school. The site has a lot area of 28,750 sf, and the RWCDs assumes that the school to be provided could accommodate a 728-seat elementary school. Based on program discussions with and a test fit prepared by the SCA for the Proposed School Site, the school could be a 102,662-gsf, five-story building (see **Figure 12** for a demonstrative massing). Further detailed programming and design for the school will be undertaken after the completion of the environmental review process for the Proposed Actions. Separate discretionary actions such as site selection and funding by the SCA would be required. Other potential land use approvals (e.g., a mayoral zoning override) may be necessary in order to accommodate the school as contemplated by the test fit plans. For the purposes of the environmental review, the RWCDs will reflect a larger building envelope that exceeds the current bulk regulations to reflect the plans prepared by the SCA. The potential development on the Proposed School Site is the same under RWCDs Scenario 1 and RWCDs Scenario 2.

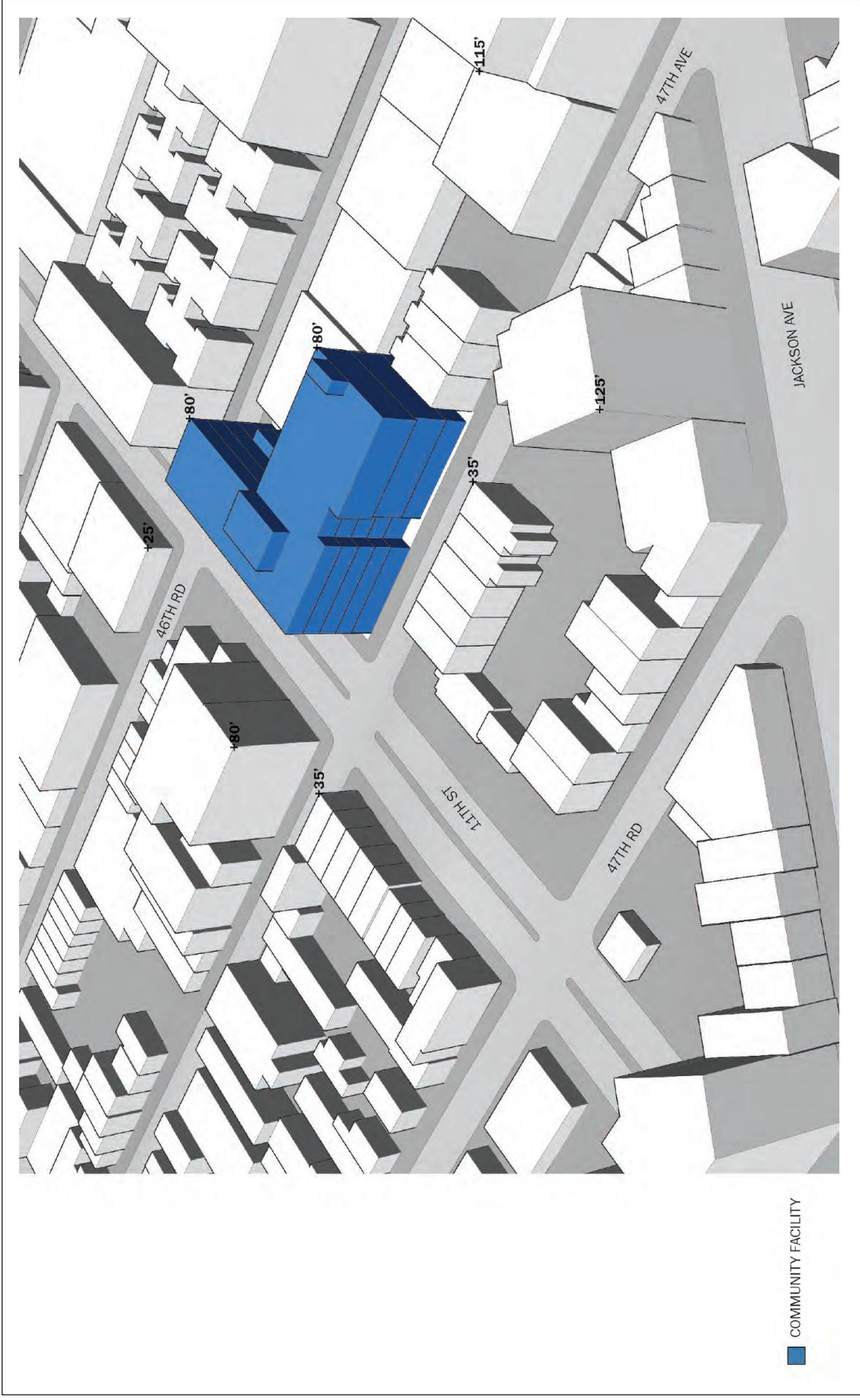
F. ENVIRONMENTAL REVIEW PROCESS

CPC as lead agency in the environmental review determined that the Proposed Actions have the potential to result in significant environmental impacts and, therefore, pursuant to CEQR procedures, issued a positive declaration requiring that an EIS be prepared in conformance with all applicable laws and regulations, including the State Environmental Quality Review Act (SEQRA), the City’s Executive Order No. 91, and CEQR regulations (August 24, 1977), as well as the relevant guidelines of the 2014 *CEQR Technical Manual*. This Draft Scope of Work was prepared in accordance with those laws and regulations and the *CEQR Technical Manual*.

In accordance with CEQR, this Draft Scope of Work is being distributed for public review. A public meeting will be held on December 14, 2017 at the City University of New York School of Law, 2 Court Square West, Long Island City at 5:00 PM. The period for submitting written comments will remain open until December 26, 2017. A Final Scope of Work will then be prepared, taking into consideration comments received during the public comment period, to direct the content and preparation of the EIS. As the next step in the process, once the lead agency has determined that the EIS is complete, it will be subject to additional public review, in accordance with CEQR and the Uniform Land Use Review Process (ULURP) with a public hearing and a period for public comment. A Final EIS (FEIS) will then be prepared to respond to and, as warranted, incorporate those comments. The lead agency will make CEQR findings based on the FEIS, before making a decision on the Proposed Actions.

As described in greater detail below, the EIS will contain:

- A description of the Proposed Actions and both RWCDs, as well as their environmental setting;
- An analysis of the potential for significant adverse environmental impacts to result from the Proposed Actions;
- A description of practicable mitigation measures that could eliminate or minimize any significant adverse environmental impacts disclosed in the EIS;
- An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Actions are implemented;
- A discussion of alternatives to the Proposed Actions; and



With Action Scenario –
Demonstrative Massing – Projected Development Site I1
Figure 12

- A discussion of any irreversible and irretrievable commitments of resources that could result from the Proposed Actions.

TASK 1: DESCRIPTION OF THE PROPOSED ACTIONS AND ANALYTICAL FRAMEWORK

This chapter will introduce the reader to the Proposed Actions and provide the project data from which impacts are assessed. The chapter will contain a brief description and history of the uses in the Rezoning Area; the two RWCDs; a description and figures of the demonstrative site plan and massing; and a discussion of the approvals required, procedures to be followed, and a description of the No Action scenario.

The chapter will include appropriate data from the ULURP application and drawings. The role of the lead agency for CEQR will also be described as well as the environmental review process to aid in decision making.

The analysis framework will be discussed in the first chapter of the EIS and will set the regulatory context in which the EIS is being undertaken (i.e., ULURP and CEQR—their timing, public review, hearings, etc.), and then explain the basic approach to the technical chapters—that each chapter will address existing conditions, a future analysis year without the Proposed Actions, and that future analysis year with the Proposed Actions; that any significant adverse environmental impacts will be identified comparing the With Action scenario to the No Action scenario; that mitigation will be proposed for identified significant adverse environmental impacts; and that practicable alternatives that meet the goals of the Proposed Actions but reduce or eliminate identified impacts will be considered. As part of this discussion, the rationale for the future analysis year will be presented. In addition, a reasonable construction schedule for the RWCDs will be presented in this chapter.

TASK 2: LAND USE, ZONING, AND PUBLIC POLICY

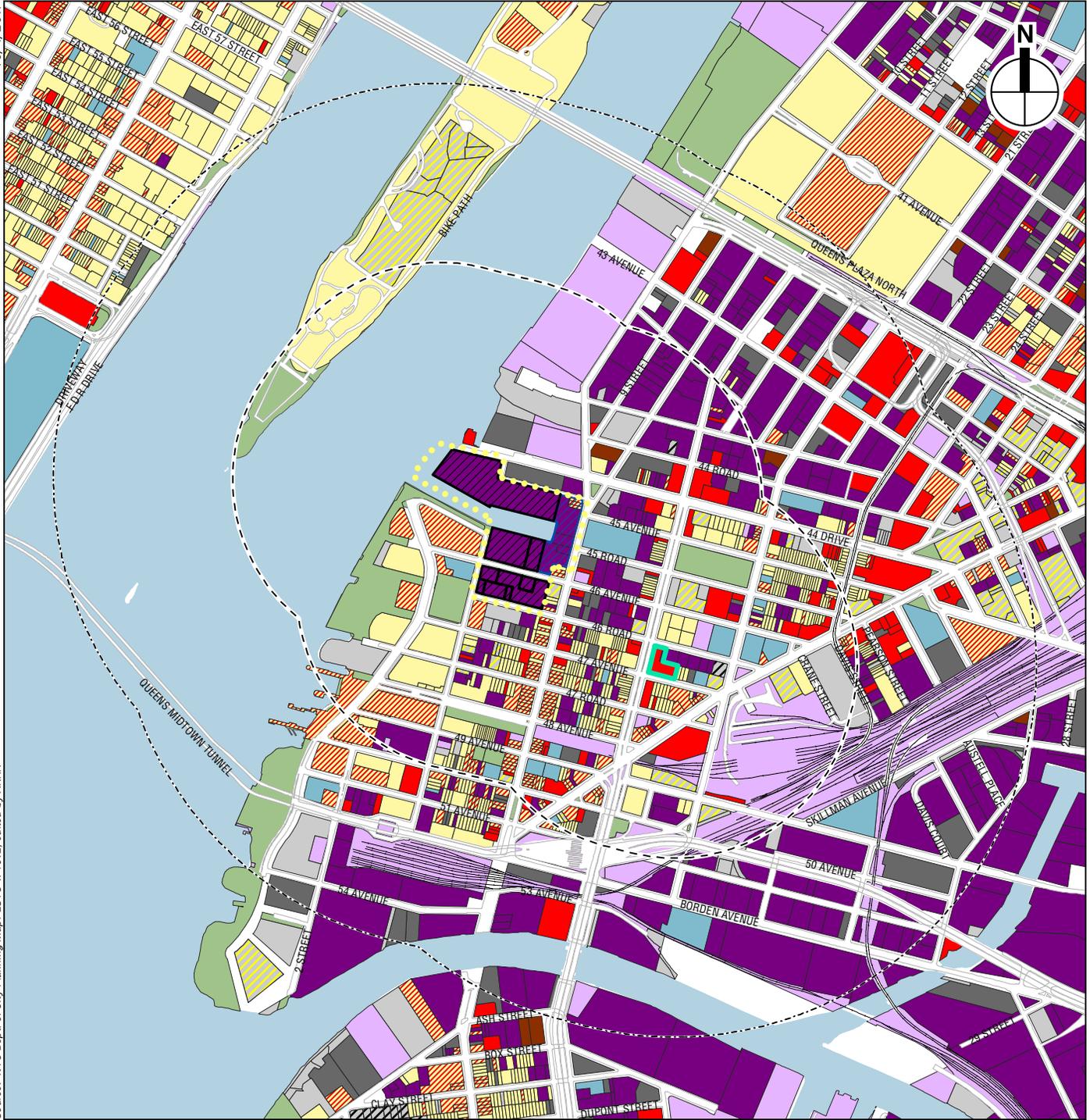
The land use, zoning, and public policy analysis will assess the potential impacts of the expected changes in land uses resulting from the Proposed Actions. The primary study area will encompass the region within roughly a ¼-mile radius of the Rezoning Area and Proposed School Site boundaries, a distance that, based on *CEQR Technical Manual* guidelines, defines the area in which the Proposed Actions could reasonably be expected to create potential direct and indirect impacts (See **Figure 13**). A secondary study area will encompass the region within roughly a ½-mile radius of the Rezoning Area and Proposed School Site boundaries.

The land use assessment will include a description of existing conditions and evaluations of the Future without and with the Proposed Actions for both RWCDs in 2034. Subtasks for the land use, zoning, and public policy analysis include:

- Describe predominant land use patterns in the study area, including recent development trends.
- Provide a zoning map and discuss existing zoning and recent zoning actions on the Rezoning Area, Proposed School Site, and in the ¼-mile study area.
- Summarize other public policies that may apply to the Rezoning Area, Proposed School Site, and study area.
- Describe conditions absent the Proposed Actions. Prepare a list of other projects expected to be built in the study area that would be completed before or concurrent with the Proposed Actions. Describe the effects of these projects on land use patterns and development trends.

10/4/2017

Source: NYC Dept. of City Planning MapPLUTO v. 16v2, edited by AKRF.



- Proposed Special Anable Basin District Boundary
- Applicant's Sites
- Additional Affected Area
- Proposed School Site
- Primary Study Area (Quarter-mile boundary)
- Secondary Study Area (Half-mile boundary)
- Commercial and Office Buildings
- Hotels
- Industrial and Manufacturing
- Open Space and Outdoor Recreation
- Parking Facilities
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land
- Vacant Building
- Under Construction

0 1,000 FEET

ANABLE BASIN

Land Use Study Area
Figure 13

Also, describe any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area, including plans for public improvements.

- Describe the Proposed Actions and provide an assessment of the impacts of the Proposed Actions on land use and land use trends, zoning, and public policy. Consider the effects related to issues of compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the Proposed Actions on development trends and conditions in the area.
- Since the Rezoning Area and Proposed School Site are within the mapped Coastal Zone, an evaluation of the Proposed Actions' consistency with the relevant policies of the City's Waterfront Revitalization Program will be provided.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 3: SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although some socioeconomic changes may not result in significant adverse impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. In some cases, these changes may be substantial but not adverse. The objective of the CEQR analysis is to disclose whether any changes would have a significant adverse impact compared to what would happen in the Future without the Proposed Actions. If the results of the impact analyses identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether the Proposed Actions would result in significant impacts due to (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The analyses will consider the more conservative of the two RWCDs, depending on the area of concern: for direct displacement (residential and commercial), both scenarios would displace the same uses, so Scenarios 1 and 2 are equally conservative; for indirect residential displacement, Scenario 1 will be analyzed as it introduces more new DUs, which are considered to be the primary driver of indirect residential displacement; for indirect business displacement, Scenario 2 will be analyzed because the program exceeds the CEQR threshold of 200,000 sf of new commercial space warranting assessment of this issue; and for analysis of effects on specific industries, Scenario 2 will be analyzed because it has greater potential for indirect business displacement.

The following describes whether and how each of these concerns is addressed in the analysis.

DIRECT RESIDENTIAL DISPLACEMENT

Direct residential displacement is the involuntary displacement of residents from a site directly affected by the proposed actions. The Proposed Actions could result in the direct displacement of residents living in six DUs located in the Additional Affected Area of the Rezoning Area. According to the *CEQR Technical Manual*, direct displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic characteristics of a neighborhood.

The number of displaced residents from the six DUs would not exceed the 500-resident threshold warranting analysis. As part of a screening-level assessment, the EIS will disclose the estimated number of residents that would be directly displaced and the amount of displacement relative to study area population.

DIRECT BUSINESS DISPLACEMENT

Direct business displacement is the involuntary displacement of businesses from a site or sites directly affected by the Proposed Actions. The Proposed Actions could result in the direct displacement of most or all of the existing tenants in the Rezoning Area. While it is expected that the required production/light industrial floor area within new development would accommodate many of the current tenants, and the Proposed Actions are expected to result in a net increase in production/light industrial jobs in the Rezoning Area, the total direct business displacement under the Proposed Actions would exceed the 100-employee CEQR threshold warranting assessment; a building and business inventory will be undertaken to confirm this assumption prior to performing the assessment.

Following *CEQR Technical Manual* guidelines, the analysis would start with a preliminary assessment that performs the following:

- Describe the operational characteristics of the businesses that could be displaced, as well as their products, markets, and employment characteristics. This discussion would be based on available data from public sources such as the New York State Department of Labor (NYSDOL) and the U.S. Census Bureau, private companies such as ESRI Business Analyst and Dunn & Bradstreet, field investigations, and interviews with business owners, if appropriate.
- Determine whether the businesses to be displaced provide essential products or services to the local economy that would no longer be available in its “trade area” to local residents or businesses due to the difficulty of either relocating the businesses or establishing new, comparable businesses.
- Determine whether a category of businesses to be displaced is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

If any of the conditions listed above are possible, then a detailed assessment would be conducted. The detailed analysis, if determined to be warranted, would describe existing and anticipated future conditions to a level necessary to understand the operational characteristics of the displaced businesses, determine whether they can be relocated, and assess whether the potential loss of the businesses from the study area could result in changes that would be significant and adverse.

INDIRECT RESIDENTIAL DISPLACEMENT

CEQR’s concern with respect to indirect residential displacement is whether the Proposed Actions could lead to increases in property values, and thus rents, making it difficult for some residents to afford their homes. The objective of the indirect residential displacement assessment is to determine whether the Proposed Actions would either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

The Proposed Actions would introduce over 200 DUs, which is the CEQR threshold for assessment. The assessment will use the most recent available U.S. Census data, New York City Department of Finance’s Real Property Assessment Data (RPAD) database, as well as current real estate market data to present demographic and residential market trends and conditions for

the study area shown on **Figure 14**; consistent with the *CEQR Technical Manual* guidelines, the study area will include the census tracts located within a ½-mile radius surrounding the boundary of the Rezoning Area. The presentation of study area characteristics will include population, housing value and rent, and average household income. Following *CEQR Technical Manual* guidelines, the analysis will start with a preliminary assessment, which entails the following step-by-step evaluation:

- Step 1: Determine if the Proposed Actions would add substantial new population with different income as compared with the income of the study area population. If the expected average incomes of the new population would be similar to the average incomes of the study area populations, no further analysis is necessary. If the expected average incomes of the new population would exceed the average incomes of the study area populations, then Step 2 of the analysis will be conducted.
- Step 2: Determine if the population that could result from the Proposed Actions is large enough to affect real estate market conditions in the study area. If the population increase is greater than 5 percent in the study area as a whole or within any identified subareas, then Step 3 will be conducted.
- Step 3: Consider whether the study area has already experienced a readily observable trend toward increasing rents and the likely effect of the action on such trends.

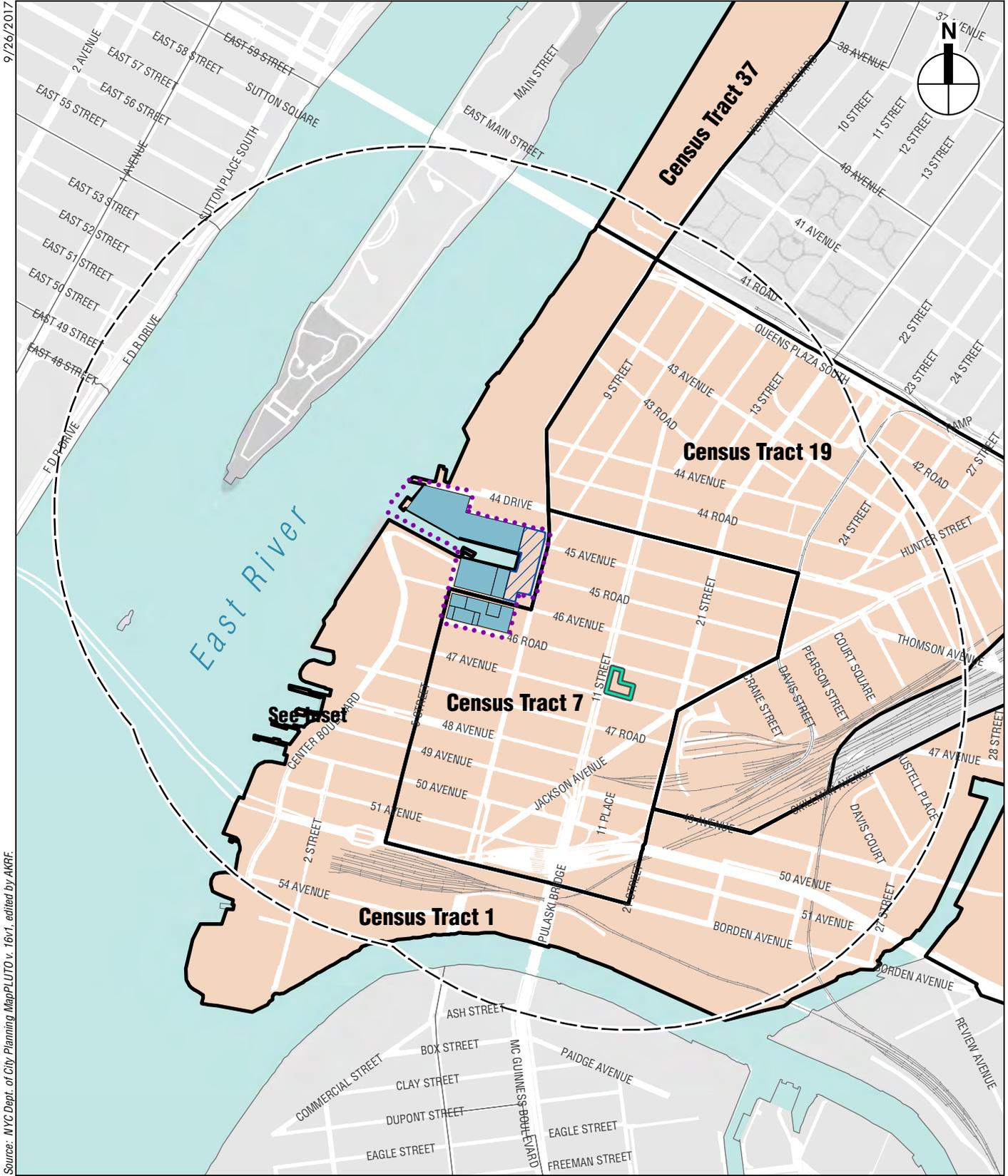
If the preliminary assessment cannot rule out the potential for significant adverse impacts due to indirect residential displacement, then a detailed analysis will be conducted. The detailed analysis would utilize more in-depth demographic analysis and a field survey to characterize existing population and housing conditions; identify populations at risk for displacement; and assess potential impacts on any identified population at risk.

INDIRECT BUSINESS DISPLACEMENT

Similar to indirect residential displacement, CEQR's concern with respect to indirect business displacement is whether the Proposed Actions could lead to increases in commercial property values, and thus rents, making it difficult for some businesses to afford their rents. The Proposed Actions are expected to result in commercial development exceeding the 200,000-sf commercial space threshold warranting a preliminary assessment. The analysis will describe and characterize conditions and trends in employment and businesses within the study area shown on **Figure 14** using the most recent available data from such sources as NYSDOL and the U.S. Census Bureau, as well as private sources such as Esri Business Analyst and real estate brokerage firms, as necessary. This information will be used to consider:

- Whether the Proposed Actions would introduce enough of a new economic activity to alter existing economic patterns;
- Whether the Proposed Actions would add to the concentration of a particular sector of the local economy enough to alter or accelerate existing economic patterns; and
- Whether the Proposed Actions would indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the area.

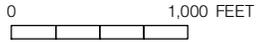
If the preliminary assessment cannot rule out the potential for significant adverse impacts due to indirect business displacement, then a detailed analysis will be conducted. The detailed analysis would utilize more in-depth demographic analysis and a field survey to characterize existing business conditions; identify businesses at risk for displacement; and assess potential impacts on any identified businesses at risk.



9/26/2017

Source: NYC Dept. of City Planning MapPLUTD v. 16/v1, edited by AKRF.

- Proposed Special Anable Basin District Boundary
- Applicant's Sites
- Additional Affected Area
- Proposed School Site
- Study Area (Half-mile boundary)
- Socioeconomic Study Area
- Socioeconomic Study Area Census Tract Boundary



ANABLE BASIN

Socioeconomic Study Area
Figure 14

ADVERSE EFFECTS ON A SPECIFIC INDUSTRY

Based on the guidelines in the *CEQR Technical Manual*, a preliminary assessment of effects on specific industries will be conducted to determine whether the Proposed Actions would significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether the Proposed Actions would substantially reduce employment or impair viability in a specific industry or category of businesses. The industries or category of businesses that will be considered in this assessment are those specified in the North American Industry Classification System (NAICS) as promulgated by the U.S. Census Bureau. The assessment will include consideration of the Proposed Actions' requirement to maintain production/light-industrial uses in order to retain industrial "new economy" businesses and employment opportunities.

TASK 4: COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by any proposed development. New workers tend to create limited demands for community facilities and services, while new residents create more substantial and permanent demands. Therefore, RWCDs 1 will be analyzed in this chapter. Under the Proposed Actions, the Applicant would transfer Projected Development Site II at 11th Street and 47th Avenue to the City as the location of a future school. The RWCDs therefore includes a new 728-seat elementary school on Projected Development Site II. The assessments of potential impacts on each CEQR category of community facilities and services are described below.

PUBLIC SCHOOLS

A schools analysis is required under CEQR for Proposed Actions that would result in more than 50 elementary/middle school or 150 high school students. In Queens, based on CEQR guidelines, this would require that 124 or more DUs be constructed under the Proposed Actions to require an elementary and intermediate schools analysis; actions that would result in 1,068 DUs or more require an analysis of high schools. Accordingly, detailed analyses of elementary/intermediate schools and high schools will be included in the EIS. These analyses will include the following:

- Identify schools serving the Rezoning Area and discuss the most current information on enrollment, capacity, and utilization using information from the DOE.
- Based on the data provided from DOE and DCP, determine future No Action scenarios in the area.
- Based on methodology presented in the *CEQR Technical Manual*, assess the potential impact of students generated by the Proposed Actions on schools accounting for the expected new school under the Proposed Actions.
- The study area for analyses of elementary and intermediate schools is the subdistrict of the school district in which the Proposed Actions are located—Subdistrict 3 of Community School District 30. The boundary of the subdistrict is shown in **Figure 15a**. The study area for analyses of high schools is the borough in which the Proposed Actions are located.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.



 Proposed Special Anable Basin District Boundary	 Community School District (CSD) Boundary	0	2,000 FEET
 Applicant's Sites	 CSD Sub-District Boundary		
 Additional Affected Area			
 Proposed School Site			

ANABLE BASIN

Community Facilities Study Area - Schools
Figure 15a

CHILD CARE CENTERS

The number of DUs affordable to families earning less than 80 percent AMI (and thus considered potentially eligible for publicly funded daycare) in the RWCDs would exceed the minimum number of DUs (139) requiring detailed analyses of publicly funded child care. Therefore, the EIS will also include an analysis of child care as described below:

- Identify existing publicly funded group child care facilities within approximately 1.5 miles of the Rezoning Area (this study area is shown on **Figure 15b**).
- Describe each facility in terms of its location, number of slots (capacity), and existing enrollment. Information will be based on publicly available information and consultation with the Administration for Children's Services' Division of Child Care and Headstart (CCHS).
- Any expected increases in the population of children under age 6 within the eligibility income limitations, based on CEQR methodology, will be discussed as potential additional demand, and the potential effect of any population increases on demand for publicly funded group child care services in the study area will be assessed. The potential effects of the additional eligible children resulting from the Proposed Actions will be assessed by comparing the estimated net demand over capacity to the net demand over capacity estimated in the No Action scenario.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

LIBRARIES

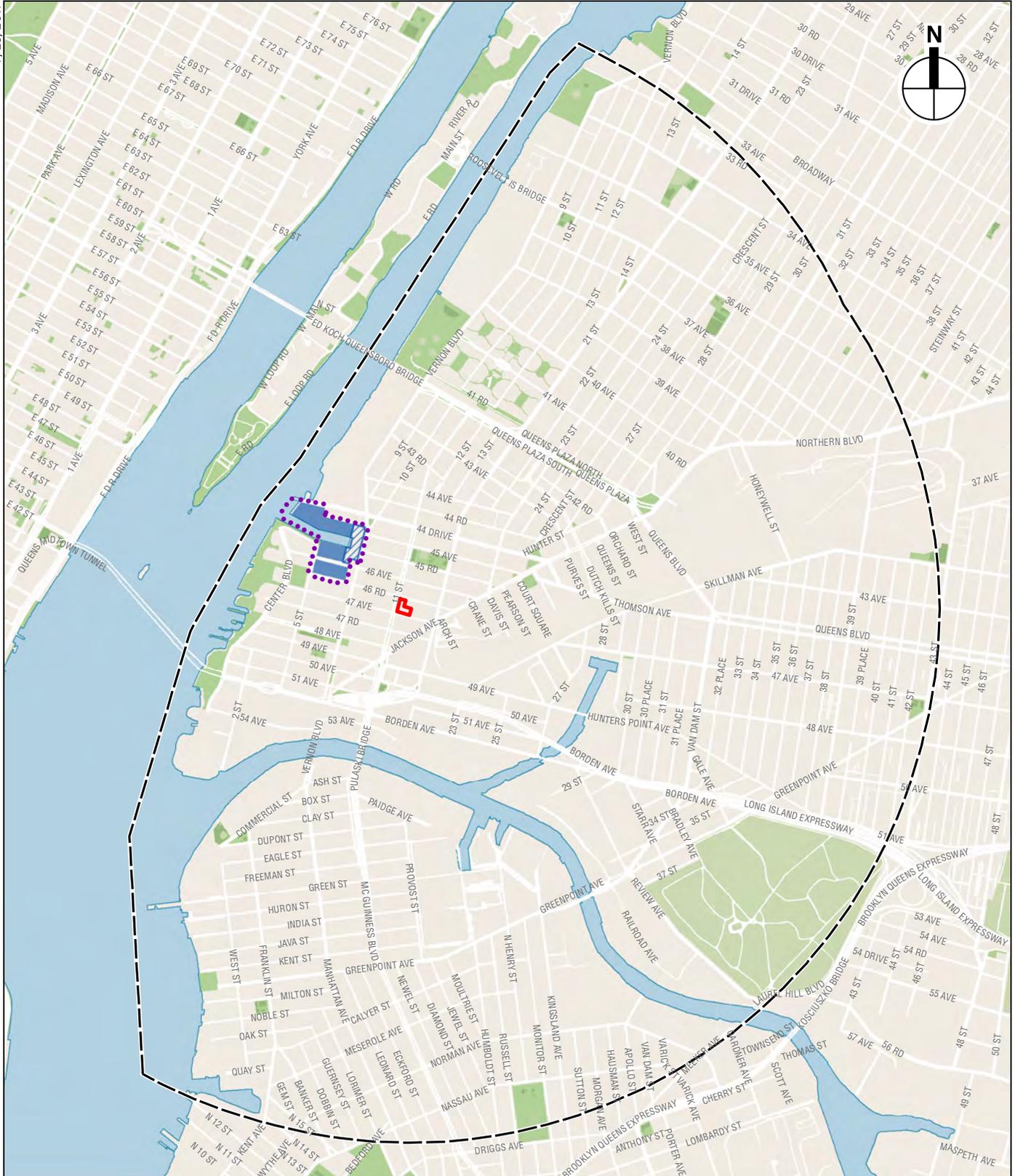
The RWCDs would also exceed the CEQR threshold requiring analysis of public libraries (622 DUs). Therefore, using the guidance of the *CEQR Technical Manual*, the EIS will:

- Describe and map the local libraries and catchment areas in the vicinity of the Rezoning Area (see **Figure 15c** for the study area).
- Identify the existing user population, branch holdings, and circulation. Based on this information, estimate the holdings per resident.
- Determine conditions in the No Action scenario based on planned developments and known changes to the library system.
- Based on the population to be added by the Proposed Actions in the RWCDs, estimate the holdings per resident, and compare conditions in the No Action scenario and the With Action scenario.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

POLICE AND FIRE SERVICES

The *CEQR Technical Manual* requires a detailed analysis of impacts on police and fire services if a proposed action would affect the physical operation of, or access to and from, a station house or where a proposed project would create a sizeable new neighborhood where none existed before. The Proposed Actions would not directly displace a station house and, therefore, would not adversely affect the physical operation of, or access to and from, a station house; however,

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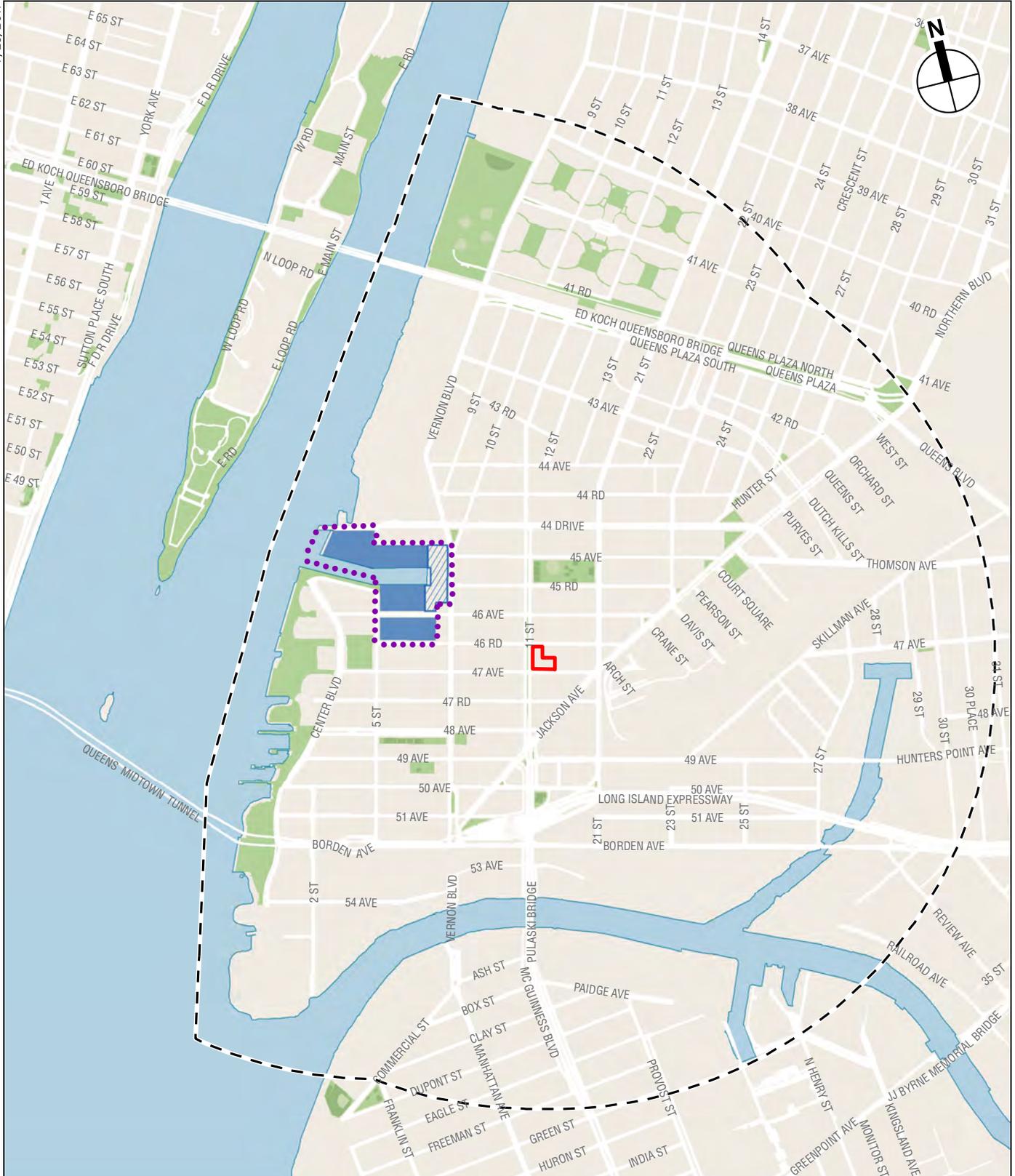
- ⋯ Proposed Special Anable Basin District Boundary
- Applicant's Sites
- Additional Affected Area
- Proposed School Site
- Study Area (1 1/2-mile boundary)

0 2,000 FEET

ANABLE BASIN

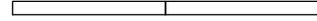
Community Facilities Study Area - Childcare Facilities
Figure 15b

9/25/2017



-  Proposed Special Anable Basin District Boundary
-  Applicant's Sites
-  Additional Affected Area
-  Proposed School Site
-  Study Area (3/4-mile boundary)

0 2,000 FEET



ANABLE BASIN

Community Facilities Study Area - Libraries
Figure 15c

the Proposed Actions could create a sizeable new neighborhood. Therefore, the EIS will include an analysis of police and fire services.

No Action Scenario

The New York City Police Department (NYPD) and New York City Fire Department (FDNY) will be contacted for information that may be useful in assessing the future No Action scenario. Documentation of physical changes planned for station houses or FDNY equipment additions to the service area expected in the future No Action scenario may be appropriate for the assessment. In addition, new projects and population that would be added to the service areas in the future No Action scenario will be summarized.

With Action Scenario

The NYPD and FDNY will be consulted to develop the appropriate assessment for determining the effects of the Proposed Actions. The following information will be provided:

- Location of the Affected Area (address and tax blocks and lots);
- Physical size of the RWCDs;
- Predominant building types expected for the RWCDs and No Action projects;
- Number of DUs; and
- Description of uses and activity patterns.

The assessments of the NYPD and FDNY, which should be provided in a letter or other official documentation, will be described in the EIS and used by the lead agency in making its own assessment of the Proposed Actions' effects.

OUTPATIENT HEALTH CARE FACILITIES

The *CEQR Technical Manual* threshold for an analysis of outpatient health care facilities is if a proposed action would affect the physical operation of, or access to and from, a facility or where a proposed project would create a sizeable new neighborhood where none existed before. The Proposed Actions would not directly displace any outpatient health care facilities and, therefore, would not adversely affect the physical operation of, or access to and from, such facilities; however, the Proposed Actions would create a sizeable new neighborhood. Therefore, the EIS will include an analysis of outpatient health care facilities.

No Action Scenario

The Health and Hospitals Corporation (for hospitals) and the New York City Department of Health and Mental Hygiene (DOHMH) (for public health clinics) will be contacted for documentation of physical changes planned for hospitals and public health clinics expected in the future No Action scenario. In addition, new projects and population that will be added to the service area in the future will be summarized.

With Action Scenario

The Health and Hospitals Corporation and DOHMH will be consulted to develop the appropriate assessment for determining the effects of the Proposed Actions. The following information will be provided:

- Location of Affected Area (address and tax blocks and lots);
- Physical size of the RWCDs;

- Predominant building types expected for the RWCDs and No Action scenario projects;
- Number of DUs; and
- Description of uses and activity patterns.

The appropriate agency's assessment, which should be provided in a letter or other official documentation, will be described in the EIS and used by the lead agency in making its own assessment of the Proposed Actions' effects.

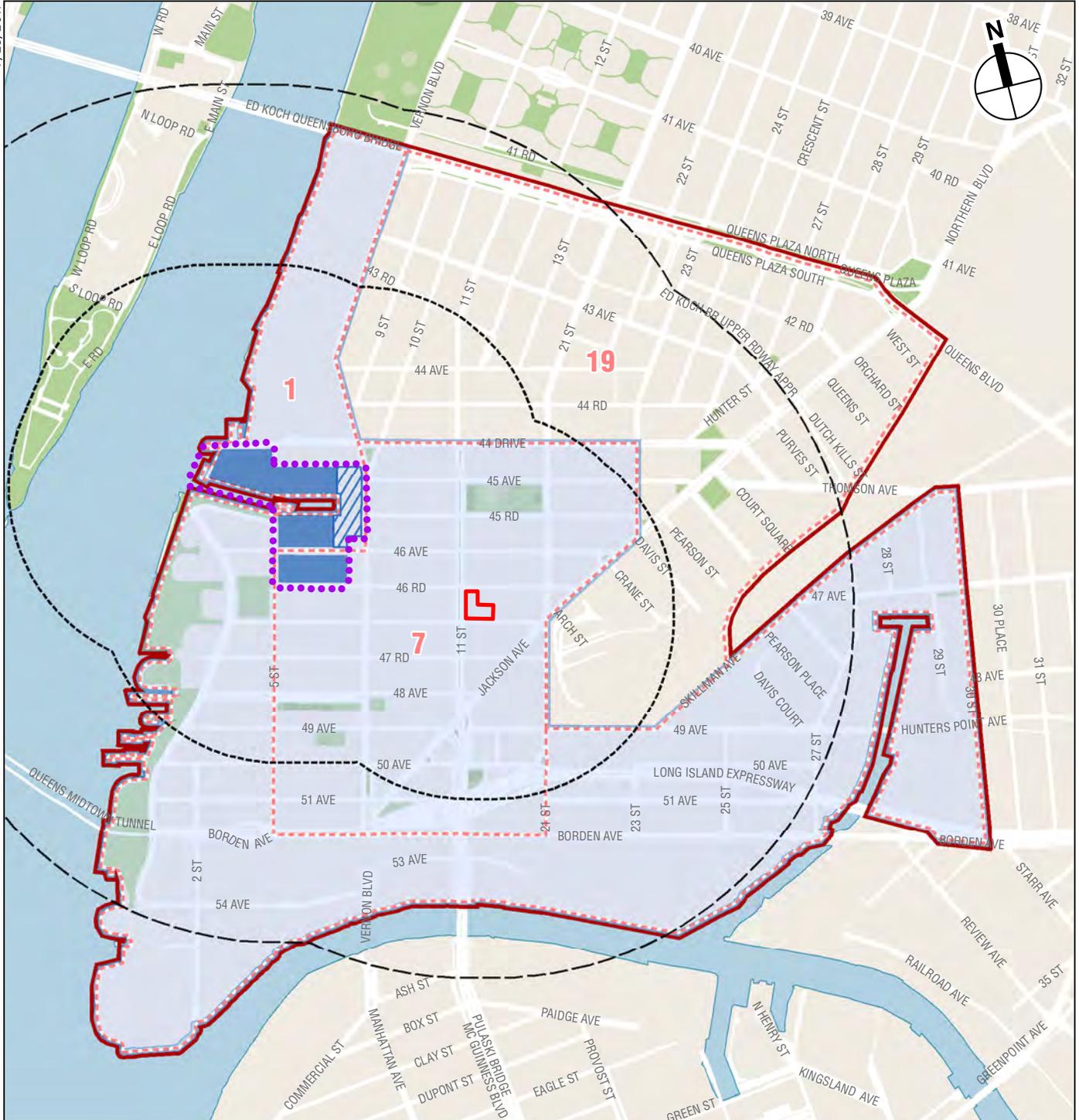
TASK 5: OPEN SPACE AND RECREATIONAL FACILITIES

The *CEQR Technical Manual* recommends performing an open space assessment if a proposed action would have a direct effect on an area open space (e.g., displacement of an existing open space resource) or an indirect effect through increased population size (for the Rezoning Area and Proposed School Site, an assessment would be required if the Proposed Action's population is greater than 200 residents or 500 employees).

Compared to conditions in the future No Action scenario, the increase in the residential population resulting from the Proposed Actions will exceed the 200-resident CEQR threshold requiring a residential open space analysis, and will also exceed the 500-worker CEQR threshold requiring a non-residential open space analysis. The methodology set forth in the *CEQR Technical Manual* consists of establishing a study area for analysis: for the residential open space analysis, the study area is the area within a ½-mile of the Rezoning Area (see **Figure 16**). For the non-residential open space analysis, the study area is the area within a ¼-mile of the Rezoning Area and Proposed School Site (see **Figure 16**). The analysis will calculate the total population in the study areas and create an inventory of publicly accessible open spaces within the study areas. This inventory will include examining these spaces for their facilities (active vs. passive use), condition, and use (crowded or not). The chapter will project conditions in the No Action scenario, and assess impacts of the Proposed Actions based on the maximum residential and non-residential populations that would be introduced using quantified ratios and qualitative factors. The residential open space analysis will be based on RWCDs Scenario 1, which is the worst-case scenario for a new residential population; the non-residential analysis will be based on RWCDs Scenario 2, which is the worst-case scenario for a new worker population. The analyses will assess the impacts of the Proposed Actions. New public open space created as part of the Proposed Actions under both scenarios will be described—including total acreage, accessibility, and potential amenities—and considered in the analysis. The analysis will begin with a preliminary assessment to determine the need for further analysis. If warranted, a detailed assessment will be prepared, following the guidelines of the *CEQR Technical Manual*. If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 6: SHADOWS

The *CEQR Technical Manual* requires a preliminary shadows screening assessment for Proposed Actions that would result in new structures or additions to existing structures greater than 50 feet in incremental height. Because the Proposed Actions would result in new buildings that would be greater than 50 feet in height, a three-tiered shadows assessment will be prepared to determine if shadow generated by the Proposed Actions could be cast on sunlight-sensitive resources, including publicly accessible open spaces, sunlight-sensitive features of historic resources, and natural features. The Tier 1 screening assessment will determine if any sunlight-sensitive resources are located within the longest shadow study area. For the Proposed Actions,



- Proposed Special Anable Basin District Boundary
- Applicant's Sites
- Additional Affected Area
- Proposed School Site
- Half-mile boundary
- Quarter-mile boundary
- Residential Study Area
- Non Residential Study Area
- Census Tracts

0 1,000 FEET



the longest shadow study area will be drawn using a radius of 2,989 feet, the length of the longest shadow that could be cast by a structure 695 feet tall—the tallest maximum building envelope that would be established by the Proposed Actions. For any sunlight-sensitive resources located within the longest shadow study area, Tier 2 and Tier 3 screening assessments will be prepared to determine whether shadows generated by the Proposed Actions could reach those resources when accounting for the position of the sun and its seasonal path through the sky.

If the preliminary shadows screening assessment cannot eliminate the possibility of new shadows falling on a sunlight-sensitive resource, a detailed shadow analysis will be performed to determine the extent, duration, and significance of shadows generated by the Proposed Actions. Following the methodology described in the *CEQR Technical Manual*, the detailed analysis will include the following tasks:

- Develop a three-dimensional computer model of the elements of the base map developed in the preliminary assessment, and determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the Proposed Actions on four representative days of the year.
- Document the analysis with graphics comparing shadows resulting from the No Action scenario with shadows resulting from the RWCDs, with incremental shadow highlighted in a contrasting color. Include a summary table listing the entry and exit times and total duration of incremental shadow on each applicable representative day for each affected resource.
- Assess the significance of any shadow impacts on sunlight-sensitive resources.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

To ensure a conservative shadow analysis, the maximum buildings envelope will be used for each of the parcels. Each of the maximum building envelopes would be larger in terms of height, massing, tower locations, and floor area than what could ultimately be built on each parcel under proposed special district text, and consequently the actual developments would cast smaller shadows than what would be cast by the maximum zoning envelopes.

TASK 7: HISTORIC AND CULTURAL RESOURCES

The *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCLs); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Register of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. Regarding archaeological resources, LPC determined—in letters dated April 21, 2017 and May 9, 2017—that the Rezoning Area and Proposed School site do not possess any archaeological significance. Therefore, no further consideration of archaeological resources is warranted.

Impacts on architectural resources will be considered within the Rezoning Area and in a 400-foot radius area surrounding the Rezoning Area. Impacts on architectural resources will also be considered on the Proposed School Site and in a surrounding 400-foot study area. The potential

for impacts on architectural resources will be considered for all new development. This assessment will apply to both RWCDs equally. Consultation with LPC will be undertaken as part of the historic and cultural resources task. Further, because approvals may be required from NYSDEC, consultation will be undertaken with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP).

Consistent with the *CEQR Technical Manual*, the architectural resources analysis will include the following tasks:

- Within a 400-foot study area, map and briefly describe known architectural resources. Longer contextual views available beyond the 400-foot area will also be considered as appropriate.
- Conduct a field survey of the study area to identify any potential architectural resources that could be affected by the Proposed Actions. Map and briefly describe any potential architectural resources.
- Qualitatively discuss any impacts on architectural resources that are expected in the Future without the Proposed Actions as a result of other expected development projects.
- Describe the Proposed Actions and RWCDs and any potential impacts they would have on architectural resources, including visual and contextual impacts and impacts relating to significant new shadows on sunlight-sensitive resources.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 8: URBAN DESIGN/VISUAL RESOURCES

This section of the EIS will assess changes in urban design patterns and visual resources of the study area as a result of the Proposed Actions. According to the methodologies of the *CEQR Technical Manual*, if an action would result in physical changes to a project site beyond those allowable by existing zoning and that could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared with a detailed analysis if warranted based on the preliminary assessment. As described in the *CEQR Technical Manual*, examples of actions that may require a detailed analysis are those that would make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings, potentially obstruct view corridors, or compete with icons in the skyline. As the Proposed Actions could result in the construction of multiple structures, building uses, size, and types not currently permitted in the Rezoning Area, this scope of work proposes that a detailed analysis will be required. As with the shadows analysis, the urban design and visual resources analysis will assess the maximum zoning envelope for each of the parcels that would be redeveloped with new structures.

Tasks within this chapter will be as follows:

- Prepare a detailed narrative of the Rezoning Area, Proposed School Site, ¼-mile study area surrounding the Rezoning Area, and a 400-foot study area surrounding the Proposed School Site, as well as longer views to the Rezoning Area from Roosevelt Island and appropriate locations of the East River shoreline of Manhattan. The narrative will address the components of urban design as defined in the *CEQR Technical Manual*: streets, buildings, visual resources, open space, natural resources, wind, and sunlight. The narrative will be supported with the following items from the detailed analysis checklist in Section 330 of Chapter 10 in the *CEQR Technical Manual*: photographs; birdseye views; area maps

including those showing existing view corridors and access to visual resources; and information on building massing, floor area, lot and tower coverage, building heights, open area, building setbacks, and average floor plate sizes, etc.

- Based on planned and proposed development projects and using the information gathered above for existing conditions, assess whether and how urban design conditions are expected to change in the Future without the Proposed Actions. This will include other planned projects in the area.
- Present program information for the RWCDs, including site plans, zoning calculations, floor area calculations, lot and tower coverage, building heights and setbacks, and street wall heights, as such information is developed and becomes available. Program information may also include, as appropriate, illustrative sketches or renderings of the Future with the Proposed Actions for existing views, elevations along street fronts, landscape plans, and sections through street and other pedestrian areas, and proposed program and use distribution.
- Assess how the Proposed Actions would affect urban design relative to the Future without the Proposed Actions, describing the Proposed Actions in terms of how they would affect the area's defining elements of urban design, and determine the significance of those changes.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 9: NATURAL RESOURCES

The *CEQR Technical Manual* states that a natural resources assessment should be prepared if (1) there is the presence of a natural resource on or near the site of the project; and (2) a proposed project has the potential to cause disturbance of that resource. The *CEQR Technical Manual* defines natural resources as (1) the City's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

The East River supports a diverse marine community.⁵ In addition, endangered or threatened species may be associated with not only the marine environment but also elsewhere within the Rezoning Area or on the Proposed School Site and surrounding ½-mile study area. An assessment of potential impacts on natural resources will contain the following tasks:

- Review available site-specific information; specialized maps; and recent aerial photographs or advanced infrared and other photo imaging;
- Request information on any rare, special concern, threatened, endangered, or candidate species in the Rezoning Area, Proposed School Site, or study area, as well as any unique association or habitat communities from the U.S. Fish and Wildlife Service (USFWS) New York Field Office, the New York Natural Heritage Program, and the National Oceanic and Atmospheric Administration (NOAA) National Marine Fisheries Service (Northeast Region);
- Obtain a State (NYSDEC) Tidal Wetland Jurisdictional Determination to confirm the extent of regulated Tidal Wetland Adjacent Area (TWAA).

⁵ A preliminary identification of potential natural resources in the study area was conducted through the NYSDEC Environmental Resource Mapper (Accessed 29 October 2016).

- Conduct at least two seasonal (late spring/early summer and early fall) surveys for existing and future No Action scenarios. Additional surveys may be warranted as determined by the information gathered from the initial seasonal surveys;
- Examine any environmental systems that support natural resources in the Rezoning Area, Proposed School Site, and surrounding ½-mile study area; and
- Describe in detail the construction and operation activities associated with the Proposed Actions and analyze their interaction with any identified resources and the environmental systems that support them.

This section of the EIS will evaluate the presence of natural resources and the potential impact the Proposed Actions may have on such communities. If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 10: HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, hazardous materials are defined as any substances that pose a threat to human health or the environment. A hazardous materials assessment determines whether a proposed action may increase exposure to people or the environment to hazardous materials, and, if so, whether this increased exposure would result in potential significant public health or environmental impacts. According to the *CEQR Technical Manual*, significant impacts related to hazardous materials can occur when (1) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposures; (2) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or (3) the project would introduce a population to potential human or environmental exposure from off-site sources.

The hazardous materials assessment in the EIS will determine whether the Rezoning Area and Proposed School Site may have been adversely affected by present or historical uses at or adjacent to the sites. In accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24 of Title 15 of the Rules of the City of New York, a preliminary screening assessment will be conducted for the Rezoning Area and Proposed School Site to determine which sites warrant an institutional control, such as an (E) Designation.

The Applicant's Sites have been accepted into the BCP, a voluntary program pursuant to which contaminated sites are investigated and remediated within the oversight of NYSDEC, in consultation with the NYSDOH. The Applicant has undertaken remedial investigations of the sites pursuant to NYSDEC-approved work plans. These investigations have identified contamination of soil, groundwater, and soil vapors related to historical uses of the sites, as well as historically placed fill. The primary contaminants of concern are petroleum-related compounds and several metals. Under the BCP, the Applicant will submit remedial work plans to NYSDEC for review and will remediate the Applicant's Sites in accordance with the approved work plans. Remediation activities may occur in advance of and/or in conjunction with site redevelopment. A portion of the former Paragon Paint site (Block 26, Lot 4) was remediated under the BCP and was issued a certificate of completion (COC) by the NYSDEC.

The hazardous materials assessment will include the following tasks:

- Review existing documents, including investigation work plans, investigation reports, remedial action work plans, final engineering reports, and site management plans, related to the following NYSDEC BCP sites, as available:
 - ABC Block 25 (C241173) (Block 25, Lot 15)
 - ABC Block 26 (C241174) (Block 26, Lots 17 and 21)
 - ABC Block 27 (C241175) (Block 27, Lots 2, 4, 5, 15, 17, 23, 25, and 37)
 - Paragon Paint and Varnish Corp. BCP Site (C241108) (Block 26 Lot 4)
- Perform exterior site inspections of the following non-BCP-site parcels and surrounding area to identify any possible monitoring wells, vent pipes, and/or manufacturing/commercial/industrial uses that could indicate potential environmental impacts:
 - Block 25, Lots 1, 9, 10, and 11
 - Block 26, Lots 8 and 10
 - Block 56, Lot 18 and 35
- Review information sources such as historical Sanborn fire insurance maps and City directory abstracts for the non-BPC sites in the Rezoning Area, Proposed School Site, and the surrounding area to develop a profile of the historical uses of properties;
- Review and evaluate available environmental regulatory agency databases and records to assess the potential for environmental concerns at the non-BCP sites in the Rezoning Area, at the Proposed School Site, and in the surrounding area; and
- Prepare a chapter, including methodology, findings and conclusions to determine the potential for significant adverse impacts related to hazardous materials and, if any are identified, measures to avoid such impacts, including institutional controls, such as E-Designations. Conclusions regarding hazardous materials findings will be made in consultation with New York City Department of Environmental Protection (DEP) and presented in the EIS.

TASK 11: WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a proposed action may adversely affect New York City's water distribution or sewer system and, if so, assesses the effects of the action to determine whether the impact would be significant. For the Proposed Actions, an analysis of water supply is warranted as either RWCDs is expected to result in a water demand of more than one million gallons per day (gpd) compared with No Action scenarios. Because the Proposed Actions would introduce an incremental increase above the No Action scenario of more than 400 DUs, as well as more than 150,000 sf of commercial space, and is located in a combined sewer area within Queens, an analysis of wastewater and stormwater infrastructure is warranted. DEP will be consulted in preparation of these assessments.

WATER SUPPLY

- The existing water distribution system serving the Rezoning Area will be described based on information obtained from DEP's Bureau of Water Supply and Wastewater Collection.
- The existing water demand generated by the Proposed Actions will be estimated.
- Water demand generated by the Proposed Actions will be projected for No Action and With Action scenarios.

- The effects of the incremental demand on the City’s water supply system will be assessed to determine if there would be impacts to water supply or pressure. The incremental water demand will be the difference between the water demand in the Rezoning Area and on the Proposed School Site in the With Action scenario and the demand in the No Action scenario.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

WASTEWATER AND STORMWATER INFRASTRUCTURE

The appropriate study area for the assessment will be established in consultation with DEP. The Proposed Action’s directly affected area is located within the service area of the Bowery Bay Wastewater Treatment Plant (WWTP).

- The existing stormwater drainage system and surfaces (pervious or impervious) in the Rezoning Area and on the Proposed School Site will be described, and the amount of stormwater generated in the Rezoning Area and on the Proposed School Site will be estimated using DEP’s volume calculation worksheet.
- The existing sewer system serving the Rezoning Area and Proposed School Site will be described based on records obtained from DEP. The existing flows to the Bowery Bay WWTP, which serves the directly affected area, will be obtained for the latest twelve-month period, and the average dry weather monthly flow will be presented.
- Any changes to the stormwater drainage plan, sewer system, and surface area expected in the No Action scenario will be described, as warranted.
- Future stormwater generation from the Rezoning Area and Proposed School Site will be assessed. Changes to the surface area of the Rezoning Area and Proposed School Site will be described, runoff coefficients and runoff for each surface type/area will be presented, and volume and peak discharge rates from the site will be determined based on DEP’s volume calculation worksheet. Proposed Best Management Practices will also be described.
- Sanitary sewage generation for the Rezoning Area and Proposed School Site will also be estimated. The effects of the incremental demand on the system will be assessed to determine if there will be any impact on operations of the Bowery Bay WWTP.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

A more detailed assessment may be required if increased sanitary or stormwater discharges from the Rezoning Area and Proposed School Site with the Proposed Actions are predicted to affect the capacity of portions of the existing sewer system, exacerbate combined sewer overflow (CSO) volumes/frequencies, or contribute greater pollutant loadings in stormwater discharged to receiving water bodies. The detailed analysis, if necessary, will be developed based on conclusions from the preliminary infrastructure assessment and coordinated with DEP.

TASK 12: SOLID WASTE AND SANITATION SERVICES

As the Proposed Actions are expected to result in a net increase of more than 149.1 tons per week of solid waste (for RWCDS Scenario 2, which would generate more solid waste), as noted in the Environmental Assessment Statement (EAS), exceeding the CEQR threshold of 50 tons per week compared to the No Action scenario, an assessment of solid waste and sanitation

services is warranted. This chapter will provide an estimate of the additional solid waste expected to be generated by the Proposed Actions and will assess its effects on the City's solid waste and sanitation services. This assessment will:

- Describe existing and future New York City solid waste disposal practices.
- Estimate solid waste generation under Existing Conditions and the No Action scenario.
- Forecast solid waste generation by the RWCDs induced by the Proposed Actions based on CEQR guidelines.
- Assess the impacts of the Proposed Actions' solid waste generation (RWCDs) on the City's collection needs and disposal capacity.
- Assess the Proposed Actions' consistency with the City's Solid Waste Management Plan.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 13: ENERGY

According to the *CEQR Technical Manual*, because all new structures that require heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policies to conserve energy, actions resulting in new construction would not create adverse energy impacts, and as such do not require a detailed energy assessment. The EIS will include a qualitative assessment of the RWCDs's energy needs. It is estimated that RWCDs 2, the more conservative scenario with respect to energy usage, would generate 926,785,322 million British thermal units (BTUs) per year. Also refer to Task 16, "Greenhouse Gas Emissions."

TASK 14: TRANSPORTATION

In accordance with guidance prescribed in the *CEQR Technical Manual*, the evaluation of potential transportation-related impacts associated with a proposed development begins with screening assessments, which encompass the preparation of travel demand estimates and/or trip assignments, to determine if detailed analyses would be warranted to address the potential impacts project-generated trips may have on the transportation system. For the Proposed Actions, these screening assessments are expected to show that detailed analyses of traffic, transit, pedestrians, vehicle/pedestrian safety, and parking for weekday AM, midday, PM, and Saturday peak hours would be required. The transportation scope of work is outlined below.

TRAVEL DEMAND PROJECTIONS AND SCREENING ASSESSMENTS

The transportation analysis for the EIS will assess potential impacts associated with trip increments that could occur as a result of the Proposed Actions. Two scenarios have been proposed for analysis, RWCDs 1 and RWCDs 2. Travel demand estimates will be prepared for both scenarios, and the scenario with the higher number of peak hour trips representing the most conservative condition for each transportation element (mode) will be analyzed in the EIS. Next, trip assignments will be prepared for the Proposed Actions. The screening assessments entail evaluating the results of these trip estimates to identify the appropriate study areas for detailed analyses and summarize the findings in a Travel Demand Factors (TDF) memorandum for review and concurrence by DCP, the DOT, and/or New York City Transit (NYCT). For technical areas determined to require further detailed analyses (i.e., traffic, parking, transit, and/or pedestrians), those analyses will be prepared in accordance with *CEQR Technical Manual* procedures.

TRAFFIC

Given the scale of the RWCDs as well as the proposed mix of uses, a detailed analysis of traffic operations will be required for the weekday AM, midday, PM, and Saturday peak hours at more than 30 intersections. **Figure 17a** shows 32 proposed traffic study intersections; however, this is not the final traffic study area, and, pending final review of the TDF memorandum by DCP and DOT, and public review of the draft scope of work, this number may change.

Data Collection and Baseline Traffic Volumes

Data collection efforts will be undertaken pursuant to *CEQR Technical Manual* guidelines. The traffic data collection program will include continuous (9-day) automatic traffic recorder (ATR) counts, intersection turning movement and vehicle classification counts, conflicting bike/pedestrian volumes, and an inventory of existing roadway geometry (including street widths, travel directions, lane markings, curbside regulations, bus stop locations, etc.) and traffic control. Field observations will be collected that will document any traffic queuing, construction activities, or other unusual conditions that would affect normal traffic flows. This program will also document existing driveway activities on the projected development sites and collect travel time and speed data, concurrent with the above traffic data collection, for the mobile source air quality analysis described in the next section. Official signal timing data will be obtained from DOT for incorporation into the capacity analysis described below. Using the collected traffic data, balanced traffic volume networks will be developed for the weekday AM, midday, PM, and Saturday peak hours.

Existing Conditions Capacity Analysis

The traffic analysis will be performed in accordance with 2000 Highway Capacity Manual (HCM) procedures, using software approved by the lead agency and DOT. Analysis results for the weekday AM, midday, PM, and Saturday peak hours will be tabulated to show intersection, approach, and lane group volume-to-capacity (v/c) ratio, average vehicle delay, and level of service (LOS). Congested vehicle movements will be described.

No Action Scenario Analysis

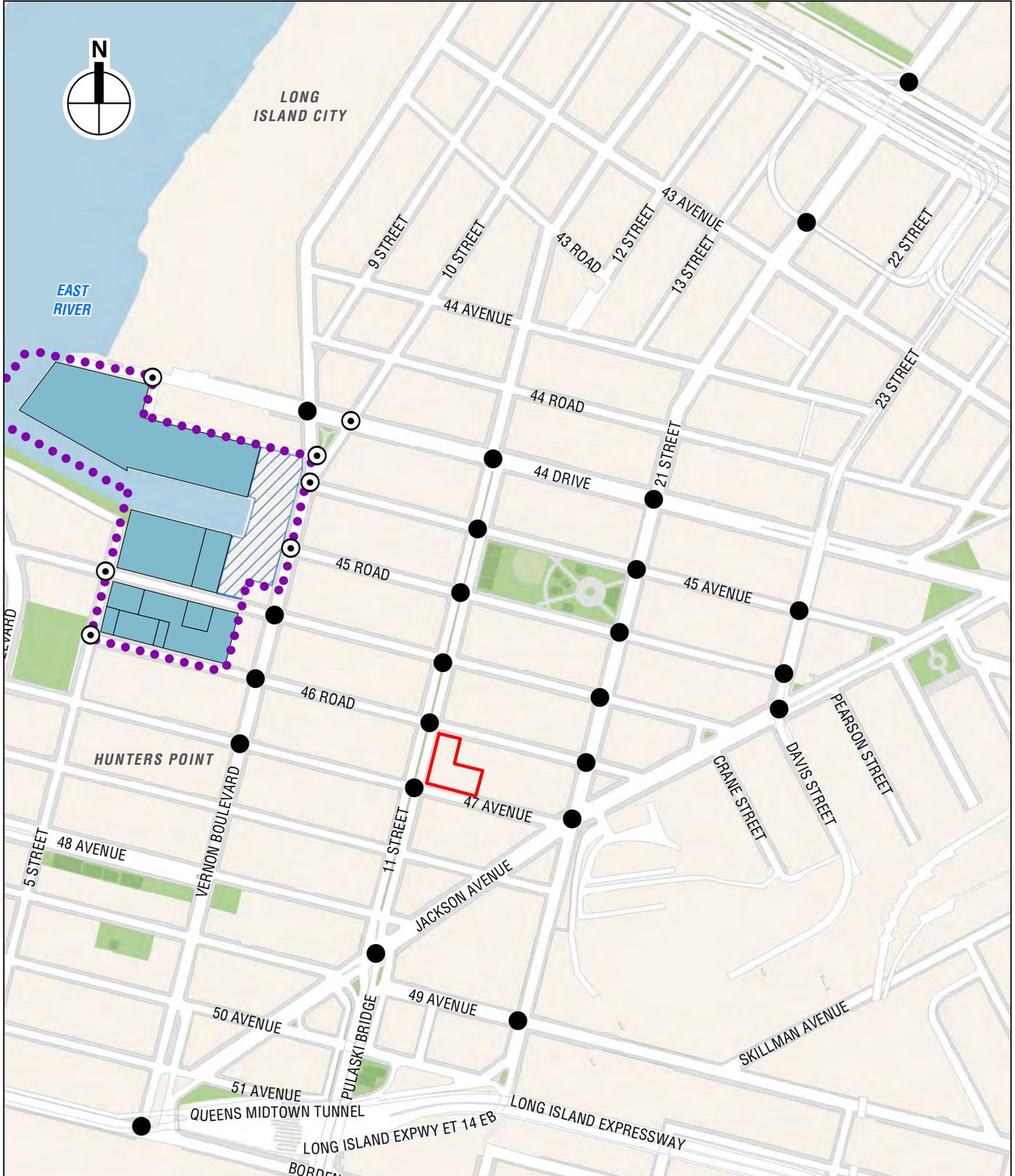
The future No Action traffic volumes will incorporate *CEQR Technical Manual* recommended background growth plus trips expected to be generated by nearby development projects. Physical and operational changes that are expected to be implemented independent of the Proposed Actions, if any, will also be incorporated into the future traffic analysis network. The same intersections selected for analysis under existing conditions will be assessed to identify changes in v/c ratio, average vehicle delay, and LOS. Notable deteriorations in service levels will be described.

With Action Scenario Analysis

Incremental vehicle trips associated with the RWCDs with the highest projected traffic trip generation will be overlaid onto the No-Action peak hour traffic networks, accounting for changes in site access and circulation for analysis of potential impacts. Vehicle movements found to incur delays exceeding the CEQR significant adverse impact thresholds will be described. For these locations, traffic engineering improvement measures will be explored to mitigate the identified significant adverse traffic impacts to the extent practicable.

TRANSIT

The Rezoning Area and School Site are located in the vicinity of multiple transit options including the Court Square Station (E, G, M, and No. 7 trains), the Vernon Boulevard/Jackson



- Proposed Special Anable Basin District Boundary
- Applicant Sites
- Additional Affected Area
- Proposed School Site
- Unsignalized Intersection
- Signalized Intersection



ANABLE BASIN

Proposed Traffic Analysis Locations
Figure 17a

Avenue Station (No. 7 train), and the B32 and Q103 bus routes. Based on preliminary review of the TDF memo with NYCT, subway station elements at both the Court Square Station (E, G, M, and No. 7 trains), and the Vernon Boulevard/Jackson Avenue Station (No. 7 train), will be analyzed for the RWCDs with the most projected transit trips. It is also anticipated that bus line haul analyses for the B32 and Q103 buses will be required for the weekday AM and PM peak hours. The need for subway line haul analyses will be evaluated in consultation with NYCT.

PEDESTRIANS

RWCDs-generated pedestrian trips are expected to concentrate at the Rezoning Area and School Site and along primary routes to area transit facilities. A quantified pedestrian analysis will be conducted for the RWCDs with the highest projected pedestrian trips for an equivalent of approximately 24 pedestrian study area crosswalks, 24 corner reservoirs, and 48 sidewalks for the weekday and Saturday peak periods, similar to the procedures described above for the traffic analyses. The selection of pedestrian analysis locations will also consider the safety and operations of pedestrian elements (i.e., intersections with high number of pedestrian accidents, uncontrolled pedestrian crossings, narrow sidewalks, non-Americans with Disabilities Act (ADA)-compliant pedestrian ramps, etc.) along principal access routes to/from the Proposed School Site. See **Figure 17b** for the proposed pedestrian analysis locations; however, this is not the final pedestrian study area and, pending final review of the TDF memorandum by DCP and DOT, and public review of this Draft Scope of Work, this number may change. Where significant adverse impacts are identified, practicable improvement measures, such as crosswalk widening, removal/relocation of street furniture, and corner bulb-outs, will be explored in consultation with DCP and DOT.

VEHICULAR AND PEDESTRIAN SAFETY

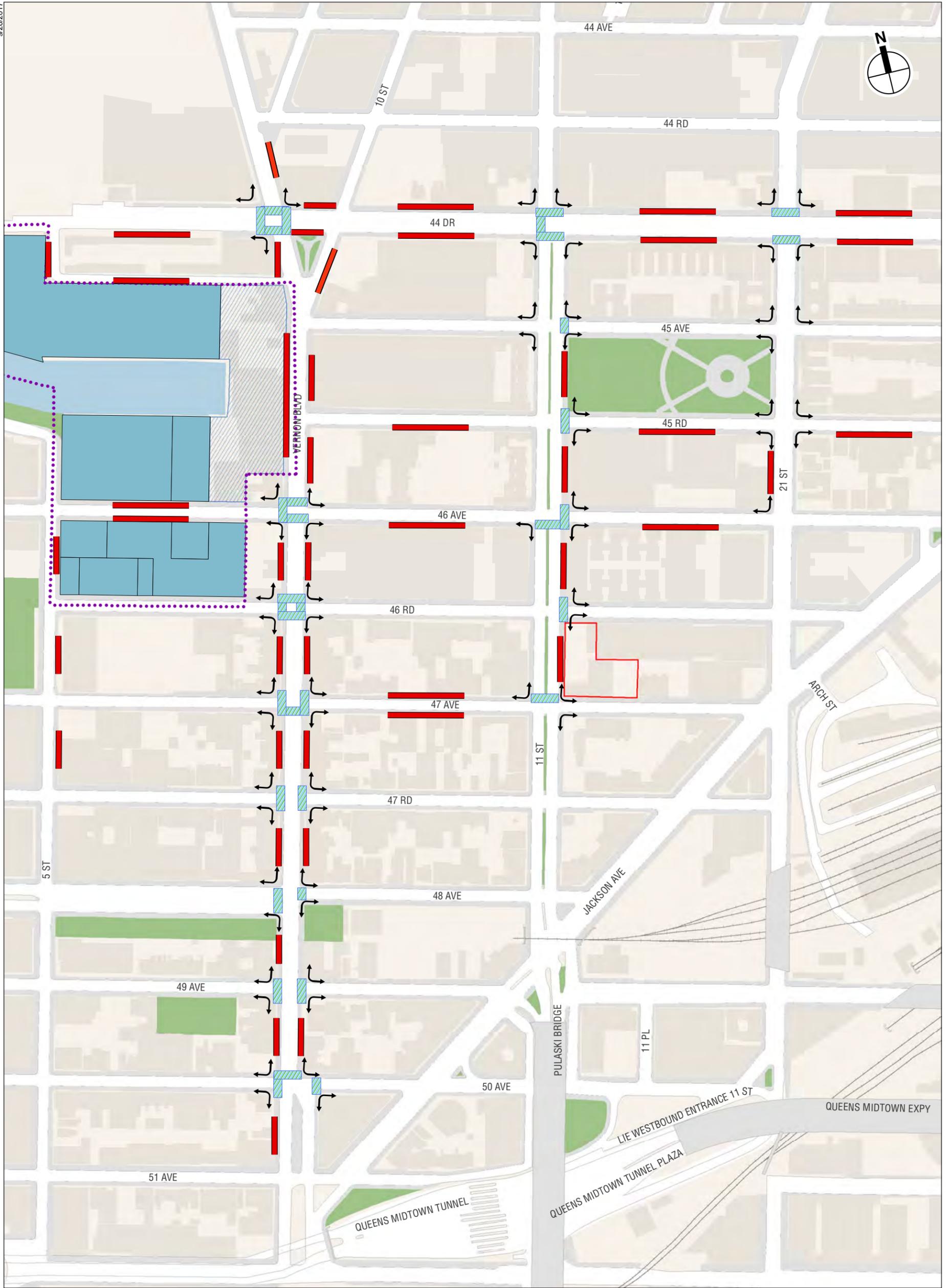
Crash data for the study area intersections and other nearby sensitive locations from the most recent 3-year period will be obtained from the New York State Department of Transportation (NYSDOT). This data will be analyzed to determine if any of the studied locations may be classified (per CEQR criteria) as high vehicle crash or high pedestrian/bike crash locations and whether trips and changes resulting from the Proposed Actions would adversely affect vehicular and pedestrian safety at these locations. If any high crash locations are identified that could be affected by the Proposed Actions, feasible improvement measures will be explored, in consultation with the lead agency and DOT, to alleviate potential safety issues.

PARKING

An off-street parking supply and utilization analysis will be performed for an area within a 1/2-mile of the Rezoning Area and Proposed School Site. This analysis will involve an inventory of existing parking levels, projection of future No Action and With Action utilization levels, and comparison of these projections to the future anticipated parking supply to determine the potential for a parking shortfall during the weekday overnight, AM, midday, and PM periods, and Saturday overnight and daytime periods.

TASK 15: AIR QUALITY

The number of RWCDs-generated vehicle trips will likely exceed the *CEQR Technical Manual* carbon monoxide (CO) analysis screening threshold of 170 vehicles in the peak hour at a number of locations in the study area. In addition, the projected number of vehicles will likely exceed the applicable fine particulate matter (PM_{2.5}) screening threshold in the *CEQR Technical Manual*. Therefore, a microscale analysis of CO and PM mobile source emissions at such intersections



-  Proposed Special Anable Basin District Boundary
-  Applicant Sites
-  Additional Affected Area
-  Proposed School Site
-  Corner
-  Crosswalk
-  Sidewalk

0 500 FEET

Proposed Pedestrian Analysis Locations
Figure 17b

will be conducted. Using computerized dispersion modeling techniques, the effects of project-generated traffic on CO and PM_{2.5} concentrations at critical intersection locations will be determined. In addition, the effect of the RWCDs parking facilities on air quality will be analyzed, and the results from that analysis will be combined with the intersection analyses, where applicable. The mobile source analyses will be performed for the RWCDs scenario that is determined to be the worst-case scenario for the transportation studies.

The stationary source air quality impact analysis will determine the effects of emissions from the fossil-fuel fired heating and hot water systems associated with the Proposed Actions to significantly impact air quality at off-site receptor locations, as well as at receptor locations on the projected development itself (i.e., project-on-project impacts). While screening studies can be usefully employed for some sites, the number, size and location of the potential developments are such that refined modeling will likely be necessary to demonstrate compliance with National Ambient Air Quality Standards (NAAQS) and other relevant criteria. Therefore, a detailed stationary source analysis using EPA's AERMOD dispersion model will be performed. The stationary source analysis will be performed for the RWCDs that is determined to result in worst-case impacts at off-site locations, while Scenario 1, which maximizes residential uses that are considered sensitive uses, will be analyzed to assess project-on-project impacts from the project's stationary sources of emissions.

The RWCDs would include a mix of residential, non-residential, and light industrial uses. Therefore, potential impacts from pollutant emissions from potential tenanting of manufacturing use groups in the Rezoning Area that would be co-located within the same building with sensitive receptors will be evaluated to ensure the viability of the proposed Special AB District. In addition, since the Rezoning Area and Proposed School Site are located within a manufacturing zoned district, an analysis of emissions from existing industrial sources must be performed, as per the *CEQR Technical Manual*. Large and major sources of emissions within 1,000 feet of the Rezoning Area and Proposed School Site must also be examined, as described in the *CEQR Technical Manual*.

MOBILE SOURCES TASKS

- Select appropriate background levels. Summarize existing ambient air quality data for the study area. Specifically, ambient air quality monitoring data published by NYSDEC will be compiled for the analysis of existing and future conditions.
- Determine receptor locations for the microscale analysis. Select critical intersection locations representing locations with the highest potential total and incremental pollution impacts, based on ranking of intersection data obtained from the traffic analysis. At each intersection, multiple receptor locations will be analyzed in accordance with CEQR guidelines.
- Select dispersion models. Use EPA's first-level CAL3QHC intersection model to predict the maximum change in CO concentrations. The refined EPA CAL3QHCR intersection model will be used to predict the maximum change in PM_{2.5} concentrations.
- Emission calculation methodology and "worst-case" meteorological conditions. Vehicular cruise and idle emissions for the dispersion modeling will be computed using the most current EPA's MOVES model based on traffic volumes, speeds, and vehicle classification information developed for the transportation studies. Compute re-suspended road dust emission factors based on CEQR guidance and the EPA procedure defined in AP-42.
- At each microscale receptor site, calculate for each applicable peak period the maximum 1- and 8-hour average CO concentrations and maximum 24-hour and annual average PM_{2.5}

concentrations for No Action and With Action scenarios. Concentrations will be determined for the weekday AM, midday, PM, and Saturday midday peak periods for CO and PM_{2.5}.

- Perform an analysis for the RWCDs parking facilities. The analysis will apply the procedures outlined in the *CEQR Technical Manual* for assessing potential impacts of CO and PM from proposed parking facilities. Cumulative impacts from on-street sources and emissions from parking facilities will be calculated, where appropriate.
- Evaluate potential air quality impacts from the proposed City-wide Ferry Service on the Rezoning Area.
- Evaluate results. Future pollutant levels with and without the Proposed Actions will be compared with the NAAQS, and the City's CO and PM_{2.5} *de minimis* guidance criteria, to determine the mobile source air quality impacts of the Proposed Actions.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

STATIONARY SOURCES TASKS

The stationary source analyses will be performed for the RWCDs scenario that is determined to be the worst-case scenario for potential impacts from stationary sources.

- A refined modeling analysis will be performed using the AERMOD model to estimate the potential impacts from the heating and hot water systems for the RWCDs projected development sites (including Projected Development Site II/the Proposed School Site). Five recent years of meteorological data from the LaGuardia Airport National Weather Service station and concurrent upper air data will be utilized for the simulation program. Concentrations of nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}) will be determined at off-site and on-site (project) receptor locations. Predicted concentrations will be compared with NAAQS and other relevant standards. In the event that exceedances of standards and/or criteria are predicted, design measures and/or fuel restrictions will be examined to reduce pollutant levels to within standards.
- An analysis of potential industrial uses associated with the RWCDs will be performed to assess their potential impacts on RWCDs sensitive uses. Representative profiles of sources will be developed based on existing permit data for sources located in New York City, based on use groups, size and other factors. EPA's AERMOD dispersion model will be used to estimate the short-term and annual concentrations of air toxic pollutants at sensitive receptor locations in the Rezoning Area and Proposed School Site. Predicted worst-case impacts on the RWCDs will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in NYSDEC's DAR-1 AGC/SGC Tables guidance document to determine the potential for significant impacts.
- A field survey will be performed to identify processing or manufacturing facilities within 400 feet of the Rezoning Area and Proposed School Site. A copy of the air permits for each of these facilities will be requested from NYCDEP's Bureau of Environmental Compliance. If manufacturing or processing facilities are identified within 400 feet of the Rezoning Area and Proposed School Site, an industrial stationary source air quality analysis, as detailed in the *CEQR Technical Manual*, will be performed. EPA's AERMOD dispersion model screening database will be used to estimate the short-term and annual concentrations of critical pollutants at sensitive receptor locations. Predicted worst-case impacts on the

RWCDS will be compared with the SGC and AGC reported in NYSDEC's DAR-1 AGC/SGC Tables guidance document to determine the potential for significant impacts.

- Potential cumulative impacts of multiple air pollutants from processing or manufacturing activities associated with existing (current uses) or proposed sources (uses) in the 400 feet radius from projected and potential development sites will be determined based on the EPA's Hazard Index Approach for non-carcinogenic compounds and using the EPA's Unit Risk Factors for carcinogenic compounds.
- A review of NYSDEC Title V permits and the EPA Envirofacts database will be performed to identify any federal or state-permitted facilities within 1,000 feet of the Rezoning Area and Proposed School Site. If required, a detailed stationary source analysis will be performed using the EPA AERMOD dispersion model to estimate the potential impacts on the RWCDS from nearby existing or proposed stationary sources. For each analysis, 5 years of meteorological data, consisting of surface data from LaGuardia Airport, and concurrent upper air data from Brookhaven, New York, will be used for the simulation modeling. Concentrations of the air contaminants of concern (i.e., PM, SO₂, and NO₂) will be determined at ground level receptors as well as elevated receptors representing floors of the proposed development. Predicted values will be compared with NAAQS, and if required, the City's PM_{2.5} *de minimis* criteria.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid those significant adverse impacts will be identified.

TASK 16: GREENHOUSE GAS EMISSIONS AND RESILIENCY

In accordance with the *CEQR Technical Manual*, greenhouse gas (GHG) emissions generated by the RWCDS will be quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent (CO_{2e}) metric tons per year. GHG emissions other than carbon dioxide (CO₂) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential.

Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the Proposed Actions will be discussed, and the potential for those measures to reduce GHG emissions from the Proposed Actions will be assessed to the extent practicable.

Since the Rezoning Area and Proposed School Site are located in a current and future flood hazard zone, the potential impacts of climate change on the RWCDS will be evaluated. The discussion will focus on sea level rise and changes in storm frequency projected to result from global climate change and the potential future impact of those changes on RWCDS infrastructure and uses.

CLIMATE CHANGE RESILIENCY ASSESSMENT

The potential effects of climate change on the RWCDS will be evaluated based on the best available information, following the methodology outlined in the guidance document entitled *The New York City Waterfront Revitalization Program: Climate Change Adaptation Guidance* (DCP, March 2017). The evaluation will focus on potential future sea and storm levels and the interaction with RWCDS infrastructure and uses. The discussion will focus on early integration of climate change considerations into the Proposed Actions to allow for uncertainties regarding future environmental conditions resulting from climate change.

GREENHOUSE GAS EMISSIONS EVALUATION

- Direct Emissions—GHG emissions from on-site boilers used for heat and hot water, natural gas used for cooking, and fuel used for on-site electricity generation, if any, will be quantified. Emissions will be based on available information regarding the expected fuel use under the Proposed Actions or the carbon intensity factors specified in the *CEQR Technical Manual* for components where such information is not available.
- Indirect Emissions—GHG emissions from purchased electricity and/or steam generated off site and consumed on site during the operation of development pursuant to the Proposed Actions will be estimated.
- Indirect Mobile Source Emissions—GHG emissions from vehicle trips to and from the Rezoning Area and Proposed School Site will be quantified using trip distances and vehicle emission factors provided in the *CEQR Technical Manual*.
- Emissions from RWCDs construction and emissions associated with the extraction or production of construction materials will be quantified. Opportunities for reducing GHG emissions associated with construction will be considered.
- Design features and operational measures to reduce the energy use and GHG emissions from development pursuant to the Proposed Actions will be discussed and quantified to the extent that information is available.
- Consistency with the City’s GHG reduction goal will be assessed. While the City’s overall goal is to reduce GHG emissions by 30 percent below 2005 level by 2025, individual project consistency is evaluated based on building energy efficiency, proximity to transit, on-site renewable power and distributed generation, efforts to reduce on-road vehicle trips and/or to reduce the carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the Proposed Actions’ carbon footprint.

TASK 17: NOISE

In accordance with *CEQR Technical Manual* guidelines, a noise study will be prepared that addresses whether the Proposed Actions would result in a significant increase in noise levels (including in nearby residences, parks, and schools) and what level of building noise attenuation is necessary to provide acceptable interior noise levels within developments resulting from the Proposed Actions.

A screening-level analysis will be used to assess the potential for a mobile source noise impact. At locations (if any) where screening-level analysis indicates the potential for mobile source noise impacts, noise level increases due to changes in traffic will be determined using either the Proportional Modeling or TNM Model techniques described in the *CEQR Technical Manual*. In addition, analyses will be performed to determine the level of building noise attenuation necessary to satisfy CEQR interior noise requirements in the Rezoning Area and at the Proposed School Site.

With regard to stationary sources of noise, all of the mechanical equipment for developments pursuant to the Proposed Actions would be required to meet all applicable noise codes and regulations. As the project site would remain as an M1 zone in the Future with the Proposed Actions, stationary source noise sources associated with the Proposed Actions would be subject to the noise level limits included Section 42-213 of the New York City Zoning Resolution. It is assumed that all stationary sources associated with new development under the Proposed Actions would be designed to comply with these noise level limits, which also apply to the existing zoning in the Rezoning Area. Since performance standard compliance is mandated at

the boundary of an industrial building, noise associated with the proposed manufacturing uses that will co-exist with proposed sensitive uses in the same buildings will be discussed qualitatively.

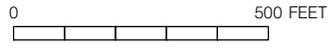
Each element of the noise study (i.e., analysis of mobile noise sources, stationary noise sources, and building attenuation) will consider the RWCDs scenario that presents the worst case for that aspect of the analysis. This may result in analysis of different scenarios for different elements of the noise study.

Specifically, the analysis will include the following tasks:

- Select appropriate noise descriptors. The A-weighted L_{eq} and L_{10} levels will be the primary noise descriptors used for the impact analysis.
- Select noise receptor locations for the proposed Rezoning Area in consultation with DCP. Receptor locations will include locations in immediate proximity to the Rezoning Area and/or along roadways leading to and from the Rezoning Area. See **Figure 18** for proposed receptor locations.
- Select noise receptor locations for the Proposed School Site. Receptor locations will include locations in immediate proximity to the Proposed School Site. See **Figure 18** for proposed receptor locations.
- Determine existing noise levels at the Rezoning Area receptor locations. Existing noise levels shall be measured at each of the proposed Rezoning Area receptor locations over a 20-minute time period during each of the typical weekday AM, midday, and PM peak periods, as well as the Saturday midday time period. Measurements shall be made using Type I instrumentation and measured quantities shall include A-weighted and $\frac{1}{3}$ -octave band L_{eq} , L_1 , L_{10} , L_{90} , L_{min} , and L_{max} noise levels. These measurements shall provide baseline levels. Measurements will include the noise contribution from operation of the NYC Ferry service.
- Determine existing noise levels at Proposed School Site receptor locations. Existing noise levels shall be measured at each of the Proposed School Site receptor locations over a 20-minute time period during each of the typical weekday AM and PM peak periods. Measurements shall be made using Type I instrumentation and measured quantities shall include A-weighted and $\frac{1}{3}$ -octave band L_{eq} , L_1 , L_{10} , L_{90} , L_{min} , and L_{max} noise levels. These measurements shall provide baseline levels.
- Data analysis and reduction. The results of the noise measurement program will be analyzed and tabulated.
- Determine future noise levels without and with the Proposed Actions. At each of the receptor locations identified above, determine noise levels without and with the Proposed Actions using existing noise levels, acoustical fundamentals, and mathematical models. Noise from any potential school playground on the Proposed School Site will be determined based on measurements made at a series of New York City school playgrounds for the SCA.
- Compare noise levels with standards, guidelines, and other impact evaluation criteria. Compare existing noise levels and future noise levels, both with and without the Proposed Actions, with various noise standards, guidelines, and other appropriate noise criteria.
- Determine amount of building attenuation required. The level of building attenuation necessary to satisfy CEQR requirements is a function of exterior noise levels and will be determined. Measured values will be compared to appropriate standards and guideline levels. Recommendations regarding general noise attenuation measures needed for the Proposed Actions to achieve compliance with standards and guideline levels will be made.



-  Proposed Special ANABLE Basin District Boundary
-  Applicant's Sites
-  Additional Affected Area
-  Proposed School Site
- 25** Block Number
- 21 Lot Number
- 1** Noise Receptor



Noise Receptor Locations
Figure 18

- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 18: PUBLIC HEALTH

If unmitigated significant adverse impacts are identified with respect to hazardous materials, air quality, or noise and the lead agency determines that a public health assessment is warranted, an analysis will be provided for the specific technical area or areas.

TASK 19: NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns, noise, etc. Most of these elements will already be covered in other EIS sections but salient points from those analyses will be summarized. Tasks will include:

- Drawing on other EIS sections, describe the predominant factors that contribute to defining the character of the neighborhood.
- Based on planned development projects, public policy initiatives, and planned public improvements, summarize changes that can be expected in the character of the neighborhood in the Future without the Proposed Actions.
- The Proposed Action's impacts on neighborhood character will be assessed and summarized.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 20: CONSTRUCTION IMPACTS

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The construction assessment will focus on areas where construction activities may pose specific environmental concerns. The construction impact assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptor locations (i.e., residences, open spaces, etc.) and will be based on a conceptual construction schedule with anticipated construction duration for each of the development parcels. It is expected that construction schedule and procedures would be the same for either of the RWCDs.

Technical areas to be assessed include the following:

- *Hazardous materials.* The hazardous materials analysis will assess the effects of proposed construction activities on hazardous materials, including the temporary disturbance, storage, and removal of potentially hazardous soils and sediments.
- *Transportation Systems.* This assessment will account for relevant No Action projects in the study area, such as the future waterfront development on neighboring sites subject to an NYCEDC RFP for redevelopment that may have concurrent construction, and will consider losses in lanes, sidewalks, off-street parking in the Rezoning Area and at the Proposed School Site, and effects on other transportation services (i.e., transit and pedestrian circulation) during the construction periods, and identify the increase in vehicle trips from construction workers and equipment. Issues concerning construction worker parking and

truck delivery staging will also be addressed. Based on the trip projections of activities associated with peak construction for the RWCDs and those from RWCDs components that would have been completed and operational during peak construction, an assessment of potential impacts during construction and how they are compared to the trip projections under the operational condition will be provided. If this effort identifies an exceedance of the *CEQR Technical Manual* quantified transportation analyses thresholds (50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour), a detailed construction transportation analysis will be conducted.

- *Air Quality.* The RWCDs, because of its extended construction duration, multiple buildings, and proximity to sensitive receptor locations such as residences, would have the potential for substantial and extended construction effects. Large-scale multi-building development, such as would occur under the Proposed Actions, near sensitive receptors locations warrants a quantitative assessment of the potential impacts of construction activities on air quality.

A detailed dispersion analysis of construction sources will be performed to determine the potential for air quality impacts on sensitive receptor locations, including those at buildings associated with the RWCDs that would be completed and occupied while construction is ongoing at other RWCDs buildings. During the most representative worst-case time periods throughout the construction period, air quality concentrations due to construction activities at the projected development sites will be predicted for each analysis receptor. Air pollutant sources would include combustion exhaust associated with non-road construction engines (e.g., cranes, excavators) and trucks operating on-site, construction-generated traffic on local roadways, as well as onsite activities that generate fugitive dust (e.g., excavation, demolition). The pollutants of concern include CO, PM, and NO₂. The potential for significant impacts will be determined by a comparison of model predicted total concentrations to the NAAQS, or by comparison of the predicted increase in concentrations to applicable guidance thresholds. The air quality analysis will also include a discussion of the strategies to reduce air pollutant emissions associated with construction activities resulting from the Proposed Actions. This section will also qualitatively assess the potential air quality effects of the construction of the proposed five-story school building outside of the Rezoning Area on the adjacent community.

- *Noise and Vibration.* The RWCDs, because of its long construction duration, multiple buildings, and proximity to sensitive receptor locations such as residences, would have the potential to create construction noise over an extended period of time. This large-scale multi-building development near sensitive receptor locations warrants a quantitative assessment of the potential impacts of construction activities on noise.

In the detailed quantitative construction noise analysis, existing noise levels will be determined by a combination of noise measurements performed at at-grade receptor locations and calculations based on site geometry and existing noise sources (i.e., vehicular traffic). During most representative worst-case time periods throughout the construction period, noise levels due to construction activities at the development sites will be predicted for each analysis receptor. Construction noise at buildings associated with the RWCDs that would be completed and occupied while construction is ongoing at other RWCDs buildings will also be examined. This section will also qualitatively assess the potential noise effects of the construction of the proposed five-story school building outside of the Rezoning Area on the adjacent community.

Construction activities have the potential to result in vibration levels that may result in structural or architectural damage, and/or annoyance or interference with vibration-sensitive

activities. A construction vibration assessment will be performed. This assessment will determine critical distances at which various pieces of equipment may cause damage or annoyance to nearby buildings based on the type of equipment, the building construction, and applicable vibration level criteria. Should it be necessary for certain construction equipment to be located closer to a building than its critical distance, protective measures will be identified.

- *Other Technical Areas.* As appropriate, discuss other areas of environmental assessment for potential construction-related impacts, including but not limited to historic and cultural resources, natural resources, hazardous materials, open space, socioeconomic conditions, community facilities, and land use and neighborhood character.
- If the results of the impact analysis identify a potential for significant adverse impacts, potential practicable mitigation measures to avoid or reduce those significant adverse impacts will be identified.

TASK 21: ALTERNATIVES

The purpose of an alternatives section in an EIS is to examine development options that would reduce or eliminate impacts resulting from the Proposed Actions while substantively meeting the goals and objectives of the Proposed Actions. The specific alternatives to be analyzed will include a No Action alternative, which describes the conditions that would exist if the Proposed Actions were not implemented and a No Unmitigated Impact alternative, which assesses a change in density or program design in order to avoid the potential for any unmitigated significant adverse impacts that may be associated with the Proposed Actions. Additional alternatives and variations of the Proposed Actions may be identified during the scoping process or be based on any significant adverse impacts identified in the EIS. The analysis of each alternative will be qualitative, except where significant adverse impacts of the Proposed Actions have been identified.

TASK 22: MITIGATION

Where significant adverse impacts that could result from the Proposed Actions have been identified in Tasks 2–20, this section will describe the practicable measures that could mitigate those impacts. These measures will be developed and coordinated with the responsible City/State agencies as necessary, including SCA, New York City Department of Parks and Recreation (NYC Parks), DOT, and DEP. Where impacts cannot be mitigated, they will be identified as unavoidable adverse impacts.

TASK 23: SUMMARY CHAPTERS

Several summary chapters will be prepared, focusing on various aspects of the EIS, as set forth in the regulations and the *CEQR Technical Manual*. They are as follows:

1. *Executive Summary.* Once the EIS technical sections have been prepared, a concise executive summary will be drafted. The executive summary will utilize relevant material from the body of the EIS to describe the Proposed Actions and RWCDs, its expected significant adverse environmental impacts, measures to mitigate those impacts, and alternatives to the Proposed Actions.
2. *Unavoidable Adverse Impacts.* Those impacts, if any, that could not be avoided and could not be practicably mitigated, will be listed in this chapter.

3. *Growth-Inducing Aspects of the Proposed Actions.* This chapter will focus on whether the Proposed Actions have the potential to induce new development within the surrounding area.
4. *Irreversible and Irretrievable Commitments of Resources.* This chapter focuses on those resources, such as energy and construction materials, that would be irretrievably committed if the RWCDS is built. *