
Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the Greater East Midtown Rezoning and Related Actions proposal. The proposal consists of zoning map and zoning text amendments and a change to the City Map (collectively, the “Proposed Action”) affecting an approximately 78-block area within East Midtown, in Manhattan Community Districts 5 and 6. The Draft Environmental Impact Statement (DEIS) for the Proposed Action was accepted as complete by the City Planning Commission (CPC) and the New York City Department of City Planning (DCP), acting on behalf of the CPC, issued a Notice of Completion for the DEIS on December 30, 2016.

Since the issuance of the DEIS, DCP filed an amended zoning text amendment (referred to hereafter as the “Amended Text,” “Amended Application,” and ULURP application number N 170186(A) ZRM) that addresses issues raised during the Uniform Land Use Review Procedure (ULURP) process. The Amended Application was analyzed in a technical memorandum issued on March 27, 2017, and is further analyzed in this FEIS in a new chapter, Chapter 25, “Amended Application Analysis.”

A public notice for the hearing on the DEIS was published in the *City Record* on April 10, 2017 as well as the New York State Department of Environmental Conservation *Environmental News Bulletin* on April 12, 2017, and was also placed in a local newspaper, the *New York Post*, on April 10, 2017. The City Planning Commission held a public hearing on the DEIS at the Department of City Planning, Spector Hall, at 22 Reade Street, New York, NY 10007 on April 26 beginning at 10 a.m. The period for the public to submit written comments remained open until May 8, 2017.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 26, “Response to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated, all additions to text since publication of the DEIS are marked by double-underlining. No double-underlining is used for the Foreword, Chapters 25 and 26, and Appendices L, M, N and O, which are entirely new to the FEIS.

The principal changes between the DEIS and the FEIS include the following:

- **Amended Application Analysis:** As noted above, this FEIS includes a new chapter, Chapter 25, that analyzes the Amended Text, (ULURP No. 170186(A)ZRM.) Chapter 25, “Amended Application Analysis,” compares the effects of the proposed zoning text amendment to the Proposed Action as analyzed in the DEIS. Specifically, the amended text would provide (a) modification of the definition of a “Qualifying Site” in specific circumstances, and (b) provision for the establishment of a transit easement for ancillary facilities within the Transit Area (TA) districts of the East Midtown Subdistrict. The amended text also make a series of corrections and clarifications to the original zoning proposal. This analysis expands on the analysis of the Amended Application contained in the technical memorandum issued on March 27, 2017.
- **Public Realm Improvements (PRI):** The PRI that were identified and analyzed qualitatively as part of the DEIS have been analyzed quantitatively where appropriate as

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part of the FEIS. Specifically, the following chapters have been updated with further information and analysis of the PRIs: Project Description; Land Use, Zoning and Public Policy; Open Space; Shadows; Urban Design and Visual Resources; Transportation; Air Quality; Noise; Neighborhood Character; Mitigation; Alternatives; Conceptual Analysis; Unavoidable Adverse Impacts; and Amended Application Analysis.

- **Project Description:** Further detail on the PRIs as well as the Amended Application Analysis and new Mandatory POPS Alternative were added to this chapter. Additionally, minor errors in the number of workers generated in the No-Action Condition (from 27,500 to 29,131) and in the resulting incremental number of workers (from 27,890 to 26,259) were identified after the issuance of the DEIS and corrected in the FEIS. These errors were corrected in various FEIS chapters, specifically Socioeconomic Conditions and Open Space, but the corrections did not alter any of the analysis conclusions.
- **Open Space:** This chapter has been updated to include the POPS at 275 Park Avenue, which was inadvertently omitted from the DEIS. This update did not change any of the identified open space ratios or otherwise alter the analysis conclusions.
- **Shadows:** This chapter was updated 1) in response to comments provided on the DEIS, 2) to qualitatively consider the project's shadows effects on the PRIs, and 3) for minor updates in the analysis since the DEIS chapter was published. These additions did not change the overall conclusions of the chapter. The key revisions are described further below:
 - In response to comments on Greenacre Park, more detailed figures illustrating the incremental shadows effects on the park and its sunlight sensitive features were added, as well as further discussion of the potential effects of the incremental shadows on the viability of the vegetation and usability of the park.
 - Additional shadow results were provided in the updated chapter, due to refinements to the 3D shadows model and inadvertent omissions from the DEIS.
 - This chapter has been updated to include the POPS at 275 Park Avenue, as noted above in Open Space..
- **Transportation:** The Transportation Chapter was updated to include a quantitative analysis of the PRIs, which were analyzed qualitatively in the DEIS. Additionally, updates have been made to reflect New York City Department of Transportation (DOT) comments on the DEIS transportation analyses, DOT safety improvements proposed subsequent to the completion of the DEIS, and to provide an analysis of two additional sidewalks adjacent to new subway station entrances proposed as part of the pre-identified transit improvements.
- **Construction:** Updates were made in both the Transportation and Noise sections as described below.
 - *Transportation:* An analysis of potential impacts resulting from construction of subway station entrances proposed as part of the pre-identified subway improvements has been added. Additionally, updates have been made to the

construction-related traffic analysis as a result of the updated operational traffic analysis described above.

Noise: In order to provide a comprehensive analysis of the potential worst-case construction noise conditions, an additional construction noise and vibration analysis was conducted for Projected Site 15 for the FEIS. Projected Site 15 is the largest site in the Proposed Action that is anticipated to utilize impact pile-driving during the foundation work.

- **Mitigation and Unavoidable Adverse Impacts:** Updates to conclusions were made in the areas of Open Space, Shadows, and Transportation to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency (DCP) and other involved agencies.
- **Alternatives:** A new alternative, the “Mandatory POPS Alternative,” has been included in the FEIS. Under this alternative, privately owned public open spaces (POPS) would be required in connection with the redevelopment of select Qualifying Sites within the rezoning area. In addition, updates were made to the transportation analyses for other alternatives as a result of the updated operational analyses noted above.
- **Conceptual Analysis:** Updates were made to the traffic analysis as a result of the updated operational analyses noted above.
- **Appendices:** New appendices were added to the FEIS, specifically Appendices L - Amended Application, M - Amended Action E-Designations, N – Written Comments to DEIS, and O- Additional Shadows Mitigation Analysis of St. Bartholomew’s Episcopal Church. Appendix L was added to provide the supporting information for the analysis of the Amended Application in Chapter 25. Appendix M was added to reflect the new E-Designations associated with the Amended Application. Appendix N contains all the comment letters received on the DEIS, and the additional mitigation analysis for the significant adverse shadows impact on St. Bartholomew’s Church is located in Appendix O. Additionally, the remaining appendices were updated as needed for consistency with analysis revisions.

In addition, typographical and syntax errors were corrected throughout the document.