RIVER RING

Environmental Assessment Statement

CEQR #: 21DCP157K

Lead Agency:
NYC Department of City Planning

Applicant:
River Street Partners LLC

Prepared by:
Philip Habib & Associates

March 22, 2021

RIVER RING

ENVIRONMENTAL ASSESSMENT STATEMENT

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EAS Form

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME River Ring

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
21DCP157K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning			NAME OF APPLICANT River Street Partners LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director, Environmental Assessment & Review Division			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON David Lombino		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 45 Main Street, 12th Floor		
CITY New York	STATE NY	ZIP 10271	CITY Brooklyn	STATE NY	ZIP 11201
TELEPHONE 212-720-3493	EMAIL OABINAD@planning.nyc.gov		TELEPHONE (718) 222-2500	EMAIL dlombino@twotreesny.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4(b)(5)(v) and NYC Executive Order 91 of 1977, as amended

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The Applicant, River Street Partners LLC, is proposing a series of land use actions, including: changes to the City Map, zoning map and zoning text amendments, Large Scale General Development (LSGD) special permits, landfill of approximately 4,468 sf to create open area as part of the waterfront public space, waterfront zoning certification and waterfront zoning authorizations (the "Proposed Actions"). The Proposed Actions are intended to facilitate the redevelopment of a site in the Williamsburg neighborhood of Brooklyn Community District 1, comprised of Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and segments of Metropolitan Avenue and North 1st Street (collectively known as the Applicant's "Proposed Development Site"). The Proposed Development Site, currently comprised of vacant lots, is proposed to be redeveloped with mixed-use buildings and waterfront public spaces designed to promote resiliency and programmed for in-water activities, passive recreation, and educational programs for the community.

The Project Area (a.k.a. proposed rezoning area) is bounded to the north by North 3rd Street; to the east by Kent Avenue and property owned by New York Power Authority (NYPA); to the south partially by North 1st Street and partially by Grand Ferry Park; and to the west by the U.S. Pierhead Line in the East River (refer to attached Figure 1, "Project Location"). In addition to the Applicant's Proposed Development Site, which is proposed to be rezoned from M3-1 to C6-2, the Project Area also includes two non-Applicant-owned blocks to the east (Blocks 2356 and 2362), which would be rezoned from M3-1 to M1-4 as part of the Proposed Actions. The Applicant's Proposed Development would consist of two mixed-use towers with mixed income residential, commercial, and community facility uses. In total, the Proposed Development

would contain approximately 1.336 million gsf, comprised of approximately 1.12 million gsf of residential space[1] (approximately 1,250 units, of which 313 units (25%) would be affordable), 50,000 gsf of community facility space (a community center), 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail), and approximately 83,000 gsf of below-grade parking (approximately 250 accessory parking spaces). The two towers would be 49 and 64 stories, and would rise to a height of approximately 560 and 710 feet, respectively. Additionally, approximately 135,073 sf (3.1 acres) of new public open space (plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area) will be created on the Proposed Development Site, establishing a continuous public waterfront park experience spanning from Bushwick Inlet Park to the north, to Grand Ferry Park and Domino Park to the south.

The Applicant's Proposed Development would be constructed over a period of approximately 50 months, with expected completion and full occupancy by 2027. It is anticipated that demolition of select existing seaward structures would commence in the third quarter of 2023 and will begin the construction process of the marine infrastructure and waterfront park, which is anticipated to occur over a 24-month period. Construction on the first tower (the North Tower), as well as the excavation and foundation for both towers, is planned to begin in the fourth quarter of 2023 and would last for approximately 24 months, and construction of the second tower (the South Tower) is estimated to commence in the fourth quarter of 2025 and last for approximately 23 months. The South Tower would not have an excavation/foundation stage, as the excavation and foundation for the entire upland development would take place during construction of the North Tower. The Proposed Development is expected to be completed in 2027. As such, the environmental review will use a 2027 analysis year.

In the With-Action reasonable-worst case development scenario (RWCDS), in addition to the Applicant's Proposed Development described above, the proposed zoning map changes are assumed to facilitate the redevelopment of a separate Projected Development Site (Block 2362, Lot 1) with an additional 1.0 FAR of community facility uses (6,741 gsf) compared to No-Action conditions. Construction of the Projected Development Site is anticipated to take less than 18 months and it is assumed to be completed by the analysis year of 2027. Refer to Attachment A, "Project Description" for details.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 1	STREET ADDRESS Project Area: 87 and 105 River Street (Applicant's Proposed Development Site), 200 Kent Avenue, 218 River Street, 230 Kent Avenue (Projected Development Site)
TAX BLOCK(S) AND LOT(S) Project Area: Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, 21; Block 2376, Lot 50; Block 2356, Lot 1; Block 2362, Lots 1 and 3, & segments of Metropolitan Avenue and N. 1st Street west of River Street		ZIP CODE 11249

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Project Area: North 3rd Street (north), Kent Avenue (east), North 1st Street (south), East River (west)

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M3-1 | ZONING SECTIONAL MAP NUMBER 12c

5. *Required Actions or Approvals* (check all that apply)

***City Planning Commission*:** ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☒ CITY MAP AMENDMENT	☒ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☒ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☒ OTHER, explain: Landfill	

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **Refer to Attachment A, "Project Description"**

[1] Residential gsf includes approximately 70,000 sf of amenity space as a combined total for both towers. It should also be noted that although the Applicant plans to develop approximately 1,050 residential units, 1,250 units will be assumed in the RWCDS for conservative analysis purposes.

***Board of Standards and Appeals*:** ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☒ YES ☐ NO If "yes," specify: Relocation of a CSO

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION

☐ RULEMAKING

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ 384(b)(4) APPROVAL

☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:

☒ POLICY OR PLAN, specify: **WRP**

☐ FUNDING OF PROGRAMS, specify:

☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☒ YES ☐ NO If "yes," specify: In-water disturbance will require permits from US Army Corps of Engineers and the NYS Department of Environmental Conservation

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP

☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 443,770 (Project Area)

Roads, buildings, and other paved surfaces (sq. ft.): 29,116 sf mapped street segments + 19,582 sf of seaward structures + 22,640 sf of building footprint at 200 Kent Avenue

Waterbody area (sq. ft.) and type: 215,991 (Proposed Development Site's seaward lot minus seaward structures)

Other, describe (sq. ft.): 137,201 compacted sand and gravel (upland lots of the Applicant's Proposed Development Site) + 13,378 (vacant Block 2362; Lot 3 owned by Con Edison) + 5,862 (vacant Block 2362; Lot 1 – the Projected Development Site)

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): Proposed Development: 1,336,000 gsf. Projected Development Site: 20,223 gsf.

NUMBER OF BUILDINGS: 3 buildings

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): North Tower: approx. 593,500 gsf, South Tower: approx. 742,500 gsf, Projected Development Site: approx. 20,223 gsf

HEIGHT OF EACH BUILDING (ft.): North Tower: 560', South Tower: 710', Projected Development Site: 45'

NUMBER OF STORIES OF EACH BUILDING: North Tower: 49, South Tower: 64, Projected Development Site: 3

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: approx. 372,774 sf (including seaward lots)

Figure 1
Project Location



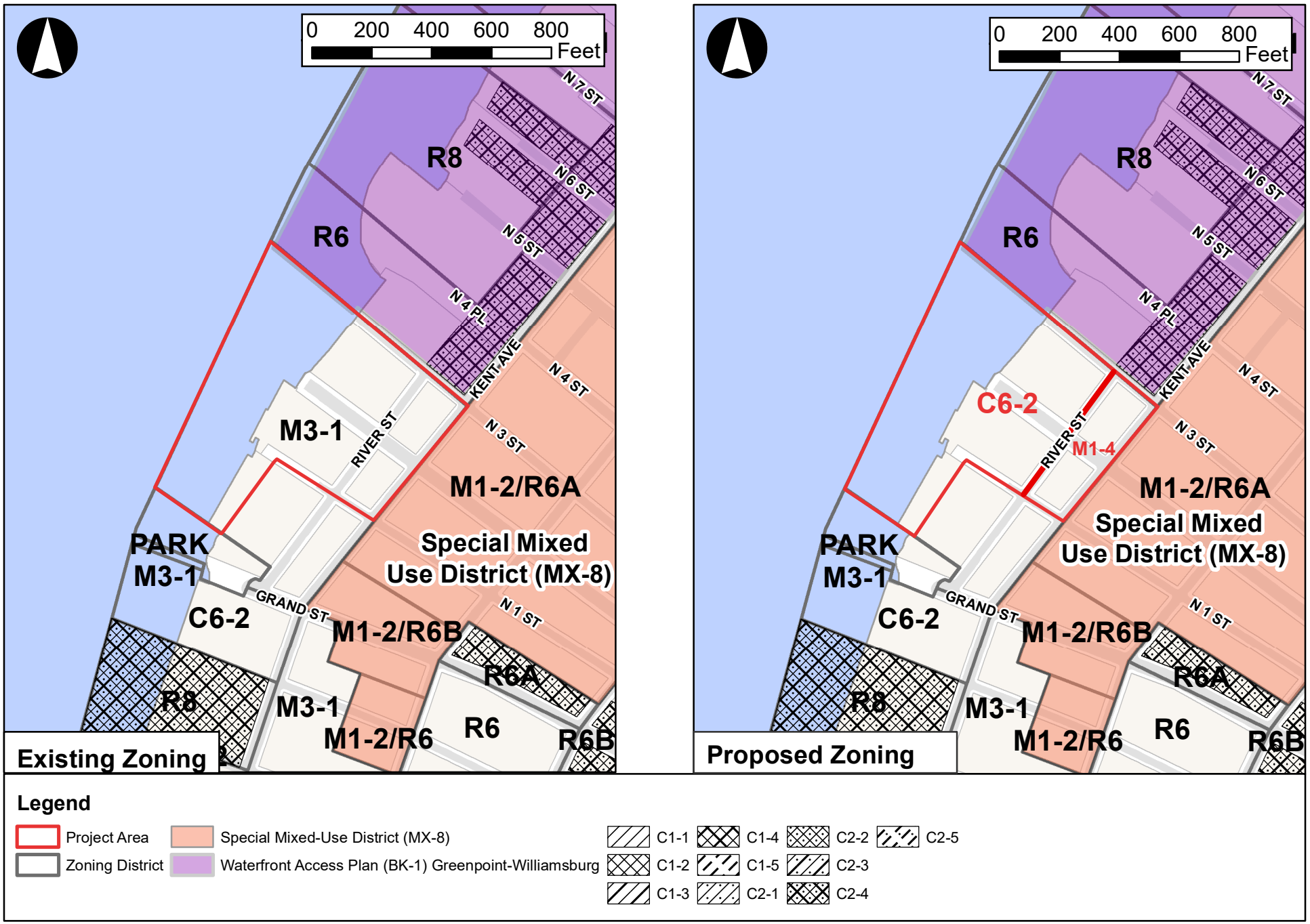
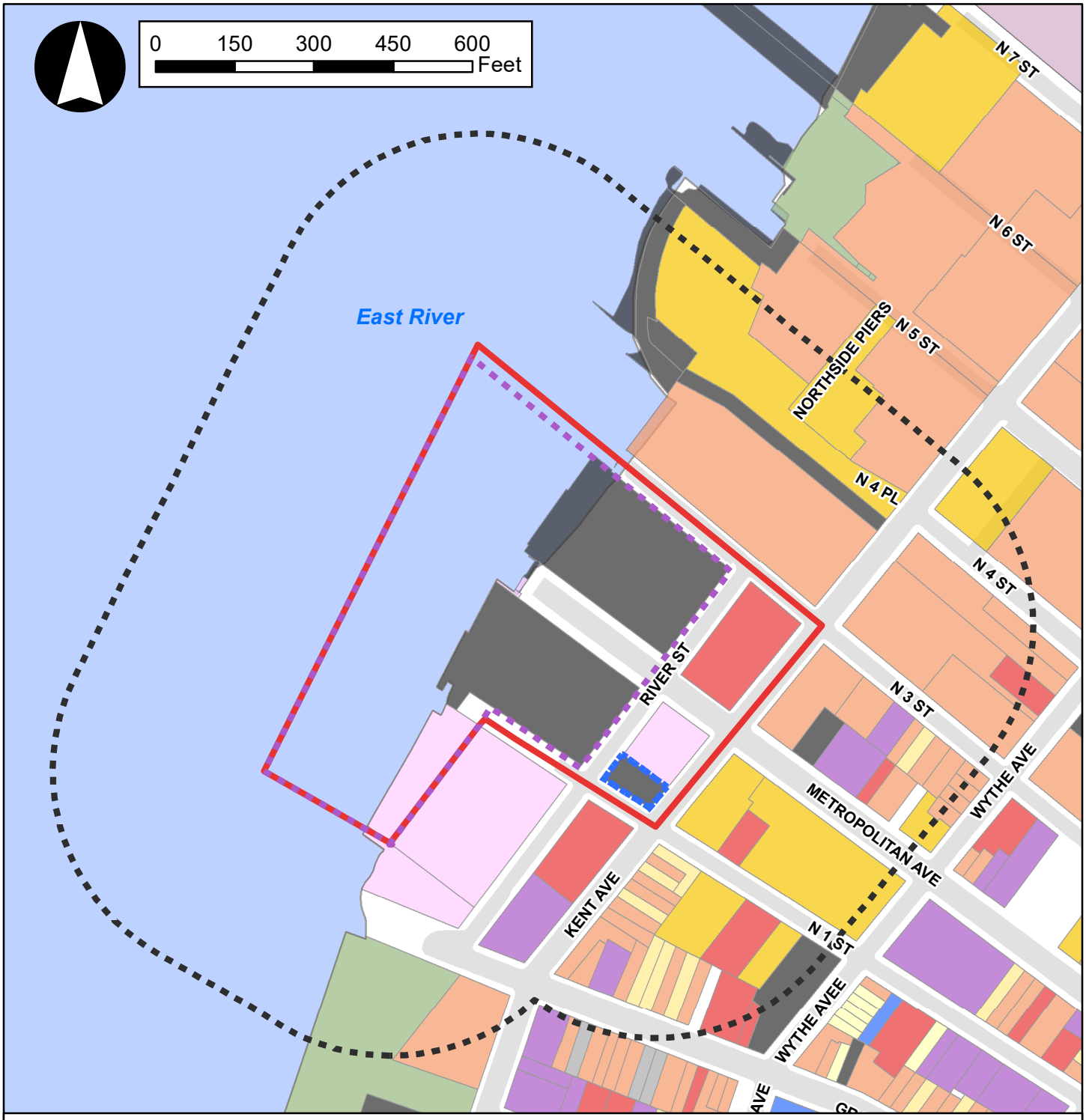


Figure 2
Proposed Zoning Map Change

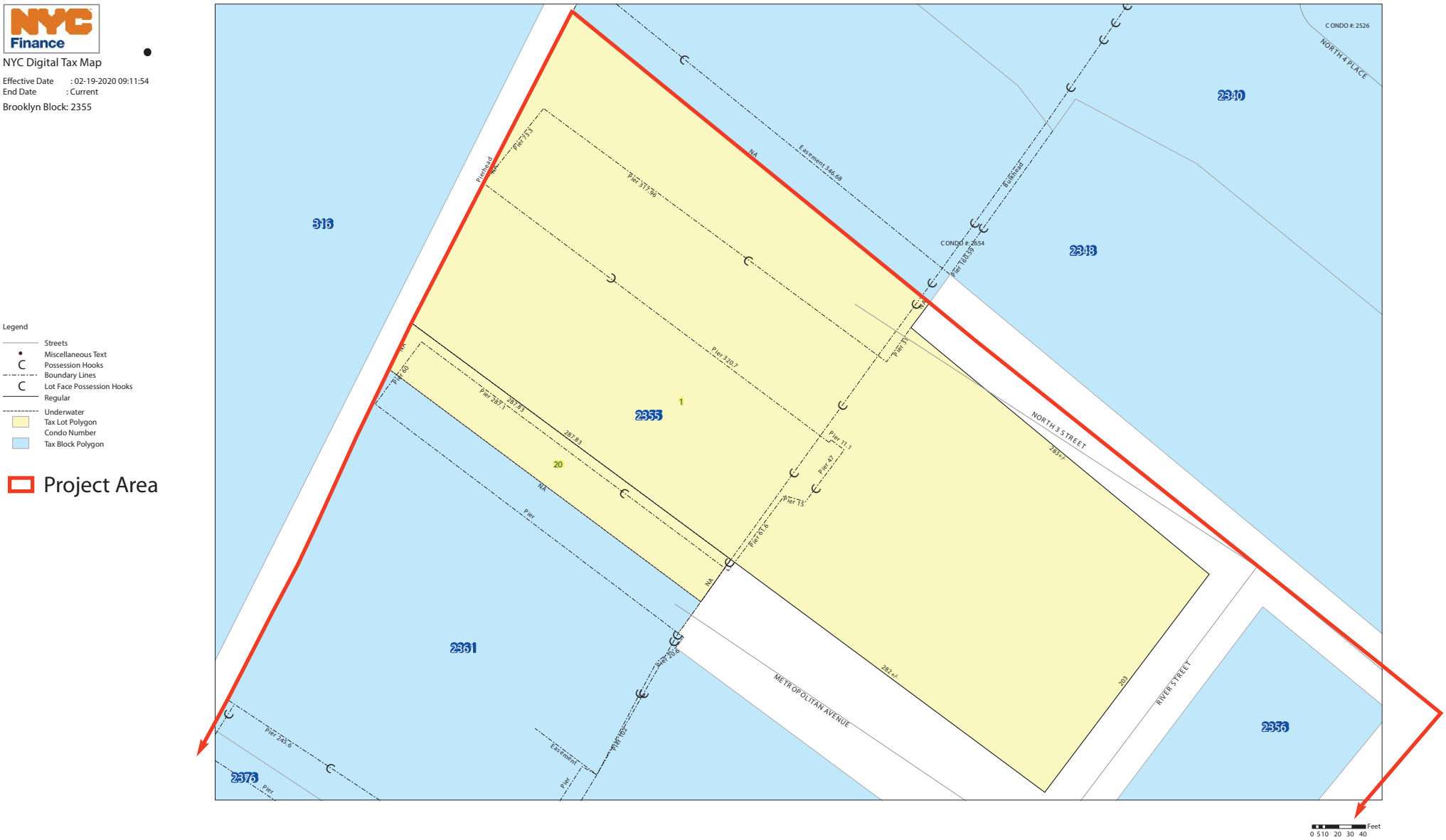


Legend

- Applicant's Proposed Development Site
- Projected Development Site
- Project Area
- 400-foot Radius

Land Use

- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commecial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilites & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data



River Ring EAS

Figure 4a
Tax Map



River Ring EAS

Figure 4b
Tax Map



River Ring EAS

Figure 4c
Tax Map

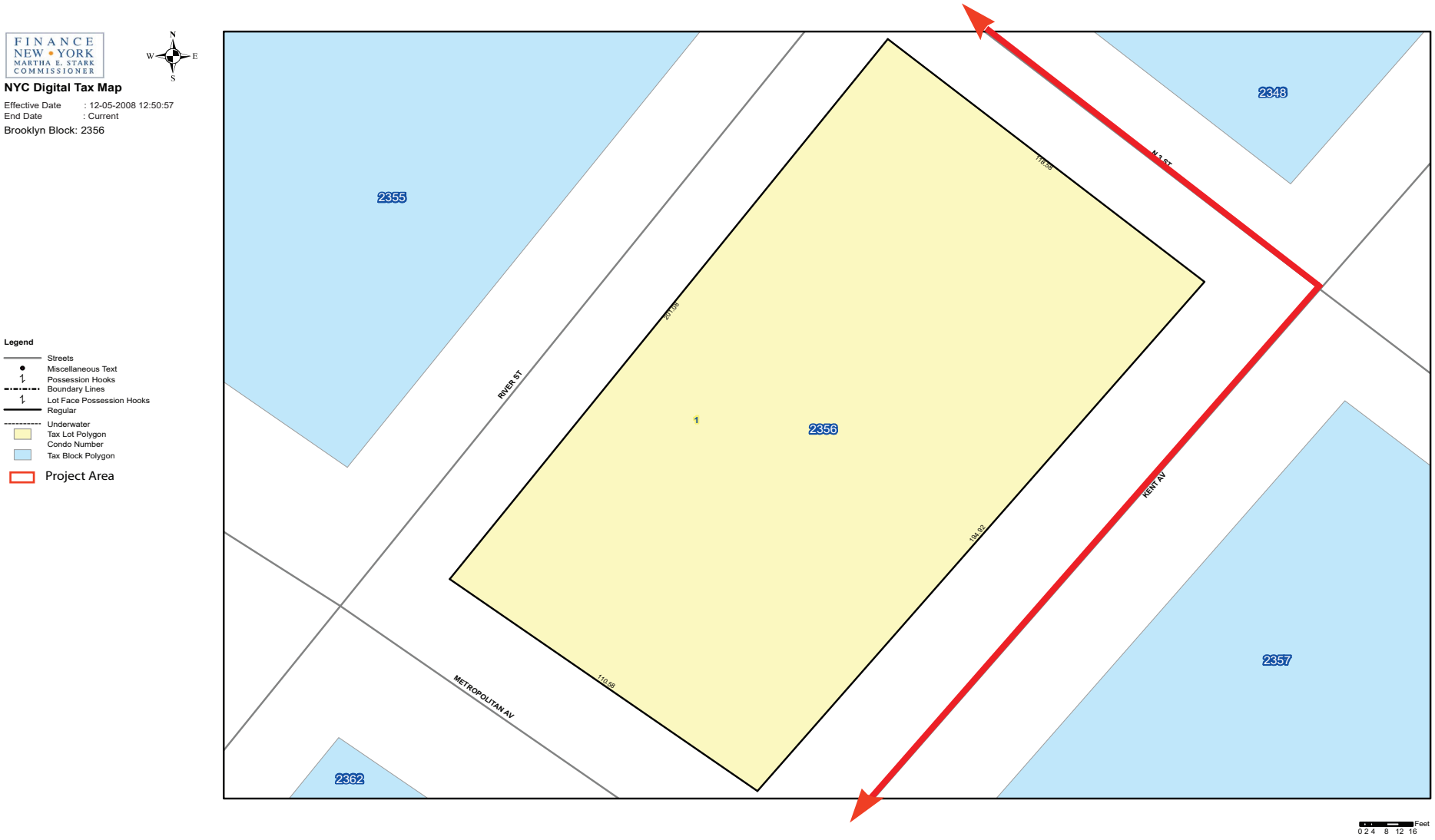
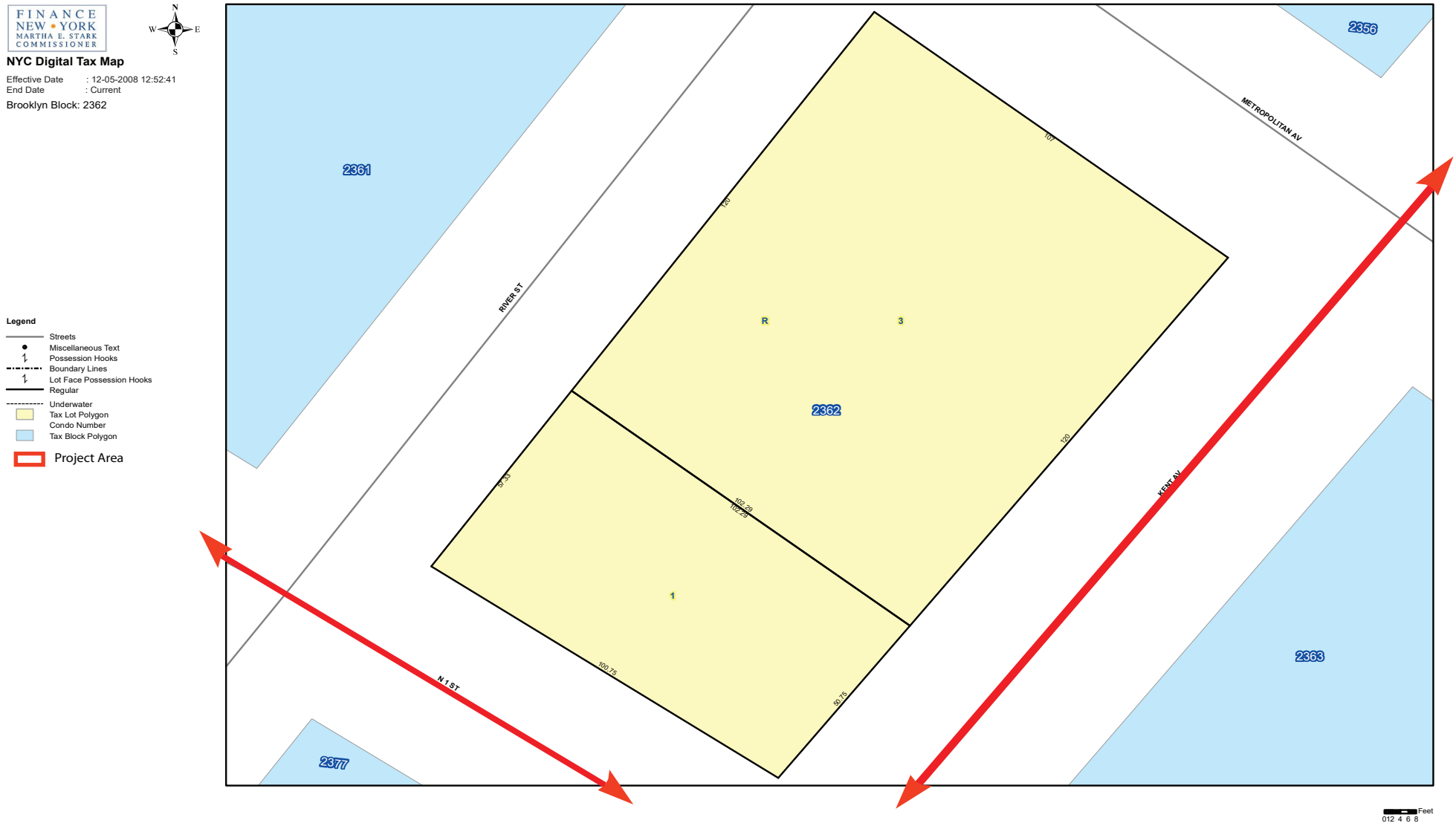


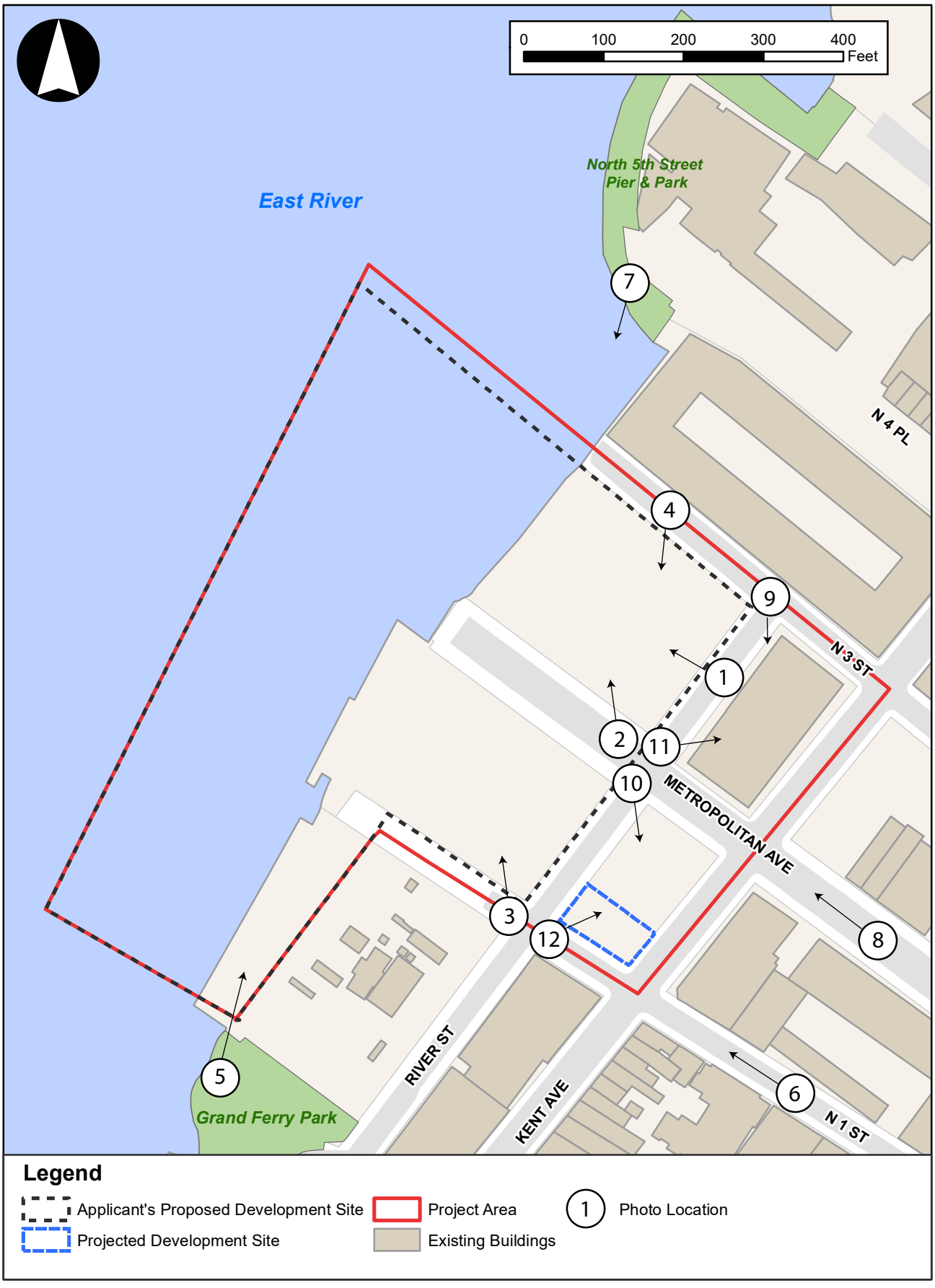
Figure 4d
Tax Map



River Ring EAS

Figure 4e
Tax Map

Figure 5a
Photo Location Map





1. View of the project site looking east on River Street between North 3rd and Metropolitan Ave.



2. View of the project site on Metropolitan Ave and River Street.



3. View of the project site from the corner of North 1st and River Street.



4. View of the project site looking south from North 3rd.



5. View of the Project Area from Domino Park.



6. View of the Project Area from North 1st Street between Kent and Wythe avenues



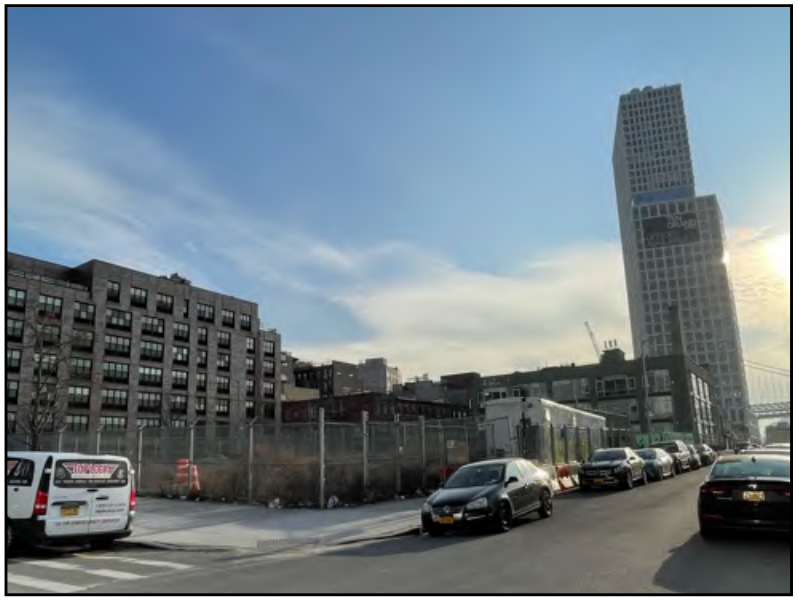
7. View of the Project Area and waterfront from North 5th Street Pier and Park



8. View of the Project Area looking west from Metropolitan Avenue between Kent and Wythe avenues



9. Looking southeast from the intersection of North 3rd Street and River Street.



10. Looking southeast from the intersection of Metropolitan Avenue and River Street.



11. Looking northeast from the intersection of Metropolitan Avenue and River Street.



12. Looking northeast from the intersection of North 1st Street and River Street towards the non-Applicant-owned Projected Development Site.

The total square feet not owned or controlled by the applicant: 23,116 sf (portion of Metropolitan Avenue to be demapped), 6,000 sf (portion of North 1st Street to be demapped),[2] plus 41,880 sf (Blocks 2356 and 2362 not controlled by the Applicant)

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) TBD VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length) TBD

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:

Applicant's Proposed Development: approximately 50 months.

Projected Development Site: 18 months

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO | IF MULTIPLE PHASES, HOW MANY? 2

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: For the Applicant's Proposed Development, it is anticipated that construction of the waterfront open space elements and the first building, as well as the excavation and foundation for both buildings, would begin in late 2023, and construction on the second building would begin in in the fourth quarter of 2025. The Proposed Development is expected to be completed in late 2027. The Projected Development Site would be redeveloped under both No-Action and With-Action conditions (anticipated to be less than 18 months). As such, the environmental review will use a 2027 analysis year.

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☒ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Public utility

[2] The portions of Metropolitan Avenue and North 1st Street that would be demapped are currently owned by a combination of the Applicant or the City of New York.

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures			Multi-family Elevator	+Multi-family Elevator
No. of dwelling units			1,250 total (affordable + market-rate)	+ 1,250
No. of low- to moderate-income units			313	+ 313
Gross floor area (sq. ft.)			1,120,000	+ 1,120,000
Commercial	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)		Proposed Development Site: Destination & local retail, office, warehouse, last-mile delivery facility. Projected Development Site: Commercial (retail), warehouse	Proposed Development Site: Local retail, office. Projected Development Site: Commercial (retail), warehouse	
Gross floor area (sq. ft.)		347,932	96,482	- 251,450
Manufacturing/Industrial	☐ YES ☒ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use		Light manufacturing maker space		
Gross floor area (sq. ft.)		68,000		- 68,000
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type			Proposed Development Site: Community center (50,000 sf); Projected Development Site: medical office (6,741 sf)	
Gross floor area (sq. ft.)			56,741	+ 56,741
Vacant Land	☒ YES ☐ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	Proposed Development Site: Vacant fenced-off lots, with upland covered with compacted sand and gravel, and seaward structures. Projected			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
	Development Site: vacant lot.			
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			135,073 sf (3.1 acres), plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area	+ 135,073 sf (3.1 acres), plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces		N/A	N/A	
No. of accessory spaces		599	250	- 349
Operating hours		24/7	24/7	
Attended or non-attended		Non-attended	Attended	
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:			2,925	
Briefly explain how the number of residents was calculated:	2.34 residents per unit. Residents based on average household size for Brooklyn: North Side-South Side Neighborhood Tabulation Area. Source: 2013-2017 American Community Survey via NYC DCP Population Factfinder.			
Businesses	☐ YES ☒ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type		Number of businesses TBD; last-mile delivery facility, warehouse, light manufacturing maker space, destination & local retail, office	Number of businesses TBD; Local retail, office, community center, & medical office	TBD
No. and type of workers by business		760 total workers: 102 last-mile facility workers, 102 warehouse workers, 68 light manufacturing workers 270 retail workers, 218 office workers	561 total workers: 50 residential workers, 240 office workers, 150 community facility workers, 89 retail workers, 20 medical office workers, 7 warehouse workers, 5 parking workers	-199
No. and type of non-residents who are not workers		TBD shoppers, and commercial and	TBD shoppers, office visitors, community facility patrons, and	TBD

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
		warehouse/light manufacturing visitors	public open space visitors	
Briefly explain how the number of businesses was calculated:	1 residence worker per 25 DUs, 3 retail workers per 1,000 sf, 4 office workers per 1,000 sf, 1 last-mile/warehouse/maker space worker per 1,000 sf, 3 community center/medical office workers per 1,000 sf, and 1 worker per 50 attended parking spaces.			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	M3-1	M3-1	C6-2 and M1-4	
Maximum amount of floor area that can be developed	2.0 FAR	2.0 FAR	7.2 and 6.5 FAR, respectively	+ 5.2/ + 4.5
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land Uses: industrial/ manufacturing, commercial, residential, mixed-use; zoning: M3-1, R6, R6/C2-4, M1-2/R6A, M1-2/R6B, C6-2, R8, R8/C2-4	Existing patterns are expected to remain	Existing patterns are expected to remain, with addition of Proposed Development and development on the Projected Development Site	Applicant's Proposed Development site changes from commercial/ manufacturing uses in No-Action to mixed residential-commercial use Projected Development Site adds approximately 6,741 sf of medical office space.
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. **To be provided in the EIS**		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form. **To be provided in the EIS**		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement N/A		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement To be provided in the EIS		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement N/A		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐

	YES	NO
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
iv. Indirect Business Displacement N/A		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry N/A		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? **To be provided in the EIS**	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? To be provided in EIS **To be provided in the EIS**	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? **To be provided in the EIS**	☐	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☒	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? **To be provided in the EIS**	☐	☐
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. **To be provided in the EIS**		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. **To be provided in the EIS**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. **To be provided in the EIS**		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☒	☐
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. **To be provided in the EIS**		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin? **To be provided in the EIS**	☐	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)? **To be provided in the EIS**	☐	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators? **To be provided in the EIS**	☐	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **To be provided in the EIS**	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? **To be provided in the EIS**	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☒	☐
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase? **The upland portion of the Proposed Development Site is less than 5 acres.**	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☒	☐
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. **To be provided in the EIS**		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): **See Attachment B, "Additional Technical Information for EAS Part II"**		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): **See Attachment B, "Additional Technical Information for EAS Part II"**		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions: To be provided in EIS **Refer to the Draft Scope of Work**		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? **See Attachment B, "Additional Technical Information for EAS Part II"**	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? **See Attachment B, "Additional Technical Information for EAS Part II"**	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour? **See Attachment B, "Additional Technical Information for EAS Part II"**	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) **To be provided in the EIS**	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in the EIS**		

	YES	NO
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18? **To be provided in the EIS**	☐	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. **To be provided in the EIS**		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **To be provided in the EIS**		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **To be provided in the EIS**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☒	☐
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall? **To be provided in the EIS**	☐	☐
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **To be provided in the EIS**		

20. *APPLICANT'S CERTIFICATION*		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records. Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME **David Lombino, River Street Partners LLC**	SIGNATURE	DATE 3/16/21

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact – YES	Potentially Significant Adverse Impact – NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☒	☐
Community Facilities and Services	☒	☐
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☒	☐
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒ YES ☐ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☒ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

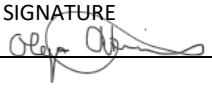
☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	City Planning Commission
NAME	DATE
Olga Abinader	March 22, 2021

SIGNATURE



Attachment A

Project Description

RIVER RING
Attachment A: Project Description

I. INTRODUCTION

The Applicant, River Street Partners LLC, is proposing a series of land use actions to facilitate the redevelopment of the Proposed Development Site with mixed-use buildings and waterfront public spaces designed to promote resiliency and programmed for in-water activities, passive recreation, and educational programs for the community.

The Applicant's Proposed Development consists of two mixed use towers and waterfront public spaces located on a zoning lot to be comprised of Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and a portion of Metropolitan Avenue (collectively known as the "Proposed Development Site"). The Project Area also includes two non-Applicant owned blocks to the east of the Proposed Development Site (Blocks 2356 and 2362). The Project Area is located in an M3-1 district, mapped in 1961. There are no other prior land use actions affecting the Project Area.

The Applicant seeks the following discretionary approvals (collectively, the "Proposed Actions"):

- City Map Change to demap, discontinue, close and, as necessary, dispose of segments of Metropolitan Avenue and North 1st Street to the west of River Street;
- Landfill of approximately 4,468 sf to create open area as part of the waterfront public space;
- Zoning Map Amendment to rezone the Project Area from an M3-1 district to C6-2 and M1-4 districts;
- Zoning Text Amendment to a) establish the portion of the Project Area to the west of River Street as an MIH area; and b) allow, as part of a Large Scale General Development ("LSGD"), structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, as well as allow such structures, as necessary , to generate floor area, provided, provided that the total distribution of floor area is limited to the floor area generated by existing piers and platforms within the seaward portion of the zoning lot;
- Zoning Authorizations to a) modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors pursuant to 62-822(a); b) modify requirements within waterfront public access areas pursuant to 62-822(b); and c) allow for a phased development of waterfront public access areas pursuant to 62-822(c);
- Zoning Certification pursuant to 62-811 with respect to compliance with waterfront public access and visual corridor requirements, as modified by the Zoning Authorizations;
- Zoning Special Permit for a LSGD to modify certain bulk regulations pursuant to 74-74, 3 allow for structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, and allow such structures, as necessary, to generate floor area; and
- Zoning Special Permit pursuant to ZR Section 74-532 to reduce the parking requirements for accessory group parking facilities in a Transit Zone.

II. BACKGROUND AND EXISTING CONDITIONS

Project Area/Proposed Rezoning Area

The Project Area (a.k.a. proposed rezoning area) is bounded to the north by North 3rd Street, to the east by Kent Avenue and property owned by the New York Power Authority (NYPA), to the south partially by North 1st Street and partially by Grand Ferry Park, and to the west by the US Pierhead Line in the East River (see Figure A-1). The Project Area comprises portions of three waterfront blocks and two inland blocks with a total lot area of approximately 443,770 sf. This includes the upland lot portion of the Applicant-controlled Proposed Development Site, which has a lot area of approximately 137,201 sf, the seaward lot portion of the Proposed Development Site, which has a lot area of approximately 235,573 sf and includes 19,582 sf of existing seaward structures, an approximately 23,116 sf area of Metropolitan Avenue and an approximately 6,000 sf area of North 1st Street proposed to be demapped, as well as the two non-Applicant-controlled inland tax blocks, which have a total lot area of 41,880 sf. The Proposed Development Site's total area with the Proposed Actions is 185,899 sf. However, the proposed With-Action lot area would be limited to a maximum of 156,783 sf for zoning calculation purposes. The Project Area is currently zoned M3-1, which allows a maximum floor area ratio (FAR) of 2.0 for industrial and commercial uses; residential and community facility uses are not allowed.

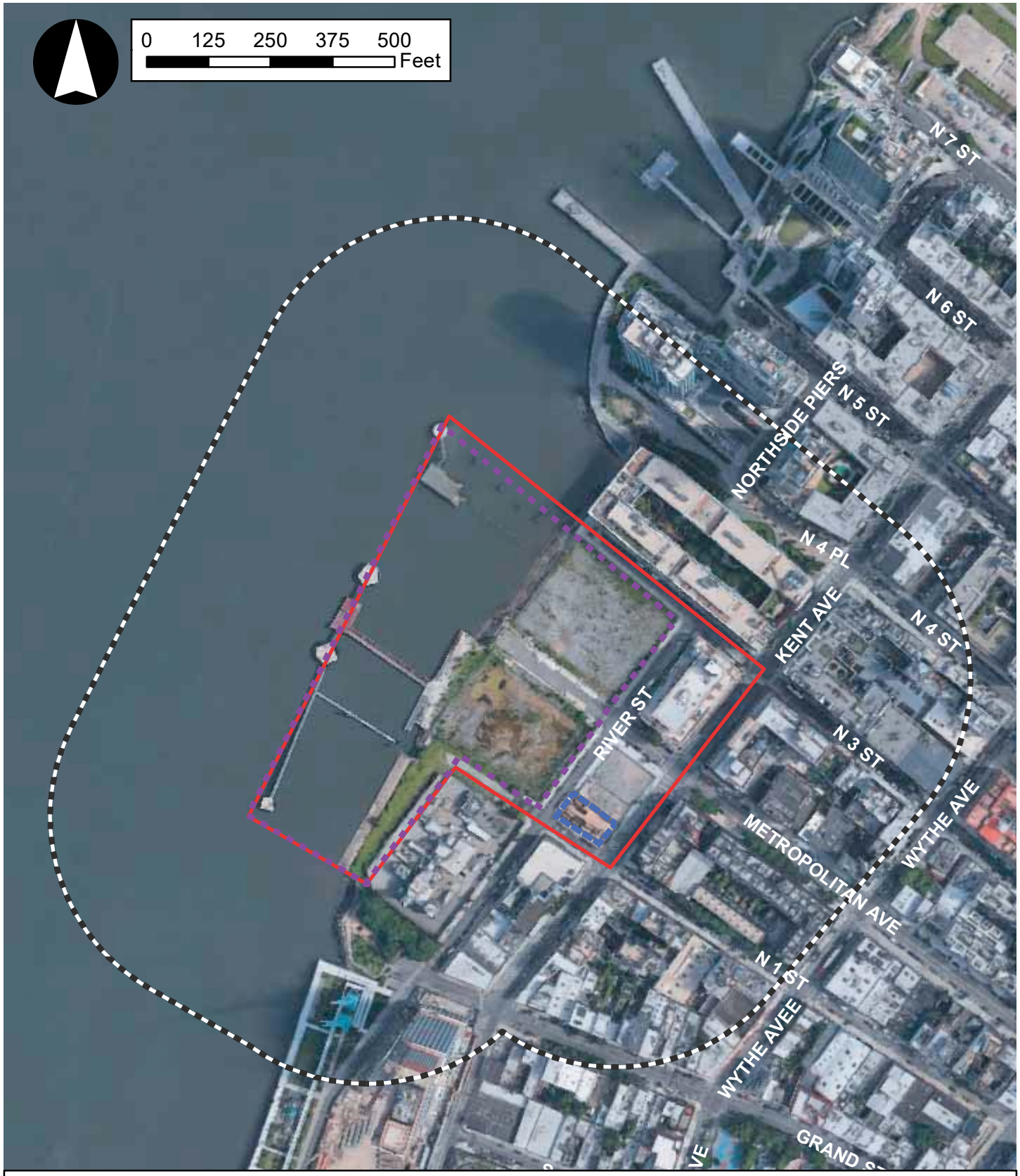
Proposed Development Site

The Proposed Development Site is currently vacant, with the upland portion covered in compacted sand and gravel (see Figure A-1). The Proposed Development Site previously contained multiple warehousing and storage buildings that accommodated a variety of industrial uses since the 1830s. Prior to the 1900s the Proposed Development Site was occupied by the Nassau Ferry Company (south), a lumber yard (middle) and a sugar refinery (north). In the 1920s the middle of the site was converted to coal storage, and in the 1940s, it was subsequently converted to fuel storage. By 1947, the ferry terminal in the southern portion of the Proposed Development Site was demolished and was used by Charles Pfizer and Company (predecessor to Pfizer) as molasses storage. A wharf was constructed at the shoreline to replace the ferry docks and to accommodate shipping. Four cellular caissons were constructed in the early 1960s, along with a new pier between North 1st Street and Metropolitan Avenue (fuel service pier) and catwalks connecting the three southern caissons; the northernmost caisson was connected to the North 3rd Street Pier by a catwalk. Between 1966 and 1974, the Proposed Development Site north of North 1st Street was entirely covered by fuel storage tanks that spanned the entire length of the property boundary; two large circular fuel storage tanks occupied a portion of the site south of North 1st Street. During this same period, the Metropolitan Avenue Pier had been demolished; the North 1st Street Pier and the new pier between North 1st Street and Metropolitan Avenue were reduced in width to their current configuration. By 1991, the North 3rd Street Pier was reduced to a finger pier and platform.

Consolidated Edison (ConEd) had owned and operated the Proposed Development Site since 1993, using it primarily as a No. 6 fuel oil storage complex for its North First Street Terminal (NFST), until the site was decommissioned in 2012 and the tanks were demolished between 2009 and 2013. When the site was decommissioned, the bulkhead on the northernmost block was also demolished and replaced with a shallow armored slope protected from erosion by cobbles (cobble slope).

The existing shoreline protection of the Proposed Development Site consists of a 265-foot-long by 25-foot-wide wharf, a 65-foot-long riprap revetment, a 205-foot-long bulkhead, and a 285-foot-long cobble slope. A 230-foot-long pile supported apron walkway is waterward of and parallel to the existing bulkhead.

Figure A-1
Project Location - Aerial View



The southern portion of the apron walkway is 12-foot wide; the northern portion is 6-foot wide. A pile-supported fuel service pier extends from the middle of the apron walkway to a pile-supported fuel service platform, about 200 feet from the bulkhead. The North 1st Street Pier extends about 195 feet and is about 5-feet wide; however, the segment that connected the pier to the shore is no longer present. The North 3rd Street Pier once extended about 245 feet from the former bulkhead, but the deck of the near shore portion no longer exists; only the piles that once supported the deck remain. A pile-supported timber platform (about 38,000 sf) at the end of the former North 3rd Street Pier still exists. About 200 feet waterward of the shoreline are four cellular caissons, ranging in diameter from about 28 to 47 feet. The southern three caissons and the fuel service platform are connected by pile-supported catwalks about 5 feet wide. The North 1st Street Pier terminates at this catwalk. A 20-foot-wide catwalk extends from the former North 3rd Street platform to the northernmost caisson. There is a 60-inch combined sewer pipe in Metropolitan Avenue that carries flow from the east, which discharges to an existing regulator, also located in Metropolitan Avenue. A 24-inch branch interceptor sewer carries flow from the regulator back to Kent Avenue where it continues north to the Newtown Creek treatment plant.

Remainder of Project Area

The Project Area also includes two inland blocks (Blocks 2356 and 2362) which are located directly east of the Applicant-controlled Proposed Development Site (refer to Figure A-1). Block 2356 is comprised of a single lot (Lot 1), which contains a recently constructed six-story (83-foot-tall) mixed commercial building with approximately 24,000 gsf of office space on the 4th-6th floors, 22,000 gsf of destination retail (Trader Joe's) below grade, 21,000 gsf of ground floor retail, approximately 176 accessory attended parking spaces (34,370 gsf), and 1,600 gsf for roof garden on the third floor. On Block 2362, Lot 3 is a vacant 13,378 sf lot owned by Con Edison. Lot 1 is an approximately 5,862 sf lot that was previously occupied by a 1-story building that was demolished in 2019; subsequent permits have been filed for excavation, bracing and shoring, and the site appears to be undergoing environmental remediation.

Neighborhood Context

The Project Area is located in the Williamsburg neighborhood in Brooklyn Community District 1. Land uses within a 400-foot radius (the "Surrounding Area") of the Project Area include a mix of manufacturing, commercial, and mixed residential and commercial uses, as well as utility uses and open space. The Surrounding Area is primarily characterized by 6- to 7-story multi-family and mixed residential and commercial buildings north of North 1st Street, and 3- to 4-story multi-family buildings and mixed residential and commercial buildings south of North 1st Street. Commercial buildings ranging from 1 to 6 stories are scattered within the Surrounding Area. The New York Power Authority (NYPA) Power Plant at 49 River Street adjoins the southern end of the Project Area. To the north of North 3rd Street and south of North 1st Street, between Kent Avenue and the East River, are several waterfront residential and mixed-use buildings ranging in height between 30 and 41 stories. These buildings were a part of the recent 2010 and 2014 rezoning actions described below.

Recent rezonings in areas surrounding the Project Area include: 1) the nearly 200-block 2005 Greenpoint-Williamsburg neighborhood rezoning (C 050111 (A) ZMK; C 040415 MMK; C 040416 MMK; C 040417 MMK and C 040418 MMK) directly to the north and east of the Project Area; and 2) the 2010 New Domino rezoning (C 100185 ZMK) directly to the south of the Project Area, approved in conjunction with a series of land use actions (N 100186 ZRK; C 100187 ZSK; C 100188 ZSK, N 100190 ZAK; N 100191 ZCK; and N 100192 ZCK), which rezoned that site from M3-1 to R8 with a C2-4 commercial overlay for the majority of the waterfront parcel; M3-1 to C6-2 for a section of the waterfront parcel; and M3-1 to R6 with a C2-4

commercial overlay on the upland parcel. In 2014, Domino Sugar was approved to facilitate a 2.95 million-square-foot large-scale general development with waterfront spaces (N 140131 ZRK; C 140132 ZSK; C 140133 ZSK; C 140134 ZSK; C 140135 ZSK; N 140136 ZAK; N 140137 ZAK; N 140138 ZAK; B 140139 ZCK; N 140140 ZCK; and N 140141 ZCK).

The Project Area is located within a Transit Zone. The B32 local bus runs northbound along Kent Avenue to Long Island City, Queens, and southbound along Wythe Avenue to the Williamsburg Bridge Plaza. The North Williamsburg Ferry stop is located two blocks north of the Project Area. The Bedford Avenue (L) Station on North 7th Street is located northeast of the Project Area. Open spaces within the Surrounding Area include Grand Ferry Park, immediately south and adjacent to the Project Area; Domino Park, one-block south of the Project Area; William Sheridan Playground, two blocks southeast of the Project Area on Grand Street; and North 5th Street Pier and Park, two-blocks north of the Project Area along the East River waterfront between North 5th and North 6th streets. South of North 5th Street Pier and Park is the One North Fourth waterfront esplanade, which provides a connection between the North 5th Street Pier and Park and North 3rd Street, and the covered arcade on the west side of the Austin Nichols building that creates a waterfront connection between the end of North 3rd Street and One N4th Place.

III. DESCRIPTION OF THE PROPOSED ACTIONS

City Map Change

A change to the City Map is being proposed to demap, discontinue, close and, as necessary, dispose of segments of Metropolitan Avenue and North 1st Street west of River Street. The portions of Metropolitan Avenue and North 1st Street that would be demapped are currently owned by a combination of the Applicant or the City of New York. The proposed City Map Amendment is intended to pedestrianize and landscape these street segments that would otherwise be unimproved, with limited access to the waterfront. This would also maximize the area of public open space that would be created along the East River. In conjunction with the Proposed Development, the upland portion of the demapped area of Metropolitan Avenue would serve as a public pedestrian corridor that allows vehicle-free access from River Street and terminates at the planned public open space that would be constructed along the East River waterfront, and the demapped portion of North 1st Street would provide a connection for the proposed shore public walkway. The demapped street segments would function as a right-of-way for pedestrian traffic to the waterfront and to the adjacent Proposed Development Site.

Landfill

Landfill of approximately 4,468 sf to create open area as part of the waterfront public space on the Proposed Development Site. The landfill area is on the northern-most portion of the park, just south of the terminus of North 3rd Street. The purpose of the proposed landfill is to enhance the protective nature of the cove and resilient flood protection measures, as well as promote increased healthy ecology along the shoreline.

Zoning Map Amendment

The proposed zoning map amendment would rezone the portion of the Project Area west of River Street (the Proposed Development Site) from M3-1 to C6-2, and the remaining portion to the east of River Street from M3-1 to M1-4. For the Applicant's Proposed Development Site, the proposed rezoning from M3-1 to C6-2 would increase the permitted FAR from 2.0 to 6.5 for commercial uses, while allowing residential uses at an FAR of up to 7.2 (and up to 6.5 FAR for community facility uses). On Blocks 2356 and 2362, which would be rezoned from M3-1 to M1-4, the proposed zoning map amendment would increase the permitted FAR from 2.0 to 6.5 for community facility uses, and maintain the maximum 2.0 FAR for commercial/manufacturing uses. This would allow for additional development density on the Proposed Development Site as well as new uses in the Project Area that are not currently permitted under existing zoning, and provide a transition/buffer zone between the Proposed Development Site and the mixed-use district mapped to the east. As shown in Figure A-2, the proposed rezoning area encompasses the entirety of the Project Area.

Zoning Text Amendment

The proposed zoning text amendment would: a) establish the portion of the Project Area west of River Street as an MIH area; and b) allow, as part of a Large Scale General Development ("LSGD"), structures in the seaward portion of the Applicant's zoning lot to be fully accessible and enjoyable by the public, and to generate floor area, provided that the total distribution of floor area is limited to the floor area generated by existing piers and platforms within the seaward portion of the zoning lot.

Large-Scale General Development (LSGD) Special Permit

Zoning special permit for the Applicant's LSGD are being sought to modify certain bulk regulations pursuant to Section 74-743 of the Zoning Resolution, allow for structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, and allow such structures, as necessary, to generate floor area..

Waterfront Zoning Certification and Authorizations

Several waterfront zoning authorizations are being sought to: a) modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors pursuant to 62-822(a); b) modify design requirements within waterfront public access areas pursuant to 62-822(b); and c) allow for phased development of waterfront public access areas a phasing plan pursuant to 62-822(c).

Waterfront zoning certification is also being sought pursuant to Section 62-811 with respect to compliance with waterfront public access and visual corridor requirements, as modified by the zoning authorizations discussed above.

Special Permit to Reduce Parking

A Special Permit pursuant to ZR Section 74-532 is being requested to reduce the parking requirements for accessory group parking facilities in a Transit Zone. This would reduce the number of accessory parking

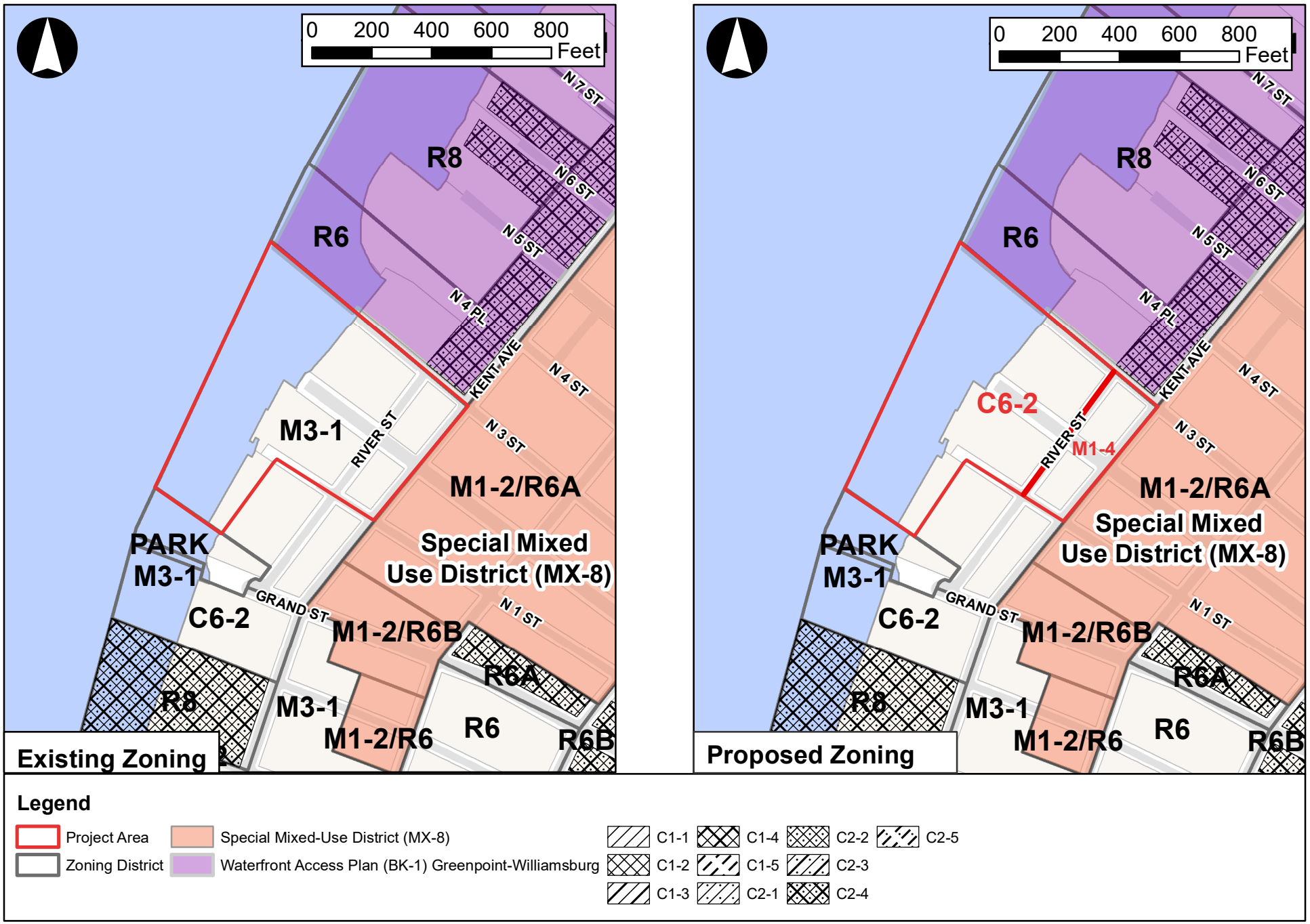


Figure A-2
Proposed Zoning Map Change

spaces provided in the Proposed Development from the number of spaces required by the proposed C6-2 zoning (estimated at approximately 375 for the RWCDS), to 250 spaces.

Other Discretionary Approvals

The Proposed Development would entail in-water construction associated with the proposed waterfront open space, and the Project Area is partially within the East River's littoral zone, an area over which the NYS Department of Environmental Conservation (NYSDEC) and the US Army Corps of Engineers (USACE) have jurisdiction. As such, a Joint Permit Application from NYSDEC and USACE is being sought in conjunction with the publicly accessible open space proposed along the waterfront.

The Applicant may seek additional actions related to financing for the affordable housing component of the Proposed Development.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Proposed Actions align with the City's 2020 Fair Housing Plan: *Where We Live* which encourages the creation and distribution of affordable housing in safe, high opportunity neighborhoods, like Williamsburg, with good access to transportation, open space, job opportunities and schools. The Proposed Actions are being requested to allow for the redevelopment of the Applicant's vacant waterfront site in the Williamsburg neighborhood of Brooklyn. While the Project Area and much of the surrounding area was previously used for manufacturing purposes, there is no longer a concentration of industrial activity in the area. However, a strong demand for affordable and market-rate housing exists. The Proposed Actions would create an opportunity for the development of two new mixed-use buildings with residential (including market rate and affordable units), local retail, office, and community facility uses, as well as new public open space, on the Applicant's property. The Proposed Actions would allow the Applicant to maximize use of its property while providing a contiguous swath of public open space along the East River, both to the north and south of the Proposed Development Site, as well as accessible in-river space and an intertidal area.

The Proposed Actions, which would rezone the Proposed Development Site from M3-1 to C6-2 and rezone the two blocks to the east from M3-1 to M1-4, would also eliminate the possibility of future heavy industrial uses in a neighborhood with an increasingly residential and mixed-use character, and provide a transition/buffer zone between the Proposed Development Site and the mixed-use district mapped to the east.

The proposed city map change, which would de-map Metropolitan Avenue and a portion of North 1st Street west of River Street, as well as the proposed landfill action, would facilitate the construction of a unified public waterfront open space across portions of the three existing blocks comprising the Proposed Development Site and provide a connection for the proposed shore public walkway.

The proposed zoning map amendment would rezone the Applicant-controlled Proposed Development Site from M3-1 to C6-2, and the proposed text amendment would create a Mandatory Inclusionary Housing designated area on the Applicant's property. The proposed zoning district at the Proposed Development Site would allow for the development of residential, community facility, and commercial uses. The proposed zoning text amendment, which would designate the portion of the Project Area west of River Street as an MIH Area, would require the Applicant to construct affordable DUs on the Proposed

Development Site. Therefore, the Proposed Actions would create new affordable housing in the proposed rezoning area, helping to address affordable housing goals set forth by the City in Housing New York: A Five-Borough, Ten-Year Plan.

The proposed special permit pursuant to ZR 74-532 would allow for a reduction in the number of accessory parking spaces provided as part of the Proposed Development, from the number of parking spaces that would be required under the proposed zoning (estimated at approximately 375 for the RWCDS) to 250 spaces. This is intended to maximize functional space on the site while providing a level of parking that aligns with the site's location in a Transit Zone and the availability of other modes of transportation nearby. Due to the volume of new open water being created through the proposed plan, the available area for sub-grade construction is limited to the upland-most portion of the Proposed Development Site. The high water table and flood zone characteristics of the site create additional serious constraints to the amount of reasonably feasible below grade excavation that can be performed.

The proposed LSGD special permits would facilitate a project that the Applicant believes is superior in terms of function and design to what can be achieved as-of-right under the proposed zoning, by permitting the proposed towers to be located with modifications of underlying height and setback regulations in a manner that shifts bulk away from the proposed public open space, and allowing the allocation of floor area to the upland lot. In order to create the amount of proposed open space, the Applicant has reduced the ground floor footprint of the buildings to approximately 35% of the buildable lot area. Therefore, the remaining buildable area is accommodated through the proposed height of the buildings' towers. All of the street frontages maintain a 15-foot wide sidewalk at a minimum. Along River Street both buildings incrementally set back until they reach a minimum of 15 feet from the property line. Finally, the proposed waterfront zoning authorization would modify certain locational and design requirements in order to create a waterfront design that promotes public use and enjoyment of the waterfront, provide in-water access and accessible in-river space; in total 6.28 acres of new waterfront park. The waterfront public space would be accessible to the public and offer water-based recreation, enhance views to the water from upland streets and other public spaces, and allow for phased development on the Applicant's Proposed Development Site.

V. DESCRIPTION OF APPLICANT'S PROPOSED DEVELOPMENT

The Applicant's Proposed Development would consist of two mixed-use towers with mixed income residential, commercial, and community facility uses. In total, the Proposed Development would contain approximately 1.336 million gsf, comprised of approximately 1.12 million gsf of residential space[1] (approximately 1,250 dwelling units, of which 313 units (25%) would be affordable),[2] 50,000 gsf of community facility space, 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail) and approximately 83,000 gsf of below-grade parking (approximately 250 accessory attended parking spaces). Although plans are still in the preliminary stages, the Applicant intends to house a community center within the community facility space.

[1] Residential gsf includes approximately 70,000 sf of amenity space as a combined total for both towers.

[2] It should also be noted that although the Applicant plans to develop approximately 1,050 residential units, 1,250 units are being assumed in the RWCDS for conservative analysis purposes, as discussed in Section VI below.

The North Tower would comprise 49 stories and rise to a height of approximately 560 feet. The South Tower would comprise 64 stories and rise to a height of approximately 710 feet (see illustrative massing in Figure A-3). As shown in the preliminary ground floor plan in Figure A-4, the North Tower's residential lobby would be located at the corner of North 3rd and River streets; the community facility use would be accessible from North 3rd Street; and local retail uses would front on both North 3rd and River streets, as well as onto the proposed open space. The South Tower's residential lobby would be located at the corner of North 1st and River streets; the office component would be accessible from North 1st Street; and local retail uses would run along both North 1st and River streets, as well as around the proposed open space. The Proposed Development's accessory parking garage would be accessible from the South Tower via an entrance/exit on North 1st Street.

Additionally, the Proposed Actions would allow for the construction of state-of-the-art in water resiliency infrastructure that will protect the shoreline and upland properties from storms, flooding and sea level rise resulting from global Climate Change. Approximately 135,073 sf (3.1 acres) of new public open space (plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area) would be created, expanding the open space network along the East River waterfront to facilitate a continuous public waterfront experience spanning from Bushwick Inlet Park to the north to Grand Ferry Park and Domino Park to the south. The new waterfront public space would also include 37,370 sf of intertidal area, and 101,090 sf of accessible in-river space; in total 6.28 acres of new waterfront park. The waterfront public space would be accessible to the public and offer water-based recreation (e.g., kayak launch), educational programming and a variety of other opportunities for enjoyment of the waterfront by the community at large.

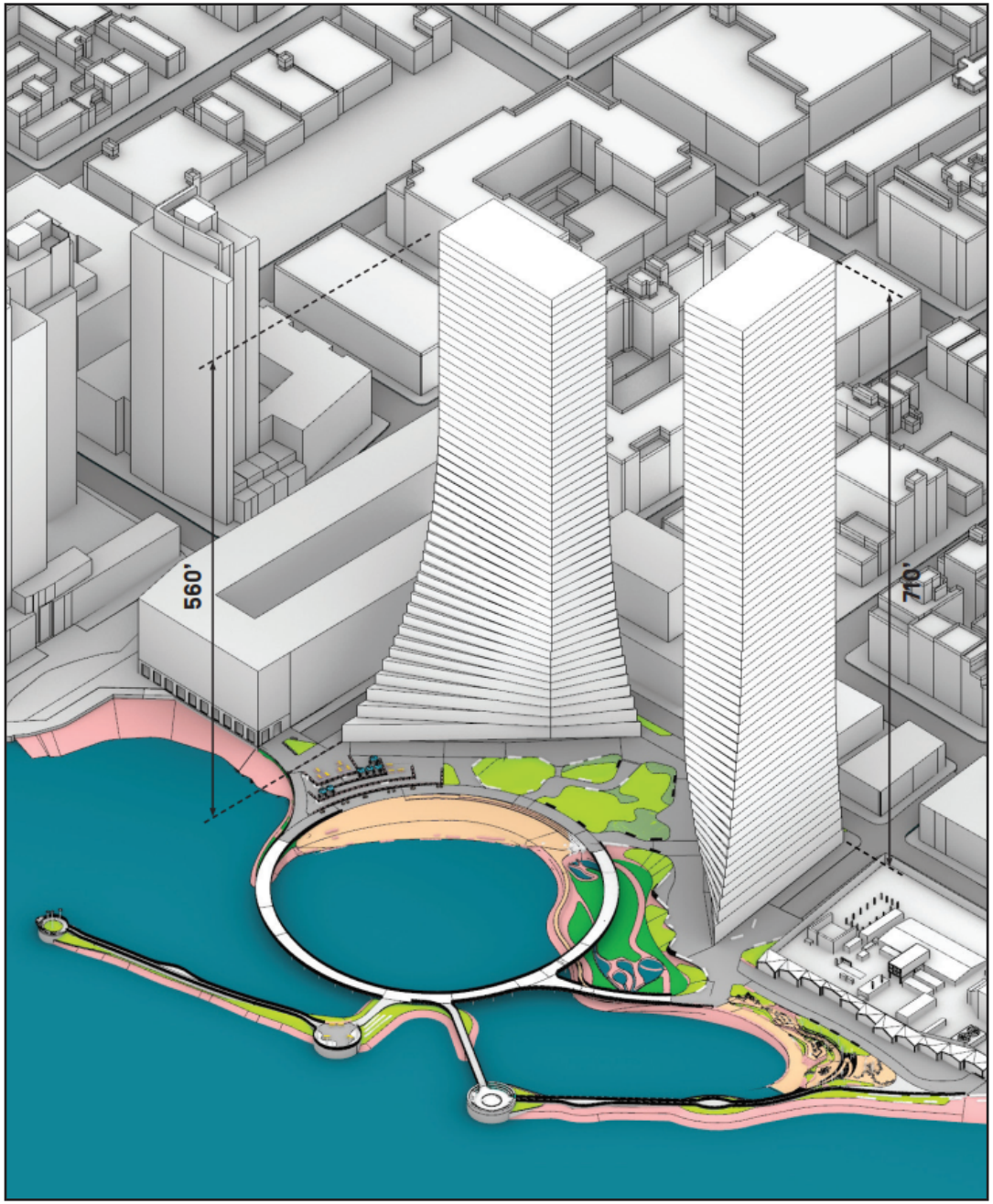
As shown in the illustrative waterfront open space plan in Figure A-5, active and passive recreation facilities to be provided in the public open space include a public beach on the new cove, stepped seating area facing the beach with granite block seating, a ramped boat launch for non-motorized watercraft (e.g., kayaks, paddleboards), a nature play area, landscaped plantings, and community kiosks. Man-made freshwater wetlands would also be created upland of the shoreline. In accordance with waterfront zoning requirements, an approximately 900-foot-long shore public walkway would be provided along the East River; a portion of the shore public walkway would extend over a portion of the new salt marsh and tide pools being created along the south end of the cove.

VI. ANALYSIS FRAMEWORK

The Proposed Actions would change the regulatory controls governing land use and development within the Project Area. The 2020 *CEQR Technical Manual* will serve as the general guide on the methodologies and impact criteria for evaluating the Proposed Actions' potential effects on the various environmental areas of analysis.

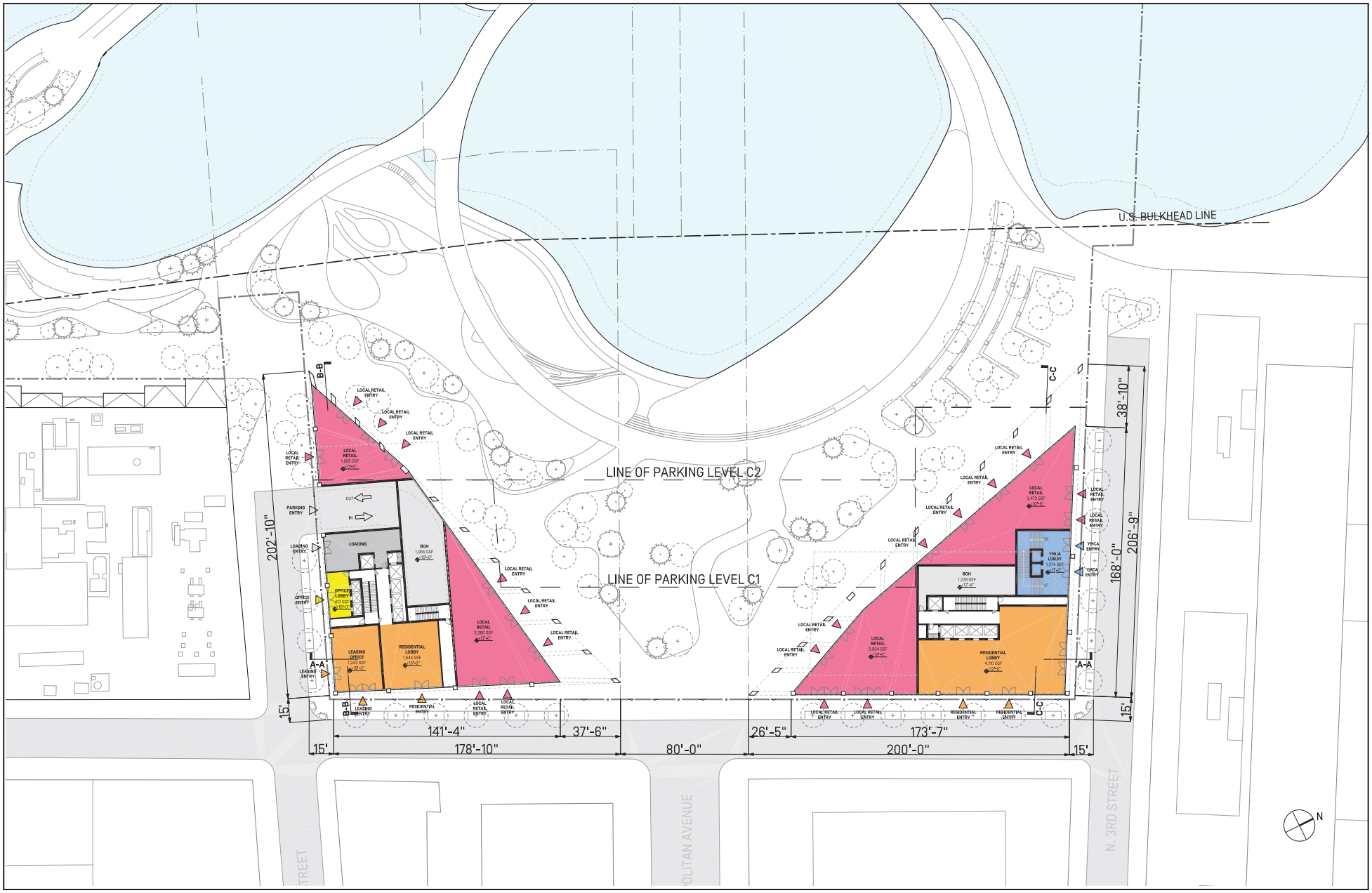
Analysis Year

The Applicant's Proposed Development would be constructed over a period of approximately 50 months, with expected completion and full occupancy by 2027. As the Applicant-owned Proposed Development Site is currently vacant, there would be minimal startup time subsequent to approval of the Proposed Actions. Assuming the Proposed Actions would be approved in early 2022, it is conservatively estimated that up to 18 months following project approval would be utilized for finalizing building design and DOB permitting, and construction mobilization. As such, it is anticipated that demolition of select existing



Source: BIG Architects

Figure A-3
Proposed Development - Illustrative Massing



Source: BIG Architects

River Ring EAS

Figure A-4
Proposed Development - Preliminary Ground Floor Plan



Source: James Corner Field Operations

Figure A-5
Proposed Development - Illustrative Waterfront Open Space Plan

seaward structures would commence in the third quarter of 2023 and will begin the construction process of the marine infrastructure and waterfront park, which is anticipated to occur over a 24-month period. Construction on the first tower (the North Tower), as well as the excavation and foundation for both towers, is planned to begin in the fourth quarter of 2023 and would last for approximately 24 months, and construction of the second tower (the South Tower) is estimated to commence in the fourth quarter of 2025 and last for approximately 23 months. The South Tower would not have an excavation/ foundation stage, as the excavation and foundation for the entire upland development would take place during construction of the North Tower. The Proposed Development is expected to be completed by the third quarter of 2027. Accordingly, this environmental review will use 2027 as the Analysis Year for analysis of future conditions consistent with *CEQR Technical Manual* guidance.

In addition to the Proposed Development, an additional Projected Development Site has been identified in the Project Area (Block 2362, Lot 1). However, as described below, no formal redevelopment plans exist for the Projected Development Site; nonetheless, the site meets the CEQR soft site criteria and is included for RWCDS analysis purposes. Construction of the Projected Development Site is anticipated to take less than 18 months, and, it is assumed to be completed by the analysis year of 2027.

Reasonable Worst-Case Development Scenario (RWCDS)

In order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the future without the Proposed Actions (No-Action) and the future with the Proposed Actions (With-Action) for an analysis year, or Build Year, of 2027. The incremental difference between the No-Action and With-Action conditions will serve as the basis of the impact category analyses.

Identification of Development Sites

According to the *CEQR Technical Manual*, the following factors, commonly referred to as "soft site criteria," are generally considered when evaluating whether some amount of development would likely be constructed by the build year as a result of the Proposed Actions:

- The uses and bulk allowed: Lots located in areas where changes in use would be permitted and/or contain buildings built to substantially less than the maximum allowable floor area ratio (FAR) under the existing zoning are considered "soft" enough such that there would likely be sufficient incentive to develop in the future, depending on other factors specific to the area (e.g., the amount and type of recent as-of-right development in the area, recent real estate trends, site specific conditions that make development difficult, and issues relating to site control or site assemblage that may affect redevelopment potential); and

- Size of the development site: Lots must be large enough to be considered "soft." Generally, lots with a small lot size are not considered likely to be redeveloped, even if currently built to substantially less than the maximum allowable FAR. A small lot is often defined for this purpose as 5,000 square feet or less, but the lot size criteria is dependent on neighborhood specific trends, and common development sizes in the study area should be examined prior to establishing these criteria.

Chapter 2, Section 410 of the *CEQR Technical Manual* also indicates that if sites meet both of these criteria, the likelihood of development should be further determined by considering the following:

- the amount and type of recent as-of-right development in the area;
- recent real estate trends in the area;
- recent and expected future changes in residential population and employment in the study area;
- government policies or plans, such as a building on a site being identified for a landmark designation, that may affect the development potential of a site or sites;
- site specific conditions that make development difficult; and
- issues relating to site control or site assemblage that may affect redevelopment potential.

Chapter 2, Section 410 of the *CEQR Technical Manual* also specifies that some uses and types of buildings that meet these soft site criteria are typically excluded from development scenarios because they are unlikely to be redeveloped as a result of the proposed actions. These "Excluded Sites" include:

- Full block and newly constructed buildings with utility uses, as these uses are often difficult to relocate;
- Long-standing institutional uses with no known development plans; or
- Residential buildings with six (6) or more units constructed before 1974. These buildings are likely to be rent-stabilized and difficult to demolish due to tenant re-location requirements.

Definition of Projected and Potential Development Sites

To produce a reasonable, conservative estimate of future growth, identified development sites are typically divided into two categories: projected development sites and potential developments. Projected development sites are considered more likely to be developed within the analysis period for the Proposed Actions (i.e., by 2027), while potential sites are considered less likely to be developed over the same period.

APPLICANT-OWNED PROPOSED DEVELOPMENT SITE (BLOCK 2355, LOTS 1 AND 20; BLOCK 2361, LOTS 1, 20, AND 21; BLOCK 2376, LOT 50)

As this site, which is currently vacant, is the subject of the Proposed Actions in order to facilitate the Applicant's plans for its redevelopment, it is a known Development Site for CEQR analysis purposes (a.k.a. Applicant's "Proposed Development Site").

REMAINDER OF PROJECT AREA

Block 2356; Lot 1 (200 Kent Avenue) – This 22,640 sf lot is currently occupied by a recently constructed six-story (83-foot-tall) mixed commercial building with approximately 24,000 gsf of office space on the 4th-6th floors, 22,000 gsf of destination retail (Trader Joe's) below grade, 21,000 gsf of ground floor retail, 22,000 gsf of accessory attended parking spaces, and 1,600 gsf for roof garden on the third floor. The development on this lot maximizes the 2.0 allowable commercial/manufacturing FAR under both the existing M3-1 and proposed M1-4 zoning. As this site was only recently developed it meets the *CEQR Technical Manual* "Excluded Sites" criteria of newly constructed buildings. Therefore, no new development would be expected to occur on this lot as a result of the Proposed Actions.

Block 2362; Lot 1 (230 Kent Avenue) – This 5,862 sf lot was previously occupied by a 1-story building that had full lot coverage. Demolition permits were filed in February 2019. Subsequent permits have been filed for excavation, bracing and shoring, but no New Building permits are on file at DOB. As this is a site where

construction is currently actively occurring, it is expected to be redeveloped irrespective of the Proposed Actions. Moreover, the proposed M1-4 district would not increase the maximum allowable FAR for commercial or manufacturing uses compared to the existing M3-1 designation. However, as the proposed rezoning from M3-1 to M1-4 would broaden allowable uses to include community facilities and increase the maximum allowable FAR for mixed-use buildings that include community facility uses, this lot is conservatively being assumed as a soft-site (a.k.a., Projected Development Site) for RWCDS purposes.

Block 2362; Lot 3 (218 River Street) – A vacant 13,378 sf lot owned by Con Edison. As this site is owned by a utility company, with no known development plans, it meets the *CEQR Technical Manual* "Excluded Sites" criteria of a full block with utility uses, and is therefore unlikely to be redeveloped as a result of the Proposed Actions. Therefore, no new development is expected to occur on this lot as a result of the Proposed Actions.

The Future Without the Proposed Actions (No-Action Condition)

PROPOSED DEVELOPMENT SITE

Under the No-Action scenario, the Applicant's Proposed Development Site would be developed on an as-of-right basis pursuant to the existing M3-1 zoning district. There would be no mapping action to de-map a segment of Metropolitan Avenue or a portion of North 1st Street, and they would remain as mapped City streets that would be opened to traffic and would have public sidewalks. As such, the Proposed Development Site under the No-Action condition would comprise a lot area for zoning analysis purposes of approximately 156,601 sf (137,019 sf of upland lot and 19,582 sf of seaward piers).

In the No-Action scenario, the Applicant would construct two buildings, with a combined total floor area of approximately 621,500 gsf (312,050 zsf), including approximately 54,500 gsf of office uses, 83,100 gsf of retail uses (60,100 gsf of destination retail and 23,000 gsf of local retail), approximately 68,000 gsf of light manufacturing maker space, an approximately 102,100 gsf last-mile distribution facility (Use Group (UG) 16D), and 94,750 gsf of warehouse uses, as well as 579 accessory parking spaces (202,550 gsf) and 16,500 sf of mechanical space. The No-Action development would have a combined FAR of approximately 2.0.

The northern building of the No-Action development would consist of approximately 315,500 gsf, comprising six floors above grade (and one cellar level, below 23 feet), with a height of approximately 100 feet to the building roof line (140 feet to top of mechanical bulkhead). Destination retail uses would occupy the cellar level of the northern building. The ground floor would be occupied by accessory parking (19,100 gsf), local retail (14,000 gsf), an office lobby (1,000 gsf), last-mile distribution loading space (20,000 gsf), and destination retail lobby (3,000 gsf). The second floor would be occupied with accessory parking (57,100 gsf). The third floor would include accessory parking (30,600 gsf), mechanical space (16,500), and last-mile distribution facility space (10,000 sf). The fourth and fifth floors would be occupied by last-mile distribution facility space (57,100 gsf and 15,000 gsf, respectively). Finally, the sixth floor would include 15,000 gsf of office space.

The southern building would consist of approximately 306,000 gsf, comprising eight floors above grade (and one cellar below 23 feet), with a height of approximately 110 feet to the building roof line (approximately 150 feet to top of mechanical bulkhead). Accessory parking would be located on the cellar level (41,000 gsf), a portion of the ground floor (30,000 gsf), and a portion of the second floor (24,750 gsf). The ground floor would also include local retail space (9,000 gsf), an office lobby (1,000 gsf), a lobby for light manufacturing maker space (1,750 gsf), and warehouse lobby (12,000 gsf). In addition to accessory

parking, the second floor would include 29,000 gsf of warehouse space. The third floor would include 53,750 gsf of warehouse space, and the fourth and fifth floors would include 53,750 gsf and 12,500 gsf of light manufacturing maker space, respectively. The sixth through eighth floors would each include 12,500 gsf of office space per floor.

An illustrative massing and ground floor plan for both No-Action buildings on the Applicant's Proposed Development Site are provided in Figures A-6 and A-7, respectively.

The Proposed Development Site would provide a total of 579 (self-park) accessory parking spaces, which would meet the minimum requirement that the site provide 1 space per 300 sf of office/retail space, 1 space per 1,000 sf of light manufacturing maker space, 1 space per 2,000 sf of last-mile distribution facility space (UG 16D), and 1 space per 2,000 sf of warehouse space. As the No-Action development would be comprised predominantly of UG 16 and 17 (more than 75% of the zoning floor area), the Proposed Development Site would be exempt from waterfront public access area and visual corridor requirements, and the waterfront area on the Proposed Development Site would continue to be inaccessible to the public.

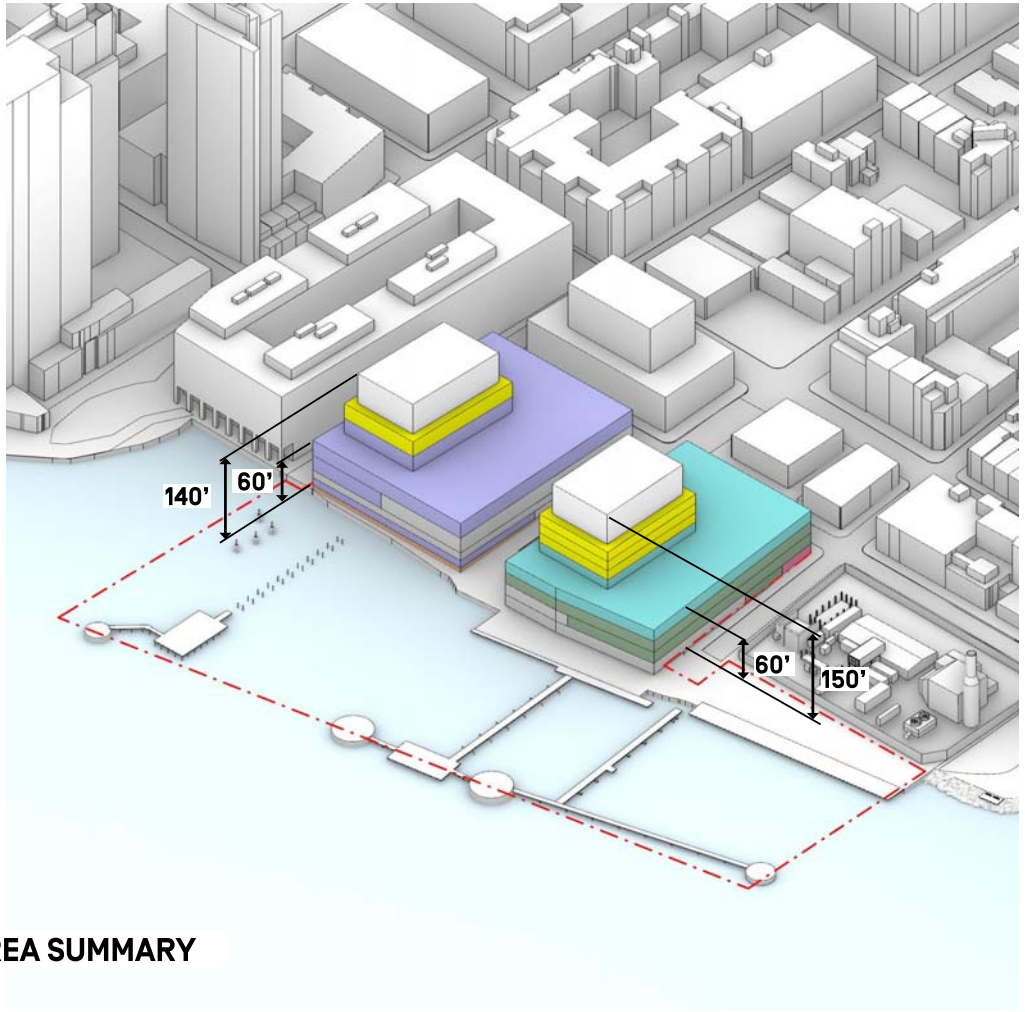
The development of two new buildings with a last mile delivery facility, light manufacturing maker space, last-mile distribution facility, warehouse space, destination and local retail, commercial office, and accessory parking, would be permitted as-of-right by the M3-1 zoning which allows commercial and manufacturing (UG 6-14, 16-18) at a maximum FAR of 2.0. This type of development would be consistent with recent developments in the area, including the 25 Kent development (which includes 78,000 sf of light manufacturing, 500,000 sf of office, retail and parking) and 200 Kent Avenue, a six-story commercial building which is nearing completion on the east side of River Street across from the Proposed Development Site that includes office, light manufacturing and below grade destination retail. The No-Action development would also be consistent with the growing demand for warehousing and light manufacturing/maker spaces, particularly in Brooklyn, such as at the Brooklyn Navy Yard, Brooklyn Army Terminal, Industry City, and the Greenpoint Manufacturing and Design Center. Additionally, the 80-foot width of Metropolitan Avenue and proximity to the BQE make this site well-suited for these proposed uses under the No-Action Scenario.

The No-Action development on the Proposed Development Site would also be consistent with the growing trend in demand for e-commerce distribution and warehousing space. A last-mile delivery facility allows shipping entities, such as e-commerce companies (e.g., Amazon) or private shipping companies (e.g., FedEx), to sort large, regional shipments into smaller, area-specific shipments. This allows large trucks to deliver goods to the last-mile delivery facility and smaller trucks or vans to cover the "last mile" from the delivery facility to the ultimate consumer. With such a facility on the Proposed Development Site, trucks could receive goods at area airports and larger warehouses in the metropolitan region and transport those goods to the delivery facility, where they would be sorted by neighborhood and loaded onto vans. From the delivery facility, each van would be able to deliver goods to the nearby area, resulting in more efficient delivery routes, reduced carbon emissions, and fewer large trucks on local residential streets.

Development of new heavy manufacturing uses on the Proposed Development Site is unlikely, particularly for new construction, based on citywide land use and economic trends. The building volume and massing for the No-Action scenario described above would be permitted by the M3-1 bulk zoning regulations, as modified by waterfront zoning regulations, and would reflect an arrangement of the permitted mass that the Applicant believes is feasible under market conditions. Moreover, the No-Action development would be constructed entirely on the upland portion of the Proposed Development Site, and would not entail

PROPOSED USE	AREA (GSF)	AREA (ZFA)*
OFFICE	54,500	49,050
LOCAL RETAIL	23,000	21,850
DESTINATION RETAIL	60,100	2,700
WAREHOUSE	94,750	85,300
LAST MILE DISTRIBUTION	102,100	91,900
MAKER SPACE	68,000	61,250
MECHANICAL SPACE	16,500	-
PARKING PROVIDED PARKING SPACES: 579 (350 SF/PARKING SPACE)	202,550	-
TOTAL PROPOSED	**621,500**	**312,050**

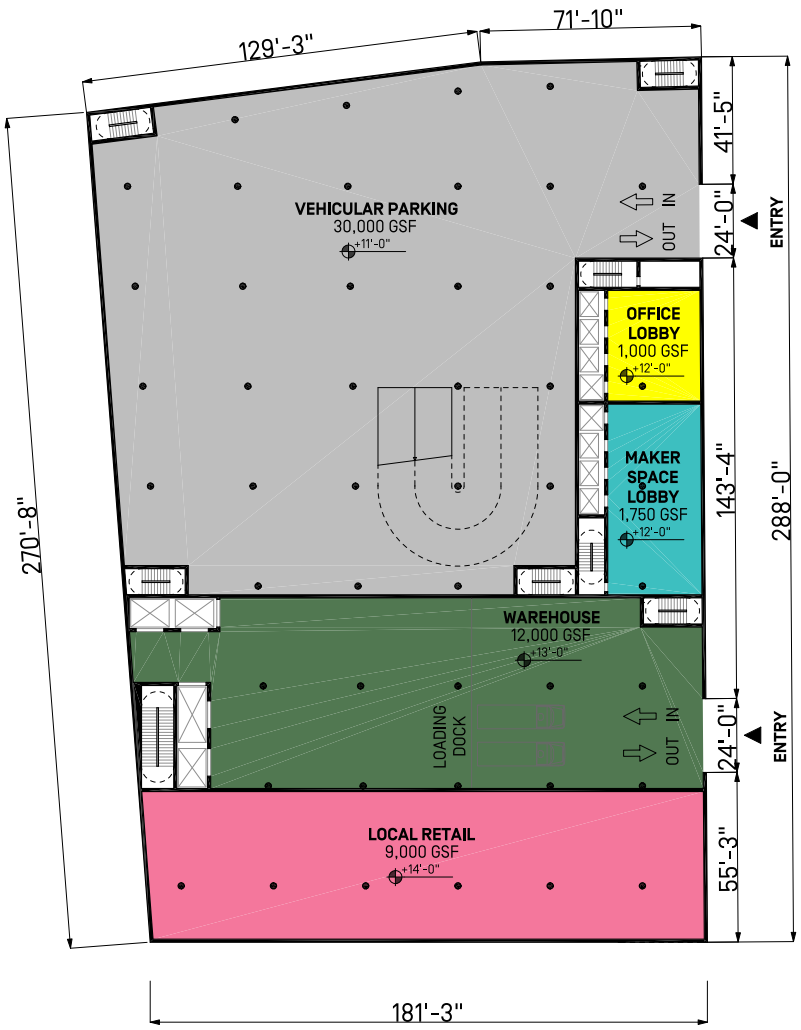
*Subgrade floor area is not floor area for the purposes of calculating total zoning floor area.



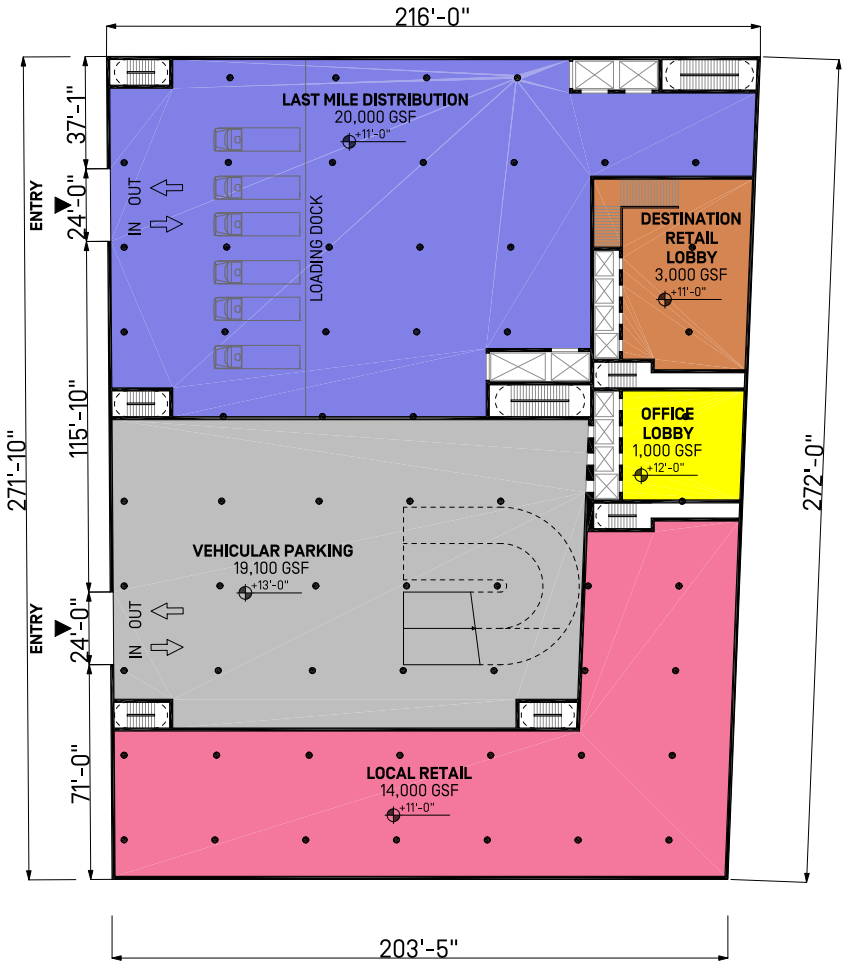
BUILDING AREA SUMMARY

Source: BIG Architects

Figure A-6
No-Action RWCDS for Proposed Development Site - Illustrative Massing



SOUTH BUILDING: GROUND LEVEL PLAN



NORTH BUILDING: GROUND LEVEL PLAN

Source: BIG Architects

Figure A-7
No-Action RWCDS for Proposed Development Site - Preliminary Ground Floor Plans

any in-water construction, street demapping, or relocation of existing infrastructure. Specifically, the No-Action development described above for the Applicant's Proposed Development Site does not account for any floor area generated by the demapping of portions of Metropolitan Avenue and North 1st Street, which would not occur in absence of the Proposed Actions. The No-Action development described above would require standard/typical non-discretionary agency permits, including DOB (building permit), DOT (sidewalk, curb-cut etc.), DEP (water/sewer connection), as well as DEC (site is adjacent to the tidal wetland). The DEC permit would not include any in-water construction or disturbance to the tidal wetland.

While the Applicant believes the Proposed Development would be more appropriate for the area and more compatible with ongoing development trends and housing demands along the waterfront, the No-Action scenario would be feasible, given the site's location and current market conditions, and represents a reasonable as-of-right baseline for environmental review analysis.

PROJECTED DEVELOPMENT SITE

For the non-Applicant-owned Projected Development Site, it is assumed that the site would develop the largest as-of-right building permitted under the existing zoning (2.0 FAR), and the mix of uses assumed is based on recent market trends in the area as well as the type of uses allowed by the existing M3-1 zoning.

As such, for CEQR analysis purposes, the non-Applicant-owned Projected Development Site (Block 2362, Lot 1) is assumed to be developed in the No-Action with the maximum allowable 2.0 FAR of commercial/ manufacturing uses, resulting in approximately 13,482 gsf (11,724 zsf). It is assumed that this No-Action development would consist of two stories (approximately 30 feet high), with approximately 6,741 gsf of commercial space (assumed as local retail) and 6,741 gsf of light industrial space (assumed as warehouse). Twenty accessory parking spaces would be provided in accordance with zoning requirements.

The Future With the Proposed Actions (With-Action Condition)

PROPOSED DEVELOPMENT SITE

Under the With-Action scenario, the Proposed Development Site would be redeveloped as outlined in Section V above. As described above and summarized in Table A-1 below, the Proposed Development Site would be redeveloped with a total of 1,336,000 gsf, including 1,120,000 gsf of residential floor area (including approximately 70,000 gsf of amenity space), 83,000 gsf of commercial floor area (including office and retail), 50,000 gsf of community facility floor area (community center), and 83,000 gsf of below-grade parking (approximately 250 accessory attended parking spaces). Although the Applicant plans to develop 1,050 rental DUs on the Proposed Development Site in the With-Action condition, for conservative analysis purposes, the RWCDS will assume a total of 1,250 rental DUs, of which 313 DUs (25%) would be affordable units and 937 would be market-rate units.[3]

The Proposed Development would be comprised of two towers, the North Tower would comprise 49 stories and rise to a height of approximately 560 feet. The South Tower would comprise 64 stories and rise to a height of approximately 710 feet. In addition, approximately 135,073 gsf (3.1 acres) of new

[3] Pursuant to *CEQR Technical Manual* guidance, a smaller unit size is being assumed for analysis purposes. Based on data for residential buildings in Brooklyn CD 1 that were constructed since 2005 and have more than 50 units, the average unit size in the area is estimated at approximately 852 sf/DU. The RWCDS for the With-Action condition assumes 840 gsf/DU (excluding amenity space), which is consistent with average unit size for comparable developments in the community.

waterfront public space (plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area) would be created on the Proposed Development Site under the With-Action scenario.

The Applicant is proposing to demap approximately 23,000 sf of Metropolitan Avenue and approximately 6,000 sf of North 1st Street between River Street and the US Bulkhead line. Under the density regulations of the proposed C6-2 zoning district for the Applicant's Proposed Development Site, this demapping would generate approximately 208,000 sf of development rights (zoning floor area, or ZFA). There are two base scenarios that address the extent of utilization of these air rights. The main difference between the two scenarios is that one would rely upon the proposed zoning text amendment to generate floor area from the relocated piers, while the other would not. For purposes of the RWCDS, however, both scenarios are the same, since the LSGD ZFA will be capped at the same amount (1,158,838 sf).

The Applicant's Proposed Development would be limited in height, density, and bulk by the LSGD special permits granted by CPC. Any development larger than this would require further discretionary actions. Therefore, the Applicant's Proposed Development would be considered the most reasonable and conservative With-Action scenario.

PROJECTED DEVELOPMENT SITE

On the non-Applicant-owned Projected Development Site, the With-Action RWCDS assumes that the Proposed Actions would facilitate development of an additional 1.0 FAR of community facility uses above the No-Action development. This assumption is based on the amount and type of recent as-of-right development in the area, recent real estate trends in the area, as well as the type of uses allowed by the proposed M1-4 zoning. Although the proposed zoning allows up to 6.5 FAR of community facility uses, development of more than the 1.0 FAR assumed for RWCDS purposes would be unlikely, given the site's relatively small footprint, current market conditions, and recent development trends in the area. As such, the With-Action development on the Projected Development Site is assumed to be comprised of a 3-story (approximately 45-foot high) mixed-use building with approximately 20,223 gsf (17,586 zsf), with approximately 6,741 gsf of commercial space (local retail), 6,741 gsf of light industrial space (warehouse), and approximately 6,741 gsf of community facility space. For RWCDS purposes, the community facility space will be assumed as medical office. In accordance with M1-4 zoning regulations, no parking spaces are assumed to be provided on this site in the With-Action scenario.

Possible Effects of the Proposed Actions

Table A-1 below provides a comparison of the RWCDS No-Action and With-Action scenarios identified for analysis purposes, for the Proposed Development Site and Projected Development Site combined. As shown, the Proposed Actions would result in an incremental (net) increase of approximately 1,250 DUs, including 313 affordable units, 56,741 gsf of community facility space, 5,500 gsf of office, and 3.1 acres of publicly accessible open space, no change in local retail space, and a net decrease of approximately 102,100 gsf of last-mile distribution facility (UG 16D), 94,750 gsf of warehouse uses, 68,000 gsf of light manufacturing maker space uses, 60,100 gsf of destination retail, and a net decrease of 349 parking spaces. Table A-1 also provides an estimate of the number of residents and workers generated by the Proposed Actions. As shown in Table A-1, the RWCDS for the Proposed Actions is estimated to result in a net increase of approximately 2,925 residents and a net decrease of 204 workers within the Project Area, as compared to the No-Action conditions.

TABLE A-1
Comparison of No-Action and With-Action Development Scenarios for Project Area (RWCDS)

Use		**No-Action Scenario [GSF][1]**	**With-Action Scenario [GSF]**	**Increment**
Residential	Affordable	--	*313 DUs*	***+ 313 DUs***
	Market-Rate (Rental)	--	*937 DUs*	***+ 937 DUs***
	Total Residential Units	--	1,250 DUs (1,120,000 gsf)	**+ 1,250 DUs (+ 1,120,000 gsf)**
Community Facility[2]		--	56,741	**+ 56,741 gsf**
Local Retail		29,741	29,741	**--**
Destination Retail		60,100	--	**- 60,100 gsf**
Office		54,500	60,000	**+ 5,500 gsf**
Last-Mile Delivery Facility		102,100	--	**- 102,100 gsf**
Light Manufacturing / Maker Space		68,000	-	**- 68,000 gsf**
Warehouse		101,491	6,741	**- 94,750 gsf**
Parking Spaces[3]		599	250 spaces	**- 349 spaces**
Publicly Accessible Open Space		--	3.1 acres (135,073 sf)	**+ 3.1 acres +(135,073 sf)**
Population/Employment[4]		**No-Action Scenario**	**With-Action Scenario**	**Increment**
Residents		0	2,925 residents	**+ 2,925 residents**
Workers		760 workers	556 workers	**- 204 workers**

Notes:

[1] No-Action gsf listed in this table excludes approximately 16,500 sf of mechanical space in the north building on the Proposed Development Site.

[2] With-Action community facility space includes a 50,000 gsf community center on the Proposed Development Site and 6,741 gsf of medical office assumed on the Projected Development Site.

[3] No-Action parking spaces include 579 spaces on the Proposed Development Site and 20 spaces on the Projected Development Site. In the With-Action, all 250 spaces would be located on the Proposed Development Site.

[4] Based on 2.34 persons per DU (2013-2017 ACS average household size for North Side-South Side Neighborhood Tabulation Area). Estimate of workers based on standard rates used in prior EIS documents, and are as follows: three employees per 1,000 sf of retail, one employee per 25 DU, three employees per 1000 sf of community facility/medical office uses, 1 employee per 250 sf of office uses, 1 employee per 1,000 sf of last-mile delivery center/warehouse/maker space uses, and 1 employee per 50 attended parking spaces.

Construction Phasing for Proposed Development

Construction of the Proposed Development is anticipated to occur over a period of approximately 50 months, with expected completion and full occupancy by 2027. Demolition of select existing seaward structures on the Applicant's Proposed Development Site is expected to commence in the third quarter of 2023 and will begin the construction process of the marine infrastructure and waterfront park, which is anticipated to occur over a 24-month period. Construction on the first tower (the North Tower), as well as the excavation and foundation for both towers, is planned to begin in the fourth quarter of 2023 and would last for approximately 24 months, and construction of the second tower (the South Tower) is estimated to commence in the fourth quarter of 2025 and last for approximately 23 months. The South Tower would not have an excavation/foundation stage, as the excavation and foundation for the entire upland development would take place during construction of the North Tower. The Proposed Development is expected to be completed by the third quarter of 2027. As such, the environmental review will use a 2027 analysis year.

Attachment B

Supplemental Screening

RIVER RING
Attachment B: Additional Information for EAS Part II: Technical Analysis

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidance and methodologies presented in the 2020 *City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined, which, if met or exceeded, require that a detailed technical analysis be undertaken. Based on this guidance, preliminary analyses were conducted for all aspects of the Proposed Actions to determine whether detailed analyses of any technical areas would be appropriate.

1. LAND USE, ZONING, AND PUBLIC POLICY

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for a project to be inconsistent with or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. An assessment of land use is appropriate if a project would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendment.

The Proposed Actions include zoning map and text amendments, Large Scale General Development (LSGD) special permits, and waterfront zoning certification/authorizations, which would affect regulations and policies governing land use within the 437,770 sf (10-acre) Project Area in the Williamsburg neighborhood of Brooklyn Community District 1. In addition, several public policies are applicable to the Project Area and surrounding area, including the Waterfront Revitalization Program (WRP), Zoning for Coastal Resiliency, Housing New York, The Mayor's Office Climate Resilience Guidelines, NYC Parks' Designing and Planning for Flood Resiliency, and the City's sustainability goals outlined in PlaNYC/OneNYC. Therefore, consistent with 2020 *CEQR Technical Manual* guidance, an assessment of land use, zoning, and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

2. SOCIOECONOMIC CONDITIONS

According to the *CEQR Technical Manual,* the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. A socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the

neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed below, the development as a result of the Proposed Actions warrants an assessment of socioeconomic conditions with respect to indirect residential displacement only.

As the Proposed Development Site and Projected Development Site comprising the RWCDS are currently vacant and unimproved, the Proposed Actions would not result in any demolition or direct displacement of residents or businesses. Therefore, an assessment of potential socioeconomic effects due to direct displacement is not warranted for the Proposed Actions.

An assessment is appropriate if a project is expected to affect conditions within a specific industry. As noted above, the reasonable worst-case development scenario (RWCDS) would not directly displace any residents or businesses, and the Proposed Actions do not include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes. Therefore, the Proposed Actions would not result in significant adverse impacts on specific industries, and no further analysis of this issue is warranted.

The Proposed Actions would facilitate the construction of a net increment of 1,250 new residential units, which would exceed the *CEQR Technical Manual* threshold of 200 units for assessing the potential indirect effects of a project. Therefore, an assessment of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would result in an incremental (net) decrease of approximately 251,450 gsf of commercial development and 68,000 of light manufacturing maker space compared to the No-Action condition, and would introduce an increment of approximately 56,741 gsf of community facility uses. As such, the Proposed Actions would not exceed the 200,000 sf CEQR threshold for "substantial" new development, and an assessment of potential socioeconomic effects due to indirect business and institutional displacement is not warranted.

3. COMMUNITY FACILITIES

Community facilities are public or publicly-funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis looks at an action's potential effect on the services provided by these facilities. An action can affect community facility services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility. The Proposed Actions would not displace any existing community facilities or services, nor would it affect the physical operations of or access to and from any police or fire stations. The RWCDS for the Proposed Actions would result in an incremental (net) increase of approximately 1,250 DUs, including approximately 313 affordable units. A discussion of the Proposed Actions' potential effects on community facilities is provided below.

Public Schools

According to *CEQR Technical Manual* guidance, if an action introduces 50 or more elementary and middle school age children, or 150 high school students, an assessment of school facilities is required. According

to updated 2019 student generation ratios for Brooklyn Community School District (CSD) 14, the Proposed Development would introduce approximately 63 elementary/middle school students and 63 high school students. As the number of additional students introduced by the Proposed Actions would exceed the elementary/intermediate school threshold, a detailed analysis of public elementary/intermediate schools is warranted and will be provided in the EIS, as described in the Draft Scope of Work. The Proposed Actions would not trigger analysis of high schools.

Early Childhood Programs

According to *CEQR Technical Manual* guidance, a detailed analysis of publicly-funded early childhood programs is warranted when a proposed action would produce substantial numbers of subsidized, low- to moderate-income affordable housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at group child care facilities. Typically, a proposed action that generates 20 or more eligible children under the age of six requires further analysis. Based on *CEQR Technical Manual* multipliers, 110 affordable DUs in Brooklyn would typically yield more than 20 children under the age of five eligible for publicly funded early childhood education services. As the number of affordable DUs introduced by the Proposed Actions, estimated at 313 units), would exceed the CEQR impact analysis threshold for early childhood programs, a detailed analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Libraries

According to *CEQR Technical Manual* guidance, a detailed analysis of libraries is warranted if a proposed action would introduce a large residential population (i.e., greater than a five percent increase in the housing units served). In Brooklyn, if a proposed action would introduce 734 or more units, a detailed analysis is triggered. As the number of DUs introduced by the Proposed Actions (1,250 DUs) would exceed this threshold, a detailed libraries analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Police/Fire Services and Health Care Facilities

A detailed analysis of police and fire services and health care facilities is required if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Development would not result in any of the above, no significant adverse impacts would be expected to occur, and a detailed analysis of police/fire services and health care facilities is not required.

4. OPEN SPACE

An open space assessment is typically warranted if a project would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as “well-served areas;”
- 25 residents or 125 workers in areas classified as “underserved areas;”
- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas.”

The Open Space appendix of the *CEQR Technical Manual* identifies the portion of the Project Area north of the centerline of Metropolitan Avenue as being located in an area defined as well-served by open space,

and the remainder of the Project Area is located in an area that is defined as neither well-served nor under-served by open space. As shown in Table 1 of the EAS Form, the Proposed Actions would result in an incremental (net) increase of approximately 2,925 residents and a net reduction of 204 workers compared to No-Action conditions. As such, the RWCDS for the Proposed Actions would exceed the CEQR screening threshold for residents. Therefore, an open space analysis for the residential population generated by the Proposed Actions is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

5. SHADOWS

A shadow assessment is required for a proposed project that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. As the Proposed Actions would facilitate the construction of two new towers with heights of approximately 560 and 710 feet, respectively, on the Applicant's Proposed Development Site, the Proposed Actions may have the potential to result in new shadows on nearby sunlight-sensitive resources. As such, consistent with the guidelines of the *CEQR Technical Manual*, an analysis of the Proposed Actions' potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS, as described in the Draft Scope of Work.

Although the RWCDS assumes that the Projected Development Site would experience an additional 1.0 FAR of development as a result of the Proposed Actions, which would allow for one additional floor compared to No-Action conditions, the resultant increase in height on the Projected Development Site would be well below the 50-foot CEQR threshold. Moreover, the Projected Development Site is not located adjacent to an existing sunlight-sensitive resource, and therefore a shadows analysis is not warranted for the Projected Development Site. As such, the shadows analysis in the EIS will focus exclusively on the Applicant's Proposed Development.

6. HISTORIC AND CULTURAL RESOURCES

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Impacts on historic resources are considered on those sites directly affected by the Proposed Actions and in the area surrounding the Project Area.

Historic Resources

While the Project Area does not encompass any designated historic architectural resources, it is located across North 3rd Street from the S/NR-listed and LPC-eligible Austin Nichols & Co. Warehouse at 184 Kent Avenue, and is within 400 feet of the S/NR-eligible Grand Street Historic District and the Warehouse at 67-73 Metropolitan Avenue. As such, an assessment of potential effects on historic architectural resources will be provided in the EIS, as described in the Draft Scope of Work.

Archaeological Resources

The Proposed Actions would facilitate new excavation and/or removal of fill at depths greater than currently exist on the site. However, based on a letter provided by the New York City Landmarks Preservation Commission (LPC) on May 4, 2020 (refer to Appendix 1), the lots comprising the Proposed Development Site do not have archaeological significance. For the Projected Development Site identified as part of the RWCDS, which would be redeveloped under both No-Action and With-Action conditions, no

new incremental in-ground disturbance would occur as a result of the Proposed Actions. As such, an assessment of archaeological resources is not warranted, and no significant adverse impacts would result from the Proposed Actions.

7. URBAN DESIGN AND VISUAL RESOURCES

An assessment of urban design is required when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the Proposed Actions. A detailed analysis is stipulated for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Actions would result in physical changes to the Project Area beyond the bulk and form currently permitted as-of-right. This would include construction of two new mixed-use towers within the currently vacant Proposed Development Site, as well as the creation of new waterfront public space, the demapping of portions of Metropolitan Avenue and North 1st Street west of River Street, the incorporation of flood resiliency measures at the Applicant's Proposed Development Site, and the addition of community facility space at the Projected Development Site. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. The Project Area is also located within 400-feet of listed and/or eligible architectural resources, which are considered potential visual resources. Therefore, an assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

The *CEQR Technical Manual* indicates that construction of large buildings at locations that experience high wind conditions may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The need for a wind analysis is based on a number of factors, including whether the location is exposed to high wind conditions, such as along west and northwest-facing waterfronts, as well as the size and orientation of the buildings that are proposed to be constructed. As the Proposed Development Site is located along a west- and northwest-facing waterfront, and the Proposed Development comprises two towers, a pedestrian wind condition analysis is warranted for the Proposed Actions pursuant to *CEQR Technical Manual* methodology, and will be included in the EIS, as described in the Draft Scope of Work.

8. NATURAL RESOURCES

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. As the Proposed Development Site is located along the East River, and the proposed waterfront open space would entail in-water work, a natural resources assessment is warranted for the Proposed Actions, and will be included in the EIS, as described in the Draft Scope of Work.

9. HAZARDOUS MATERIALS

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. The Project Area is zoned M3-1 and was historically occupied by industrial uses. The Proposed Actions would facilitate construction of two new mixed-use towers on the Proposed Development Site, which would entail new in-ground excavation and subsurface disturbance. Therefore, the EIS will include an assessment of hazardous materials on the Proposed Development Site, as described in the Draft Scope of Work. For the Projected Development Site identified as part of the RWCDS, which would be redeveloped under both No-Action and With-Action conditions, as no new incremental in-ground disturbance would occur as a result of the Proposed Actions, no further hazardous materials assessment is warranted for that site.

10. WATER AND SEWER INFRASTRUCTURE

Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore, only very large developments or actions having exceptionally large water demands (e.g., more than one million gallons per day) would warrant a detailed water supply assessment. As shown in Table B-1 below, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the RWCDS's total With-Action water demand would be approximately 336,888 gallons per day, a net increase of approximately 212,009 gallons per day compared to No-Action conditions), and therefore, an assessment of water supply is not warranted and no significant adverse impacts are anticipated.

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed 400 residential units or 150,000 sf of non-residential space outside of Manhattan (compared to No-Action conditions). As the Proposed Development would exceed the residential threshold, an assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS, as described in the Draft Scope of Work. For the Projected Development Site identified as part of the RWCDS, as it would be redeveloped under both No-Action and With-Action conditions, no changes to the site's surface area composition would occur, and therefore a stormwater assessment is not warranted for the Projected Development Site.

TABLE B-1
RWCDS Water Demand and Wastewater Generation – No-Action vs. With-Action[1]

	Land Use	GSF	DUs (Residents)	Gallons Per Day (gpd)		
				(Domestic only) Water/ Wastewater Generation	(AC only) Air Conditioning	Total (Domestic + AC)
No-Action Condition	Warehouse/Last-Mile Delivery Center/Light Manufacturing Maker Space	271,591		27,159	46,170	73,329
	Retail – Destination/Local	89,841		21,562	15,273	36,835
	Commercial - Office	54,500		5,450	9,265	14,715
No-Action Total				**54,171**	**70,708**	**124,879**
With-Action Condition	Residential	1,120,000	1,250 (2,925)	292,500	N/A	292,500
	Commercial - Office	60,000		6,000	10,200	16,200
	Local Retail	29,741		7,138	5,056	12,194
	Community Facility	56,741		5,674	9,646	15,320
	Warehouse	6,741		674	1,146	
With-Action Total				**311,986**	**26,048**	**336,888**
Net Difference: No-Action vs. With-Action Condition				**257,815**	**-44,660**	**212,009**

Notes:
[1]Uses *CEQR Technical Manual* water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment"
Residential – 100 gpd/person;
Retail - 0.24 gpd/sf (domestic) and 0.17 gpd/sf (A/C);
Office – 0.10 gpd/sf (domestic), and 0.17 gpd/sf (A/C);
Community Facility – use office rate: 0.1 0 gpd/sf (domestic) and 0.17 gpd/sf (A/C);
Warehouse/Last-Mile Delivery Center/Maker Space – use office rate: 0.1 0 gpd/sf (domestic) and 0.17 gpd/sf (A/C);
Per 2013-207 American Community Survey (ACS) Census information for Brooklyn's North Side – South Side Neighborhood Tabulation Area (NTA), average household size of 2.34 persons per DU is assumed.

11. SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the 2020 *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in Table B-2 below, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the RWCDS would generate a total of approximately 64,077 pounds of solid waste per week (lbs/wk), a net increase of 21,961 lbs/wk (or 11 tons per week) compared to No-Action conditions, which would not exceed the 50 ton per week CEQR screening threshold. Therefore, no significant adverse impacts to solid waste and sanitation services would result and no further analysis is required.

TABLE B-2
Expected Solid Waste Generation from RWCDS – No-Action vs. With-Action[1]

	Use	Size (GSF)	DUs/ Workers	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
No-Action Condition	Warehouse/ Last-Mile Delivery Center/ Light Manufacturing Maker Space	271,591	272	0	17,952	17,952
	Retail – Destination/Local	89,841	270	0	21,330	21,330
	Commercial - Office	54,500	218	0	2,834	2,834
No-Action Total				**0**	**42,116**	**42,116**
With-Action Condition	Residential	1,120,000	1,250	51,250	0	51,250
	Commercial - Office	60,000	240	0	3,120	3,120
	Local Retail	29,741	89	0	7,049	7,049
	Community Facility	56,741	170	2,213	0	2,213
With Action Total				**53,463**	**10,169**	**64,077**
Net Difference: No-Action v. With Action Condition				**53,463**	**-31,947**	**21,961**

Notes:

[1] Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual.* Residential use: 41 lbs/wk per dwelling unit. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Community facility: 13 lbs/wk per employee (office rate) and 3 employees per 1,000 sf. Warehouse/last-mile delivery center/maker space: 66 lbs/wk per employee (wholesale rate) and 1 employee per 1,000 sf.

12. ENERGY

According to the guidance of the 2020 *CEQR Technical Manual*, a detailed assessment of energy impacts would only be required for projects that may significantly affect the transmission or generation of energy.

In accordance with CEQR guidance, this environmental assessment discloses estimates of the RWCDS's energy consumption. Based on the rates provided in the 2020 *CEQR Technical Manual*, the RWCDS would be expected to require approximately 179,276 million British Thermal Units (BTUs) of energy annually, or an increment of approximately 89,310million annual BTUs compared to No-Action conditions (refer to Table B-3 below). The Proposed Actions would not result in any significant adverse impacts to the transmission or generation of energy, and therefore a detailed energy assessment is not warranted and will not be provided in the EIS.

TABLE B-3
RWCDS Estimated Energy Consumption[1]

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (million BTUs)
No-Action Condition	Warehouse/ Last-Mile Delivery Center/Maker Space	271,591	216.3	58,745
	Retail – Destination/Local	89,841	216.3	19,433
	Commercial – Office	54,500	216.3	11,788
No-Action Total				**89,966**
With-Action Condition	Residential	1,120,000	126.7	141,904
	Commercial – Office	60,000	216.3	12,978
	Local Retail	29,741	216.3	6,433
	Community Facility	56,741	250.7	14,225
With Action Total				**179,237**
Net Difference: No-Action v. With Action Condition				**89,310**

Notes:
[1]Consumption rates are from the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City". Use commercial rate for warehouse/last-mile delivery center.

13. TRANSPORTATION

An assessment of the Proposed Actions' potential impacts to transportation systems will be provided in the EIS. The Proposed Actions would generate development that would exceed the thresholds set in Table 16-1 of the *CEQR Technical Manual*. Therefore, there is potential for significant adverse impacts to transportation systems. A travel demand forecast will be prepared to determine if the Proposed Actions would generate 50 or more incremental vehicle trips in any peak hour. If the Proposed Actions are found to generate 50 or more incremental vehicle trips per hour, a detailed traffic analysis will be provided in the EIS, as described in the Draft Scope of Work. In addition, the EIS will include a parking assessment, to indicate whether the on-site accessory parking provided as part of the Proposed Development would be sufficient to accommodate the anticipated demand.

Transit analyses typically focus on the weekday AM and PM commuter peak hours as it is during these periods that overall demand on the subway and bus systems is usually highest. Based on preliminary estimates, the RWCDS is expected to generate more than 200 incremental trips at the Bedford Avenue (L) subway station on the Canarsie Line in the weekday AM and PM peak hours. Therefore, a detailed subway station analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. In addition, if the RWCDS is found to generate 200 or more new subway trips in one direction on one of the subway routes serving the Project Area, subway line haul conditions will also be assessed in the EIS. Based on preliminary estimates, the Proposed Actions are not expected to generate 50 or more incremental bus passenger trips in one direction on any one route compared to No-Action conditions, in either the weekday AM or PM commuter peak hours. Therefore a quantitative analysis of conditions on local bus routes may not be warranted. If the Proposed Actions are found to generate 50 or more incremental bus passenger trips in one direction on any one route compared to No-Action conditions, a detailed analysis will be provided in the EIS, as described in the Draft Scope of Work.

Based on preliminary estimates, there are expected to be more than 200 project-generated pedestrian trips in each of the weekday AM, midday, and PM peak hours, and the Saturday peak hour. These would include walk-only trips which would be dispersed throughout the surrounding area, as well as pedestrians en route between the Proposed Development Site, Projected Development Site, and area subway stations, bus and ferry stops. Concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold are expected at one or more locations in one or more peak hours on sidewalks and crosswalks in the immediate vicinity of the Proposed Development Site, Projected Development Site, and entrance stairs at the Bedford Avenue (L) subway station. Therefore, a detailed pedestrian analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

14. AIR QUALITY

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Development would require an assessment of both mobile (garage) and stationary air quality sources (see Draft Scope of Work).

As discussed in the "Transportation" section above, Proposed Actions are not expected to result in an increase in vehicle trips higher than the *CEQR Technical Manual* CO screening threshold of 170 trips at any intersection in the study area. A screening analysis would be performed based on vehicular trip increments resulting from the Proposed Actions and, if it is determined that more than 170 trips would

be generated at any intersection, a CO impact analysis would be conducted in accordance with *CEQR Technical Manual* guidance. For mobile source PM, if the Proposed Actions are found to exceed the thresholds specified in the *CEQR Technical Manual*, detailed $PM_{2.5}$ impact analysis will be conducted in accordance with *CEQR Technical Manual* guidance.

The Proposed Actions would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the Proposed Development would introduce a new parking facility in proximity to new sensitive uses. In addition, the Proposed Development would result in the conditions outlined in Section 220 in Chapter 17. Specifically, the Proposed Development would use fossil fuels for heat and hot water systems, and would be comprised of two buildings with different heights. In addition, the Proposed Development would be located in the vicinity of the New York Power Authority's (NYPA) North 1st Street power plant stack, a major source within 1,000 feet of the Project Area, and could be impacted by NYPA emissions from the facility's stack. Furthermore, given the Project Area's location in a manufacturing zoning district, the presence of industrial uses within a 400-foot radius cannot be ruled out, and therefore an industrial source screening is warranted for the Proposed Actions.

For the Projected Development Site identified as part of the RWCDS, as shown in Figure B-1, development as a result of the Proposed Actions at the Projected Development Site would exceed the screening requirements of Figure 17-3 of the *CEQR Technical Manual*. Therefore, analysis of stationary sources (HVAC) would be warranted.

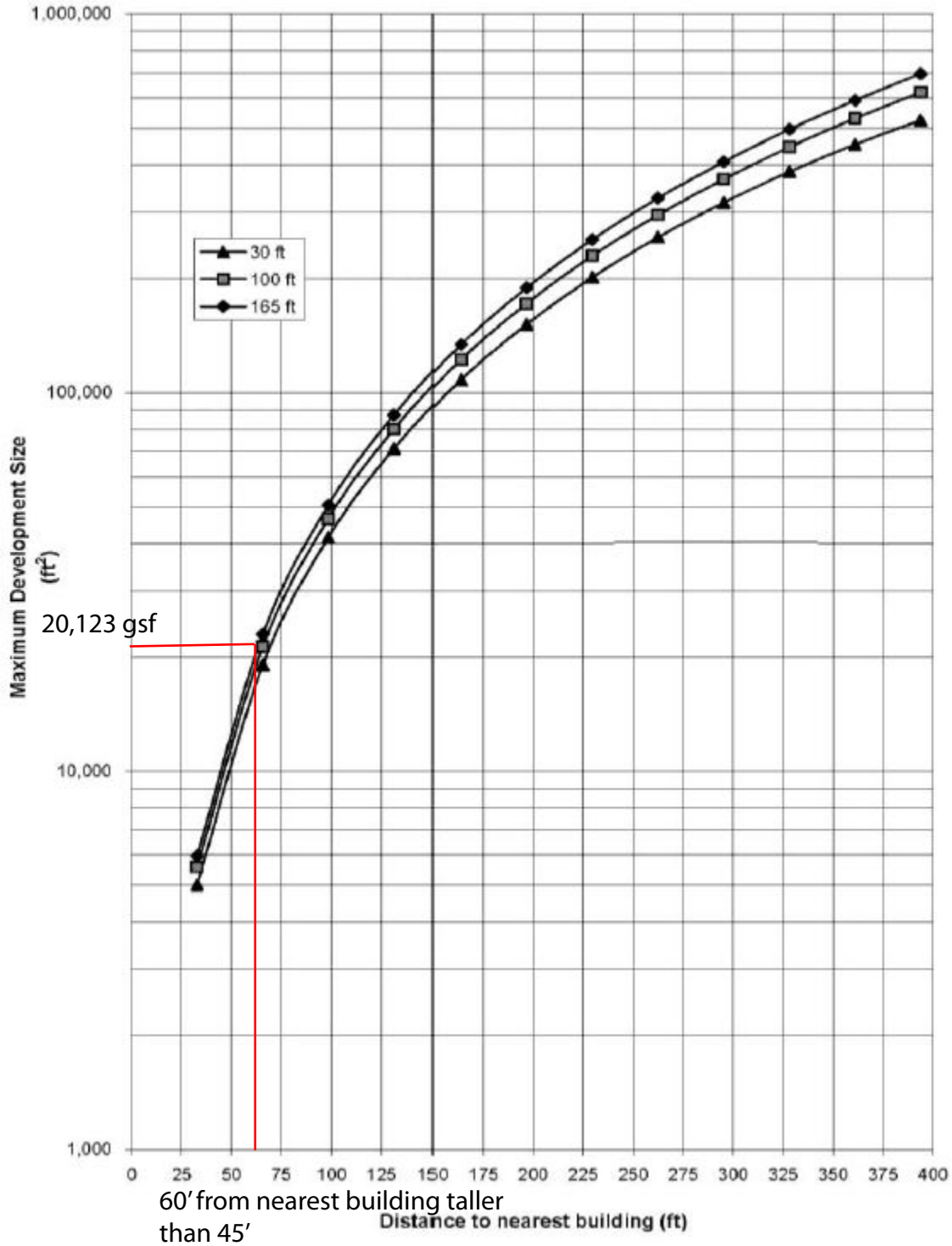
Therefore, consistent with the guidance of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from the Proposed Development's parking facility, as well as the RWCDS's heat and hot water systems, and potential impacts from existing industrial uses in the surrounding area on the Proposed Development and Projected Development Site.

15. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 gsf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The RWCDS would exceed 350,000 gsf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work. As a GHG emissions analysis will be provided in the EIS, the RWCDS's energy consumption will be estimated and disclosed in the Greenhouse Gas Emissions chapter EIS, as described in the Draft Scope of Work.

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Per the Preliminary Flood Insurance Rate Maps for New York City dated 1/30/2015, which are issued by the Federal Emergency Management Agency (FEMA) and considered the best available flood hazard data, the Proposed Development Site is located within the 100-year or 500-year flood zone, as well as the 2020s and 2050s

Figure 17-3:
Stationary Source Screen



100- and 500-year projections. Therefore, the Proposed Development Site is susceptible to storm surge and coastal flooding, and an assessment of climate change is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

16. NOISE

The *CEQR Technical Manual* defines a noise-sensitive receptor as an area where human activity may be adversely affected when noise levels exceed predefined thresholds of acceptability or when noise levels increase by an amount exceeding predefined thresholds of change. Indoor receptors include, but are not limited to, residences, hotels, motels, health care facilities, nursing homes, schools, houses of worship, court houses, public meeting facilities, museums, libraries, and theaters. Outdoor receptors include, but are not limited to, parks, outdoor theaters, golf courses, zoos, campgrounds, and beaches.

A noise analysis is appropriate if a project would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if a project generates or reroutes vehicular traffic, if a project is located near a heavily trafficked thoroughfare, or if a project would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the project would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the project would be located in an area with high ambient noise levels resulting from stationary sources.

A noise analysis will be included in the EIS because the Proposed Actions would introduce new sensitive receptors in the vicinity of heavily trafficked roadways. Although the proposed open space design is still not finalized, it may include waterfront recreation activities for children, such as a largely passive natural space with play features. As this largely passive space would not meet the CEQR definition of a stationary source (e.g., crowd noise related to playgrounds or spectator events), a playground noise analysis is not warranted for the Proposed Actions. However, as the Proposed Actions would introduce new sensitive receptors in an area of potentially high ambient noise levels due to existing stationary sources (the New York Power Authority [NYPA] facility located directly south of the Proposed Development Site), further assessment may be warranted. In addition, due to the nearby North Williamsburg NYC Ferry terminal (approximately 750 feet north of the Project Area), noise generated by marine activity along the East River fronting the Proposed Development Site will also be assessed as an additional background noise source. In accordance with CEQR methodology, future No-Action and With-Action noise levels at the Project Area will be estimated in the EIS to assess the effects of nearby mobile and stationary noise sources, as well as the cumulative effects of each. Building attenuation required to provide acceptable interior noise levels at the Project Area will also be examined and discussed in the EIS, as described in the Draft Scope of Work.

17. PUBLIC HEALTH

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified with respect to air quality, water quality, hazardous

materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As the relevant analyses have not yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, hazardous materials, or noise, then an assessment of public health will be provided in the EIS, as described in the Draft Scope of Work.

18. NEIGHBORHOOD CHARACTER

A neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine an action's effects on neighborhood character, a neighborhood's contributing elements are considered together.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Actions are expected to affect one or more of the constituent elements of the Project Area's neighborhood character. Therefore, an analysis of the Proposed Actions' effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.

19. CONSTRUCTION

Construction activities can be noticeable and disruptive effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts may be found when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and air quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A preliminary construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resource; and/or (i) occurring on multiple sites in the same geographic area.

Construction of the Proposed Development is expected to take place over a period greater than two years, and is therefore considered long-term. In addition, the Proposed Development would comprise two buildings within the Proposed Development Site and, based on the conceptual construction schedule prepared for the Proposed Development, there is the potential for on-site receptors on the first building (North Tower) to be completed before the final build-out of the Proposed Development. As construction of the Proposed Development could involve one or more of the aforementioned conditions, a preliminary

construction analysis will be undertaken in the EIS. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, in consideration of the potential for combined effects from construction on the Proposed Development Site and in the surrounding area (see Draft Scope of Work). Given the multiple buildings that would be developed within the Proposed Development Site and the anticipated construction period, it is anticipated that a detailed construction impact analysis will be prepared for one or more technical areas and reported in the EIS, as described in the Draft Scope of Work.

As discussed above, the Projected Development Site would be redeveloped under both No-Action and With-Action conditions. The Proposed Actions would not affect the construction schedule of the Projected Development Site (anticipated to be less than 18 months). Therefore, construction analysis of the Projected Development Site is not warranted.

APPENDIX 1

Landmarks Preservation Commission Historic/Archaeological Resources Determination Letter

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: RIVER ST. REDEVELOPMENT
Date Received: 4/27/2020

Properties with no Architectural or Archaeological significance:

1) 105 RIVER STREET, BBL: 3023550001
2) RIVER STREET, BBL: 3023550020
3) 87 RIVER STREET, BBL: 3023610001
4) METROPOLITAN AVENUE, BBL: 3023610020
5) METROPOLITAN AVENUE, BBL: 3023610021
6) 4 NORTH 1ST STREET, BBL: 3023760050
7) WEST 1 STREET, BBL: 3023760050

Comments: S/NR LISTED, LPC ELIGIBLE AUSTIN NICHOLS & CO. WAREHOUSE, 184 KENT STREET AND S/NR ELIGIBLE GRAND STREET HISTORIC DISTRICT AND WAREHOUSE AT 67-73 METROPOLITAN AVENUE WITHIN RADIUS.

Gina Santucci

5/4/2020

SIGNATURE DATE

Gina Santucci, Environmental Review Coordinator

File Name: 34616_FSO_DNP_05012020.docx