

Stevenson Commons

Final Environmental Impact Statement (FEIS)

CEQR No. 21DCP044X

Lead Agency:
City Planning Commission, City of New York
Anita Laremont, Chair

September 24, 2021

Stevenson Commons

Final Environmental Impact Statement (FEIS)

Project Location:	Brooklyn, New York Community District 1
Type of Action:	Type I
CEQR No.:	21DCP044X
Lead Agency:	City Planning Commission, City of New York Anita Laremont, Chair
Lead Agency Contact:	Stephanie Shellooe, AICP, Deputy Director Environmental Assessment and Review Division New York City Department of City Planning 120 Broadway, 31 st Floor New York, New York, 10271
Project Applicant:	Camber Property Group LLC
Prepared by:	Philip Habib & Associates AKRF, Inc.
Acceptance Date:	September 24, 2021

The FEIS is available on the website of the New York City Department of City Planning:
<http://www1.nyc.gov/site/planning/applicants/eis-documents.page>.

TABLE OF CONTENTS

Foreword	Foreword-1
Executive Summary	ES-1
Chapter 1: Project Description	1-1
A. Introduction	1-1
B. Background and Existing Conditions	1-2
Project Area	1-2
Neighborhood Context	1-3
C. Description of Proposed Actions	1-4
Large-Scale Residential Development (LSRD) Special Permit & City-Aided Limited-Profit Housing Project - Requested Actions.....	1-5
Public Financing	1-5
D. Purpose and Need for the Proposed Actions.....	1-5
E. Description of the Proposed Project	1-6
Building-by-Building Description	1-7
F. Analysis Framework for Environmental Review	1-8
Analysis Year	1-8
The Future without the Proposed Actions (No-Action Condition)	1-9
The Future with the Proposed Actions (With-Action Condition).....	1-9
Possible Effects of the Proposed Actions.....	1-9
Construction Phasing.....	1-10
G. Public Review Process.....	1-10
City Environmental Quality Review (CEQR)	1-10
Chapter 2: Land Use, Zoning, and Public Policy	2-1
A. Introduction	2-1
B. Principal Conclusions	2-2
C. Methodology	2-2
Analysis Year	2-3
Study Area Definition.....	2-3
Data Sources	2-3
D. Existing Conditions.....	2-4
E. The Future without the Proposed Actions (No-Action Condition)	2-12
F. The Future with the Proposed Actions (With-Action Condition)	2-13
Chapter 3: Socioeconomic Conditions	3-1
A. Introduction	3-1
B. Principal Conclusions	3-1
C. Methodology	3-2
Determining Whether a Socioeconomic Assessment is Appropriate	3-3
Analysis Format	3-4
Study Area Definition.....	3-5
Data Sources	3-5
D. Preliminary Assessment of Indirect Residential Displacement	3-6
Future without the Proposed Actions (No-Action Condition)	3-10
Future with the Proposed Actions (With-Action Condition).....	3-11
Chapter 4: Community Facilities and Services	4-1

A. Introduction	4-1
B. Principal Conclusions	4-2
Public Schools	4-2
Libraries	4-2
Child Care Centers	4-2
C. Preliminary Screening	4-3
Direct Effects	4-3
Indirect Effects.....	4-3
D. Indirect Effects on Public Schools.....	4-5
Methodology	4-5
Existing Conditions.....	4-6
The Future without the Proposed Actions (No-Action Condition)	4-8
Projected Capacity Changes	4-9
The Future with the Proposed Actions (With-Action Condition).....	4-10
E. Indirect Effects on Public Libraries	4-11
Methodology	4-11
Existing Conditions.....	4-12
The Future without the Proposed Actions (No-Action Condition)	4-12
The Future with the Proposed Actions (With-Action Condition).....	4-13
F. Indirect Effects on Publicly Funded Child Care Centers.....	4-14
Methodology	4-14
Existing Conditions.....	4-15
The Future without the Proposed Actions (No-Action Condition)	4-16
The Future with the Proposed Actions (With-Action Condition).....	4-16
Chapter 5: Open Space.....	5-1
A. Introduction	5-1
B. Principal Conclusions	5-1
Direct Effects	5-1
Indirect Effects.....	5-1
C. Methodology	5-2
Open Space Study Area	5-2
Analysis Framework.....	5-3
Impact Assessment	5-5
D. Existing Conditions.....	5-5
Demographic Characteristics of the Study Area	5-5
Inventory of Publicly Accessible Open Space	5-7
Assessment of Open Space Adequacy	5-11
E. The Future without the Proposed Actions (No-Action Condition)	5-12
Study Area Population	5-12
Open Space Resources.....	5-13
Open Space Adequacy	5-13
F. The Future with the Proposed Actions (With-Action Condition)	5-13
Direct Effects	5-13
Indirect Effects Analysis	5-14
Chapter 6: Shadows.....	6-1
A. Introduction	6-1
B. Principal Conclusions	6-1
C. Methodology	6-1
D. Preliminary Screening.....	6-3
Tier 1 Screening Assessment	6-3
Tier 2 Screening Assessment	6-4

Tier 3 Screening Assessment6-4

E. Detailed Assessment.....6-5

Resources of Concern6-5

Shadows Analysis.....6-6

Assessment6-7

Chapter 7: Historic and Cultural Resources 7-1

A. Introduction7-1

B. Principal Conclusions7-1

Direct (Physical) Impacts7-1

Indirect (Contextual) Impacts7-2

Construction-Related Impacts7-2

Shadows Impacts7-2

C. Development Background7-3

D. Architectural Resources.....7-3

Criteria and Regulations7-3

Existing Conditions.....7-4

The Future without the Proposed Actions (No-Action Condition)7-4

The Future with the Proposed Actions (With-Action Condition).....7-6

Chapter 8: Urban Design and Visual Resources 8-1

A. Introduction.....8-1

B. Principal Conclusions8-1

C. Methodology8-2

Study Area8-3

D. Preliminary Assessment.....8-3

Existing Conditions.....8-3

The Future without the Proposed Actions (No-Action Condition)8-7

The Future with the Proposed Actions (With-Action Condition).....8-7

Chapter 9: Hazardous Materials..... 9-1

A. Introduction9-1

B. Principal Conclusions9-1

C. Existing Conditions.....9-2

Phase I Environmental Site Assessment – November 20209-2

2021 Phase II Work Plan9-4

Phase II Environmental Site Assessment Report – May 20219-5

Remedial Action Plan – May 20219-6

D. The Future without the Proposed Actions (No-Action Condition)9-6

E. The Future with the Proposed Actions (With-Action Condition).....9-6

Chapter 10: Water and Sewer Infrastructure 10-1

A. Introduction.....10-1

B. Principal Conclusions10-1

Water Supply10-1

Wastewater and Stormwater Conveyance and Treatment10-1

C. Methodology10-2

Water Supply10-2

Wastewater and Stormwater Conveyance and Treatment10-2

D. Existing Conditions.....10-3

Wastewater Conveyance System10-3

Sanitary Flows.....10-4

Stormwater Flows.....10-5

E. The Future without the Proposed Actions (No-Action Condition)10-6

F. The Future with the Proposed Actions (With-Action Condition).....10-6

 Sanitary Flows.....10-6

 Stormwater Flows.....10-7

Chapter 11: Transportation..... 11-1

 A. Introduction.....11-1

 B. Principal Conclusions11-2

 Traffic.....11-2

 Transit.....11-3

 Pedestrians11-4

 Vehicular and Pedestrian Safety.....11-4

 Parking.....11-5

 C. Preliminary Analysis Methodology.....11-5

 D. Level 1 Screening Assessment11-6

 Background.....11-6

 Transportation Planning Factors11-6

 Travel Demand Forecast.....11-6

 E. Level 2 Screening Assessment11-10

 Vehicular Traffic.....11-11

 Transit.....11-11

 Pedestrians11-13

 Parking.....11-13

 F. Transportation Analyses Methodologies.....11-14

 Traffic.....11-14

 Transit.....11-15

 Pedestrians11-17

 Vehicular and Pedestrian Safety Evaluation11-21

 Parking.....11-22

 G. Traffic.....11-22

 Existing Conditions11-22

 The Future without the Proposed Actions (No-Action Condition)11-25

 The Future with the Proposed Actions (With-Action Condition).....11-27

 H. Transit.....11-29

 Existing Conditions11-29

 The Future without the Proposed Actions (No-Action Condition)11-32

 The Future with the Proposed Actions (With-Action Condition).....11-35

 I. Pedestrians11-37

 Existing Conditions11-37

 The Future without the Proposed Actions (No-Action Condition)11-39

 The Future with the Proposed Actions (With-Action Condition).....11-40

 J. Vehicular and Pedestrian Safety Evaluation11-41

 Recent DOT Initiatives11-41

 Study Area High Crash Locations11-42

 K. Parking.....11-44

 Existing Conditions11-44

 The Future without the Proposed Actions (No-Action Condition)11-44

 The Future with the Proposed Actions (With-Action Condition).....11-44

Chapter 12: Air Quality 12-1

 A. Introduction.....12-1

 B. Principal Conclusions12-1

 C. Pollutants for Analysis12-2

Carbon Monoxide12-2

Nitrogen Oxides, VOCs, and Ozone12-2

Lead12-3

Respirable Particulate Matter—PM₁₀ and PM_{2.5}12-3

Sulfur Dioxide12-4

D. Air Quality Regulations, Standards, and Benchmarks12-4

 National and State Air Quality Standards12-4

 NAAQS Attainment Status and State Implementation Plans.....12-6

 Determining the Significance of Air Quality Impacts12-7

E. Methodology for Predicting Pollutant Concentrations12-8

 Mobile Source Analysis.....12-8

 Stationary Sources.....12-12

F. Existing Conditions.....12-18

G. The Future without the Proposed Actions (No-Action Condition)12-19

 Mobile Sources12-19

 Stationary Sources.....12-19

H. The Future with the Proposed Actions (With-Action Condition).....12-20

 Mobile Sources12-20

 Stationary Sources.....12-22

Chapter 13: Greenhouse Gas Emissions and Climate Change 13-1

A. Introduction.....13-1

B. Principal Conclusions13-1

 Greenhouse Gas Emissions.....13-2

 Resilience to Climate Change13-2

C. Greenhouse Gas Emissions.....13-2

 Pollutants of Concern13-2

 Policy, Regulations, Standards, and Benchmarks for Reducing GHG Emissions.....13-4

 Methodology13-7

 Projected GHG Emissions from the Proposed Project.....13-9

 Consistency with the GHG Reduction Goal.....13-10

D. Resilience to Climate Change13-12

 Policy to Improve Climate Change Resilience.....13-13

 Projected Climate Conditions13-13

 Resilience of the Proposed Project to Climate Change13-15

Chapter 14: Noise 14-1

A. Introduction.....14-1

B. Principal Conclusions14-2

C. Noise Fundamentals14-2

 “A”-Weighted Sound Level (dBA)14-2

 Community Response to Changes in Noise Levels14-3

 Noise Descriptors Used In Impact Assessment.....14-3

 Applicable Noise Codes and Impact Criteria.....14-4

D. Noise Prediction Methodology.....14-6

 Proportional Modeling14-6

 Play Area Noise14-7

 Impact Significance Criteria14-8

E. Existing Conditions.....14-9

 Selection of Noise Receptor Locations14-9

 Noise Monitoring.....14-9

 Equipment Used During Noise Monitoring.....14-11

 Existing Noise Levels at the Noise Receptor Locations.....14-11

F. Future without the Proposed Actions (No-Action Condition) 14-12

G. Future with the Proposed Actions (With-Action Condition)..... 14-13

 Play Area Noise 14-14

H. Attenuation Requirements 14-16

 Noise Attenuation Measures 14-17

 (E) Designation 14-19

I. Other Noise Concerns 14-19

 Mechanical Equipment 14-19

 Train Noise 14-19

 Aircraft Noise 14-19

Chapter 15: Public Health 15-1

 A. Introduction 15-1

 B. Principal Conclusions 15-2

 C. Preliminary Screening 15-2

 Construction Noise 15-2

Chapter 16: Neighborhood Character 16-1

 A. Introduction 16-1

 B. Principal Conclusions 16-2

 C. Methodology 16-3

 Study Area 16-3

 D. Preliminary Assessment 16-4

 Defining Features 16-4

 Assessment of the Potential to Affect the Defining Features of the Neighborhood 16-5

Chapter 17: Construction 17-1

 A. Introduction 17-1

 B. Principal Conclusions 17-2

 Transportation 17-2

 Air Quality 17-4

 Noise 17-4

 Other Technical Areas 17-4

 C. Governmental Coordination and Oversight 17-6

 D. Construction Schedule 17-7

 E. Description of Construction Activities 17-8

 General Construction Practices 17-8

 Description of Construction Activities 17-8

 Number of Construction Workers and Material Deliveries 17-10

 F. Probable Impacts of the Proposed Actions 17-11

 Transportation 17-11

 Air Quality 17-18

 Noise 17-23

 Vibration 17-39

 Other Technical Areas 17-41

Chapter 18: Mitigation 18-1

 A. Introduction 18-1

 B. Principal Conclusions 18-1

 Transportation 18-1

 Construction 18-2

 C. Transportation 18-4

 Traffic 18-4

Transit.....	18-8
D. Construction	18-9
Traffic.....	18-9
Noise	18-11
Chapter 19: Alternatives	19-1
A. Introduction	19-1
B. Principal Conclusions	19-1
No-Action Alternative	19-1
No Unmitigated Significant Adverse Impacts Alternative	19-2
C. No-Action Alternative	19-2
Land Use, Zoning, and Public Policy.....	19-2
Socioeconomic Conditions.....	19-3
Community Facilities and Services.....	19-3
Open Space	19-3
Shadows.....	19-3
Historic and Cultural Resources.....	19-3
Urban Design and Visual Resources	19-4
Hazardous Materials.....	19-4
Water and Sewer Infrastructure.....	19-4
Transportation	19-4
Air Quality	19-6
Greenhouse Gas Emissions and Climate Change.....	19-6
Noise	19-6
Public Health.....	19-6
Neighborhood Character	19-7
Construction	19-7
D. No Unmitigated Significant Adverse Impacts Alternative	19-7
Transportation (Traffic)	19-7
Construction (Traffic).....	19-8
Construction (Noise).....	19-8
Chapter 20: Unavoidable Adverse Impacts	20-1
A. Introduction.....	20-1
B. Transportation	20-1
Traffic.....	20-1
C. Construction	20-2
Traffic.....	20-2
Noise	20-3
Chapter 21: Growth-Inducing Aspects of the Proposed Actions	21-1
Chapter 22: Irreversible and Irretrievable Commitments of Resources.....	22-1
Chapter 23: Response to Comments on the DEIS	23-1
APPENDICES	
Appendix A:	Land Use
Appendix B:	Historic and Cultural Resources
Appendix C:	Hazardous Materials
Appendix D:	Transportation
Appendix E:	Construction

LIST OF TABLES

ES-1	Proposed Development Program	ES-8
ES-2	Comparison of No-Action & With-Action Conditions	ES-10
ES-3	Number of Impacted Intersections & Lane Groups by Peak Hour	ES-17
ES-4	Summary of Significantly Impacted Intersections	ES-17
ES-5	High Crash Locations	ES-19
ES-6	Required Attenuation at Noise Measurement Locations (CEQR)	ES-22
ES-7	Number of Impacted Intersections and Lane Groups by Peak Hour	ES-25
ES-8	Summary of Significantly Impacted Intersections	ES-25
ES-9	Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts	ES-29
ES-10	Lane Groups with Unmitigated Significant Adverse Traffic Impacts	ES-29
ES-11	Summary of Lane Groups/Intersections with Significant Adverse Construction Traffic Impacts.....	ES-30
ES-12	Lane Groups with Unmitigated Significant Adverse Construction Traffic Impacts	ES-31
ES-13	Lane Groups with Unmitigated Significant Adverse Construction Traffic Impacts	ES-33
1-1	Proposed Development Program	1-8
1-2	Comparison of No-Action & With-Action Conditions	1-9
2-1	Existing Land Uses within the Secondary Study Area.....	2-5
2-2	No-Action Developments	2-13
2-3	2028 No-Action & With-Action Land Uses – Primary Study Area (Project Area)	2-14
3-1	Household Income Characteristics in the Half-Mile Study Area, Bronx, and New York City.....	3-8
3-2	Household Income Distribution (2014-2018).....	3-9
3-3	Population below the Poverty Level in the Study Area, Bronx, and New York City (2006-2010 & 2014-2018)	3-9
3-4	Median Gross Rent in the Study Area, Bronx, & New York City (2006-2010 & 2014-2018 ACS)	3-10
3-5	Average Asking Rents in the Study Area	3-10
3-6	Anticipated No-Action Developments within Half-Mile Study Area	3-11
3-7	2020 New York City Area AMI	3-11
3-8	Residential Population (2006-2010 & 2014-2018)	3-12
3-9	Estimated Study Area Population in the future without & with the Proposed Project	3-13
4-1	Preliminary Screening Analysis Criteria.....	4-3
4-2	CSD 8, Sub-District 2 Elementary School Enrollment, Capacity, & Utilization for the 2018-2019 Academic Year	4-7
4-3	CSD 8, Sub-District 2 Intermediate School Enrollment, Capacity, & Utilization for the 2018-2019 Academic Year	4-8
4-4	Estimated 2028 Study Area No-Action Elementary & Intermediate School Enrollment.....	4-9
4-5	2028 No-Action Capacity Changes in SCD 8, Sub-district 2	4-10
4-6	2028 Estimated No-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization in CSD 8, Sub-District 2.....	4-10
4-7	2028 Estimated With-Action Elementary & Intermediate School Enrollment, Capacity, & Utilization	4-11
4-8	Existing Holdings-per-Resident Ratios at the Castle Hill & Soundview Libraries.....	4-12
4-9	Anticipated No-Action Residential Development within the Castle Hill & Soundview Library Catchment Areas	4-13
4-10	No-Action Holdings-per-Resident Ratios at the Castle Hill & Soundview Libraries.....	4-13
4-11	Anticipated With-Action Castle Hill & Soundview Library Catchment Area Population Increases	4-14
4-12	With-Action Holdings-per-Resident Ratios for the Castle Hill & Soundview Libraries	4-14
4-13	Study Area Publicly Funded Child Care Centers	4-16
4-14	Comparison of Budget Capacity, Enrollment, Available Slots, & Percent Utilization for Existing Conditions & the 2028 Future No-Action Conditions in the Study Area	4-16
4-15	Projected Number of Publicly Funded Child Care Pupils Generated by the Proposed Actions	4-17

4-16 Comparison of Budget Capacity, Enrollment, Available Slots, & Percent Utilization in the Study Area for the 2028 Future No-Action & With-Action Conditions4-17

5-1 Existing Open Space Study Area Population5-6

5-2 Residential Population & Age Distribution in the Half-Mile Study Area5-7

5-3 Inventory of Existing Open Space & Recreational Facilities in the Study Area5-9

5-4 Adequacy of Open Space Resources in the Study Area – Existing Conditions5-11

5-5 No-Action Developments within Open Space Study5-12

5-6 No-Action Open Space Study Area Population5-12

5-7 Adequacy of Open Space Resources in the Study Area – No-Action Condition5-13

5-8 With-Action Open Space Study Area Population5-14

5-9 Adequacy of Open Space Resources in the study Area – With-Action Condition5-15

5-10 Study Area Open Space Ratios Summary5-16

6-1 Sunlight-Sensitive Resources Warranting Further Assessment Based on Tier 1 & Tier 2 Screening.....6-4

6-2 Tier 3 Assessment Results6-5

6-3 Duration of Shadows on Sunlight Sensitive Resources (Increment Compared to No-Action Condition)....6-6

10-1 Existing Hunts Point WRRF Average Daily Sewer Flows10-4

10-2 Existing Water Consumption and Wastewater Generation in the Project Area10-5

10-3 Existing Surface Types in the Project Area10-5

10-4 Existing Combined Stormwater Runoff and Wastewater Generation10-5

10-5 With-Action Water Consumption and Wastewater Generation in the Project Area10-6

10-6 With-Action Surface Types in the Project Area10-7

10-7 Existing and With-Action Combined Stormwater Runoff and Wastewater Generation10-8

11-1 2028 RWCDs No-Action and With-Action Land Uses11-2

11-2 Number of Impacted Intersections and Lane Groups by Peak Hour.....11-3

11-3 Summary of Significantly Impacted Intersections11-3

11-4 High Crash Locations11-5

11-5 Transportation Planning Factors11-7

11-6 RWCDs Travel Demand Forecast – Incremental Person Trips.....11-8

11-7 RWCDs Travel Demand Forecast – Incremental Vehicle Trips11-9

11-8 Travel Demand Forecast Summary11-9

11-9 Subway Assignments by Direction – No. 6 Train11-12

11-10 Bus Route Assignments11-13

11-11 Intersection Level of Service Criteria.....11-15

11-12 Level of Service Criteria for Subway Station Elements.....11-16

11-13 Significant Impact Thresholds for Stairways and Passageways.....11-17

11-14 Pedestrian Crosswalk/Corner Area and Sidewalk Levels of Service Descriptions11-19

11-15 Significant Impact Criteria for Sidewalks with Platooned Flow in a Non-CBD Location11-20

11-16 Significant Impact Criteria for Corners and Crosswalks in a Non-CBD Location.....11-21

11-17 Existing Conditions Intersection Level of Service Analysis11-24

11-18 No-Action Intersection Level of Service Analysis11-26

11-19 With-Action Intersection Level of Service Analysis11-28

11-20 Existing Conditions Subway Station Stair Analysis11-29

11-21 Existing Conditions Subway Station Escalator Analysis.....11-30

11-22 Existing Conditions Subway Station Fare Array Analysis.....11-30

11-23 Existing Conditions Subway Station Door Analysis.....11-30

11-24 Existing Local Bus Analysis.....11-31

11-25 No-Action Stair Analysis at Analyzed Subway Stations11-32

11-26 No-Action Escalator Analysis at Analyzed Subway Stations11-32

11-27 No-Action Fare Array Analysis at Analyzed Subway Stations.....11-33

11-28 No-Action Station Door Analysis at Analyzed Subway Stations11-33

11-29 No-Action Local Bus Analysis.....11-34

11-30 With-Action Stair Analysis at Analyzed Subway Stations11-35

11-31 With-Action Escalator Analysis at Analyzed Subway Stations.....11-35

11-32	With-Action Fare Array Analysis at Analyzed Subway Stations.....	11-36
11-33	With-Action Station Door Analysis at Analyzed Subway Stations.....	11-36
11-34	With-Action Local Bus Analysis.....	11-37
11-35	Existing Sidewalk Conditions.....	11-38
11-36	Existing Crosswalk Conditions.....	11-38
11-37	Existing Corner Conditions.....	11-38
11-38	No-Action Sidewalk Conditions.....	11-39
11-39	No-Action Crosswalk Conditions.....	11-39
11-40	No-Action Corner Conditions.....	11-40
11-41	With-Action Sidewalk Conditions.....	11-40
11-42	With-Action Crosswalk Conditions.....	11-41
11-43	With-Action Corner Conditions.....	11-41
11-44	Summary of Motor Vehicle Crash Data 2015-2017.....	11-44
11-45	Existing Project Area Parking Accumulation.....	11-45
11-46	Total Weekday Hourly Parking Accumulation under the Proposed Actions' RWCDs.....	11-46
12-1	National Ambient Air Quality Standards (NAAQS).....	12-5
12-2	Maximum Background Pollutant Concentrations for Mobile Source Analysis.....	12-10
12-3	Exhaust Stack Parameters and Emission Rates – Proposed Buildings.....	12-15
12-4	Exhaust Stack Parameters and Emission Rates – Existing Steam Plant.....	12-16
12-5	Maximum Background Pollutant Concentrations.....	12-17
12-6	Representative Monitored Ambient Air Quality Data.....	12-18
12-7	Maximum Predicted 8-Hour Average CO No-Action Concentrations.....	12-19
12-8	Maximum Predicted 24-Hour Average PM ₁₀ No-Action Concentrations (µg/m ³).....	12-19
12-9	2028 Maximum Predicted CO With-Action Concentrations (ppm).....	12-20
12-10	Maximum Predicted 24-Hour Average PM ₁₀ With-Action Concentrations (µg/m ³).....	12-20
12-11	Maximum Predicted 24-Hour Average PM _{2.5} Incremental Concentrations (µg/m ³).....	12-21
12-12	Maximum Predicted Annual Average PM _{2.5} Incremental Concentrations (µg/m ³).....	12-21
12-13	Maximum Modeled Pollutant Concentrations Project-on-Project (µg/m ³).....	12-22
12-14	Maximum Modeled Pollutant Concentrations Project-on-Existing Buildings (µg/m ³).....	12-22
13-1	Global Warming Potential for Primary Greenhouse Gases.....	13-4
13-2	Proposed Project's Annual Vehicle Miles Traveled (miles per year).....	13-8
13-3	Annual Operational Emissions for Proposed Project.....	13-9
13-4	Annual Mobile Source Emissions for Proposed Project.....	13-10
13-5	Summary of Total Annual GHG Emissions from Proposed Project.....	13-10
14-1	Common Noise Levels.....	14-3
14-2	Average Ability to Perceive Changes in Noise Levels.....	14-3
14-3	Noise Exposure Guidance for Use in City Environmental Impact Review.....	14-5
14-4	Required Attenuation Values to Achieve Acceptable Interior Noise Levels.....	14-5
14-5	Highest Predicted Noise Levels due to the Proposed Publicly Accessible Play Area and Tennis Courts Only (in dBA).....	14-8
14-6	Noise Receptor Locations.....	14-9
14-7	Existing Noise Levels (in dBA) at the Monitoring Locations.....	14-12
14-8	2028 No-Action Noise Levels and Total PCE Values at Receptor Locations (in dBA).....	14-13
14-9	2028 With-Action Noise Levels and Total PCE Values at Receptor Locations (in dBA).....	14-14
14-10	Predicted Noise Levels on the Proposed Project due to the Proposed Play Area (in dBA).....	14-15
14-11	Measured and Predicted Noise Levels at Closest Residential Buildings.....	14-16
14-12	Required Attenuation at Noise Measurement Locations (CEQR).....	14-18
17-1	Number of Impacted Intersections and Lane Groups by Peak Hour.....	17-3
17-2	Summary of Significantly Impacted Intersections.....	17-3
17-3	Construction Oversight in New York City.....	17-7
17-4	Average Number of Daily Workers and Trucks by Quarter.....	17-10
17-5	2026 Q4 Construction Vehicle Trip Generation (Autos, Taxis, and Trucks, in PCEs).....	17-12
17-6	2026 Q4 Peak Hour Construction + Operational Traffic Volumes (in PCEs).....	17-12

17-7	Existing and No-Action Intersection Level of Service Analysis	17-15
17-8	No-Action and With-Action Intersection Level of Service Analysis	17-16
17-9	Maximum Pollutant Concentrations from Phase 1 Construction	17-22
17-10	Summary of Construction Noise Analysis Periods.....	17-28
17-11	Typical Construction Equipment Noise Emissions (dBA).....	17-29
17-12	Noise Receptors by Location and Land Use	17-30
17-13	Noise Survey Results in dBA	17-32
17-14	Construction Noise Analysis Results in dBA	17-33
17-15	Vibration Source Levels for Construction Equipment	17-40
18-1	Summary of Lane Groups/Intersections with Significant Adverse Traffic Impacts	18-2
18-2	Lane Groups with Unmitigated Significant Adverse Traffic Impacts	18-2
18-3	Summary of Lane Groups/Intersections with Significant Adverse Construction Traffic Impacts.....	18-3
18-4	Lane Groups with Unmitigated Significant Adverse Construction Traffic Impacts	18-3
18-5	Lane Groups with Significant Adverse Traffic Impacts	18-4
18-6	Proposed Traffic Mitigation Measures.....	18-6
18-7	Action-With-Mitigation Conditions at Impacted Lane Groups (Weekday AM and Midday).....	18-7
18-8	Action-With-Mitigation Conditions at Impacted Lane Groups (Weekday PM and Saturday).....	18-8
18-9	Action-with-Mitigation Local Bus Analysis	18-9
18-10	Lane Groups With Significant Adverse Construction Traffic Impacts.....	18-9
18-11	Proposed Traffic Mitigation Measures.....	18-11
18-12	Construction Action-With-Mitigation Conditions at Impacted Lane Groups	18-11
18-13	Locations with Significant Construction Noise Impacts	18-12
20-1	Lane Groups With Unmitigated Significant Adverse Traffic Impacts	20-2
20-2	Lane Groups With Unmitigated Significant Adverse Construction Traffic Impacts.....	20-3

LIST OF FIGURES

		Following <u>Page</u>
ES-1	Project Location.....	ES-1
ES-2	Aerial View	ES-2
ES-3	Tax Map – Lots Comprising the Project Area and Development Site.....	ES-2
ES-4	Land Use Study Area	ES-4
ES-5	Zoning Map	ES-4
ES-6	Proposed Site Plan.....	ES-6
ES-7	Proposed Massing – Stevenson Commons.....	ES-7
ES-8	Construction Phasing.....	ES-9
1-1	Project Location.....	1-1
1-2	Aerial View	1-2
1-3	Tax Map – Lots Comprising the Project Area and Development Site.....	1-2
1-4	Land Use Study Area	1-4
1-5	Zoning Map	1-4
1-6	Proposed Site Plan.....	1-6
1-7	Proposed Massing	1-7
1-8	Construction Phasing.....	1-10
2-1	Land Use Map.....	2-3
2-2	Zoning.....	2-5
2-3	Coastal Zone Boundary	2-11
2-4	No-Action Developments	2-12
2-5	FEMA Flood Hazard Zones.....	2-21
2-6	2020 Flood Zone Projections.....	2-21
2-7	2050 Flood Zone Projections.....	2-21
3-1	Socioeconomic Study Area	3-5
4-1	Study Area Elementary & Intermediate Schools	4-6
4-2	Library Study Area	4-11
4-3	Study Area Library Catchment Areas.....	4-11
4-4	Study Area Child Care Facilities	4-15
5-1	Open Space Study Area	5-3
5-2	Study Area Open Space	5-8
5-3	Study Area No-Build Developments.....	5-12
5-4	Proposed Site Plan – Open Spaces Added by Proposed Project	5-14
6-1	Tier I & Tier II Shadow Assessment	6-4
6-2a	Tier III Screening	6-5
6-2b	Tier III Screening	6-5
6-3a	Incremental Shadows on December 21 st – Space Time Playground	6-6
6-3b	Incremental Shadows on December 21 st – Space Time Playground	6-6
6-3c	Incremental Shadows on December 21 st – Space Time Playground	6-6
6-4	Space Time Playground: Aerial View	6-7
7-1	Historic Resources Study Area.....	7-1
7-2	Historic Resource Photos	7-2
8-1	Urban Design Study Areas.....	8-3
8-2	Photo Key	8-4
8-3	Project Area – Streetscape	8-4
8-4	Study Area Building Heights	8-4
8-5	Study Area Building Density	8-4

8-6	Project Area – Buildings	8-5
8-7	Secondary Study Area – Streetscape.....	8-5
8-8	Secondary Study Area – Buildings	8-6
8-9	Secondary Study Area – Visual Resources.....	8-6
8-10	Proposed Site Plan.....	8-8
8-11	Proposed Massing	8-8
8-12	Urban Design Comparison View Key	8-11
8-13	Comparison of No-Action and With-Action Conditions – View 1.....	8-11
8-14	Comparison of No-Action and With-Action Conditions – View 2.....	8-11
8-15	Comparison of No-Action and With-Action Conditions – View 3.....	8-11
8-16	Comparison of No-Action and With-Action Conditions – View 4.....	8-11
8-17	Comparison of No-Action and With-Action Conditions – View 5.....	8-11
9-1	Tax Map – Lots Comprising the Project Area and Development Site.....	9-2
11-1	Project Location.....	11-1
11-2	Site Plan.....	11-1
11-3a	Incremental Vehicle Volumes – AM & MD.....	11-11
11-3b	Incremental Vehicle Volumes – PM & SAT.....	11-11
11-4	Project Area Transit Map	11-11
11-5a	Incremental Pedestrian Volumes – AM & MD	11-13
11-5b	Incremental Pedestrian Volumes – PM & SAT	11-13
11-6a	Existing Vehicle Volumes – AM & MD	11-23
11-6b	Existing Vehicle Volumes – PM & SAT	11-23
11-7a	No-Action Vehicle Volumes – AM & MD.....	11-25
11-7b	No-Action Vehicle Volumes – PM & SAT	11-25
11-8a	With-Action Vehicle Volumes – AM & MD.....	11-27
11-8b	With-Action Vehicle Volumes – PM & SAT.....	11-27
11-9a	Parkchester Subway Station Elements.....	11-29
11-9b	Parkchester Subway Station Elements.....	11-29
14-1	Noise Receptor Locations.....	14-9
14-2	1965 Lafayette Avenue Noise Monitoring Locations	14-10
14-3	1755 Watson Avenue Noise Monitoring Locations.....	14-11
14-4	Noise Attenuation Requirements.....	14-17
17-1	Anticipated Construction Schedule.....	17-7
17-2	Construction Increment Vehicle Volumes – AM & PM	17-12
17-3	Existing Construction Vehicle Volumes – AM & PM.....	17-14
17-4	No-Action Construction Vehicle Volumes – AM & PM.....	17-14
17-5	With-Action Construction Vehicle Volumes – AM & PM.....	17-14
17-6a	Construction Noise Receptors.....	17-30
17-6b	Construction Noise Receptors.....	17-30
18-1	Locations with Significant Construction Noise Impacts	18-12