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

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 5602-5604 Broadway Rezoning EAS

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DCP106X	
ULURP REFERENCE NUMBER (if applicable) 240278ZMX 240279ZRX	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Riverdale Garage Corp		
NAME OF LEAD AGENCY CONTACT PERSON Stephanie Shellooe			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Frank St. Jacques		
ADDRESS 120 Broadway, 31st Floor			ADDRESS Akerman LLP, 1251 Avenue of the Americas, 37th Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10020
TELEPHONE (212) 720-3328	EMAIL sshellooe@planning.nyc.gov		TELEPHONE (212) 259-6474	EMAIL frank.stjacques@akerman.com	

5. *Project Description*

Riverdale Garage Corp ("the Applicant") seeks a zoning map amendment (M1-1 to R7-3/C2-3) on Block 3267, Lots 90, 91, 93, 95, 97, 98, 99 and portions of Lots 75, 87, 88 and 110 in Bronx Community District 8 (CD 8) ("Rezoning Area") and zoning text amendments pursuant to Appendix F ("Proposed Actions") to faciltate the development of a 13-story, 185-foot tall, approximately 328,431 gsf, residential development comprising approximately 226 dwelling units (DUs), of which approximately 226 dwelling units (DUs) of which 25-30% of housing (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and approximately 188 accessory spaces ("Proposed Project") on the Applicant owned lots 90 and 91 ("Projected Development Site 1"). For the purposes of early childhood programs analysis, 80% of units for Projected Development Site 1 (181 units), would be affordable at or below 80% AMI. Lot 99 is a non-Applicant owned, 4,975-sf lot that is improved with a one-story Enterprise rental car office. Based on the soft-site criteria in the CEQR Technical Manual, lot 99 is considered a soft site ("Projected Development Site 2") due to its small size (less than 5,000 sf) and that it is built to substantially less than the maximum FAR permitted.

Under the Proposed Actions, the non-applicant owned Projected Development Site 2 would be developed into an 18-story, 185-foot tall, approximately 39,413 gsf building including 30,441 gsf of residential use with 30 units of which 25-30% of housing (7 to 9 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and 5,372 gsf of commercial use by the projected 2027 build year. For purposes of early childhood programs analysis, 20% of units (6 units) would be affordable at or below 80% AMI. The Proposed Project under the Proposed Actions would include both Projected Development Site 1 and 2, and is a 13- story, 135-foot tall approximately 367,844 gsf residential building, comprised of approximately 305,001 gsf of residential space, 256 dwelling units pursuant to MIH options 1 and 2, approximately 5,372 gsf of commercial space, and an approximately 53,871 gsf of parking garage space comprising 188 parking spaces.

Per the soft-site criteria in the CEQR Technical Manual, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable.

However, redevelopment of these sites is not expected to occur within the 2027 build year. Therefore, lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1, an 18-story, 185-foot tall residential development comprised of 73,538 gsf of residential space with 87 DUs and 12,977 gsf of commercial office space.

In addition, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD)'s Extremely Low and Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of the Area Median Income (AMI). On Projected Development Site 1, 226 dwelling units (DUs) of which approximately 80% or 181 DUs would be income-restricted to households earning up to 80% AMI and the remaining 45 DUs would be income-restricted to households earning up to 90% AMI.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 8	STREET ADDRESS 5602-5604 Broadway
TAX BLOCK(S) AND LOT(S) Block 3267, lots 90, 91,93, 95, 97, 98, 99 and portions of 72, 75, 87, 88, and 110		ZIP CODE 10463

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Rezoning Area is bounded by Broadway on the west, Naples Terrace on the south, Putnam Greenway to the east and lot 110 of Block 3267 on the north.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1 | ZONING SECTIONAL MAP NUMBER 1d

6. *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:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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 ☐ Cogeneration Facility ☐ Title V Permit

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

☐ LEGISLATION	☒ FUNDING OF CONSTRUCTION, specify: HPD funding for affordable housing development through the ELLA Program and MIH options 1 or 2.
☐ RULEMAKING	☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES	☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL	☐ PERMITS, specify:
☐ OTHER, explain:	

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:

7. *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.): 47,727.49 sf
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 47,727.49 sf
Other, describe (sq. ft.):

8. *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): 367,844sf
NUMBER OF BUILDINGS: 2
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 367,844 sf
HEIGHT OF EACH BUILDING (ft.): 185
NUMBER OF STORIES OF EACH BUILDING: 13

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: 30,781 sf
The total square feet not owned or controlled by the applicant: 16,946 sf

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 permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 35,757 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 357,570 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 35,757 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	305,001 sf	5,372 sf	N/A	N/A
Type (*e.g.,* retail, office, school)	256 units	local retail		

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO
If "yes," please specify:
NUMBER OF ADDITIONAL RESIDENTS: 630
NUMBER OF ADDITIONAL WORKERS: 8
Provide a brief explanation of how these numbers were determined: NYC DCP PopulationFactFinder, 2020 Decennial census average household size: 2.46 persons multiplied by total number of DU's. 2.46*256 = 630 residents. Multipliers used for existing and with-action conditions include: 1 worker per 250 sf of office space, 1 worker per 333 sf of local retail, 1 worker per 25 dwelling units and 1 worker per 50 parking spaces. Multipliers per "Gowanus Neighborhood Plan EAS" (CEQR No. 19DCP157K).

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO
If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *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: 23

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Demolition, excavation, and foundation: 6 months; superstructure core and shell: 10 months; and interior finishes and MEP: 7 months

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Transportation use

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 Short 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. See Attachment B		
(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. See Appendix A		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☒	☐
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
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, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** 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)	☒	☐
○ **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)	☒	☐
○ **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)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
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?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(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.		
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?	☐	☒
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 proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking 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) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) 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?	☐	☒
(f) 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)?	☒	☐
(g) 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?	☐	☒
(h) 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?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment F	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? Yes	☒	☐
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?	☐	☒
(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 the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(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 generate contaminated stormwater in a separate storm sewer system?	☐	☒

	YES	NO
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
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): 11847		
○ 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?	☐	☒
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): 40,631		
(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 screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
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, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
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, or Citywide Ferry Service landing?	☐	☐
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) See Appendix B	☐	☒
(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?	☐	☒
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) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
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 114 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?	☐	☒
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?	☐	☒

	YES	NO
(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.		
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. The Proposed Project would not result in any significant adverse impacts in the following technical areas: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows and Noise. Nor would the Proposed Project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. Therefore, the Proposed Project would not result in a significant adverse impact on Neighborhood Character.		
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?	☐	☒
(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. Construction of the Proposed Project would be short-term and would be completed within two years. Standard construction techniques commonly used in construction projects in New York City would be utilized. Any related sidewalk or lane closure would be temporary. Therefore, no futher analysis is warranted and a significant adverse construction impact would not occur.		

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	DATE
Kovid Saxena (Sam Schwartz Engineering, D.P.C.)	3/12/2024

SIGNATURE

Kovid Saxena

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	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
NAME	DATE
SIGNATURE	

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds that the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	

Attachment A: Project Description

I. INTRODUCTION

Riverdale Garage Corp ("the Applicant") is requesting a zoning map amendment to rezone lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area, and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Applicant-owned Block 3267, Lots 90 and 91) in the Kingsbridge neighborhood of Bronx Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building, including approximately 274,560 gsf of residential use comprising approximately 226 dwelling units (DUs), and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces ("Proposed Project"), on Projected Development Site 1. 25-30% of the 226 dwelling units (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and for the purposes of early childhood programs analysis, 80% of units for Projected Development Site 1 (181 units), would be affordable at or below 80% AMI.

In addition to the Proposed Actions, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD) Extremely Low and Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects with a minimum of 80% of units being income-restricted to households earning up to 80% AMI. With HPD funding, all of the proposed dwelling units on Projected Development Site 1 would be income-restricted with approximately 80% of the 226 DUs (181 DUs) affordable to households earning up to 80% of the Area Median Income (AMI) and the remaining 45 DUs would be income-restricted at 90% AMI.

The NYC Department of City Planning is proposing a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. To address the housing shortage and high cost of housing in New York City, the CHO aims to increase housing in every neighborhood by introducing a wider variety of housing types in districts of varying densities. This proposed zoning text amendment is expected to be referred into public review in Spring 2024. Therefore, in order to present a conservative environmental analysis, a preliminary assessment of the effects of CHO is attached to this EAS as Appendix D: Technical Memorandum.

The Proposed Actions are discretionary approvals subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA), in conformance with City Environmental Quality Review (CEQR) guidelines and procedures. The New York City Department of City Planning (DCP) is the lead agency for this environmental review. This attachment establishes the analytical framework for the technical analyses in this Environmental Assessment Statement (EAS).

II. DESCRIPTION OF THE SURROUNDING AREA

The Rezoning Area is located within Bronx Community District 8, which encompasses the neighborhoods of Riverdale, Spuyten Duyvel, Marble Hill, Kingsbridge, and Fieldston (**Figure A-1: Site Location Map**). Within the surrounding area, the Rezoning Area is located on Broadway which is a principal arterial and a commercial street retail corridor generally developed with one and two-story general retail uses. Land uses within a half-mile radius of the Rezoning Area include residential, commercial, institutional, and auto-oriented uses **(Figure A-3: Land Use Map)**. Open spaces in the surrounding area includes the 0.44-acre Crescent Park and the Cooney Grauer baseball field within the 400-foot study area. Institutional uses in the surrounding area include the Iepa Monh Arioy Nektapioy Monastery of Saint Nektarios at 3107 Bailey Avenue. The Putnam Greenway Extension has been unimproved and inaccessible to the public since it was mapped as parkland in 2011 but will be accessible as part of the Tibbets Brook Daylighting Project, which has a build year of 2028. The extension will not be accessible by the build year in this EAS (2027), and therefore will not be analyzed as publicly accessible open space in the study area.

The Proposed Project is in an M1-1 zoning district (**Figure A-4: Existing Zoning Map**), which permits 1.0 FAR for permitted commercial and manufacturing uses, which can be increased to 2.4 with certain community facility uses, and has a required 1 parking space per 300 sf. In this district, the height and setback regulations restrict the front wall height to the lesser of 30 feet or 2 stories, above which the building must be setback beyond a sky exposure plane sloping away from the street line at a ratio of 1.4 to 1 on a narrow street and 1.4 to 1 on a wide street. Within a 400-foot radius of the Rezoning Area, there are R6 districts mapped to the west, south, and east and consist of multi-family apartments. The surrounding area also contains C1-3 and C2-3 commercial overlays extending from West 230th Street up to West 238th Street and feature one- and two- story mixed use commercial and residential buildings (**Figure A-2: Tax Lot Map**).

Public transit includes the MTA Number 1 subway line which is elevated above Broadway and fronts the Projected Development Sites 1 and 2. The 231st Street station is located 180 feet south of the Projected Development Site 1, at West 231st Street and Broadway.

III. DESCRIPTION OF THE REZONING AREA

The proposed Rezoning Area is bounded by Broadway to the west, the Major Deegan Expressway to the east, and an R6 zoning district boundary to the south. The northern boundary of the Rezoning Area extends 220 feet south of West 233rd Street and consists of Block 3267, Lots 90, 91, 93, 95, 97, 98, 99 and portions of lots 75, 87, 88 and 110 (**Figure A-5: Proposed Zoning Map and Figure A-6 Aerial Map and Key Photos**).

Projected Development Site 1 (Block 3267, lot 90 and 91): Lot 90 is a 2,508 sf Applicant-owned rectangular lot with 25.1 feet of frontage along Broadway. It is improved with a partially vacant three-story commercial/office building with a total floor area of 3,975 gsf and approximately 1,988 gsf of occupied space. Lot 91 is a 28,275-sf lot that has been owned and operated by the Applicant since 1985. It has 31 feet of frontage along Broadway. It is occupied by the two-story, 39,150 gsf above ground public parking garage containing 185 parking spaces. A 1,000 gsf auto repair shop, United Auto Repair Shop Inc., is also located on this lot. Lots 90 and 91 together comprise Projected Development Site 1. Projected Development Site 1 is a 30,783 sf irregularly shaped interior lot with 56 feet of frontage along Broadway. A majority of the Projected Development Site 1 has no street frontage. It is separated from the Major Deegan Expressway by Lot 72.

Projected Development Site 2 (Block 3267, lot 99): Lot 99 on Block 3267 is a 4,975-sf lot with a 49.9 feet frontage along Broadway, FAR of 0.35, and improved with a one-story, 1,760 gsf car-rental building. Based on the soft-site criteria in the *CEQR Technical Manual*, Lot 99 is considered a soft site due to it being

a small lot (less than 5,000 sf) and currently developed to less than half of the maximum permitted FAR under the rezoning ("Projected Development Site 2").

5606-5608 Broadway (Block 3267, Lot 93): Lot 93 is a 3,500-sf lot with an existing FAR of 0.8 and improved with two two-story commercial buildings.

5610-5612 Broadway (Block 3267, Lot 95): Lot 95 is a 3,500-sf lot with an existing FAR of 0.4 and improved with two two-story commercial buildings.

5614 Broadway (Block 3267, Lot 97): Lot 97 is a 2,508-sf lot with an existing FAR of 1.3 and improved with a three-story mixed-use building with two DUs.

5616 Broadway (Block 3267, Lot 98): Lot 98 is a 2,508-sf lot with an existing FAR of 0.8 that is improved with a three-story mixed-use building with two DUs. These sites are legally non-conforming with zoning requirements.

5600 Broadway (Block 3267, Lot 87): Lot 87 is a 2,100-sf lot with an existing FAR of 0.9 and is improved with a one-story commercial building. Only a small portion, approximately 953 sf of the lot would be rezoned under the Proposed Actions.

Block 3267, Lot 88 (no street address): Lot 88 is a 7,651sf lot that includes Naples Terrace as a mapped street and is used as a parking lot. Approximately 6,723 sf of the lot would be rezoned under the Proposed Actions. This site is legally non-conforming with existing zoning requirements. Due to the irregular shape and small size of the lot as well as an active existing use, no development is considered on this lot.

Block 3267, Lot 110: Lot 110 is a 37,013-sf lot that is occupied by a funeral home. A small sliver along the southern lot line of lot 110 (extending 220' south of West 233rd Street) is included in the Rezoning Area.

Block 3267, Lot 75: Lot 75 is a 3,224-sf lot that is currently vacant. Only a small portion, north of the prolongation of the centerline of Naples Terrace is included in the Rezoning Area.

IV. DESCRIPTION OF THE PROPOSED PROJECT

Projected Development Site 1

The Proposed Actions would facilitate the development of a 13-story building with a cellar and sub-cellar on applicant-owned Projected Development Site 1 **(Figure A-7: Proposed Site Plan)**. The proposed building would rise to approximately 135 feet in height and would contain approximately 226 DUs, consisting of approximately 328,431 gsf including approximately 274,560 gsf (184,683 zsf) of residential use and approximately 53,871 gsf of below-grade parking space, with a total FAR of 6.0. Parking garage entrance will be located on Broadway with a 20' curb cut. Of the 226 DUs, 25-30% of housing (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and have an average DU size of 850 sf. The sub-cellar-level parking would have 86 spaces with car lifts and the cellar-level parking would have 102 spaces with car lifts. The proposed 188 parking spaces would be used as an accessory group parking facility, where permitted accessory residential spaces can serve residents and can also be rented to non-residents on a short-term basis pursuant to ZR 36-46(a)(1). As per ZR Section 36-12, for a Quality Housing building, the maximum size of an accessory group parking facility is 200 spaces. The proposed parking therefore complies with zoning requirements and allows use by residents as well as non-residents. Parking spaces are not required for housing under 80% AMI and 23 parking spaces are required for 45 units above 80% AMI. Access to the parking garage would be provided through a 20' curb cut at the entrance to the Projected Development Site 1 from Broadway.

In addition, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD)'s Extremely Low and Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of the Area Median Income (AMI).

V. ACTION(S) NECESSARY TO FACILITATE THE PROJECT

The discretionary actions necessary to facilitate the construction of the Proposed Project include:

1. **Zoning Map Amendment** to rezone the Rezoning Area from the existing M1-1 zoning district to R7-3/C2-3.

2. **Zoning Text Amendment:** to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing Areas) of the ZR to designate the Rezoning Area an MIH area pursuant to Options 1 and 2.

In addition to the discretionary approvals subject to ULURP, the Applicant intends to seek public funding and/or financing from HPD's ELLA program.

VI. ANALYSIS YEAR

The 2027 build year assumes a 23-month construction period for both Projected Development Sites 1 and 2. Based on anticipated ULURP approvals by early 2024 and a 23-month construction period (demolition, excavation, and foundation: 6 months; superstructure core and shell: 10 months; and interior finishes and MEP: 7 months).

VII. PURPOSE AND NEED OF THE PROPOSED ACTION

The proposed zoning map and text amendments would facilitate the redevelopment of an underutilized site with new affordable housing near mass transit. The Applicant is seeking public funding and/or financing through HPD's Mix and Match Program. The current M1-1 zoning district, is intended for areas with one-story light industrial buildings and wholesale service/ storage facilities and precludes residential development. Therefore, the Proposed Actions are needed to allow residential use and affordable housing on the Project Site. The Proposed Project would support the goals and principles outlined in the new housing program put forward by the Adams administration, the Housing Our Neighbors Plan: A Blueprint for Housing and Homelessness, to create high quality affordable housing for New Yorkers. The Proposed Actions would facilitate the creation of approximately 226 income-restricted DUs in Bronx Community District 8, where, according to the American Community Survey 2015-2019, 45.5% of households are rent burdened (i.e., spending 30% or more of their income on rent).

The proposed zoning map amendment to an R7-3/C2-3 zoning district **(Figure A-5: Proposed Zoning Map)**, would facilitate the Proposed Project by allowing residential use which is not permitted within the existing M1-1 zoning district. The proposed R7-3/C2-3 zoning district would also allow commercial use and community facility use in the Rezoning Area, is consistent with the surrounding context and facilitates transit oriented residential growth.

The proposed zoning text amendment would establish a new MIH Area within the rezoning area. The MIH program requires that permanently income-restricted housing be provided within certain new residential

developments, enlargements, and conversions from non-residential to residential use within mapped MIH Areas.

The Projected Development Sites 1 and 2 are located within the Transit Zone in close proximity to the Bx9 bus line and Number 1 subway line at the 231st Street subway station, 180 feet from the Projected Development Site 1, thereby locating affordable housing near public transportation options.

VIII. KNOWN DEVELOPMENTS WITHIN PROJECT VICINITY

Based on active building permits in the area, no known, ongoing, or proposed developments were identified within 400 feet of the Projected Development Sites 1 and 2 within anticipated completion dates on or prior to the 2027 build year.

IX. NO-ACTION CONDITION

Absent the Proposed Actions (the No-Action condition), the lease on United Auto Repair shop located on lot 91 would not be continued resulting in vacant use within the parking structure. The rest of Lot 91 would continue to operate as a 39,150 sf public parking facility, as under existing conditions. Lot 99 would continue to be a 4,975 sf commercial lot, currently the site of Enterprise rental car with an FAR of 0.4. Lot 90 and the non-applicant owned sites in the Rezoning Area would remain the same as under existing conditions, as described in Section III.

X. WITH-ACTION CONDITION

In the With-Action scenario, the proposed R7-3/C2-3 Zoning District would allow a maximum of 6.0 FAR for residential uses (with MIH), a max FAR of 2.0 for commercial use, and a max FAR of 4.8 for community facility use. The total allowable FAR under the Proposed Actions would be 6.0. Although the maximum height achievable with the permitted FAR on Projected Development Site 1 (Lots 90 and 91) is 135 ft, 185 feet will be the maximum permitted height analyzed, as this is the maximum permitted height under the R7-3 rezoning and will present a more conservative analysis. Projected Development Site 1 (Block 3267, Lots 90 and 91) would be developed with the Proposed Project as a 13-story, 135 foot tall, approximately 328,431 gsf residential development comprising approximately 226 dwelling units (DUs) of which 25-30% of housing (56-68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, approximately 188 accessory spaces, and an FAR of 6.0. The Proposed Project assumes the maximum development feasible under the Proposed Actions.

In addition, Lot 99 adheres to the soft site criteria as listed in the *CEQR Technical Manual* (Chapter 2, Section 410) and therefore, with the approval of the Proposed Actions, would be developed to the maximum development feasible on the non-Applicant owned Projected Development Site 2 (Block 3267, Lot 99) by the 2027 build year. Projected Development Site 2 would be developed with a 13-story, 185-foot tall. approximately 39,413 gsf (29,844 zsf) building comprising approximately 30,441 gsf (25,367 zsf, 5.10 FAR) of residential use including 30 DUs with an average DU size of 850 sf, approximately 5,372 gsf (4,477 zsf, 0.90 FAR) of commercial use, and 3,600 gsf of parking with 18 parking spaces. 4 parking spaces are required accessory parking for households above 90% AMI, and 14 spaces will be required as accessory parking for commercial use. Approximately 25-30% (8-9 units) of the total DU's would be income-restricted under MIH Options 1 and 2. Under the proposed rezoning, the Projected Development Site 2 would have a maximum FAR of 6.0 including a commercial FAR of 0.9. Approximately 25 to 30% of housing (8 to 9 units) would be affordable at an average of 60% to 80% AMI pursuant to MIH options 1 and 2. For purposes

of early childhood programs analysis, 20% of units (6 units) would be at or below 80% AMI. Under the proposed rezoning, the Projected Development Site 2 would have a maximum FAR of 6.0 including a commercial FAR of 0.9. 185 feet is the maximum height permitted under the R7-3 rezoning.

Per the soft-site criteria in the *CEQR Technical Manual*, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, redevelopment of these sites is not expected to occur within the 2027 build year. Therefore, lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1, an 18-story, 185-foot-tall residential development comprised of 73,538 gsf of residential space with 87 DUs and 12,977 gsf of commercial office space.

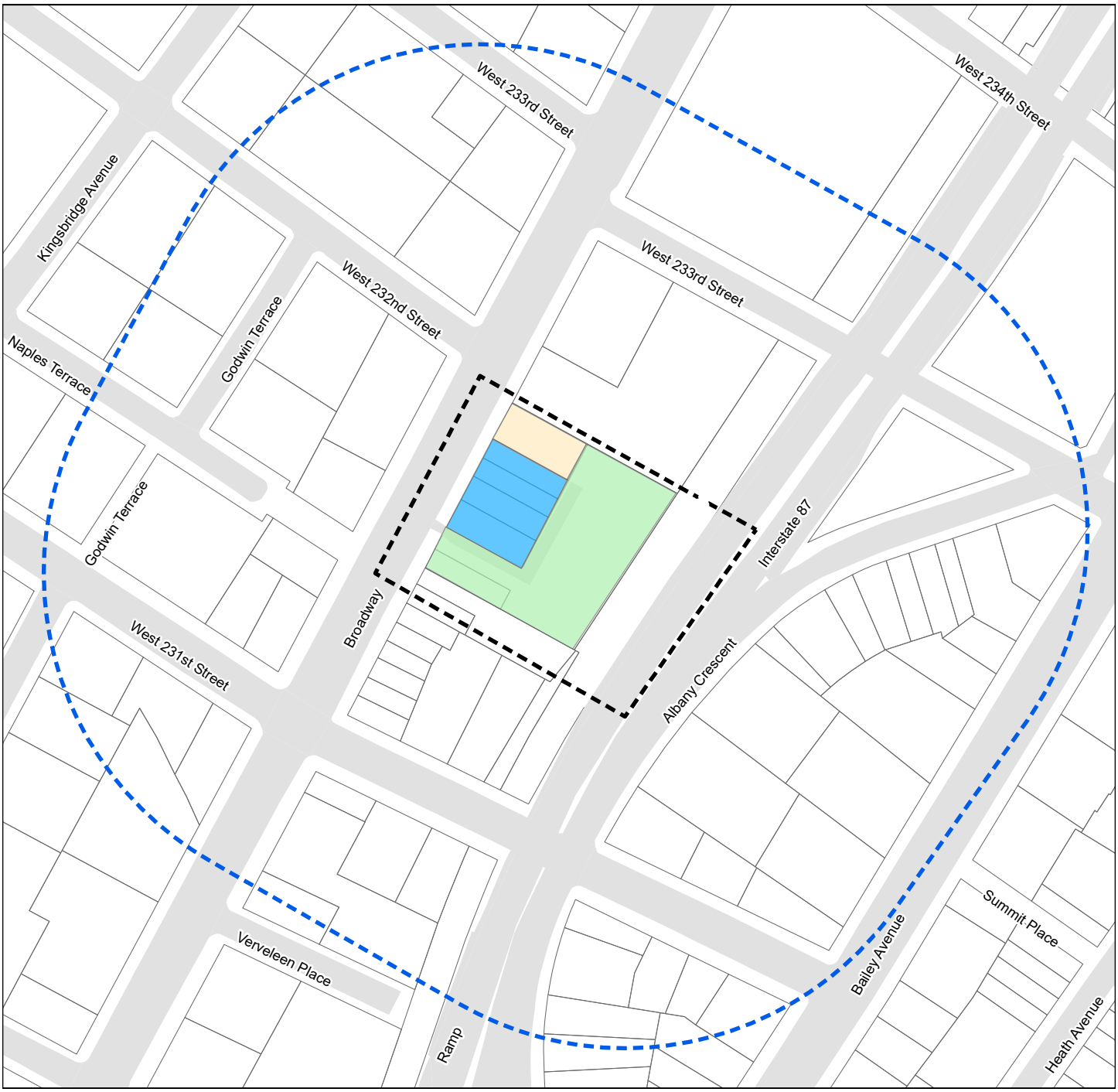
XI. REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

The RWCDS establishes the appropriate framework for analysis to allow the lead agency to make reasonable conclusions regarding the likely environmental effects resulting from a Proposed Project. A Reasonable Worst-Case Scenario is broadly defined as the potential development under both the future No-Action and With-Action conditions that is used to determine the change in permitted development created by a disciplinary action. The RWCDS focuses on the incremental development that can occur on Projected Development Site 1, Projected Development Site 2 between the No-Action, and With-Action conditions **(Table A-1)**. Potential Development Site 1 is assessed for site-specific technical areas.

Table A-1: Reasonable Worst-Case Development Scenario

Land Use	Existing Condition (gsf)	No-Action Condition (gsf)	With-Action Condition (gsf)	Increment (gsf)
Projected Development Sites 1 & 2 (Block 3267, Lots 90, 91, 99)				
Residential (gsf) *dwelling units (DUs)*	0 *0*	0 *0*	305,001 *(256 DUs)*	305,001 *(256 DUs)*
Parking (gsf) *(spaces)*	39,150 *185*	39,150 *185*	53,871 *188*	14,721 3
Commercial: Office (gsf)	4,410	4,410	5,372	962
Workers	*15*	*15*	*23*	*8*
Residents	*0*	*0*	*630*	*630*
Total (gsf)	**47,160**	**47,160**	**367,844**	**320,684**
Potential Development Site 1 (Block 3267, Lots 93, 95, 97, 98)				
Residential (gsf) *dwelling units (DUs)*	3,546 n/a	3,546 n/a	73,538 (87 DUs)	69,992 n/a
Parking (gsf) *(spaces)*				
Commercial: Office (gsf)	5,904	5,904	12,977	7,073
Total (gsf)	**9,450**	**9,450**	**86,515**	**77,065**

The Proposed Actions could result in potential development on Block 3267, Lots 93, 95, 97, 98. Although these lots are under separate ownership, due to site configuration they have the potential to assemble to create a larger lot size of 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, since redevelopment of these sites is not expected to occur by the 2027 build year, Lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1. Per the guidance of the *CEQR Technical Manual*, Potential Development Site 1 would be analyzed for site-specific assessments and is not considered in the analysis of any density-based assessments.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

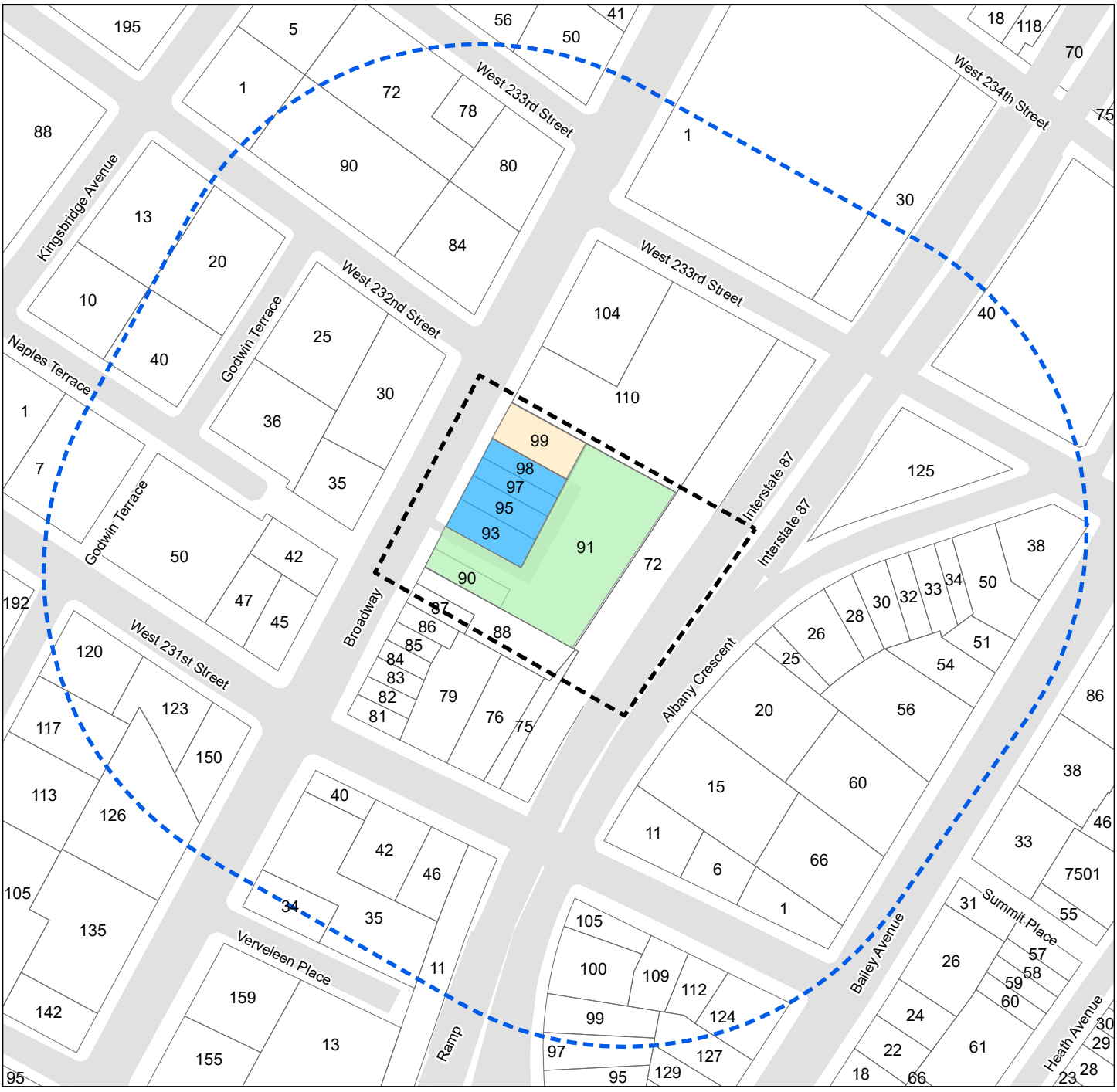
400-foot Boundary

Rezoning Area

SITE LOCATION MAP

Figure A-1

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

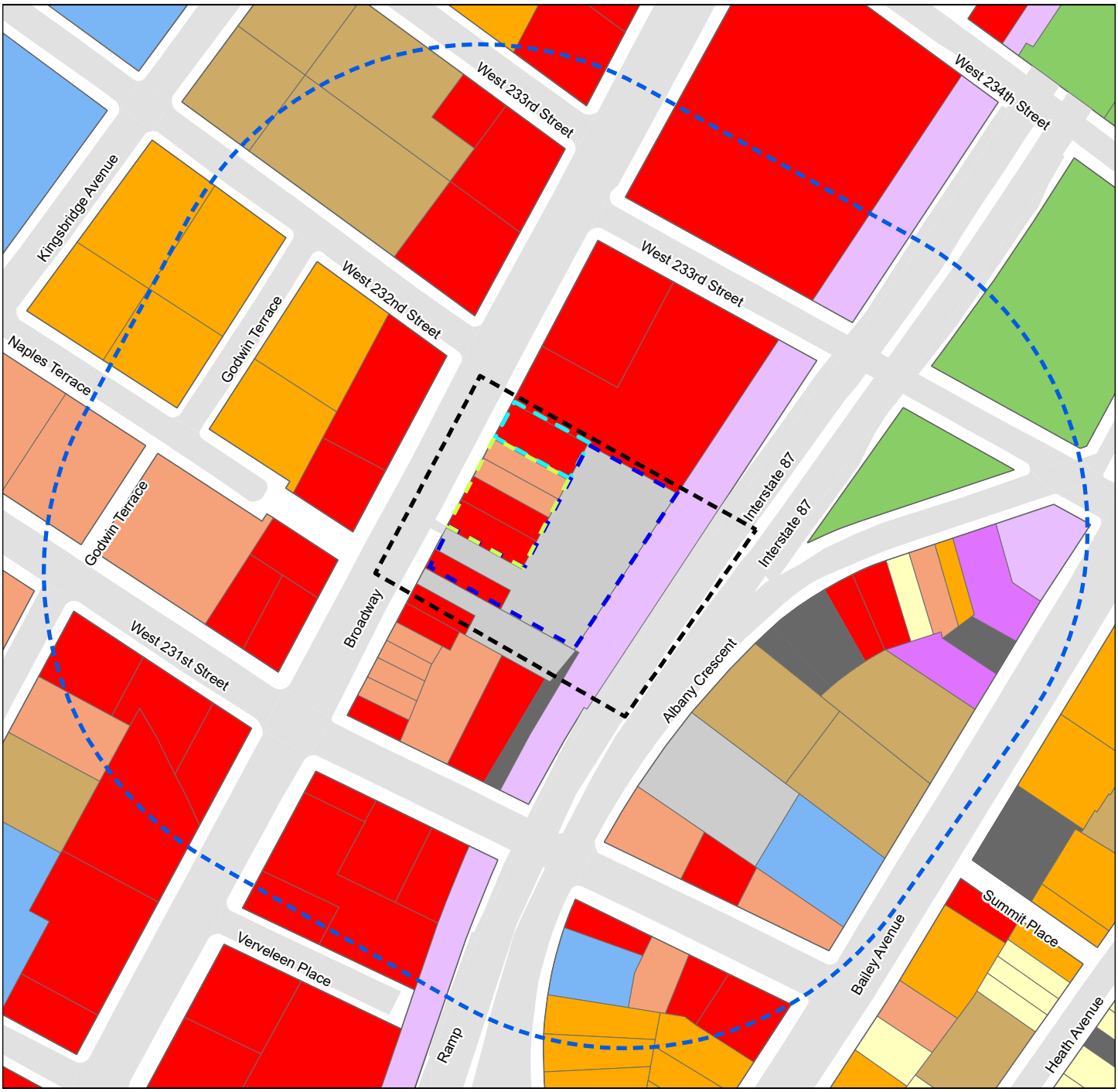
400-foot Boundary

Rezoning Area

TAX MAP

Figure A-2

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

Projected Development Site 1

Projected Development Site 2

0 200 400 Feet

400-foot Boundary

Potential Development Site 1

Rezoning Area

Land use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commericial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

LAND USE MAP

Figure A-3

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

400-foot Boundary

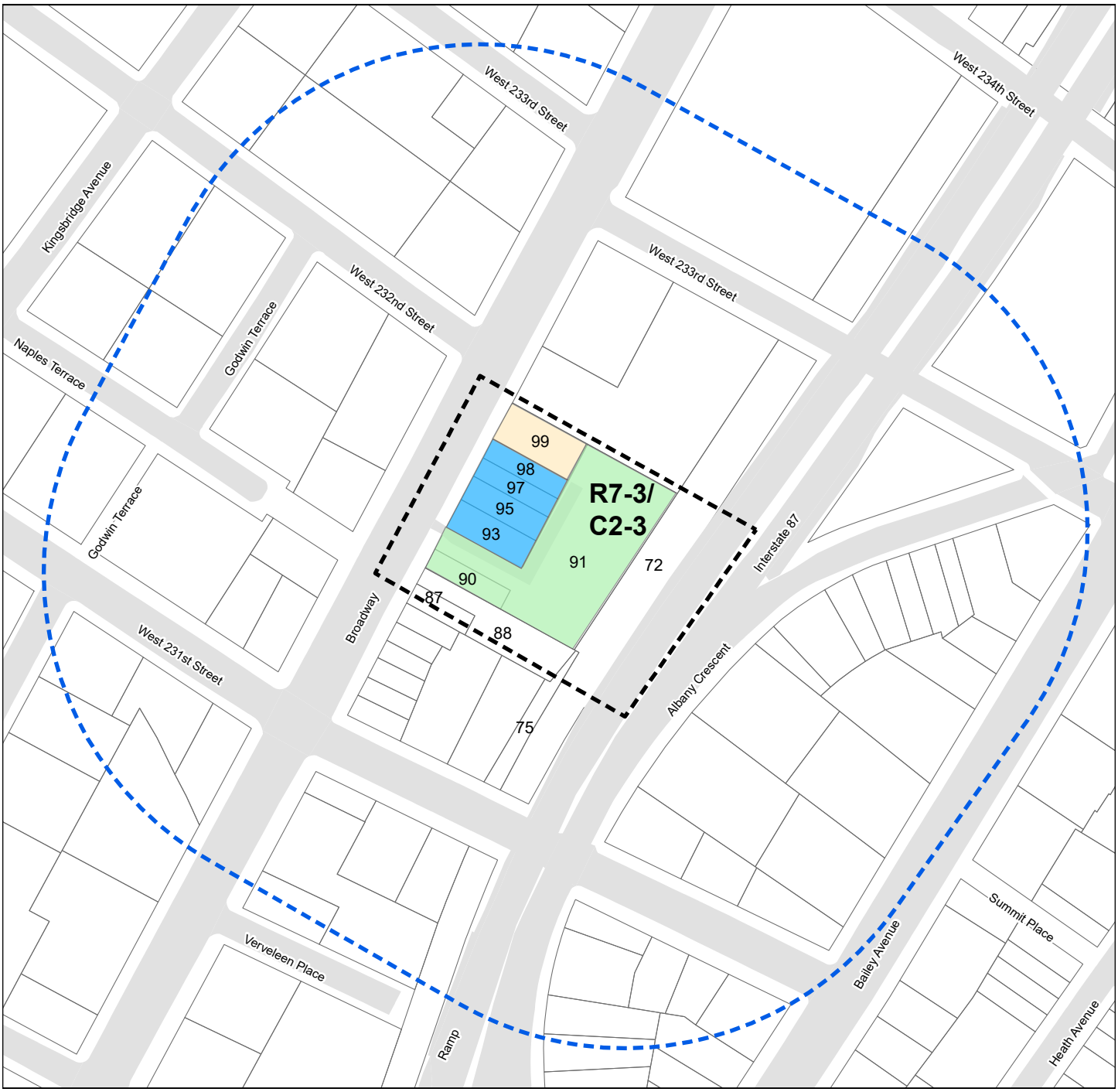
Zoning Districts

Commercial Overlay Districts

EXISTING ZONING MAP

Figure A-4

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

400-foot Boundary

Rezoning Area

PROPOSED ZONING MAP

Figure A-5

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

400-foot Boundary

Keyed Photograph

AERIAL MAP

Figure A-6

5602-5604 Broadway EAS

Photograph 1: *View looking north from Broadway*



Photograph 2: *View looking south from Broadway*



Note: Site photos taken June 2023

Figure A-6: Keyed Photographs

Photograph 3: *View looking southeast from Broadway and W 232nd Street*

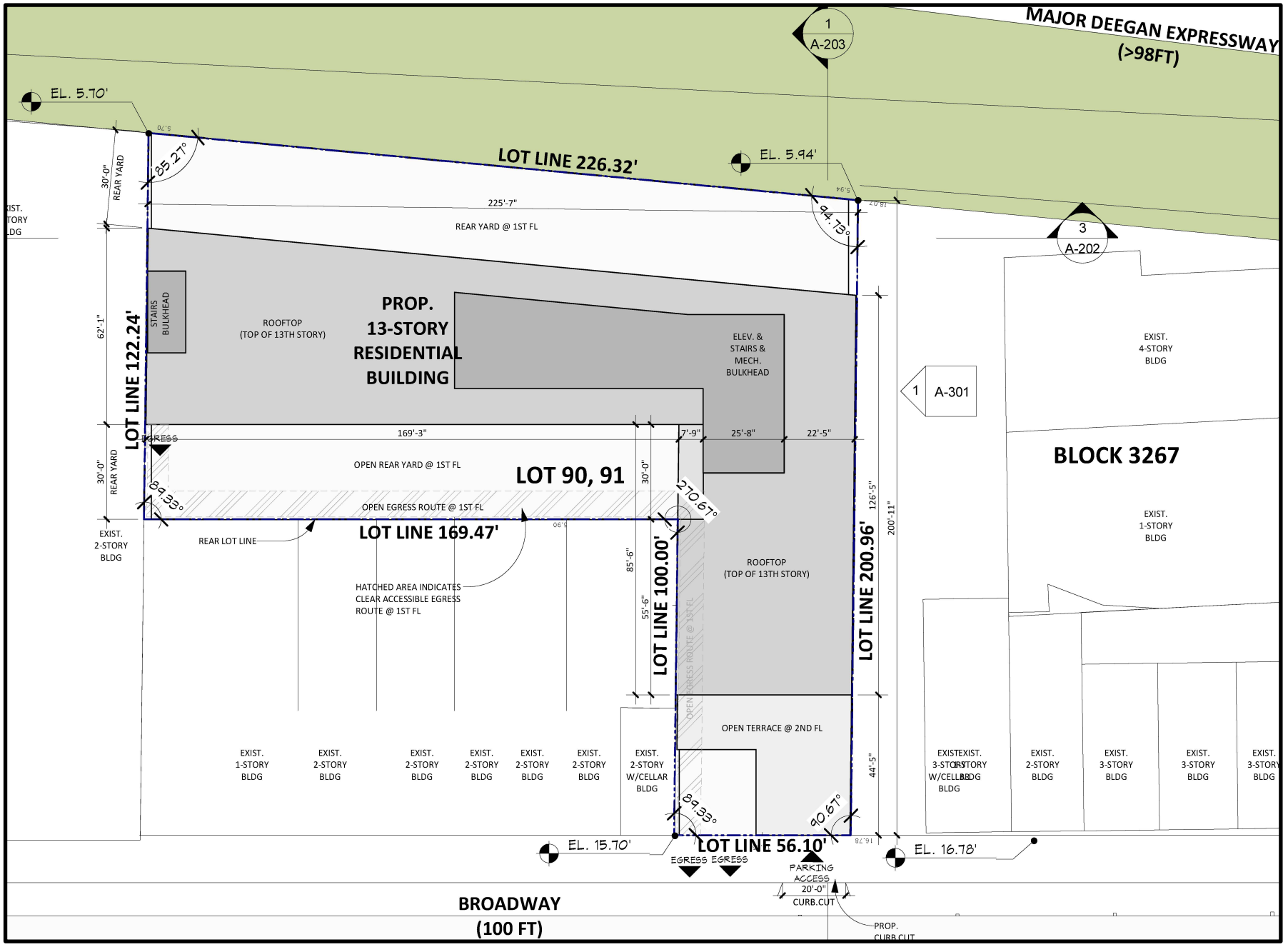


Photograph 4: *View looking northeast from Broadway and Naples Terrace*



Note: Site photos taken June 2023

Figure A-6: Keyed Photographs



Source: GF55 Architects

PROPOSED SITE PLAN

Figure A-7

5602-5604 Broadway EAS

Attachment B: Land Use, Zoning, and Public Policy

I. INTRODUCTION

This attachment assesses the potential for significant adverse impacts of the Proposed Actions on land use, zoning, and public policy. As described in Section 210 of Chapter 4 of the 2021 *City Environmental Quality Review (CEQR) Technical Manual*, the land use, zoning, and public policy assessment evaluates the uses and development trends in the area and considers whether a proposed project is compatible with those conditions or may affect them. Similarly, the assessment considers the project's conformance to, and effect on, the area's zoning and other applicable public policies.

As described in Attachment A, "Project Description," Riverdale Garage Corp ("the Applicant") is requesting a zoning map amendment to rezone Lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, lots 90 and 91) in the Kingsbridge neighborhood of Bronx,- Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including approximately 274,560 gsf of residential use comprising 226 dwelling units (DUs) (25-30% (56 to 68 units) of which would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2) with an average unit size of 850 sf, and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces ("Proposed Project"), on Projected Development Site 1. The Proposed Project is expected to be completed by 2027.

Per the soft-site criteria in the CEQR Technical Manual, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, redevelopment of these sites is not expected to occur within the 2027 build year. Therefore, lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1, an 18-story, 185-foot-tall residential development comprised of 73,538 gsf of residential space with 87 Dus and 12,977 gsf of commercial office space. In addition, the Applicant is seeking public funding and/or financing through the New York City's Housing Preservation and Development (HPD) Extremely Low & Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of AMI. 226 dwelling units (DUs) of which approximately 80% or 181 DUs would be income-restricted to households earning up to 80% AMI and the remaining 45 DUs would be income-restricted to households earning up to 90% AMI.

CEQR guidelines require that a land use, zoning, and public policy assessment should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. This assessment describes existing, future (2027) No-Action, and future (2027) With-Action conditions related to land use, zoning, and public policy for Projected Development Site 1, Projected Development Site 2, Potential Development Site 1 and for an area within 400 feet of the Rezoning Area (the "study area"). Changes in land use and zoning that would occur between the No-Action and With-Action conditions are disclosed.

II. METHODOLOGY

Existing land uses were identified through the NYC Zoning and Land Use (ZoLa) database and PLUTO™ 23v1 shapefiles. NYC Zoning Maps and the ZR of the City of New York were consulted to describe existing zoning districts in the land use study area, which provided the basis for the identification of future No-Action and With-Action conditions. Research was conducted to identify relevant public policies recognized by the NYC Department of City Planning (DCP) and other city agencies.

The appropriate study area for land use and zoning is related to the type and size of the proposed project and the location and neighborhood context of the area that could be affected by the proposed project. Since the Proposed Actions are site-specific, in conformance to *CEQR Technical Manual* guidance, the impact of the Proposed Actions on land use, zoning, and public policy are addressed for a land use study area that extends approximately 400 feet from the boundary of the Rezoning Area and encompasses the area most likely to experience indirect impacts due to the Proposed Project. The study area is generally bounded by West 233rd Street to the north, Bailey Avenue to the east, Godwin Terrace to the west, and Verveleen Place to the south.

III. EXISTING CONDITIONS

Land Use

Rezoning Area

The Rezoning Area consists of Block 3267, Lots 90, 91, 93, 95, 97, 98, 99 and portions of Lots 72, 75, 87, 88 and 110 and is bounded by Broadway to the west, Major Deegan Expressway to the east, and an R6 zoning district boundary to the south, in the Kingsbridge neighborhood of the Bronx CD 8. A small sliver along the southern lot line of Lot 110 (extending 220’ south of West 233rd Street) and northern portion of Lot 75 are also included in the Rezoning Area. These portions form less than 50 percent of their respective lot areas and are less than 25 feet in distance measured perpendicular to the proposed district boundary. As such, these lots would not be able to benefit from the proposed rezoning and were not analyzed as part of the RWCDS. The Rezoning Area is within the coastal zone boundary.

Projected Development Site 1 (Block 3267, Lot 90 and 91)

Lot 90: Lot 90 is a 2,508 rectangular lot with 25.1 feet of frontage along Broadway and has an FAR of 1.6. It is improved with a partially vacant three-story commercial/office building.

Lot 91: Lot 91 is 28,275 sf lot that has been owned and operated by the Applicant since 1985. It has 31 feet of frontage along Broadway and has an FAR of 1.38. It is occupied by a two-story above ground parking garage called Riverdale Parking, which is used for monthly customers as well as daily customers. An auto repair shop, United Auto Repair Shop Inc. is also located on this lot.

Lots 90 and 91 together comprise Projected Development Site 1. Projected Development Site 1 is a 30,783-sf irregularly shaped interior lot with 56 feet of frontage along Broadway. A majority of the Projected Development Site1 has no street frontage. It is separated from the Major Deegan Expressway by the not yet constructed Putman Greenway, which was mapped as parkland in 2011 (C 090196 MMX) to create a connection to Van Cortland Park on the former Putnam Railroad right-of-way. It is currently unimproved and not accessible to the public for recreational use and is not expected to be accessible to the public by the 2027 build year. Therefore, it will not be included in this analysis.

Projected Development Site 2 (Block 3267, Lot 99)

Lot 99 is a 4,975-sf lot that is improved with a one-story building. It is currently the site of Enterprise rental car. It is a rectangular lot with 49.9 feet frontage on Broadway. Lot 99 is within a M1-1 zoning district with an existing FAR of 0.4.

Potential Development Site 1

Potential Development Site 1 consists of Block 3267, Lots 93, 95, 97, and 98. 5610-5612 Broadway (Block 3267, Lot 95) is a 3,500-sf lot with an existing FAR of 0.4 and is improved with two, two-story commercial buildings. 5604 Broadway (Block 3267, Lot 97) is a 2,508-sf lot with an existing FAR of 1.3 and is improved with a three-story mixed-use building with two DUs. 5606-5608 Broadway (Block 3267, Lot 93) is a 3,500-sf lot with an existing FAR of 0.8 and improved with two two-story commercial buildings. 5616 Broadway (Block 3267, Lot 98) is a 2,508-sf lot with an existing FAR if 0.8 that is improved with a three-story mixed-use building with two DUs. These sites are legally non-conforming with the zoning requirements.

Study Area

Existing land uses within the 400-foot radius study area include a variety of residential, commercial, and some light industrial uses. To the west of the Projected Development Sites 1 & 2, along Broadway, are one- to two-story commercial and office buildings and mixed commercial and residential buildings below the elevated train track. Farther west of Broadway, along Godwin Terrace and Kingsbridge Avenue are multi-family walk-up and multi-family elevator buildings. To the north of the rezoning area is an M1-1 zoning district, comprised of predominantly one-story retail with large parking lots. Directly east of the Projected Development Sites 1 & 2 is mapped parkland for the future Putnam Greenway trail, which was mapped as parkland in 2011 (C 090196 MMX) to create a connection to Van Cortland Park on the former Putnam Railroad but is currently inaccessible by the public and will remain inaccessible by 2027. On the east side of the study area is the Major Deegan Expressway which separates the Projected Development Sites 1 & 2 to the west from a mix of commercial, residential, and industrial uses to the east, as well as Crescent Park and a .12-acre portion of Cooney Grauer Field, the only active open spaces in the 400-foot study area **(Figure B-1: Land Use Map)**.

Zoning

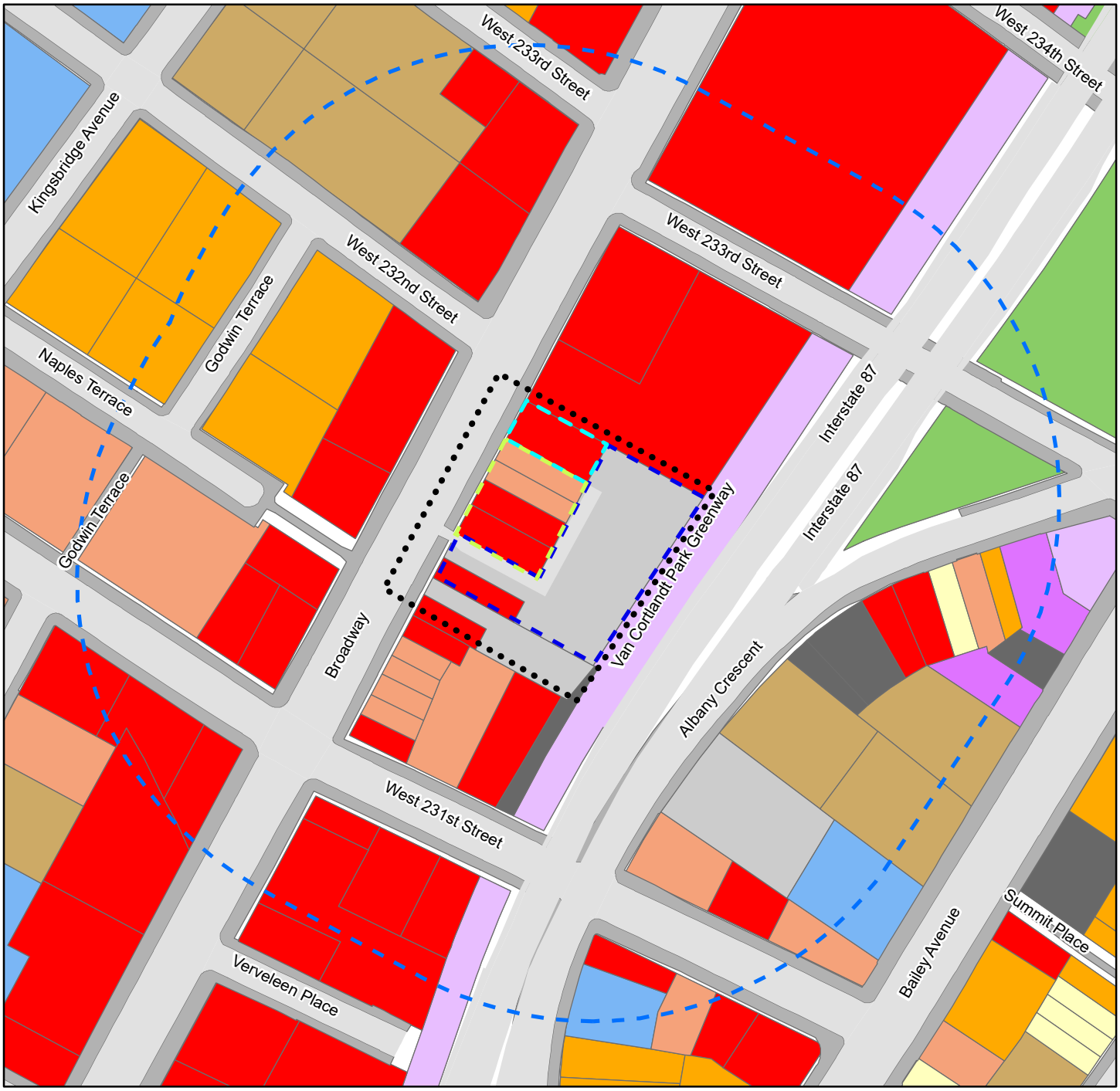
The Rezoning Area is in an M1-1 zoning district, which permits 1.0 FAR for permitted commercial and manufacturing uses, which can be increased to 2.4 with certain community facility uses, and has a required 1 parking space per 300 sf. In this district, the height and setback regulations restrict the front wall height to the lesser of 30 feet or 2 stories, above which the building must be setback beyond a sky exposure plane sloping away from the street line at a ratio of 1.4 to 1 on both narrow and wide streets. (**Figure B-2: Existing Zoning Map**).

Study Area

In addition to the M1-1 zoning district, the 400-foot study area also includes mapped parkland, an R6 district, and C1-3 and C2-3 commercial zoning overlays. C1-3 overlays are mapped along Broadway south of West 232nd Street and West 231st Street and C2-3 overlays are mapped along Broadway north of West 232nd Street and the north portion of Block 3267 along Albany Crescent. An R6 zoning district was mapped in 1961 just south of the rezoning area, extending to the west across Broadway and to the east across the Major Deegan Expressway. Buildings in R6 zoning districts are subject to height factor regulations and FAR ranges from 0.78 to 2.43 at a typical height of 13 stories. Although there are no specific height limits, height factor buildings are subject to sky exposure plane regulations which begin at a height of 60 feet above the street line. Required initial setback distance in R6 districts is 20 feet on wide streets such as Broadway and have a maximum front wall height of 60 feet at the initial setback distance one- to four-story mixed use and commercial buildings are located south of the Rezoning Area within the R6/C1-3 zoning district along W 231st Street and one- and two-story commercial buildings are located along Broadway to the west of the

Rezoning Area. C1-3 and C2-3 are commercial overlays mapped within residential districts typically for local retail and service uses within a mixed-use building. Commercial uses are limited to the ground floor and include neighborhood grocery stores, restaurants, and beauty parlors. Commercial overlays on R6 districts have a maximum allowed FAR of 2.0 and have height and setback regulations consistent with R6 districts.

The western portion of the study area within the R6 zoning district includes five- and six-story multi-family residential buildings. R6 zoning districts are medium-density zoning districts. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. R6 districts have a max allowed FAR of 0.78-2.43 with a sky exposure plane that begins at 60 feet. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood, and allow a max FAR of 3.0 for buildings on wide streets, such as Broadway.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

400-foot Study Area

Potential Development Site 1

Rezoning Area

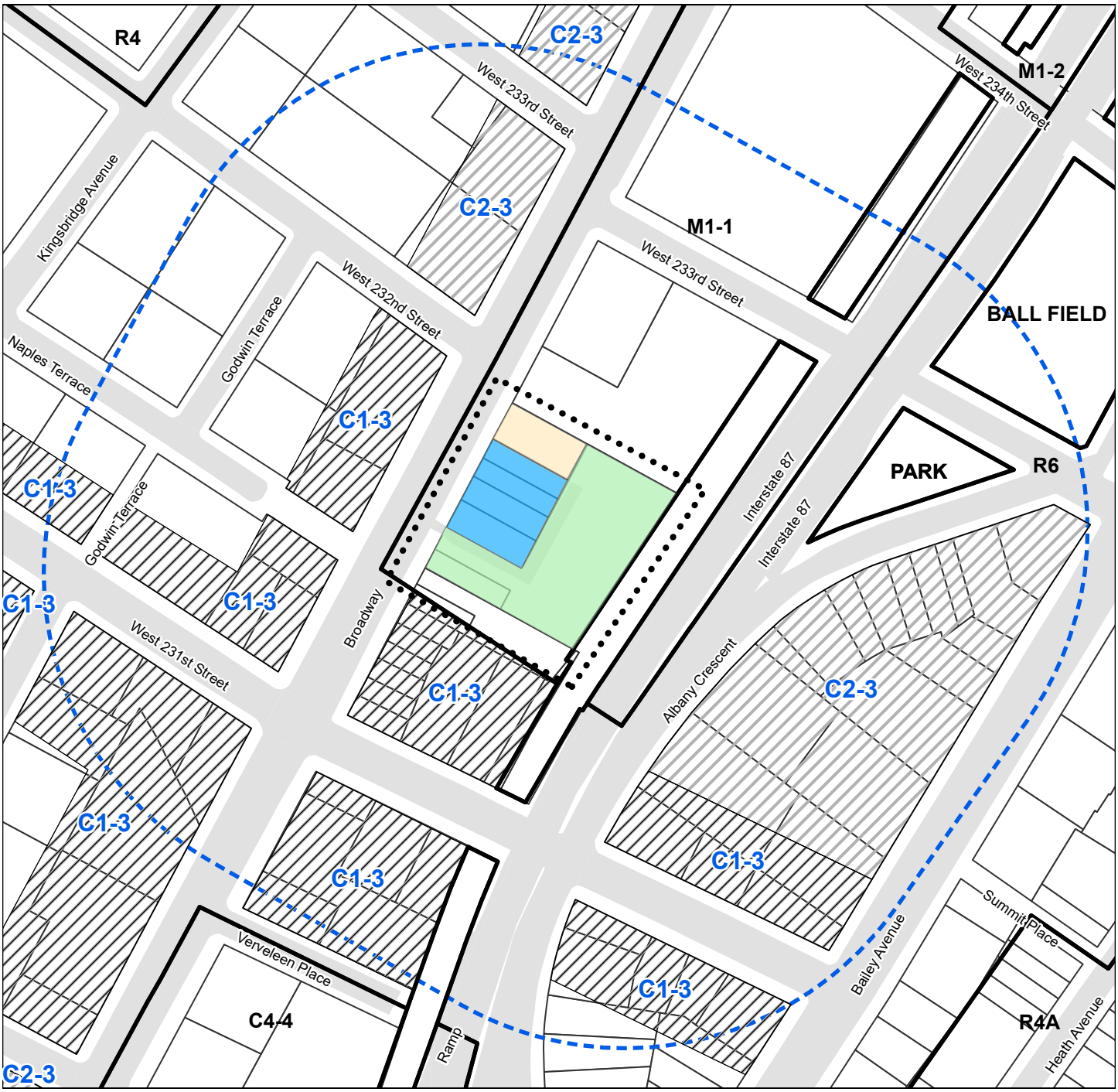
Land use

- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commericial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

LAND USE MAP

Figure B-1

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

400-foot Boundary

Zoning Districts

Commercial Overlay Districts

Rezoning Area

EXISTING ZONING MAP

Figure B-2

5602-5604 Broadway EAS

Public Policy

The Rezoning Area including the Projected Development Site 1 and the Projected Development Site 2, resides within the City's Coastal Zone 1% flood plain requiring a Waterfront Revitalization Program (WRP) Consistency Review of public policies for the City's coastal areas. The Projected Development Site 1 and 2, and the proposed Rezoning Area, are governed by the following major public policy initiatives: Housing Our Neighbors: A Blueprint for Housing and Homelessness and the NYC WRP.

Housing Our Neighbors

In June 2022, the Adams administration released *Housing Our Neighbors*: *A Blueprint for Housing and Homelessness Plan* a comprehensive blueprint to create high quality affordable housing for New Yorkers. The blueprint rests on five key pillars:

- Transforming NYCHA,
- Addressing Homelessness and Housing Instability,
- Creating and Preserving Affordable Housing,
- Improving the Health and Safety of New Yorkers, and
- Reducing Administrative Burden.

Mayor Adams' $22 billion capital commitment represents the largest investment in housing in New York City's history, allowing the city to accelerate the creation of supportive housing and continue the current pace of affordable housing production, despite rising inflation and interest rates. The Adams administration will make critical investments in the affordable housing stock, while simultaneously pursuing policy reforms, state legislation, tax incentives, and a suite of other tools to help new housing get built faster and increase overall capacity for new supply. The plan, which was created through coordination with 32 agencies and with input from affordable housing developers, homeless shelter providers, and housing and homelessness advocates outlines many initiatives that will accelerate affordable construction, protect tenants, and deliver more value from affordable housing.

One NYC 2050

The Proposed Project would be consistent with two key goals in *One NYC 2050*:

Thriving Neighborhoods

One NYC 2050 offers big solutions to big challenges, including plans to create and preserve 300,000 units of affordable housing, and generate 100,000 good paying jobs. This requires supporting continued mixed income housing creation in transit-accessible areas and supporting transit-oriented growth across the region. The City will pursue these ambitious goals through plans that are formulated at the neighborhood scale, with an emphasis on affordability and livability. The Proposed Actions would further the goals of this initiative that aims to "Support creative of vibrant neighborhoods by alleviating barriers to mixed-use development and utilizing available financing tools." The Proposed Actions would facilitate a mixed-use development that would provide both residential and commercial uses to a site located near a variety of transit options and access to nearby parks and open spaces to all New Yorkers.

A Livable Climate

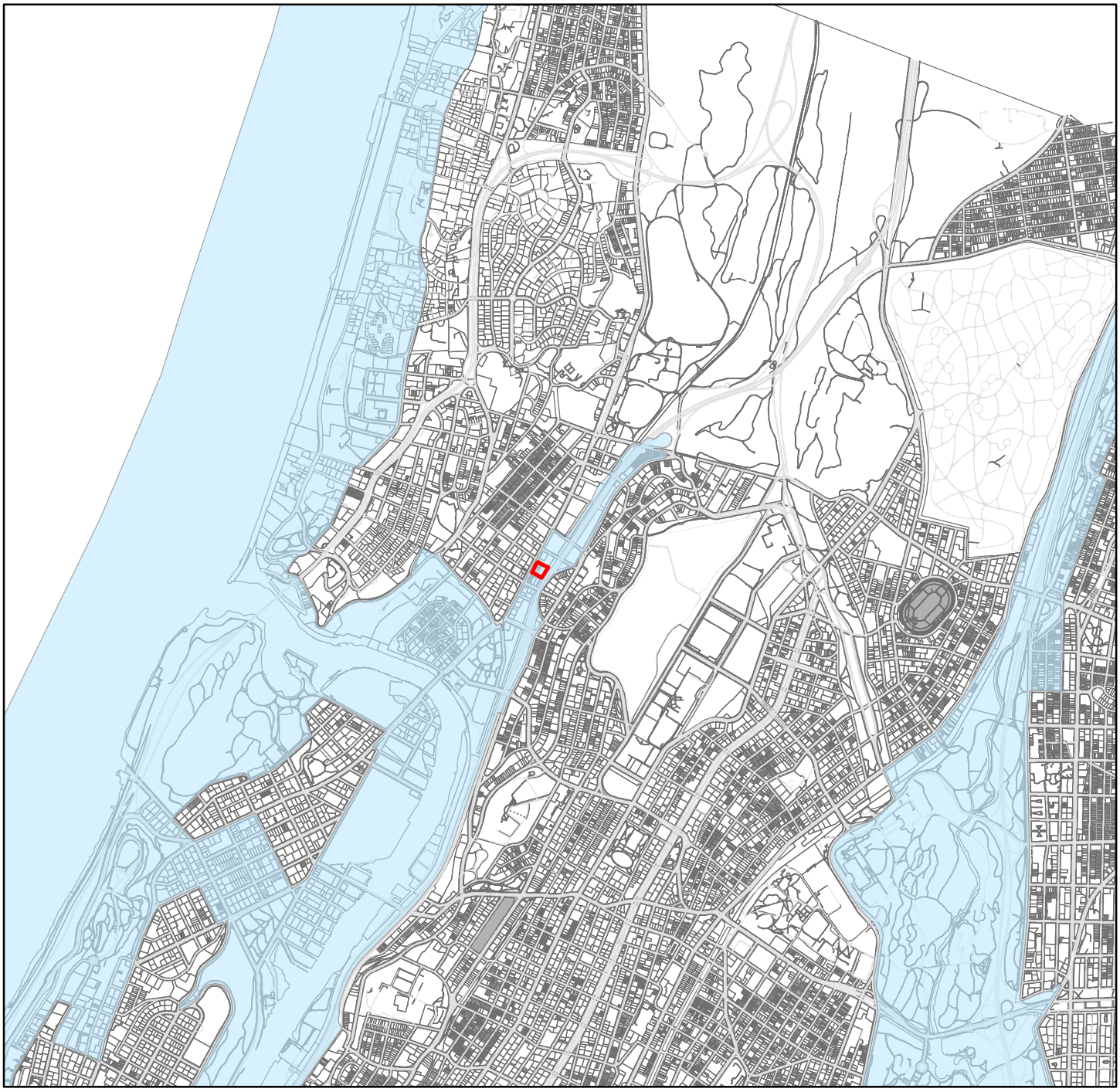
One NYC 2050 offers solutions to strengthen communities, buildings, infrastructure, and waterfront to be more resilient. To ensure New York City is prepared, OneNYC 2050 has an innovative, multilayered plan that enables a just and equitable transition to citywide climate resiliency. This strategy will mitigate the physical risks of climate change, empower New Yorkers to take climate-smart adaptation measures, and

streamline and transform our policies and governance structures to support climate resiliency. The Proposed Project is consistent with this initiative by providing a consistency assessment in accordance with the City's Waterfront Revitalization Program.

Waterfront Revitalization Program

The NYC WRP is the City's principal Coastal Zone management tool and establishes a broad range of public policies for the City's coastal areas. The guiding principle of the WRP is to maximize the benefits derived from economic development, environmental conservation, and public use of the waterfront, while minimizing the conflicts among these objectives. The WRP was originally adopted by the City of New York in 1982, revised in 2002, and revised once more in 2016. A local waterfront revitalization program, such as NYC's, is subject to approval by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act and the Federal Coastal Zone Management Act. All proposed actions subject to CEQR, Uniform Land Use Review Procedure, or other local, state, or federal agency discretionary actions that are situated within NYC's designated Coastal Zone must be reviewed and assessed for their consistency with the WRP. Projected Development Sites 1 and 2 are located within the City's designated Coastal Zone (**Figure B-3: Coastal Zone**).

Additionally, the WRP sets forth five types of special area designations included in the City's Coastal Zone, such that if a project is located adjacent to or within a special area designation it is subject to conformance with the priority policies associated. These types include Special Natural Waterfront Areas (SNWAs), Significant Maritime and Industrial Areas (SMIAs), the Arthur Kill Ecologically Sensitive Maritime and Industrial Area (ESMIA), Priority Marine Activity Zones (PMAZ), and Recognized Ecological Complexes (RECs). There is one REC located south of the Projected Development Sites 1 & 2 which is the Muscat Cove/Bronx Park REC.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 0.5 1 Miles

Rezoning Area

NYC Coastal Zone Boundary

COASTAL ZONE BOUNDARY MAP

Figure B-3

5602-5604 Broadway EAS

IV. FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Land Use

Without the Proposed Actions in place, Lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 75, 87, 88 and 110 would not be rezoned, and Projected Development Site 1 and Projected Development Site 2 would not procure the certification required for any new development. Absent the Proposed Actions (the No-Action Condition), the lease on United Auto Repair shop located on lot 91 would not be continued resulting in vacant use within the parking structure. The rest of Lot 91 would continue to operate as a 39,150 gsf public parking facility with 185 spaces, as under existing conditions. Lot 90 and the Rezoning Area would remain the same as under existing conditions, as described in Section III.

Study Area

Based on active building permits in the area, no known, ongoing, or proposed developments were identified within 400 feet of the Rezoning Area within the anticipated completion date or prior to the 2027 build year.

Zoning

In the No-Action condition, no changes to zoning are expected to occur in the Rezoning Area or in the study area. The Rezoning Area would remain in its current M1-1 zoning designation.

Public Policy

In the No-Action condition, no changes to public policy are expected to occur on the Projected Development Sites 1 & 2 or in the study area.

V. FUTURE WITH THE PROPOSED ACTIONS (THE "WITH-ACTION" CONDITION)

Land Use

As described in Attachment A, "Project Description," in the future with the Proposed Actions, the Rezoning Area, including the Projected Development Sites 1 & 2 and Potential Development Site 1, would be rezoned from M1-1 to R7-3/C2-3, allowing for both commercial and residential land uses in the Rezoning Area **(Figure B-4 Proposed Zoning Map).**

Projected Development Site 1

In the future with the Proposed Actions, the applicant-owned Projected Development Site 1 would be rezoned from an M1-1 zoning designation (30-foot maximum height, 2-story maximum, 15-foot setback requirement) to an R7-3 zoning district with a C2-3 commercial zoning overlay (185-foot maximum height, 18-story maximum, 65-foot maximum base height before setback). The Proposed Actions would result in an approximately 328,431 gsf, 135-foot tall, 13-story building, with approximately 274,560 gsf of residential use generating 226 DUs and approximately 53,871 gsf for parking comprising 188 spaces with parking garage entrance curb cuts on Broadway (**Table B-1: Increment Between No-Action and With-Action Conditions**). 25 to 30% of DUs (56 to 68 units) will be affordable at an average of 60 to 80% AMI pursuant to MIH options 1 or 2. The building will have an FAR of 6.0. Although the maximum height achievable with the permitted Far on Projected Development Site 1 (Lots 90 and 91) is 135 ft, 185 ft will be the maximum permitted height analyzed, as this is the maximum permitted height under the R7-3 rezoning and will present a more conservative analysis.

Projected Development Site 2

In the future with the Proposed Actions, the non-applicant owned Projected Development Site 2, would be developed to a 185-foot tall, 18-story, approximately 39,413 gsf (29,844 zsf) mixed-use development comprising 30,411 gsf of residential use (25,367 zsf, 5.10 FAR) including approximately 30 DUs with an average DU size of 850 sf, approximately 5,372 gsf of commercial use (4,477 zsf, 0.90 FAR), and 3,600 gsf of parking with 18 parking spaces, with a total FAR of 6.00. Approximately 25 to 30% of DUs (8 to 9 units) would be affordable at an average 60%-80% AMI pursuant to MIH options 1 and 2. For purposes of early childhood programs analysis, 20% of units (6 units) would be at or below 80% AMI. Under the proposed rezoning, the Projected Development Site 2 would have a maximum FAR of 6.0 including a commercial FAR of 0.9. 185 feet is the maximum height permitted under the R7-3 rezoning.

Potential Development Site 1

In the future with the Proposed Actions, the non-applicant owned Lots (93, 95, 97, 98) may come under common ownership and be developed after the build year to an approximately 18-story, 185-foot tall, 86,515 gsf mixed-use development comprising 73,538 gsf of residential use with approximately 87 DUs, and approximately 12,977 gsf of commercial use (**Table B-1: Increment Between No-Action and With-Action Conditions**).

Table B-1: Increment between No-Action and With-Action Conditions

Land Use	Existing Condition (gsf)	No-Action Condition (gsf)	With-Action Condition (gsf)	Increment (gsf)
Projected Development Sites 1 & 2 (Block 3267, Lots 90, 91, 99)				
Residential (gsf) *dwelling units (DUs)*	0 *0*	0 *0*	305,001 *(256 DUs)*	305,001 *(256 DUs)*
Parking (gsf) *(spaces)*	39,150 *185*	39,150 *185*	53,871 *188*	14,721 3
Commercial: Office (gsf)	4,410	4,410	5,372	962
Workers	*15*	*15*	*23*	*8*
Residents	*0*	*0*	*630*	*630*
Total (gsf)	**47,160**	**47,160**	**367,844**	**320,684**
Potential Development Site 1 (Block 3267, Lots 93, 95, 97, 98)				
Residential (gsf) *dwelling units (DUs)*	3,546 n/a	3,546 n/a	73,538 (87 DUs)	69,992 n/a
Parking (gsf) *(spaces)*				
Commercial: Office (gsf)	5,904	5,904	12,977	7,073
Total (gsf)	**9,450**	**9,450**	**86,515**	**77,065**

Study Area

The Proposed Actions would add residential and commercial retail to the Rezoning Area consistent with patterns and trends present within the study area, primarily consisting of mixed-use and commercial developments including residential and commercial office/retail spaces along Broadway. R6 with C1-3 and C2-3 overlay districts surround the Rezoning Area, therefore, the proposed R7-3/C2-3 zoning is consistent with surrounding land uses.

Zoning

As described in Attachment A, "Project Description," in the future with the Proposed Actions, the proposed R7-3/C2-3 with MIH would allow for an increase in the maximum FAR on the Projected Development Sites 1 & 2 and portions of Lots 75, 87, 88, and 110 ("Rezoning Area") from 1.0 allowed under the existing M1-1 zoning to 6.0 for residential use. The proposed rezoning would allow for an increase in building heights to a 185-foot maximum. The MIH program requires that permanently income-restricted housing be provided within certain new residential developments, enlargements, and conversions from non-residential to residential use within mapped MIH Areas. Within the MIH Area, the Proposed Project must comply with the requirements of MIH Option 1 or Option 2, which require 25 to 30% of housing (56 to 68 units) to be affordable at an average of 60-80% AMI.

R7 districts are medium density residential districts mapped in much of the Bronx. The proposed R7-3 zoning district with MIH permits residential uses with a maximum FAR of 6.0. The proposed C2-3 overlay permits local retail, community facility, and commercial uses (Use Groups 1-9 and 14) with a maximum FAR of 2.0. C2-3 commercial overlay districts are mapped in primarily residential areas with street level commercial uses. They are usually mapped to serve local retail needs such as grocery stores, dry cleaners, and restaurants.

Currently, the Projected Development Sites 1 & 2 and the Rezoning Area are zoned as M1-1. The existing M1-1 zoning district would not allow development of any residential use and has a high parking requirement for other non-residential uses. The proposed zoning map amendment to an R7-3/C2-3 zoning district would facilitate residential use which is not permitted within the existing M1-1 zoning district. The proposed R7-3/C2-3 zoning district would also allow commercial use and community facility use in the Rezoning Area and is consistent with the surrounding context and facilitates transit-oriented residential growth, as a majority of zoning districts in the 400-foot study area are mapped as R6 or R6 with a commercial overlay along Broadway.

Public Policy

Housing Our Neighbors

The Proposed Project would further the initiative of the third pillar of the Housing Our Neighbors Plan: Creating and Preserving Affordable Housing. The main goals of this key pillar are: accelerate and increase capacity for new housing supply citywide, increase access to transit and amenities for low-income New Yorkers, meet the housing needs of seniors and people with disabilities, expand tools to preserve existing low-cost and affordable housing, promote housing stability for renters and provide inclusive development opportunities for equitable growth. The Proposed Actions would facilitate a mixed-use development that includes residential uses with 37 affordable housing units.

One NYC 2050

The Proposed Project would be consistent with two key goals in *One NYC 2050*:

<u>Thriving Neighborhoods</u>

One NYC 2050 offers big solutions to big challenges, including plans to create and preserve 300,000 units of affordable housing, and generate 100,000 good paying jobs. This requires supporting continued mixed income housing creation in transit-accessible areas and supporting transit-oriented growth across the region. The City will pursue these ambitious goals through plans that are formulated at the neighborhood scale, with an emphasis on affordability and livability. The Proposed Actions would further the goals of this initiative that aims to "Support creative of vibrant neighborhoods by alleviating barriers to mixed-use development and utilizing available financing tools." The Proposed Actions would facilitate a mixed-use development that would provide both residential and commercial uses to a site located near a variety of transit options and access to nearby parks and open spaces to all New Yorkers.

A Livable Climate

One NYC 2050 offers solutions to strengthen communities, buildings, infrastructure, and waterfront to be more resilient. To ensure New York City is prepared, OneNYC 2050 has an innovative, multilayered plan that enables a just and equitable transition to citywide climate resiliency. This strategy will mitigate the physical risks of climate change, empower New Yorkers to take climate-smart adaptation measures, and streamline and transform our policies and governance structures to support climate resiliency. The Proposed Project is consistent with this initiative by providing a consistency assessment in accordance with the City's Waterfront Revitalization Program. The consistency assessment is provided below.

VI. WRP CONSISTENCY ASSESSMENT

The Coastal Zone Boundary

The Projected Development Sites 1 & 2 and Potential Development Site 1 are located within the City's Coastal Zone **(Figure B-3: NYC Coastal Zone)**, and within the FEMA 1% Flood Plain **(Figure B-5: FEMA Map)**. It is consequently subject to the policies of WRP. The WRP established the City's policies and objectives for maximizing benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. The WRP Consistency Assessment Form for the Proposed Project **(Appendix A)** identifies whether the Proposed Actions would "promote" or "hinder" relevant policies and provides a written assessment to determine consistency with each applicable WRP policy.

This section provides additional information for policies that the Proposed Project would promote. No WRP policies would be hindered by the Proposed Project.

Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.

As described in detail in Attachment A, "Project Description," the Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gsf building including 274,560 gsf of residential use comprising 226 DUs, and 53,871 gsf of parking space in the sub-cellar and cellar on Projected Development Site 1. The sub-cellar parking would have 86 spaces with car lifts and the cellar parking would have 102 spaces with car lifts. Access to the parking garage would be provided through a 20' curb cut at the entrance to the Projected Development Site 1 from Broadway.

The Proposed Actions would also result in the development of a 13-story, approximately 39,413 gsf building on Projected Development Site 2 by the proposed 2027 build year. The Proposed Actions may also result in development of an approximately 86,515 gsf building on Potential Development Site 1.

Existing land uses within 400 feet of the Projected and Potential Development Sites are predominately commercial and mixed residential with commercial uses along Broadway, West 233rd Street and West 231st Street. The Projected and Potential Development Sites do not contain any unique or significant natural

features that would limit its redevelopment. Therefore, the Proposed Actions would be consistent with Policy 1.1.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The Proposed Project at Projected Development Site 1 and the as-of-right development scenarios at Projected Development Site 2 and Potential Development Site 1 under the Proposed Actions would be built at a density compatible with the capacity of the surrounding roadways, mass transit, and essential community services. The Rezoning Area is served by multiple modes of public transit, including rail, subway, and bus service. Elevated tracks of the MTA- New York City Transit (NYCT) No. 1 train line runs along Broadway west of the Projected and Potential Development Sites. Bus service accessible from the Projected and Potential Development Sites includes the Bx1, Bx2, Bx7, Bx9, Bx10 and Bx 20 bus routes. The closest bus service is the Bx9 (Riverdale - West Farms Sq.) at Broadway and W.231st Street bust stop.

Overall, public facilities and infrastructure are adequate to handle the demands of the Proposed Project and any future projected and potential development in the Rezoning Area. Therefore, the Proposed Actions would be consistent with Policy 1.3.

Policy 1.5: Integrate the consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development.

The Proposed Project on Projected Development Site 1 has been designed to integrate features that account for potential risks due to the effects of climate change including the potential for more severe storms and coastal flooding. The cellar level and sub-cellar, and the residential lobby area would be dry floodproofed with removable barriers at building openings. The mechanical and electrical systems will be elevated to be above the Design Flood Elevation (DFE) asper ASCE 24 (American Society of Civil Engineers, Flood Resistant Design and Construction). Residences will be located above the BFE at an elevation of 16.24' feet NAVD88, occupying the first through 13th floors. Therefore, the Proposed Project would be consistent with Policy 1.5.

Since the Projected Development Site 2 and Potential Development Site 1 are not owned by the applicant, project specific information related to flood resistant design features that may occur on these sites are not available at this time.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zones.

Guidance provided by DCP includes a detailed methodology to determine the consistency of a project with Policy 6.2. This guidance identifies three basic steps to determine the consistency of a project with this policy: (1) identify vulnerabilities and consequences; (2) identify adaptive strategies; and (3) assess policy consistency. A summary of this process as applied to the Proposed Project is provided in the following discussion.

Since the Projected Development Site 2 and Potential Development Site 1 are not owned by the applicant, project specific information related to future flood resistant design features and site elevations are not known at this time. Therefore, Policy 6.2 and the Flood Elevation Worksheet only applies to the Proposed Project at Projected Development Site 1.

1. Identify vulnerabilities and consequences

1(a). Complete the Flood Elevation Worksheet to identify current and future flood elevations in relation to the elevations of the site and project features.

For this assessment, building features are defined in one of four categories: (1) *vulnerable*: project features that have the potential to incur significant damage if flooded; (2) *critical*: project features that if damaged would have severe impacts on the project and its ability to function as designed; (3) *potentially hazardous*: project features that if damaged or made unsecure by flooding could potentially adversely affect the health and safety of the public and the environment; and (4) *other*: project features that are entirely open and unenclosed spaces, except the open storage of potentially hazardous materials, which may be damaged by flooding, but are not likely to present significant consequences and are more easily repaired.

The Flood Elevation Worksheet was prepared for the Proposed Project and is provided in Appendix A. This tool identifies current and future flood elevations in relation to the elevations of the Projected Development Site 1 and project features, presents a range of future flood elevations as affected by sea level rise, from high (90th percentile) to low (10th percentile), where the "high estimate" represents a high-end projected increase in flood elevation.

According to the NYC Panel on Climate Change (NPCC), sea level rise projections in the middle range (25th to 75th percentile) in NYC are likely to have an increase of four to eight inches by the 2020s, 11 to 21 inches by the 2050s, 18 to 39 inches by the 2080s, and 22 to 50 inches by 2100. Under the "high estimate" scenario (90th percentile), sea level rise projections reach 10 inches by the 2020s, 30 inches by the 2050s, 58 inches by the 2080s, and 75 inches by 2100. Sea level rise projections are relative to a 2000-2004 base period (the most recent projections from the NPCC were issued in 2015). According to 2015 Preliminary Flood Insurance Rate Maps, Projected Development Site 1 is located within the 1% annual chance flood hazard area, Zone AE (an area of high flood risk subject to inundation by the 1% annual chance flood event), with a BFE of +10 feet NAVD88. Based on the NPCC "high estimate" scenario, the 1% annual chance flood BFE for the Projected Development Site 1 could increase up to 10.83 feet in the 2020s, 12.50 feet in the 2050s, 14.83 feet in the 2080s, and up to 16.25 feet by 2100 (NAVD88). The Proposed Project is anticipated to have a lifespan of about 60 years, or until 2086, when the Proposed Project is expected to meet the end of its useful life and adaptive reuse in the form of major rehabilitation or reconstruction would be required. The Proposed Project is evaluated for projected flood levels through 2100 (the farthest data projection currently available).

1(b). Identify any project feature that may be located below the elevation of the 1-Percent Floodplain over the lifespan of the project under any sea level rise scenario.

The BFE at the Projected Development Site 1 is 10 feet NAVD88 which ranges from 2 to 4 feet above grade. Vulnerable features of the Proposed Project that would be located below the current 1% annual chance flood elevation includes the cellar parking at an elevation of 3.2 feet NAVD88, and the sub-cellar parking located at an elevation of -9.8 feet NAVD88. These features would be vulnerable to sea level rise under current conditions and for all future sea level rise scenarios until 2100. The projected inundation of critical features of the Proposed Project would surpass the anticipated lifespan of the Proposed Project, or 2084. The lowest floor of residences of the Proposed Project would be located above the current 1% annual chance flood elevation, as well as above the 1% annual chance flood evaluation for all future sea level rise scenarios until the 2100s, the farthest time horizon for which these projections are available.

Potential consequences of parking located within the current and future 1% annual chance flood elevation include flood damage to property, cars, and building structure/loss of inventory, or potentially increased flood insurance costs.

1(c). Identify any vulnerable, critical, or potentially hazardous features that may be located below the elevation of Mean Higher High Water over the lifespan of the project under any sea level rise scenario.

Based on the range of sea level rise predictions described above, Mean Higher High Water (MHHW) at the National Oceanic and Atmospheric Administration (NOAA) Station nearest to the Projected Development Site 1 (Dyckman Street #8518902) could range up to 8.59 feet NAVD88 by the 2100s under the "high estimate" (90th percentile) scenario. Current tidal and flood height of the Dyckman Street NOAA Station is 2.34 feet NAVD88, as adjusted for changes in sea level since the 1983-2001 tidal epoch. The only feature that is below the elevation of MHHW under current and future sea level rise scenarios is the parking garage located in the cellar and sub-cellar levels of the Proposed Project. This could result in frequent flooding due to elevated groundwater tables if design measures are not considered. All other project features would remain above the elevation of the MHHW until the 2100s, which is the farthest time horizon for which these projections are available.

1(d). Describe how any additional coastal hazards are likely to affect the project, both currently in the future, such as waves, high winds, or debris.

Since the Projected Development Site 1 is located within Zone AE, it is currently and would continue to be at risk for inundation from 1% annual chance flood events. However, wave action hazards (i.e., Zone VE or Coastal A Zone) have not been designated for the Projected Development Site 1. Therefore, storm impacts due to waves, high winds, or debris would not be expected to affect the project features. No hazardous features would be located below the elevation of MHHW over the lifespan of the Proposed Project under any sea level rise scenario.

2. Identify adaptive strategies.

2(a). For any features identified in Step 1(b), identify adaptive strategies:

The Proposed Project is not designed with any residential units located below the current or future (until 2100) 1% annual chance flood elevation. Low elevation features of the Proposed Project such as the parking garage at the cellar and sub-cellar levels would be located below the current and future 1% annual chance flood elevation and sea level rise scenarios. Residential lobby area would be raised 6.24' above the BFE, and the elevators and exit stairs will be accessible by means of a handicap lift and steps. The space below the DFE would be constructed with flood damage resistant materials in combination with water-tight gates at entry points. Doors, windows, and other openings below the DFE would be sealed through permanent flood gates, made from sheet metal with reinforcement and rubber joints, or deployable shields that will be installed in advance of a flood event. The enclosed cellar and sub-cellar level parking, which is also projected to be below the 1% annual chance flood elevation and MHHW levels for current and future scenarios, would be dry floodproofed as an adaptive strategy to resist inundation.

2(b). Describe any additional measures being taken to protect the project from additional coastal hazards such as waves, high winds, or debris.

The Proposed Project would comply with all local codes, including the 2014 NYC Building Code (or updated current version), and specifically with Appendix G (Flood-resistant Construction). As previously described, additional measures have been incorporated into the planning and design of the Proposed Project to ensure long-term resiliency to climate change and sea level rise in the City's Coastal Zone.

Wave action hazards (i.e. Zone VE or Coastal A Zone) have not been designated for the Projected Development Site 1. Therefore, storm impacts due to waves, high winds, or debris would not be expected to affect the project features. The only feature that is below the elevation of MHHW under current and future sea level rise scenarios is the parking garage located in the cellar level of the Proposed Project. The enclosed cellar level parking garage would be dry floodproofed as an adaptive strategy to resist inundation.

2(c). Describe how the project would affect the flood protection of adjacent sites, if relevant. How would the project lead to increased flooding on adjacent sites? How would the project protect upland sites from coastal hazards? Does the project complement or conflict with planned, adjacent flood protection projects?

Since the floodplain within NYC is controlled by astronomic tide and meteorological forces (e.g., nor'easters and hurricanes) and not by fluvial flooding, the proposed modifications to the Projected Development Site 1 would not have the potential to adversely affect the floodplain or result in increased coastal flooding at adjacent sites or within the study area. Construction, activities at the Projected Development Site 1 would be completed in accordance with applicable stormwater regulations. Therefore, the construction and operation of the Proposed Project would not exacerbate future projected flooding conditions on adjacent sites. Through the implementation of adaptive actions that will mitigate and enhance the resiliency of the Projected Development Site 1 from flood events, the Proposed Project would complement adjacent flood protection projects.

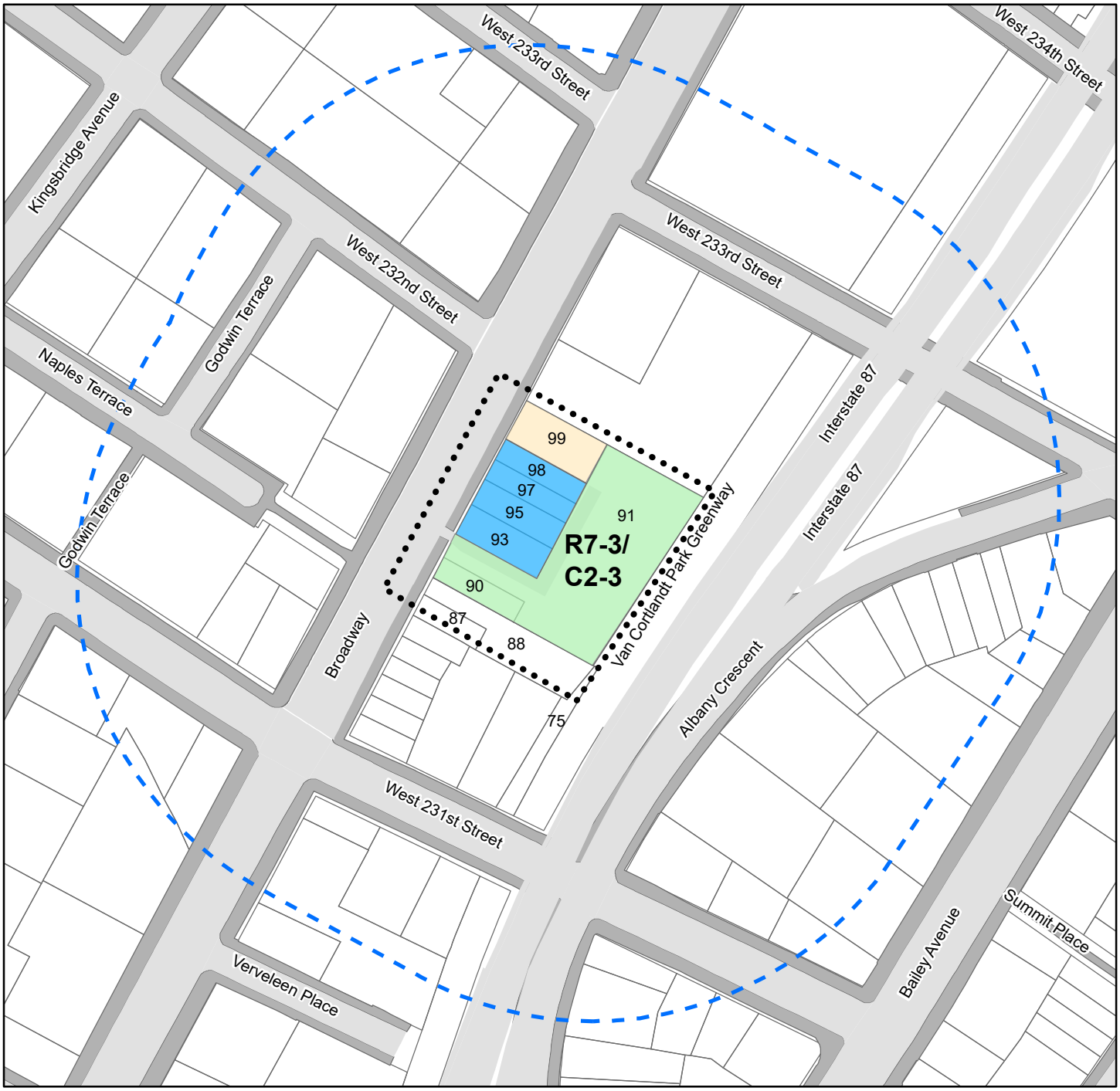
3. Assess policy consistency

Based on this information, the Proposed Project would promote Policy 6.2 (Integrate consideration of the latest New York City projections of climate change and sea level rise). As described above, vulnerable Proposed Project building features within the 1% annual chance flood would be protected from flood water damage with the implementation of adaptive strategies such as, raising them above the base flood plain, dry floodproofing and incorporation of flood damage resistant materials and vents. Vulnerable project features below the projected elevation of the future "high estimate" of MHHW combined with projected sea level rise would be made resilient through dry floodproofing measures and incorporation of flood damage resistant materials and permanent flood gates.

VII. CONCLUSION

The Proposed Actions would not directly displace any land uses, adversely affect surrounding land uses, or generate land uses that would be incompatible with land uses, zoning, or public policy in the study area. While changes in density and building height maximums would occur on Projected and Potential Development Sites, they would be consistent and compatible with current and existing development trends of mixed-use residential and commercial/retail developments in the surrounding area. Within the 400-foot study area, the majority of zoning districts are mapped as R6 or R6 with C1-3/C2-3 overlays. Although the proposed rezoning would permit new land uses, greater heights and FAR's to the affected area, the proposed rezoning as R7-3/C2-3 allows for land uses similar to what exists within the 400-foot study area. The Proposed Actions would change zoning designations within the study area in a manner that is intended to promote affordable housing development and encourage economic development within an existing commercial corridor along Broadway.

The Proposed Actions would be consistent with relevant public policies such as *OneNYC 2050* and *Housing Our Neighbors* by addressing housing instability through incorporating new affordable housing to the Kingsbridge neighborhood. The Proposed Actions would also incorporate adaptive and resiliency strategies consistent with the policies set forth in NYC's WRP. Consequently, further analysis is not warranted since the Proposed Actions would not result in a significant adverse impact on land use, zoning, or public policy as defined in the *CEQR Technical Manual*.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

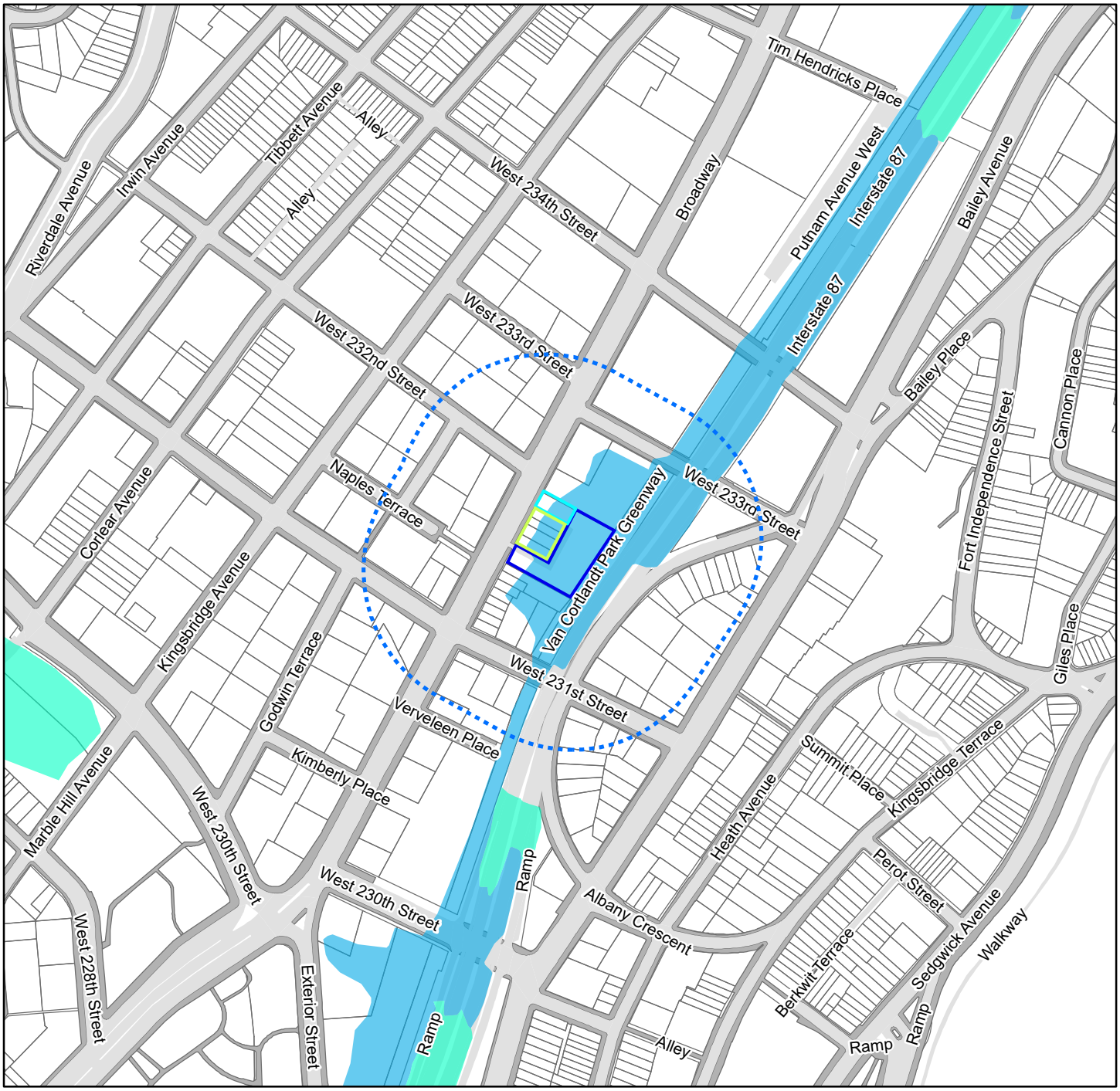
Rezoning Area

400-foot Study Area

PROPOSED ZONING MAP

Figure B-4

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021,
Preliminary Flood Insurance Rate Maps (PFIRMS) (2015)

0 0.1 0.2 Miles

- Projected Development Site 1
- Projected Development Site 2
- Potential Development Site 1
- A (1% Floodplain)
- X (0.2% Floodplain)
- 400-foot Study Area

FEMA MAP

Figure B-5

5602-5604 Broadway EAS

Attachment C: Socioeconomic Conditions

I. INTRODUCTION

This chapter assesses the potential for the Proposed Actions to result in a significant adverse impact on socioeconomic conditions in conformance to Chapter 5, Section 200 of the 2021 edition of the *City Environmental Quality Review* (*CEQR) Technical Manual,* the socioeconomic conditions assessment evaluates whether a proposed project would result in significant adverse impacts based on its direct and indirect effects on residential displacement, direct and indirect effects on business/institutional displacement, and its projected adverse effects on specific industries of importance to the City.

The Applicant is seeking a zoning map amendment (M1-1 to R7-3/C2-3) of Block 3267, Lots 90, 91, 93, 95, 97, 98, 99 and portions of Lots 75, 87, 88 and 110) ("Rezoning Area"), and zoning text amendment pursuant to Appendix F and Article 12, Chapter 3 to establish an MIH area ("Proposed Actions"), to facilitate the construction of a new residential development at 5602-5604 Broadway (Block 3267, Lots 90 and 91), ("Projected Development Site 1"), in the Kingsbridge neighborhood of Bronx, Community District 8 (CD 8).

As described in Attachment A, "Project Description," the Proposed Actions would facilitate the construction of a new 13-story, 135-foot tall, approximately 328,431 gross square feet (gsf) building including approximately 274,560 gsf of residential use comprising 226 dwelling units (DUs) of which 25-30% of housing (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and approximately 53,871 gsf of parking space in the sub-cellar and cellar ("Proposed Project"), on the applicant owned Projected Development Site 1. The sub-cellar parking would have 86 spaces with car lifts and the cellar parking would have 102 spaces with car lifts. The Proposed Project is expected to be completed by 2027.

In addition, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD)'s Extremely Low and Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of the Area Median Income (AMI). 226 dwelling units (DUs) of which approximately 80% or 181 DUs would be income-restricted to households earning up to 80% of the Area Median Income (AMI) and the remaining 45 DUs would be income-restricted to households earning up to 90% AMI.

Based on the soft-site criteria in the *CEQR Technical Manual*, Lot 99 is considered a soft site ("Projected Development Site 2"). Projected Development Site 2 may be developed into a 13-story, approximately 39,413 gsf building including 30,441 gsf of residential use with 30 DUs and 5,372 gsf of commercial use by the projected build year. Of the 30 DUs, approximately 25-30% of the units (8-9 units) would be affordable under Mandatory Inclusionary Housing (MIH) Options 1 and 2.

Projected Development Site 1 is improved with a partially vacant three-story commercial/office building on Lot 90 and a two-story above ground parking garage called Riverdale Parking on Lot 91. Projected Development Site 2 is improved with a one-story car rental building.

Under the with-action condition, the Proposed Actions would result in an incremental increase of 256 DUs, 862 gsf of commercial use, and approximately 10 parking spaces from the No-Action to the With-Action

condition. This would result in a net increase in the residential population of approximately 630 residents[1] and a net increase in the non-residential population of approximately 8 workers.[2]

II. METHODOLOGY

Background

As defined in the *CEQR Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activity. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. In some cases, these changes may be substantial but not adverse. In other cases, these changes may be good for some groups but bad for others. The objective of the analysis of socioeconomic conditions is to disclose whether any changes created by a proposed project as compared to conditions in the future without the proposed project would result in a significant impact on residents, business, or industries of importance to the City.

The assessment of socioeconomic conditions distinguishes between the impacts on the residents and business in an area and further separates these impacts into analyzing direct and indirect displacement. Direct displacement occurs when residents or businesses are involuntarily displaced from the site of a proposed project or sites directly affected by it. Indirect displacement occurs when residents, businesses, or employees are involuntarily displaced due to a change in socioeconomic conditions in the area caused by the proposed project. Some projects may also affect conditions within a specific industry.

Determining Whether a Socioeconomic Assessment is Appropriate

As indicated in *CEQR Technical Manual* guidelines, a socioeconomic assessment should be conducted if a project may be reasonably expected to create socioeconomic changes in the area affected by the project that would not be expected to occur in the absence of the project. The need for an assessment of socioeconomic conditions as identified in the *CEQR Technical Manual* is based on whether a proposed project would result in one or more the following thresholds:

1. *Direct Residential Displacement: Would the project directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.*

   No residential uses exist on Projected Development Sites 1 & 2 and therefore, the Proposed Actions would not directly displace any residents and an assessment of direct residential displacement is not warranted.

2. *Direct Business Displacement: Would the project directly displace more than 100 employees? If so, assessments of direct business displacement and indirect business displacement are appropriate. Would the project directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation, or serve a*

[1] (Increment of 256 DUs) x (2.46 multiplier for average household size of renter-occupied unit, per the *NYC DCP PopulationFactFinder, 2020 decennial census average household size*= 630 residents (conservatively rounded up).
[2] Multipliers used for existing and with-action conditions include: 1 worker per 250 sf of office space, 1 worker per 333 sf of local retail, 1 worker per 25 dwelling units and 1 worker per 50 parking spaces. Multipliers per "Gowanus Neighborhood Plan EAS" (CEQR No. 19DCP157K).

population uniquely dependent on its services in its present location? If so, an assessment of direct business displacement is warranted.

The Proposed Actions would not result in a direct displacement of more than 100 employees. The businesses that would be replaced because of the Proposed Actions are not uniquely dependent on their location nor offer services that are in limited supply in the surrounding neighborhood. No policies or plans are currently aimed at the preservation of the existing business uses on Projected Development Sites 1 & 2. Therefore, an assessment of direct business displacement is not warranted.

3. *Indirect Displacement due to Increased Rents: Would the project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units or fewer or commercial development of 200,000 square feet (sf) or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, assessments of indirect residential displacement and indirect business displacement are appropriate.*

   The Proposed Actions would generate a residential development with over 200 DUs. Therefore, a preliminary assessment of indirect residential displacement is needed. As the Proposed Actions would not result in more than 200,000 sf of commercial development, an assessment of indirect businesses displacement due to increased rents is not warranted.
   .
4. *Indirect Business Displacement due to Retail Market Saturation: Would the project result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of region-serving retail across multiple sites? This type of development may have the potential to draw a substantial amount of sales from existing businesses within the study area, resulting in indirect business displacement due to market saturation.*

   The Proposed Actions would not result in 200,000 sf or more of retail on a single development site or 200,000 sf or more of region-serving retail across multiple sites. Therefore, an assessment of indirect business displacement due to retail market saturation is not warranted.

5. *Adverse Effects on Specific Industries: Is the project expected to affect conditions within a specific industry? This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the city.*

   The Proposed Actions would not affect conditions within a specific industry, nor substantially reduce employment or impair the economic viability in the industry or category of businesses. Therefore, an assessment of adverse effects on specific industries is not warranted.

Based on the screening assessment, the Proposed Actions warrant an assessment of indirect residential displacement. Generally, an indirect residential displacement analysis is conducted only in cases in which the potential impact may be experienced by populations that are vulnerable or at risk, i.e., renters living in privately held units unprotected by rent control, rent stabilization, or other government regulations restricting rents, or whose incomes or poverty status indicate that they may not support substantial rent increases. The potential for indirect displacement depends not only on the characteristics of the proposed project, but on the characteristics of the study area. Usually, the characteristics of the proposed project are known—the objective of the preliminary assessment, then, is to gather enough information about conditions in the study area so that the effect of the change in conditions with the proposed project relative to expected future

conditions in the study area can be better understood. As described below, Section 322 of the *CEQR Technical Manual* defines the step-by-step guidelines for an indirect residential displacement assessment.

> **Step 1:** Determine if the proposed project would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area without the project.
>
> **Step 2:** Determine if the project's increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area.
>
> **Step 3:** Consider whether the study area has already experienced a readily observable trend toward increasing rents and the likely effect of the action on such trends. If no such trend exists either within or near the study area, the action could be expected to have a stabilizing effect on the housing market within the study area by allowing for limited new housing opportunities and investment.

Based on the screening assessment presented above, the assessment of the potential impact of the Proposed Actions on socioeconomic conditions is limited to an assessment of the potential impact of the Proposed Actions on indirect residential displacement.

Analysis Framework

Indirect Residential Displacement

According to *CEQR Technical Manual* guidelines, the objective of an indirect residential displacement assessment is to determine whether a proposed project may either introduce a trend or accelerate trends that exist near to or within smaller portions of the study area that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

Study Area Definition

CEQR Technical Manual guidelines state that the socioeconomic study area boundary should encompass the project site and adjacent area within a 400-foot, 0.25-mile, or 0.5-mile radius from the project site depending on the project size and area characteristics. If the data includes geographic units such as census tracts or zip-code areas, it may be appropriate to adjust the size of the study area to make its boundaries contiguous with those of the data sets. The socioeconomic conditions assessment seeks to examine the potential to change socioeconomic character relative to the study area population. For projects that would result in an increase in residential population, the scale of the relative change is typically represented as a percent increase in population. *CEQR Technical Manual* guidelines indicate that a project that would result in a relatively large increase in population may be expected to affect a larger study area. A 0.5-mile study area is appropriate for projects that would increase population by five percent compared to population in the future without the proposed project in a 0.25-mile study area.

Based on *CEQR Technical Manual* guidelines, the preliminary assessment considered census tracts with at least 50% of their area within a 0.25-mile radius of the Projected Development Site 1 and 2 or overlap with Projected Development Site 1 and 2, including Census Tracts 277, 283, 287, and 289. The Proposed Actions would result in a net increase of 256 DUs, which would generate approximately 630 persons, an increase in the residential population of 4.0% between the conditions in the future with the proposed actions compared to conditions in the future without the proposed actions **(Table C-1: Estimated Population Within 0.25-Mile of the Projected Development Sites 1 and 2)**.

Table C-1: Estimated Population Within 0.25-Mile of the Projected Development Sites 1 and 2

Census Tracts	Existing Condition (persons)	No-Action Condition (persons)	With-Action Condition Increment (persons)	Percent Change
277, 283, 287, 289	15,741	15,741	16,368	**4.0%**

Source: ACS Survey 2021 1-year estimates
With-Action (increment), Proposed Project: 256 DUs x 2.46 persons = 630 persons.

Because the With-Action incremental increase of residents within the 0.25-mile study area is under a 5.0% increase, the 0.25-mile study area will remain the study area through the remainder of the subsequent analysis **(Figure C-1: Socioeconomic Study Area Map)**. The socioeconomic study area has an existing total population of approximately 15,741 persons **(Table C-2: Existing Study Area Population Within 0.5-Mile of the Projected Development Sites 1 and 2)**.

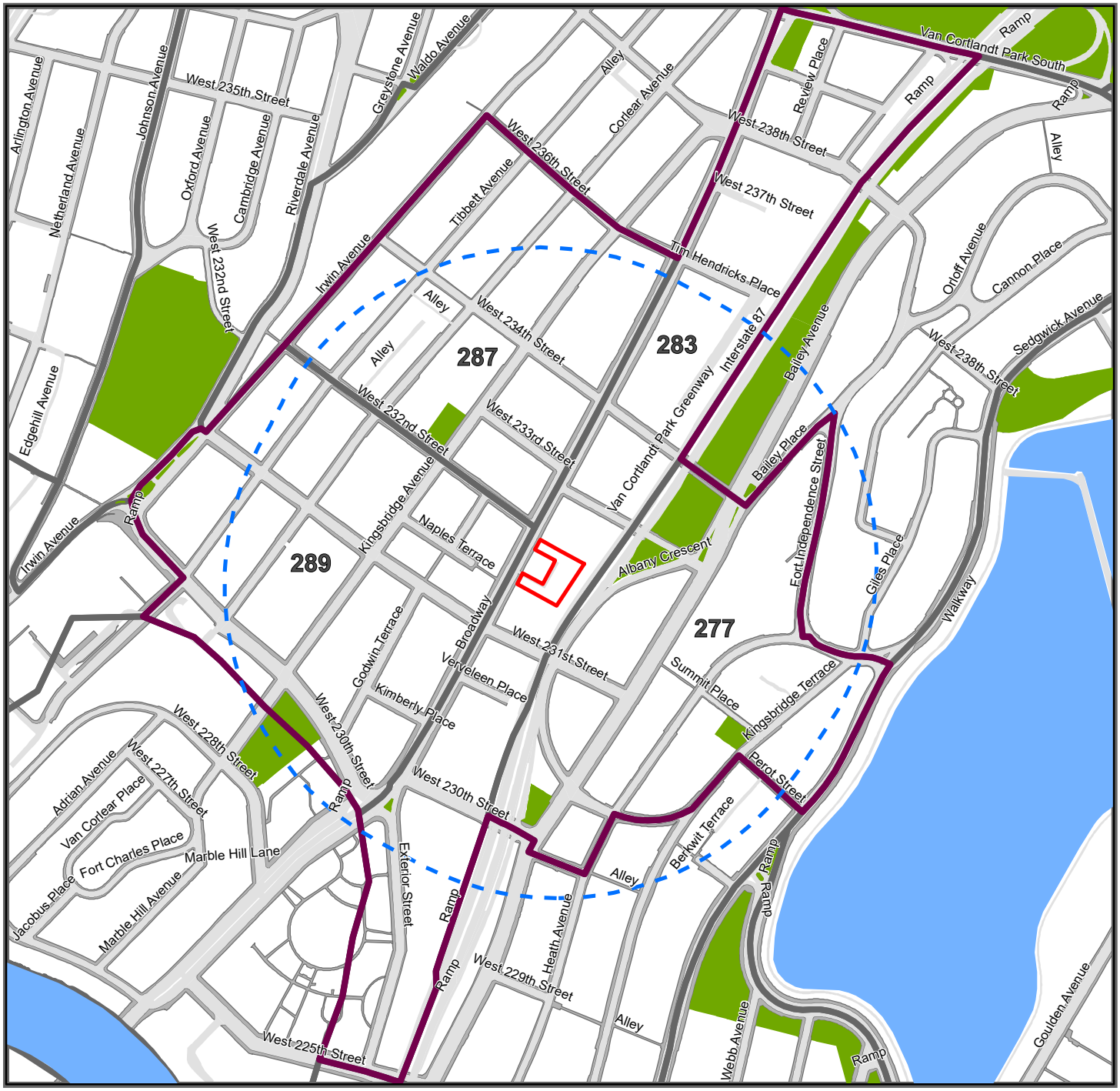
Table C-2: Existing Study Area Population Within 0.5-Mile of the Projected Development Sites 1 and 2

Census Tracts	Existing Condition (persons)
277	4,968
283	2,084
289	4,736
287	3,953
Total	**15,741**

Source: U.S. Census, ACS 5-Year Estimates, 2014-2018

Data Sources

Data related to residential conditions, including population, housing, and income data, were obtained from the 2021 American Community Survey (ACS) 1-year estimates (2021). The income limits for affordable rental DUs were computed using the New York City (NYC) Department of Housing Preservation and Development's (HPD's) "Area Median Income" guide for 2023.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 0.125 0.25 Miles

Projected Developments Sites 1 & 2

0.25-mile Study Area

Census Tracts

Socioeconomic Study Area

SOCIOECONOMIC STUDY AREA

Figure C-1

5602-5604 Broadway EAS

III. EXISTING CONDITIONS

Projected Development Site 1

Projected Development Site 1 includes Lots 90 and 91 and is owned by the Applicant. Lot 90 is a 2,508 rectangular lot with 25.1 feet of frontage along Broadway and an existing FAR of 1.6. It is improved with a partially vacant three-story commercial/office building. Lot 91 is a 28,275 sf lot that has been owned and operated by the Applicant since 1985. The two-story above ground parking garage called Riverdale Parking, is used for monthly customers as well as daily customers. An auto repair shop, United Auto Repair Shop Inc., is also located on this lot. It has 31 feet of frontage along Broadway. Lot 91 has an existing FAR of 1.4 that is conforming to the current zoning regulations.

Projected Development Site 2

Projected Development Site 2 includes Lot 99 and is not owned by the applicant but is considered a soft site per the *CEQR Technical Manual*. Lot 99 is comprised of a 4,975-sf lot with an existing FAR of 0.4 that is improved with a one-story car rental building.

The study area contains two NYC Housing Authority (NYCHA) developments: Fort Independence Houses, located southeast of the Projected Development Sites 1 and 2 within census tract 277 comprising 344 DUs; and the eastern portion of Marble Hill Houses within census tract 283 comprising 465 DUs. As shown in **Table C-3: Housing Tenure in Study Area, Existing Condition**, renter-occupied housing units account for most of the housing units in the socioeconomic study area.

Table C-3: Housing Tenure in Study Area, Existing Condition

		Owner-Occupied		Renter-Occupied	
Census Tracts	**Occupied Housing Units**	**Number**	**Percent**	**Number**	**Percent**
277	1,826	92	5.0%	1,764	96.6%
283	1,058	68	6.4%	990	93.6%
287	1,275	393	30.8%	882	69.2%
289	1,871	314	16.8%	1,557	83.2%
Total	**6,030**	**867**	**14.4%**	**5,193**	**86.1%**

Source: U.S. Census, ACS 1-year estimates 2021

Of the 6,030 occupied DUs in the socioeconomic study area, approximately 86.1 percent are renter occupied. Unlike renter-occupied units, owner-occupied units are not at risk of displacement due to market conditions.

The median household income for the study area is $43,730.[3] **Table C-4: Distribution of Household Incomes, Existing Condition (2021)** illustrates the distribution of incomes within the socioeconomic study area. The income distribution in the study area shows that approximately 52.12 percent of households within the study area earn less than $50,000. Approximately 34.23 percent of households earn less than $25,000. Only 21.68 percent of households earn over $99,999 including approximately 4.48 percent of households earning more than $200,000.

[3] U.S. Census, ACS one-year estimates 2021

Table C-4: Distribution of Household Incomes, Existing Conditions (2021)

	Total Households	Households earning less than $25,000		Households earning $25,000 to $49,999		Households earning $50,000 to $99,999		Households earning $100,000 to $199,999		Households earning $200,000 or more	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Study Area	6,030	2,064	34.23%	1,079	17.89%	1,580	26.20%	1,037	17.20%	270	4.48%

Source: ACS 2021

Note: In 2021 inflation adjusted dollars

IV. FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Projected Development Site 1

Under the No-Action Condition, the lease on United Auto Repair shop located on Lot 91 will not be continued. This commercial use would be vacant in the No-Action condition. Lot 90 would continue to operate as a public parking facility similar to the existing conditions.

Projected Development Site 2

Under the No-Action Condition, Projected Development Site 2 on Lot 99 would be the same as existing conditions as a one-story car rental building.

Study Area

Based on information from the CEQR Access database and NYC Department of Buildings, three ongoing developments were identified within the socioeconomic study area, with anticipated completion dates in 2027 or earlier, as shown in **Table C-5: Known Developments Within 0.5-Mile of Projected Development Sites 1 and 2**.

Table C-5: Known Developments Within 0.25-Mile of Projected Development Sites 1 and 2.

Map No.	Project Name	Description	Block	Lot	Residential (DU)
1	3333 Giles Place	A 5-story residential development containing 49 dwelling units and 74 parking spaces.	3258	5	49
2	3128 Bailey Avenue	A 65-foot-tall development containing 40 dwelling units and 20 open parking spaces	3261	33	40
3	3029 Godwin Terrace	A 5-story mixed use building containing 24 dwelling units and 12 open parking spaces	5073	206	24

Source: The Department of Buildings, NYC Active Major Construction

The study area population projection in the No-Action condition would be 15,862 persons, as shown in **Table C-6: Study Area Population, No-Action Condition.**

Table C-6: Study Area Population, No-Action Condition

Existing Condition (persons)	No-Action Projects Population Increase	Project Site As-of-Right Population Increase	No-Action Condition (persons)
15,741	278	0	16,019

Notes:

No-Action Projects in Study Area: NYC DCP PopulationFactFinder, 2020 Decennial census average household size: 113 Dus x 2.46 persons = 278

V. FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

In the With-Action condition, the Proposed Actions would result in the rezoning of the Projected Development Sites 1 & 2 from M1-1 to R7-3/C2-3. The Proposed Actions would result in an approximately 328,431 gsf building, with approximately 274,560 gsf of residential use generating 226 DUs, 25-30% (56 to 68 units) of which would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and 53,871 gsf for parking on Projected Development Site 1. The Proposed Actions would also facilitate an approximately 39,413 gsf building, with approximately 30,441 gsf of residential use generating 30 DUs, 25-30% (7 to 9 units) of which would be affordable at an average of 60 to 80% AMI pursuant to MIH options 1 or 2, approximately 5,372 gsf of commercial use, and approximately 3,600 gsf of parking on the non-Applicant-owned Projected Development Site 2.

Indirect Residential Displacement

In conformance to *CEQR Technical Manual* guidelines, the indirect residential displacement assessment first determines whether a proposed project would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area without the project. If the expected average incomes of the new population would be like the average incomes of the study area populations, no further analysis is necessary.

Median Household Income for Existing Population

In 2010, the median household income in the socioeconomic study area was $39,583 compared to $43,730 in 2021, representing an overall increase **(Table C-7: Median Household Income, 2010-2021)**.

Table C-7: Study Area Median Household Income, 2010-2021

2010	2021	Direction of Change
$ 39,583	$43,730	Increase

U.S. Census, ACS estimates 2010 and 2021

Under the Proposed Actions, 25-30% of DUs contained in the Projected Development Site 1 (56 to 68 units) would be affordable at an average 60-80% AMI pursuant to MIH options 1 or 2, and approximately 30% of DUs contained in the Projected Development Site 2 (9 units) would be restricted to households with at an average of 60 to 80% of AMI pursuant to MIH option 2. Under the assumption of HPD funding, 80% of DUs contained in the Projected Development Site 1 (181 units) would be restricted to households at an average of 80% AMI and approximately 25-30% of DUs contained in the Projected Development Site 2 (7 to 9 units) would be restricted to households with incomes up to 80% AMI. This analysis reflects a more conservative assumption that HPD funding will allow for more floor area to be affordable (80% of DUs compared to 25-

30% with MIH options 1 or 2). HPD standards for affordability, as shown in **Table C-8: Income Limits for Affordable Housing in New York City**, indicate that the average income of households introduced by the Proposed Actions would vary by household size, but at minimum would average $79,120 for a household size of one person at the 80% of AMI level and $103,480 for a household size of one person at the 130% of AMI level. Based on these estimated household incomes using HPD standards for affordability, the expected average incomes of the new population in the With-Action Condition would be higher than the median household income of $43,730 for the study area. Consequently, according to *CEQR Technical Manual* guidelines, a Step 2 level of assessment for indirect residential displacement is necessary.

Table C-8: Income Limits for Affordable Housing in New York City

Household Size	80% of AMI	130% of AMI
1	$79,120	$128,570
2	$90,400	$146,900
3	$101,680	$165,230
4	$112,960	$183,560
5	$122,000	$198,250

Source: NYC HPD, "2023 New York City Area AMI"

http://www1.nyc.gov/site/hpd/renters/what-is-affordable-housing.page

Study Area Population Change

In conformance with *CEQR Technical Manual* guidelines, the next step (Step 2) in a preliminary socioeconomic assessment is to determine whether the Proposed Actions' increase in population is large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area. If the population increase is less than five percent within the study area, further analysis is not necessary as this change would not be expected to affect real estate market conditions.

Table C-9: Study Area Population Change

No-Action Condition (persons)	With-Action Condition (persons)	Percent Change (No-Action to With-Action)
15,862	16,492	3.97%

Notes:

With-Action (increment), Proposed Project: 256 DUs x 2.46 persons = 630 persons.

The change in population between the No-Action and With-Action conditions would be 3.97%, as shown in **Table C-9: Study Area Population Change**.

Since the population increase would be less than 5% within the study area, further analysis to determine whether the Proposed Actions would result in indirect residential displacement is not necessary. Consequently, the proposed development on Projected Development Sites 1 and 2 would not result in a significant adverse impact on socioeconomic conditions.

VI. CONCLUSION

The Proposed Actions would not introduce a new trend to the study area by supporting the development of unregulated housing units. The Proposed Actions would create new permanently affordable DUs by providing 235 income-restricted housing units on Projected Development Sites 1 and 2, of which 190 DUs would be reserved for low-income DUs (defined as households earning 80 percent of the AMI or less). This would expand the existing affordable housing supply and provide alternative housing option for low-income families. Since the population increase would be less than 5% within the study area, further analysis to determine whether the Proposed Actions would result in indirect residential displacement is not necessary. Consequently, the development, as facilitated by the Proposed Actions, on Projected Development Sites 1 and 2 would not result in a significant adverse impact on socioeconomic conditions.

Attachment D: Community Facilities and Services

I. INTRODUCTION

The 2021 edition of the *City Environmental Quality Review (CEQR) Technical Manual* states that a community facilities assessment should be conducted if a project would directly or indirectly affect existing community facilities, including publicly supported day care, libraries, public schools, health care facilities, and fire and police protection services. A project can affect community 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.

As described in Attachment A, “Project Description,” Riverdale Garage Corp ("the Applicant") is requesting a zoning map amendment to rezone Lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 75, 87, 88 and 110 on Block 3267 (“Rezoning Area”), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area (“Proposed Actions”), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, Lots 90 and 91) in the Kingsbridge neighborhood of Bronx,- Community District 8 (CD 8) (“Projected Development Site 1”). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including 274,560 gsf of residential use comprising 226 (DUs), and 53,871 gsf of parking space in the sub-cellar and cellar (“Proposed Project”), on the applicant owned Projected Development Site 1 25 to 30% of housing (56 to 68 units) would be affordable at an average of 60 to 80% AMI pursuant to MIH options 1 or 2. For the purpose of early childhood programs analysis, 80% of units for Projected Development Site 1 (181 units), would be affordable at or below 80% AMI, for a more conservative analysis. The Proposed Project is expected to be completed by 2027.

In addition, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD)'s Extremely Low and Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of the Area Median Income (AMI). On Projected Development Site 1, 226 dwelling units (DUs) of which approximately 80% or 181 DUs would be income-restricted to households earning up to 80% AMI and the remaining 45 DUs would be income-restricted to households earning up to 90% AMI.

The Applicant-owned Projected Development Site 1 is improved with a partially vacant three-story commercial/office building on Lot 90 and a two-story above ground parking garage called Riverdale Parking on Lot 91.

Lot 99 is a non-Applicant owned, 4,975-sf lot that is improved with a one-story Enterprise rental car office. Based on the soft-site criteria in the *CEQR Technical Manual*, lot 99 is considered a soft site (“Projected Development Site 2”). Projected Development Site 2 may be developed into a 13-story, 185-foot tall, approximately 39,413 gsf building including 30,441 gsf of residential use with 30 DUs and 5,372 gsf of commercial use by the projected build year. Approximately 25 to 30% of housing (8 to 9 units) would be affordable at an average of 60 to 80% AMI pursuant to MIH options 1 and 2. For the purposes of early childhood programs analysis, 20% of units (6 units) would be at or below 80% AMI.

Since the Proposed Project would increase demand on public schools and publicly funded childcare centers, an assessment is required of the potential for the Proposed Actions to result in a significant adverse impact on community facilities or services.

III. METHODOLOGY

A community facilities assessment is warranted if a proposed project would potentially result in appreciable direct or indirect effects on a facility or service provided to the community. Detailed community facilities assessments are commonly associated with residential projects since the increased demand for community services strongly correlates with the introduction of new residents to an area. The *CEQR Technical Manual* establishes thresholds that may be used to determine whether detailed studies are necessary to determine potential indirect impacts on community facilities, (see Error! Reference source not found.)**.**

The Proposed Actions would neither directly displace a community facility nor place a physical barrier to service delivery. The Proposed Actions would result in an incremental increase of approximately 256 DUs between the No-Action and With-Action conditions. Based on a comparison of the Proposed Project with *CEQR Technical Manual* thresholds, a detailed assessment of the potential impact of the Proposed Project on community facilities and services would be limited to potential impact of the Proposed Project on elementary/middle schools, and publicly funded childcare. The community facilities assessment is consequently limited to consideration of indirect effects of the Proposed Project on these facilities and services.

Preliminary and detailed assessments for public schools and publicly funded childcare facilities were based on data provided by NYC Department of City Planning (DCP), NYC Department of Education (DOE), NYC Department of Housing Preservation and Development, and NYC School Construction Authority (SCA). For purposes of the early childhood programs analysis, the HPD Housing New York Map[1] and database was reviewed to identify planned residential development projects that would add a substantial number of income-restricted housing units in the study area; displayed developments seemed to be repair or rehabilitation projects rather than new construction generating additional residential units. The analysis was prepared in accordance with *CEQR Technical Manual* guidance.

Table D- 1: Community Facilities Thresholds for Detailed Analyses

Community Facility Type	Thresholds for Detailed Analyses	Detailed Analysis Required
Public Schools	*Elementary/Middle Schools* 50 or more students based on # of residential DUs OR Direct Effect	Yes
	High Schools 150 or more students based on # of residential DUs OR Direct Effect	No
Group Childcare and Head Start Centers (publicly funded)	20 or more eligible children under age 6 based on number of low or low/moderate income DUs OR Direct Effect	Yes
Libraries	More than 5% increase in ratio of DUs to library branches OR Direct Effect	No
Police/Fire Services and Health Care Facilities	Introduction of Sizeable New Neighborhood (e.g., Hunters' Point South) OR Direct Effect	No

Source: CEQR Technical Manual

[1] NYCHPD, "Housing New York Map".
https://hpd.maps.arcgis.com/apps/webappviewer/index.html?id=192d198f84e04b8896e6b9cad8760f22

IV. PRELIMINARY ASSESSMENT

Public Schools

Indirect Effects

The *CEQR Technical Manual* defines the thresholds for a detailed assessment of the impact of a project on public schools to be the addition of 50 or more students for elementary and middle schools, and an addition of 150 or more students for high schools. Based on student generation rates for public elementary, middle, and high schools for the Bronx CD 8, as provided by the SCA, the incremental increase of approximately 256 DUs generated by the Proposed Actions would result in an addition of approximately 53 elementary school students, 19 middle school students, and 33 high school students (see Error! Reference source not found.). Consistent with *CEQR Technical Manual* guidance, this projected number of students warrants a detailed assessment of the potential impact of the Proposed Project on elementary and middle schools since the total number of students generated by the Proposed Project would be greater than 50. The number of high school students generated by the Proposed Actions would be below the threshold of 150 students, and consequently a detailed analysis of the potential impact of the Proposed Project on public high schools is not warranted.

Table D- 2: Public School Threshold Calculations

	Incremental Increase in DUs from Proposed Project	Multiplier (Students/Unit in Bronx CSD 10)	Additional Students from Proposed Project	Threshold for Detailed Analysis
Elementary School Students	256	0.2070336756022	53	50 (combined)
Middle School Students		0.0753568370062	19	
High School Students		0.13	33	150

Source: CEQR App

Publicly Funded Group Childcare and Head Start Centers

Indirect Effects

The *CEQR Technical Manual* threshold for determining the need for a detailed assessment for publicly funded childcare and Head Start centers is an addition of 20 or more eligible children under the age of six based on the number of low- or low/moderate-income DUs that would be created with a project. Based on the generation rates for the Bronx in the *CEQR Technical Manual*, the approximately 187 proposed DUs affordable up to 80% of the AMI would generate approximately 26 eligible children (**See** Error! Reference source not found.). Consequently, a detailed assessment of the impact of the Proposed Project on publicly funded group childcare and Head State centers is warranted.

Table D- 3: Childcare Threshold Calculations

Group Childcare and Head Start (Publicly funded)	Incremental Increase in Affordable DUs from Proposed Project	Multiplier (Children Under the Age of Six/Unit for Bronx)	Additional Children Eligible for Publicly-Funded Child Care + Head Start from Proposed Project	Threshold for Detailed Analysis (Bronx)
	187	0.139	**26**	**20**

Source: CEQR Technical Manual

V. DETAILED ASSESSMENT – Public Schools

Analysis Approach

Study Area

In conformance to *CEQR Technical Manual* guidance, the study area for the analysis of elementary and middle schools is the "sub-district" of the school district in which the project is located. The Projected Development Sites 1 and 2 are located entirely within Sub-district 2 of Bronx Community School District (CSD) 10 (See **Figure D-1: Public Elementary and Middle Schools**). CSD 10 Sub-district 2 contains fifteen public elementary schools and eight middle schools.

Methodology

In conformance with *CEQR Technical Manual* guidance, the public-school analysis is based on the most recent DOE data on school capacity, enrollment, and utilization rates for elementary and middle schools in the sub-district study area and projections of future enrollment by the SCA. Specifically, the existing conditions analysis used data provided in the "Utilization Profiles: Enrollment, Capacity, and Utilization Report 2021-2022, released by DOE."

New Projected Public School Ratios data was released by the SCA in 2019. According to this data, multipliers for primary and middle schools have been refined to reflect how many pupils are generated by new housing at the school district level (multipliers for high schools have been maintained at the borough level).

Future conditions were then predicted based on SCA enrollment projections and data obtained from SCA Capital Planning Division on the number of new housing units and students expected at the sub-district and borough levels. The future utilization rate for school facilities is calculated by adding the estimated enrollment from proposed residential developments in the schools' study area to DOE projected enrollment and then comparing that number with projected school capacity.

DOE does not include charter school enrollment in its projections. DOE enrollment projections for years 2021 through 2030, the most recent data currently available, is posted on the SCA website. The latest available enrollment projections to 2028 have been used in this analysis to project student enrollment to 2027. These enrollment projections are based on broad demographic trends and do not explicitly account

for discrete new residential development projects expected to be completed within the study area. Therefore, the estimated student population from other new development projects expected to be completed within the study area have been obtained from the SCA Capital Planning Division and are added to the projected enrollment to provide a more conservative prediction of future enrollment and utilization.

According to *CEQR Technical Manual* guidance, a significant adverse impact on public schools may occur if a proposed action would result in both of the following conditions:

I. A utilization rate of the elementary or middle schools that is equal to or greater than 100% in the With-Action condition; and
II. 100 or more new students generated from the proposed development past the 100% utilization rate.

Existing Conditions

Schools within Study Area, Enrollment, and Capacity

Error! Reference source not found., identifies the name, location, current enrollment, target capacity, number of available seats, utilization rate, and grades served by each school in Sub-district 2.

Elementary Schools

Sub-district 2 has fifteen elementary schools within the study area of Projected Development Sites 1 and 2 with a target capacity of 8,594 seats (excluding transportable school capacity) and an enrollment of 8,003 students, resulting in 591 available seats and a utilization rate of 93%.

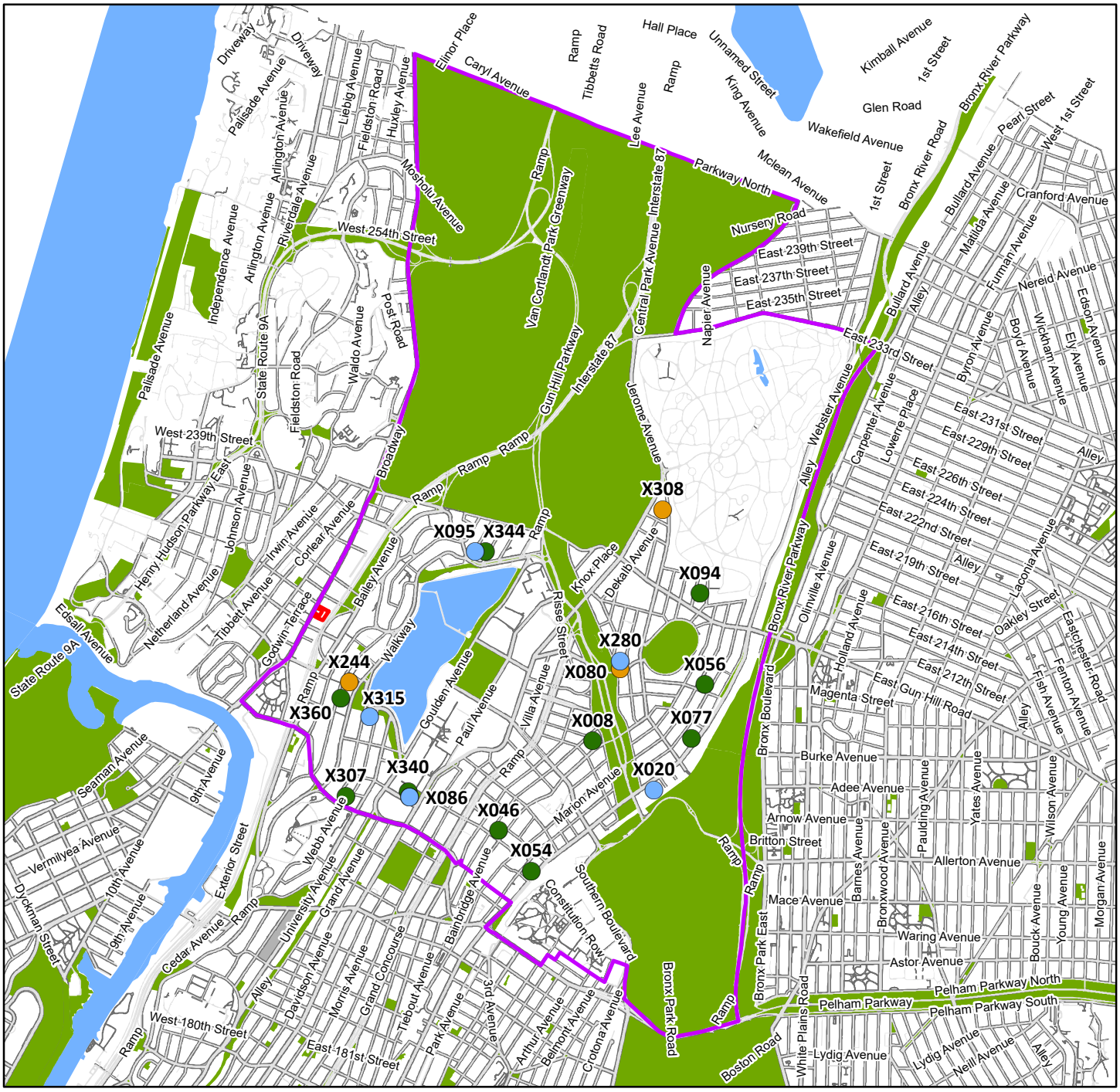
Middle Schools

Sub-district 2 has eight middle schools within the study area for the Projected Development Sites 1 and 2 with a target capacity of 3,160 seats and an enrollment of 2,734 students, resulting in 426 available seats and a utilization rate of 87%.

Table D- 4: Public Elementary and Middle School Enrollment, Capacity, and Utilization for Existing Conditions, School District 10, Sub-district 2 Study Area

Org. ID	Bldg. Code	School Name	Address	Grade	Enrollment	Target Capacity	Available Seats	Utilization
Elementary Schools								
X008	X008	P.S. 8 – X	3010 Briggs Avenue	PS	726	666	-60	109%
X020	X020	P.S. 20 – X	3050 Webster Avenue	PS	395	511	116	77%
X020	X931	P.S. 20 TEMP. C.R. BLDG. – X	3050 Webster Avenue	PS	57	53	-4	108%
X046	X046	P.S. 46 – X	279 East 196 Street	PS	689	999	310	69%
X054	X054	P.S. 54 – X	2703 Webster Avenue	PS	375	410	35	91%
X056	X056	P.S. 56 – X	341 East 207 Street	PS	629	489	-140	129%
X077	X177	Bedford Park Elementary School	3177 Webster Avenue	PS	501	518	17	97%
X086	X086	P.S. 86 – X	2756 Reservoir Avenue	PS	1022	923	-99	111%
X086	X886	P.S. 86 – X	2756 Reservoir Avenue	PS	139	129	-10	108%
X094	X094	P.S. 94 – X	3530 Kings College Pl	PS	522	536	14	97%
X094	X094	P.S. 94 ANNEX – X	3530 Kings College Pl	PS	408	459	51	89%
X095	X095	P.S. 95 – X	3961 Hillman Avenue	PS	569	673	104	85%
X280	X080	P.S. 280 – X	149 East Mosholu Pkwy N	PS	445	345	-100	129%
X307	X886	P.S. 307 – X	124 Eames Place	PS	250	202	-48	124%
X315	X779	P.S. 315 – X	2865 Claflin Avenue	PS	121	121	0	100%
X340	X340	P.S. 340 – X	25 West 195 Street	PS	297	427	130	70%
X340	X340	P.S. 340 ANNEX – X	26 West 195 Street	PS	171	364	193	47%
X344	X095	P.S. 344 – X	3961 Hillman Avenue	PS	341	266	-75	128%
X360	X360	P.S. 360 – X	2880 Kingsbridge Terrace	PS	346	503	157	69%
Total (District 10 – Subdistrict 2)					**8,003**	**8,594**	**591**	**93%**
Intermediate Schools								
X020	X020	P.S. 20 – X	3050 Webster Avenue	IS	294	381	87	77%
X020	X931	P.S. 20 TEMP. C.R. BLDG. – X	3050 Webster Avenue	IS	43	39	-4	110%
X080	X080	I.S. 80/P.S. 280 – X	149 East Mosholu Pkwy N	IS	571	722	151	79%
X086	X086	P.S. 86 – X	2756 Reservoir Avenue	IS	164	148	-16	111%
X086	X886	P.S. 86 – X	2757 Reservoir Avenue	IS	22	21	-1	106%
X095	X095	P.S. 95 – X	3961 Hillman Avenue	PS	393	465	72	85%
X244	X143	I.S. 143 – X	120 West 231 Street	IS	642	815	173	79%
X280	X080	I.S. 80	149 East Mosholu Pkwy N	IS	273	212	-61	129%
X308	X852	Bronx Dance Academy – X	3617 Bainbridge Avenue	IS	251	276	25	91%
X315	X779	P.S. 315 – X/ Jerome Park Educational Building	2865 Claflin Avenue	IS	81	81	0	100%
Total (District 10 – Subdistrict 2)					**2,734**	**3,160**	**426**	**87%**

[1] Utilization calculated based on enrollment including students in Transportable Classroom Units (TCUs). Capacity of TCUs excluded.
[2]Source: Blue Book 2021-2022, https://data.nysed.gov/enrollment.php?year=2020&instid=800000057117.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 0.5 1 Miles

Project Site

Sub-District 2

xxxx Org ID

Primary

Intermediate

PS/IS

PUBLIC SCHOOLS SCHOOL DISTRICT 10, SUB-DISTRICT 2

Figure D-1

5602-5604 Broadway EAS

Future without the Proposed Actions (No-Action Condition)

Projected Development Site 1

Under the No-Action condition, the lease on United Auto Repair shop located on Lot 91 will not be continued. This commercial use would be vacant in the No-Action condition. Lot 90 would continue to operate as a public parking facility similar to the existing conditions.

Projected Development Site 2

Under the No-Action condition, the Projected Development Site 2 would be the same as existing conditions and would continue to be used as a one-story car rental building.

Enrollment and Capacity Changes

In conformance with *CEQR Technical Manual* guidance, the assessment of No-Action conditions was based on SCA enrollment projections. SCA provides future enrollment projections by district for up to 10 years. In conformance to guidance from DCP, the latest available enrollment projections from 2027-2028 were used to project student enrollment to 2027 (see **Table D-5: SCA Enrollment Projections, 2027**).

According to those projections, CSD 10 would have an enrollment of approximately 20,003 elementary school-level students and 7,623 middle school-level students in the 2028 school year. According to the enrollment projects provided by the SCA, CSD 10, Sub-district 2 would have an elementary school enrollment of 45.98% which is approximately 9,211 elementary school students and a middle school enrollment of 33.01%, which is approximately 2,517 middle school students by the 2027 analysis year.

Table D-5: SCA Enrollment Projections, 2027

	Elementary	Intermediate
2027 Projected Enrollment for CSD 10*, Sub District 2	9,211	2,517

Source: *[1]percent enrollment in sub-district 2 as per DCP data*

As per the *CEQR Technical Manual*, in addition to enrollment projections, the projected changes that may affect the school capacity within the study area should include plans for changes in utilization, new programs, capital projects for new schools and additions, in determining the utilization rates in the No-Action condition. According to Section 6: Capacity Projects in Process of SCA's Capital Plan Reports and Data, P.S 160 at 160 Van Cortlandt is undergoing construction to include an additional 696 seats by June 2027. The additional capacity of 696 seats has been included in the projected school capacity for the No-Action Condition.

SCA enrollment projections focus on the growth of the City's student population through births and grade retention and do not account for future residential developments planned for the sub-district study areas (No-Action projects). Therefore, future utilization rates for school facilities are calculated by adding the estimated enrollment from proposed residential developments in the school study areas provided by the SCA to SCA's projected enrollment, and then comparing that number with projected school capacity (see **Table D-6: Additional No-Action Enrollment, 2027**).

Table D-6: Additional No-Action Enrollment, 2027

No-Action Enrollment	Elementary	Middle
Students Introduced by No Action Residential Development	876	334

Analysis Summary

Elementary Schools

As shown in **Table D-7: School Enrollment, Capacity, and Utilization for No-Action Condition, 2027**, elementary schools in CSD 10, Sub-District 2 would operate at overcapacity in the 2027 No-Action condition. The sub-district would operate with a utilization rate of 109% and a deficit of 796 seats.

Middle Schools

As shown in **Table D-7,** middle schools in CSD 10, Sub-District 2 would operate at a utilization rate of approximately 90% and a surplus of 309 seats.

Table D-7: School Enrollment, Capacity, and Utilization for No-Action Condition, 2027

	SCA Projected Enrollment	Students Introduced by No Action Residential Development	Total No-Action Enrollment	Capacity *	Available Seats	Utilization
Elementary Schools						
CSD 10, Sub-District 2	9,211	876	10,087	9,290	-796	109%
Intermediate Schools						
CSD 10, Sub-District 2	2,517	334	2,850	3,160	309	90%

**Capacity includes additional 696 seats from P.S. 160 addition.*

Future with the Proposed Actions (With-Action Condition)

Projected Development Site 1

In the future with the Proposed Actions, Projected Development Site 1 would be rezoned from an M1-1 zoning designation to an R7-3 zoning district with a C2-3 commercial zoning overlay. The Proposed Actions would result in an approximately 328,431 gsf, 13-story building, with approximately 274,560 gsf of residential use generating 226 DUs of which 25-30% of housing (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2 and approximately 53,871 gsf for parking.

Projected Development Site 2

In the future with the Proposed Actions, Projected Development Site 2, which is under separate ownership may be developed to a 13-story, approximately 35,813 gsf with 30 DUs of which approximately 25 to 30% of housing (7 to 9 units) would be affordable at an average of 60 to 80% AMI pursuant to MIH Options 1 & 2, and 5,372 gsf of commercial use.

The Proposed Actions would generate an incremental increase of approximately 256 DUs on the Project Site, 187 of which would be affordable to households earning up to 80% AMI. This would generate an increment of approximately 53 public elementary school students and 19 middle school students, estimated using the multipliers of 0.2070336756022 elementary school students per household and 0.0753568370062232 middle students per household, respectively, as provided in Section 5: Projected Public-School Ratio of SCA's Capital Plan Reports and Data.

Elementary Schools

As shown in **Table D-8: School Enrollment, Capacity, and Utilization for With-Action Condition, 2027**, the total number of public elementary school students in sub-district 2 would be approximately 10,087 students. The Sub-district would have a utilization rate of 109% and a deficit of 849 seats.

The Proposed Project would not generate 100 or more new students past the 100% utilization rate in the With-Action Condition. Therefore, the Proposed Project would not result in a significant adverse impact on elementary schools.

Middle Schools

In the With-Action condition, there would be approximately 2,850 students in public middle school students in Sub-district 2 by the year 2027. This would result in a utilization rate of 91% and a surplus of 290 seats in Sub-district 2.

The collective utilization rate for public middle schools in the With-Action Condition would not be greater than 100%, nor would the Proposed Project generate 100 or more new students past the 100% utilization rate. Therefore, the Proposed Project would not result in a significant adverse impact on middle schools.

Table D-8: School Enrollment, Capacity, and Utilization for With-Action Condition, 2027

	No-Action Enrollment 2027	Students Introduced by Proposed Project	Total With-Action Enrollment	Capacity	Available seats	Utilization
Elementary Schools						
CSD 10, Sub-District 2	10,087	53	10,140	9,290	-849	109%
Intermediate Schools						
CSD 10, Sub-District 2	2,850	19	2,870	3,160	290	89%

VI. DETAILED ASSESSMENT – Publicly-Funded Group Childcare and Head Start Centers

Existing Conditions

Study Area

In conformance to *CEQR Technical Manual* guidance, the study area for the analysis of publicly funded group childcare and Head Start centers is an area approximately 1.5 miles from the boundary of the Projected Development Sites (See **Figure D-2 Public Childcare and Head Start Centers within 1.5 Miles of Project Site**).

Publicly Funded Group Childcare and Head Start Centers in the Study Area

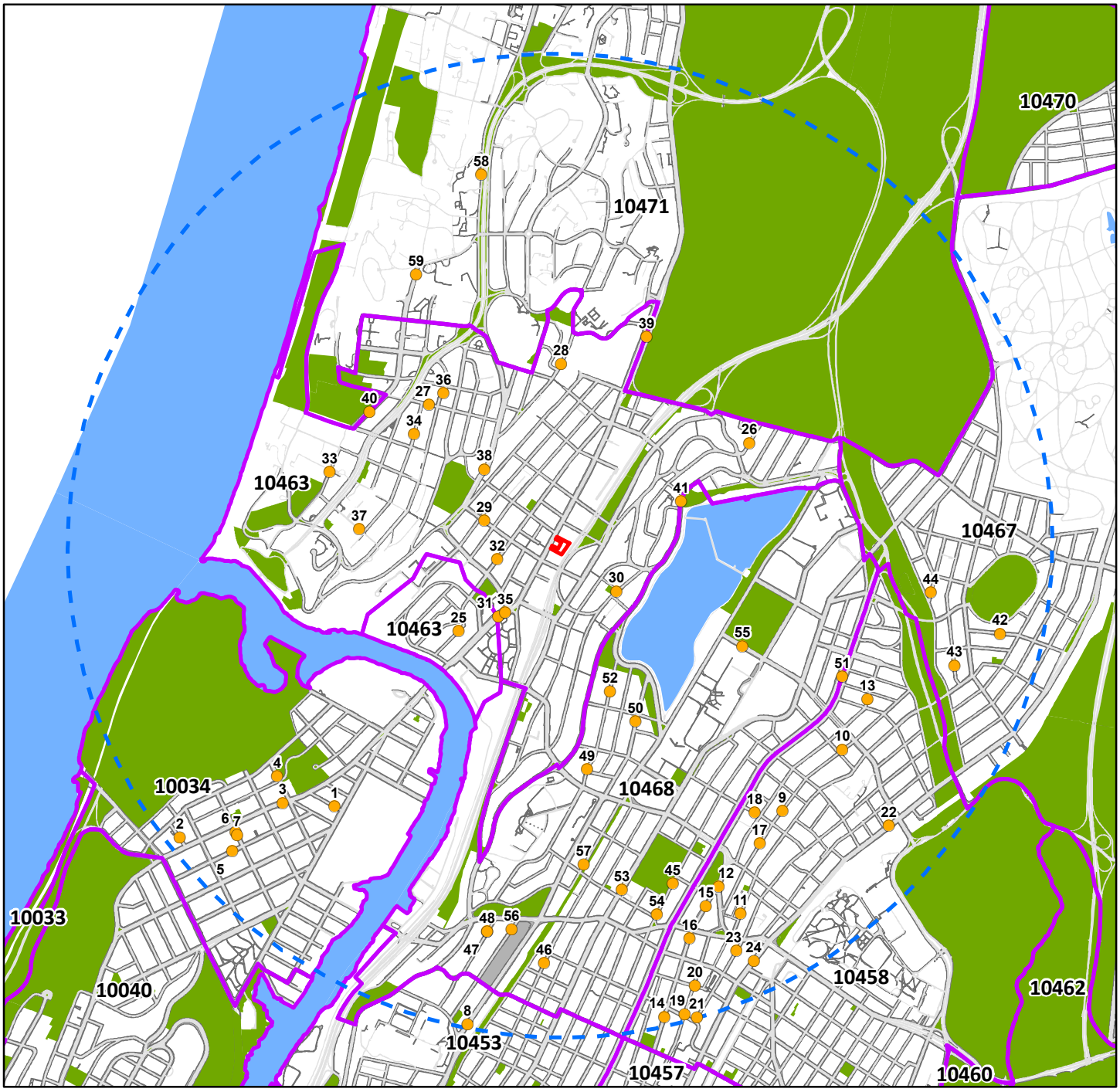
Publicly funded childcare centers are overseen by the DOE to provide care for children of income-eligible households that are under five years old. Families eligible for Early Childhood Program subsidized seats must meet financial and social eligibility criteria as established by DOE. In general, children in families that have incomes at or below 200% Federal Poverty Level (FPL), depending on family size, are financially eligible. Since family incomes at or below 200% FPL fall under 80% AMI, for the purposes of CEQR analysis, the number of housing units expected to be subsidized and targeted for incomes of 80% AMI or below should be used as a proxy for eligibility. The existing publicly funded Early Childhood Programs within the study area were obtained from DOE. There are 59 publicly funded group day care and Head Start centers within the 1.5-mile study area. These facilities have a total capacity of approximately 598 seats and enrollment of 1,091 seats (**Table D-9: Childcare and Head Start Centers within 1.5 Miles of Project Site**).

Table D-9: Childcare and Head Start Centers within 1.5 Miles of Project Site

No.	SiteID	Type	Program Name	Address	Total Enrollment	Total Capacity
1	06M098	District School	P.S. 098 Shorac Kappock	512 West 212 Street	40	0
2	MBPS	FCC	Aura'S Bright Children Corp. At 13-19 Cumming Street	13-19 Cumming Street	6	0
3	MBTV	FCC	Mytinyshiningstarsdaycarecorp At 4966 Broadway	4966 Broadway	5	0
4	MADL	NYCEEC	Roman Catholic Church Of The Good Shepherd	620 Isham Street	29	0
5	MAXT	NYCEEC	Nicholas Cardell Day Care Center	84 Vermilyea Avenue	32	35
6	MBCQ	NYCEEC	God Is Love Reaching The Heights Inc	650 West 204 Street	12	0
7	MBTN	NYCEEC	Children'S In Victory Day Care Corp At 644 West 204Th Street	644 West 204Th Street	11	0
8	XAMB	NYCEEC	Trabajamos Community Head Start	2167 University Avenue	15	48
9	10X046	District School	P.S. 046 Edgar Allan Poe	2760 Briggs Avenue	15	0
10	XAVI	FCC	Osmery'S Daycare Llc At 2921 Briggs Avenue	2921 Briggs Avenue	6	0
11	XBDZ	FCC	Eugenia Fernandez(La Esperanza Group Family Daycare) At 2555 Bainbridge Avenue	2555 Bainbridge Avenue	5	0
12	XBEO	FCC	Manuel Duran Group Family Day Care At 261 East Kingsbridge Rd	261 East Kingsbridge Rd	8	0
13	XBET	FCC	Bienvi Group Day Care At 3010 Valentine Avenue	3010 Valentine Avenue	7	0
14	XBMW	FCC	Mi Lady Fgdc Inc. At 2350 Valentine Avenue	2350 Valentine Avenue	5	0
15	XBNC	FCC	Tia Tati Group Family Day Care At 2544 Valentine Ave	2544 Valentine Ave	6	0
16	XBNH	FCC	Derquis Daycare At 2486 Valentine Avenue	2486 Valentine Avenue	5	0
17	XBQX	FCC	Fatou Family Daycare At 2695 Briggs Avenue	2695 Briggs Avenue	6	0
18	XBYI	FCC	My Happy Days Group Family Daycare At 219 East 196Th Street	219 East 196Th Street	6	0
19	XCAT	FCC	Eridania Parra Ventura At 2364 Tiebout Ave	2364 Tiebout Ave	5	0
20	XAOO	NYCEEC	Bronx Baptist Day Care & Learning Center	331-337 East 187 Street	10	17
21	XAPH	NYCEEC	Ucny Round-The-Clock Nursery	2380 Marion Avenue	44	78
22	XATH	NYCEEC	Marc Academy And Family Center, Inc.	2863 Webster Avenue	43	124
23	Z087	PKC	Rose Hill Pre-K Center At 2512 Marion Avenue	2512 Marion Avenue	53	0
24	Z107	PKC	Rose Hill Pre-K Center At 2490-2500 Webster Avenue	2490-2500 Webster Avenue	44	0
25	MBWI	FCC	My First Experience At 58 Marble Hill Avenue	58 Marble Hill Avenue	5	0
26	XAAH	NYCEEC	Amalgamated Nursery School	3980 Orloff Avenue	15	0
27	XADP	NYCEEC	St. Gabriel School	590 West 235 Street	15	0
28	XALT	NYCEEC	The Riverdale Nursery School And Family Center	3816 Waldo Avenue	29	0
29	XALV	NYCEEC	Kingsbridge Heights Community Center Site 2	295 West 231 Street	40	81
30	XAOT	NYCEEC	Kingsbridge Heights Community Center Site 1	3101 Kingsbridge Terrace	24	61
31	XAOU	NYCEEC	Marble Hill Nursery School	5470 Broadway	13	0
32	XAPE	NYCEEC	Spuyten Duyvil Preschool	3041 Kingsbridge Avenue	11	0
33	XAQS	NYCEEC	Renanim Manhattan, Inc.	2975 Independence Avenue	13	0

34	XAVS	NYCEEC	Bedrock At Cobble Hill Inc. - Arlington	3220 Arlington Avenue	48	0
35	XAXA	NYCEEC	Reach One To Teach One	5480 Broadway	15	33
36	XAYL	NYCEEC	Rodica Day Care Center	3560 Netherland Avenue	10	0
37	XAZG	NYCEEC	Yearling Nursey School	604 West 227 Street	13	0
38	XBAH	NYCEEC	The Learning Experience	3210 Riverdale Avenue	59	0
39	XBTY	NYCEEC	Little Sunshine Daycare	5959 Broadway	21	0
40	XCEV	NYCEEC	Bright Horizons At Riverdale	3223 Independence Avenue	14	0
41	Z091	PKC	Rose Hill Pre-K Center At 3605 Sedgwick Avenue	3605 Sedgwick Avenue	15	0
42	XADH	NYCEEC	St. Brendan School	268 East 207 Street	29	0
43	XASV	NYCEEC	Brightstar Daycare At Rochambeau Inc.	3130 Rochambeau Avenue	30	0
44	XBZX	NYCEEC	Faith Children First Academy	3231 Steuben Avenue	7	0
45	XBEV	FCC	Jenny B. Chimbay Sanchez At 2558 Creston Avenue	2558 Creston Avenue	6	0
46	XBJD	FCC	Eileen Fgdc At 2333 Grand Ave.	2333 Grand Ave.	5	0
47	XBLD	FCC	Noemi Group Daycare Inc At 2326 Loring Place North	2326 Loring Place North	6	0
48	XBLK	FCC	Growing Butterflies Inc At 2326 Loring Place North	2326 Loring Place North	10	0
49	XBOJ	FCC	Rainbow Day Care At 2710 Webb Avenue	2710 Webb Avenue	5	0
50	XBTO	FCC	Milagro A Ruiz At 2805 University Avenue	2805 University Avenue	5	0
51	XAEH	NYCEEC	St. Philip Neri School	3031 Grand Concourse	16	0
52	XALJ	NYCEEC	Saint Jemuel Group Family Day Care, Inc	2836 Webb Avenue	25	18
53	XAOR	NYCEEC	Kingsbridge Montessori School	2500 Jerome Avenue	15	0
54	XAPN	NYCEEC	1199Seiu/Employer Child Care Corporation	2500 Creston Avenue	32	37
55	XARI	NYCEEC	The Lehman College Student Child Care Center	250 Bedford Park Boulevard West	15	0
56	XASH	NYCEEC	Tolentine Zeiser Early Learn	2340 Andrews Avenue	25	66
57	XBBA	NYCEEC	Lil Inventors Aqueduct Avenue	2505 Aqueduct Avenue	28	0
58	XAPB	NYCEEC	Riverdale Presbyterian Church	4765 Henry Hudson Parkway West	11	0
59	XAPC	NYCEEC	Riverdale Temple Nursery School	4545 Independence Avenue	43	0
				Total	1,091	598

Source: DOE May 2023
FCC-Family Child Care
EEC- Early Education Center



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

Project Site

1.5-mile Study Area

Zip Codes

Public Child Care and Head Start Centers

\# Number listed in Table D-9

PUBLIC CHILD CARE AND HEAD START CENTERS

Figure D-2

5602-5604 Broadway EAS

Future without the Proposed Actions (No-Action Condition)

Projected Development Site 1

Under the No-Action condition, the lease on United Auto Repair shop located on Lot 91 will not be continued. This commercial use would be vacant in the No-Action condition. Lot 90 would continue to operate as a public parking facility similar to the existing conditions.

Projected Development Site 2

Under the No-Action condition, the Projected Development Site 2 would be the same as existing conditions and would continue to be used as a one-story car rental building.

Enrollment and Capacity Changes

The study area would have a utilization rate of 74.3% and a surplus of 464 seats (**Table D-10: Public Childcare Capacity and Utilization No-Action condition, 2027).**

Table D-10: Public Childcare Capacity and Utilization No-Action Condition, 2027

Build Year	Current Enrollment	Capacity	Enrollment Generated by No Action Projects	No-Action Enrollment	Available seats	Utilization (%)
2027	1,091	1087	252	1,343	464	74.3%

Future with the Proposed Actions (With-Action Condition)

Projected Development Site 1

The Proposed Actions would result in an approximately 328,431 gsf, 13-story building, with approximately 274,560 gsf of residential use generating 226 DUs and approximately 53,871 gsf for parking. The Proposed Project would generate an incremental increase of 226 DUs, of which 181 DUs would be income-restricted to households earning up to 80% AMI and the remaining 45 DUs would be income-restricted to households earning 90% AMI.

Projected Development Site 2

In the future with the Proposed Actions, Projected Development Site 2, which is under separate ownership may be developed to a 13-story, approximately 35,813 gsf with 30 DUs, of which approximately 7 to 9 DUs would be income-restricted under MIH Options 1 & 2, and 5,372 gsf of commercial use.

The Proposed Project and the proposed development on Projected Development Site 2 would generate approximately 26 students eligible for publicly funded childcare or Head Start programs, based on the multiplier of 0.139 children per household provided for the Bronx in Table 6-1b of the *CEQR Technical Manual*. With the addition of the 26 children that would be generated by the Proposed Project, the total number of eligible children for publicly funded childcare and Head Start within 1.5 miles of the Project Site would be approximately 1,369 students in the With-Action condition (in addition to the existing public childcare/Head Start enrollment and No-Action projects). It is assumed that the capacity of publicly funded childcare and Head Start centers in the study area would not increase between the No-Action and With-Action conditions. The study area would have a utilization rate of % in the With-Action condition. The collective utilization rate would increase from 74.3% utilization in the No-Action condition to 75.7% in the With-Action condition, representing a collective utilization increase of 1.4%. Since the collective utilization

rate would remain below 5% under the With-Action condition, no significant adverse impact on early childhood programs would occur.

Table D- 11: Public Childcare Capacity and Utilization With-Action condition, 2027

Build Year	No-Action Enrollment	Capacity	Enrollment Generated by the Proposed Project	With-Action Enrollment	Utilization	Available seats	Utilization Change (%)
2027	1,343	1807	26	1,369	75.7%	438	1.4%

Notes: **Affordable housing developments reported by HPD*

VII. CONCLUSION

Based on a detailed analysis of community facilities and services, the Proposed Actions would not result in significant adverse impacts on elementary schools, intermediate schools, high schools, libraries and publicly funded childcare and Head Start Centers.

Attachment E: Open Space

I. INTRODUCTION

This attachment assesses the potential impact of the Proposed Project on open space resources. Open space is defined in the *2021 City Environmental Quality Review (CEQR) Technical Manual* as publicly accessible, publicly- or privately-owned land that is available for leisure, play, or sport, or serves to protect or enhance the natural environment. The *CEQR Technical Manual* guidelines indicate that an open space analysis should be conducted if a Proposed Action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, when a substantial new population could place added demand on an area's open spaces.

As described in Attachment A, "Project Description," Riverdale Garage Corp ("the Applicant") is requesting a zoning map amendment to rezone lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, lots 90 and 91) in the Kingsbridge neighborhood of Bronx,- Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including approximately 274,560 gsf of residential use comprising approximately 226 (DUs), and 53,871 gsf of parking space in the sub-cellar and cellar ("Proposed Project"), on the applicant owned Projected Development Site 1. 25-30% of the 226 dwelling units (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2. The Proposed Project is expected to be completed by 2027.

In addition, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD)'s Extremely Low and Low Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of the Area Median Income (AMI). On Projected Development Site 1, 226 dwelling units (DUs) of which approximately 80% or 181 DUs would be income-restricted to households earning up to 80% AMI and the remaining 45 DUs would be income-restricted to households earning up to 90% AMI.

The Applicant-owned Projected Development Site 1 is improved with a partially vacant three-story commercial/office building on lot 90 and a two-story above ground parking garage called Riverdale Parking on lot 91.

Lot 99 is a non-Applicant owned, 4,975-sf lot that is improved with a one-story Enterprise rental car office. Based on the soft-site criteria in the *CEQR Technical Manual*, lot 99 is considered a soft site ("Projected Development Site 2"). Under the Proposed Actions, Projected Development Site 2 can be developed into a 13-story, approximately 39,413 gsf building including 30,441 gsf of residential use with 30 DUs and 5,372 gsf of commercial use by the projected build year of 2027. 25 to 30% of housing (7 to 9 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2.

The *CEQR Technical Manual* states that an open space assessment should be conducted for projects that would generate more than 200 additional residents or more than 500 nonresidents, such as workers. Since the Proposed Project and potential development on Projected Development Site 2 would generate more than 200 residents, an open space assessment is warranted.

II. METHODOLOGY

Direct Effects

As described in the *CEQR Technical Manual,* a proposed project would directly affect open space conditions if it encroaches on, or causes a loss of, open space. This includes change in the use of an open space so that it no longer serves the same user population, limitation on public access to an open space, or increased noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space. Since the Proposed Actions would not directly displace any public open space, nor change the usefulness of or access to any public open space an assessment of direct effects on open space resources is not warranted.

Indirect Effects

Following the methodology in the *CEQR Technical Manual,* indirect open space effects may occur when a Proposed Project would add enough population, either residential or non-residential (such as workers) or a similar number of other non-residential users (such as new university or college related population), to noticeably diminish the capacity of open space in the area to serve the future population. Typically, an assessment of indirect effects is conducted when a proposed project would introduce more than 200 residents or more than 500 nonresidents.

The With-Action condition would generate an increment of 256 DUs, 962 gsf of commercial use, and 3 parking spaces which would generate approximately 630 residents[1] and 8 workers.[2] Since the 630 residents generated by the Proposed Actions would exceed the associated residential analysis threshold of 200 residents, an impact assessment of residential open space is warranted. The With-Action condition would generate less than 500 non-residents and therefore would not require an impact assessment of non-residential open space.

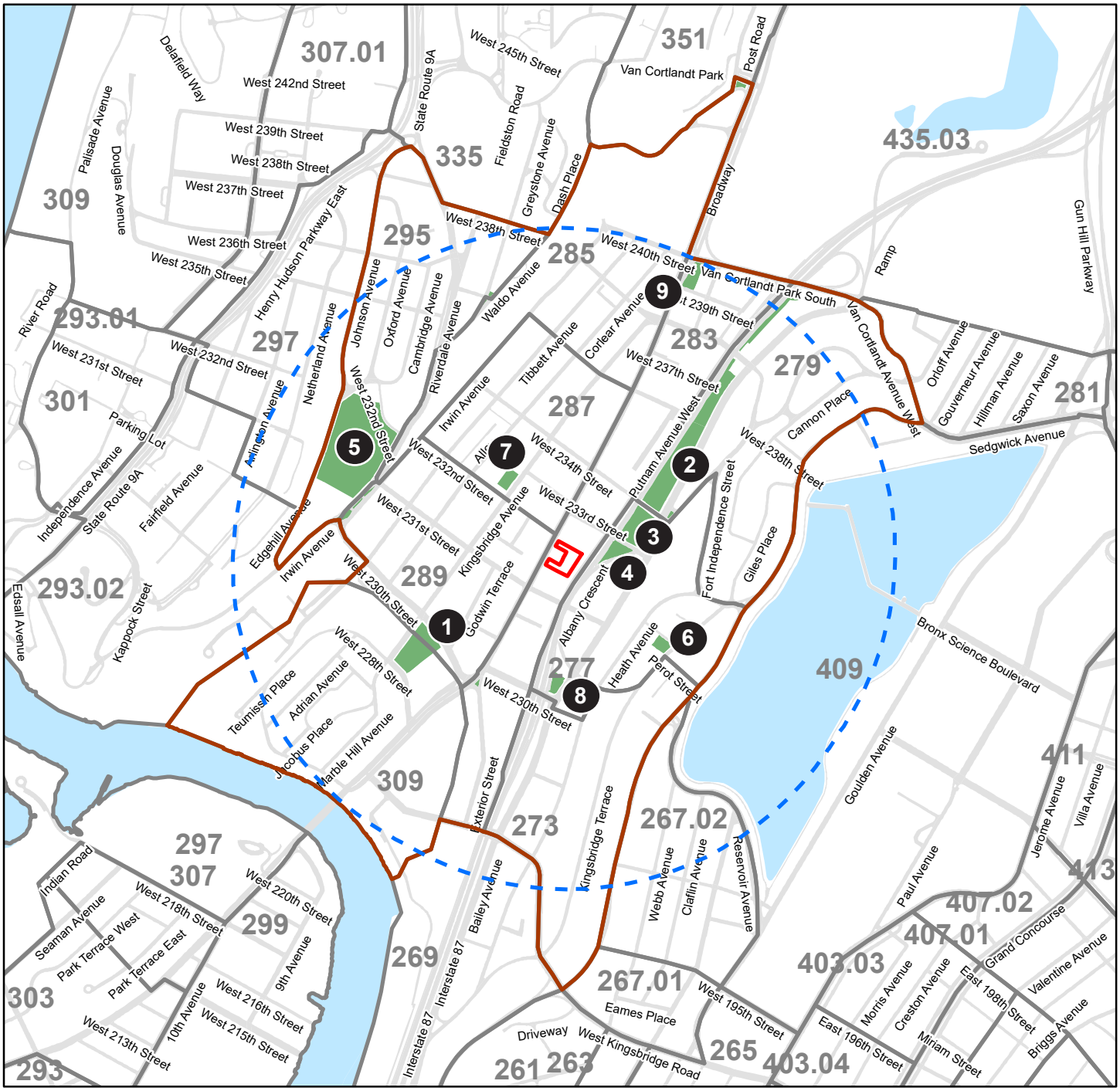
Study Area

In conformance to the *CEQR Technical Manual* guidance, the first step in assessing potential open space impacts is to establish the appropriate study area(s) for the new population that would be added by the Proposed Project. According to the *CEQR Technical Manual*, the open space study areas are based on the distance a person is assumed to walk to reach a neighborhood open space. These distances usually differ by user group. Workers typically use passive open spaces within a short walking distance of their workplaces whereas residents are more likely to travel farther to reach parks and recreational facilities and use both passive and active open spaces. Residents are assumed to walk up to a 0.5-mile distance to reach neighborhood open spaces.

The residential study area for the open space assessment was based on a 0.5-mile distance from the Project Site, which includes all the census tracts with at least 50% of their area within 0.5-mile radius. As shown in **Figure E-1: Existing Open Space Resources Map** the 0.5-mile residential study area is defined by The Bronx census tracts 267.02, 269, 293.02, 297, 335, 409, and 435.03. For projects where the open space ratio is marginally above the percentage change guideline, as shown in **Table E-1: Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio**, the presence of a nearby regional park or other substantial open space resources is an alleviating factor for an increase in open space demand expected as a result of the project. As such, the preliminary assessment may consider the availability of these larger-scale parks within the generalized Project Site area, including the relative

[1] (Increment of 256 DUs) x (2.46 multiplier for average household size) = 630 residents (conservatively rounded up).
2 Existing employment: 15 employees. Assume 1 employee per 250 sf for office (0.004 multiplier), 1 employee per 50 parking spaces (0.02 multiplier), and 1 employee per 25 DUs (.04 multiplier). Increment of 8 employees. Multipliers per "Gowanus Neighborhood Plan EAS" (CEQR No. 19DCP157K).

distance from the Project Site, the total acreage of open space offered and the passive and active resources available.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 0.25 0.5 Miles

Project Site

0.5-mile Study Area

Residential Study Area

Open Space Resources (Keyed to Table E-4)

Census Tracts

Existing Open Space

EXISTING OPEN SPACE RESOURCES MAP

Figure E-1

5602-5604 Broadway Rezoning

Level of Assessment

According to the *CEQR Technical Manual*, a preliminary open space assessment describes the conditions within the study area and degree to which the open space would be affected by the Proposed Project. If this assessment indicates the need for further analysis, a detailed analysis would be performed. In this initial assessment, the Open Space Ratio (OSR) is calculated by comparing the amount of open space acreage per 1,000 residents for existing user population and the total open space acreage within the study area. The OSR in the future No-Action condition includes any increase in population expected by other projects to be completed by the Proposed Project's build year and changes in the acreage of open space in the study area. The OSR for the With-Action condition is then calculated with the population generated by the Proposed Project, and any changes in the acreage of open space. If the OSR in the With-Action condition is to remain the same or increase compared to the No-Action condition, a detailed analysis is not warranted. If, however, there is a decrease in OSR due to the Proposed Project, Table 7-1 of the *CEQR Technical Manual* identifies threshold for percentage change in OSR for residential population that may generally be tolerated before considering the need for a more detailed analysis (**Table E-1**). When determining the need for a detailed analysis, regional parks or other substantial open space resources located within or just outside of the 0.5-mile study area may be included.

Table E-1: Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percentage Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or less	1%
*2.5 OSR is the planning goal in NYC	

Source: Table 7-1, 2021 CEQR Technical Manual

As part of the *OneNYC 2050 Building a Strong and Fair City* plan, New York City has put forth a goal for 85% of its residents to live within walking distance of a park by 2030, which includes the NYC Parks' "Walk to a Park" program. As part of the preliminary assessment, if a Project Site is not located within a Walk to a Park Service Area, per the map linked in Section 331 of the *CEQR Technical Manual*, a detailed analysis would be warranted.

A detailed open space analysis typically sorts study area population by age group and details the amount and quality of various types of open space to assess the availability of the types of open space for particular age groups. In conducting this assessment, the analysis focuses on where shortfalls in open space exist now (or in the future) and to identify whether the shortfalls are a result of the Proposed Project. The open spaces within the study area should then be identified and described through data collection and site visits to determine types of facilities, utilization levels, accessibility, and conditions. Regional parks or other substantial open space resources located within or just outside of the 0.5-mile study area may be included. Using the data gathered, the detailed assessment would provide an evaluation of the existing open space conditions relative to the open space needs of the study area users both quantitative and qualitatively using the guidance provided in the *CEQR Technical Manual.* This assessment is then continued in a similar manner for the future No-Action and With-Action conditions.

Impact Significance

The determination of significant adverse impacts is based on both qualitative and quantitative factors, as compared to the No-Action condition. According to the *CEQR Technical Manual,* proposed projects that would directly displace/alter existing open space within the study area or reduce the OSR by more than the general guidelines for the open space percentage change presented in Table 7-5 of the *CEQR Technical*

Manual, may result in a significant adverse impact. When assessing the effects of a change in the OSR, the balance of passive and active open space appropriate to support the affected population should be considered and assessed relative to the City's open space planning goals as mentioned above. The thresholds of Table 7-5 are not absolute and projects that may result in significant quantitative impacts on open space are typically further assessed qualitatively to determine the overall significance of the impact. Projects that may result in a significant physical effect on existing open space by increasing shadow, noise, air pollutant emissions, or odors compared to the future No-Action condition, may be a considered significant adverse impact requiring mitigation. Furthermore, projects located in an identified walk gap of the City, as defined by NYC Parks' "Walk to a Park" program should be further assessed for qualitative impacts.

Table E-2: Detailed Assessment – Percentage Change Guidance to determine possible Open Space Impact

Total Open Space Ratio Range	Active Open Space Ration Range	Passive Open Space Ratio Range	Percentage Change in Open Space Ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50* Or greater	1.61 to 2.0* Or greater	0.41 to 0.50* Or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%
*2.5 OSR is the planning goal in NYC, with optimal distribution goal of 2.0 Active OSR and 0.5 Passive OSR			

Source: Table 7-5, 2021 CEQR Technical Manual

Assessment Methodology

Characteristics of the open space user group (residents) are determined using the US Census data for census tracts comprising the residential open space study area. The acreage, conditions, and utilization of existing active and passive open spaces within the residential open space study area are inventoried and mapped based on City data and map files, and field visits. Large public open spaces, such as state parks, which are located within the study area and beyond, are inventoried based on only the portions that fall within the study area. Based on the inventory of facilities and study area populations, active and passive OSRs are calculated for the existing residential populations. OSRs are expressed as the amount of open space acreage (total, active, and passive) per 1,000 users.

Expected changes in future levels of open space supply and demand in the 2027 analysis year are assessed based on other planned development projects within the open space study areas as well as known capital improvements to open space or recreational facilities. OSRs are calculated for the No-Action condition and compared with existing OSRs to determine changes in future levels of adequacy. Characteristics of residents and workers are estimated for the residential and non-residential study areas in the No-Action condition.

The assessment considers the effects of increased resident populations associated with a proposed project on open space supply and demand in the study areas. The assessment also considers any new accessory open space facilities included in a proposed project. Characteristics of residents are estimated for the residential study area in the With-Action condition. A qualitative analysis is performed to assess whether the study areas are sufficiently served by open space, which also considers open space resources outside of the defined study areas that would be available to the residential populations.

III. OPEN SPACE ASSESSMENT

Existing Conditions

Study Area Population

The 2020 Decennial Census Data was compiled for the census tracts within the study area to identify the residential population served by existing open space resources (**Table E-3: Study Area Population, Existing Condition)**.

Table E-3: Study Area Population, Existing Condition

Census Tract	Population
273	7,939
277	4,968
279	8,145
283	2,084
285	3,440
287	3,953
289	4,736
295	4,615
309	8,594
Study Area Total	**48,474**

Source: *2020 Census Data, DCP Population Fact Finder*

Inventory of Publicly Accessible Open Space

According to the *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Public open space is defined as facilities that are open to the public at designated hours on a regular basis and should be assessed for impacts in conformance with the *CEQR Technical Manual*. The *CEQR Technical Manual* indicates that private open space not accessible to the public on a regular basis should only be considered qualitatively.

Publicly accessible open space resources within the study area were identified by name and size based on information available from the NYC Department of Parks & Recreation ("NYC Parks"). The geographic locations of these open spaces are shown on **Figure E-1: Existing Open Space Resources Map** and are keyed to **Table E-4: Inventory of Existing Open Space**.

<u>Marble Hill Playground</u>

This neighborhood playground is located on Marble Hill Avenue between W 230th Street and W 228th Street. This open space is operated by NYC Parks, is 1.65 acres and contains a basketball court, handball courts, play equipment, public restrooms, baseball/soccer multi-purpose field and seating areas.

<u>Bailey Playground</u>

This playground is located on Bailey Avenue between W 234th Street and W 237th Street. This open space is operated by NYC Parks, is 3.53 acres and contains play equipment, passive recreation areas, seating, public restrooms, basketball courts, and handball courts.

Cooney Grauer Field

This park is located on Bailey Avenue between W 234th Street and W 237th Street. This open space is operated by NYC Parks, is 1.27 acres and contains baseball field, lawn areas, and basketball courts.

Crescent Park

This park is located on Albany Crescent and W 233rd Street. This open space is operated by NYC Parks and is 0.44 acres.

Ewen Park

This park is located on Johnson Avenue and W 232nd Street. This open space is operated by NYC Parks and is 7.84 acres. The park contains play equipment, walking trails, basketball court, lawned areas, passive recreation areas, and a dog run.

Kingsbridge Heights Community Center

This community center is located on Kingsbridge Terrace between Perot Street and Summit Place. It is operated by the Department of Education and NYC Parks and is 0.33 acres. The center contains after school and summer camp recreation space for children and community facility space providing health and wellness services and educational and employment services.

P.S. 7 Playground

This playground is on Kingsbridge Avenue between W 232nd St and W 234th Street and is approximately 0.39 acres. The playground contains play equipment, a running track, passive recreation lawn, and seating.

Siren Slope

This park is located at the intersection of Bailey Avenue, Albany Cr, and Major Deegan Expressway. The park is operated by NYC Parks and is approximately 0.28 acres.

Van Cortlandt's Tail

This playground is on Broadway between W 239th Street and Van Cortlandt and Van Cortlandt Park to the north. The park is operated by NYC Parks and is approximately 0.35 acres. The park is entirely passive recreation containing seating areas and is located one block south of Van Cortlandt Park which is just outside the residential study area.

Table E-4: Inventory of Existing Open Space

Map No.	Park Name	Location	Owner/Agency	Amenities	Acreage	Active		Passive		Condition	Utilization
						Acres	%	Acres	%		
1	Marble Hill Playground	Marble Hill Av bet. W 230 St and W 228 St Bronx	NYC Parks	Basketball court, handball courts, play equipment, public restroom, baseball/soccer/multi-purpose field, benches	**1.65**	1.49	90%	0.17	10%	Good	Moderate
2	Bailey Playground	Bailey Av bet. W 234 St and W 237 St Bronx	NYC Parks	play equipment, passive recreation area, seating, public restrooms, basketball courts, handball courts, benches	**3.53**	1.41	40%	2.12	60%	Fair	Low
3	Cooney Grauer Field	Bailey Ave. bet. W. 233 St. and W. 234 S Bronx	NYC Parks	Baseball field, lawn areas, basketball courts	**1.27**	1.21	95%	0.06	5%	Fair	Low
4	Crescent Park	Albany Crescent, W 233 St, Major Deegan Bronx	NYC Parks	benches	**0.44**	0.00	0%	0.44	100%	Fair	Low
5	Ewen Park	Johnson Av, W 232 St, Riverdale Av Bronx	NYC Parks	Play equipment, walking trails, basketball court, lawned areas, passive recreation areas, dog run	**7.84**	0.78	10%	7.06	90%	Good	Low
6	Kingsbridge Heights Community Center	Kingsbridge Ter bet. Perot St and Summit P Bronx	NYCDOE/NYC Parks	after school and summer camp recreation space for children, community facility space	**0.33**	0.33	100%	0.00	0%	--	--
7	P.S. 7 Playground	Kingsbridge Ave bet. W 232nd St and W 234th St.	NYCDOE	Play equipment, running track, passive recreation lawn, seating	**0.39**	0.20	50%	0.20	50%	Excellent	High
8	Siren Slope	Bailey Ave Bronx	NYC Parks	N/A	**0.28**	0.00	0%	0.28	100%	Poor	Low
9	Van Cortlandt's Tail	Broadway bet. W 239 St and Van Cortlandt Pa Bronx	NYC Parks	Benches	**0.35**	0.00	0%	0.35	100%	Poor	Low
Total, 0.5-Mile Residential Study Area Totals					**16.08**	**5.42**	34%	**10.68**	66%		

Source: Parks Properties, March 2023, NYC Open Data; ArcGIS; Google Maps; PLUTO 2020

Assessment of the Adequacy of Open Space Resources

Quantitative Assessment

The *CEQR Technical Manual* indicates that the adequacy of an open space resource in an area is assessed by evaluating the ratio of open space acreage to user population. The study area contains a total of 16.08 acres of usable publicly accessible open space, serving approximately 48,474 residents, yielding a total OSR of 0.33 acres of improved open space per 1,000 residents (**Table E-5: Adequacy of Open Space Resources, Existing Condition**). The active OSR is 0.11 acres of active open space per 1,000 residents, and the passive OSR is 0.22 acres of passive open space per 1,000 residents.

Table E-5: Adequacy of Open Space Resources, Existing Condition

Population	Existing Acreage			Existing OSR		
	Total	Active	Passive	Total	Active	Passive
48,474	16.08	5.42	10.68	0.33	0.11	0.22

No-Action Condition

Study Area Population

Without the Proposed Actions, the Proposed Project or any as-of-right residential development would not be developed on Projected Development Site 1 or Projected Development Site 2. Projected Development Sites 1 and 2 would remain the same as under existing conditions. However, six planned or proposed future development projects were identified within the residential study area that would result in a total of 338 residential DUs (**Table E-6: No-Action Development Projects**). The 338 residential DUs would result in an increase in population of approximately 831 residents.

Table E-6: No-Action Development Projects

Project Name	Block	Lot	Residential (DUs)
2851 University Ave	3250	139	18
2835 Sedgwick Avenue	3253	111	23
3377 Sedgewick Avenue	3255	55	30
229 West Kingsbridge Road	3256	48	37
3333 Giles Place	3258	5	49
3128 Bailey Avenue	3261	33	40
3029 Godwin Terrace	5703	206	24
3607 Greystone Ave	5771	59	15
3831 Putnam Avenue West	3271	138	27
215 West Kingsbridge Road	3256	43	23
3103 Sedgwick Avenue	3254	72	42
2809 Sedgwick Avenue	3253	223	10
Total			338
Population Multipliers*			2.46
Population, Residential Study Area			**831**

Notes: *NYC DCP PopulationFactFinder, 2020 decennial census average household size: 2.46 persons multiplied by total number of DU's.

Table E-7: Study Area Population, No-Action Condition (2027)

Existing Population	No-Action Developments Population Increase	Project Site As-of-Right Population Increase	Total No-Action Population
48,474	831	0	**49,305**

Assessment of Open Space Adequacy

No increase in open space resources is anticipated in the study area by the 2027 analysis year. Therefore, the study area would contain 16.08 acres of publicly accessible open space, which would serve approximately 49,305 residents in 2027 Therefore, the OSR in the No-Action condition would be .33 acres of total open space per 1,000 residents. The active OSR in the No-Action condition would be .11 acres of active open space per 1,000 residents, and the passive OSR would be 0.22 acres of passive open space per 1,000 residents (**Table E-8: Adequacy of Open Space Resources, No-Action Condition (2027)**).

Table E-8: Adequacy of Open Space Resources, No-Action Condition (2027)

Population	No-Action Acreage			No-Action OSR		
	Total	Active	Passive	Total	Active	Passive
49,305	16.08	5.42	10.68	0.33	0.11	0.22

With-Action Condition

Study Area Population

The Proposed Actions would facilitate the Proposed Project resulting in approximately 256 DUs, 5,372 gsf of commercial use, and 188 parking spaces. As identified in Section II above, this would generate approximately 630 residents (**Table E-9: Study Area Population, With-Action Condition (2027)**).

Table E-9: Study Area Population, With-Action Condition (2027)

Total No-Action Population	Project Site With-Action Population Increase	Total With-Action Population
49,305	630	**49,935**

Assessment of Open Space Adequacy

Since no additional open space resources are expected as part of the Proposed Project, the study area would continue to have 16.08 acres of publicly accessible open space, serving approximately 49,935 residents in the With-Action condition, yielding a total OSR of 0.32 acres of open space per 1,000 residents. The active OSR in the With-Action condition would be 0.11 acres of active open space per 1,000 residents and the passive OSR would be 0..21 acres of passive open space per 1,000 residents (**Table E-10: Adequacy of Open Space Resources, With-Action Condition (2027)**).

Table E-10: Adequacy of Open Space Resources, With-Action Condition (2027)

Population	With-Action Acreage			With-Action OSR		
	Total	Active	Passive	Total	Active	Passive
49,935	16.08	5.42	10.68	0.32	0.11	0.21

As shown in **(Table E-11: Open Space Ratios Summary)**, the residential OSR would decrease from an overall OSR of 0.326 in the No-Action condition to an overall OSR of 0.322 in the With-Action condition. The overall residential OSR as well as the active and passive OSR, would decrease by 1.26% between the No-Action condition and the With-Action condition. This is over the 1% optimal percentage reduction in OSR for areas with a total OSR of 0.5 or less, as identified in *CEQR Technical Manual* (Table 7-5).

Table E-11: Open Space Ratios Summary

	Percentage Change in Open Space Ratio/ OSR Signifying a Possible Adverse Open Space Impact	Open Space Ratio (acres per 1,000 persons)			Percent/OSR Change (Between No-Action condition and With-Action Conditions)
		Existing	No-Action	With-Action	
Residential Total	1%	0.330	0.326	0.322	-1.26%
Residential - Active	1%	0.110	0.110	0.109	-1.26%
Residential - Passive	3%	0.220	0.217	0.214	-1.26%

The City's optimal open space ratios and percentage reductions do not constitute an absolute impact threshold. Projects that may result in significant quantitative impacts on open space are typically further assessed in a qualitative assessment, provided below, to determine the overall significance of the impact.

As a means of identifying areas that are within walking distance to a park, as well as "walk gaps" (areas of the city that are not within walking distance of a park), the *OneNYC 2050 Building a Strong and Fair City* plan has created the Walk to a Park Service Map. The plan has set the goal that 85% of New York City residents live within walking distance of a park by 2030. Shown in **Figure E-2: Walk to A Park Service Areas Map,** the Projected Development Sites 1 and 2 are located within a Walk to a Park Service Area.

Qualitative Assessment

Although the Open Space Ratio (OSR) in the residential study area remains under the Department of City Planning's benchmark of 2.5 OSR under existing, no-action, and with-action conditions, located just outside of the 0.5-mile radius and the residential study area is Van Cortlandt Park, NYC's third largest park and a regional park as defined by NYC Parks, the closest point of which is a 15-minute walk to the Rezoning Area. Van Cortlandt is a total of 1,146 acres and contains barbequing areas, baseball fields, basketball courts, bicycling and greenways, bocce courts, cricket fields, eateries, fishing, fitness equipment, football fields, golf courses, handball courts, hiking trails, nature centers, outdoor pools, pickleball courts, playgrounds, public restrooms, running tracks, skate parks, soccer fields, and tennis courts, among others. Van Cortlandt Park is home to the country's first public golf course and contains the oldest house in the Bronx and the Bronx's largest freshwater lake. In coordination with Bronx Community Boards 7 & 8, NYC Parks created the Van Cortlandt Park Master Plan 2034, in July of 2014. This plan addresses the need to reconnect portions of the park previously divided by the construction of three major highways in the mid-20th century that divided the park and denied access to many of its amenities. The plan also includes a

scenic path that circles the entirety of the park, bicycle routes that connect to the Putnam and East coast greenways, pedestrian bridges, and more.

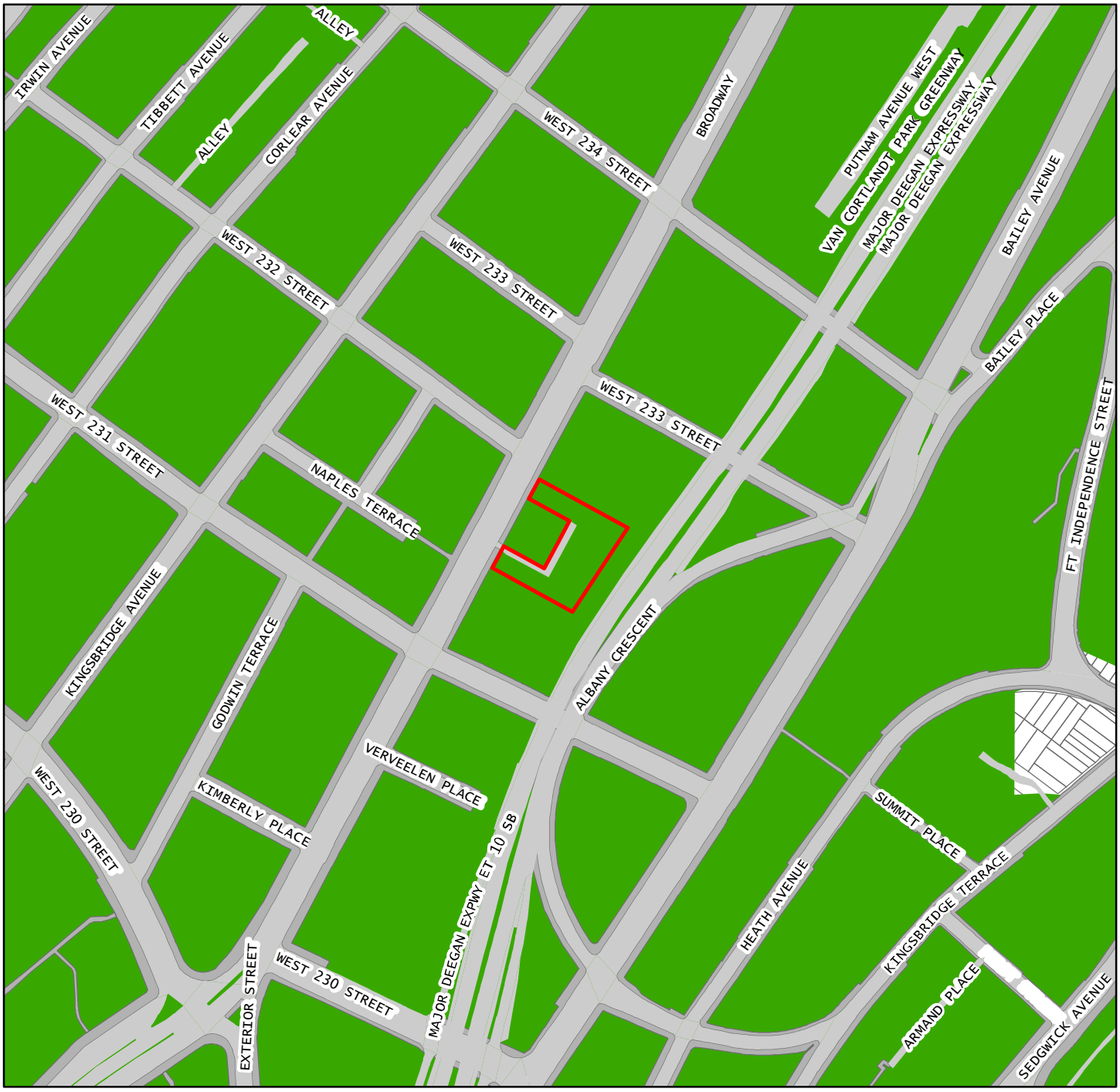
Of Van Cortlandt Park's 1,146 acres, 154 acres are within a one-mile radius or an approximately 20-minute walk from Projected Development Sites 1 & 2. This portion of Van Cortlandt includes tennis courts, a golf course, a running track, a skate park, pickleball courts, cricket fields, a public pool, playgrounds, and running/walking and bicycling trails among other uses.

In addition, to Van Cortlandt, the Jerome Park Reservoir is within the 0.5-mile radius but outside the Residential Study Area and contains waterfront walking trails and three parks fronting the reservoir including: Washington's Walk, Fort #4 Playground, and Fort Independence Playground, all of which are within 0.5 miles and a 13-minute walk and under from the Project Site. The New York City Housing Authority Marble Hill Houses are located within the residential study area. Not included in the quantitative analysis but within the residential study area are two open spaces that, at minimum, are accessible to Marble Hill House's 3,007 residents as recreational open space: 1) Marble Hill Houses Park is a large open space, approximately 5 acres, and contains two play equipment areas, a basketball court, and a central lawn area; and 2) Marble Hill Playground located west of Broadway within the Marble Hill Houses campus.

Although Projected Development Sites 1 and 2 do not include any publicly accessible open space, two ground floor yards, a second-floor building terrace, two rooftop outdoor spaces, and private terraces would be provided to building residents to help accommodate their open space needs and as a result, alleviate pressure on study area open space resources.

IV. CONCLUSION

The Proposed Actions would result in a greater than 1% optimal percentage reduction in OSR for areas with a total OSR of 0.5 or less, which warranted a qualitative assessment. Projected Development Sites 1 and 2 are located within a Walk to a Park Service Area, as defined in *OneNYC 2050 Building a Strong and Fair City* plan. Van Cortlandt Park, a 1146-acre regional open space resource, is located approximately 0.52 miles from Projected Development Sites 1 and 2, which was not considered in the quantitative analysis. In addition, the study area population includes residents of Marble Hill Houses, who have access to two open space resources with active recreation amenities within the Marble Hill Houses campus, which could alleviate pressure on the study area's other open space resources. The OSR reduction along with qualitative factors, including accessibility to open space resources not considered in the quantitative analysis, would not constitute a significant adverse impact. The Proposed Actions would not result in a significant adverse impact to open space resources.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 235 470 940 Feet

Project Site

Walk to a Park Service Area

WALK TO A PARK SERVICE AREAS MAP

Figure E-2

5602-5604 Broadway Rezoning

Attachment F: Shadows

I. INTRODUCTION

This attachment assesses the potential for significant adverse impacts due to shadows created by a proposed project on sunlight-sensitive resources. Section 200 of Chapter 8 of the *2021 City Environmental Quality Review (CEQR) Technical Manual* states that a shadows assessment is necessary for projects that would either result in new structures (or additions to existing structures) of 50 feet in height or more, or be located adjacent to, or across the street from, a sunlight-sensitive resource. Sunlight-sensitive resources are those that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity and include public open spaces, historic architectural resources, and natural resources.

As described in Attachment A, "Project Description," Riverdale Garage Corp. ("the Applicant") is requesting a zoning map amendment to rezone lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area, and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, lots 90 and 91) in the Kingsbridge neighborhood of Bronx Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including 274,560 gsf of residential use comprising 226 (DUs), and 53,871 gsf of parking space in the sub-cellar and cellar ("Proposed Project"), on the applicant owned Projected Development Site 1. However, the maximum permitted building height under the R7-3 rezoning is 185 feet and will be assumed in conducting the shadow analysis. In the event the Applicant does not obtain HPD funding, 25-30% of the 226 DUs (56 to 68 units) would be income restricted at an average of 60-80% AMI pursuant to MIH options 1 or 2 with an average DU size of 850 sf. The Proposed Project is expected to be completed by 2027.

Lot 99 is a non-Applicant owned, 4,975-sf lot that is improved with a one-story Enterprise rental car office. Based on the soft-site criteria in the *CEQR Technical Manual*, lot 99 is considered a soft site ("Projected Development Site 2"). Projected Development Site 2 would be developed into a 18-story, approximately 39,413 gsf building including approximately 30,441 gsf of residential use with 30 DUs and approximately 5,372 gsf of commercial use by the projected build year. Approximately 25-30% (8-9 units) of the dwelling units would be affordable at an average 60%-80% AMI pursuant to MIH options 1 or 2.

Per the soft-site criteria in the CEQR Technical Manual, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. Therefore, lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1, an 18-story, 185-foot-tall residential development comprised of approximately 73,538 gsf of residential space with 87 DUs and approximately 12,977 gsf of commercial office space.

The *CEQR Technical Manual* states that a shadows assessment should be conducted for projects that would:

1. Result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or
2. Be located adjacent to, or across the street from, a sunlight-sensitive resource.

Since the Proposed Project would result in a new structure that is more than 50 feet in height, a shadows assessment is warranted.

II. METHODOLOGY

Sunlight-Sensitive Resources of Concern

The shadows assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. Sunlight-sensitive resources of concern, as defined by CEQR, are those resources that depend on sunlight or require direct sunlight to maintain their usability or architectural integrity. The following are sunlight-sensitive resources as defined in the *CEQR Technical Manual*:

- ***Public open space.*** All open space that is accessible on a constant and regular basis for active and passive recreation (e.g., parks, beaches, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). The uses and vegetation in an open space establish its sensitivity to shadows. This sensitivity is assessed for both (1) warm-weather-dependent features like wading pools and sand boxes, or vegetation that could be affected by loss of sunlight during the growing season (i.e., March through October); and (2) features, such as benches that could be affected by a loss of winter sunlight. Uses that rely on sunlight include passive uses, such as sitting or sunning; active uses, such as playfields or paved courts; as well as such activities as gardening, or children's wading pools and sprinklers. Where lawns are actively used, the turf requires extensive sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots in community gardens. Generally, four to six hours a day of sunlight, particularly in the growing season, is a minimum requirement for healthy growth and maintenance.

- ***Features of historic architectural resources that depend on sunlight for their enjoyment by the public***. When evaluating the impact on historic architectural resources, only the sunlight-sensitive features of these resources are considered, as opposed to the entire architectural resource. Sunlight-sensitive features include design elements that are part of a recognized architectural style that depend on the contrast between light and dark (e.g., deep recesses or voids such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained-glass windows; exterior building materials and colors that depend on direct sunlight for visual character (e.g., the polychrome (multicolored) features found on Victorian Gothic Revival or Art Deco façades); and historic landscapes, such as scenic landmarks including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.

- ***Natural resources where the introduction of shadows could alter the resource's condition or microclimate.*** Such resources could include community gardens, surface water bodies, wetland resources, upland resources, or significant, sensitive, or designated resources such as coastal fish and wildlife habitats.

- ***Other Resources:*** Greenstreets (planted areas within unused portions of roadbeds that are part of the Greenstreets program).

Preliminary Screening Assessment

The preliminary screening assessment was completed in conformance with a tiered assessment process prescribed in the *CEQR Technical Manual*. Major steps in this process included:

Base Map. Development of a base map that illustrates the proposed site location in relationship to the sunlight-sensitive resources.

Tier 1 Screening Assessment. Development of the longest shadow area. The longest shadow study area encompasses the site of the proposed project and a perimeter around the site's boundary with a radius equal to the longest shadow. According to the *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The purpose of the Tier 1 Screening Assessment is to determine whether the sunlight-sensitive resources are located within the longest shadow study area.

Tier 2 Screening Assessment. If any portion of a sunlight-sensitive resource lies within the longest study area, a Tier 2 Screening Assessment is warranted. Due to the path of the sun across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. The purpose of the Tier 2 Screening Assessment is to determine whether the sunlight-sensitive resources identified in the Tier 1 Screening Assessment are located within portions of the longest shadow study area that can receive shadows from a proposed project.

Tier 3 Screening Assessment. According to the *CEQR Technical Manual*, a Tier 3 Screening Assessment should be performed to determine if, in the absence of intervening buildings, shadows resulting from a proposed project can reach a sunlight-sensitive resource, thereby warranting a detailed shadow analysis. The Tier 3 Screening Assessment is used to determine if shadows resulting from a proposed project can reach a sunlight-sensitive resource at any time between 1.5 hours after sunrise and 1.5 hours before sunset on representative analysis dates.

For the New York City area, the months of interest for an open space resource encompass the growing season (March through October) and one month between November and February (usually December) representing a cold-weather month. Representative days for the growing season are generally the March 21st vernal equinox (or September 21st autumnal equinox), the June 21st summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes such as May 6th or August 6th (which are approximately the same). As the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast in a westward direction. Throughout the day, the shadows would shift clockwise (moving northwest, then north, then northeast) until sunset. Therefore, a project's earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the site.

Detailed Shadow Analysis

If the preliminary screening analyses described above do not rule out the possibility that project-generated shadows would reach any sunlight-sensitive resource, then a detailed shadows analysis is warranted. The detailed shadows analysis establishes a baseline condition (the "No-Action" condition) that is compared to the future condition resulting from the proposed project (the "With-Action" condition) to illustrate the shadows cast by existing or future buildings and to distinguish the additional (incremental) shadow cast by the project. The detailed analysis for the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and potential development on Potential Development Site 1 was conducted using a three-dimensional (3D) digital model of the study area using PLUTO™ 22v1 data to characterize the building footprints and approximate heights. To evaluate the extent of the shadows, the 3D model was geo-located to the Projected Development Site 1, Projected Development Site 2, and Potential Development Site 1, so that sunlight and shadow conditions would be accurately approximated in the model. The results of the detailed analysis were documented in graphic form and accompanied by a table summarizing the extent and duration of the incremental shadows.

The detailed shadows analysis provided in this attachment includes a description of the effects of incremental shadows on sunlight-sensitive resources within the maximum shadow radius and determines whether those effects constitute significant adverse impacts under CEQR. As described in the *CEQR Technical Manual,* an incremental shadow is generally not considered significant when its duration is no longer than 10 minutes at any time of year and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

Vegetation: a substantial reduction in sunlight available to a sunlight-sensitive feature of the resource to less than the minimum time necessary for its survival (when there was sufficient sunlight in the future without the project), or a reduction in direct sunlight exposure where the sensitive feature of the resource is already subject to substandard sunlight (i.e., less than the minimum time necessary for its survival).

Historic and cultural resources: a substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.

Open space utilization: a substantial reduction in the usability of open space as a result of increased shadow, including information regarding anticipated new users and the open space's utilization rates throughout the affected time periods.

For any sunlight-sensitive feature of a resource: complete elimination of all direct sunlight on the sunlight-sensitive feature of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

In general, a significant adverse shadows impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or eliminates direct sunlight exposure, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources.

III. PRELIMINARY SCREENING ASSESSMENT

Base Map

A base map was developed that identified Projected Development Site 1 and 2 and Potential Development Site 1, street layout, and study area in relationship to resources of concern **(Figure F-1: Base Map).**

Tier 1 Screening Assessment

In conformance with guidance in Section 312 of Chapter 8 of the *CEQR Technical Manual*, a Tier 1 Screening Assessment was completed that identified the longest shadow that could be cast by the proposed development, which is 4.3 times the height of the structure. The proposed development on Projected Development Site 1, development on Projected Development Site 2, and potential development on Potential Development Site 1 would rise to approximately 185 feet, as the maximum allowed building height under the proposed R7-3 zoning, and could cast a shadow to a maximum radius of approximately 795.5 feet from these sites. As shown in **Figure F-2: Tier 1 Shadow Screening Assessment Map**, three potential sunlight sensitive resources of concern are located within the longest shadow study area boundary and are listed below.

1. The New York City (NYC) Department of Parks and Recreation ("NYC Parks") Crescent Park located on West 233rd Street and Albany Crescent (Block 3267, Lot 125).

2. NYC Parks Cooney Grauer Field located on 141 West 233rd Street (Block 3268, Lot 40).
3. The NYC Department of Education PS7 Playground located on 3201 Kingsbridge Avenue (Block 5756, Lot 195).

The screening identified no historic sunlight sensitive resources within the shadow study area boundary.

Tier 2 Screening Assessment

Since there are four potentially sunlight-sensitive resources of concern within the longest shadow study area, as described in Section 313 of Chapter 8 of the *CEQR Technical Manual*, a Tier 2 Screening Assessment was performed. In New York City, no shadow can be cast within an area between -108 and +108 degrees from true north of a site. **Figure F-3: Tier 2 Shadow Analysis** depicts the area that could not be shaded due to the proposed development. As indicated in **Figure F-3**, incremental shadows due to the proposed development could still potentially cast shadows on all four of the sunlight sensitive resources identified above. As a result, a Tier 3 Screening Assessment was performed.

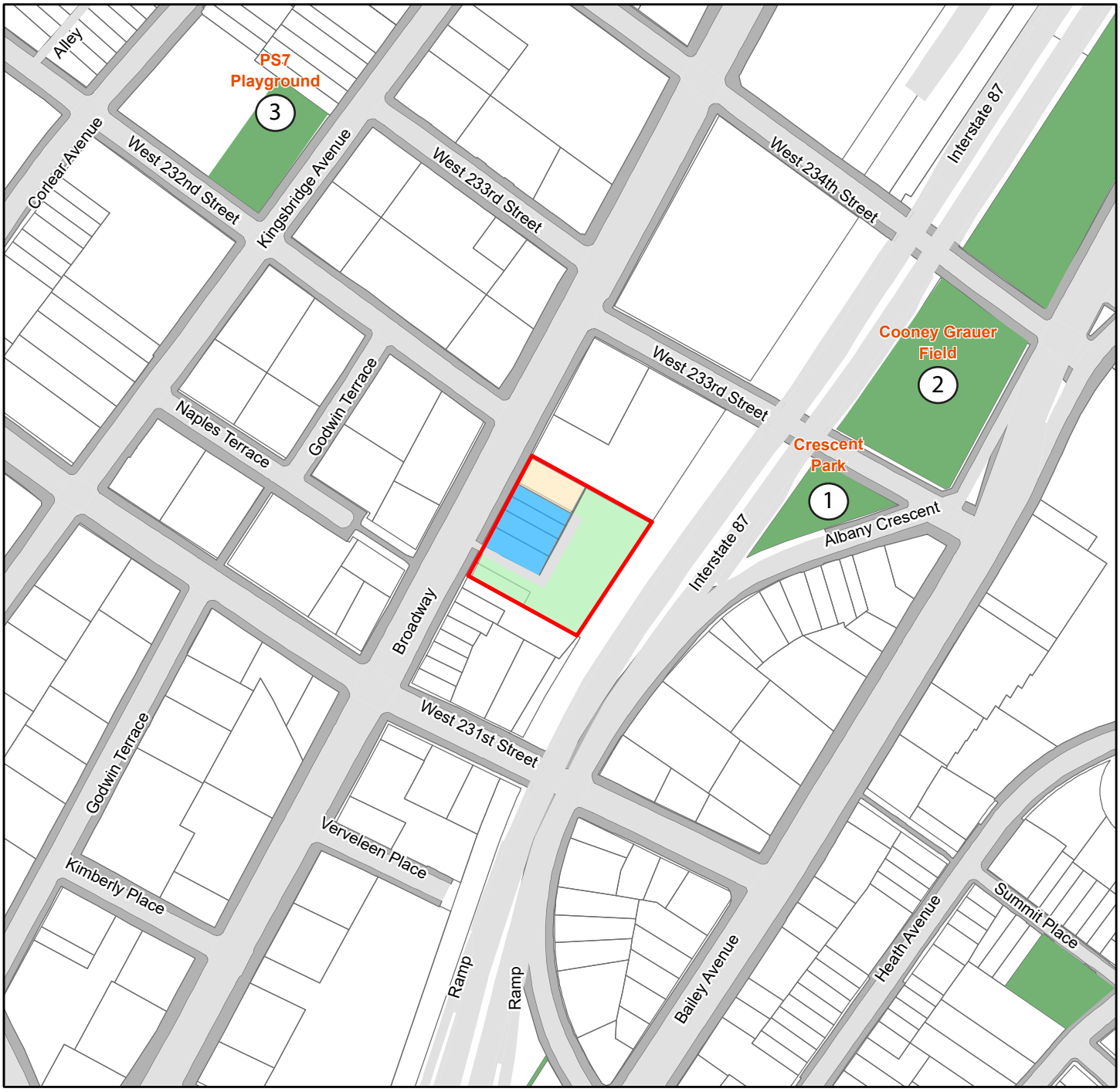
Tier 3 Screening Assessment

The analysis timeframe considers shadows that occur 90 minutes following sunrise and 90 minutes preceding sunset. In conformance to *CEQR Technical Manual* guidance, daylight savings time is not used to determine the timeframes for analysis; all times are listed in Eastern Standard Time. The Tier 3 Assessment does not consider the effect of intervening buildings on incremental shadows due to the proposed development.

Figures F-4 through **F-7** show the Tier 3 Screening Assessment for the representative days of December 21st, March 21st, May 6th, and June 21st, respectively. For all four analysis days, shadows from the proposed development may be cast on at least one of the sunlight-sensitive open-space resources listed above on any given analysis day.

For the December 21st analysis day, shadows may be cast on the PS7 Playground. For the March 21st analysis day, shadows may be cast on Cooney Grauer Field and Crescent Park. On the May 6th analysis day, shadows may be cast on Crescent Park. For the June 21st analysis day, shadows may be cast on Crescent Park.

Since the Tier 3 Screening Assessment indicated that the proposed development on Projected Development Site 1, development on Projected Development Site 2 and potential development on Potential Development Site 1 would potentially cast shadows on three open space resources, a detailed shadow analysis is warranted to quantify the extent of these effects on all four analysis days – December 21st, March 21st, May 6th, and June 21st.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 275 550 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

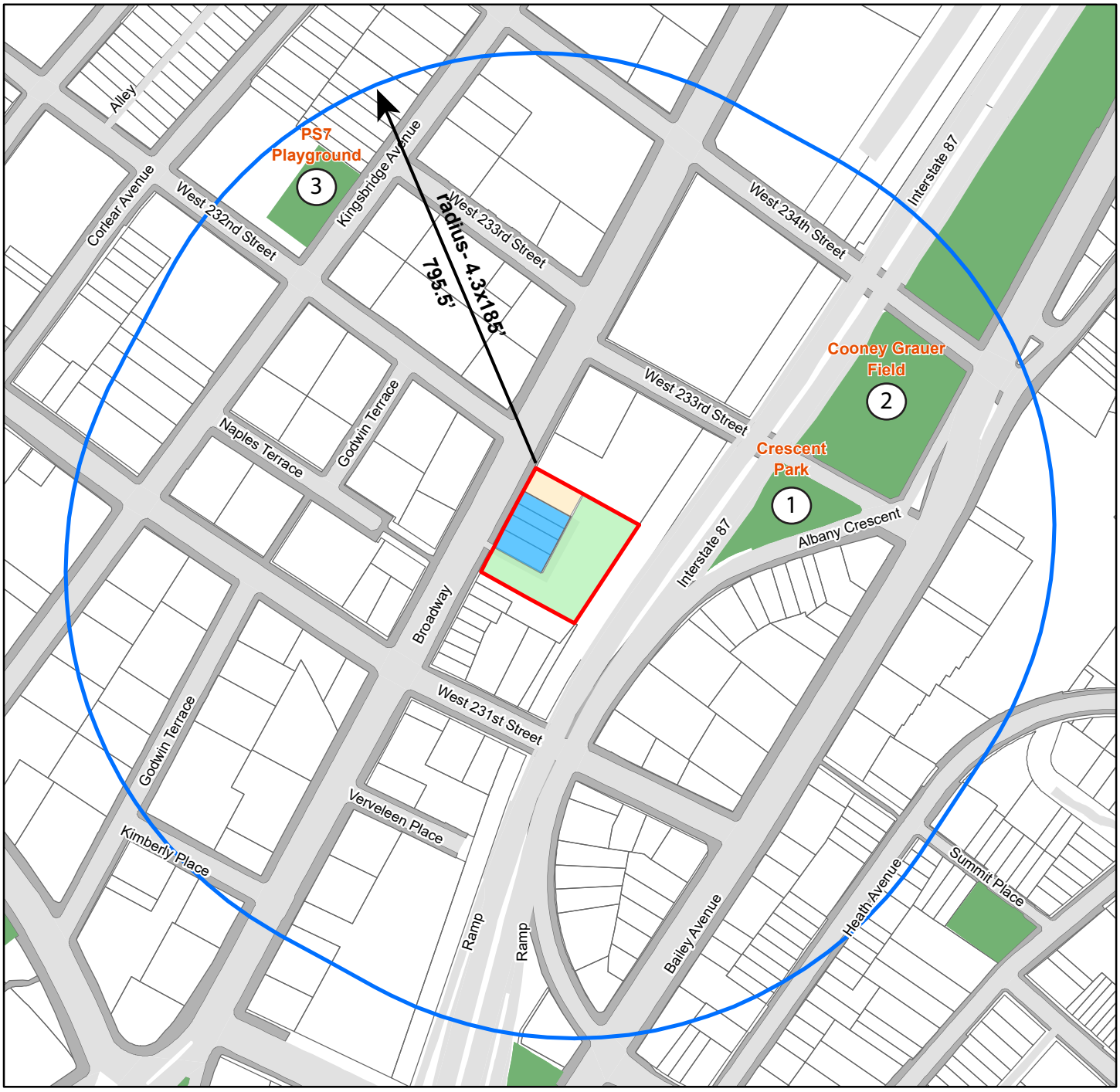
Affected Area

(#) Sunlight-Sensitive Resources

SHADOWS BASE MAP

Figure F-1

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 400 800 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Affected Area

Longest Shadow Study Area Boundary

(#) Sunlight-Sensitive Resources

TIER 1 SHADOW SCREENING ASSESSMENT MAP

Figure F-2

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 400 800 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Affected Area

Longest Shadow Study Area Boundary

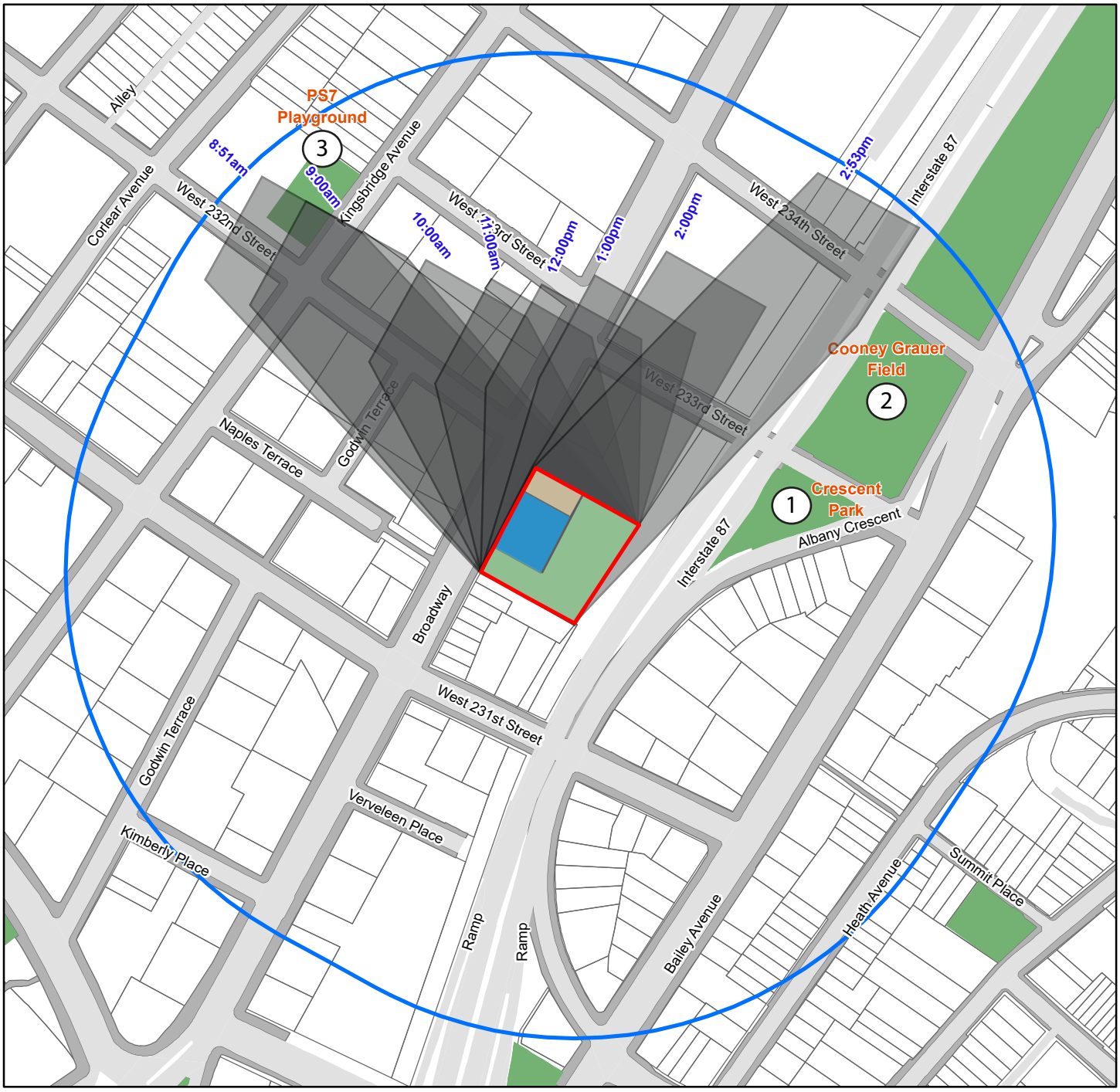
(#) Sunlight-Sensitive Resources

Area that cannot be shaded by the proposed building

TIER 2 SHADOW SCREENING ASSESSMENT MAP

Figure F-3

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 400 800 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Affected Area

Longest Shadow Study Area Boundary

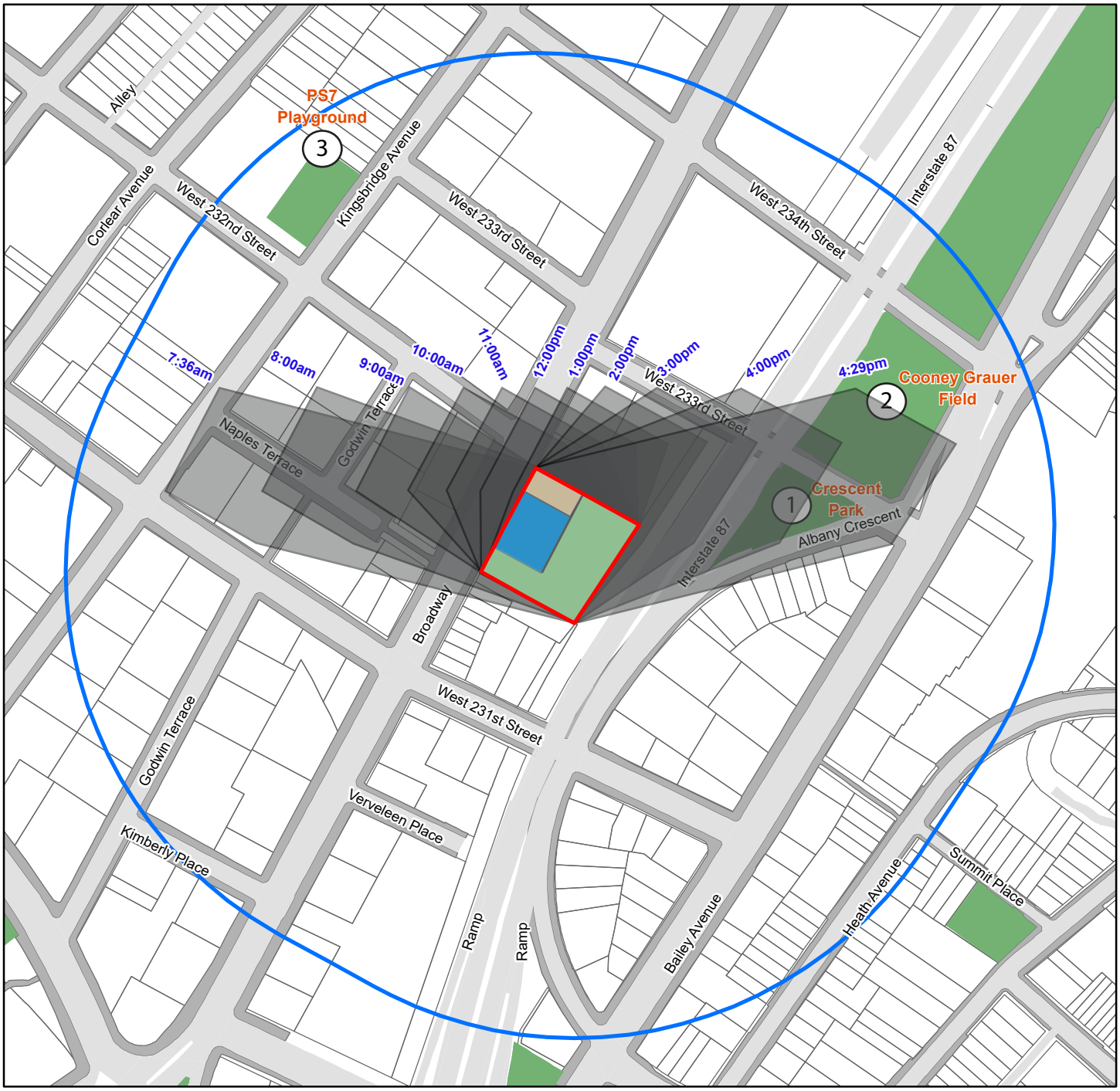
(#) Sunlight-Sensitive Resources

TIER 3 SHADOW SCREENING ASSESSMENT MAP

December 21st Analysis Day

Figure F-4

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 400 800 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Affected Area

Longest Shadow Study Area Boundary

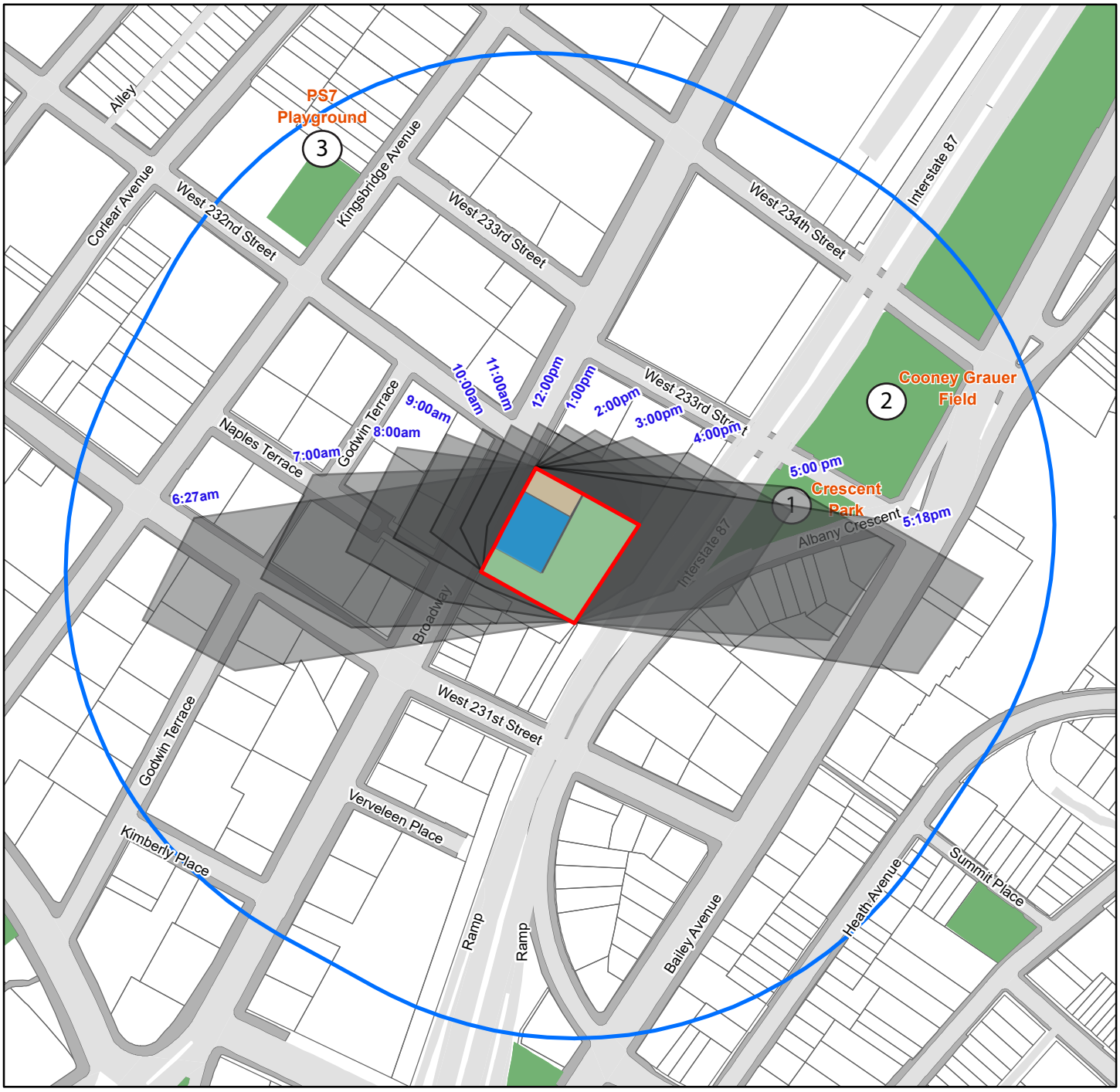
(#) Sunlight-Sensitive Resources

TIER 3 SHADOW SCREENING ASSESSMENT MAP

March 21st Analysis Day

Figure F-5

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 400 800 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Affected Area

Longest Shadow Study Area Boundary

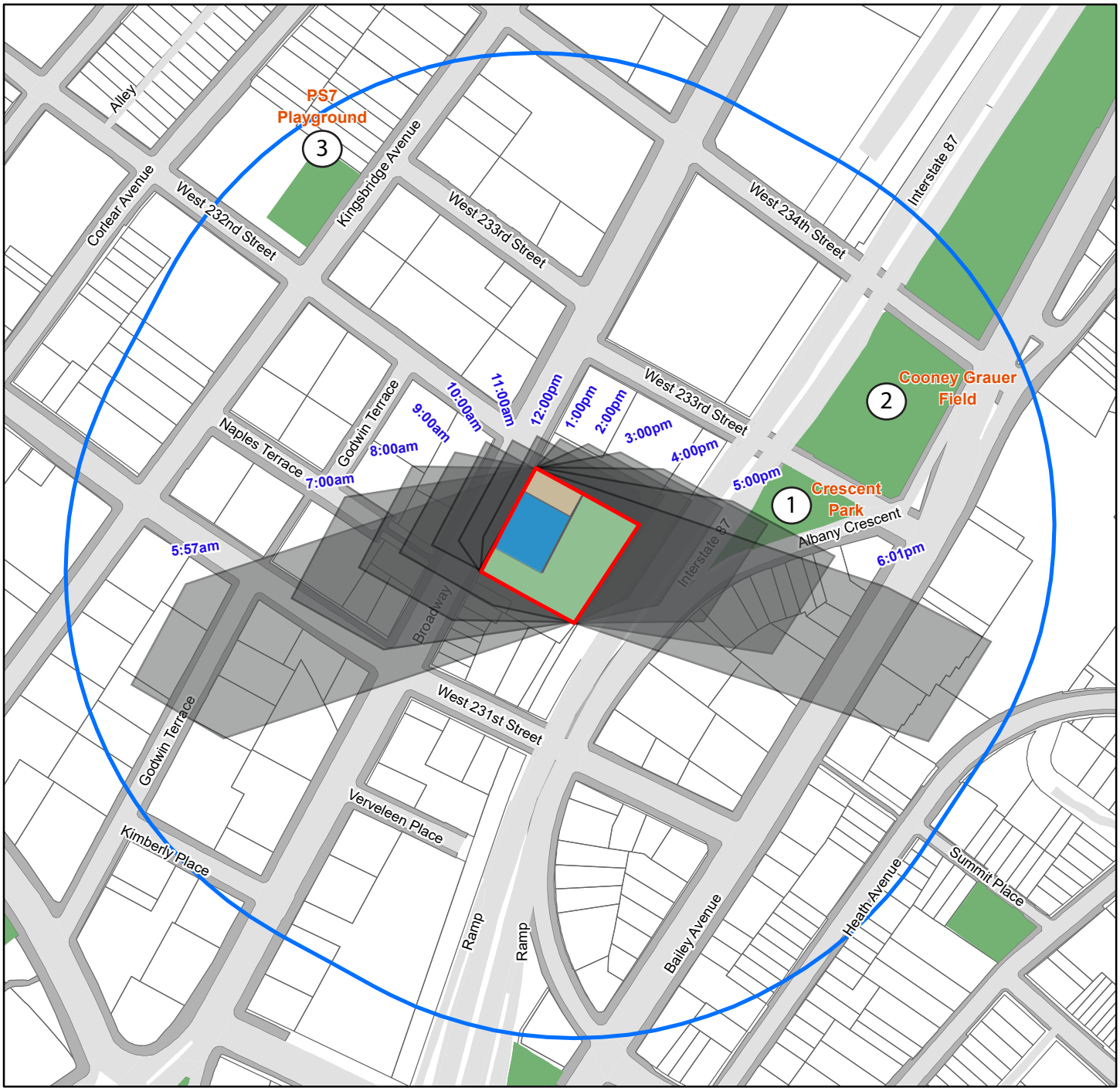
(#) Sunlight-Sensitive Resources

TIER 3 SHADOW SCREENING ASSESSMENT MAP

May 6th Analysis Day

Figure F-6

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 400 800 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Affected Area

Longest Shadow Study Area Boundary

(#) Sunlight-Sensitive Resources

TIER 3 SHADOW SCREENING ASSESSMENT MAP

June 21st Analysis Day

Figure F-7

5602-5604 Broadway EAS

IV. DETAILED SHADOW ANALYSIS

The detailed shadow analysis compares the extent of shading that would occur in the No-Action condition to the extent of shading that would occur in the With-Action condition. The purpose of the detailed analysis is to determine the extent and duration of new incremental shadows that would fall on sunlight-sensitive resources due to the proposed development on Projected Development Site 1, and potential development on Projected Development Site 2, and Potential Development Site 1.

For the detailed analysis, a 3D model of Projected Development Sites 1 and 2, Potential Development Site 1 and the surrounding area was developed to evaluate the incremental shadows due to the Proposed Actions. For analysis purposes, the Projected and Potential Development Sites are assumed to be the maximum height permitted within R7-3 zoning districts, 185 feet. In conformance to CEQR guidelines, shadow analyses were performed for the three sunlight-sensitive resources identified in the Tier 3 Screening Assessment: Crescent Park (#1), Cooney Grauer Field located (#2), and PS7 Playground (#3).

The analyses were performed for four representative days of the year during which the resources of concern would potentially be affected by incremental shadows: March 21st (the vernal equinox), the June 21st summer solstice, May 6th (the spring day halfway between the summer solstice and equinoxes), and December 21st, the winter solstice. CEQR guidelines define the temporal limits of a shadow analysis period to be one and a half hours after sunrise to one and a half hours before sunset. As discussed above, the results of the shadow analysis identify the incremental difference in shadows between the No-Action and With-Action conditions.

Sunlight-Sensitive Resources of Concern

Table F-1: Analysis Summary summarizes the entry and exit times and total duration of incremental shadows on each affected sun-sensitive resource when they occur. **Figures F-1** through **F-7** graphically depict the results of the analysis based on the computer animation of times when incremental shadow would fall on a sun-sensitive resource. The figures illustrate the extent of existing shading of the sun-sensitive resources in both the No-Action and With-Action Conditions, and shown in red, the new incremental shadows that would result due to the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and potential development on Potential Development Site 1.

Table F-1: Analysis Summary

Sunlight-Sensitive Resource	Analysis Day Timeframe Window	December 21st 8:51 A.M. - 2:53 P.M.	March 21st 7:36 A.M. - 4:29 P.M.	May 6th 6:27 A.M. - 5:18 P.M.	June 21st 5:57 A.M. - 6:01 P.M.
Crescent Park	**Shadow Enter -Exit Time** **Incremental Shadow Duration**	NA	3:27 P.M. – 4:29 P.M. 1 hour and 2 minutes	3:38 P.M. – 5:18 P.M. 0 hours and 40 minutes	3:39 P.M. – 6:01 P.M. 2 hours and 22 minutes
Cooney Grauer Field	**Shadow Enter -Exit Time** **Incremental Shadow Duration**	NA	3:34 P.M. – 4:29 P.M. 0 hours and 55 minutes	NA	NA
PS7 Playground	**Shadow Enter -Exit Time** **Incremental Shadow Duration**	8:51 A.M. – 9:08 A.M. 0 hours and 17 minutes	NA	NA	NA

Note: Daylight savings time not used

Crescent Park

Crescent Park is located northeast of the Projected and Potential Development Sites between Albany Crescent and W 233rd Street. It is comprised of primarily vegetation and bench seating. The Projected and Potential Development Sites would cast incremental shadows for the March 21st, May 6th, and June 21st analysis days.

For the March 21st analysis day, the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 1 would cast incremental shadows on Crescent Park starting at approximately 3:27 PM and would sweep eastward until the end of the analysis day, at 4:29 PM. The total duration of the incremental shadow is approximately one hour and two minutes.

For the May 6th analysis day, the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 1 would cast incremental shadows on Crescent Park starting at approximately 3:38 PM and would sweep eastward until the end of the analysis day, at 5:18 PM. The total duration of the incremental shadow is approximately 40 minutes.

For the June 21st analysis day, the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 1 would cast incremental shadows on Crescent Park starting at approximately 3:39 PM and would sweep eastward until the end of the analysis day, at 6:01 PM. The total duration of incremental shadow is approximately 2 hours and 22 minutes.

Cooney Grauer Field

Cooney Grauer Field is located northeast of the Projected and Potential Development Sites between David Michael Ruddle St and W 233rd Street. Amenities include seating and a baseball field. The Projected and Potential Development Sites would cast incremental shadows on Cooney Grauer Field for the March 21st analysis day.

For the March 21st analysis day, the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 1 would cast incremental shadows on Cooney Grauer Field starting at approximately 3:34 PM and would sweep eastward until the end of the analysis day, at 4:29 PM. The total duration of incremental shadow is approximately 55 minutes.

PS 7 Playground

PS 7 Playground is located northwest of the Projected and Potential Development Sites on the corner of Kingsbridge Avenue and W 232nd Street. Amenities include play equipment, a running track, passive recreation lawn, and seating. The Projected and Potential Development Sites would cast incremental shadows on PS7 Playground for the December 21st analysis day.

For the December 21st analysis day, the proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 1 would cast incremental shadows on PS7 Playground starting at the beginning of the analysis day, 8:51 AM, that would sweep eastward before exiting at approximately 9:08 AM. The total duration of the incremental shadow is approximately 17 minutes.



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Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

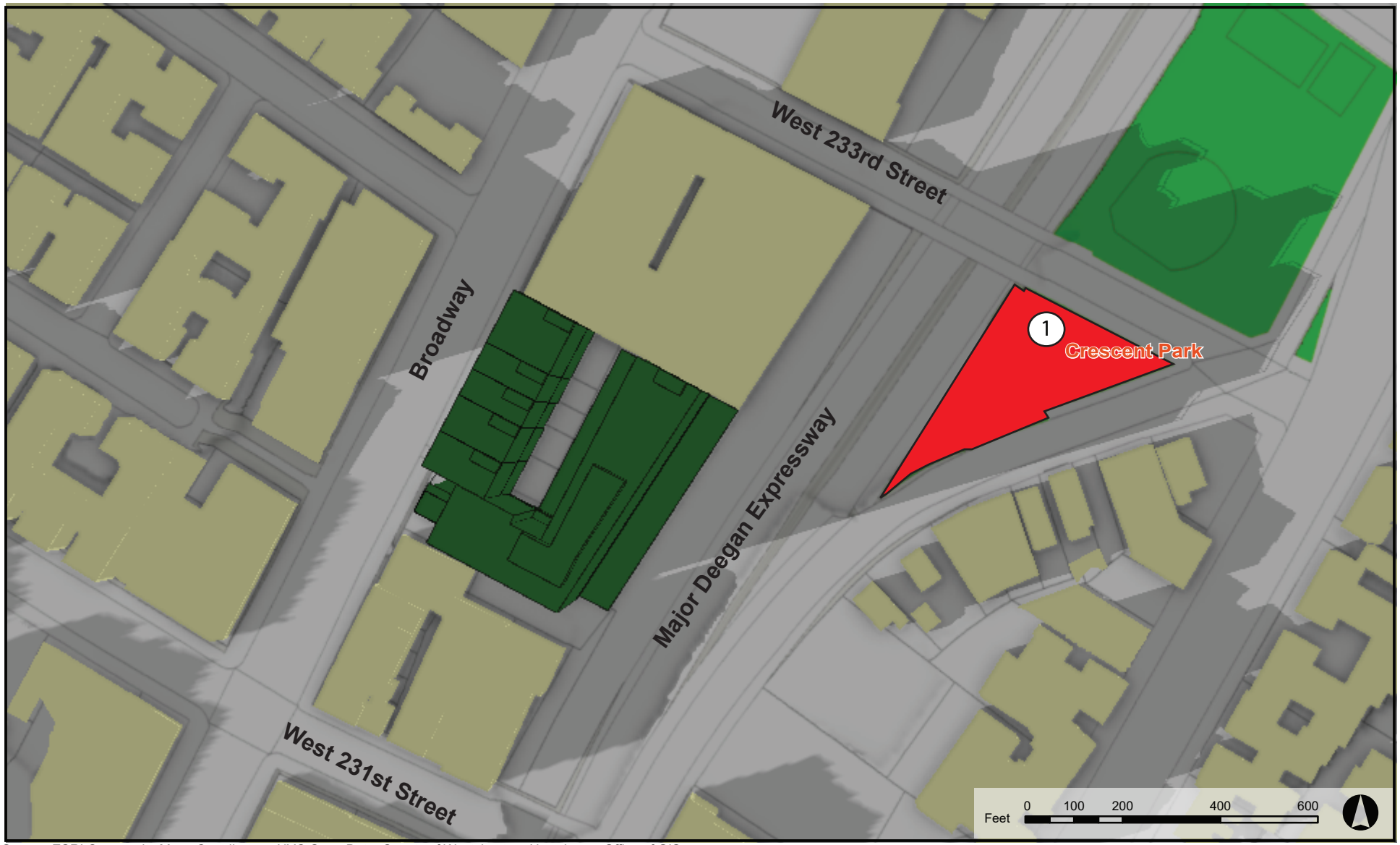
Open Space

INCREMENTAL SHADOWS ENTRY CRESCENT PARK 3:27 PM

March 21st Analysis Day

Figure F-8

5602-5604 Broadway EAS



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Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

Open Space

INCREMENTAL SHADOWS CRESCENT PARK 4:29 PM

March 21st Analysis Day

Figure F-9

5602-5604 Broadway EAS



Source: ESRI Community Maps Contributors, NYC Open Data, County of Westchester , New Jersey Office of GIS, © OpenStreetMap, Microsoft, ESRI, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS US Census Bureau, USDA, USFWS

Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

Open Space

INCREMENTAL SHADOWS ENTRY CRESCENT PARK 3:38 PM

May 6th Analysis Day

Figure F-10

5602-5604 Broadway EAS



Source: ESRI Community Maps Contributors, NYC Open Data, County of Westchester , New Jersey Office of GIS, © OpenStreetMap, Microsoft, ESRI, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS US Census Bureau, USDA, USFWS

Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

Open Space

INCREMENTAL SHADOWS CRESCENT PARK 5:18PM

May 6th Analysis Day

Figure F-11

5602-5604 Broadway EAS



Source: ESRI Community Maps Contributors, NYC Open Data, County of Westchester , New Jersey Office of GIS, © OpenStreetMap, Microsoft, ESRI, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS US Census Bureau, USDA, USFWS

Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

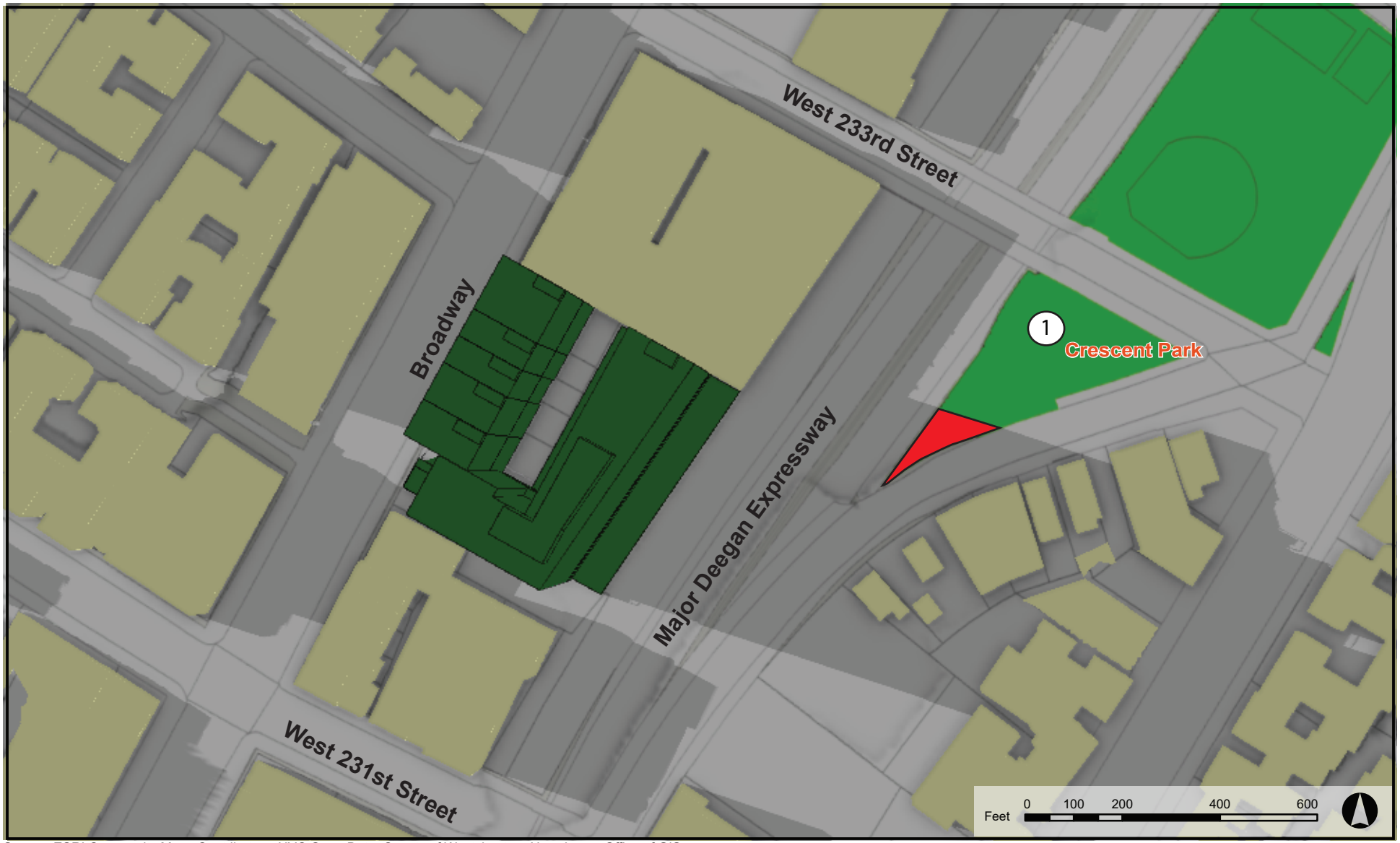
Open Space

INCREMENTAL SHADOWS CRESCENT PARK 3:39 PM

June 21st Analysis Day

Figure F-12

5602-5604 Broadway EAS



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Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

Open Space

INCREMENTAL SHADOWS CRESCENT PARK 6:01 PM

June 21st Analysis Day

Figure F-13

5602-5604 Broadway EAS



Source: ESRI Community Maps Contributors, NYC Open Data, County of Westchester , New Jersey Office of GIS, © OpenStreetMap, Microsoft, ESRI, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS US Census Bureau, USDA, USFWS

Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

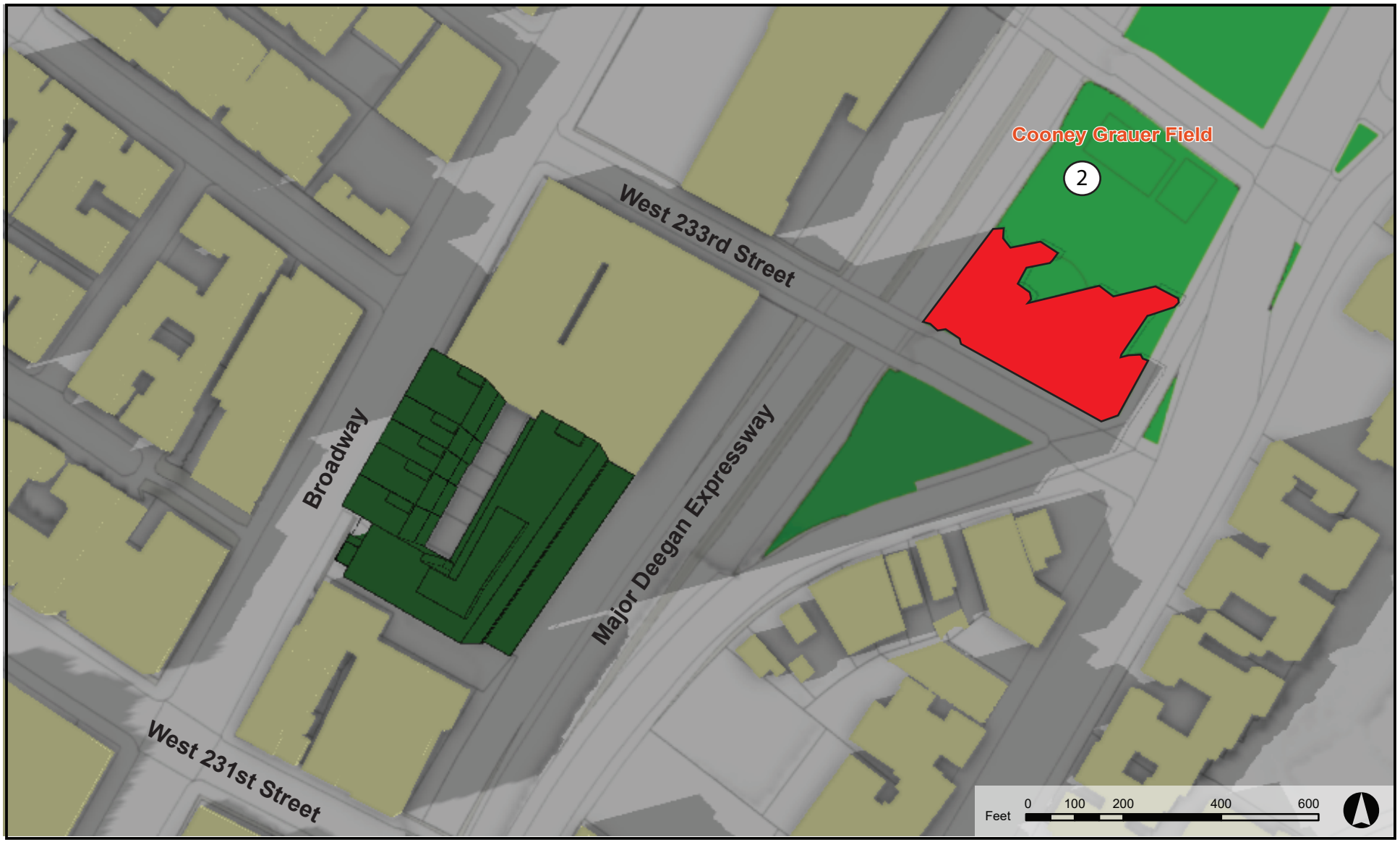
Open Space

INCREMENTAL SHADOWS ENTRY COONEY GRAUER FIELD 3:34 PM

March 21st Analysis Day

Figure F-14

5602-5604 Broadway EAS



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Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

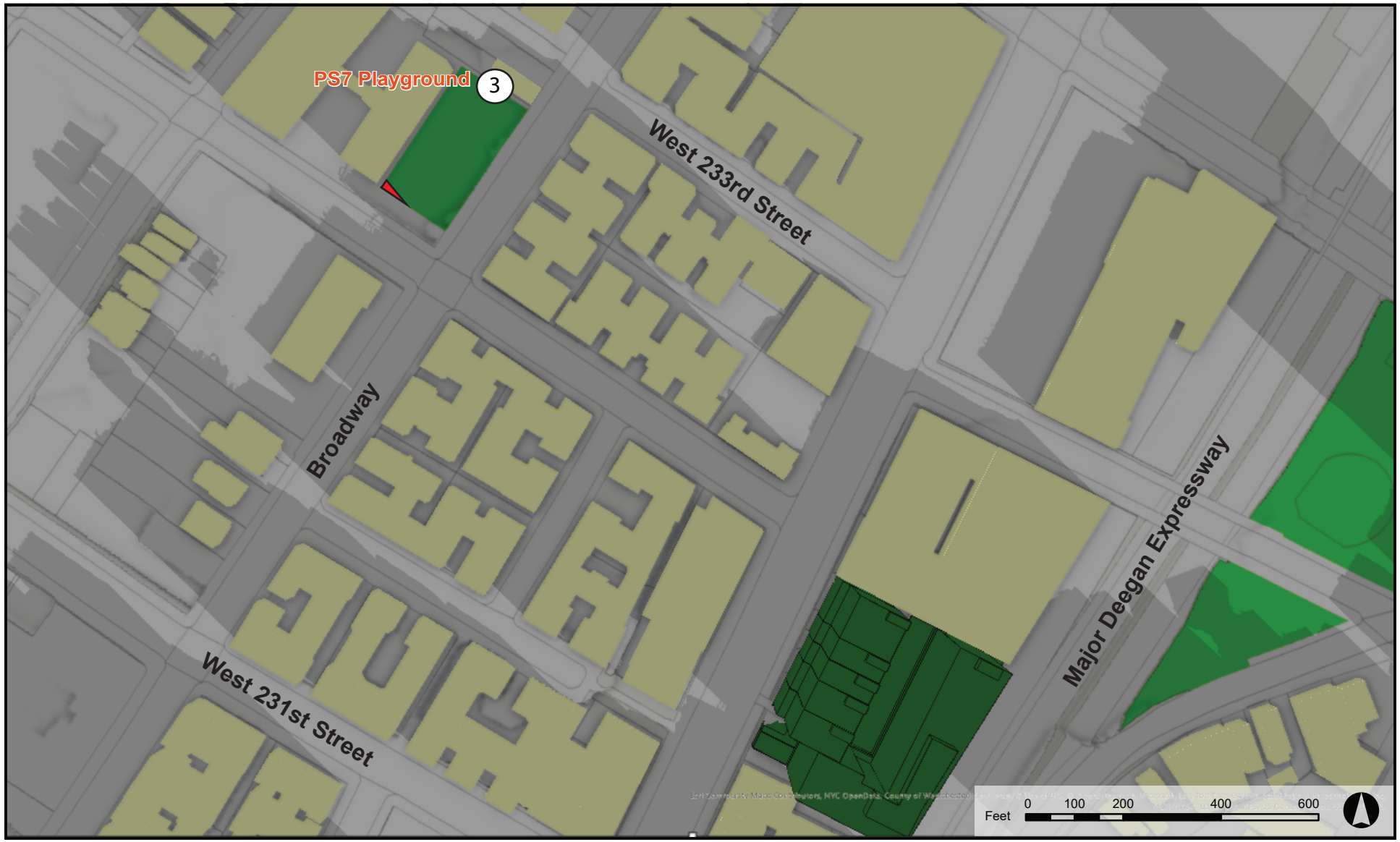
Open Space

INCREMENTAL SHADOWS COONEY GRAUER FIELD 4:29 PM

March 21st Analysis Day

Figure F-15

5602-5604 Broadway EAS



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Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

Open Space

INCREMENTAL SHADOWS PS7 PLAYGROUND 8:51 AM

December 21st Analysis Day

Figure F-16

5602-5604 Broadway EAS



Source: ESRI Community Maps Contributors, NYC Open Data, County of Westchester , New Jersey Office of GIS, © OpenStreetMap, Microsoft, ESRI, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS US Census Bureau, USDA, USFWS

Projected Development Site 1, Projected Development Site 2 & Potential Development Site 1

Incremental Shadows

(#) Sunlight-Sensitive Resources (Keyed to Table D-1)

Open Space

INCREMENTAL SHADOWS EXIT PS7 PLAYGROUND 9:08 AM

December 21st Analysis Day

Figure F-17

5602-5604 Broadway EAS

V. ASSESSMENT

CEQR Technical Manual guidelines indicate that the significance of shadow impacts on a sunlight-sensitive resource is based on (i) the information resulting from the detailed shadow analysis describing the extent and duration of incremental shadows; and (ii) an analysis of the resource's sensitivity to reduced sunlight. A shadows impact occurs when the incremental shadow from a proposed project falls on a sunlight-sensitive resource or feature and reduces its direct sunlight exposure. Determining whether this impact is significant or not depends on the extent and duration of the incremental shadow and the specific context in which the impact occurs.

For both open space and natural resources, the uses and features of the resource indicate its sensitivity to shadows. Sensitivity is assessed for both (i) warm-weather dependent features like wading pools and sand boxes, or vegetation that could be affected by a loss of sunlight during the growing season; and (ii) features, such as benches that could be affected by a loss of winter sunlight.

Crescent Park

The proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 1 would cast incremental shadows over portions of Crescent Park in the late afternoon to evening hours of three analysis days, March 21st, May 6th, and June 21st. Due to its orientation and surrounding terrain conditions, the park is in shade at the end of the three analysis days. The duration of the incremental shadows ranges from 40 minutes on March 21st to 2 hours and 22 minutes on June 21st analysis day. As per the CEQR Technical Manual, the analysis days of March 21st, May 6th, and June 21st, have longer days and more hours of sunlight and represent the growing season. Although the incremental shadows would sweep across the park for a short period at the end of the day, the vegetation within the park would continue to get plenty of sun in the morning and afternoon, with minimal shade from nearby existing structures. Therefore, the Proposed Actions would not result in a significant adverse impact on Crescent Park.

Cooney Grauer Field

The proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 2 would cast incremental shadows over portions of Cooney Grauer Field on the March 21st analysis day only. Cooney Grauer Field contains potentially sunlight sensitive features such as the field itself and the bleacher seating. The shadows would travel eastward between the 3:34 PM entry and 4:29 PM end of the analysis day, covering a portion of the field that contains vegetation and seating.

As illustrated in **Figures F-15** and **F-16**, incremental shadows from the proposed and potential developments as a result of the Proposed Actions would cover a portion of Cooney Grauer Field for less than an hour, and a majority of the field would continue to receive direct sunlight during this period of time. Given the relatively short duration of the incremental shadow, the Proposed Actions would not result in a significant adverse impact on Cooney Grauer Field.

PS 7 Playground

The proposed development on Projected Development Site 1, potential development on Projected Development Site 2, and Potential Development Site 2 would cast incremental shadows over portions of PS 7 Playground in the morning hours of the December 21st analysis day only. PS 7 playground contains potentially sunlight sensitive features such as trees, benches, and playground areas. The shadows would travel eastward between 8:51 AM and 9:08 AM, covering a small portion of the resources, which includes trees and outdoor table seating.

According to the *CEQR Technical Manual*, the December 21st analysis day is considered a representative day for the cold-weather months, during which the concern is loss of sunlight on features used for passive recreation, such as sitting or sunning. The amenities of the park that would be shaded by the incremental shadows produced by the projected developments under the Proposed Actions include the playground and benches within the park. According to the *CEQR Technical Manual*, loss of sunlight on paved or hardscape open spaces that accommodate active uses is generally not considered significant. As active recreational spaces, playgrounds are not commonly used in the morning hours during winter months because of the cold weather. The incremental shadows would be cast on a minimal portion of the table seating and playground for only 17 minutes, leaving most of the playground with continued exposure to sunlight for the rest of the analysis day. Therefore, the incremental shadows on the December 21st analysis day which represents cold-weather months, would not significantly reduce direct sunlight exposure, or reduce public usability and enjoyment of the playground or affect vegetation. Consequently, the Proposed Actions would not result in a significant adverse impact on PS 7 Playground.

VI. CONCLUSION

The Proposed Actions would not result in a significant adverse impact from project-generated incremental shadows on sunlight-sensitive resources.

Attachment G: Urban Design and Visual Resources

I. Introduction

This attachment assesses the potential impact of the Proposed Project on urban design and visual resources. Urban design is the composite of elements that may affect a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open space, natural features, and wind. As described in Chapter 10 of the 2021 edition of the *City Environmental Quality Review (CEQR) Technical Manual*, the urban design and visual resources assessment evaluates whether the Proposed Project may have effects on one or more of these elements of pedestrian experience.

As described in Attachment A, "Project Description," Riverdale Garage Corp ("the Applicant") is requesting a zoning map amendment to rezone lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, lots 90 and 91) in the Kingsbridge neighborhood of Bronx,- Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including approximately 274,560 gsf of residential use comprising 226 Dwelling Units (DUs), and approximately 53,871 gsf of parking space in the sub-cellar and cellar ("Proposed Project"), on the applicant owned Projected Development Site 1. 185 ft will be the building height analyzed, as this is the maximum permitted height under the proposed R7-3 rezoning and will present a more conservative analysis. 25-30% of the 226 DUs (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2. The Proposed Project is expected to be completed by 2027.

Lot 99 is a non-Applicant owned, 4,975-sf lot that is improved with a one-story Enterprise rental car office. Based on the soft-site criteria in the *CEQR Technical Manual*, lot 99 is considered a soft site ("Projected Development Site 2"). Under the Proposed Actions, Projected Development Site 2 can be developed into an 18-story, 185-foot-tall, approximately 39,413 gsf building including approximately 30,441 gsf of residential use with 30 DUs, 25 to 30% of which (7 to 9 units) would be affordable to households earning 60-80% AMI pursuant to MIH options 1 and 2, and approximately 5,372 gsf of commercial use by the projected build year.

Per the soft-site criteria in the *CEQR Technical Manual,* although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, redevelopment of these sites is not expected to occur within the 2027 build year. Therefore, lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1 as an 18-story, 185-foot-tall residential development comprised of approximately 73,538 gsf of residential space with 87 DUs and approximately 12,977 gsf of commercial office space.

In addition, the Applicant is seeking public funding and/or financing through the New York City Department of Housing Preservation and Development (HPD)'s Extremely Low and Low-Income Affordability (ELLA) Program that funds the construction of low-income multi-family rental projects, in which a minimum of 80% of the units are affordable to households earning up to 80% of the Area Median Income (AMI). On Projected Development Site 1, 181 DUs would be income-restricted to households earning up to 80% AMI and the remaining 45 DUs would be income-restricted to households earning up to 90% AMI.

The Rezoning Area would be mapped with an R7-3/C2-3 zoning district with a maximum permitted residential FAR of 6.0 and a maximum commercial FAR of 2.0, which is greater than the 1.0 FAR allowed under the existing M1-1 zoning designation. Therefore, a preliminary urban design assessment is prepared.

II. Methodology

The *CEQR Technical Manual* defines urban design as the totality of components that may affect a pedestrian's experience of public space and that the following elements play an important role in that experience:

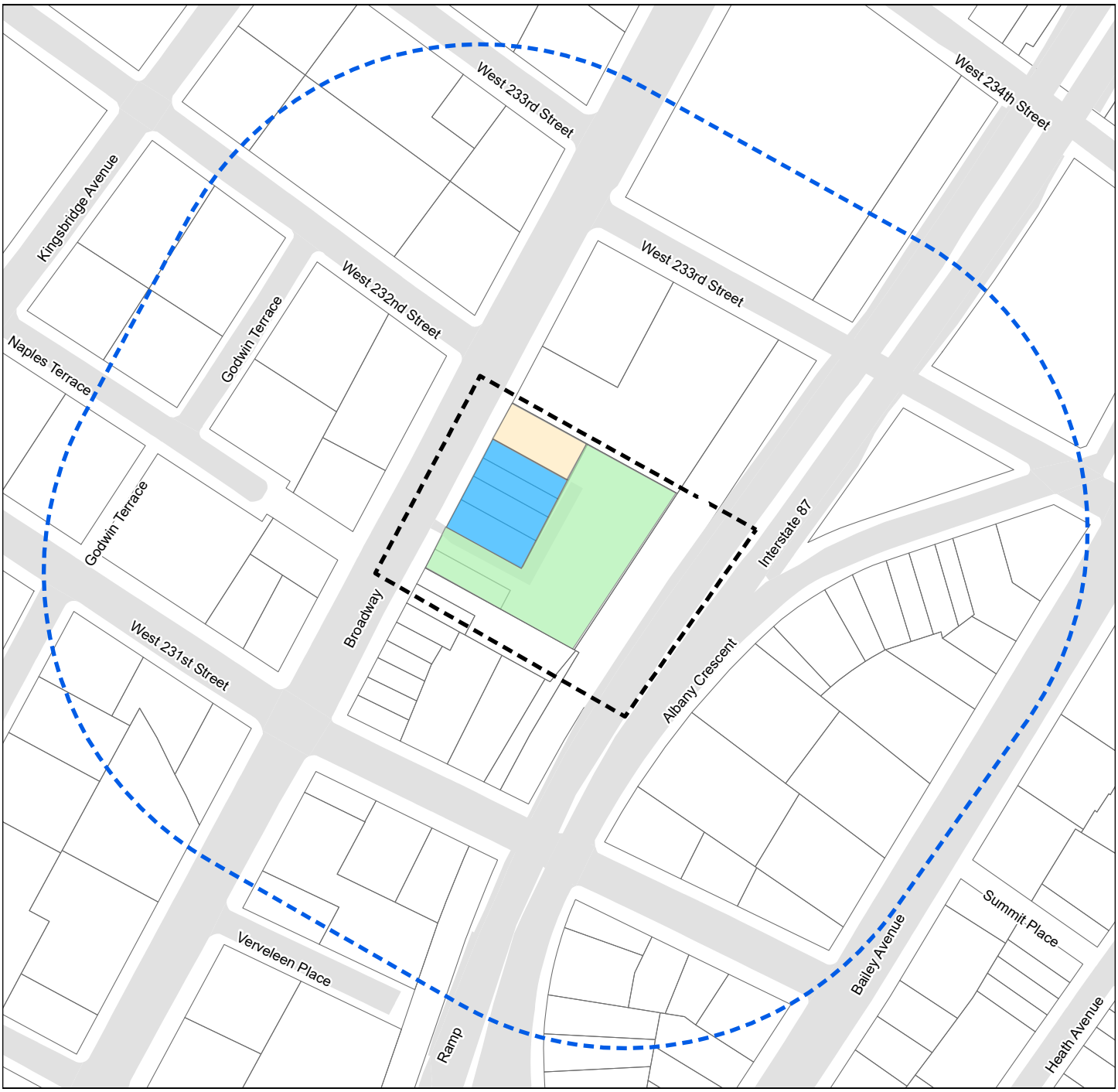
1. **Streets.** For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalks and the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, streetlights, fire hydrants, curb cuts, or newsstands are critical to making a successful streetscape.
2. **Buildings.** Buildings support streets. A building's street walls are the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, and placement on the zoning lot and block; the orientation of active uses; and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building facades and rooftops, offering more opportunity to enrich the visual character of an area.
3. **Visual Resources.** A visual resource is the connection from the public realm to significant natural or built features including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
4. **Open Space.** For the purposes of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots, and privately-owned public spaces.
5. **Natural Features.** Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.
6. **Wind.** Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety.

An urban design and visual resources assessment is necessary when a project may affect one or more of the defined elements that contribute to the pedestrian experience. According to *CEQR Technical Manual* guidance, a preliminary assessment for urban design is appropriate when there is the potential for a pedestrian to observe, from the street, a physical alteration beyond that allowed by existing zoning, including projects that:

1. Permit the modification of yard, height, and setback requirements;
2. Result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the Proposed Project.

The Proposed Actions would facilitate development that would have the potential for a pedestrian to observe, from the street level, a physical alternation beyond that allowed by existing zoning. Consequently, a preliminary assessment was completed to determine what, if any, potential impact of the Proposed Project would have on urban design and visual resources.

The preliminary assessment describes existing urban design features and visual resources within 400 feet of the Rezoning Area (Study Area), and future (2027) urban design features and visual resources in the Study Area in the No-Action and With-Action condition **(Figure G-1: Urban Design and Visual Resources Study Area Map)**. In conformance to guidance in the *CEQR Technical Manual*, changes that would occur between the No-Action and With-Action condition are disclosed.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

400-foot Boundary

Rezoning Area

URBAN DESIGN AND VISUAL RESOURCES STUDY AREA

Figure G-1

5602-5604 Broadway EAS

III. Existing Conditions

Projected Development Site 1

Projected Development Site 1 includes lots 90 and 91 and is owned by the Applicant. Lot 90 is a 2,508 rectangular lot with 25.1 feet of frontage along Broadway. It is improved with a partially vacant three-story commercial/office building. Lot 90 is within a M1-1 zoning district with an existing FAR of 1.6. Lot 91 is 28,275 sf lot that has been owned and operated by the Applicant since 1985. The two-story above ground parking garage called Riverdale Parking, is used for monthly customers as well as daily customers. It has 31 feet of frontage along Broadway. Also located on Lot 91 is United Auto Repair Shop Inc., a 1,000 gsf autobody shop. Lot 91 is also zoned M1-1 with an existing FAR of 1.4 that is conforming to the current zoning regulations. Lots 90 and 91 together comprise Projected Development Site 1. Projected Development Site 1 is a 30,783-sf irregularly shaped interior lot with 56 feet of frontage along Broadway.

Projected Development Site 2

Projected Development Site 2 which is comprised of lot 99 is a 4,975-sf lot with an existing FAR of 0.4 that is improved with a one-story commercial building that operates as a car rental business.

Potential Development Site 1

5610-5612 Broadway (Block 3267, Lot 95) is a 3,500-sf lot with an existing FAR of 0.4 and improved with two two-story mixed-use residential and commercial buildings containing three DUs. 5614 Broadway (Block 3267, Lot 97) is a 2,508-sf lot with an existing FAR of 1.3 and improved with a three-story mixed-use building with two DUs. 5606-5608 Broadway (Block 3267, Lot 93) is a 3,500-sf lot with an existing FAR of 0.8 and improved with two two-story commercial buildings and four DUs. 5616 Broadway (Block 3267, Lot 98) is a 2,508-sf lot with an existing FAR if 0.8 that is improved with a three-story mixed-use building with two DUs.

Study Area

According to the *CEQR Technical Manual*, the study area for the urban design and visual resources assessment is the area where the project may influence land use patterns and the built environment and is consistent with that used for the land use analysis. Consequently, the study area for the assessment of potential impacts of the Proposed Actions on urban design and visual resources is the same as the land use study area, i.e., the area within a 400-foot radius of the Projected Development Site 1.

Streets

The Projected Development Site 1 has a combined lot area of approximately 30,783 sf with 56’ of street frontage on Broadway. The Projected Development Site 2 has a lot area of 4,975 sf with 50’ of street frontage on Broadway. Streets in the study area follow a grid pattern, with the main thoroughfare being Broadway, running north and south and is under an elevated train track. Broadway contains street parking on both sides of the street, and one travel lane going in each direction. Sidewalks are in good condition and front primarily commercial business with a strong street wall. Surface parking and driveways exist adjacent to the portions of the sidewalk that exists on Broadway.

Running east to west on the southern end of the study area is W 231st Street and features one travel lane in each direction and street parking. This street also contains mostly commercial uses on both the eastern and western side of Broadway. Street tree coverage is minimal, and sidewalks are in fair condition.

The study area contains a portion of W 232nd Street northwest of Projected Development Site 1. This street is residential in nature fronting six-story multifamily walkup apartments and contains a travel lane in each direction with street parking. Sidewalks are in good condition and scaffolding covers a portion of sidewalk on the southside of W 232nd Street west of Broadway.

To the north of Projected Development Site 1 is W 233rd Street. This is a one-way street servicing vehicles moving west to east with street parking on both sides of the street. Sidewalks are in moderate condition and streetscape elements are limited to chain link fencing fronting a parking lot between W 233rd and W 234th Streets, and the portion of street going over the Major Deegan Expressway to the east of the study area.

Streetscape elements within the study area include sidewalks with minimal tree coverage and an elevated train track above Broadway with support beams on the street. Street furniture includes standard street signs, fire hydrants, cobra head lampposts, chain-link fencing, and scaffolding. All rights-of-way in the study area include sidewalks of varying widths and conditions ranging from adequate to poor. Most vehicles in the study are parked on-street, though some businesses along Broadway have driveways leading to off-street parking.

Buildings

The study area is characterized by a mix of mid-rise residential buildings on the eastern and western most sides of the study area and one to three-story commercial buildings along Broadway and W 231st Street. Most of the commercial uses seen on Broadway and W 231st Street feature adjoined buildings with small street frontages allowing for a high commercial density around the Rezoning Area. Some auto-oriented businesses exist along the commercial corridors which disrupt the street wall and introduce driveway and parking lot entrances onto the sidewalk, somewhat diminishing the pedestrian experience on the street. The tallest building heights in the residential portions of the study area are located along Godwin Terrace and Albany Crescent and feature building heights ranging from 6-7 stories (**Figure G-2 Existing Building Heights**). Building floor area ratios (FARs) observed in the study area top off at 5.5 FAR but average 1.0 to 3.0 FAR (**Figure G-3 Existing Density**).

The multi-family apartments seen in the study area are concentrated in the western end of the study area on Naples Terrace, Goldwin Terrace, and West 232nd Street and on Albany Crescent to the east. These buildings are brick, many of which have internal setbacks to allow for more light and air into the interior of the building. Some residential buildings contain internal courtyards with building entrances off the sidewalk and all have external fire escapes. These buildings are built close to the lot lines and form an almost uniform street wall. The buildings on Broadway and W 231st Street represent a mix of 1-2 story commercial and office buildings and 3-4 story mixed residential and commercial buildings with dwelling units above ground floor commercial uses. Lot coverage is high, and most buildings are built to the lot lines. No known historic architectural resources exist within the study area (**Figure G-4: Aerial Map and Keyed Photographs**).

Open Space

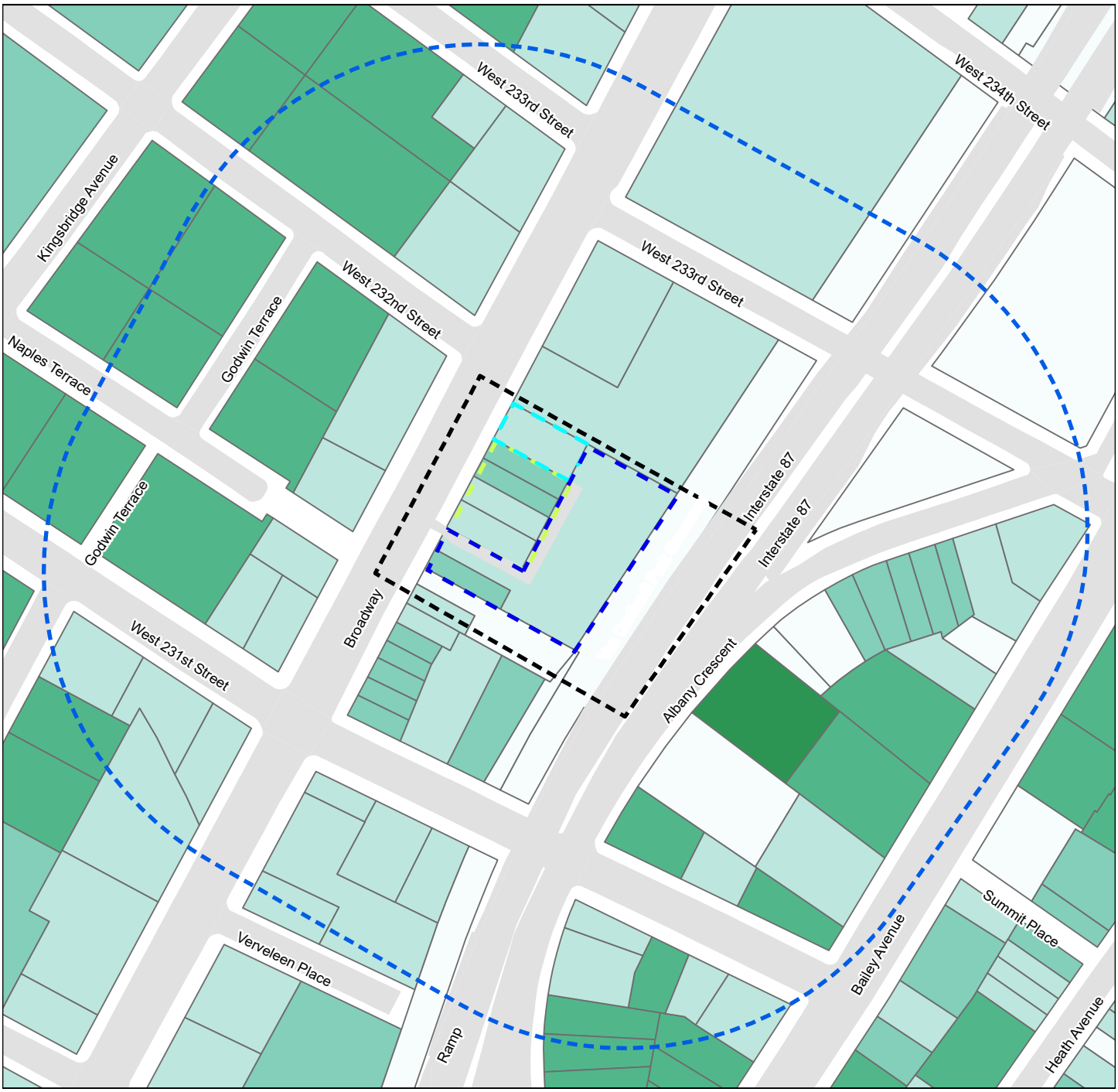
The study area contains two open spaces. The first being Crescent Park located northeast of Projected Development Site 1 and an approximately 0.12-acre portion of Cooney Grauer Field, also northeast of the Rezoning Area.

Natural Resources

The study area does not contain any significant natural features as defined in the *CEQR Technical Manual,* and is substantially void of vegetation or geologic, topographic, and aquatic features, including rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands.

Visual Resources

The study area is void of visual resources as defined by the *CEQR Technical Manual* including views of a waterfront, public art, statues or sculptures, landmark structures or districts, or architecturally distinct buildings or groups of buildings.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Rezoning Area

400-foot Study Area

0 Floors

1 - 2 Floors

2 - 4 Floors

4 - 6 Floors

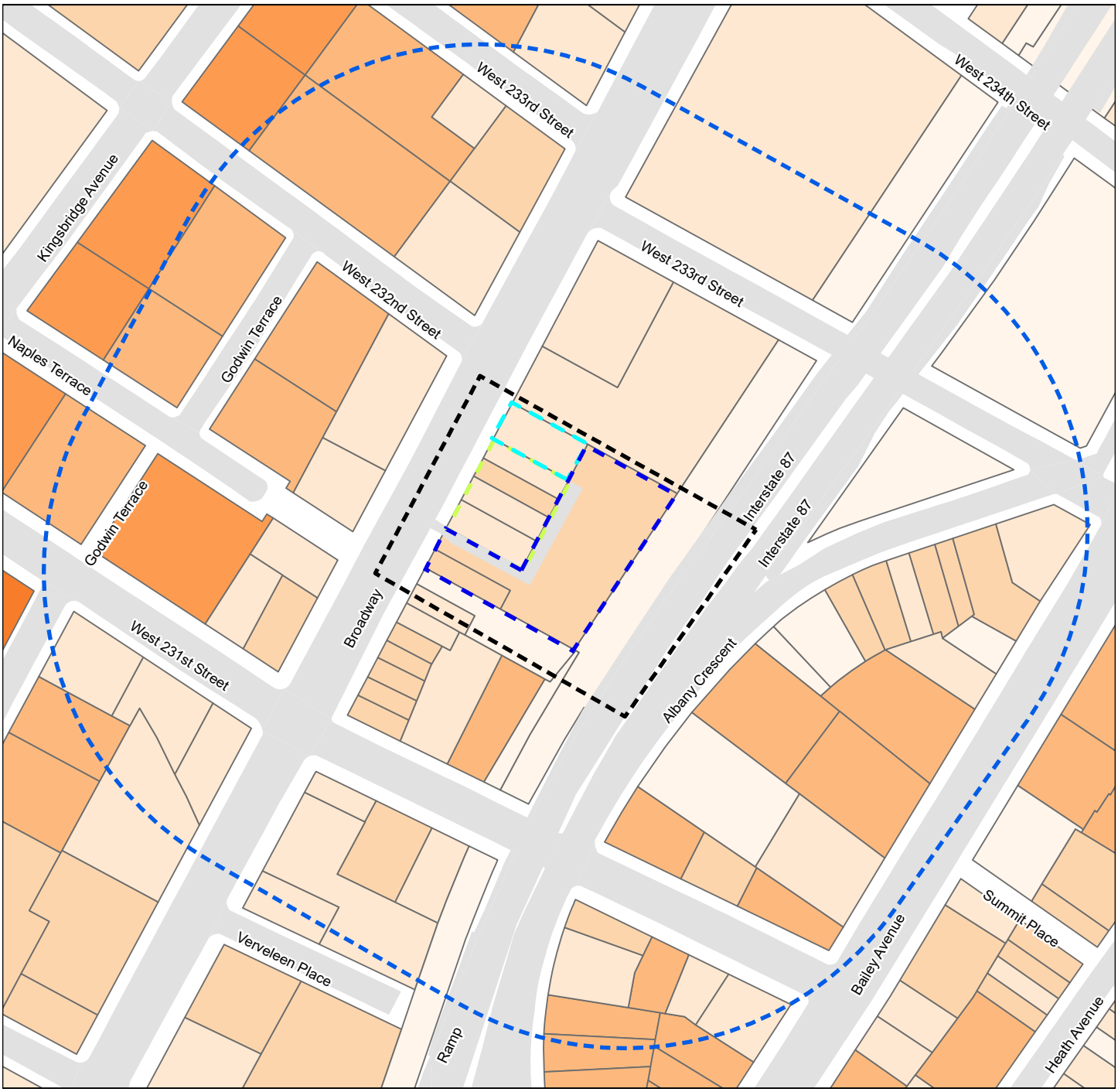
6 - 10 Floors

10 - 16 Floors

EXISTING BUILDING HEIGHTS

Figure G-2

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Rezoning Area

400-foot Study Area

0 FAR

0.1 - 1.0 FAR

1.1 - 3.0 FAR

3.1 - 5.0 FAR

5.1 - 6.0 FAR

6.1 - 10 FAR

EXISTING DENSITY (BUILT FAR)

Figure A-3

5602-5604 Broadway EAS



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

Rezoning Area

400-foot Study Area

Keyed Photograph

AERIAL MAP

Figure G-4

5602-5604 Broadway EAS

Photograph 1: *View looking north from Broadway*



Photograph 2: *View looking south from Broadway*



Note: Site photos taken June 2023

Figure G-4: Aerial and Keyed Photographs

Photograph 3: *View looking southeast from Broadway and W 232nd Street*



Photograph 4: *View looking northeast from Broadway and Naples Terrace*



Figure G-4: Aerial and Keyed Photographs

Photograph 5: *View looking west from W 231st Street (west of Broadway)*



Photograph 6: *View looking south from Godwin Terrace and Naples Terrace*



Figure G-4: Aerial and Keyed Photographs

Photograph 7: *View looking east from Naples Terrace*



Photograph 8: *View looking north from Godwin Terrace*



Figure G-4: Aerial and Keyed Photographs

Photograph 9: *View looking east from W 232nd Street*



Photograph 10: *View looking west from W 233rd Street*



Figure G-4: Aerial and Keyed Photographs

Photograph 11: *View looking northeast from Albany Crescent*



Photograph 12: *View looking west from Albany Crescent*



Figure G-4: Aerial and Keyed Photographs

Photograph 13: *View looking south from Albany Crescent*



Photograph 14: *View looking west from W 231st Street*



Figure G-4: Aerial and Keyed Photographs

IV. Future Without Proposed Actions (No-Action Condition)

Projected Development Site 1

Under the No-Action condition, the lease on United Auto Repair shop located on Lot 91 will not be continued. This commercial use would be vacant in the No-Action condition. Lot 90 would continue to operate as a public parking facility similar to the existing condition.

Projected Development Site 2

Under the No-Action condition, Projected Development Site 2 would be the same as the existing condition i.e. a one-story car rental building.

Potential Development Site 1

Under the No-Action condition, Potential Development Site 1 would continue under existing conditions as two two-story mixed-use buildings with four DUs on Lot 93, two two-story mixed-use buildings with three DUs on Lot 95, three-story mixed-use building with two DUs on Lot 97, and a three-story mixed-use building with two DUs on Lot 98.

Study Area

Based on a review of information from CEQR Access and the Department of Buildings (DOB), no proposed developments were identified within the 400-foot urban design study area with anticipated build completion dates in 2027 or earlier.

V. Future With Proposed Actions (With-Action Condition)

In the future with the Proposed Actions, Projected Development Site 1 and Projected Development Site 2 would be rezoned R7-3/C2-3 with MIH designation which would allow a maximum of 6.0 FAR for residential use, 2.0 FAR for commercial uses, and 4.8 FAR for community facility use. The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building, including approximately 274,560 gsf of residential use comprising approximately 226 dwelling units (DUs), and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces (“Proposed Project”), on Projected Development Site 1. The parking garage entrance would feature curb cuts along 20’ of Broadway. 185 ft is the building height analyzed, as this is the maximum permitted height under the proposed R7-3 rezoning and will present a more conservative analysis. The Proposed Project on the applicant owned Projected Development Site 1 assumes the maximum development feasible under the Proposed Actions. In addition, the Proposed Actions may result in potential development on Potential Development Site 1.

In addition, Lot 99 adheres to the soft site criteria as listed in the *CEQR Technical Manual* (Chapter 2, Section 410) and therefore, with the approval of the Proposed Actions, would be developed to the maximum development feasible on the non-Applicant owned Projected Development Site 2 (Block 3267, Lot 99) by the 2027 build year. Projected Development Site 2 would be developed with a 13-story, approximately 39,413 gsf (29,844 zsf) building comprising approximately 30,441 gsf (25,367 zsf, 5.10 FAR) of residential use including 30 DUs with an average DU size of 850 sf, approximately 5,372 gsf (4,477 zsf, 0.90 FAR) of commercial use, and approximately 3,600 gsf of parking with 18 parking spaces. 185 ft is the building height analyzed, as this is the maximum permitted height under the proposed R7-3 rezoning and will present a more conservative analysis. Approximately 25-30% (8-9 units) of the total DU's would be income-restricted under MIH Options 1 and 2. Under the proposed rezoning, Projected Development Site 2 would have a maximum FAR of 6.0 including a commercial FAR of 0.9. Approximately 25 to 30% of housing (8 to 9 units) would be affordable at an average of 60% to 80% AMI pursuant to MIH options 1 and 2. For purposes of

early childhood programs analysis, 20% of units (6 units) would be at or below 80% AMI. Under the proposed rezoning, Projected Development Site 2 would have a maximum FAR of 6.0 including a commercial FAR of 0.9. 185 feet is the maximum height permitted under the R7-3 rezoning.

Per the soft-site criteria in the *CEQR Technical Manual*, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, redevelopment of these sites is not expected to occur within the 2027 build year. Therefore, lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1, an 18-story, 185-foot-tall residential development comprised of 73,538 gsf of residential space with 87 DUs and 12,977 gsf of commercial office space.

Study Area

Streets

The Proposed Actions would not alter the arrangement or orientation of streets within the study area.

Buildings

As described in Section VI, "WRP Consistency Assessment" of Attachment B, "Land Use, Zoning, and Public Policy," the Proposed Project would incorporate flood protection measures since the Projected Development Site 1 is located within the 1% annual chance flood hazard area. Residential units would not be located below the current or future (until 2100) 1% annual chance flood elevation. The residential lobby, cellar, and sub-cellar below the 1% annual chance flood elevation would be dry floodproofed. The building structure would be designed to resist water loads and infiltration by using water resistant materials in combination with water-tight gates at entry points below the DFE. Doors, windows, and other openings below the DFE would be sealed through permanent flood gates, made from sheet metal with reinforcement and rubber joints, or deployable shields that will be installed in advance of a flood event.

The Proposed Actions would not have a direct effect on buildings outside of the Rezoning Area. The proposed building on Projected Development Site 1 would rise to an initial base height of 14 feet and would set back 44'-5" feet on the Broadway frontage before rising to the full 135-foot building height (**Figure G-5: With-Action Massing Diagram)**. 185 feet will be the maximum permitted height analyzed, as this is the maximum permitted height under the R7-3 rezoning, and will present a more conservative analysis. The proposed building setback, combined with the elevated train track, would minimize visibility of the buildings height and bulk along both the eastern and western sidewalks on Broadway, the most utilized street in the study area, which would preserve the existing character of the streets while meeting the purpose and need of the Proposed Project. Outside of Broadway, Projected Development Site 1 would be visible in its entirety from pedestrians along Albany Crescent, which is east of the Rezoning Area, Naples Terrace which is west of the Rezoning Area, and on W 231st Street and Broadway (**Figure G-6: Urban Design Views**).

Additional as-of-right development may occur on Projected Development Site 2 by the projected 2027 build year. The maximum allowable development that may occur on this site under the proposed C2-3/R7-3(MIH) zoning would include a maximum allowed residential FAR of 6.0, a maximum allowed commercial FAR of 2.0, and a maximum allowed community facility FAR of 4.8. The base height would rise to 75 feet with a 10-foot setback and a maximum height of 135 feet (13 stories).

Although the lots included in Potential Development Site 1 under separate ownership, they have the potential to assemble to create a larger lot size of 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. Under the proposed rezoning, an as-of-right mixed residential and commercial development reaching 135 feet could occur on Potential Development Site 1. The base height frontage along Broadway for both the Projected Development Site 2 and Potential Development Site 1 would be consistent with other buildings

in the study area, such as the Kingsbridge Plaza and residential buildings located on W 232nd Street, while visibility of the setback facades for pedestrians on Broadway would be impaired by the elevated train track. Full visibility of the building heights would be from W 231st (west of Broadway), West 233rd Street (east of Broadway), Naples Terrance and Albany Crescent (**Figure G-6: Urban Design Views**).

Although the building height of the proposed building on Projected Development Site 1, and potential developments on Projected Development Site 2 and Potential Development Site 1, are taller than the existing study area buildings, multiple residential buildings that are of the same height or taller, with greater FARs, exist within a quarter-mile distance of the Rezoning Area along Albany Crescent, W 232nd Street and Corlear Ave, Broadway north of W 234th Street, and the Marble Hill Houses south of the Rezoning Area. Consequently, the Proposed Actions would not result in a change to the built environment's arrangement, appearance, or functionality in a way that would result in a significant adverse impact on a pedestrian's experience of the area. Therefore, the Proposed Actions would not cause any significant adverse impacts related to urban design or visual resources.

VI. CONCLUSION

The Proposed Actions would not result in any changes to block form or street arrangement and orientation; nor would it have a significant adverse impact on visual resources.

The Proposed Actions would result in a new building on the applicant-owned Projected Development Site 1 and on the non-applicant owned Projected Development Site 2, with scale, bulk, and design consistent with the surrounding urban design context. Potential development could occur by the 2027 build year on Potential Development Site 1, built to the maximum allowed height and FAR, and would be consistent with both Projected Development Sites. Consequently, the Proposed Actions would not result in a change to the built environment's arrangement, appearance, or functionality in a way that would result in a significant adverse impact on a pedestrian's experience of the area. The elevated train track along Broadway would minimize view of the building height to pedestrians along Broadway and the Proposed Project would maintain the street wall as seen under existing conditions. Therefore, no significant adverse impacts related to urban design or visual resources would occur.



Source: GF55 Architects
Note: For Illustrative Purposes Only

WITH-ACTION MASSING DIAGRAM

Figure G-5
5602-5604 Broadway EAS

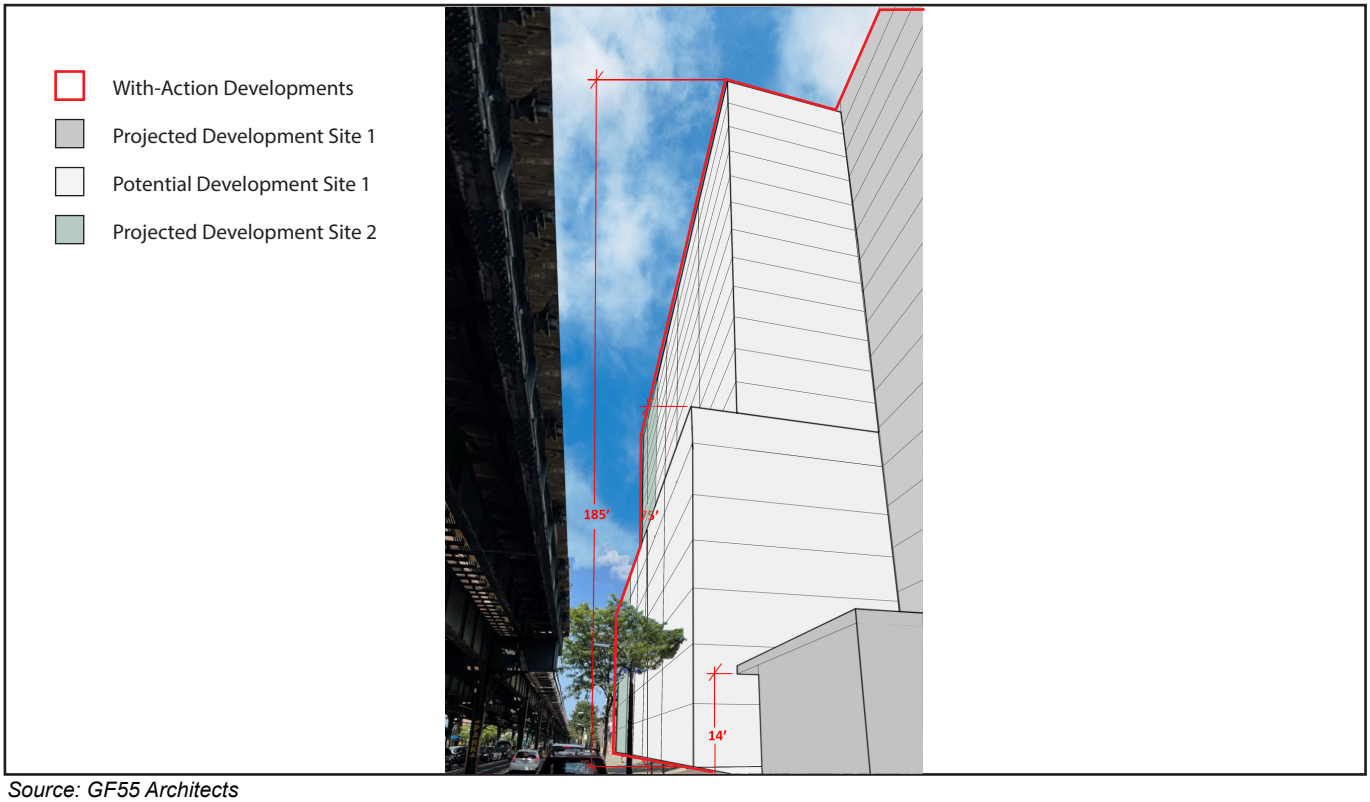
View 1: *View of Projected Development Site 1 (grey) and Potential Development Site 1 (white) looking North from Broadway*

No-Action Scenario



Source: GF55 Architects

With-Action Scenario



Source: GF55 Architects

Figure G-6: Urban Design Views

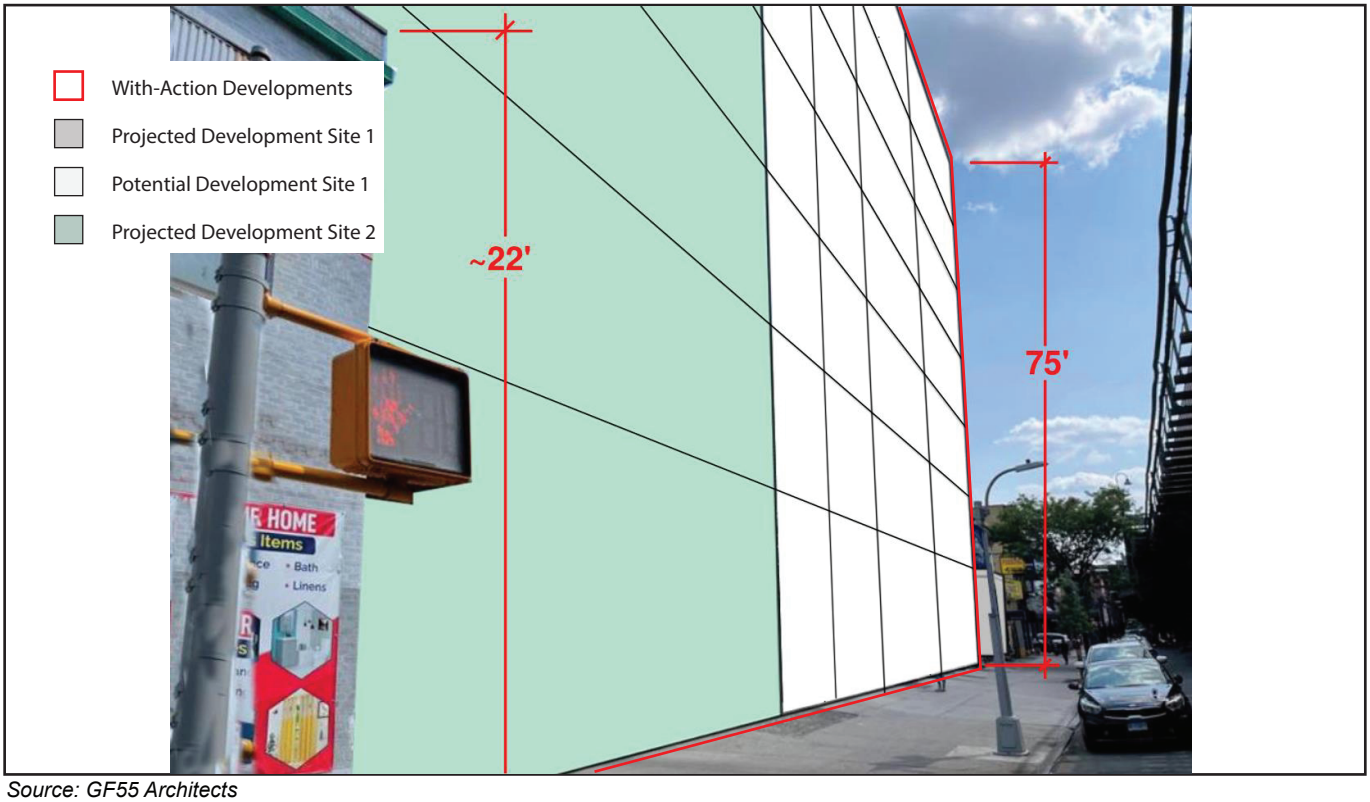
View 2: *View of Projected Development Site 2 (green) and Potential Development Site 1 (white) looking South from Broadway.*

No-Action Scenario



Source: GF55 Architects

With-Action Scenario



Source: GF55 Architects

Figure G-6: Urban Design Views

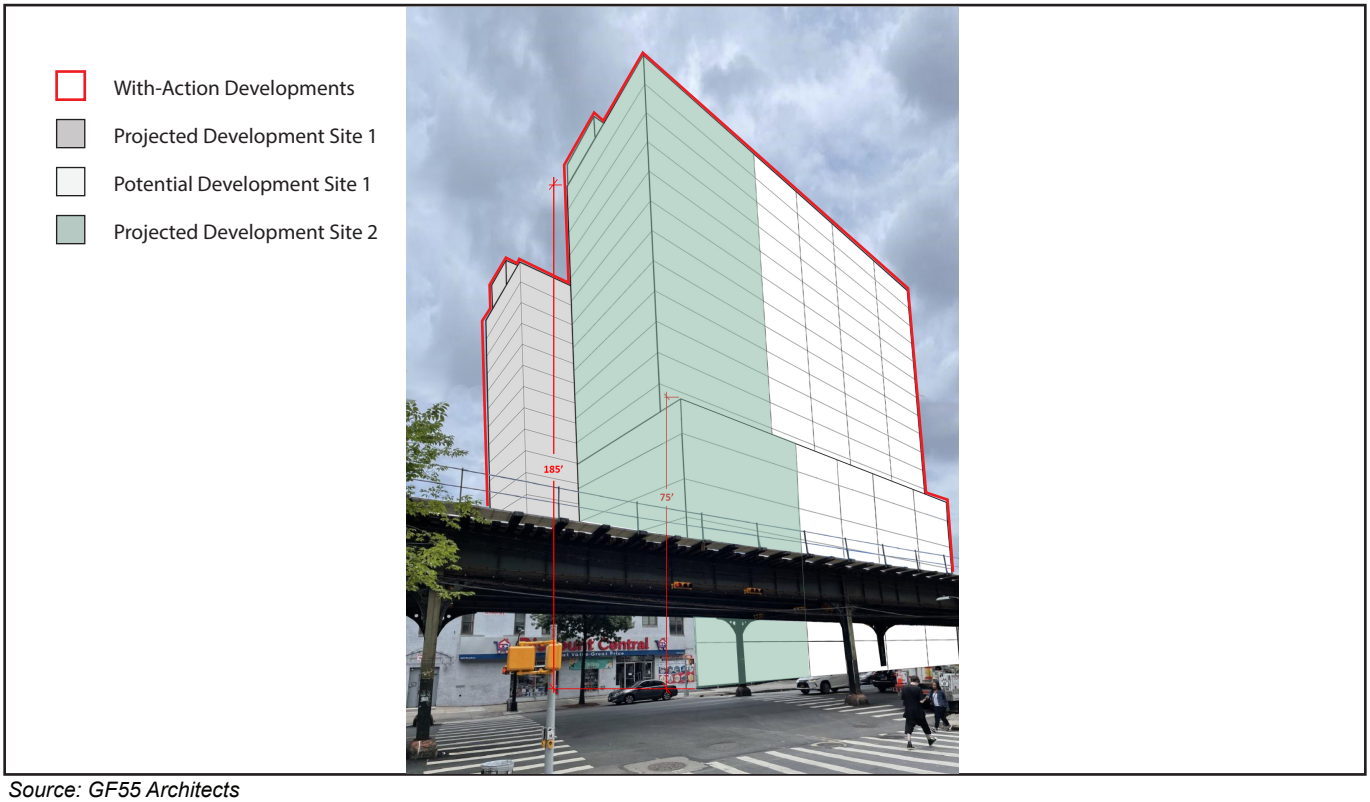
View 3: *View of Projected Development Site 2 (green), Potential Development Site 1 (white), and Projected Development Site 1 (grey) looking East from W 231st Street.*

No-Action Scenario



Source: GF55 Architects

With-Action Scenario



Source: GF55 Architects

Figure G-6: Urban Design Views

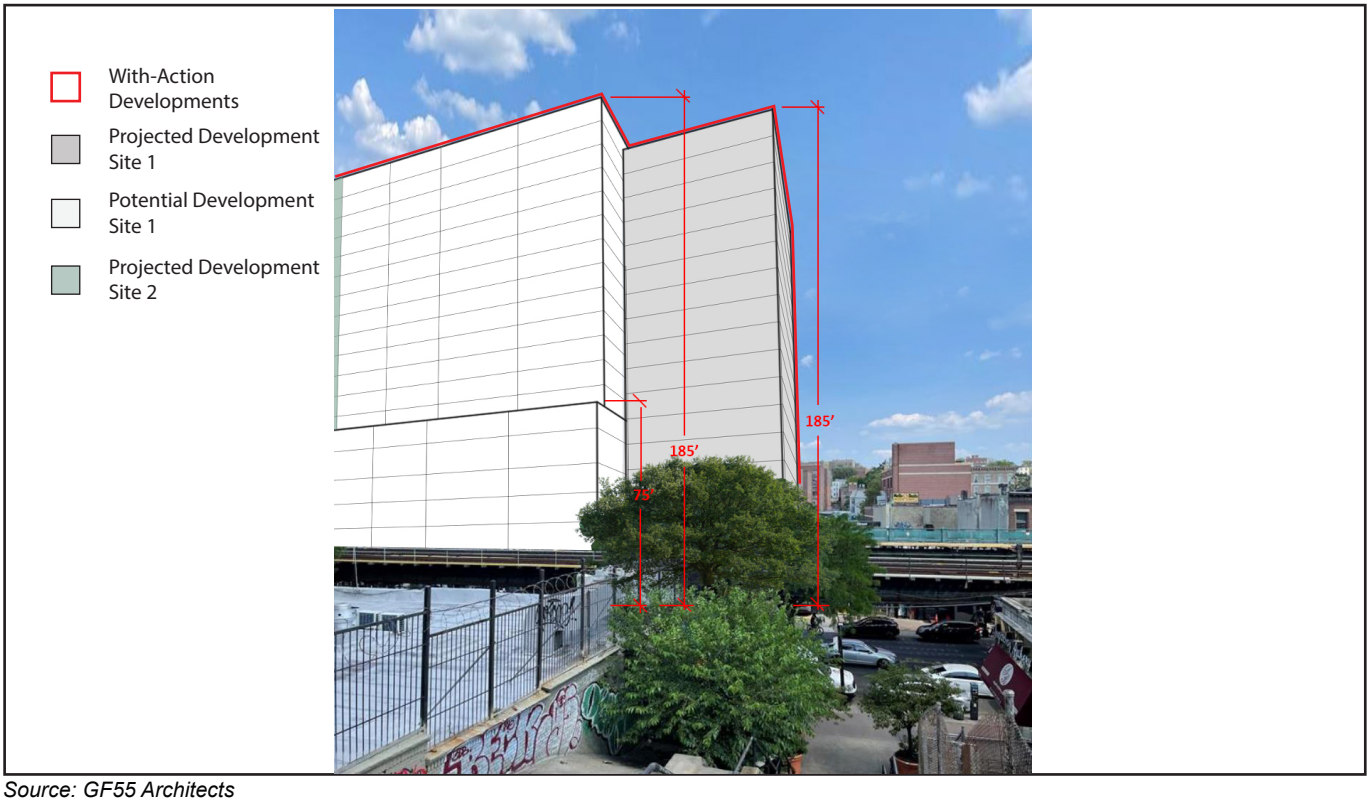
View 4: *View of Potential Development Site 1 (white) and Projected Development Site (Grey) looking East from Naples Terrace.*

No-Action Scenario



Source: GF55 Architects

With-Action Scenario



Source: GF55 Architects

Figure G-6: Urban Design Views

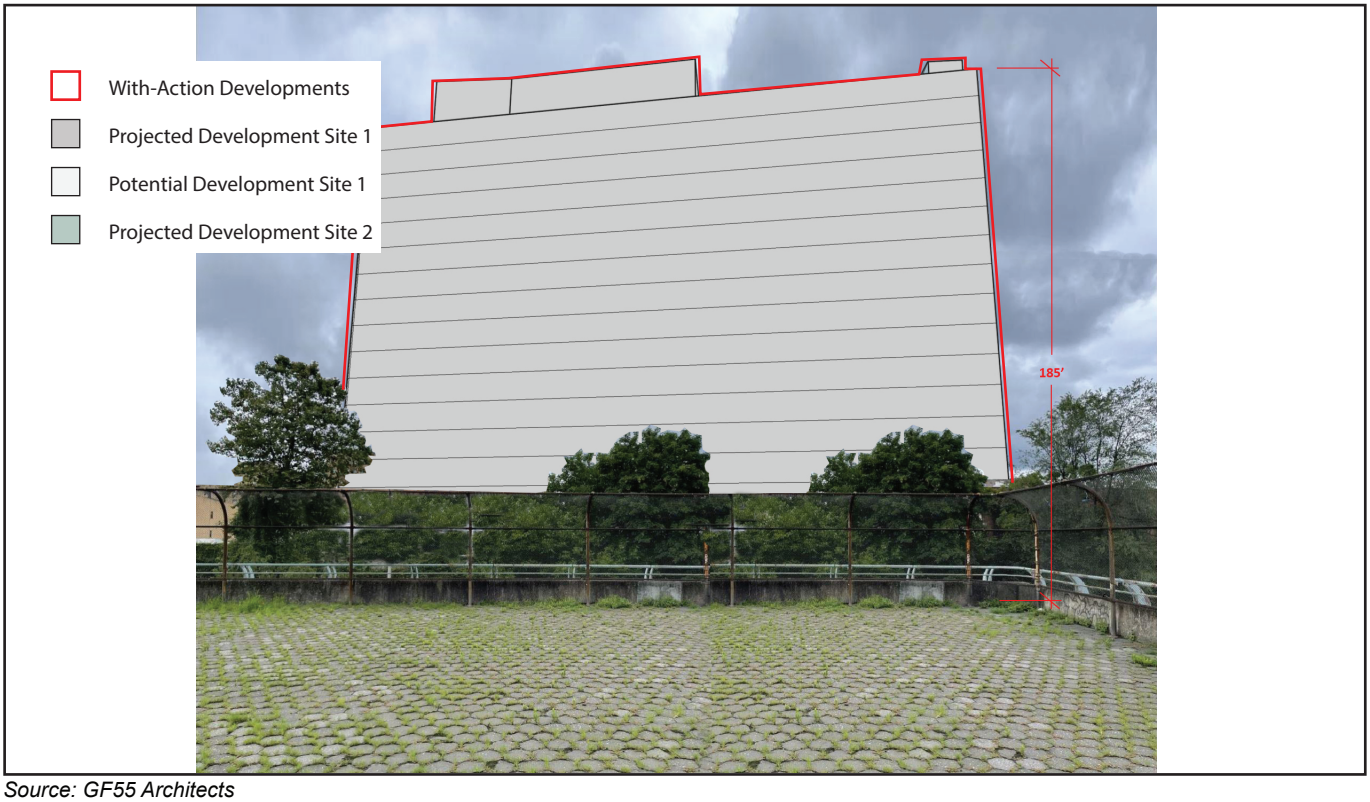
View 5: *View of Projected Development Site 1 (grey) looking West from Albany Crescent.*

No-Action Scenario



Source: GF55 Architects

With-Action Scenario



Source: GF55 Architects

Figure G-6: Urban Design Views

Attachment H: Hazardous Materials

I. INTRODUCTION

This attachment assesses the potential for the presence of hazardous materials in soil, groundwater, and/or soil vapor, and further evaluates the potential for hazardous materials impacts resulting from the Proposed Project. According to 2021 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a hazardous materials assessment may be necessary when a Proposed Action could lead to increased exposure of people or the environment to hazardous materials, or whether increased exposure would lead to significant public health impacts or environmental damage.

As described in Attachment A, "Project Description," the Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building, including approximately 274,560 gsf of residential use comprising approximately 226 dwelling units (DUs) of which 25-30% of housing (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces ("Proposed Project"), at 5602-5604 Broadway (Block 3267, Lots 90 and 91) "(Projected Development Site 1"). Under the assumption of HPD funding via the Extremely Low and Low-Income Affordability (ELLA) Program, a minimum of 80% of units (181 DUs) will be affordable to households earning up to 80% AMI and the remaining 45 DUs would be income restricted to households earning up to 90% AMI. All the proposed dwelling units would be income restricted with approximately 80% of the 226 DUs (i.e., 181 DUs) affordable to households earning up to 80% of the Area Median Income (AMI) and the remaining 45 DUs affordable to households earning up to 90% AMI. 185 feet will be the maximum permitted height analyzed, as this is the maximum permitted height under the R7-3 rezoning and will present a more conservative analysis. The Proposed Project is expected to be completed by 2027.

In addition, the Proposed Actions may result in the maximum development feasible on the non-Applicant owned Lot (Block 3267, Lot 99) ("Projected Development Site 2") by the 2027 build year. Projected Development Site 2 may be developed with a 13-story, 185-foot-tall, approximately 39,413 gsf building comprising approximately 30,441 gsf of residential use including 30 DUs, approximately 5,372 gsf of commercial use, and 3,600 gsf of parking with 18 parking spaces.

In addition to the Projected Development Site 2, the Proposed Actions could result in some potential development on Block 3267, Lots 93, 95, 97, 98 ("Potential Development Site 1"). Although these lots are under separate ownership, they have the potential to assemble to create a larger lot size of 12,016 sf. Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, since redevelopment of these sites is not expected to occur by the 2027 build year, Lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1. Per the guidance of the *CEQR Technical Manual*, Potential Development Site 1 will be analyzed for site-specific assessments which includes hazardous materials.

II. METHODOLOGY

The presence or likely presence of any hazardous substance or petroleum products on a site under conditions that indicate an existing release, past release, or a material threat of release of any hazardous substances or petroleum products into structures on Projected Development Site 1 or into the ground, ground water, or surface water of the Projected Development Site 1, is known as a Recognized Environmental Condition (REC), as defined by the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ESAs): Phase I ESA Process (ASTM E-1527). Any

RECs found should be disclosed under CEQR. According to *CEQR, e*xamples of RECs include contaminants spilling or leaking into the soil or groundwater, dispersed in the soil vapor, suspended in indoor or ambient air, or contained in fugitive dust. A Phase I ESA, dated August 2021, was prepared in conformance to ASTM International Standard Practice E-1527-13, and served as the basis of the hazardous materials assessment.

The following investigations were conducted for Projected Development Site 1:

- *Phase I Environmental Site Assessment: 5602-5604 Broadway, The Bronx, NY 10463, Block 3267, Lots 90 & 91, dated August 31, 2021, Prepared by GEI Consultants, Inc., P.C.*

Because Projected Development Site 2 and Potential Development Site 1 is not owned by the applicant, it is not accessible for purposes of conducting a Phase 1 ESA and subsequently, an (E) designation will be mapped on both sites to ensure proper remediation will precede any future development.

III. EXISTING CONDITIONS

Phase I ESA

The Phase I ESA identified RECs related to Projected Development Site 1, which are listed below:

- **Gasoline Underground Storage Tanks (USTs):** Historical New York City Department of Buildings (NYCDOB) information, historical maps, and observations made during the GEI's site reconnaissance indicated that gasoline tanks were installed as part of the development of the parking garage at 5604 Broadway when the building was constructed. In addition, three gasoline UST vent lines were observed running up along the southerly wall from the lower level through the upper level and extending above the roof line. There were also several cut pipes near the main parking garage entrance on the ground floor. It is possible that these could be associated with an old gasoline pump that was historically used for dispensing gasoline.
- **Interior and Exterior Drainage Structures:** Several interior drainage structures and exterior drainage structures were observed within the parking garage. Given the historical parking garage use of the property, there is the potential for these drains to be impacted by automotive lubricants and fluids, tire particles, vehicle exhaust, and degrading asphalt.
- **Potential for Fuel Oil Underground Storage Tank:** The parking garage building had an old chimney on the northwestern corner of the building. GEI did not observe any heating system in this area. This is likely associated with an old heating system that was used when the building was developed. Historically, heating systems in the 1920s utilized fuel oil. Therefore, there is the potential that a fuel oil UST is located in the portion of the building. It should be noted that if a UST existed, there is the potential that it was covered when the 1-story auto repair garage located on the northwestern corner of the 2-story parking garage was constructed.
- **Site Flooding:** Additionally, as a Non-Scope ASTM Environmental Concern, it was reported that the garage drains would often flood after a heavy rain event. GEI recommended that this should be researched, and soil samples should be obtained to determine if the flooding has impacted the underlying soils of the Site.

IV. FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

In the No-Action condition, the lease on United Auto Repair shop located on Lot 91 would not be continued. This commercial use would be vacant in the No-Action condition. Lot 90 would continue to operate as a public parking facility similar to the existing conditions.

V. FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

Projected Development Site 1

In the future with the Proposed Actions, Projected Development Site 1 (Block 3267, Lot 93, 95, 97, 98) would be rezoned from an M1-1 zoning designation to an R7-3 zoning district with a C2-3 commercial zoning overlay. The Proposed Actions would result in an approximately 328,431 gsf, 13-story building, with a maximum height of 185 feet, approximately 274,560 gsf of residential use generating 226 Dus, and approximately 53,871 gsf for parking.

The Applicant intends to file an application to the New York State Department of Environmental Conservation (NYSDEC) to enter Projected Development Site 1 into the BCP. The BCP is a voluntary cleanup program that provides incentives for the remediation and development of contaminated, underutilized properties. If the Projected Development Site 1 is accepted into the BCP, remedial actions performed in conjunction with the Proposed Project would be subject to approval and oversight by NYSDEC and compliance with the requirements of the BCP, which will prevent significant adverse impacts from hazardous materials in connection with the Proposed Project. The BCP is a comprehensive program that includes or surpasses requirements of the City's hazardous materials (E) designation program. Should the application to enroll Projected Development Site 1 in the BCP not be accepted, or, if Projected Development Site 1 is withdrawn from the BCP, a Remedial Action Plan (RAP) and site-specific Construction Health and Safety Plan (CHASP) will be submitted to the Mayor's Office of Environmental Remediation (OER) for review and approval pursuant to an (E) designation to ensure that the environmental commitments to remediate Projected Development Site 1 are retained regardless of BCP participation. Subsurface investigation is needed to determine the presence of contaminants within Projected Development Sites 1 and 2 and Potential Development Site 1. Though controlled by the Applicant, Projected Development Site 1 is under active use that would be disrupted because of subsurface investigation. Projected Development Site 2 and Potential Development Site 1 are not controlled by the Applicant. Therefore, an E-Designation related to hazardous materials is needed. The RAP and CHASP will be prepared to establish procedures to be followed throughout all periods of construction and disturbance at Projected Development Site 1. Construction management, site-specific controls, and monitoring procedures established therein would be submitted to the OER for review and approval. Documentation of the RAP is required prior to the issuance of NYC building permits to allow building occupancy on Projected Development Site 1.

The following (E) designation related to hazardous materials pursuant to Section 11-15 of the New York City Zoning Resolution, **E-[TO COME]**, will be mapped for the Projected Development Site 1:

Task 1 – Sampling Protocol

A Phase I Environmental Site Assessment must be submitted to the New York City Mayor's Office of Environmental Remediation (OER). If required based on Phase I ESA conclusions, a soil, groundwater, and soil vapor testing protocol must also be submitted, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If subsurface sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination will be made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is needed, a proposed remediation plan must be submitted to OER for review and approval. Such remediation must be completed as determined necessary by OER. Appropriate documentation indicating that the work has been satisfactorily completed must be provided.

A Construction Health and Safety Plan (CHASP) should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater, and/or soil vapor. This CHASP will be submitted to OER prior to implementation.

Through the provisions of the NYSDEC BCP and mapping of the (E) designation on Projected Development Site 1 as an assurance towards maintaining environmental commitments, no significant adverse impacts from hazardous materials would occur, and no further analysis is warranted.

Projected Development Site 2

As a result of the Proposed Actions, Projected Development Site 2 (Block 3267, Lot 99) may be developed with an 18--story, 185-foot-tall, approximately 39,413 gsf building comprising approximately 30,441 gsf of residential use including 30 Dus, approximately 5,372 gsf of commercial use, and 3,600 gsf of parking with 18 spaces. Given the existing M1-1 zoning on the site and RECs found on the adjacent Projected Development Site 1, an (E) designation will be placed on the Projected Development 2 to ensure that proper remediation is pursued before any potential future development occurs on site.

The following (E) designation related to hazardous materials pursuant to Section 11-15 of the New York City Zoning Resolution, **E-[TO COME]**, will be mapped for the Projected Development Site 2:

Task 1 – Sampling Protocol

A Phase I Environmental Site Assessment must be submitted to the New York City Mayor's Office of Environmental Remediation (OER). If required based on Phase I ESA conclusions, a soil, groundwater, and soil vapor testing protocol must also be submitted, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If subsurface sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination will be made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is needed, a proposed remediation plan must be submitted to OER for review and approval. Such remediation must be completed as determined necessary by OER. Appropriate documentation indicating that the work has been satisfactorily completed must be provided.

A Construction Health and Safety Plan (CHASP) should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater, and/or soil vapor. This CHASP will be submitted to OER prior to implementation.

Through the provisions of the NYSDEC BCP and mapping of the (E) designation on Projected Development Site 2 as an assurance towards maintaining environmental commitments, no significant adverse impacts from hazardous materials would occur, and no further analysis is warranted.

Potential Development Site 1

As a result of the Proposed Actions, Potential Development Site 1 (Block 3267, Lot 93, 95, 97, 98) may be developed with a 13-story, approximately 86,515 gsf building comprising approximately 73,538 gsf of residential use including 87 Dus and approximately 12,977 gsf of commercial use. Given the existing M1-1 zoning on the site and RECs found on the adjacent Projected Development Site 1, an (E) designation will be placed on the Potential Development 1 to ensure that proper remediation is pursued before any potential future development occurs on site.

The following (E) designation related to hazardous materials pursuant to Section 11-15 of the New York City Zoning Resolution, **E-[TO COME]**, will be mapped for the Potential Development Site 1:

Task 1 – Sampling Protocol

A Phase I Environmental Site Assessment must be submitted to the New York City Mayor's Office of Environmental Remediation (OER). If required based on Phase I ESA conclusions, a soil, groundwater, and soil vapor testing protocol must also be submitted, including a description of methods and a site map with all sampling locations clearly and precisely represented.

If subsurface sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination will be made by OER if the results indicate that

remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is needed, a proposed remediation plan must be submitted to OER for review and approval. Such remediation must be completed as determined necessary by OER. Appropriate documentation indicating that the work has been satisfactorily completed must be provided.

A Construction Health and Safety Plan (CHASP) should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater, and/or soil vapor. This CHASP will be submitted to OER prior to implementation.

Through the provisions of the NYSDEC BCP and mapping of the (E) designation on Potential Development Site 1 as an assurance towards maintaining environmental commitments, no significant adverse impacts from hazardous materials would occur, and no further analysis is warranted.

VI. CONCLUSION

An (E) designation related to hazardous materials pursuant to Section 11-15 of the New York City Zoning Resolution **E-[TO COME]**, will be mapped on Projected Development Site 1, Projected Development Site 2, and Potential Development Site 1. With the mapping of the (E) designation, and related requirements for a RAP and CHASP, no significant adverse impacts related to hazardous materials would occur.

Attachment I: Noise

I. INTRODUCTION

This attachment assesses the potential for the Proposed Project to result in a significant adverse noise impact. Noise, in its simplest definition, is unwanted sound. While high noise levels may cause hearing loss, the noise levels associated with projects reviewed under the *CEQR Technical Manual* are generally below this hazardous range. However, noise levels that are not considered hazardous may cause stress-related illnesses, disrupt sleep, and interrupt activities requiring concentration. This attachment assesses the potential for the Proposed Actions to result in significant noise impacts. As described in Section 200 of Chapter 19 of the *CEQR Technical Manual*, the noise assessment defines technical terms, identifies evaluation methods and criteria used to assess the potential for noise impacts, discloses the impacts of the Proposed Actions, and, where significant adverse noise impacts are anticipated, identifies measures to avoid or mitigate potential impacts. Included are assessments of the impact of the Proposed Project on sensitive noise receptors and of the potential effects of ambient noise levels on sensitive noise uses introduced by the Proposed Project.

As described in Attachment A, "Project Description," the Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including approximately 274,560 gsf of residential use comprising approximately 226 dwelling units (DUs), and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces ("Proposed Project"), on the applicant owned Projected Development Site 1. 25-30% of the 226 dwelling units (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2. The maximum permitted building height under the R7-3 rezoning is 185 feet and will be assumed in conducting the noise analysis. The Proposed Project is expected to be completed by 2027.

In addition, the Proposed Actions may result in the maximum development feasible on the non-Applicant owned Lot (Block 3267, Lot 99) ("Projected Development Site 2") by the 2027 build year. Projected Development Site 2 may be developed with a 13-story, 185-foot-tall, approximately 39,413 gsf building comprising approximately 30,441 gsf of residential use including 30 DUs, approximately 5,372 gsf of commercial use, and 3,600 gsf of parking with 18 parking spaces. 25 to 30% of housing (7 to 9 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2. The maximum permitted building height under the R7-3 rezoning is 185 feet and will be assumed in conducting the noise analysis.

Per the soft-site criteria in the CEQR Technical Manual, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot of approximately 12,016 sf ("Potential Development Site 1"). Given the substantial development potential under the proposed rezoning, the potential for these lots to be under common ownership is reasonable. However, since redevelopment of these sites is not expected to occur by the 2027 build year, Lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1, an 18-story, 185-foot-tall residential development comprised of 73,538 gsf of residential space with 87 DUs and 12,977 gsf of commercial office space.

II. METHODOLOGY

Scope of Analysis

In conformance to guidance in the *CEQR Technical Manual*, the goal of the noise analysis is to determine:

1) the effect of the Proposed Project on sensitive noise receptors, including the effects on noise levels within residential, commercial, and institutional facilities, and at open spaces; and,

2) the effects of ambient noise levels on new sensitive uses introduced by the Proposed Project.

The Proposed Project would introduce new residential use to Projected Development Site 1. The major sources of existing noise at Projected Development Sites 1 and 2 would be vehicular traffic on Broadway and the Major Deegan Expressway, and the rail noise from the elevated MTA No.1 rail line on Broadway, adjacent to the Rezoning Area. No new schools or playgrounds are proposed as part of the Proposed Project. However, three existing playgrounds are located within 1,500 feet, and would have a direct line of sight, to the Proposed Project. Based on these factors, the scope of noise assessment included:

- Obtain existing traffic noise levels and vehicular mix at receptor location subject to project-generated traffic.
- Obtain rail noise at the elevated train platform over a one-hour hour peak period.
- Project existing traffic noise levels into the future analysis year.
- Calculate rail noise for a 24-hour LDN noise value.
- Add existing playground noise levels to the traffic noise analysis.
- Determine whether the relative increase in future traffic noise levels would exceed the impact thresholds identified under the discussion on Evaluation Criteria.
- Identify new sensitive receptors on Projected Development Site 1 as part of the Proposed Project that would need protection from ambient noise levels; and,
- Identify the required window/wall noise attenuation to ensure acceptable interior noise levels at sensitive receptor locations on Projected Development Site 1.
- Identify required window/wall noise attenuation assuming future development to the Broadway facing lot line and to the maximum permitted building height of 185’ for all Projected and Potential Development Sites.

Analysis Year

The assessment of noise was completed for the year 2027, the year in which the Proposed Project would be complete.

Noise Fundamentals

Noise Descriptors

Noise is measured on the basis of sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the “A-weighted scale” are termed “dBA.” The A-weighted scale is used for evaluating the effects of noise in the environment since it most closely approximates the response of the human ear to noise. On this scale, the threshold of discomfort is 120 dBA, and the threshold of pain is about 140 dBA.

Table l-1: Sound Pressure Level and Loudness of Typical Noises in Indoor and Outdoor Environments shows the range of noise levels for a variety of indoor and outdoor sources. Because the scale is logarithmic, a relative increase of 10 decibels represents an acoustic energy that is 10 times higher than base levels. Humans perceive a 10 dBA increase in noise levels as twice as loud. The following are typical human responses to relative changes in noise level:

- 3 dBA change is the threshold of change detectable by the human ear,
- 5 dBA change is readily noticeable, and
- 10 dBA increase is perceived as a doubling of noise level.

Table I-1: Sound Pressure Level and Loudness of Typical Noises in Indoor and Outdoor Environments

Noise Level (dBA)	Subjective Impression	Typical Sources		Relative Loudness (Human Response)
		Outdoor	Indoor	
120-130	Uncomfortably Loud	Air raid siren at 50 feet (threshold of pain)	Oxygen torch	32 times as loud
110-120	Uncomfortably Loud	Turbo-fan aircraft at take-off power at 200 feet	Riveting machine Rock band	16 times as loud
100-110	Uncomfortably Loud	Jackhammer at 3 feet		8 times as loud
90-100	Very Loud	Gas lawn mower at 3 feet Subway train at 30 feet Train whistle at crossing Woodchipper shredding trees. Chain saw cutting trees at 10 feet	Newspaper press	4 times as loud
80-90	Very Loud	Passing freight train at 30 feet Steamroller at 30 feet Leaf blower at 5 feet Power lawn mower at 5 feet	Food blender Milling machine Garbage disposal Crowd noise at sports event	2 times as loud
70-80	Moderately Loud	NJ Turnpike at 50 feet Truck idling at 30 feet Traffic in downtown urban area	Loud stereo Vacuum cleaner Food blender	Reference loudness (70 dBA)
60-70	Moderately Loud	Residential air conditioner at 100 feet Gas lawn mower at 100 feet Waves breaking on beach at 65 feet	Cash register Dishwasher Theater lobby Normal speech at 3 feet	2 as loud
50-60	Quiet	Large transformers at 100 feet Traffic in suburban area	Living room with TV on Classroom Business office Dehumidifier Normal speech at 10 feet	1/4 as loud
40-50	Quiet	Bird calls, Trees rustling, Crickets, Water flowing in brook	Folding clothes Using computer	1/8 as loud
30-40	Very quiet		Walking on carpet Clock ticking in adjacent room	1/16 as loud
20-30	Very quiet		Bedroom at night	1/32 as loud
10-20	Extremely quiet		Broadcast and recording studio	
0-10	Threshold of hearing			

Sources: Noise Assessment Guidelines Technical Background, by Theodore J. Schultz, Bolt Beranek and Newman, Inc., prepared for U.S. HUD, Office of Research and Technology, Washington, D.C., undated; Sandstone Environmental Associates, Inc.; Highway Noise Fundamentals, prepared by the Federal Highway Administration, U.S. Department of Transportation, September 1980; Handbook of Environmental Acoustics, by James P. Cowan, Van Nostrand Reinhold, 1994.

The SPL that humans experience typically varies from moment to moment. Therefore, a variety of descriptors are used to evaluate environmental noise levels over time. Some typical descriptors are defined below:

- L_{eq} is the continuous equivalent sound level. The sound energy from the SPLs is averaged over time to create a single number to describe the mean energy or intensity level. High noise levels during a monitoring period will have greater effect on the L_{eq} than low noise levels. The L_{eq} has an advantage over other descriptors because L_{eq} values from different noise sources can be added and subtracted to determine cumulative noise levels.

- L_{max} is the highest SPL measured during a given period of time. It is useful in evaluating L_{eq} for time periods that have an especially wide range of noise levels.
- L_{10} is the SPL exceeded 10% of the time. Similar descriptors are the L_1, L_{50}, and L_{90}.
- L_{dn} is the day-night equivalent sound level. It is similar to a 24-hour L_{eq}, but with 10 dBA added to SPL measurements between 10 pm and 7 am to reflect the greater intrusiveness of noise experienced during these hours. DNL is based on average values of L_{dn} over a year period.

Noise Attenuation

Noise levels from a given source reduce with distance. Noise from a "line" source (e.g., roadways) typically attenuates at the rate of 3 dBA per distance doubling, based on a reference distance of 50 feet, for noise traveling through air or over a hard surface, and 4.5 dBA per doubling of distance for noise traveling over a soft surface. Noise from a stationary source attenuates at a rate of 6 dBA when traveling through air or over a hard surface and up to 7 or 8 dBA when traveling over a soft surface.

Passenger Car Equivalent Values

Noise impacts from vehicular traffic are based on "Passenger Car Equivalents" (PCEs). PCEs are the number of autos that would generate the same noise level as the observed mix of autos, medium trucks (trucks with a gross weight between 9,900 and 26,400 pounds), heavy trucks (trucks with a gross weight of more than 26,400 pounds), and buses (capable of carrying more than nine passengers). As identified in the *CEQR Technical Manual*:

- One auto or light truck = One PCE
- One medium truck = 13 PCEs
- One heavy truck = 47 PCEs
- One bus = 18 PCEs

Motorcycles are considered to be equivalent to medium trucks[1]. PCEs are useful for comparing the effects of traffic noise on different roadways or for different future scenarios.

Where traffic volumes are projected to change, proportional modeling techniques, as described in the *CEQR Technical Manual*, typically are used to project incremental changes in traffic noise levels. Using this technique, the prediction of representative existing and future noise levels (where traffic is the dominant noise source) is based on a calculation using measured existing noise levels and predicted changes in traffic volumes to determine Existing, No-Build, and Build noise levels. The change in future noise levels is calculated using the following equation:

$FNL=ENL + 10 \times \log_{10} (FPCE/EPCE)$ where:

FNL= Future Noise Level

ENL= Existing Noise Level

FPCE= Future PCEs

EPCE= Existing PCEs

Since sound levels use a logarithmic scale, this model proportions logarithmically with traffic change ratios. For example, assuming that traffic is the dominant noise source at a location, if the existing traffic volume

[1]As per the Federal Highway Administration's *Traffic Noise Model 3.1 Technical Manual*, the A-weighted noise emissions of motorcycles fall between autos and medium trucks, up to speeds of approximately 40 mph vehicle speed and closely resembling medium truck noise emissions at higher speeds (Appx. B, Fig. 26). Therefore, when calculating PCE noise levels for vehicles on NYC local streets with a speed limit of less than 40 mph, motorcycles are included with medium trucks.

on a street is 100 PCEs, and the future traffic volume were increased by 50 PCEs to a total of 150 PCEs, the noise level would increase by 1.8 dBA above the existing noise level. Similarly, if future traffic increased by 100 PCEs, (i.e., doubled to a total of 200 PCEs), the noise level would increase by 3.0 dBA above the existing noise level.

Window/Wall Attenuation Ratings

The attenuation of noise for a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Typically, a building facade is composed of the wall, glazing, and any vents or louvers for heating, ventilation, and air conditioning (HVAC) systems in various ratios of area. All new facades would need to provide composite Outdoor-Indoor Transmission Class (OITC) ratings greater than or equal to the attenuation needed to provide interior noise levels of 45 dBA or less, depending on the dominant noise source. The OITC classification is defined by the American Society of Testing and Materials (ASTM E1332-90) and provides a single-number rating that is used to design a building facade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation. Higher OITC values reflect greater efficiencies to block airborne sound.

Noise Standards and Guidelines

CEQR Guidelines

In 1983, the New York City (NYC) Department of Environmental Protection (DEP) adopted City Environmental Protection Order - CEQR noise standards for exterior noise levels. These standards are used to classify noise exposure into four categories: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable (see **Table l-2: CEQR Noise Exposure Guidelines for Use in City Environmental Impact Review)**.

Table l-3: Required Attenuation Values to Achieve Acceptable Interior Noise Levels shows the required attenuation for sensitive uses for marginally unacceptable and clearly unacceptable noise exposure categories listed in **Table l-2**, which contains four different noise exposure categories. For example, an L_{10} may approach 80 dBA provided buildings are constructed of materials that reduce exterior to interior noise levels by at least 35 dBA to achieve an interior L_{10} noise level of 45 dBA for residential and community facility uses.

Table I-2: CEQR Noise Exposure Guidelines for Use in City Environmental Impact Review[1]

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1.Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dBA	DNL ≤ 60 dBA		60 < DNL ≤ 65 dBA		(I) 65 < DNL ≤ 75 dBA		75 dBA < DNL
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel, or motel	7 am to 10 pm	$L_{10} \leq 65$dBA		$65 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	10 pm to 7 am	$L_{10} \leq 55$dBA		$55 < L_{10} \leq 70$dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, courthouse of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM- 10 PM)		Same as Residential Day (7 AM –10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM –10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Source: DEP (adopted policy, 1983)
Notes:

(i) In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;

[1] Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.

[2] Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and senior homes.

[3] One may use the FAA-approved L_{dn} contours supplied by the Port Authority, or the noise contours may be computed from the federally approved Integrated Noise Model (INM) Computer Model using flight data supplied by the Port Authority of New York and New Jersey.

[4] External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the NYC Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

Table I-3: Required Attenuation Values to Achieve Acceptable Interior Noise Levels

Noise Level with Proposed Project	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Train	65<Ldn≤68	68<Ldn≤71	71<Ldn≤73	73<Ldn≤75	75<Ldn
Attenuation[A]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)$[B] dB(A)

Notes: [A] The above composite window-wall attenuation values are for residential dwellings. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed-window situation and hence an alternate means of ventilation.

[B] Required attenuation values increase by 1 dB(A) increments for L_{10} values greater than 80 dBA.

Source: DEP, *2021 CEQR Technical Manual*, Table 19-3.

Evaluation Criteria

The selection of incremental values and absolute noise levels should be responsive to the nuisance levels of noise and critical time periods when nuisance levels are most acute. During "daytime" hours (between 7 am and 10 pm), nuisance levels for noise are generally considered to be more than 45 dBA indoors and 70 to 75 dBA outdoors. Indoor activities are subject to task interference above this level, and 70 to 75 dBA is the level at which speech interference occurs outdoors. Nighttime (between 10 pm and 7 am) is a particularly critical time period relative to potential nuisance values for noise level increases. Single-glazed windows provide a minimum noise attenuation of 25 dBA when closed. Double-glazed windows typically provide at least 28 dBA of noise attenuation when closed.

Based on the foregoing, the *CEQR Technical Manual* provides the following relative noise level increases for determining impacts from a proposed action:

- An increase of five dBA or more in With-Action $L_{eq(1)}$ noise levels at sensitive receptors (including residences, play areas, parks, schools, libraries, and houses of worship) over those calculated for the No-Action condition, if the No-Action levels are 60 dBA $L_{eq(1)}$ or less, and the analysis period is not a nighttime period.
- An increase of four dBA or more in With-Action $L_{eq(1)}$ noise levels at sensitive receptors over those calculated for the No-Action condition, if the No-Action levels are 61 dBA $L_{eq(1)}$ and the analysis period is not a nighttime period.
- An increase of three dBA or more in With-Action $L_{eq(1)}$ noise levels at sensitive receptors over those calculated for the No-Action condition, if the No-Action levels are 62 dBA $L_{eq(1)}$ or more, and the analysis period is not a nighttime period.
- An increase of three dBA or more in With-Action $L_{eq(1)}$ noise levels at sensitive receptors over those calculated for the No-Action condition, if the analysis period is a nighttime period.

Impact thresholds for proposed projects that introduce sensitive receptors are more straightforward. Typically, potential significant impacts on the newly created receptor relate to absolute noise limits. The Noise Exposure Guidelines shown in **Table I-2** are followed for this purpose. If a project is within an area where the projected noise levels exceed the marginally acceptable limit shown in the Noise Exposure Guidelines (as measured at the proposed building line or property line), a significant impact would occur. For this project, a potential impact would be identified if the Proposed Project would place new residential and commercial uses in an area with an exterior L_{10} noise level of 70 dBA or more.

If noise levels would exceed the marginally acceptable levels, a significant impact would occur unless the building design as proposed provides a composite building attenuation that would be sufficient to reduce these levels to an acceptable interior noise level based on Table 19-3 of *CEQR Technical Manual*.

III. EXISTING CONDITIONS

Existing noise levels were estimated from on-site monitoring. Weekday ambient noise levels were monitored on Wednesday, June 8th, 2022. Noise monitoring was completed during the peak AM, Midday, and PM traffic periods at three locations. The Saturday Midday readings were done on June 11th, 2022. The noise monitoring locations are indicated below and shown in **Figure I-1: Noise Monitoring Locations.**

1. Site frontage along Broadway,
2. Albany Crescent sidewalk along Major Deegan Highway, and
3. 231st Elevated Train Platform.

The Albany Crescent sidewalk is the closest accessible location to Projected Development Site 1 where noise monitoring could be performed to capture the existing noise levels from Major Deegan Expressway. The dominant source of noise at this location is the traffic on Major Deegan Expressway. West 231st Street and West 233rd Street bridges were not selected for noise monitoring because the sidewalks were deemed too narrow to mount the noise monitor. Existing traffic on these streets would have contributed to the monitored noise levels in addition to the noise levels from the Major Deegan Expressway. Noise monitoring identified traffic on Broadway and the rail noise from the MTA elevated rail line as the dominant noise source. Monitoring was carried out for a duration of one-hour during peak periods at all three locations due to the MTA elevated subway line fronting Projected Development Site 1. Monitoring at the sidewalk on Broadway was conducted approximately 20 feet north of the Projected Development Site 1 entrance due to the existing parking facility driveway. Traffic volumes by vehicle classification were counted concurrently during the noise monitoring periods according to the following categories:

- Passenger cars and light duty trucks (including small gasoline school buses)
- Medium trucks (two axles, six tires)
- Heavy duty trucks (three or more axles)
- Buses
- Motorcycles (counted as equivalent to medium trucks)



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 200 400 Feet

Rezoning Area

Projected Development Site 1

Projected Development Site 2

Potential Development Site 1

400-foot Study Area

Monitoring Locations

NOISE MONITORING MAP KEY

Figure I-1

5602-5604 Broadway EAS

Table I-4: Observed Noise Levels (dBA) summarizes monitored noise levels. Traffic and/or rail noise dominated at all three sites. Monitoring location 1 had the highest noise levels, primarily due to the rail noise, traffic volume and vehicular mix. However, additional sources of noise included vehicle horns, police sirens, store gates closing, car alarms, and pedestrian noise. The L_{eq} and L_{10} for the PM peak were substantially higher than the noise levels for peak periods with similar or higher PCEs, and the difference between the L_{eq} and L_{10} was greater than for other peak periods. Therefore, it was considered to be anomalous, and was not included in the With-Action noise analysis.

At Monitoring Location 2, noise levels were relatively constant and were due to high traffic volumes. Occasional non-vehicular noises included loud honking, motor bikes, sirens, car stereos, fire/police sirens, and pedestrian noise. Monitored noise levels at this location were the lowest among the three sites due to the distances from the traffic lanes, and lack of congestion.

At Monitoring Location 3, rail noise was the dominant noise source. Non-rail sources included train announcements, as well as traffic and non-traffic noise from Broadway (car horns, loud music, and motorbike engines). **Table I-4: Observed Noise Levels (dBA)** shows the noise levels at the three sites.

Table I-4: Observed Noise Levels (dBA)

Site ID	Site	Date and Time		Elevated Subway	Leq	L10	MinL	MaxL	L01	L90
1	Broadway	6/8/2022	8:05 am - 9:06 am		75.9	74.9	57.2	92.0	88.9	61.7
			1:04 pm - 2:04 pm		77.1	77.4	59.7	95.0	89.3	62.3
			5:06 pm - 6:07 pm		78.5	82.5	58.3	92.8	90.3	62.2
		6/11/2022	1:11 pm - 2:13 pm		76.3	75.4	58.8	96.5	89.3	61.6
2	Major Deegan	6/8/2022	7:07 am - 8:07 am		74.4	75.7	68.2	87.6	80.1	71.8
			12:02 pm - 1:02 pm		74.3	75.8	66.8	90.7	78.7	71.9
			4:02 pm -5:02 pm		73.6	75.3	61.9	90.9	84.4	66.6
		6/11/2022	12:25 pm - 1:25 pm		75.9	77.2	67.3	91.5	83.3	72.4
3	231St Train Platform	6/8/2022	7:01 am - 8:01 pm	28	74.8	76.5	59.6	100.5	86.7	62.2
			11:57 am - 12:57 pm	21	75.6	76.7	60.1	97.5	87.6	62.2
			4:00 pm- 5:00 pm	27	75.4	79.0	58.5	103.5	87.6	61.2
		6/11/2022	12:01 pm-1:01 pm	14	73.2	71.7	59.9	93.4	86.5	62.7

Table I-5: Peak Hour Noise Levels (dBA), Traffic Volumes, Existing Conditions summarizes the noise levels, traffic volumes and equivalent PCEs for the three monitoring locations.

Table I-5: Peak Hour Noise Levels (dBA) and Traffic Volumes, Existing Condition

Site ID	Location	Period	Leq	L10	Elevated Subway	Autos	Medium Trucks	Heavy Trucks	Buses	Total	PCEs
1	Broadway	AM	75.9	74.9		537	11	2	26	576	1,242
		MD	77.1	77.4		542	11	2	25	580	1,229
		*PM	78.5	82.5		593	17	0	26	636	1,282
		Saturday MD	76.3	75.4		612	48	3	51	714	2,295
2	Major Deegan	AM	74.4	75.7		3,442	138	199	94	3,873	16,281
		MD	74.3	75.8		3,196	188	133	26	3,543	12,359
		PM	73.6	75.3		3,254	119	53	17	3,443	7,598
		Saturday MD	75.9	77.2		3,457	243	96	18	3,814	11,452
3	Subway Station	AM	74.8	76.5	28	0	0	0	0	0	0
		MD	75.6	76.7	21	0	0	0	0	0	0
		PM	75.4	79.0	27	0	0	0	0	0	0
		Saturday MD	73.2	71.7	14	0	0	0	0	0	0

Note: *Broadway PM Peak experienced anomalous, non-traffic noise sources at the time of monitoring

IV. FUTURE WITHOUT PROPOSED ACTION (NO-ACTION CONDITION)

Without the Proposed Actions in place, there would be no rezoning and Projected Development Site 1 would not procure the certification required for any new development. Therefore, Projected Development Site 1 would remain the same as under existing conditions.

Table I-6: 2027 Traffic Volumes and Noise Levels (dBA), No-Action Conditions summarizes the future one-hour traffic volumes and noise levels for the three noise monitoring locations without the Proposed Actions. Traffic growth for all vehicular classes was increased by 0.25% per year according to Table 16-4 of the Transportation chapter of the *CEQR Technical Manual*. The PCEs for No-Action conditions were calculated. Adjustments to the noise levels were made by applying the proportionality equation to the existing condition PCEs to obtain the PCEs for the No-Action traffic. The adjustments to the L_{eq} and L_{10} values were 0.043 dBA for all monitoring locations.

Table I-6: 2027 Traffic Volumes and Noise Levels (dBA), No-Action Condition

Site ID	Location	Period	Existing				No Build				
			Volumes	PCEs	Leq	L10	Volumes	PCEs	Noise Adj.	Leq	L10
1	Broadway	AM	576	1,242	75.9	74.9	580	1,251	0.033	75.9	74.9
		MD	580	1,229	77.1	77.4	584	1,238	0.033	77.1	77.4
		PM	636	1,282	78.5	82.5	641	1,292	0.033	78.5	82.5
		Saturday MD	714	2,295	76.3	75.4	719	2,312	0.033	76.3	75.4
2	Major Deegan	AM	3,873	16,281	74.4	75.7	3902	16,403	0.033	74.4	75.7
		MD	3,543	12,359	74.3	75.8	3570	12,452	0.033	74.3	75.8
		PM	3,443	7,598	73.6	75.3	3469	7,655	0.033	73.6	75.3
		Saturday MD	3,814	11,452	75.9	77.2	3843	11,538	0.033	75.9	77.2
3	231St Train Platform	AM			74.8	76.5				74.8	76.5
		MD			75.6	76.7				75.6	76.7
		PM			75.4	79.0				75.4	79.0
		Saturday MD			73.2	71.7				73.2	71.7

V. FUTURE WITH THE PROPOSED ACTION (WITH-ACTION CONDITION)

In the future with the Proposed Actions, the applicant owned Projected Development Site 1, and non-applicant owned Projected Development Site 2 and Potential Development Site 1, would be rezoned from M1-1 to R7-3/C2-3. The Proposed Project on Projected Development Site 1 would result in a 328,431 gsf mixed-use development, including 274,560 gsf of residential use comprising 226 DUs, and 53,871 gsf of parking comprising 188 accessory parking spaces (**Figure I-2: With-Action Massing Diagram)**. The residential parking entrance would be located on Broadway. Any stationary noise sources associated with the Proposed Project (i.e., mechanical equipment) would be designed to meet all applicable noise regulations and would not generate any significant increase in ambient noise levels.

The non-applicant owned Projected Development Site 2 may be developed to a 13-story, approximately 44,785 gsf mixed-use development comprising 35,813 gsf of residential use with approximately 30 DUs, of which approximately 9 units would be income-restricted under MIH Options 1 & 2, and approximately 5,372 gsf of commercial use.

Lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1 as an 18-story, 185-foot-tall residential development comprised of 73,538 gsf of residential space with 87 DUs and 12,977 gsf of commercial office space.

Traffic Noise

To calculate future traffic volumes, the incremental increases in traffic generated from Projected Development Sites 1 & 2 were added to No-Action traffic volumes on Broadway. Peak-hour incremental changes in traffic between the No-Action and With-Action conditions were assumed to be autos and medium trucks. Volumes for heavy trucks and buses remained the same as for No-Action Conditions. **Table I-7: Peak Hour Traffic Volumes and Noise Levels (dBA) 2027, With-Action Condition** summarizes the future one-hour traffic volumes, PCEs, and noise levels for the three noise monitoring locations.

Projected incremental changes in noise levels on Broadway in the With-Action conditions ranged between 0.13 and 0.30 dBA. As mentioned previously, the L_{eq} and L_{10} for the PM peak were substantially higher than the noise levels for peak periods with similar or higher PCEs, and the difference between the L_{eq} and L_{10} was greater than for other peak periods. Therefore, it was considered to be anomalous, and was not included in the With-Action noise analysis. Since the incremental changes in noise levels between the With-Action and No-Action conditions is less than 3 dBA, they would not cause a significant adverse noise impact.

Table I-7: Peak Hour Traffic Volumes and Noise Levels (dBA) 2027, With-Action Condition

Site ID	Location	Period	No Action				With Action				
			Volumes	PCEs	Leq	L10	Volumes	PCEs	Noise Increase	Leq	L10
1	Broadway	AM	580	1,251	75.9	74.9	647	1,342	0.30	76.2	75.2
		MD	584	1,238	77.1	77.4	628	1,306	0.23	77.4	77.7
		PM	641	1,292	78.5	82.5	703	1,354	0.20	78.7	82.7
		Saturday MD	719	2,312	76.3	75.4	788	2,381	0.13	76.5	75.6
2	Major Deegan	AM	3,902	16,403	74.4	75.7	3,912	16,403	0	74.4	75.7
		MD	3,570	12,452	74.3	75.8	3,579	12,452	0	74.3	75.8
		PM	3,469	7,655	73.6	75.3	3,478	7,655	0	73.6	75.3
		Saturday MD	3,843	11,538	75.9	77.2	3,852	11,538	0	75.9	77.2
3	231St Train Platform	AM			74.8	76.5				74.8	76.5
		MD			75.6	76.7				75.6	76.7
		PM			75.4	79				75.4	79
		Saturday MD			73.2	71.7				73.2	71.7

Playground Noise

There are three playgrounds within 1,500 feet of the Projected Development Site 1. The first is the PS7 Playground, 764 feet west of Projected Development Site 1. It has a direct line of site to the Broadway rear setback façade and to the façade facing W 233rd Street (fronting Lot 93) of the Proposed Project. The other two playgrounds with a line of site to Projected Development Site 1 are Cooney Grauer Field, 471 feet northeast of the Proposed Project and Bailey Playground, 1,015 feet northeast of the Proposed Project.

According to the *CEQR Technical Manual*, $L_{eq(1)}$ noise levels from a playground would be 75 dBA at the boundary of the playground, 73 dBA 15 feet from the boundary, and 70 dBA 30 feet from the boundary. Beyond 30 feet, the noise level would decrease by 4.5 dBA per distance doubling. Based on the vertical and horizontal distances between the playgrounds and the Proposed Project, noise levels due to the playground activities at the respective facades would range from an L_{eq} of 48.7 to 48.8 for PS7, 51.8 to 52.1 for Cooney Grauer Field, and 47.0 to 47.1 for Bailey Playground. The L_{eq} values from the playgrounds were added logarithmically to the measured traffic noise L_{eq}'s for the affected facades and the L10 values were adjusted accordingly.

Combined Playground and Traffic Noise

To obtain the combined With-Action noise levels for each building facade, the horizontal distance and vertical distance to each floor was measured to calculate a diagonal distance from the playground to the windows on each floor and from the roadway to the windows on each floor. The resulting Monitoring Location 1 weekday Midday L_{10} value was used as a worst-case for the west facing facades because the PM Peak noise levels were considered anomalous. The Monitoring Location 2 weekday Midday period was also used as a worst-case, as this was the highest monitored peak period for that location. For each façade, the L_{eq}'s for traffic noise and playground noise were logarithmically added to obtain the total L_{eq} and the resulting total L_{10} as shown in **Table I-8-1: Traffic and PS7 Playground Combined With-Action Noise Levels and Table I-8-2: Traffic and Cooney Grauer/Bailey Playground Combined With-Action Noise Levels**.

Table I-8-1: Traffic and PS7 Playground Combined With-Action Noise Levels

	PS7 Playground Noise			Traffic Noise			With-Action Noise Levels (Playground + Traffic)			
Façade Facing	**Diagonal Distance from Building to PS7**	**Loss due to distance**	**Playground Noise**	**Diagonal Distance from Line Source to Building[4]**	**Traffic Leq (Weekday MD Period Used)**	**Loss Due to Distance (dBA)**	**Total Leq**	**Total L10**	**CEQR Category**	**Minimum Required Attenuation**
Broadway (Lobby Façade) (Floor 1)	No line of site to PS7	No line of site to PS7	No line of site to PS7	19	77.4	-3.2	74.1	74.4	**N/A**	**31 dB(A) - 5dB(A) = 26 dB(A)**
Broadway (Street Setback) (Floor 2 to 15)	No line of site to PS7	No line of site to PS7	No line of site to PS7	65 to 162.3	77.4	-8.6 to -12.6	68.8 to 64.8	69.1 to 65.1	**Marginally Acceptable**	**N/A**
Broadway (Street Setback) (Floor 16 to 18)	No line of site to PS7	No line of site to PS7	No line of site to PS7	171.6 to 190.4	77.4	-12.8 to -13.3	64.4 to 64.1	64.9 to 64.4	**Marginally Acceptable**	**N/A**
Broadway (Rear Setback) (Floors 1 to 8)	777 to 781.1	21.2	48.8	148.1 to 168.2	77.4	-12.2 to -12.7	65.3 to 64.8	65.6 to 65.1	**Marginally Acceptable**	**N/A**
Broadway (Rear Setback) (Floors 9 to 18)	782.2 to 797.6	21.2 to 21.4	48.8 to 48.6	173.2 to 233	77.4	-12.8 to -14.1	64.6 to 63.4	64.9 to 63.7	**Acceptable**	**N/A**
W 231st St Façade (Center Point) (Floors 1 to 11)	No line of site to PS7	No line of site to PS7	No line of site to PS7	127.1 to 168	77.4	-11.5 to -12.7	65.9 to 64.7	66.2 to 65.0	**Marginally Acceptable**	**N/A**
W 231st St Façade (Center Point) (Floors 12 to 18)	No line of site to PS7	No line of site to PS7	No line of site to PS7	174.7 to 220.3	77.4	-12.9 to -13.9	64.5 to 63.5	64.8 to 63.8	**Acceptable**	**N/A**

Notes:
1. Attenuation requirement for the lobby would be 5 dBA less to maintain an interior noise level not greater than 50 dBA
2. Highest L_{eq} at Monitoring Location 1 for the weekday PM peak is considered atypical and therefore the Weekday MD L_{eq} noise level at Monitoring Location 1 was used for attenuation purposes.
3. Attenuation requirement for the Broadway lobby would be 5 dBA less to maintain an interior noise level not greater than 50 dBA.
4. Distance measured from curb to window.

Table I-8-2: Traffic and Cooney Grauer/Bailey Playground Combined With-Action Noise Levels

	Cooney Grauer Field Playground Noise			Bailey Playground Noise			Traffic Noise			With-Action Noise Levels (Playground + Traffic)			
Façade Facing	**Diagonal Distance from Building to Cooney Grauer Field**	**Loss due to distance**	**Playground Noise**	**Diagonal Distance from Building to Bailey Playground**	**Loss due to distance**	**Playground Noise**	**Diagonal Distance from Line Source to Building**	**Traffic Leq (Weekday MD Period Used)**	**Loss Due to Distance (dBA)**	**Total Leq**	**Total L10**	**CEQR Category**	**Minimum Required Attenuation**
Major Deegan Expressway (Floors 1 to 7)	471 to 476.2	17.9 to 18.0	52.1 to 52.0	1015 to 1017.4	22.9 to 23.0	47.1 to 47.0	79.2 to 105.6	76	-11.2 to -12.5	65.0 to 63.8	66.3 to 65.1	**Marginally Acceptable**	**N/A**
Major Deegan Expressway (Floor 8 to 18)	477.7 to 504.2	18.0 to 18.4	52.0 to 51.6	1018.1 to 1030.8	23	47	112.4 to 196.6	76	-12.7 to -15.2	63.5 to 61.3	64.8 to 62.6	**Acceptable**	

Rail Noise

The With-Action rail noise levels were calculated using the Federal Transit Administration (FTA) Noise Impact Assessment Spreadsheet. The spreadsheet calculates a one-hour L_{eq} or a 24-hour L_{dn} based on the average hourly passbys by time of day, the type of rail cars, the characteristics of the track, and the distance between a sensitive receptor and these sources. Locomotives on a given track are calculated as a separate source from rail cars on that track. Results are provided for each individual source as well as for the sources combined.

The W 231st Street station is elevated approximately 20 feet above ground level. It has two side platforms and three tracks: a northbound local track, a southbound local track, and a middle track for express trains that has no regular service. All trains are composed of rail cars. Thus, the station has two sources for the FTA analysis: rail cars on a northbound elevated track and rail cars on a southbound elevated track. The monitored weekday midday L_{90} value at Monitoring Location 3 was used for the existing noise level in the FTA spreadsheet because it was associated with the highest L_{eq} and L_{10}. The L_{90} is typically considered to be a background noise level.

The closest diagonal distances to both northbound and southbound train sources were used to calculate the worst-case noise scenario for the building façades with a line of site to the rail line (Broadway, W. 231st Street, and W. 233rd Street). The weekday number of northbound and southbound hourly occurrences for daytime (7am – 10pm) and nighttime (10pm – 7am) were obtained from the December 19, 2021 timetable for the MTA 1 line. The weekday schedule was used because the number of trains on Saturdays is lower than on weekdays.

Before calculating the L_{dn} for the Proposed Project, the FTA spreadsheet was calibrated with the one-hour monitored noise levels to ensure that it would provide accurate results. For the calibration, the average train occurrences and the distance from the monitor to each line source were entered into the FTA spreadsheet, that resulted in an L_{eq} within 0.5 dBA of what was monitored, confirming the accuracy of the spreadsheet and the weekday MD peak period data. Both daytime and nighttime average hourly train volumes were entered into the FTA spreadsheet, which calculated the total L_{dn} for the rail noise. This was used to determine the minimum required attenuation, as shown in **Table I-9: Rail Noise to Receptor**.

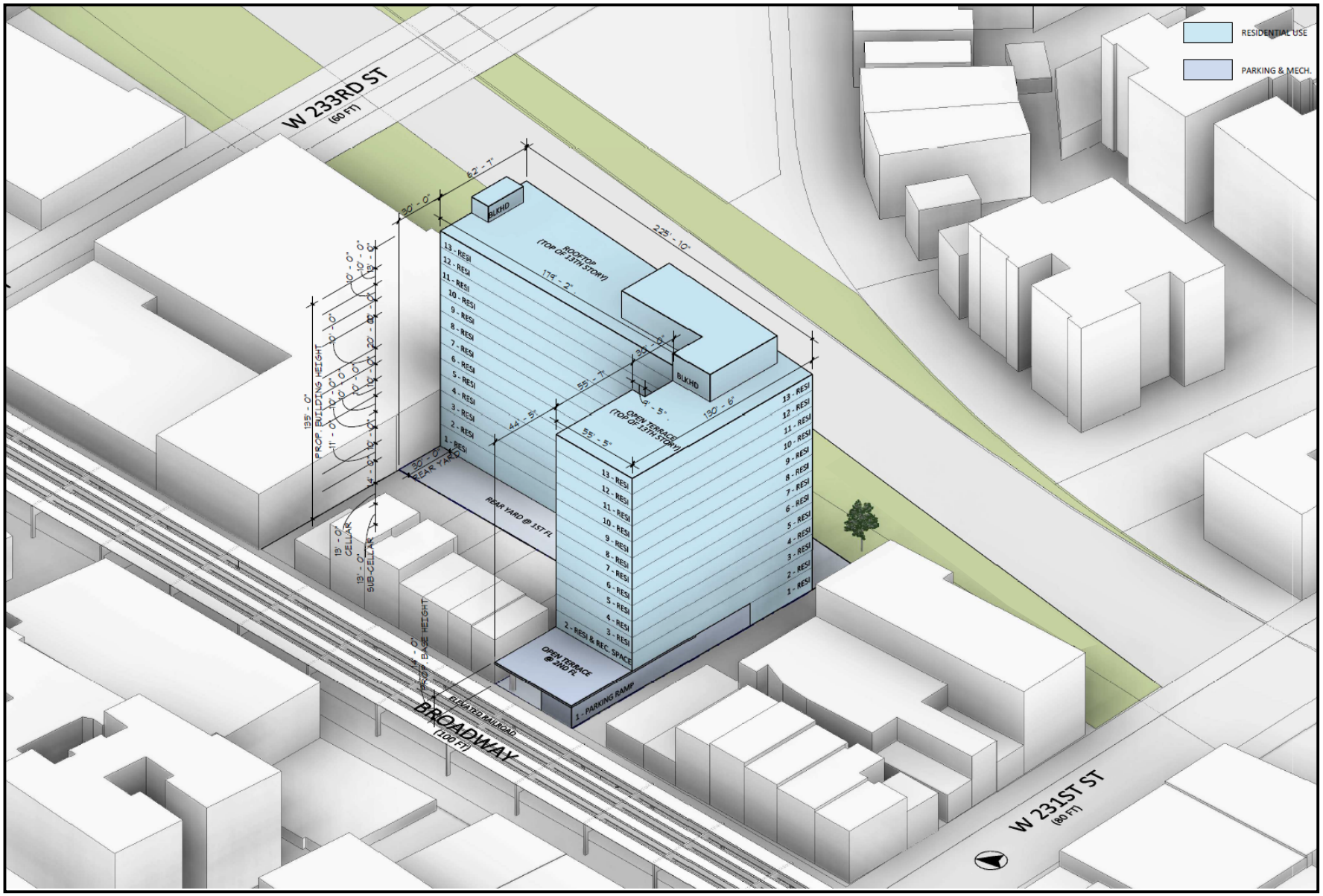
Table I-9: Rail Noise to Receptor

Façade	Diagonal Distance (Northbound)	Diagonal Distance (Southbound)	Peak Hour Noise Levels at Subway Station (Weekday MD) (Monitored Leq)	Total L_{dn}	CEQR Category	Minimum Required Attenuation (dBA)
Broadway (Lobby) (Floor 1)	36.8	56.8	75.6	70.0	**N/A**	**N/A**
Broadway (Street Setback) (Floor 2 to 18)	78 to 178	99 to 188.2	75.6	66	**Marginally Unacceptable I**	**28 dB(A)**
Broadway (Rear Setback) (Floor 1 to 18)	164.6 to 229.1	185.5 to 244.6	75.6	62	**Marginally Acceptable**	**N/A**
West 231st (Floors 1 to 19)	143.7 to 214.6	164.6 to 229.1	75.6	62	**Marginally Acceptable**	**N/A**

Notes:
1. Attenuation requirement for the lobby would be 5 dBA less to maintain an interior noise level not greater than 50 dBA.

HVAC Noise

The design and specifications for mechanical equipment – such as heating, ventilation, and air conditioning – would incorporate sufficient noise reduction to comply with applicable noise regulations and standards, including the standards contained in the revised New York City Noise Control Code, Subchapter 5, §24-227, the New York City Department of Building Code. This would ensure that mechanical equipment does not result in any significant increase in noise levels, either by itself or cumulatively with other project noise sources.



Source: GF55 Architects
Note: For Illustrative Purposes Only

WITH-ACTION MASSING DIAGRAM

Figure I-2
5602-5604 Broadway EAS

Building Attenuation

The façades of the Proposed Project would be designed to provide a composite OITC rating greater than or equal to the attenuation requirement listed in **Table I-10: Required Attenuation for Proposed Project.** By designing the proposed building to provide a composite OITC rating greater than or equal to the attenuation requirement listed in **Table I-10**, the proposed building would provide sufficient attenuation to achieve the CEQR interior noise level guideline of 45 dBA or lower for residential uses and 50 dBA or lower for the ground floor lobby entrance. For the façades with a line of sight to the rail line, the minimum required OITC for traffic and rail were compared and the higher of the two values were used to determine the minimum required attenuation. This resulted in a minimum required attenuation of 28 dBA on floors 2-13 on the Broadway Street Setback, with a 50-foot wrap around to the facades facing W 233rd Street (fronting lot 93) and W 231st Street **(Figure I-3: Minimum Attenuation)**. Windows typically installed in new construction to meet energy requirements (double panel windows) meet the 28 dBA noise attenuation requirement. With the placement of the (E) Designation on the Projected and Potential Development Sites (see below), no additional analysis is required, and no significant adverse impacts related to noise would occur.

Table I-10: Required Attenuation

Façade Facing	Direction	Traffic			Rail		Use	CEQR Category	Minimum Required Attenuation
		Total Leq	Total L10	OITC (Traffic)	Ldn	OITC (Rail)			
Broadway (Lot Line) (Floor 1)	West	74.1	74.4	31 dB(A)[1]	71	31 dB(A)[1]	Lobby Residential Commercial	**N/A[1]** **MU II** **N/A[1]**	**N/A** **31 dB(A)** **N/A**
Broadway (Street Setback) (Floor 2 to 18)	West	68.8 to 64.1	69.1 to 64.4	N/A	66	28 dB(A)	Residential	**Marginally Unacceptable I**	**28 dB(A)**
Broadway (Rear Setback) (Floors 1 to 18)	West	65.3 to 63.4	65.6 to 63.7	N/A	62	N/A	Residential	**Marginally Acceptable/ Acceptable**	**N/A**
W 231st St Façade (Center Point) (Floors 1 to 18)	South	65.9 to 63.5	66.2 to 63.8	N/A	62	N/A	Residential	**Marginally Acceptable/ Acceptable**	**N/A**
Major Deegan Expressway (Floor 1 to 18)	East	65.0 to 61.3	66.3 to 62.6	N/A	N/A	N/A	Residential	**Marginally Acceptable/ Acceptable**	**N/A**

Notes:

1. Attenuation requirement for the lobby would be 5 dBA less to maintain an interior noise level not greater than 50 dBA.
2. Façade facing W 233rd Street fronting Lot 93 subject to 50-foot 28 dB(A) wraparound
3. Façade facing W 233rd Street fronting Lot 110 subject to 50-foot wraparound from Broadway setback and Major Deegan facades

Noise E-Designations

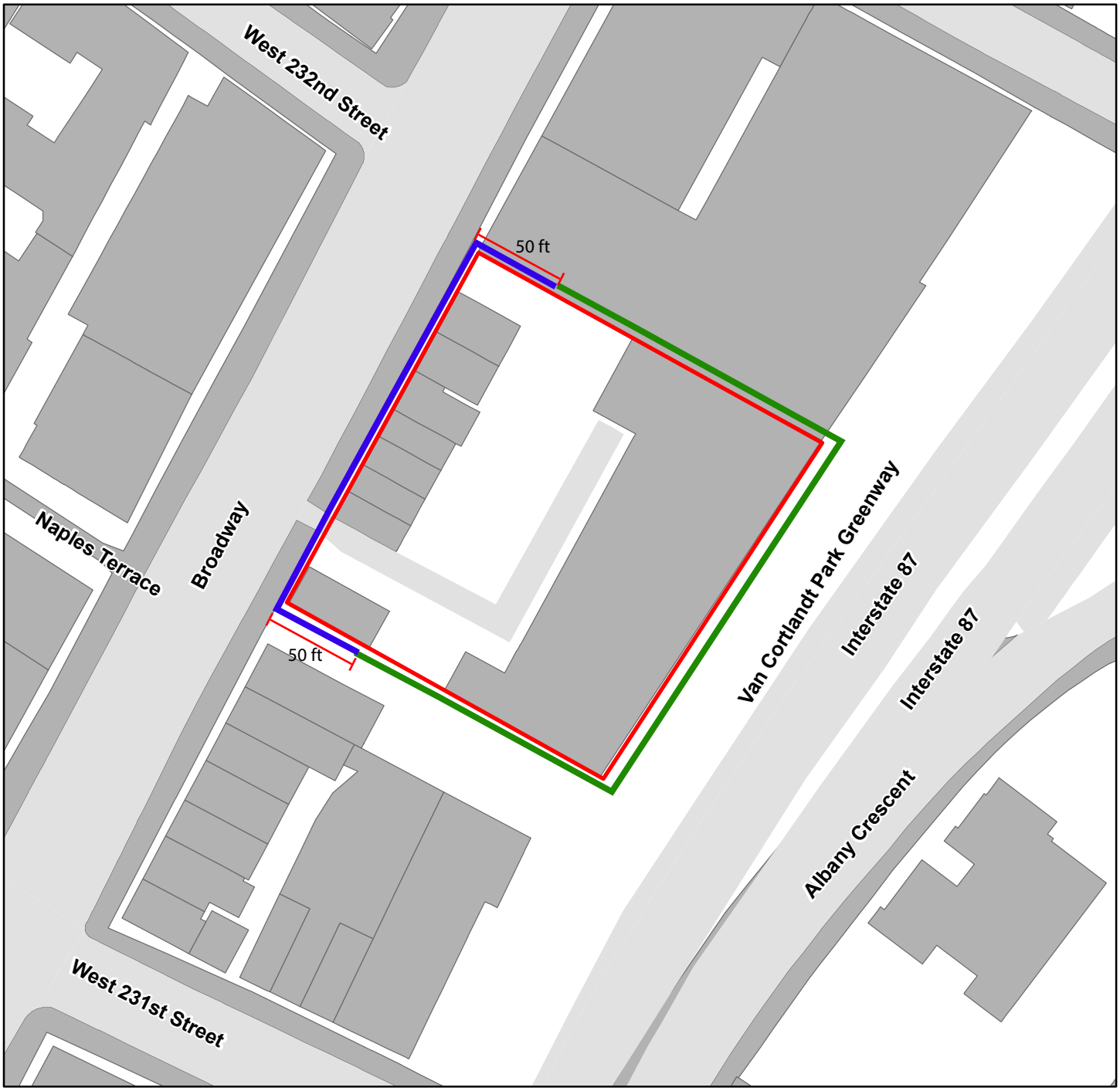
The noise analysis determined that facades along Broadway (with no lot line setback), and adjacent facades within 50 feet of Broadway, for the applicant owned Projected Development Site 1 and non-applicant owned Projected Development Site 2 and Potential Development Site 1, an (E) Designation is required to specify the amount of noise attenuation to be provided by the building's windows and walls.

> **Projected Development Site 1 (Block 3267, Lots 90 and 91): In order to ensure an acceptable interior noise level, future residential or community facility uses must provide a minimum of 31 dBA window/wall attenuation on the facades along Broadway (*without the proposed setbacks discussed throughout this attachment and shown in Figure I-2: Massing Diagram*) in order to maintain an interior noise level not greater 45 dB(A) for residential and community facility space. The facades facing W 233rd Street within 50 feet of Broadway (on floors not adjoining existing or future buildings) and the facades facing W 231st Street within 50 feet of Broadway are subject to the same attenuation requirement. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**
>
> **Projected Development Site 2 (Block 3267, Lot 99): In order to ensure an acceptable interior noise level, future residential or community facility uses must provide a minimum of 31 dBA window/wall attenuation on the facades along Broadway to maintain an interior noise level not greater 45 dB(A) for residential and community facility space. The facades facing W 233rd Street within 50 feet of Broadway (on floors not adjoining existing building on Lot 110) and the facades facing W 231st Street within 50 feet of Broadway (on floors not adjoining building on Lot 98) are subject to the same attenuation requirement. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**
>
> **Potential Development Site 1 (Block 3267, Lot 93, 95, 97, 98): In order to ensure an acceptable interior noise level, future residential or community facility uses must provide a minimum of 31 dB(A) window/wall attenuation on the facades facing Broadway to maintain an interior noise level not greater 45 dB(A) for residential and community facility space. The facades facing W 233rd Street within 50 feet of Broadway (on floors not adjoining existing building on Lot 99) and the facades facing W 231st Street within 50 feet of Broadway (on floors not adjoining the Projected Development Site 1 building) are subject to the same attenuation requirement. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.**

With the (E) designation in place, the Proposed Actions would not result in a significant adverse noise impact.

VI. CONCLUSION

Traffic generated due to the Proposed Actions would not result in a doubling of PCEs. Consequently, it would not result in a significant increase in traffic noise levels. Projected future noise levels at residential windows in Projected Development Site 1 would have an L_{10} range of 62.6 to 74.4 dBA and an L_{dn} range of 62 to 71, requiring a mix of no minimum required attenuation up to 28 dBA attenuation on the Projected Development Site 1 and an attenuation up to 31 dBA on Projected Development Site 2 and Potential Development Site 1 on the façade fronting Broadway. Mechanical equipment associated with Projected Development Site 1 would be designed to meet all applicable noise regulations. With the (E) Designation requirements in place, no significant adverse noise impact would occur.



Sources: 2023 PLUTO, DCP, NYS GIS Program Office (GPO) 2021

0 80 160 Feet

Projected and Potential Development Sites

Building Footprints

Attenuation Requirement

N/A =

31 dBA =

***Attenuation requirement for commercial office uses would be 5 dBA less.**

WINDOW/WALL ATTENUATION BY LOT LINE

Figure I-3

5602-5604 Broadway EAS

APPENDIX A

FOR INTERNAL USE ONLY	WRP No. _____
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: Riverdale Garage Corp.

Name of Applicant Representative: Frank St. Jacques

Address: 1251 Avenue of the Americas, 37th Floor, New York, NY-10020

Telephone: 2-259-6474 Email: frank.stjacques@akerman.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

Riverdale Garage Corp. ("the Applicant") is requesting a zoning map amendment to rezone Lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, lots 90 and 91) in the Kingsbridge neighborhood of Bronx,- Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including 274,560 gsf of residential use comprising 226 (DUs), and 53,871 gsf of parking space in the sub-cellar and cellar ("Proposed Project"), on the applicant owned Projected Development Site 1 The Proposed Project is expected to be completed by 2027.

In addition, the Proposed Actions can may result in the maximum development feasible on the non-Applicant owned site (Block 3267, Lot 99) ("Projected Development Site 2") by the 2027 build year. Projected Development Site 2 may be developed with a 13-story, approximately 39,413 gsf building comprising approximately 30,441 gsf of residential use including 30 DUs with an average DU size of 850 sf, approximately 5,372 gsf of commercial use, and 3,600 gsf of parking with 18 parking spaces.

In addition, although lots 93, 95, 97, and 98 are under separate ownership, they have the potential to assemble to create a larger lot under common ownership given the substantial development potential under the proposed rezoning. However, redevelopment of these sites is not expected to occur by the 2027 build year, therefore, Lots 93, 95, 97, and 98 are analyzed together as Potential Development Site 1. Per the guidance of the CEQR Technical Manual, Potential Development Site 1 is considered for site-specific assessments and is not considered in the analysis of any density-based technical areas.

2. Purpose of activity

Riverdale Garage Corp ("the Applicant") is requesting a zoning map amendment to rezone lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area, and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Block 3267, Lots 90 and 91) in the Kingsbridge neighborhood of Bronx Community District 8 (CD 8) ("Projected Development Site 1"). The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building, including approximately 274,560 gsf of residential use comprising approximately 226 dwelling units (DUs), and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces ("Proposed Project"), on Projected Development Site 1. Approximately 80% of the 226 DUs (i.e., 181 DUs) would be affordable to households earning up to 80% of the Area Median Income (AMI) and the remaining 45 DUs would be income-restricted at the 90% AMI level. The Proposed Project would be completed by 2027.

Development may occur on the non-applicant owned Projected Development Site 2 by the proposed build year in addition to the Potential Development Site after the proposed build year. Residential development on both the Projected Development Site 2 and Potential Development Site 1 would consist of 25-30% affordable DUs per MIH Option 1 or 2. The current M1-1 zoning district, is intended for areas with one-story light industrial buildings and wholesale service/ storage facilities and precludes residential development. Therefore, the Proposed Actions are needed to allow residential use and affordable housing on the Project Site. The Proposed Project will support the goals and principles outlined in Housing New York: A Five-Borough, Ten-Year Plan (the Plan) by providing new affordable housing. The goal of the Plan is to create and preserve 300,000 high-quality, affordable homes by 2027 to address the City's affordable housing crisis. The Proposed Actions would facilitate the creation of approximately 226 new affordable and income-restricted DUs in Bronx Community District 8, where, according to the American Community Survey 2015-2019, 45.5% of households are rent burdened (spending 30% or more of their income on rent).

The proposed zoning map amendment to an R7-3/C2-3 zoning district would facilitate the Proposed Project by allowing residential use which is not permitted within the existing M1-1 zoning district. The proposed R7-3/ C2-3 zoning district would also allow commercial use and community facility use in the Rezoning Area, is consistent with the surrounding context and facilitates transit-oriented residential growth. The proposed zoning text amendment would establish a new Mandatory Inclusionary Housing (MIH) Area. The MIH program requires that permanently income-restricted housing be provided within certain new residential developments, enlargements, and conversions from non-residential to residential use within mapped MIH Areas. Within the MIH Area, the Proposed Project must comply with the requirements of MIH Option 1 or Option 2.

C. PROJECT LOCATION

Borough: Bronx Tax Block/Lot(s): Block 3267, Lots 90 and 91 (Projected Development Site 1), Block 3267, Lot 99 (Projected Development Site 2), Block 3267, Lots 93, 95, 97, 98 (Potential Development Site 1)

Street Address: 5602-5604 Broadway

Name of water body (if located on the waterfront): N/A

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☐ Zoning Certification
- ☐ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☑ Funding for Construction, specify: HPD funding for affordable housing
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☐ State permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☐ Federal permit or license, specify Agency: _____ Permit type and number: _____
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☐ Yes ☑ No

E. LOCATION QUESTIONS

1.	Does the project require a waterfront site?	☐ Yes	☑ No
2.	Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?	☐ Yes	☑ No
3.	Is the project located on publicly owned land or receiving public assistance?	☐ Yes	☑ No
4.	Is the project located within a FEMA 1% annual chance floodplain? *(6.2)*	☑ Yes	☐ No
5.	Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)*	☐ Yes	☑ No
6.	Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).*	☐ Yes	☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☐	☐	☑
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☐
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☐
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☐
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☐	☐	☑
3.1.	Support and encourage in-water recreational activities in suitable locations.	☐	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☐
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☐
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☐
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☐
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☐	☐	☑
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☐
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☐
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☐	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☐	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☐	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☐	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☐	☐	☐
4.8	Maintain and protect living aquatic resources.	☐	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☐	☐	☑
5.1	Manage direct or indirect discharges to waterbodies.	☐	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☐	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☐	☐	☐
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☐	☐	☐
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☐
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☐	☐	☑
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☐	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☐	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☐	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☐	☐	☑
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☐	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☐	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☐	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☐

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☐	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☐	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☐	☐	☑
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☐	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☐	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☐
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☐

G. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Kovid Saxena

Address: 322 Eighth Avenue, Fifth Floor, New York,NY-10001

Telephone: +1 646.801.3984 Email: kovid.@samschwartz.com

Applicant/Agent's Signature: Kovid Saxena Date: 3/12/2024

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

Applicant Checklist

- ☐ Copy of original signed NYC Consistency Assessment Form
- ☑ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☐ Environmental Review documents
- ☐ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☑ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. Tab 4, "Summary Charts" contains primary results. Tab 5, "0.2%+SLR" produces charts to be used for critical infrastructure or facilities. Tab 6, "Calculations" contains background computations. Appendix A contains tide elevations for station across the city to be used for the elevation of MHHW if a site survey is not available. Non-highlighted cells have been locked.

Background Information	
Project Name	5602-5604 Broadway Rezoning EAS
Location	Bronx,NY
Type(s)	☑ Residential, Commercial, Community Facility ☐ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facility ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater Treatment/Drainage ☐ Coastal Protection
Description	The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building including 274,560 gsf of residential use comprising 226 (DUs), and 53,871 gsf of parking space in the sub-cellar and cellar ("Proposed Project"), on the applicant owned Projected Development Site 1. The sub-cellar parking would have 86 spaces with car lifts and the cellar parking would have 102 spaces with car lifts.
Planned Completion Date	2027
Expected Project Lifespan	2087 (60 years)

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet."

Last update: Sept. 7, 2018

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	2.34	**2.34**	**NAVD88**	*NOAA VDATUM*
1% flood height	10.00	**10.00**	**NAVD88**	*FEMA pFIRM 2015*
Design flood elevation	11.00	**11.00**	**NAVD88**	*Project Architect*
As relevant:				
0.2% flood height	12.30	12.30	**NAVD88**	*FEMA Preliminary Flood Insurance Study (FIS) Report,2013*

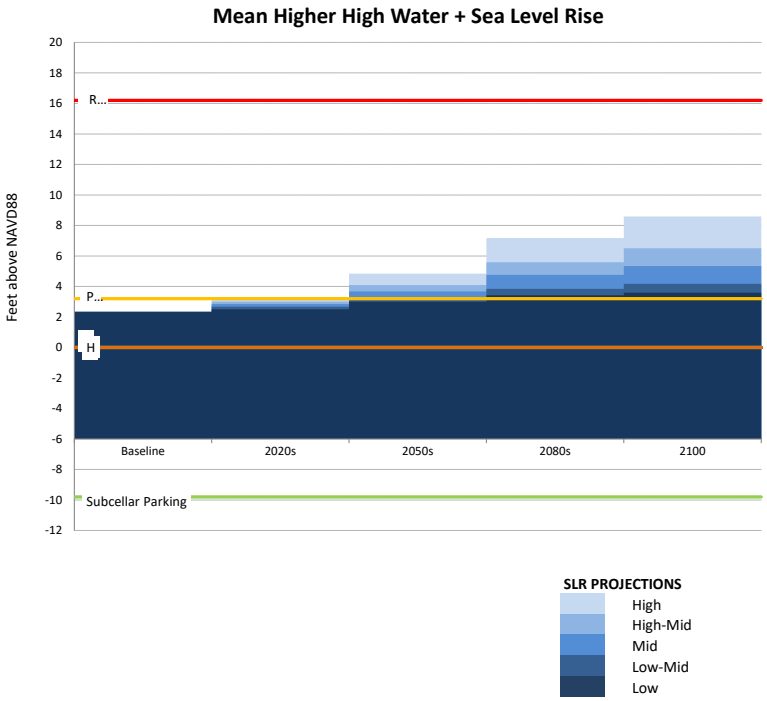
Data will be converted based on the following datums:

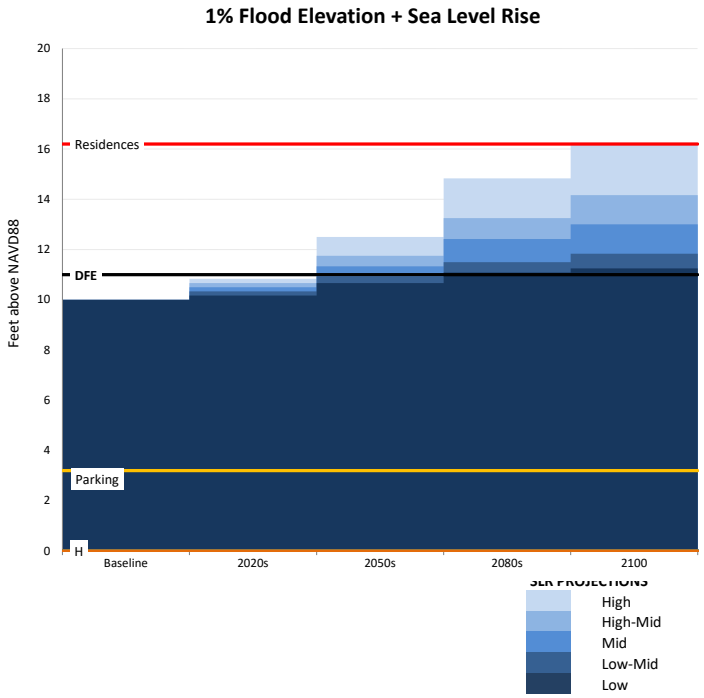
Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*

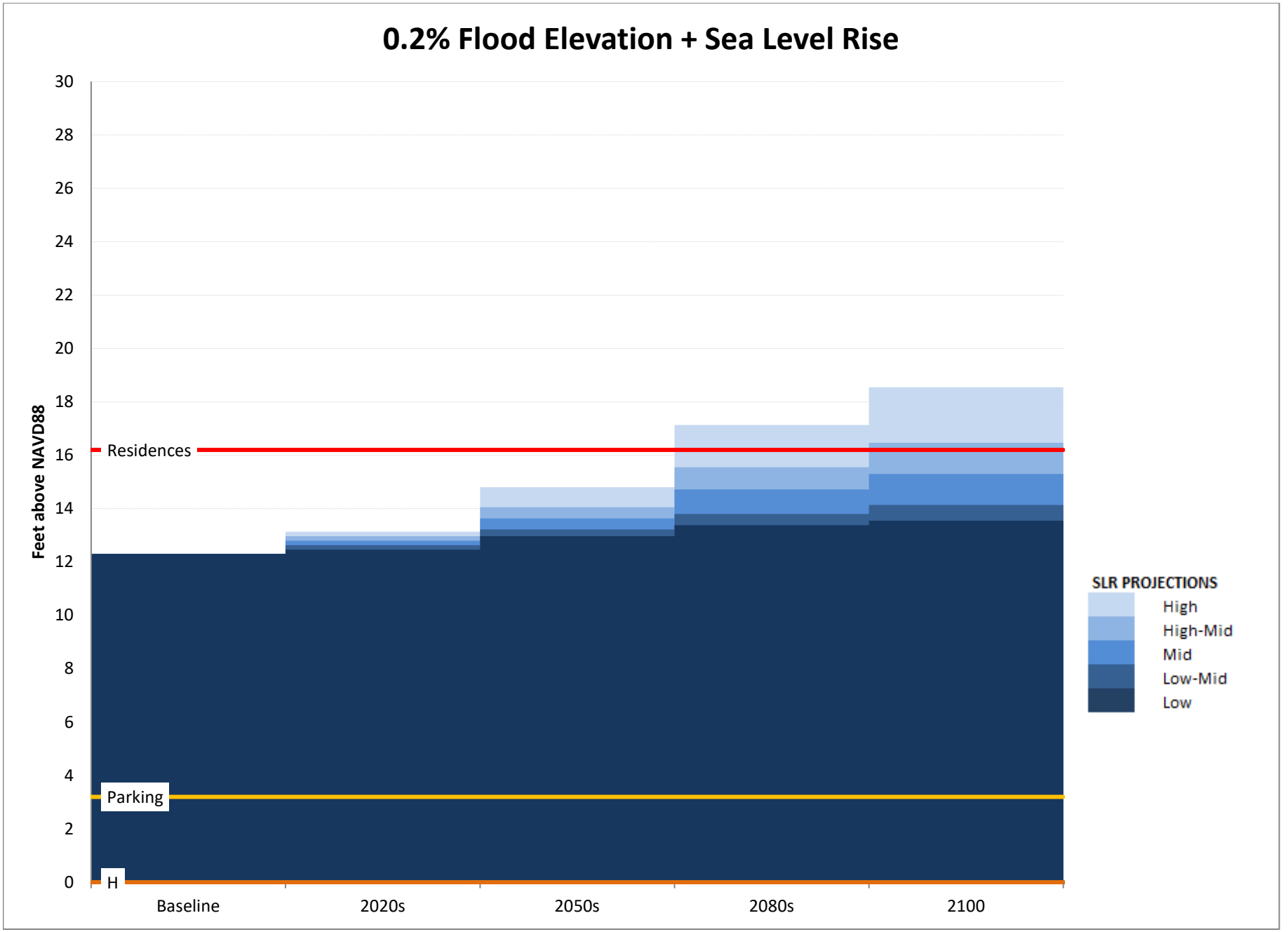
Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
Residences	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2086	16.2	Feet	NAVD88	*16.2*	*16.2*	*13.9*	*3.9*
Residential									
Parking	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2086	3.2	Feet	NAVD88	*3.2*	*3.2*	*0.9*	*-9.1*
Cellar Parking									
Subcellar Parking	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2086	-9.8	Feet	NAVD88	*-9.8*	*-9.8*	*-12.1*	*-22.1*
Subcellar parking									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
E	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
F	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
G	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
H	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									

Assess project vulnerability over a range of sea level rise projections.






0.2% Flood Elevation + Sea Level Rise
Feet above NAVD88
30
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
Residences
Parking
H
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low

NOAA Tide Station Data

(to be used only when a site survey is unavailable)

Station ID	*Station Name*	*Source MHHW (Feet, NAVD88)**	*Adjusted MHHW (Feet, NAVD88)**	*Source*
8518687	Queensboro Bridge	2.27	2.60	NOAA Tides and Currents
8530095	Alpine	2.11	2.44	NOAA Tides and Currents
8516614	Glen Cove	3.72	4.05	NOAA Tides and Currents
8516990	Willets Point	3.72	4.05	NOAA Tides and Currents
8518639	Port Morris	3.33	3.66	NOAA Tides and Currents
8518699	Williamsburg Bridge	2.14	2.47	NOAA Tides and Currents
8518750	The Battery	2.28	2.61	NOAA Tides and Currents
8531680	Sandy Hook	2.41	2.74	NOAA Tides and Currents
8518490	New Rochelle	3.71	4.04	NOAA Tides and Currents
8531545	Keyport	2.66	2.99	NOAA Tides and Currents
8516891	Norton Point	2.08	2.41	NOAA VDATUM
8517201	North Channel	2.72	3.05	NOAA Tides and Currents
8517137	Beach Channel	2.10	2.43	NOAA VDATUM
8517756	Kingsborough	2.13	2.46	NOAA VDATUM
8519436	Great Kills	2.22	2.55	NOAA VDATUM
8531142	Port Reading	2.82	3.15	NOAA VDATUM
8519483	Bergen Point	2.56	2.89	NOAA VDATUM
8519050	USCG	2.28	2.61	NOAA Tides and Currents
8518902	Dyckman St	2.01	2.34	NOAA Tides and Currents
8517251	Worlds Fair Marina	3.59	3.92	NOAA VDATUM
8518668	Horns Hook	2.54	2.87	NOAA VDATUM
8518643	Randalls Island	2.60	2.93	NOAA VDATUM
8518526	Throggs Neck	3.68	4.01	NOAA Tides and Currents

* MHHW values include an addition 0.33 feet to account for changes in sea level since the 1983-2001 tidal epoch.



	SLR (ft)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	0.00	0.00	0.00	0.00	0.00
2020s	0.17	0.33	0.50	0.67	0.83
2050s	0.67	0.92	1.33	1.75	2.50
2080s	1.08	1.50	2.42	3.25	4.83
2100	1.25	1.83	3.00	4.17	6.25

	SLR (in)				
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
2014	0	0	0	0	0
2020s	2	4	6	8	10
2050s	8	11	16	21	30
2080s	13	18	29	39	58
2100	15	22	36	50	75

MHHW+SLR (ft above NAVD88)

	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	2.34	2.34	2.34	2.34	2.34
2020s	2.51	2.67	2.84	3.01	3.17
2050s	3.01	3.26	3.67	4.09	4.84
2080s	3.42	3.84	4.76	5.59	7.17
2100	3.59	4.17	5.34	6.51	8.59

1%+SLR (ft above NAVD88)

	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	10.00	10.00	10.00	10.00	10.00
2020s	10.17	10.33	10.50	10.67	10.83
2050s	10.67	10.92	11.33	11.75	12.50
2080s	11.08	11.50	12.42	13.25	14.83
2100	11.25	11.83	13.00	14.17	16.25

0.2%+SLR (ft above NAVD88)

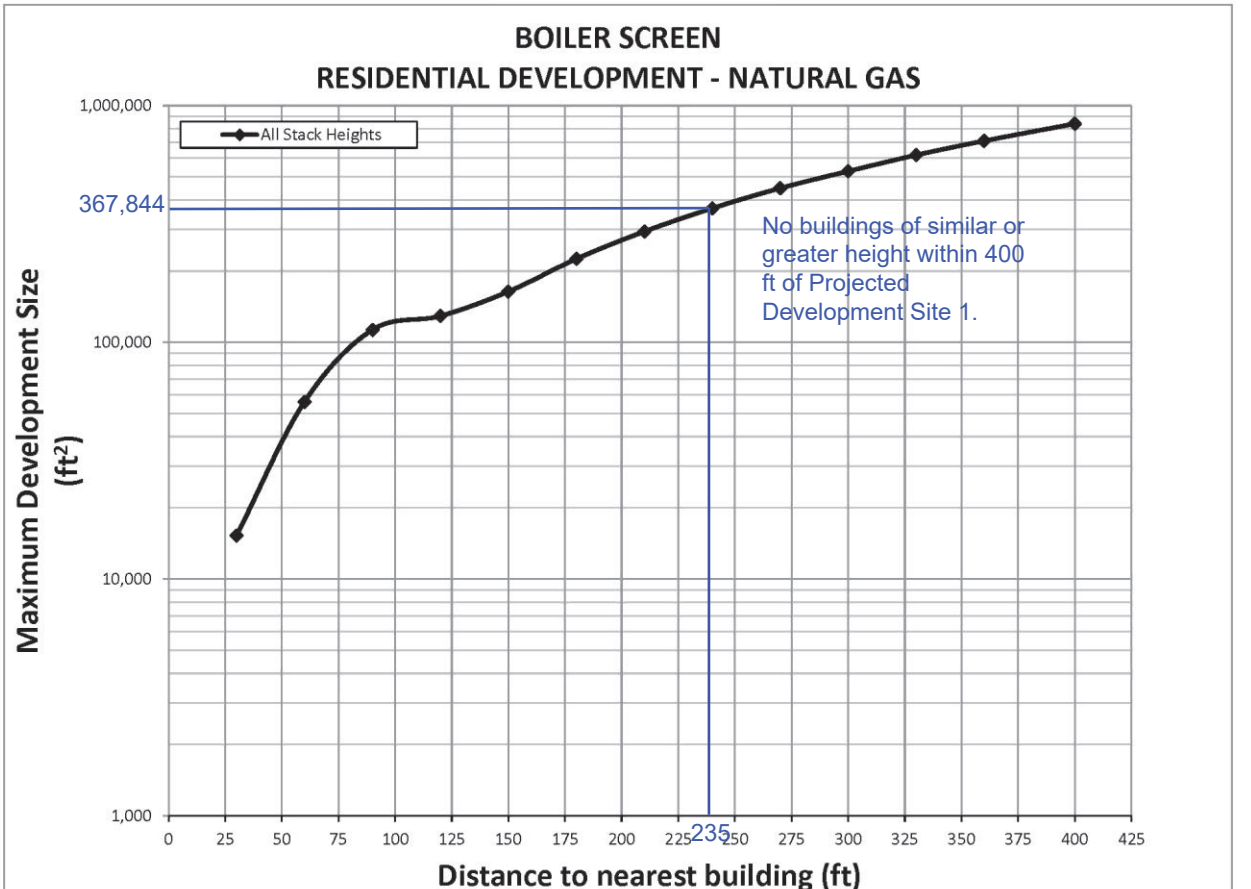
	Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
Baseline	12.30	12.30	12.30	12.30	12.30
2020s	12.47	12.63	12.80	12.97	13.13
2050s	12.97	13.22	13.63	14.05	14.80
2080s	13.38	13.80	14.72	15.55	17.13
2100	13.55	14.13	15.30	16.47	18.55

	0	1
Residences	16	16.2
Parking	3	3.2
Subcellar Parking	-9.8	-9.8
0	0	0
E	0	0
F	0	0
G	0	0
H	0	0
DFE	11.00	11.00

APPENDIX B

Projected Development Site 1: Block 3267, Lot 90 and 91
Total square footage: 367,844
Building Height: 135'
Nearest building of similar or greater height: Block 3261, Lot 102
Screens Out: Yes

Figure App 17-2



APPENDIX C

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-X
Project: 5602-5604 BROADWAY REZONING
Date Received: 8/15/2023

Properties with no Architectural or Archaeological significance:
1) 5602 BROADWAY, BBL: 2032670090
2) 5604 BROADWAY, BBL: 2032670091

Gina Santucci

8/17/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37143_FSO_DNP_08172023.docx

APPENDIX D

Technical Memorandum for 5602-5604 Broadway CEQR No. [TO COME]

I. INTRODUCTION

Riverdale Garage Corp. ("the Applicant") is requesting a zoning map amendment to rezone lots 90, 91, 93, 95, 97, 98, 99 and portions of (p/o) Lots 72, 75, 87, 88 and 110 on Block 3267 ("Rezoning Area"), from a M1-1 zoning district to a R7-3/C2-3 zoning district, a zoning text amendment to allow the proposed R7-3 zoning district to be mapped within the Rezoning Area, and a zoning text amendment to ZR Appendix F to establish a Mandatory Inclusionary Housing (MIH) area ("Proposed Actions"), to facilitate the redevelopment of 5602-5604 Broadway (Applicant-owned Block 3267, Lots 90 and 91) in the Kingsbridge neighborhood of Bronx Community District 8 (CD 8) ("Projected Development Site 1"). In addition to the Proposed Actions, the Applicant is seeking public funding and/or financing through the NYC Department of Housing Preservation and Development (HPD) Extremely Low and Low-Income Affordability (ELLA) Program with a minimum of 80% of units being income-restricted to households earning up to 80% AMI.

The Proposed Actions would facilitate the development of a new 13-story, approximately 328,431 gross square feet (gsf) building, including approximately 274,560 gsf of residential use comprising approximately 226 dwelling units (DUs), and approximately 53,871 gsf of parking space comprising approximately 188 accessory parking spaces ("Proposed Project"), on Projected Development Site 1. 25-30% of the 226 dwelling units (56 to 68 units) would be affordable at an average of 60-80% AMI pursuant to MIH options 1 or 2, and for the purposes of early childhood programs analysis, 80% of units for Projected Development Site 1 (181 units), would be affordable at or below 80% AMI. The Proposed Actions are subject to the Uniform Land Use Review Procedure (ULURP) and environmental review pursuant to the State Environmental Quality Review Act and City Environmental Quality Review (CEQR) guidelines and procedures. A CEQR Environmental Assessment Statement (EAS) was prepared for the Proposed Actions. The New York City (NYC) Department of City Planning (DCP) is serving as the CEQR lead agency.

Two zoning text amendment proposals, separate from the Proposed Actions, are currently under review pursuant to ULURP. DCP is proposing a citywide zoning text amendment, the *City of Yes for Housing Opportunity* "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest density districts to the highest, to address the housing shortage and high cost of housing in New York City. It is anticipated that this proposed zoning text amendment would be referred into public review in Spring 2024. In addition, the 341 10th Street Rezoning project (CEQR No. 23DCP145K; ULURP Nos. 230337 ZMK, 230338 ZRK, 230339 ZSK, 230340 ZSK, 230341 LDK) proposes a zoning text amendment that would allow for R7-3 districts, a district that is only permitted in waterfront areas and Special Mixed-Use Districts, to be mapped in residential districts.

The *CEQR Technical Manual* recommends documentation of assessment of changes to a proposed project in a "Technical Memorandum." To present a conservative environmental analysis, this technical memorandum assesses potential for changes to the Proposed Project pursuant to CHO and the 341 10th Street Rezoning proposals. The potential for these two proposals to modify the Proposed Project is described in Section III, "Potential Project Modification" of this memorandum. The technical memorandum examines whether changes in the Proposed Project have the potential to result in any new, previously undisclosed impacts. Based on the assessment provided in this technical memorandum, these two proposals would not modify Proposed Project to an extent that would result in significant adverse environmental impacts not disclosed in the EAS.

II. REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS) ANALYZED IN THE EAS

The RWCDS analyzed in the EAS is summarized in **Table 1**.

Table 1: Reasonable Worst Case Development Scenario

Land Use	Existing Condition (gsf)	No-Action Condition (gsf)	With-Action Condition (gsf)	Increment (gsf)
Projected Development Sites 1 & 2 (Block 3267, Lots 90, 91, 99)				
Residential (gsf)	0	0	305,001	305,001
dwelling units (DUs)	*0*	*0*	*(256 DUs)*	*(256 DUs)*
Parking (gsf)	39,150	39,150	53,871	14,721
(spaces)	*185*	*185*	*188*	3
Commercial: Office (gsf)	4,410	4,410	5,372	962
Workers	*15*	*15*	*23*	*8*
Residents	*0*	*0*	*630*	*630*
Total (gsf)	**47,160**	**47,160**	**367,844**	**320,684**
Potential Development Site 1 (Block 3267, Lots 93, 95, 97, 98)				
Residential (gsf)	3,546	3,546	73,538	69,992
dwelling units (DUs)	n/a	n/a	(87 DUs)	n/a
Commercial: Office (gsf)	5,904	5,904	12,977	7,073
Total (gsf)	**9,450**	**9,450**	**86,515**	**77,065**

III. POTENTIAL PROJECT MODIFICATION

CHO (CEQR No. 24DCP033Y)

The CHO proposal would not result in substantive exceedances in density or bulk to the Proposed Project.

The CHO text amendment seeks to enable more housing and wider variety of housing types in all neighborhoods citywide, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. To that end, CHO comprises project components in four broad categories: Medium- and High-Density proposals in R6-R10 districts and equivalents; Low-Density proposals in R1-R5 districts and equivalents; Parking proposals, which span the full range of districts and densities; and assorted other changes in line with project goals. In general, these changes will apply in underlying zoning districts, Special Districts, and other geographies that modify underlying zoning, with limited adjustments to reflect planning goals in specific areas. To create more housing and more types of housing, CHO includes components that fall into four major proposal areas—1: Medium- and High-Density Districts, 2: Low-Density Districts, 3: Parking, and 4: Other Initiatives that are miscellaneous, citywide in nature, and align with overall project goals. An assessment of CHO components and their applicability to the Proposed Project is provided below.

The City of Yes for Housing Opportunity proposal as presented in the Draft Scope of Work would allow for an increase in the maximum permitted base height from 85 feet to 95 feet. CHO would not result in any other changes to allowable FAR, maximum building height, or parking. Therefore, in the future with CHO

the Proposed Project would be identical to the With Action identified in the EAS with the exception of the change in base height.

341 10th Street Rezoning and LSGD Special Permits (CEQR No. 23DCP145K)

The 341 10th Street Rezoning proposes a zoning text amendment would allow for R7-3 districts, a district that is only permitted in waterfront areas and Special Mixed-Use Districts, to be mapped in residential districts. The Proposed Actions would establish R7-3 regulations identical to those in the 341 10th Street proposal. Therefore, 341 10th Street proposal would not result in modifications to Proposed Project.

IV. ASSESSMENT OF IMPACTS OF PROPOSED MODIFICATIONS TO THE PROPOSED PROJECT

The CHO and 341 10th Street Rezoning proposals would not substantively increase density in the Rezoning Area. The 341 10th Street Rezoning would allow the base height of the Proposed Project to be increased from 85 feet to 95 feet; however, the maximum building height would remain unchanged. Therefore, no substantive change in bulk would occur. With no substantive change in bulk or density, the CHO and 341 10th Street Rezoning proposals would not result in significant adverse impacts not previously disclosed in the EAS.

V. Conclusion

As described above, the CHO and 341 10th Street Rezoning proposals would not result in significant adverse environmental impacts not previously identified in the EAS. Therefore, no further documentation or analysis is needed.