

Stevenson Commons EIS

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the Stevenson Commons project. Acting on behalf of the City Planning Commission (CPC), which is the City Environmental Quality Review (CEQR) lead agency, the New York City Department of City Planning (DCP) determined the Draft Environmental Impact Statement (DEIS) for the Proposed Actions to be complete and issued a Notice of Completion for the DEIS on June 7, 2021. Public Notice of completion of the DEIS and a public hearing on the DEIS was published in the City Record and in the *New York Post* on August 3, 2021. CPC held a public hearing on the DEIS on August 18, 2021 at 10 AM, which was held remotely in support of the City's efforts to contain the spread of COVID-19. Comments were accepted at that hearing and throughout the public comment period, which remained open through August 30, 2021.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 23, "Response to Comments on the DEIS." Written comments on the DEIS are included as a new Appendix F. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- Subsequent to issuance of the DEIS, the subdivision of the tax lot comprising the Project Area (former Tax Lot 4 on Block 3600) was formalized. All chapters of the FEIS have been updated where applicable to reference the new tax lots comprising the Development Site (Tax Lots 4, 10, 15, 20, 30, 40, and 50), and the existing Stevenson Commons development on new Tax Lot 25.
- Subsequent to issuance of the DEIS, the site plan for the Proposed Project was modified to align the northern entrance on Lafayette Avenue with Underhill Avenue, as requested by the NYC Department of Transportation (DOT). The realigned entrance on Lafayette Avenue is reflected in revised figures ES-6 (Executive Summary), 1-6 (Chapter 1, "Project Description"), 5-4 (Chapter 5, "Open Space"), 8-10 (Chapter 8, "Urban Design and Visual Resources") and 11-12 (Chapter 11, "Transportation").
- Revisions to Chapter 11, "Transportation," to reflect the realigned entrance on Lafayette Avenue. The chapter was also updated to incorporate revisions to the subway station analysis in response to agency comments.
- Revisions to Chapter 12, "Air Quality" and Chapter 14, "Noise" to reflect the updated With-Action traffic analysis.
- Revisions to Chapter 17, "Construction," to reflect updated assignments for construction traffic, include a traffic analysis for the AM and PM peak construction periods, and update the construction noise analysis to reflect the reassigned traffic.
- Updated conclusions in Chapter 18, "Mitigation," and Chapter 19, "Alternatives," to reflect the updated transportation and construction analyses.

¹ This Foreword is new to the FEIS.

- Chapter 23, “Responses to Comments on the DEIS,” which is entirely new to the document.
- Updates to various appendices for consistency with revisions to analyses.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining and ~~striethroughs~~ in this FEIS. No underlining is used for the Foreword or Chapter 23, “Response to Comments on the DEIS,” both of which are entirely new.