



CARMEN VILLEGAS APARTMENTS

101 East 110th Street, New York, NY 10029

Environmental Assessment Statement

CEQR #: 24HPD010M

Pepared on behalf of:
New York City Department of Housing Preservation and Development
Ascendant Neighborhood Development Corporation
Xylem Projects
Urban Builders Collaborative, LLC

Prepared by:
BFJ Planning

January 6, 2025

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Manhattan, NY

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Prepared on behalf of:
New York City Department of Housing Preservation and Development
100 Gold Street, R, 7-A3
New York, NY 10038

Ascendant Neighborhood Development Corporation
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New York, NY 10029

Xylem Projects
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January 6, 2025

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CEQR ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

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* Carmen Villegas Senior Housing

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24HPD010M	
ULURP REFERENCE NUMBER (if applicable)	**OTHER REFERENCE NUMBER(S) (if applicable)** (*e.g.*, legislative intro, CAPA)
250148ZMM N250147ZRM 250149PPM 250150PQM	

4a. *Lead Agency Information*

NAME OF LEAD AGENCY

New York City Department of Housing Preservation and Development

NAME OF LEAD AGENCY CONTACT PERSON

Anthony Howard, Director, Environmental Planning

ADDRESS 100 Gold Street, R, 7-A3

CITY New York | STATE NY | ZIP 10038

TELEPHONE 212-863-7248 | EMAIL HowardA@hpd.nyc.gov

4b. *Applicant Information*

NAME OF APPLICANT

New York City Department of Housing Preservation and Development

Ascendant Neighborhood Development Corporation
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Urban Builders Collaborative, LLC
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Director of Development
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New York, NY 10029
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NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

ADDRESS

CITY | STATE | ZIP

TELEPHONE | EMAIL

5. *Project Description*

The Proposed Action is brought forth by a partnership among Ascendant Neighborhood Development Corporation

("AND"), Xylem Projects, and Urban Builders Collaborative (collectively, the "Developer") and the New York City Department of Housing Preservation and Development ("HPD"), collectively, the Project Sponsor. The Project Sponsor proposes to redevelop an underutilized parking lot for the six-story Casita Park Housing for the Elderly ("Casita Park"), a low-income senior housing building at East 111th Street and Park Avenue (Block 1638, Lot 1) in the East Harlem neighborhood of Community District 11.

The Project Sponsor proposes to develop a new 28-story (314.33' to bulkhead) affordable senior building, containing 148 Affordable Independent Residence for Seniors ("AIRS"), 62 units for the formerly homeless seniors, plus one superintendent's unit, with ground floor community facility space (the "proposed project"). The proposed project will total approximately 179,643 gross square feet ("gsf"), comprised of approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 residential, and approximately 7,431 gsf of community facility space on the first and second floors. The AIRS units would consist of 114 studios and 34 one-bedroom units, while the affordable senior units would consist of 49 studios and 14 one-bedroom units. The proposed building would be fully sprinklered and meet NYC Seismic Code and the 2014 NYC Building code requirements. The proposed project would be implemented in a single phase and is expected to be completed and operational by 2027.

The Project Sponsor proposes to rezone the Development Site (generally, the parking area of 100 East 111th Street; Block 1638, portion of Lot 1) together with the balance of the Casita Park site (Block 1638, portion of Lot 1), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8), collectively referred to as the "Project Area") from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district, and to map an Mandatory Inclusionary Housing ("MIH") area over the Project Area. The existing district boundary on East 111th Street will remain at 155 feet from Park Avenue, and on East 110th Street will also be extended to 155 feet from Park Avenue.

Originally developed by AND following UDAAP area and project designation and approval for disposition of city-owned property pursuant to CPC No. C 000114 HAM, it is anticipated that the City's continued interest in the Development Site necessitates re-acquisition and disposition actions of the development Site (Block 1638, portion of Lot 1) by the City through HPD to facilitate the Proposed Development. For this reason, HPD will be a co-Applicant with the balance of the ownership team.

Financing sources to be utilized include New York City's Housing Development Corporation ("HDC") ELLA loan program and the Senior Affordable Rental Apartments ("SARA") subsidy program from The City of New York, acting by and through HPD. The Project Sponsor has applied to the Manhattan Borough President and City Council for Resolution A Funds. Additionally, the Project Sponsor has been awarded $1 Million Dollars from NYSERDA's Buildings of Excellence Program. The Project Sponsor is also seeking an award of Project Based Section 8 Vouchers from NYCHA for all 210 affordable units.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 11	STREET ADDRESS 100 East 111th Street
TAX BLOCK(S) AND LOT(S) Block 1638, Lots 1 and 66 and a portion of Lot 8		ZIP CODE 10029

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Rezoning Area is bounded by Park Avenue to the west, East 111th Street to the north and East 110th Street to the south. The boundary on East 111th Street will remain at 155 feet from Park Avenue, and on East 110th Street will be extended to 155 feet from Park Avenue.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-2/C2-4, R7B, R7B/C2-4	ZONING SECTIONAL MAP NUMBER 6b

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 SARA Financing, City Council or Manhattan Borouh President Reso A Funds, and HDC ELLA loan program; Federal Funding

☐ 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: 210 Project Based Vouchers from NYCHA

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.): 31,307

Waterbody area (sq. ft) and type: 0

Roads, buildings, and other paved surfaces (sq. ft.): ±23,560

Other, describe (sq. ft.): 0

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): 179,643

NUMBER OF BUILDINGS: 1

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 179,643

HEIGHT OF EACH BUILDING (ft.): 314.33 feet

NUMBER OF STORIES OF EACH BUILDING: 28

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: 25,690

The total square feet not owned or controlled by the applicant: 5,617

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: 3,715 sq. ft. (width x length)

VOLUME OF DISTURBANCE: 37,150 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 3,715 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.)	172,212		7,431	
Type (*e.g.,* retail, office, school)	211 units		Community Facility	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify:

NUMBER OF ADDITIONAL RESIDENTS: 265

NUMBER OF ADDITIONAL WORKERS: 37

Provide a brief explanation of how these numbers were determined: The following was provided by the Applicant:

Employees:

- Community Facility would have 30 staff members (1/250 sf)
- The building would have 1 property management staff and 4 maintenance staff
- The building would have 2 full time social service workers

Residents:

- A multiplier of 1.25 was used for the senior housing (as most are studio units) and 2.5 persons in the Superintendant's unit.

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: 26 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The project would be completed in one construction phase over approximately 26 months starting in mid-2025 with building completion projected for August 2027.

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

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

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.		
(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.		
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. See Attachment B-5.		
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: A dry cleaner, S&J Laundromat, Tailoring, and Dry Cleaning, is located at 83 East 110th Street, approximately 200-feet west of the Subject Property. During reconnaissance, the dry cleaner confirmed they process clothing onsite. The dry cleaner was not identified in any of the EDR databases related to generation of hazardous wastes. Because of the proximity and presumed hydrogeological position (upgradient), the dry cleaner is considered a REC.	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment B-7.	☒	☐
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?	☐	☒

	YES	NO
(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?	☐	☒
(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): 6,270		
○ 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): 22,728,949		
(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)	☐	☐
(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?	☐	☒

	YES	NO
(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?	☐	☒
(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.		
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. See Attachment B-11.		

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
Sarah K. Yackel	1/6/2025

SIGNATURE



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? ☐ ☒

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

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

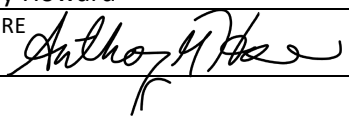
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental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

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

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

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

TITLE	LEAD AGENCY
Director, Environmental Planning - HPD	City of New York - Department of Housing Preservation and Development
NAME	DATE
Anthony Howard	January 8, 2025

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, City of New York - Department of Housing and Preservation 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:

24HPD010M - Carmen Villegas Apartments - would not result in any significant adverse impacts. Please refer to the attached Negative Declaration dated January 8, 2025.

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
Director, Environmental Planning - HPD	City of New York - Department of Housing Preservation and Development
NAME	DATE
Anthony Howard	January 8, 2025
SIGNATURE 	

ATTACHMENTS

ATTACHMENT A-1: PROJECT DESCRIPTION

The Proposed Action is brought forth by a partnership among Ascendant Neighborhood Development Corporation ("AND"), Xylem Projects, and Urban Builders Collaborative (collectively, the "Developer") and the New York City Department of Housing Preservation and Development ("HPD"), collectively, the Project Sponsor. The Developer proposes to redevelop an underutilized parking lot for the six-story Casita Park Housing for the Elderly ("Casita Park"), a low-income senior housing building at East 111th Street and Park Avenue (Block 1638, Lot 1) in the East Harlem neighborhood of Community District 11.

The Project Sponsor proposes to develop a new 28-story (314.33' to bulkhead) affordable senior building, containing 148 Affordable Independent Residence for Seniors ("AIRS"), 62 units of housing for formerly homeless seniors (plus one superintendent's unit), with ground floor community facility space (the "proposed project"). The proposed project would total approximately 179,643 gross square feet ("gsf"), comprised of approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 residential, and approximately 7,431 gsf of community facility space on the first and second floors.

The Project Sponsor proposes to rezone the Development Site (generally, the parking area of 100 East 111th Street; Block 1638, portion of Lot 1) together with the balance of the Casita Park site (Block 1638, portion of Lot 1), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8), collectively referred to as the "Project Area") from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district, and to map an Mandatory Inclusionary Housing ("MIH") area over the Project Area. The existing district boundary on East 111th Street would remain at 155 feet from Park Avenue, and on East 110th Street would also be extended to 155 feet from Park Avenue.

Originally developed by AND following UDAAP area and project designation and approval for disposition of city-owned property pursuant to CPC No. C 000114 HAM, it is anticipated that the City's continued interest in the Development Site necessitates re-acquisition and disposition of the Development Site (Block 1638, portion of Lot 1) by the City through its Department of Housing Preservation and Development ("HPD") to facilitate the Proposed Development. For this reason, HPD would be a co-Project Sponsor with the balance of the ownership team.

Financing sources to be utilized include New York City's Housing Development Corporation ("HDC") ELLA loan program and the Senior Affordable Rental Apartments ("SARA") subsidy program from The City of New York, acting by and through HPD. The Developer has applied to the Manhattan Borough President and City Council for Resolution A Funds. Additionally, the Developer has been awarded $1 Million Dollars from NYSERDA's Buildings of Excellence Program. The Developer is also seeking an award of Project Based Section 8 Vouchers from NYCHA for all 210 affordable units.

The NYC Department of City Planning proposed 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. The New York City Council adopted the CHO on December 5, 2024. These changes to the City's Zoning Resolution 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.

The CHO increases the residential AIRS FAR (9.0 to 10.8) and maximum height (285 ft. to 315 ft.) within the R9-1 district; however, the CHO does not modify the With-Action Condition analyzed in this EAS since the Project Sponsor's proposed project is the Reasonable Worst Case Development Scenario (RWCDS) since no as-of-right development is permitted on the Development Site and any such development would require a discretionary approval by HPD.

The adopted CHO would increase the maximum floor area permitted for affordable housing buildings on the Development Site. The Project Sponsor does not intend to take advantage of the proposed text amendment as the project has already completed HPD's review process. Any changes in project scope beyond what is currently contemplated would require additional HPD review, including further environmental review of the new proposed development.

1.1 Project Location

The Project Area is located within the East Harlem neighborhood of Manhattan Community District 11 and consists of the western portion of Manhattan Block 1638 (Lots 1 and 66 and a portion of Lot 8). The Project Area is bounded by Park Avenue to the west, East 111th Street to the north and East 110th Street to the south. The boundary on East 111th Street would remain at 155 feet from Park Avenue, and on East 110th Street would be extended to 155 feet from Park Avenue. The Development Site (101 East 110th Street) encompasses the parking area of 100 East 111th Street (Manhattan Block 1638, portion of Lot 1) on the northeast corner of Park Avenue and East 110th Street. The 8,528 square foot Development Site is currently a parking lot for the adjacent Casita Park Housing for the Elderly. The Project Area includes the Development Site, together with the balance of the Casita Park site (Block 1638, portion of Lot 1) along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8).

Figures 1, 2, and 3 present a project location map, tax map, and zoning map and Figures 4 and 5 present a photo key map and photographs of the Development Site; Figure 6 presents photos of the Project Area and Development Site in the context of the surrounding neighborhood. Figure 7 presents land uses within the vicinity of the Project Area.

The surrounding area contains primarily residential and institutional uses. The bulk context is characterized by numerous developments of approximately 20 stories in height served by open areas at grade punctuated by blocks developed with mid-rise structures built to the street line. Notable tall buildings in the surrounding area or nearby include: The Heritage (1309 Fifth Avenue), 34 stories, developed in 1980, Sendero Verde (60 East 112th Street), 34 stories, currently under construction, and

One Museum Mile (1280 Fifth Avenue), 19 stories, built in 2008, along with numerous 14- to 20- story buildings within NYCHA campuses discussed in more detail below.

Adjacent to the Project Area, Park Avenue is characterized primarily by the Park Avenue Viaduct, which carries the Metro North elevated train line. Existing residential developments along Park Avenue are generally positioned toward the side streets, ceding Park Avenue to the viaduct, with its sheer rock face rising approximately 25 feet above the street below. East 110th Street has a mixed-use character, with five-to seven story mixed residential and commercial buildings, as well as the 18-story Clinton Houses (NYCHA). This mixed-use character is supported by East 110th Street's position as an east-west corridor connecting public transit at the corner of Lexington Avenue and the entrance to Central Park just two blocks to the west.

To the east, along Lexington Avenue, neighborhood-scale retail is found along ground floors of four- to six-story walkup buildings, typical of east- and west-side Manhattan avenues traversing predominantly residential neighborhoods. Elsewhere, along side streets, residential walkups are less common. Instead, tall "tower in the park" buildings set back from the street are the predominate building form, including those operated by NYCHA, who maintain five developments in the surrounding area totaling approximately 4,060 units: Johnson Houses, consisting of ten 14-story buildings, King Towers, comprised of ten 19-story buildings, Lehman Village, comprised of five 20-story buildings, and Clinton Houses, comprised of eight 18-story buildings.

The surrounding area is also characterized by its many institutional and other community facility uses, including Success Academy Harlem East on East 111th Street, PS/MS 57 on East 115th Street, PS 83 Luis Munoz Rivera School on East 109th Street, the Tito Puente Educational Complex on East 109th Street, PSMS 108 School of Authors on East 109th Street, the Greater Highway Deliverance Temple on East 111th Street.

The Development Site and Project Area is within a Transit Zone, an area where lower accessory parking requirements apply for affordable housing. Less than one block east of the Development Site and Project Area, there is the 110th Avenue station for the 6 train (Lexington Avenue Local/Pelham Express), which links the Bronx to Brooklyn via Manhattan, and enables a connection to the 4 and 5 express trains (also connecting the Bronx to Brooklyn via Manhattan), for which the nearest stations are at East 86th Street and East 125th Street. There are several bus lines within a short distance of the Development Site. The M1, M2, M3 and M4 bus routes head downtown on Fifth Avenue and uptown on Madison Avenue. The M106, which links East Harlem to the West Side, operates on East 106th Street and turns downtown onto Fifth Avenue and heads uptown onto East 106th Street from Madison Avenue. The M98 (which links Washington Heights to the Upper East Side), M101, M102 and M103, which link uptown to downtown, heads downtown on Lexington Avenue and uptown on Third Avenue.

1.2 Required Approvals and Proposed Actions

HPD proposes the following actions:

1. Acquisition of the Development Site by the City: The Development Site (Block 1638, p/o Lot 1) is proposed for acquisition by HPD.

2. Disposition of the Development Site: The Development Site (Block 1638, p/o Lot 1) will be conveyed to a sponsor to be selected by HPD. Following the acquisition, the City will convey the property for development as a new construction affordable housing project.

Additionally, Ascendant Neighborhood Development, Xylem Projects, and Urban Builders Collaborative (the "Developer") propose the following land use actions:

3. Zoning Map Amendment:

    a. Rezone the portion of Block 1638 bounded by Park Avenue, East 111th Street, a line 155 feet east of Park Avenue, and a line midway between East 111th Street and East 110th Street from an R7-2 zoning district to an R9-1 zoning district and a C2-4 commercial overlay;

    b. Rezone the portion of Block 1638 bounded by Park Avenue, East 110th Street, a line 100 feet east of Park Avenue, and a line midway between East 110th Street and East 111th Street, from an R7-2 zoning district and a C2-4 commercial overlay to an R9-1 zoning district and a C2-4 commercial overlay; and

    c. Rezone the portion of Block 1638 bounded by East 110th Street, a line parallel with and 100 feet east of Park Avenue, a line midway between East 110th Street and East 111th Street, and a line parallel with and 155 feet east of Park Avenue, from an R7B zoning district and C2-4 overlay to an R9-1 zoning district and a C2-4 overlay.

4. Zoning text amendment to add a new MIH area in Appendix F of the Zoning Resolution.

Finally, the proposed project would also result in the creation of a new tax lot for the Development Site and utilize the following project funding sources:

a. Provide SARA Financing and/or Reso A Funds
b. United States Department of Housing and Urban Development (HUD) Section 18 Disposition of a portion of the project site as well as federal funding (Project Based Vouchers).

The rezoning, mapping of the MIH area, acquisition/disposition action and the City funding are all actions subject to review under the City Environmental Quality Review procedures. The rezoning, mapping of the MIH area, and the acquisition/disposition actions are also subject to public review under the Uniform Land Use Review Procedures (ULURP) and the federal funding is subject to the National Environmental Policy Act (NEPA).

1.3 Purpose and Need for Proposed Actions

The Proposed Action would help address the continuing need for affordable housing targeting the most vulnerable populations in New York City as expressed in the 2023 Housing Our Neighbors: A Blueprint for Housing and Homelessness. The proposed project would replace an underutilized site with much needed affordable housing for seniors and the formerly homeless. The proposed zoning map amendments, zoning text amendment, re-acquisition by the City and subsequent disposition, and designation as a UDAAP, would allow the Developer to build more affordable housing than allowed under current zoning and to achieve a better site plan.

1.4 Description of the Proposed Project

The Developer proposes to redevelop the Development Site, which is currently used as an accessory parking lot for Casita Park, with a new 28-story (314.33' to bulkhead) affordable senior building with ground and second floor community facility space (the "proposed project"). The proposed 179,643 gsf building would contain approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 Income-Restricted Housing Units (IRHUs), and approximately 7,431 gsf of community facility space on the first and second floors. The building would contain 163 studios and 48 one-bedroom units. The proposed building would be fully sprinklered and meet NYC Seismic Code and the 2014 NYC Building code requirements.

The building is set back approximately two feet from Park Avenue to the west and East 110th Street to the south. The building will have an initial base height of approximately 52.70 feet before setting back approximately 10 feet to rise to a total building height of approximately 285 feet[1]. The building will be setback approximately 10 feet from the street to the south on East 110th Street and 10 feet to the west on Park Avenue. The ground floor facing south on East 110th Street provides entrances for the residential and community facility uses. Furthermore, adjacent to the building's residential lobby to the east, the Proposed Development includes an open corridor named "Salsa Way", which is open to building residents and will expand the proposed community facility space for outdoor programming. The Salsa Way can be accessed through the community facility space and by its gate located along East 110th Street.

The Proposed Development also includes a landscaped terrace on the sixth floor that will be accessible to the building's tenants. In the future, after the Proposed Development is constructed, the sixth-floor terrace is envisioned to connect the Proposed Development and the existing Casita Park building allowing residents of both buildings to have access to a large, landscaped terrace encompassing both buildings. Other building amenities located on the sixth floor are a laundry room and three community rooms available to the building's tenants. Additionally, the Proposed Development will have a bicycle room in the building's cellar.

[1] The special height and setback provisions that apply to AIRS buildings adjacent to elevated rail lines supersede the street wall location provisions of ZR 23-661.

Pursuant to Zoning Resolution Section 25-251, accessory off-street parking is not required for IRHUs in the Transit Zone; as a result, off-street parking spaces will not be provided in the Proposed Development.

The Proposed Development will be built to Enterprise Green Communities standards. The building's design is expected to incorporate sustainable features in pursuit of Passive House principles, such as increased insulation, airtight construction to maintain interior temperature and air-quality while minimizing electrical loads, and solar panels. The Proposed Development will also incorporate flood resiliency measures, such as elevating critical mechanical systems and the lobby vestibule with ramping above the sea level rise-adjusted design flood elevation and incorporating a subgrade stormwater retention tank. The building's heating, cooling and domestic hot water would all be electric using a ground source (geothermal) heat pump system. See Figures 8 through 21.[2] The proposed project would be implemented in a single phase and is expected to be completed and operational in early 2027.

The Project is a 100% affordable low-income senior housing development with ancillary community facility space (the "Community Center"). The proposed project consists of 100% affordable senior units – 63 units (30% of the proposed units) set aside for formerly homeless seniors with incomes at or below 30% AMI and 148 AIRS units (70% of the proposed units) at income levels at or below 80% AMI. While this project is proposing AIRS and Affordable Senior units, because MIH is being mapped, 25-30% of total units (53 to 64 DUs) would be affordable at an average of 60-80% AMI pursuant to MIH.

To facilitate the construction of the proposed project, the Developer proposes to remove the existing 12 required parking spaces for Casita Park Senior Housing pursuant to Section 25-252 of the Zoning Resolution, which provides that, within the Transit Zone, required accessory off-street parking spaces for existing AIRS buildings may be removed provided that any new dwelling units built on the location of the prior parking must be income-restricted housing units.

1.5 Reasonable Worst Case Development Scenario

1.5.1 Future No-Action Scenario

According to the *CEQR Technical Manual*, the future without the proposed action, referred to as the No-Action condition, provides a baseline condition against which the incremental changes generated by the proposed action can be evaluated. Under the No-Action condition the parking lot area of the existing Casita Park development would remain, and no new building would be constructed. As-of-right development is not permitted on the Development Site and any such development would require a discretionary approval of HPD.

[2] Architectural drawings contained herein are for presentation purposes only. Final drawings would be submitted to the Building Department.

For the non-Project Sponsor controlled parcels (Lot 66 and portion of Lot 8) in the Project Area, it is also assumed that existing conditions would remain unchanged in the Future No-Action Scenario. There are no other known developments with the 400-foot Study Area that are expected to be completed by the 2027 build year.

1.5.2 Future With-Action Scenario

The Future With-Action condition under a Reasonable Worst Case Development Scenario (RWCDS) requires identification of the type, location, and extent of development anticipated as a result of the Proposed Action along with any potential impacts that may arise from that future development. In accordance with *CEQR Technical Manual* guidance, this analysis requires that the With-Action Condition be considered a scenario that maximizes the permitted FAR allowed under the proposed rezoning. As proposed, the With-Action Scenario utilizes most of the allowable zoning floor area on the Development Site's Zoning Lot with community facility uses on the first and second floors and upper floor senior housing[3].

Approval of the Proposed Action would facilitate the development of a new 28-story (314.33' to bulkhead) affordable senior building with ground and second floor community facility space. The proposed 179,643 gsf building would contain approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 IRHUs (senior affordable), and approximately 7,431 gsf of community facility space on the first and second floors. The building would contain 163 studios and 48 one-bedroom units. The With-Action Scenario maximizes the allowable residential zoning floor area on the zoning lot as proposed under a R9-1 rezoning. The With Action condition would fully replace the existing parking for Casita Park and itself contain no parking.

As the proposed Acquisition and Disposition action is site-specific and project-specific, the CEQR With-Action is the proposed project, as described above.

The RWCDS assumes that the only site affected by the rezoning is the Development Site (Block 1638, portion of Lot 1) and that the Project Sponsor's proposed project is the RWCDS since no as-of-right development is permitted on the Development Site and any such development would require a discretionary approval by HPD. As such this is the only site included as a Projected Development Site. As described above, the rezoning includes the Development Site, together with the balance of the Casita Park site (Block 1638, portion of Lot 1) along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8).

[3] The Zoning Lot containing both the Proposed Development and the adjacent Casita Park Apartments have a combined FAR of 8.29. The building would have an FAR of 5.48 consisting of 3.39 FAR of residential - AIRS, 1.82 FAR of Use Group 2 IRHUs (senior affordable), and 0.28 FAR of community Facility.

116 E. 111th Street, Block 1638, Lot 66, which is currently a gated alleyway is not included as a projected development site. Lot 66 is undevelopable because it doesn't meet minimum lot size or lot width standards as set forth in the New York City Zoning Resolution (ZR) 23-32 which requires a minimum zoning lot area of 1,700 SF and a minimum lot width of 18 feet. Lot 66 has a lot area of 1,681 SF and a lot width of 16.67 feet. In addition, the lot is sandwiched between two existing buildings (Casita Park Apartments to the west and a three-story apartment building to the east, all under separate ownership. In addition, the Project Area only includes the western 39 feet of 121 East 110th Street (Block 1638, Lot 8), which currently contains a 7-story residential apartment building completed recently, in 2011. Given the recent vintage of this building, it is very unlikely that this property would be enlarged or redeveloped.

The proposed City of Yes for Housing Opportunity text amendment, currently in City Council review, would increase the maximum floor area permitted for affordable housing buildings on the Development Site. The Project Sponsor does not intend to take advantage of the proposed text amendment as the project has already completed HPD's review process. Any changes in project scope beyond what is currently contemplated would require additional HPD review, including further environmental review of the new proposed development.

1.6 Incremental Development

The future without the Proposed Actions (No-Action Scenario) would be the baseline condition for conducting the impact analysis in the Environmental Assessment Statement (EAS). According to the *CEQR Technical Manual* (2014), the future without the Proposed Actions, referred to as the No-Action scenario, provides a baseline condition against which the incremental changes generated by the Proposed Actions can be evaluated. As provided in Table 1 below, the With-Action scenario would result in an incremental increase of approximately 179,643 gsf of total development – 123,269 gsf of AIRS residential (148 units, plus one superintendent's unit), 48,943 gsf of affordable senior housing (62 units), and approximately 7,431 gsf of community facility space, as compared to the No Action condition.

Table 1: Incremental Increase in Proposed Development (No-Action Condition vs. With Action Condition)

	Existing Condition	No Action Condition	With Action Condition	Increment
Total (GSF)	0	0	179,643	+179,643
Total UG2 AIRS	0	0	123,269	+123,269
Total UG2 Residential (Affordable Senior Units – non-AIRS)	0	0	48,943	+48,943
Total Community Facility	0	0	7,431	+7,431
Parking	12	12	0	-12
Total Dwelling Units (DUs)	0	0	211	+211
Affordable				
AIRS	0	0	148	+148
Senior (non-AIRS)	0	0	62	+62
Superintendent	0	0	1	+1

EAS PART I, Section 8. Site Description - Graphics



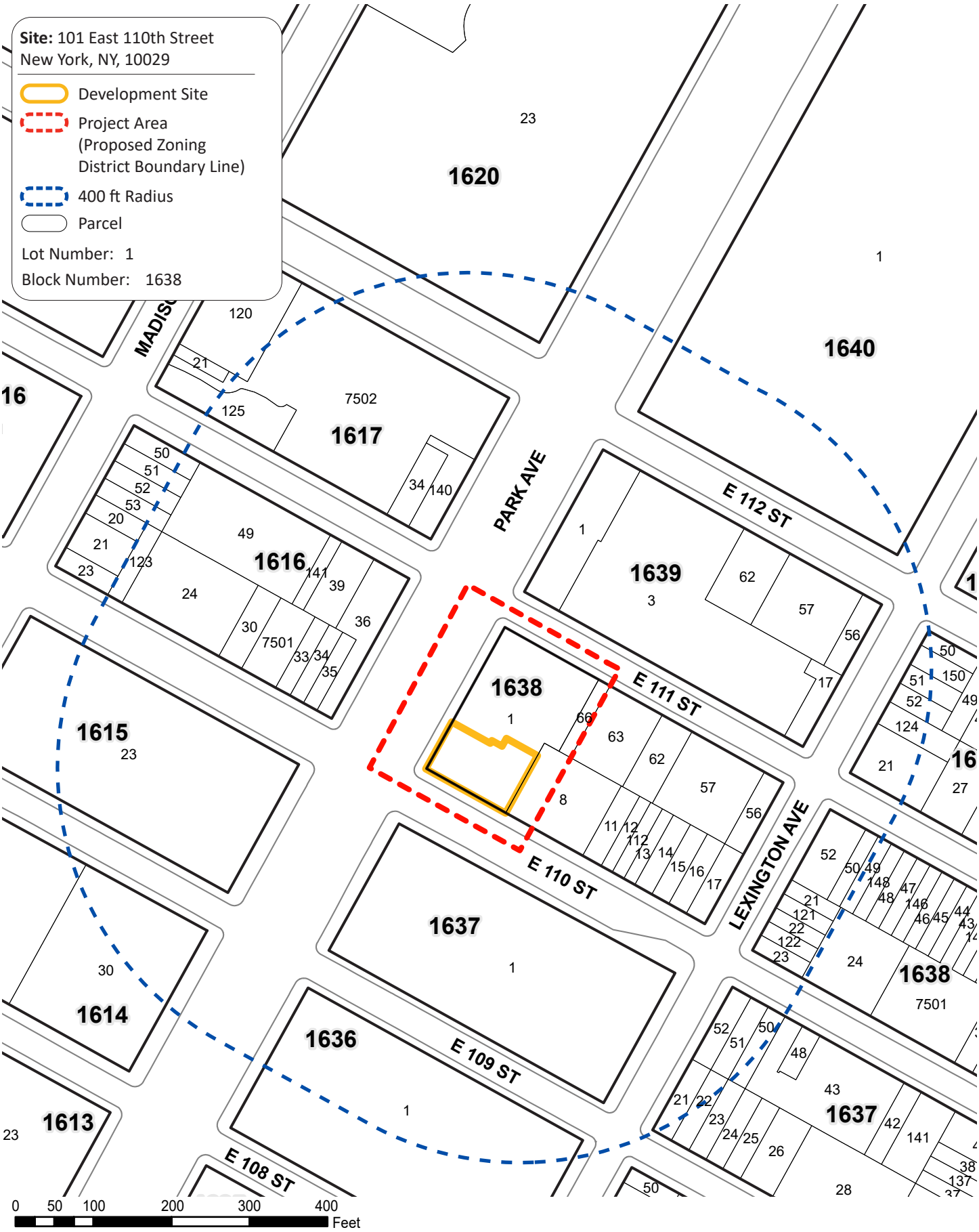
CARMEN VILLEGAS

FIGURE 1: LOCATION MAP

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: ARCMAP

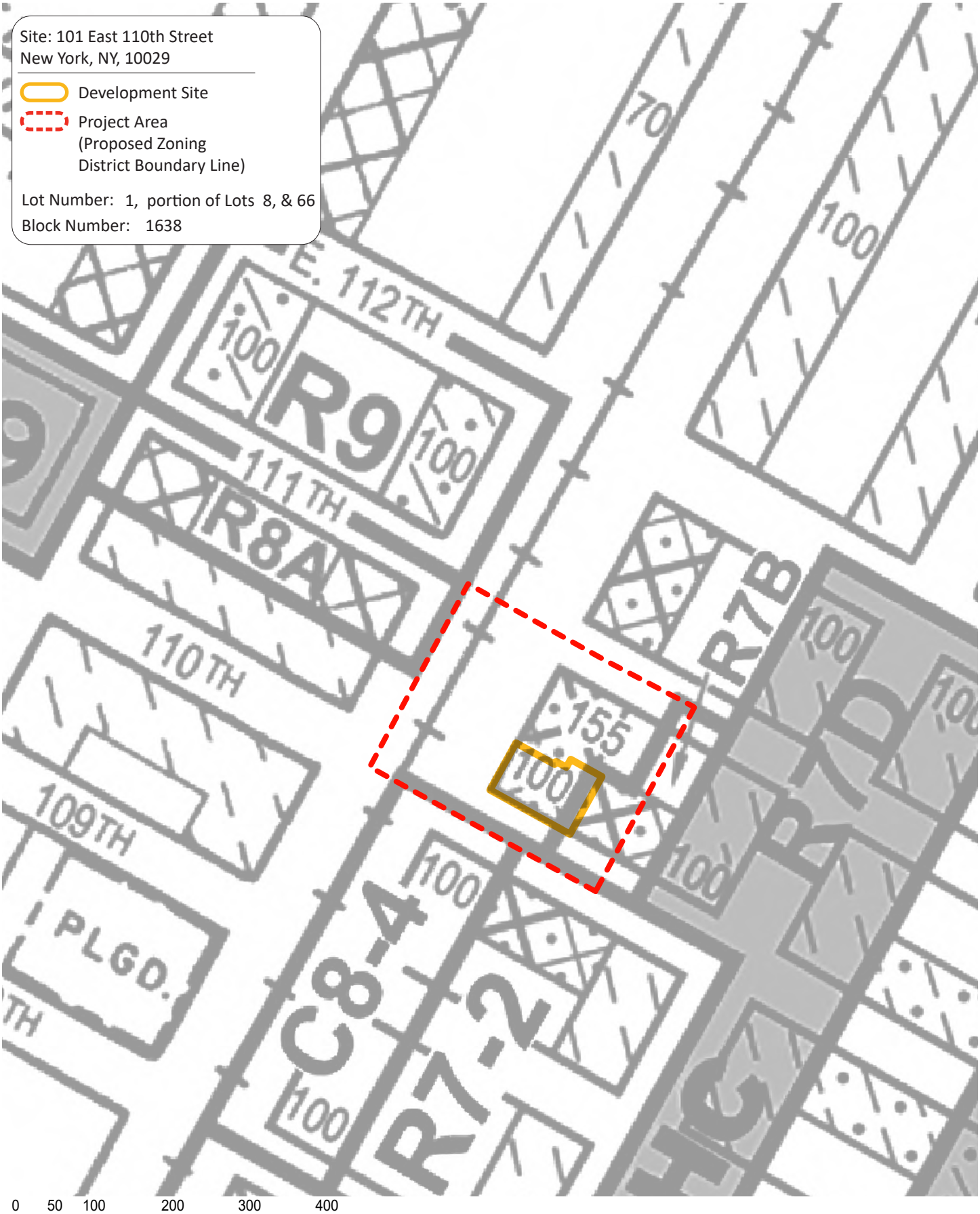
BFJ Planning



CARMEN VILLEGAS

FIGURE 2: TAX MAP

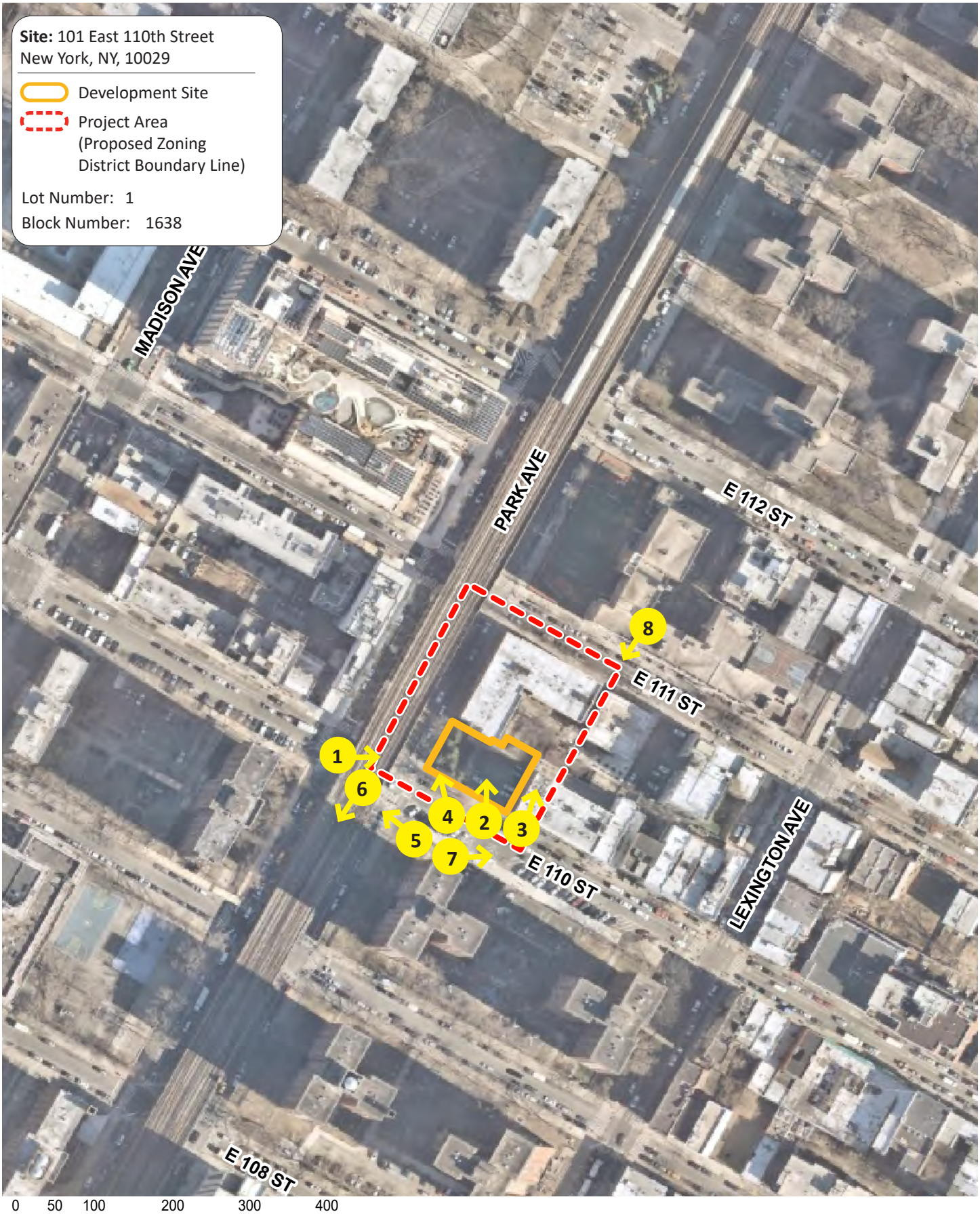
SOURCE: NYC DEPT. OF CITY PLANNING, 2023



CARMEN VILLEGAS

FIGURE 3: ZONING MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2023



CARMEN VILLEGAS

FIGURE 4: PHOTO KEY MAP

SOURCE: GOOGLE EARTH

BFJ Planning



Photo 1: Development Site looking northeast



Photo 2: Development Site looking northwest



Photo 3: Development Site looking north



Photo 4: Development Site looking west

CARMEN VILLEGAS

FIGURE 5: SITE PHOTOS

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: BFJ PLANNING

BFJ Planning



Photo 5: E 110th Street looking west



Photo 6: Park Avenue looking south



Photo 7: 116 E 110th Street looking northeast



Photo 8: 121 E 111th Street looking south

CARMEN VILLEGAS

FIGURE 6: OFF-SITE PHOTOS

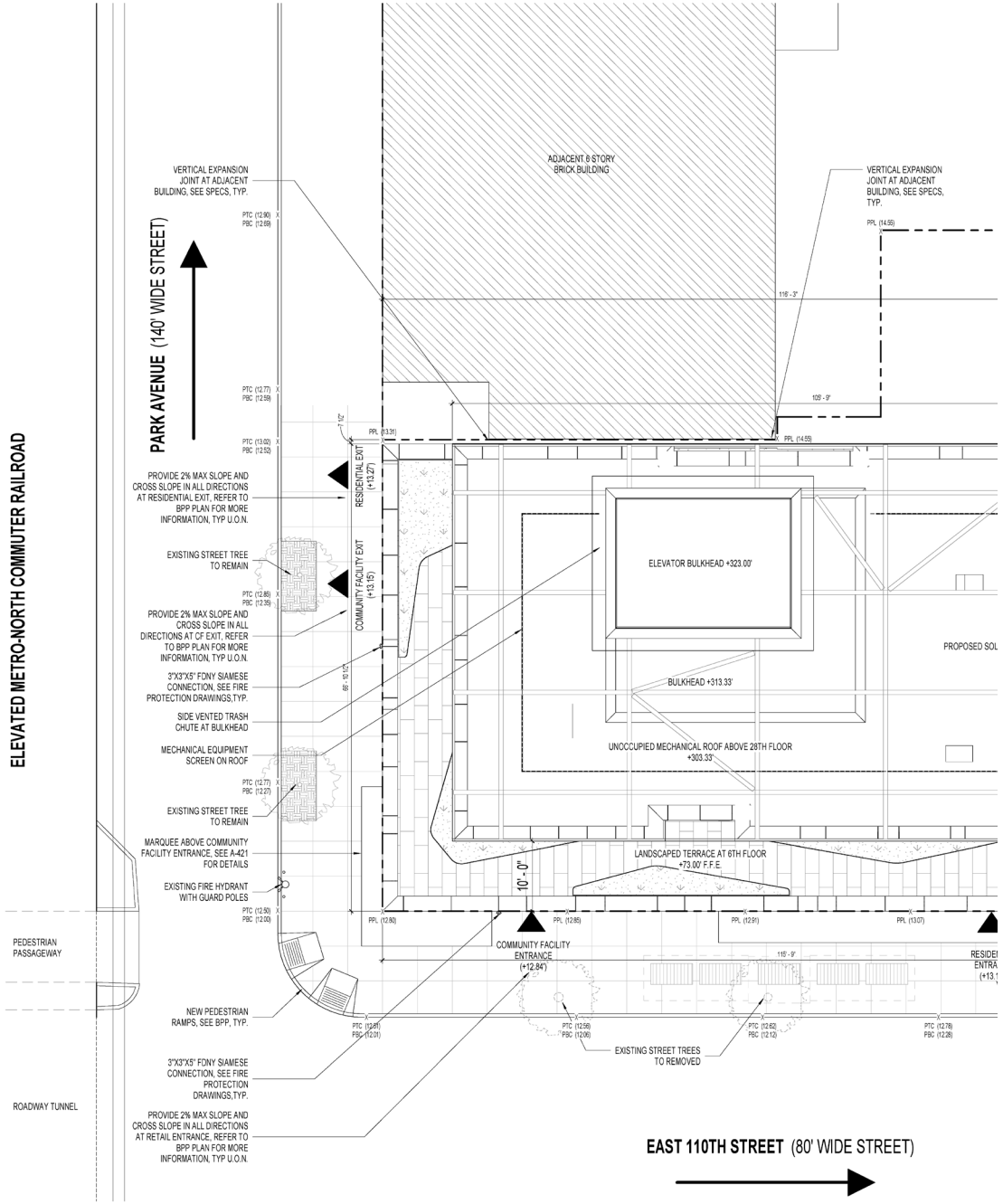
SOURCE: BFJ PLANNING



CARMEN VILLEGAS

FIGURE 7: LAND USE MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2023



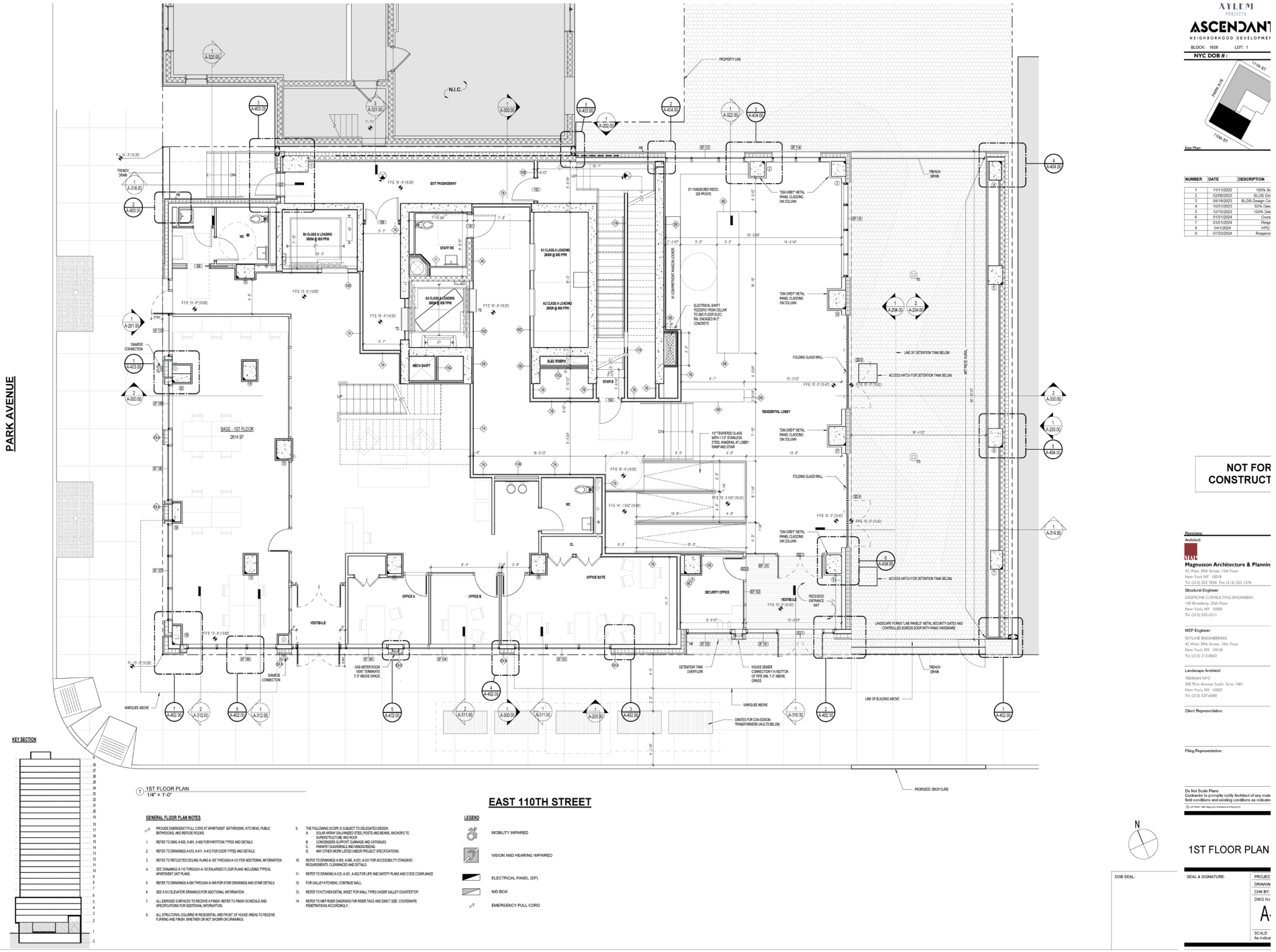
CARMEN VILLEGAS

FIGURE 8: PROPOSED SITE PLAN

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

BFJ Planning



1 1ST FLOOR PLAN
1/4" = 1'-0"

KEY SECTION

GENERAL FLOOR PLAN NOTES

1. PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.
2. REFER TO DWG A-600, A-601, A-602 FOR PARTITION TYPES AND DETAILS.
3. REFER TO DRAWINGS A-610, A-611, A-612 FOR DOOR TYPES AND DETAILS.
4. REFER TO REFLECTED CEILING PLANS A-120 THROUGH A-121 FOR ADDITIONAL INFORMATION.
5. SEE DRAWINGS A-110 THROUGH A-130 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
6. REFER TO DRAWINGS A-500 THROUGH A-509 FOR STAIR DRAWINGS AND STAIR DETAILS.
7. SEE A-510 ELEVATOR DRAWINGS FOR ADDITIONAL INFORMATION.
8. ALL EXPOSED SURFACES TO RECEIVE A FINISH. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. ALL STRUCTURAL COLUMNS IN RESIDENTIAL AND FRONT OF HOUSE AREAS TO RECEIVE FURRING AND FINISH, WHETHER OR NOT SHOWN ON DRAWINGS.
10. THE FOLLOWING SCOPE IS SUBJECT TO DELEGATED DESIGN:
    A. SOLAR ARRAY GALVANIZED STEEL POSTS AND BEAMS, ANCHORS TO SUPERSTRUCTURE AND ROOF.
    B. CONDENSERS SUPPORT, DUNNAGE AND CATWALKS.
    C. PARAPET GUARDRAILS AND WINDSCREENS.
    D. ANY OTHER WORK LISTED UNDER PROJECT SPECIFICATIONS.
11. REFER TO DRAWING A-005, A-006, A-021, A-031 FOR ACCESSIBILITY STANDARD REQUIREMENTS, CLEARANCES AND DETAILS.
12. REFER TO DRAWING A-CD1, A-CD1, A-602 FOR LIFE AND SAFETY PLANS AND CODE COMPLIANCE.
13. FOR GALLEY KITCHENS, CONTINUE WALL.
14. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
15. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPAIRED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

XYLEM PROJECTS
ASCENDANT
NEIGHBORHOOD DEVELOPMENT
BLOCK: 1638 LOT: 1
NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Sc
2	02/06/2023	BLDG Dep
3	08/18/2023	BLDS Design Co
4	10/31/2023	50% Des
5	12/15/2023	100% Des
6	01/31/2024	Owne
7	03/21/2024	Respo
8	04/1/2024	HPD
9	07/23/2024	Respons

NOT FOR CONSTRUCT

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New York NY 10018
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Tel (212) 532-2211

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New York, NY 10018
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TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any mate
field conditions and existing conditions as indicate

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N

1ST FLOOR PLAN

DOB SEAL:

SEAL & SIGNATURE:

PROJEC
DRAWIN
CHK BY:
DWG No
A-
SCALE
As Indicat

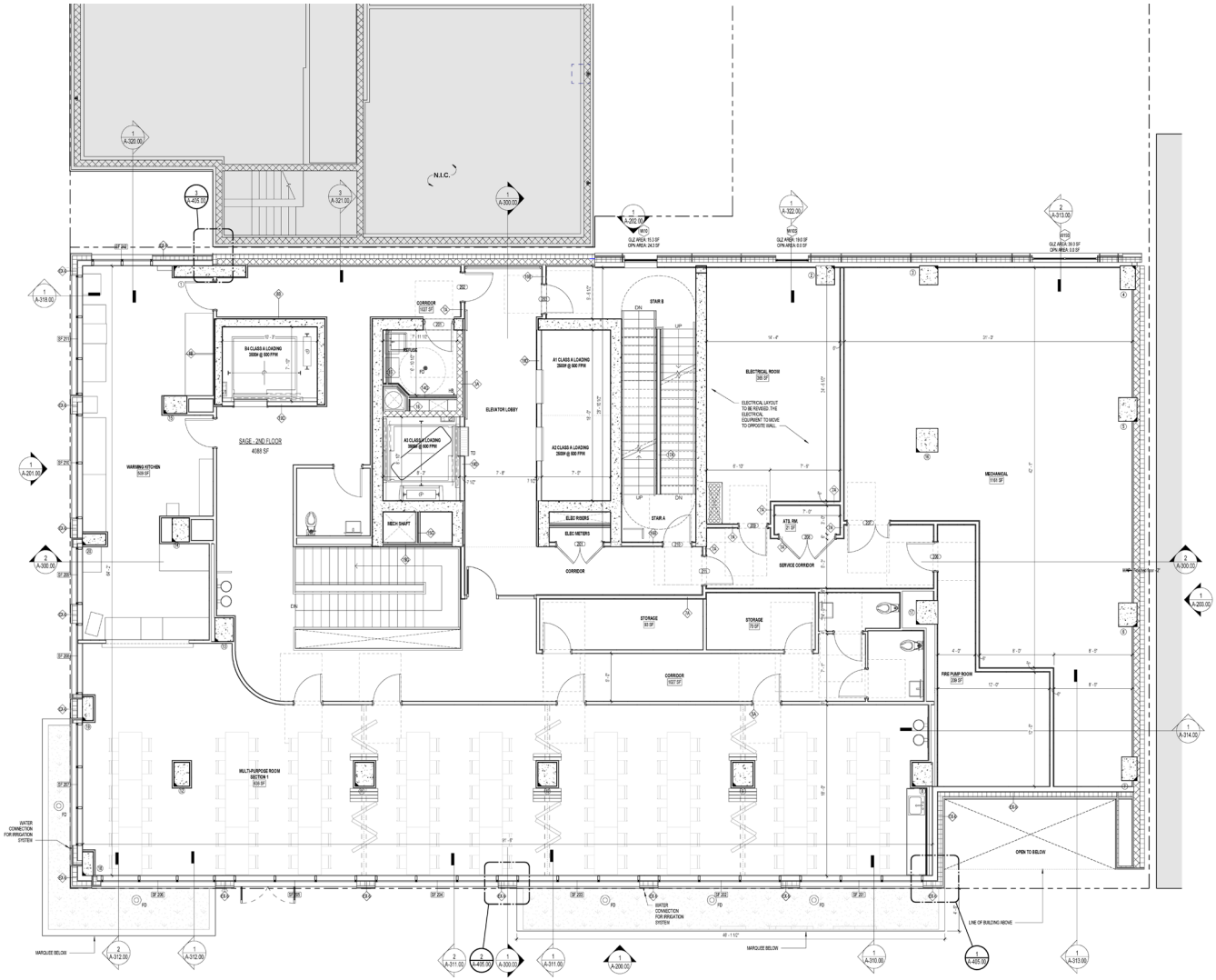
CARMEN VILLEGAS

FIGURE 9: PROPOSED FIRST FLOOR PLAN

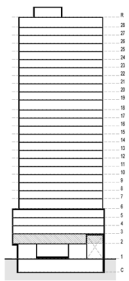
ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

BFJ Planning



KEY SECTION



1 2ND FLOOR PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.
2. REFER TO DWG A-600, A-601, A-602 FOR PARTITION TYPES AND DETAILS.
3. REFER TO DRAWINGS A-610, A-611, A-612 FOR DOOR TYPES AND DETAILS.
4. REFER TO REFLECTED CEILING PLANS A-120 THROUGH A-131 FOR ADDITIONAL INFORMATION.
5. SEE DRAWINGS A-110 THROUGH A-120 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
6. REFER TO DRAWINGS A-500 THROUGH A-506 FOR STAIR DRAWINGS AND STAIR DETAILS.
7. SEE A-510 ELEVATOR DRAWINGS FOR ADDITIONAL INFORMATION.
8. ALL EXPOSED SURFACES TO RECEIVE A1 FINISH. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. ALL STRUCTURAL COLUMNS IN RESIDENTIAL AND FRONT OF HOUSE AREAS TO RECEIVE FURRING AND FINISH, WHETHER OR NOT SHOWN ON DRAWINGS.
10. THE FOLLOWING SCOPE IS SUBJECT TO DELEGATED DESIGN:
    A. SOLAR ARRAY GALVANIZED STEEL POSTS AND BEAMS, ANCHORS TO SUPERSTRUCTURE AND ROOF.
    B. CONDENSERS SUPPORT DUNNAGE AND CATWALKS.
    C. PARAPET GUARDRAILS AND HANDRAILS.
    D. ANY OTHER WORK LISTED UNDER PROJECT SPECIFICATIONS.
11. REFER TO DRAWINGS A-000, A-008, A-021, A-031 FOR ACCESSIBILITY STANDARD REQUIREMENTS, CLEARANCES AND DETAILS.
12. REFER TO DRAWING A-631, A-632, A-633 FOR LIFE AND SAFETY PLANS AND CODE COMPLIANCE.
13. FOR GALLEY KITCHENS, CONTINUE WALL.
14. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
15. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPAIRED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

110 East 111 Street,
New York, NY 10029

Owner:
XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission
4	10/31/2023	50% Design Development
5	12/15/2023	100% Design Development
6	01/31/2024	Owner Comments
7	03/21/2024	Response to HPD
8	04/1/2024	HPD Updated Set
9	07/23/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

Revisions:

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New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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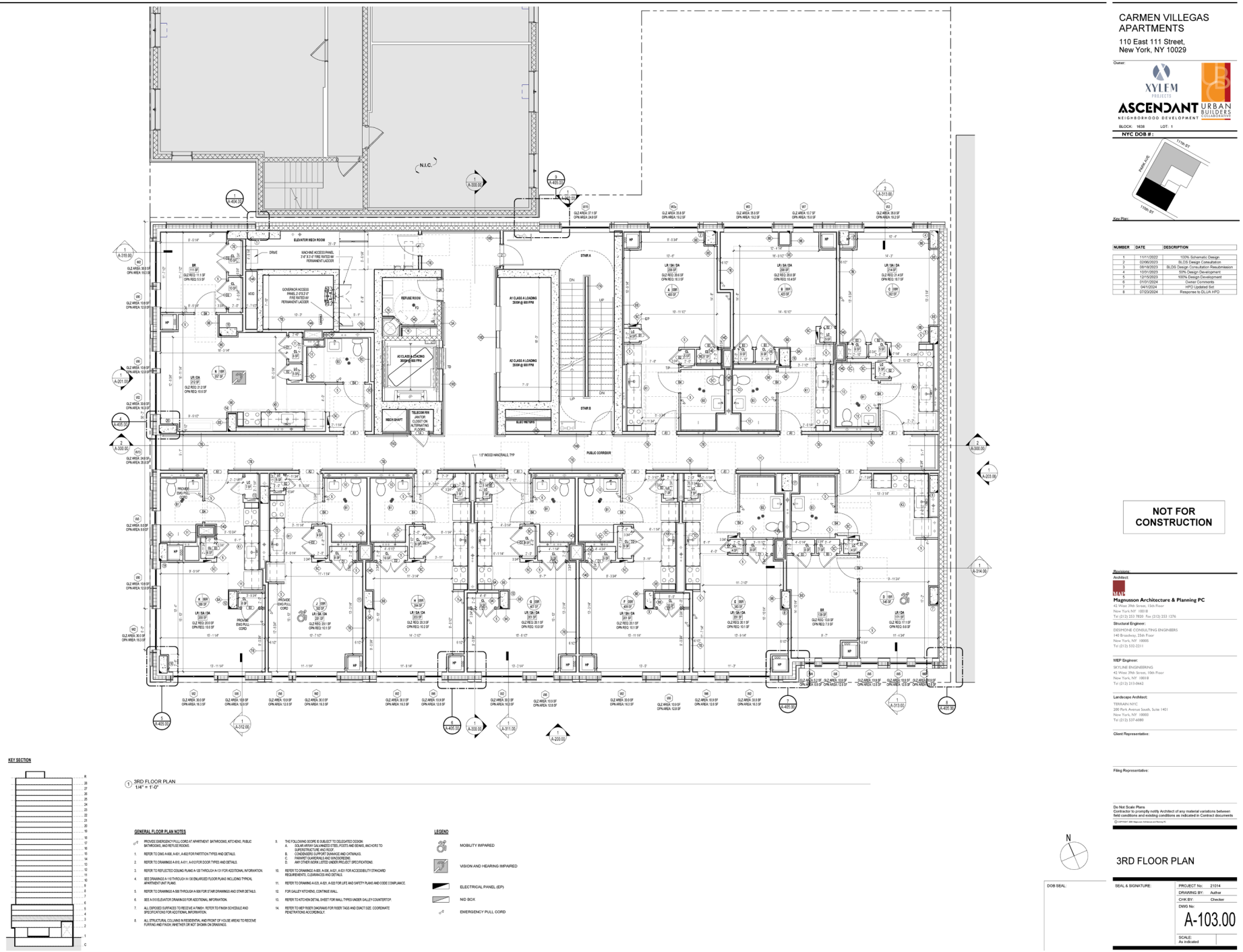
N

2ND FLOOR PLAN

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-102.00
SCALE:	As indicated



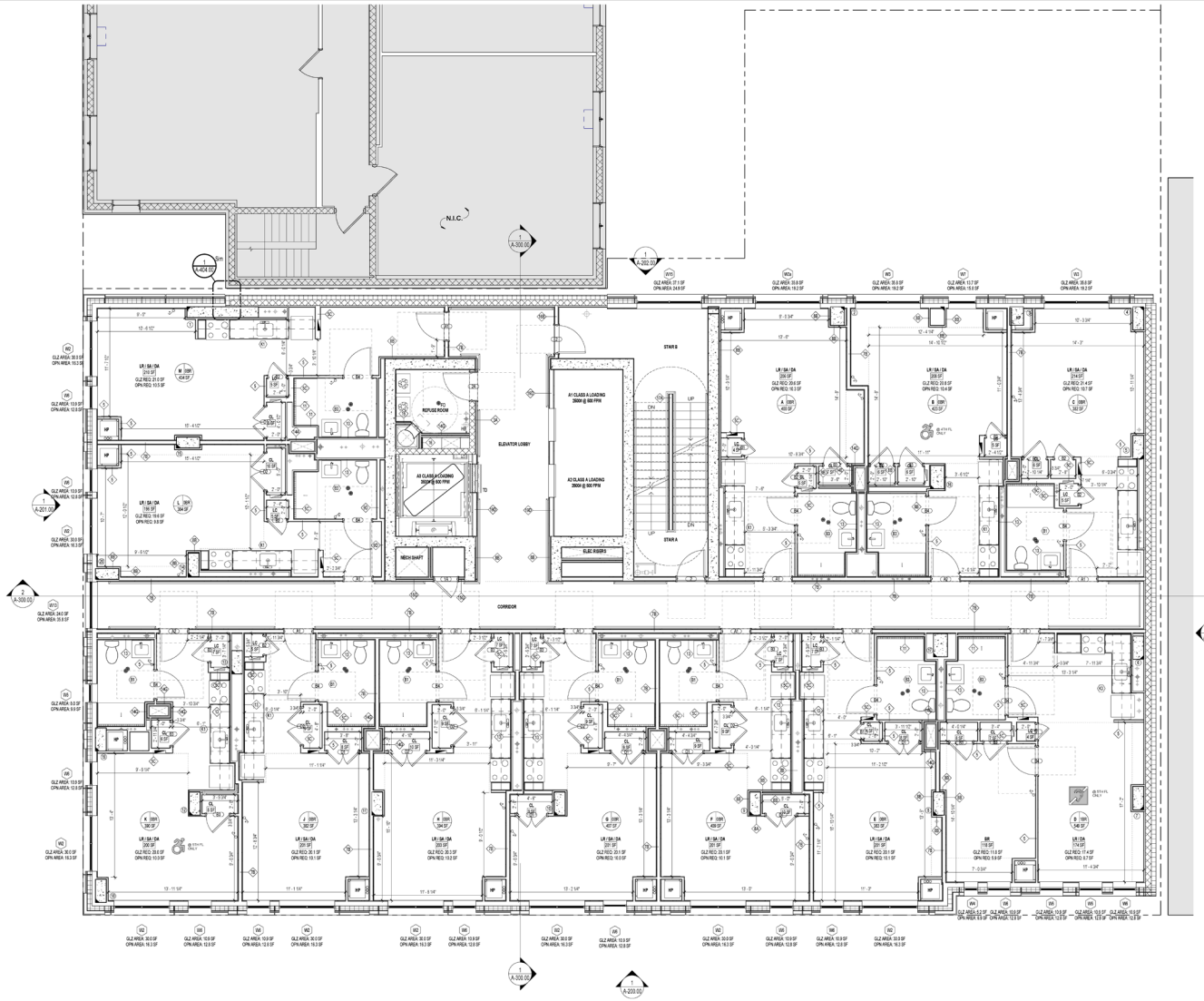
CARMEN VILLEGAS

FIGURE 12: PROPOSED 3RD FLOOR PLAN

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

BFJ Planning



CARMEN VILLEGAS APARTMENTS
110 East 111 Street,
New York, NY 10029

Owner:
XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1636 LOT: 1

NYC DOB # :

Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission
4	10/31/2023	50% Design Development
5	12/15/2023	100% Design Development
6	01/31/2024	Owner Comments
7	04/1/2024	HPD Updated Set
8	07/23/2024	Response to DLI/A HPD

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Landscape Architect:
TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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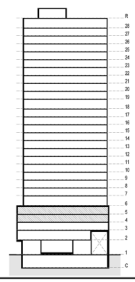
KEY SECTION



1 4TH & 5TH FLOOR
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.
2. REFER TO DWG A-600, A-601, A-602 FOR PARTITION TYPES AND DETAILS.
3. REFER TO DRAWINGS A-610, A-611, A-612 FOR DOOR TYPES AND DETAILS.
4. REFER TO REFLECTED CEILING PLANS A-130 THROUGH A-131 FOR ADDITIONAL INFORMATION.
5. SEE DRAWINGS A-110 THROUGH A-130 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
6. REFER TO DRAWINGS A-506 THROUGH A-508 FOR STAIR DRAWINGS AND STAIR DETAILS.
7. SEE A-510 ELEVATOR DRAWING FOR ADDITIONAL INFORMATION.
8. ALL EXPOSED SURFACES TO RECEIVE A FINISH. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
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    B. CONDENSERS SUPPORT DUNNAGE AND CATWALKS.
    C. PARAPET GUARDRAILS AND BALCONY RAILINGS.
    D. ANY OTHER WORK LISTED UNDER PROJECT SPECIFICATIONS.
11. REFER TO DRAWINGS A-000, A-006, A-021, A-051 FOR ACCESSIBILITY STANDARD REQUIREMENTS, CLEARANCES AND DETAILS.
12. REFER TO DRAWING A-023, A-021, A-022 FOR LIFE AND SAFETY PLANS AND CODE COMPLIANCE.
13. FOR GALLEY KITCHENS, CONTINUE WALL.
14. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
15. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPAIRED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- N/D BOX
- EMERGENCY PULL CORD

N

4TH & 5TH FLOOR PLAN

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-104.00
SCALE:	As indicated

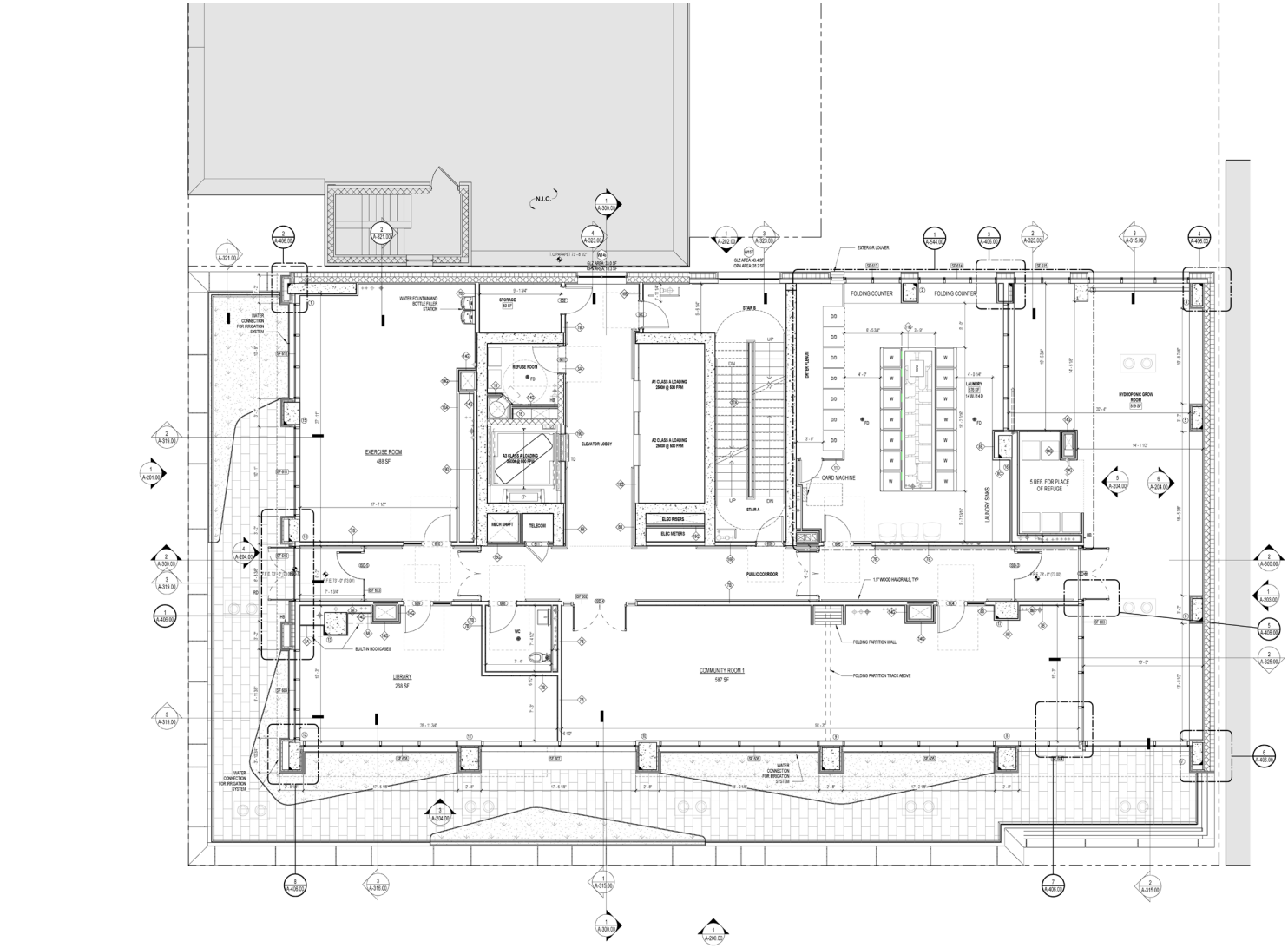
CARMEN VILLEGAS

FIGURE 13: PROPOSED 4TH - 5TH FLOOR PLANS

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

BFJ Planning



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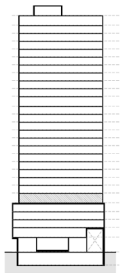

1 6TH FLOOR PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.

1. REFER TO DWG A-000, A-001, A-002 FOR PARTITION TYPES AND DETAILS.
2. REFER TO DRAWINGS A-810, A-811, A-812 FOR DOOR TYPES AND DETAILS.
3. REFER TO REFLECTED CEILING PLANS A-120 THROUGH A-121 FOR ADDITIONAL INFORMATION.
4. SEE DRAWINGS A-110 THROUGH A-120 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
5. REFER TO DRAWINGS A-500 THROUGH A-506 FOR STAIR DRAWINGS AND STAIR DETAILS.
6. SEE A-910 ELEVATOR DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL EXPOSED SURFACES TO RECEIVE A FINISH. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
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   B. CONDENSERS SUPPORT DUNNAGE AND CATWALKS.
   C. PARAPET GUARDRAILS AND ENCROACHMENTS.
   D. ANY OTHER WORK LISTED UNDER PROJECT SPECIFICATIONS.
10. REFER TO DRAWINGS A-001, A-002, A-003, A-004 FOR ACCESSIBILITY STANDARD REQUIREMENTS, CLEARANCES AND DETAILS.
11. REFER TO DRAWING A-001, A-002, A-003, A-004 FOR LIFE AND SAFETY PLANS AND CODE COMPLIANCE.
12. FOR GALLEY KITCHENS, CONTINUE WALL.
13. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
14. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPAIRED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

CARMEN VILLEGAS APARTMENTS

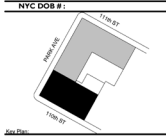
110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB #:



Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission
4	10/31/2023	50% Design Development
5	12/15/2023	100% Design Development
6	01/01/2024	Owner Comments
7	03/21/2024	Response to HPD
8	04/1/2024	HPD Updated Set
9	07/23/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

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200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

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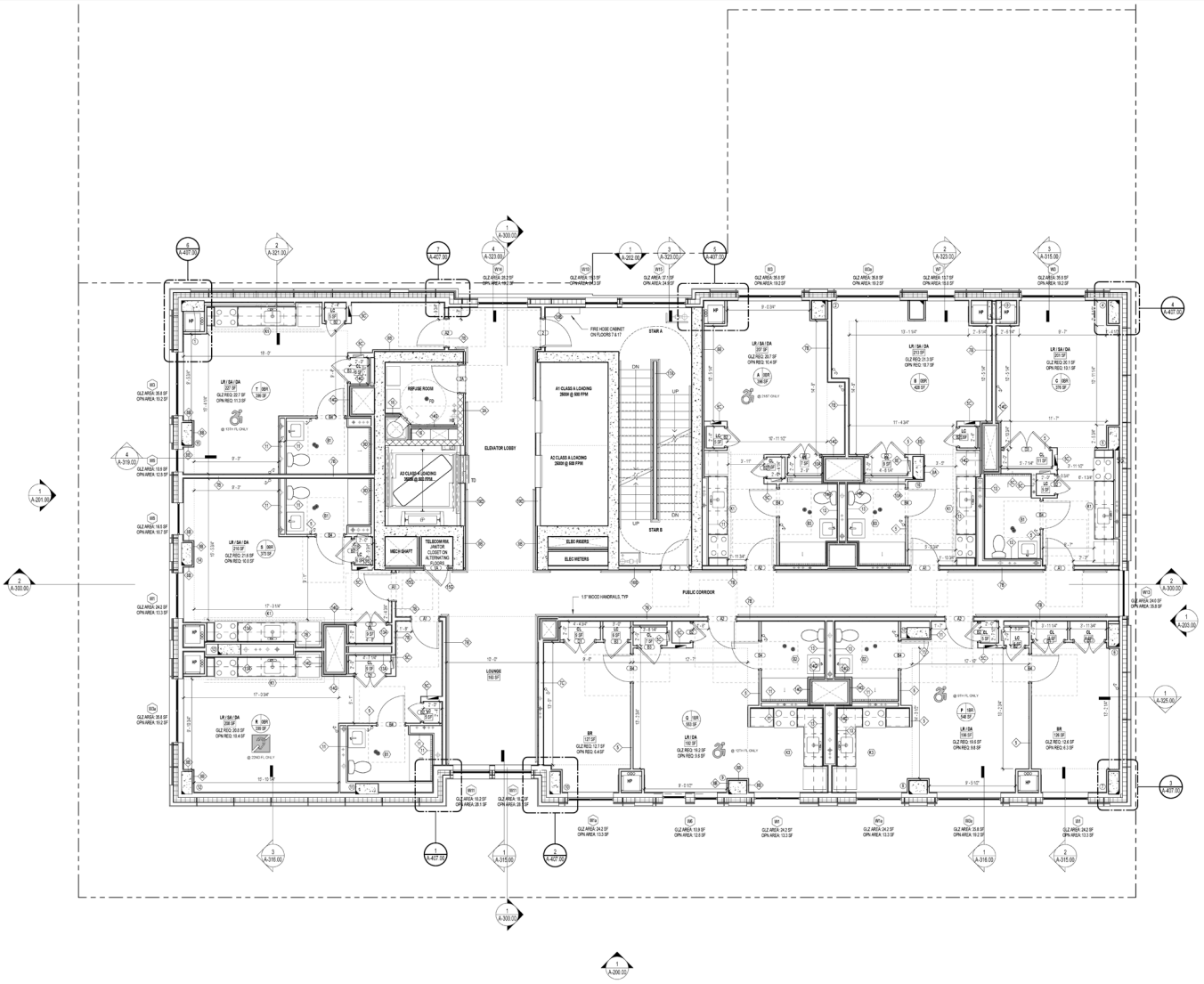
N

DOB SEAL:

6TH FLOOR PLAN

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-105.00
SCALE:	As indicated



CARMEN VILLEGAS APARTMENTS

110 East 111 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB #:

Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
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3	08/18/2023	BLDS Design Consultation Resubmission
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5	12/15/2023	100% Design Development
6	01/01/2024	Owner Comments
7	04/12/2024	HPD Updated Set
8	07/03/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

Revisions:

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MEP Engineer:
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New York, NY 10018
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Landscape Architect:
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200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

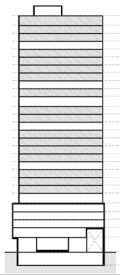
FLOORS 7-9, 11-14, 16-17, 19, 21-24, 26-28 PLAN

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-106.00
SCALE:	As indicated

KEY SECTION



② FLOORS 7-9, 11-14, 16-17, 19, 21-24, 26-28 PLANS
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.
2. REFER TO DWG A-500, A-501, A-602 FOR PARTITION TYPES AND DETAILS.
3. REFER TO DRAWINGS A-810, A-811, A-812 FOR DOOR TYPES AND DETAILS.
4. REFER TO REFLECTED CEILING PLANS A-120 THROUGH A-121 FOR ADDITIONAL INFORMATION.
5. SEE DRAWINGS A-110 THROUGH A-130 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
6. REFER TO DRAWINGS A-500 THROUGH A-506 FOR STAIR DRAWINGS AND STAIR DETAILS.
7. SEE A-910 ELEVATOR DRAWINGS FOR ADDITIONAL INFORMATION.
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    C. PARAPET GUARDRAILS AND ENCROACHMENTS.
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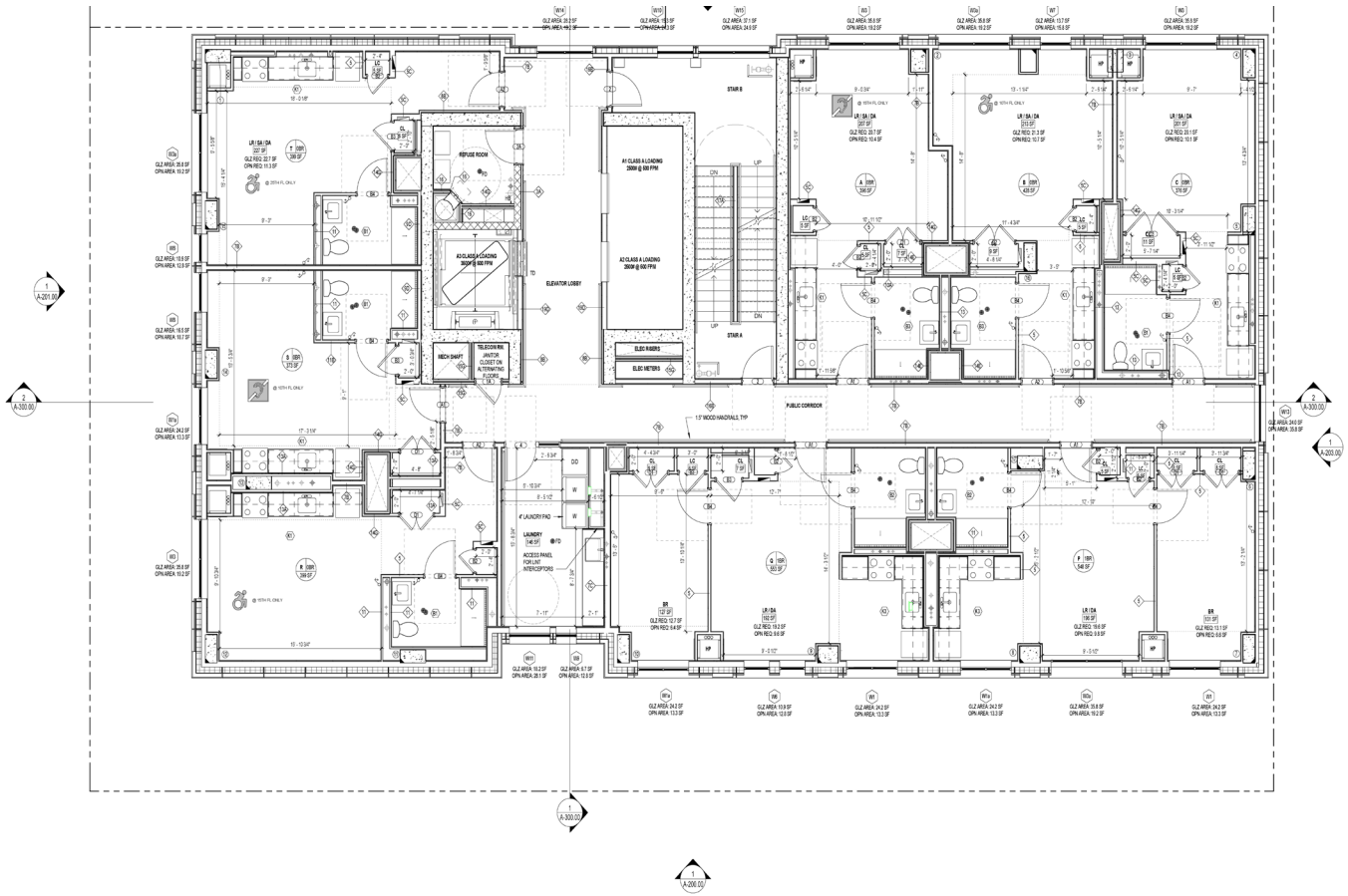
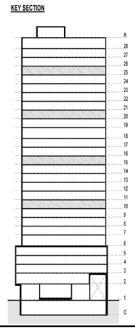
14. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
15. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPAIRED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD





FLOORS 10,15, 20, 25 PLAN
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. PROVIDE EMERGENCY PULL CORD AT APARTMENT BATHROOMS, KITCHENS, PUBLIC BATHROOMS, AND REFUSE ROOMS.
2. REFER TO DWG A-000, A-001, A-002 FOR PARTITION TYPES AND DETAILS.
3. REFER TO DRAWINGS A-010, A-011, A-012 FOR DOOR TYPES AND DETAILS.
4. REFER TO REFLECTED CEILING PLANS A-120 THROUGH A-131 FOR ADDITIONAL INFORMATION.
5. SEE DRAWINGS A-110 THROUGH A-130 ENLARGED FLOOR PLANS INCLUDING TYPICAL APARTMENT UNIT PLANS.
6. REFER TO DRAWINGS A-300 THROUGH A-304 FOR STAIR DRAWINGS AND STAIR DETAILS.
7. SEE A-310 ELEVATOR DRAWINGS FOR ADDITIONAL INFORMATION.
8. ALL EXPOSED SURFACES TO RECEIVE A FINISH. REFER TO FINISH SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. ALL STRUCTURAL COLUMNS IN RESIDENTIAL AND FRONT OF HOUSE AREAS TO RECEIVE FURRING AND FINISH, WHETHER OR NOT SHOWN ON DRAWINGS.
9. THE FOLLOWING SCOPE IS SUBJECT TO DELEGATED DESIGN
   A. SOLAR ARRAY GALVANIZED STEEL POSTS AND BEAMS, ANCHORS TO SUPERSTRUCTURE AND ROOF.
   B. CONDENSERS SUPPORT SUNRACK AND CATWALKS.
   C. PARAPET GUARDRAILS AND WINDSCREENS.
   D. ANY OTHER WORK LISTED UNDER PROJECT SPECIFICATIONS.
10. REFER TO DRAWINGS A-305, A-306, A-321, A-331 FOR ACCESSIBILITY STANDARD REQUIREMENTS, CLEARANCES AND DETAILS.
11. REFER TO DRAWING A-031, A-321, A-322 FOR LIFE AND SAFETY PLANS AND CODE COMPLIANCE.
12. FOR GALLEY KITCHENS, CONTINUE WALL.
13. REFER TO KITCHEN DETAIL SHEET FOR WALL TYPES UNDER GALLEY COUNTERTOP.
14. REFER TO MEP RISER DIAGRAMS FOR RISER TAGS AND EXACT SIZE. COORDINATE PENETRATIONS ACCORDINGLY.

LEGEND

- MOBILITY IMPARED
- VISION AND HEARING IMPAIRED
- ELECTRICAL PANEL (EP)
- NID BOX
- EMERGENCY PULL CORD

Key Plan:

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	09/18/2023	BLDS Design Consultation Resubmission
4	10/31/2023	50% Design Development
5	12/15/2023	100% Design Development
6	01/31/2024	Owner Comments
7	04/1/2024	HPD Updated Set
8	07/23/2024	Response to DLUA HPD

NOT FOR CONSTRUCTION

Revisions:

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New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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DOB SEAL:

SEAL & SIGNATURE:

FLOORS 10,15, 20, 25 PLAN

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-107.00
SCALE:	As indicated

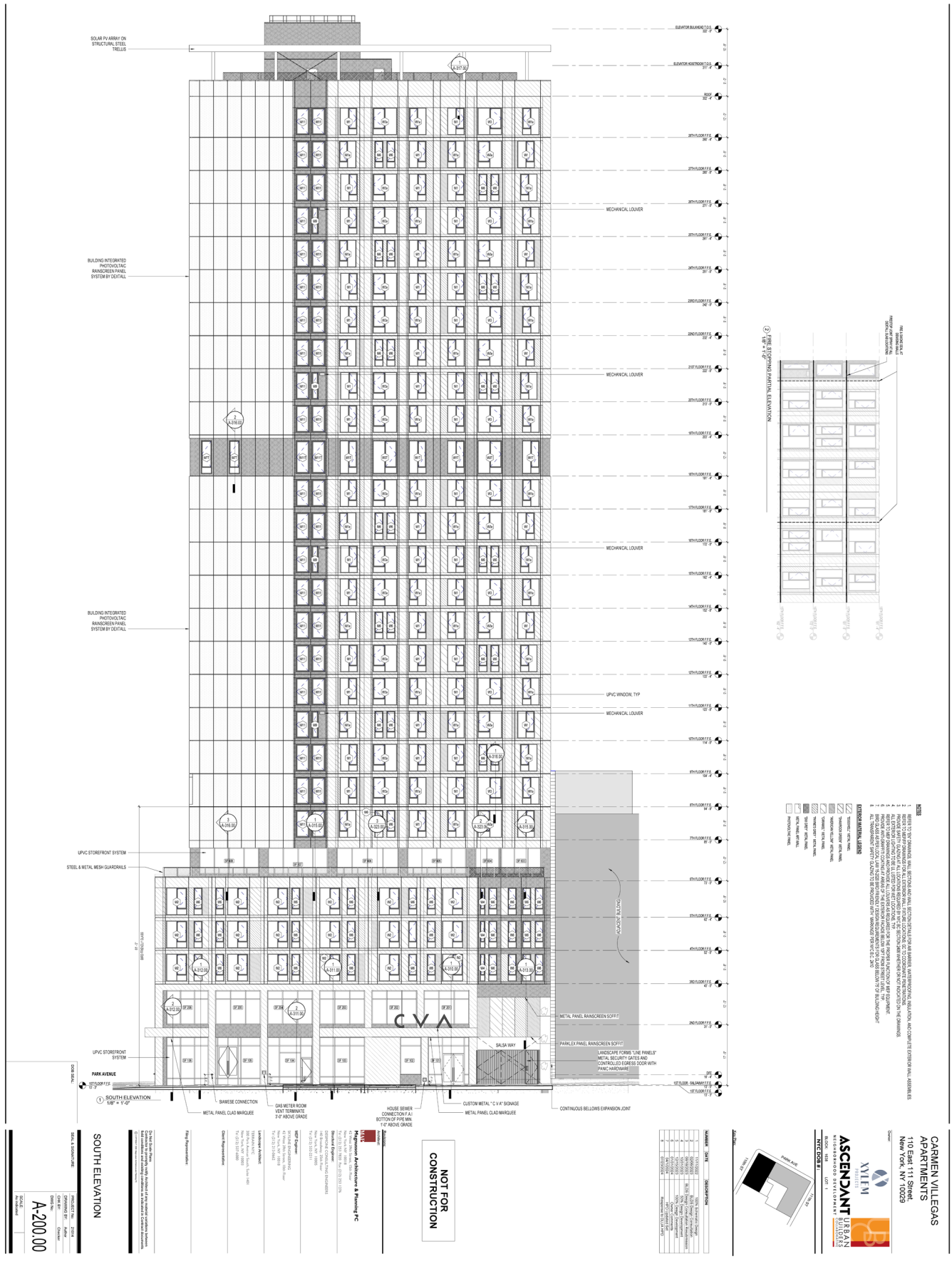

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FIGURE 17: PROPOSED SOUTH ELEVATION

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

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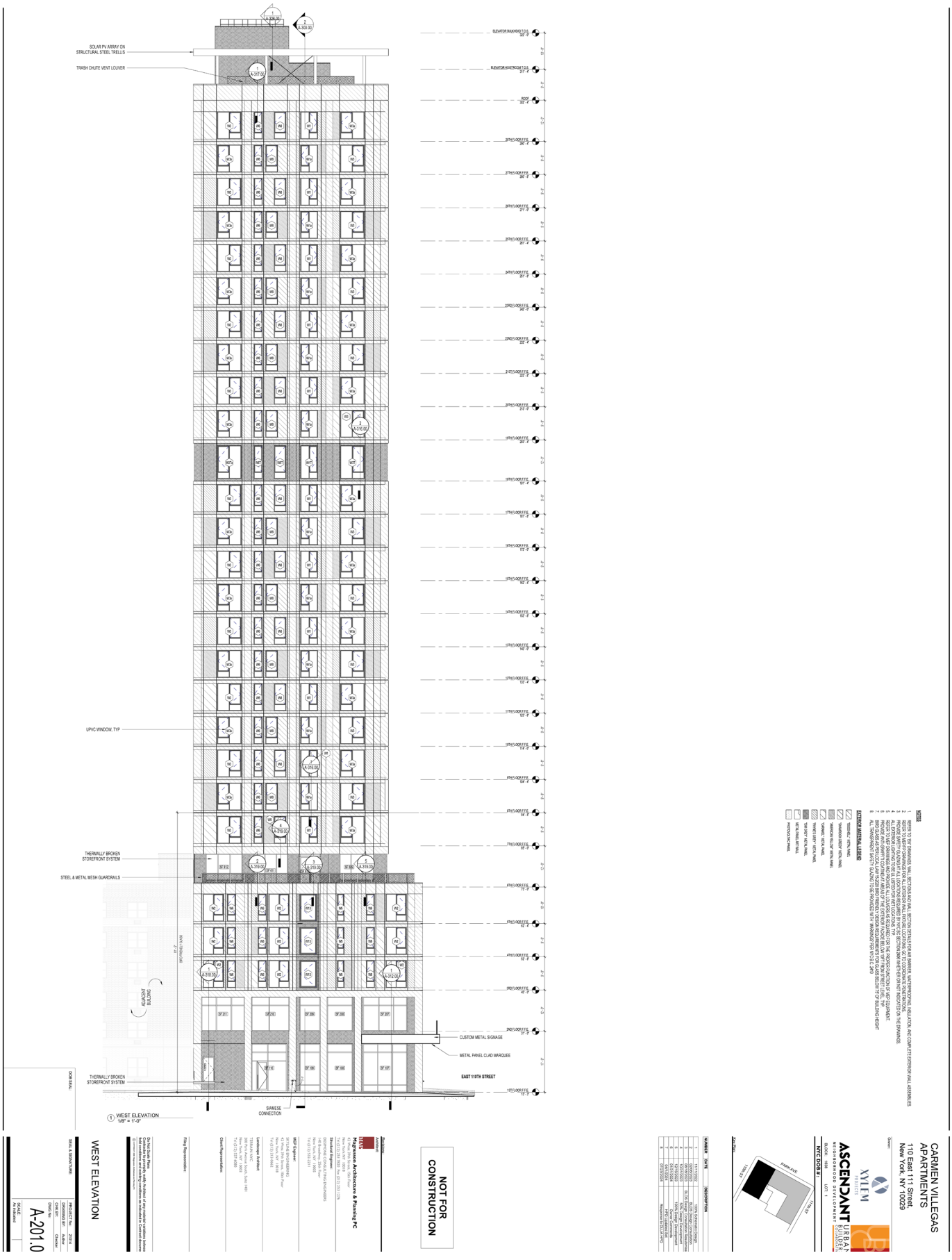

CARMEN VILLEGAS

FIGURE 18: PROPOSED WEST STREET ELEVATION

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024



CARMEN VILLEGAS

FIGURE 20: PROPOSED RENDERING LOOKING SOUTH

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024



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FIGURE 21: PROPOSED RENDERING LOOKING NORTH

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024



CARMEN VILLEGAS

FIGURE 22: PROPOSED EAST 110TH STREET RENDERING

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

ATTACHMENT B: TECHNICAL ANALYSES

INTRODUCTION

Based on the analysis contained in the Environmental Assessment Statement Short Form, the analysis areas that require further explanation include land use, socioeconomic conditions, open space, shadows, urban design and visual resources, hazardous materials, transportation, air quality, noise, and construction as further detailed below.

ATTACHMENT B-1: LAND USE, ZONING AND PUBLIC POLICY

1.1 Introduction

The proposed project would replace an existing surface parking lot on the Development Site with an approximately 179,643 gsf mixed-use affordable housing development, comprising a 28-story building with community facility use on the first and second floors and upper floor senior housing. The Project Area includes Block 1638, Lot 1, Lot 66 and a small portion of Lot 8 in the East Harlem neighborhood of Manhattan Community District 11. The proposed project would require re-acquisition by the City and subsequent disposition of the Development Site (Block 1638, portion of Lot 1 that is roughly bounded by an area that is approximately 66 feet in from the lot line at East 110th Street along Park Avenue and that extends the entire width of the lot, approximately 116 feet, along East 110th Street – see Figure 2), designation of an Urban Development Action Area, and approval of the proposed project as an Urban Development Action Area Project (UDAAP), zoning map and text amendments as follows:

1. Zoning map amendment to:

    a. Rezone the portion of Block 1638 bounded by Park Avenue, East 111th Street, a line 155 feet east of Park Avenue, and a line midway between East 111th Street and East 110th Street from an R7-2 zoning district to an R9-1 zoning district and a C2-4 commercial overlay;

    b. Rezone the portion of Block 1638 bounded by Park Avenue, East 110th Street, a line 100 feet east of Park Avenue, and a line midway between East 110th Street and East 111th Street, from an R7-2 zoning district and a C2-4 commercial overlay to an R9-1 zoning district and a C2-4 commercial overlay; and

    c. Rezone the portion of Block 1638 bounded by East 110th Street, a line parallel with and 100 feet east of Park Avenue, a line midway between East 110th Street and East 111th Street, and a line parallel with and 155 feet east of Park Avenue, from an R7B zoning district and C2-4 overlay to an R9-1 zoning district and a C2-4 overlay.

2. Zoning text amendment to add a new Mandatory Inclusionary Housing ("MIH") area in Appendix F of the Zoning Resolution.

This attachment considers existing land use, zoning, and public policy, and compares conditions in the future without the proposed project (the "No Action" condition) to those that would occur in the future with the proposed project (the "With Action" condition). As described below, this analysis concludes

that the proposed project would be consistent with land uses in the study area and compatible with zoning and public policy. Overall, the proposed project would not result in any significant adverse impacts to land use, zoning, or public policy.

1.2 Methodology

The project area is located in the East Harlem neighborhood of Manhattan. This analysis of land use, zoning, and public policy examines the area within the 400-foot radius that extends beyond the Project Area (the "Study Area")—the area in which, according to the *CEQR Technical Manual*, the proposed project could reasonably be expected to cause potential effects. As shown in Figure 23, this land use study area extends south to the mid-block of East 109th Street, west towards Madison Avenue, north beyond East 112th Street, and east to just past Lexington Avenue. The analysis begins by considering existing conditions in the Study Area in terms of land use, zoning, and public policy. The analysis then projects land use, zoning, and public policy in the future without the proposed project in the 2027 analysis year (the "No Action" condition) by identifying developments and potential policy changes expected to occur within that time frame. Probable impacts of the proposed project are then identified by comparing conditions with the proposed project (the "With Action" condition) to the No Action condition.

1.3 Existing Conditions

1.3.1 Land Use

Development Site and Project Area

The Project Area comprises Block 1638, Lot 1, Lot 66 and a small portion of Lot 8 in the East Harlem neighborhood of Manhattan Community District 11. The Development Site contains a surface parking lot for twelve (12) cars, consisting of the existing parking area of the Casita Park Housing for the Elderly.[4] The Development Site also has a landscaped area, containing approximately ten mature trees. The entire site is surrounded by a 6-foot-high black metal picket fence with a gate opening into the parking lot along East 110th Street frontage, along with a curb cut, into the parking lot.

The remainder of Block 1638, Lot 1, is improved with Casita Park, a 6-story brick non-profit residence for the elderly developed in 2004 and containing 94 dwelling units. The existing building rises to a height of 68 feet above curb level and contains approximately 71,856 square feet of floor area. The entrance to the building is located along East 111th Street.

[4] See Certificate of Occupancy No. 102337589 dated February 19, 2004.



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FIGURE 23: LAND USE MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2023

The other two properties in the Project Area are east of the Development Site on East 111th and East 110th Street. The property at 116 East 111th Street (Block 1638, Lot 66) is an approximately 1,682 square foot open parking lot measuring approximately 16 feet wide and 100 feet in depth; it is currently vacant. The mixed-use building at 121 East 110th Street (Block 1638, portion of Lot 8), built in 2007, is improved with a 7-story brick residential building with ground floor commercial uses including two restaurants, a daycare and a meat market (see Photo 6). There is also an outdoor dining shed in the street in front of one of the restaurants. Only 38.75 feet of the property's 113.75-foot width is proposed to be rezoned.

Study Area

Land uses in the Study Area include residential, commercial and a mix of community facilities. The bulk context is characterized by numerous developments of approximately 20 stories in height served by open areas at grade punctuated by blocks developed with mid-rise structures built to the street line. Notable tall buildings in the surrounding area or nearby include: The Heritage (1309 Fifth Avenue), 34 stories, developed in 1980, Sendero Verde, a primarily residential multi-building complex, which includes a 34-story building currently under construction (50 East 112th Street), and One Museum Mile (1280 Fifth Avenue), 19 stories, built in 2008, along with numerous 14- to 20- story buildings within NYCHA campuses discussed in more detail below.

Adjacent to the Project Area, Park Avenue is characterized primarily by the Park Avenue Viaduct, which carries the Metro North elevated train line. Existing residential developments along Park Avenue are generally positioned toward the side streets, ceding Park Avenue to the viaduct, with its sheer rock face rising approximately 30 feet above the street below. East 110th Street has a mixed-use character, with five-to seven story mixed residential and commercial buildings, as well as the 18-story DeWitt Clinton Houses (NYCHA). This mixed-use character is supported by East 110th Street's position as an east-west corridor connecting public transit at the corner of Lexington Avenue and the entrance to Central Park just two blocks to the west.

To the east, along Lexington Avenue, neighborhood-scale retail is found along ground floors of four- to six-story walkup buildings, typical of both East Side and West Side Manhattan avenues traversing predominantly residential neighborhoods. Elsewhere, along side streets, residential walkups are less common. Instead, tall "tower in the park" buildings set back from the street are the predominant building form, including those operated by NYCHA, which maintains five developments in the Surrounding Area totaling approximately 4,060 units: Johnson Houses, consisting of ten 14-story buildings, King Towers, comprised of ten 19-story buildings, Lehman Village, comprised of five 20-story buildings, and Clinton Houses, comprised of eight 18-story buildings.

The Study Area is also characterized by its many institutional and other community facility uses, including Success Academy Harlem East on East 111th Street, PS/MS 57 on East 115th Street, PS 83 Luis Munoz Rivera School on East 109th Street, the Tito Puente Educational Complex on East 109th Street,

PS/MS 108 School of Authors on East 109th Street, and the Greater Highway Deliverance Temple on East 111th Street.

1.3.2 Zoning

The New York City Zoning Resolution controls the use, density, and bulk of development within the entire City, with the exception of parkland, which does not have a zoning designation. The Zoning Resolution is divided into two parts: zoning text and zoning maps. The text establishes zoning districts and sets forth the regulations governing land use and development. The maps show the locations of the zoning districts.

The New York City Planning Commission and City Council approved two citywide text amendments: Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA). MIH requires permanently-affordable housing set-asides for projects over 10 units or 12,500 zoning square feet (zsf) within designated MIH areas or, as an option for projects between 10 and 25 units (or 12,500 to 25,000 zsf), a payment into an affordable housing fund. ZQA aims to remedy several ways in which existing zoning discourages the affordability and quality of new buildings. To this end, the text amendment is intended to facilitate senior housing and inclusionary housing, eliminate parking requirements for affordable housing developments in a defined transit zone, and allow for greater flexibility with regard to certain building design elements.

Development Site and Project Area

The Project Area is located in an R7-2 zoning district (portion of Lot 1) and a R7B zoning district (portion of Lot 1, Lot 66, Lot 8), both of which include portions of the development site (see Figure 24). A portion of Lot 1, and Lot 8 are located in a C2-4 commercial overlay. The Project Area is also located in both a Transit and FRESH zone and within the City's Coastal Zone Boundary.

R7-2 zoning districts are medium-density apartment house districts. Development can be regulated by either height factor or Quality Housing regulations. Within the Study Area, the maximum FAR is 4.0 on a wide street and 3.44 on a narrow street; the maximum FAR under the height factor regulations is 0.87. Under height factor regulations, buildings are often set back from the street and surrounded by open space and onsite parking. Under Quality Housing regulations, height limits produce lower, high lot coverage buildings set at or near the street line. Several elements of ZQA affect a building's potential height by modifying the Quality Housing regulations to allow an increase in height if a taller ground-floor is provided (this would encourage better ground-floor retail spaces) and to fit additional floor area allowed for buildings that provide affordable housing.

R7B districts allow a residential and community facility FAR of 3.0 and an AIRS FAR of 3.9. Residential and community facility buildings are subject to a maximum base height of 65 feet and a maximum building height of 75 feet.

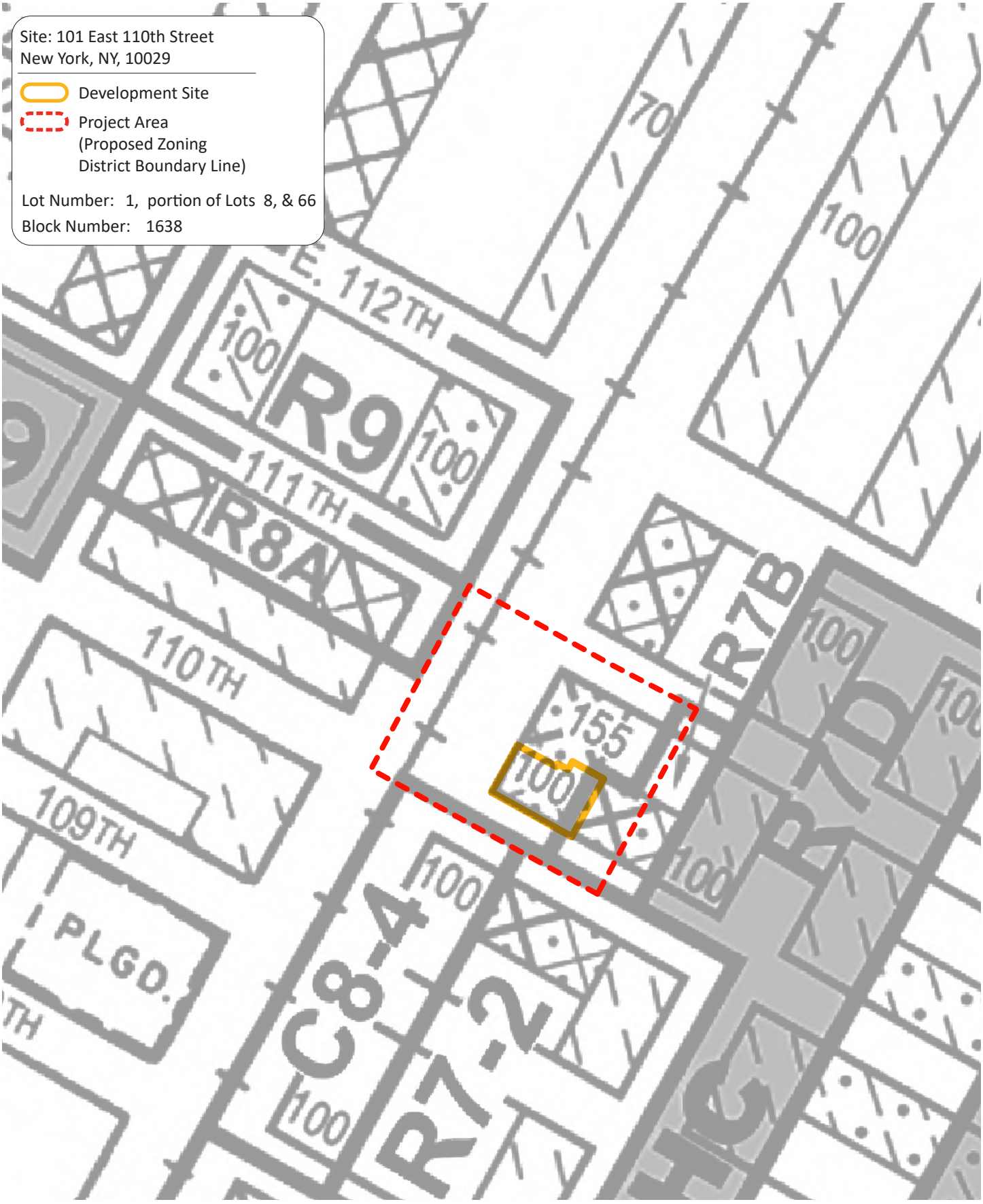

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FIGURE 24: ZONING MAP

SOURCE: NYC DEPT. OF CITY PLANNING, 2023

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C2-4 commercial overlay districts are mapped within residence district mapped along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. When mapped in an R7-2 district, as within the Project Area, C2-4 overlay districts have a maximum commercial FAR of 2.0.

Study Area

The R7-2 zoning district that includes the Project Area extends north to East 115th Street and, to the west, from the midpoint between East 110th and East 111th Streets and south to East 97th Street. The R7B zoning district is mapped over a small portion of the Development Site and over the midblock portion of the block located between East 110th and East 111th Street. To the east and north of the R7B district, is a R7D district that extends over the east and west sides of Lexington Avenue; this area is also mapped with a C1-5 overlay and is located within the Special Enhanced Commercial District and a Mandatory Inclusionary Housing Arae. To the east of the R7D district is an R7A district extending over several midblocks between Lexington and Third Avenues. To the south of the Development Site, between East 110th Street and East 108th Street extending 100 feet east from Park Avenue, is a C8-4 zoning district. South of East 108th Street is an R9 district with a C2-4 commercial overlay. Finally, to the west, between the R7-2 to the south of the midpoint between East 110th and East 111th Streets there are an R8A zoning district with a C1-4 commercial overlay over the blockfront south of East 111th Street and an R9 zoning district over the block bounded by Park Avenue, Madison Avenue, East 111th Street and East 112th Street, with a C2-5 commercial overlay along the two avenues for a depth of 100 feet.

In R7-2, R7B, R7D, R8A and R9 districts, residential uses in Use Groups 1 and 2 and community facility uses in Use Groups 3 and 4 are permitted as-of-right.

Other than the R7-2 and R7B zoning districts and the C2-4 commercial overlay district described above, the Study Area includes the R7D, R8A, R9, C8-4 zoning districts and the C1-4, C1-5, and C2-5 commercial overlays as described as follows:

R7D districts allow a basic residential and community facility FAR of 4.2, an AIRS FAR of 5.6, and an Inclusionary Housing FAR of 5.6. Residential and community facility buildings are subject to a maximum base height of 85 feet and a maximum building height of 100 feet (or 105 feet with a qualifying ground floor).

R8A districts allow a basic residential FAR of 6.02, a community facility FAR of 6.5, an AIRS FAR of 7.2, and an Inclusionary Housing FAR of 7.2. Residential and community facility buildings are subject to a maximum base height of 85 feet (or 95 feet with a qualifying ground floor) and a maximum building height of 120 feet (or 125 feet with a qualifying ground floor).

R9 districts allow a basic residential FAR of 7.52 for a Quality Housing building or for height factor buildings with a height factor of 14, 15, 16 or 17. Most R9 districts allow an AIRS FAR of 8.0, a

community facility FAR of 10.0, and an Inclusionary Housing FAR of 8.0. The R9-1 district allows an AIRS FAR of 9.0, a community facility FAR of 10.0, and an Inclusionary Housing FAR of 9.0. A development utilizing sky exposure plane is permitted a maximum front wall height of 85 feet, above which development must comply with a sky exposure plane of 2.7 vertical to 1 horizontal on a narrow street and 5.6 vertical to 1 horizontal on a wide street. (Under alternate front setback, a building with a front open area of 15 feet on a narrow street and 10 feet on a wide street is subject to a front wall building height of 85 feet, above which the permitted sky exposure plane is 3.7 vertical to 1 horizontal on a narrow street and 7.6 vertical to 1 horizontal on a wide street.) Under Quality Housing, residential buildings are subject to a maximum base height of 105 feet within 100 feet of a wide street and 95 feet elsewhere and a maximum building height of 145 feet within 100 feet of a wide street and 135 feet elsewhere.

In C8-4 commercial districts, certain community facility uses in Use Group 4 and commercial uses in Use Groups 5 through 14 and Use Group 16 are permitted as-of-right. C8-4 district allow a commercial FAR of 5.0 and a community facility FAR of 6.5. Buildings are subject to a maximum front wall height of 85 feet, above which buildings are subject to a sky exposure plane of 2.7 vertical to 1.0 horizontal on narrow streets and 5.6 vertical to 1.0 horizontal on wide streets. (Under alternate front setback, a building with a front open area of 15 feet on a narrow street and 10 feet on a wide street is subject to a maximum front wall height of 85 feet, above which the permitted sky exposure plane is 3.7 vertical to 1 horizontal on a narrow street and 7.6 vertical to 1 horizontal on a wide street.)

C1-4, C1-5 and C2-4 commercial overlay districts are mapped within residence districts mapped along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. When mapped in an R7-2, R7D, or R9 district, as within the Study Area, these overlay districts have a maximum commercial FAR of 2.0.

Within the Study Area, in 2017 the Special East Harlem Corridors District (the "SEHCD") was mapped between East 108th Street and East 110th Street, the east side of Lexington Avenue, and between East 110th Street and East 112th Street, both sides of Lexington Avenue. The SEHCD modified certain use and bulk regulations in the underlying commercial and residence zoning districts. Within the Surrounding Area, the SEHCD modifies the underlying zoning district street wall regulations, the underlying commercial district height and setback regulations, and the streetscape requirements for commercial districts mapped within R7D zoning districts. In the SEHCD, no accessory off-street parking is required for residences.

Within the Study Area, an MIH area was mapped coterminous with the Special East Harlem Corridors District and on the block bounded by Madison Avenue to the west, Park Avenue to the east, East 111th Street to the south and East 112th Street to the north as part of the 2017 Sendero Verde East 111th Street Rezoning. The MIH area automatically increases permitted residential FAR in certain districts and requires provision of affordable housing equivalent to 25 to 30 percent of residential floor area of new residential development pursuant to the requirements of the MIH program, with exceptions for certain

small developments, AIRS developments, and developments obtaining waivers from the New York City Board of Standards and Appeals.

FRESH food store and transit zoning incentives are available in the Study Area, as they are in much of East Harlem.

Within the Study Area, there are no Historic Districts and one designated Landmark, the New York Public Library, Aguilar Branch, located at 172-174 East 110th Street, a three-story building constructed in 1905, which was designated by the New York City Landmarks Preservation Commission in 1996.

Further, a review of the New York City Department of City Planning Zoning Application Portal did not identify any projects currently under filed, noticed, in public review within 400 feet of the Project Area.

1.3.3 Public Policy

The proposed zoning map amendment is not part of a larger city-sponsored project or neighborhood or economic development plan. Public policy initiatives applicable to the Proposed Action are aimed at increasing the overall supply of housing, specifically in areas served by public transit. Further, the Project Area is located within the New York City Coastal Zone and therefore needs to be reviewed for consistency with the City's Waterfront Revitalization Program.

Where We Live NYC: Fair Housing Together (2020)

Through Where We Live NYC, the City has developed a plan to take bold, transformative action to break down barriers to opportunity and build more integrated, equitable, and inclusive neighborhoods. The Plan seeks to combat persistent discrimination with expanded resources and protections; facilitate equitable housing development; reserve affordable housing and prevent displacement of long-standing residents; enable effective use of rental assistance benefits; create more independent living options for people with disabilities; and make equitable investments to address neighbor-based discrimination, segregation, and poverty.

PlaNYC: Getting Sustainability Done (April 2023)

PlaNYC: Getting Sustainability Done is an action plan for a cleaner, greener, and a more just city for all, as the city reckons with a decade of economic and environmental injustice. The plan sets out to protect New Yorkers from climate threats and provides goals and recommendations in the following categories: extreme heat, flooding, buildings, and clean and renewable energy. PlaNYC promotes green building practices and the use of clean and renewable energy in construction projects.

Housing Our Neighbors (April 2023)

Housing Our Neighbors: A Blueprint for Housing and Homelessness is Mayor Adams' comprehensive blueprint to tackle New York City's affordable housing crisis and get New Yorkers in the safe, high-

quality, affordable homes they deserve. The Housing Blueprint ties together the work of the New York City Department of Housing Preservation and Development (HPD), the Housing Development Corporation (HDC), the New York City Housing Authority (NYCHA), the NYC Department of Social Services (DSS), and many other City agencies, to break down silos and address housing issues in a more holistic way. Whether it's public housing or affordable housing, homelessness or homeownership, City services should work together to serve New Yorkers where they are and where they want to go.

The Housing Blueprint is the City's vision for:

- Transforming NYCHA and prioritizing resident engagement and input
- Improving services and creating supportive housing for New Yorkers experiencing homelessness
- Creating and preserving affordable housing to meet the need for more housing
- Improving housing quality, sustainability, and resiliency to keep New Yorkers healthy and safe
- Removing administrative burdens so New Yorkers can get the help they need
- Focusing on equity – from increasing homeownership opportunities to supporting M/WBEs

The Housing Blueprint specifically calls out the need to meet the housing needs of seniors and people with disabilities. The Proposed Action would facilitate the creation of 210 affordable senior housing units and provide support services for seniors.

Waterfront Revitalization Program

New York City's Waterfront Revitalization Program (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 updated in 2014. The New York State Department of State (NYSDOS) approved the updates to the WRP on February 3, 2016. The U.S. Secretary of Commerce concurred with the State's request to incorporate the WRP into the New York State Coastal Management Program.

The WRP establishes the City's Coastal Zone Boundary (CZB) and sets forth 10 categories of policies that are used to assess the consistency of a Proposed Project within the CZB with the WRP, which include: (1) residential and commercial redevelopment; (2) maritime and industrial development; (3) use of the waterways; (4) ecological resources; (5) water quality; (6) flooding and erosion; (7) hazardous materials; (8) public access; (9) scenic resources; and (10) historical and cultural resources. The Project Area is located within the designated boundaries of the CZB and must be assessed for consistency with the policies of the City's WRP. The preparation of an NYC WRP Consistency Assessment Form (NYC CAF) is required and is attached herein as Appendix A.

1.4 Future No-Action Condition

1.4.1 Land Use

Under the No-Action condition the parking lot area of the existing Casita Park development would remain, and no new building would be constructed. As-of-right development is not permitted on the Development Site and any such development would require a discretionary approval of HPD. For the non-Project Sponsor controlled parcels (Lot 66 and portion of Lot 8) in the Project Area, it is also assumed that existing conditions would remain unchanged in the Future No-Action Scenario. In addition, there are no other known developments with the 400-foot Study Area that are expected to be completed by the 2027 build year.

1.4.2 Zoning and Public Policy

No known changes to zoning or public policy would occur under the No Action condition. The No-Action Condition would not add any housing or services for seniors and vulnerable populations as encouraged by Housing Our Neighbors.

1.5 Future With-Action Conditions

1.5.1 Land Use

Development Site and Project Area

The proposed project would replace an existing surface parking lot on the Development Site with a 28-story (314.33' to bulkhead) AIRS building with ground floor commercial and community facility space. The building would have an FAR of 5.48 consisting of 3.39 FAR of residential - AIRS, 1.82 FAR of Use Group 2 IRHUs (senior affordable), and 0.28 FAR of community Facility[5]. The proposed 179,643 gsf building would contain approximately 211 units (148 AIRS units, 62 affordable senior unit, plus one superintendent unit) consisting of 163 studios and 48 one-bedroom units. The proposed 179,643 gsf building would contain approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 IRHUs (senior affordable),, and approximately 7,431 gsf of community facility space on the first and second floors. The proposed project consists of 100% affordable senior units – 62 units (30% of the proposed units) set aside for formerly homeless seniors with incomes at or below 30% AMI and 148 AIRS units (70% of the proposed units) at income levels at or below 80% AMI. While this project is proposing AIRS and Affordable Senior units, because MIH is being mapped, 25-30% of total units (53 to 64 DUs) would be affordable at an average of 60-80% AMI pursuant to MIH.

The With-Action Scenario maximizes the allowable residential zoning floor area on the zoning lot as proposed under a R9-1 rezoning. The proposed project would result in a new land use on the Development Site but would be in keeping with the adjacent Casita Park residential building and the mixed-use building at 121 East 110th Street both in the Project Area, which also includes community facility and retail uses. Overall, the proposed project would result in a vibrant, mixed-use building on

[5] The Zoning Lot containing both the Proposed Development and the adjacent Casita Park Apartments have a combined FAR of 8.29.

an underutilized site, and would not result in any significant adverse land use impacts on the Development Site.

Study Area

The proposed project facilitated by the Proposed Actions, a new 28-story tower on an affordable senior housing campus that includes a six-story mid-rise building and programmed outdoor recreation spaces at grade, would fit contextually within the Study Area, which is characterized by numerous residential developments of over 20 stories in height served by open areas at grade punctuated by blocks developed with mid-rise structures built to the street line. With scale similar to other buildings on the thoroughfare (i.e. 20-story residential buildings at 1641 and 1595 Madison Avenue, and the 34-story Sendero Verde building), along with its ground floor community facility component, the proposed project would further solidify East 110th Street's status as an important neighborhood corridor. East 110th Street connects the East 110th Street station of the MTA's "6" line on its east end with Duke Ellington Circle, a major gateway to Central Park, on its west end. East 110th Street is one of just a few east-west streets having a passageway beneath the Metro North viaduct and permitting access between East Harlem and points west of the viaduct, including Central Park and the west side beyond.

While the proposed project would represent a change in land use from the existing parking lot to the proposed residential and community facility uses, the proposed project would be compatible with land uses in the study area, which include multifamily residential developments surrounding the Project Area along East 110th Street. The proposed project would be compatible with both existing and expected development in the Study Area, which includes additional residential use. Therefore, the proposed project would not result in any significant land use impacts in the study area.

1.5.2 Zoning

Development Site and Project Area

The Proposed Action would require the following land use actions:

1. Zoning map amendment to (see Figure 25):

    a. Rezone the portion of Block 1638 bounded by Park Avenue, East 111th Street, a line 155 feet east of Park Avenue, and a line midway between East 111th Street and East 110th Street from an R7-2 zoning district to an R9-1 zoning district and a C2-4 commercial overlay;

    b. Rezone the portion of Block 1638 bounded by Park Avenue, East 110th Street, a line 100 feet east of Park Avenue, and a line midway between East 110th Street and East 111th Street, from an R7-2 zoning district and a C2-4 commercial overlay to an R9-1 zoning district and a C2-4 commercial overlay; and

c. Rezone the portion of Block 1638 bounded by East 110th Street, a line parallel with and 100 feet east of Park Avenue, a line midway between East 110th Street and East 111th Street, and a line parallel with and 155 feet east of Park Avenue, from an R7B zoning district and C2-4 overlay to an R9-1 zoning district and a C2-4 overlay.

2. Zoning text amendment to add a new Mandatory Inclusionary Housing ("MIH") area in Appendix F of the Zoning Resolution.

3. Acquisition of the Development Site by the City: The Development Site (Block 1638, p/o Lot 1) is proposed for acquisition by HPD.

4. Disposition of the Development Site: The Development Site (Block 1638, p/o Lot 1) will be conveyed to a sponsor to be selected by HPD. Following the acquisition, the City will convey the property for development as a new construction affordable housing project.

The Development Site currently contains an at-grade parking lot; however, the existing R7-2 zoning district currently mapped on the Development Site would allow an additional 64,515 gross square feet (gsf) of unused floor area available on the Development Site's zoning lot (all of Block 1638 Lot 1) and applicable to AIRS use. The Proposed Actions would allow the Developer to build more affordable housing[6] than allowed under current zoning, and achieve a superior site plan, as described below:

1. Zoning Map Amendment

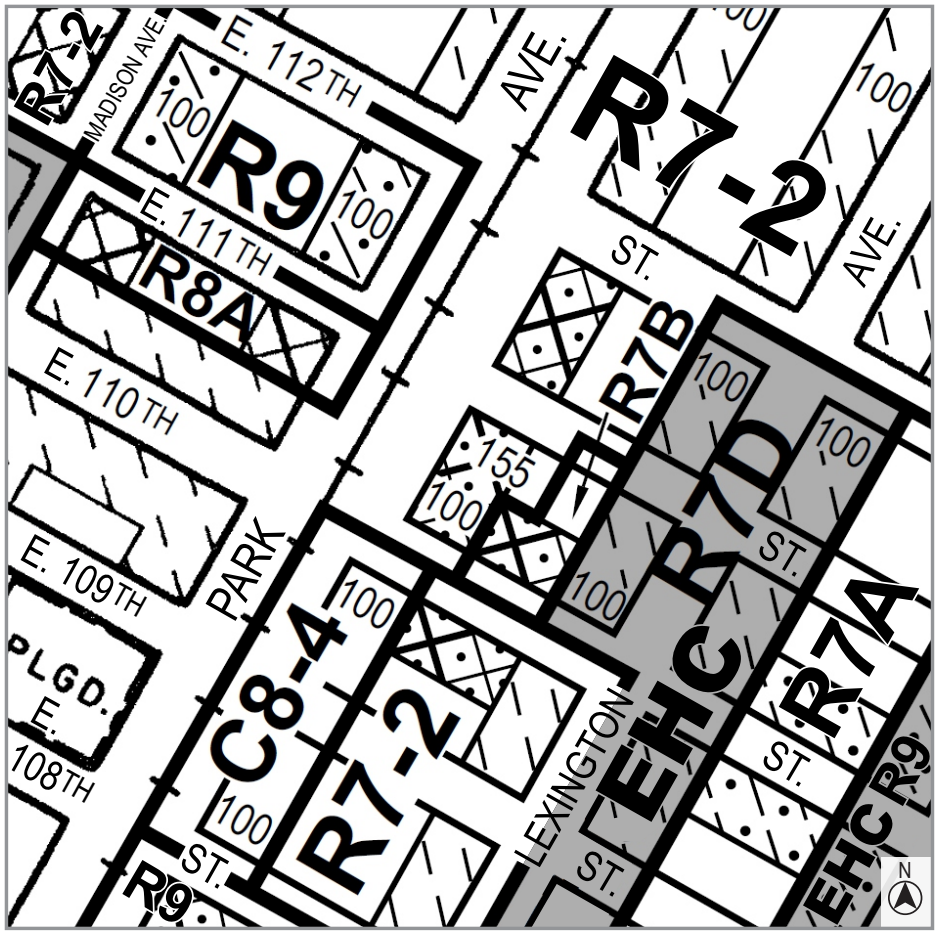
In R9-1 zoning districts, when paired with an MIH area, residential uses are permitted a FAR of 8.0, with a requirement that at least 25% of the residential floor area be affordable to households at 60% of AMI or at least 30% of the residential floor area be affordable to household averaging 80% of AMI. The proposed project proposes 30% of units (62 of 210 affordable units) for formerly homeless individuals and the remaining 148 AIRS units would be affordable to households with incomes up to 50% of AMI. The FAR for AIRS uses in an R9-1 district (regardless of whether an MIH area is mapped) is 9.0. Community facility uses are permitted at a FAR of 10.0. Commercial uses are permitted within the C2-4 overlay at an FAF of 2.0. The proposed project would have a residential FAR of 8.02 and a community facility FAR of 0.28 for a total FAR of 8.29. It is important to note that the proposed project is also the reasonable worst case development scenario and fully described in Attachment A above.

In an R9-1 district, under Quality Housing, for zoning lots containing required affordable floor area for MIH developments or for buildings on zoning lots where at least 20 percent of the floor area contains

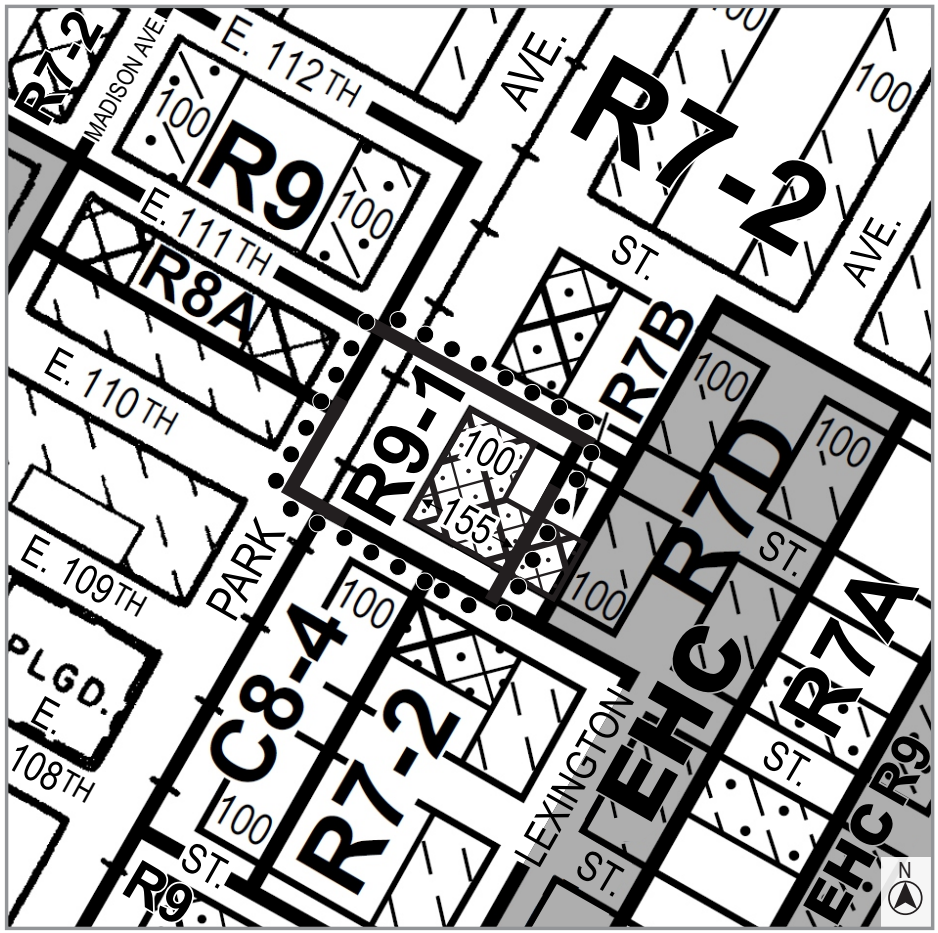
[6] Using an average unit size of 816 gross square feet (gross square footage per unit for the proposed project), existing zoning would allow approximately 79 units of AIRS housing. The Proposed Action would result in approximately 132 additional units of affordable housing on the Development Site under this scenario. However, for purposes of analysis in this EAS, the No-Action Condition is continuation of the use of the Development Site as an at-grade parking lot and the increment studied herein is 211 affordable housing units,

AIRS, residential buildings are subject to a maximum base height of 125 feet and, for buildings within 100 feet of a wide street, a maximum building height of 170 feet (or 175 feet with a qualifying ground floor), otherwise buildings are subject to a maximum height of 160 feet (or 165 feet with a qualifying ground floor).

Zoning Change Map



Current Zoning Map (6b)



Proposed Zoning Map (6b) - Area being rezoned is outlined with dotted lines

Rezoning from R7-2/C2-4 to R9-1/C2-4
Rezoning from R7B/C2-4 to R9-1/C2-4
Rezoning from R7-2 to R9-1

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

For Quality Housing buildings in an R9-1 district that are either: (a) MIH developments containing all affordable floor area required for such MIH developments; or (b) buildings on zoning lots where at least 20 percent of the floor area contains AIRS and where such zoning lot is located within 150 feet of an elevated rail line, open railroad right of way, or limited access highway or street, the height of a building within 10 feet of a wide street or 15 feet of a narrow street is subject to a maximum base height of 125 feet, pursuant to ZR 23-664(c). Beyond that initial setback area, such a building may reach a maximum height of 285 feet, and a maximum of 28 stories.

The Development Site is within 150 feet of the elevated rail line of Metro North and has 70% of units dedicated to AIRS use and therefore qualifies for the additional height. The proposed project has a base height of 58 feet and a maximum building height of 285 feet.

In an R9-1 zoning district, accessory off-street parking spaces are required for 40 percent of total dwelling units. Within the Transit Zone, no off-street accessory parking spaces are required for AIRS units or for affordable dwelling units provided pursuant to the IH or MIH program. The Development Site is located within the Transit Zone and no parking spaces would be provided.

2. *Zoning Text Amendment: MIH Area*

The Mayor's policy is to require the mapping of an MIH area whenever a zoning change substantially increases the residential capacity of a zoning lot. Therefore, the Project Sponsor proposes an amendment to Appendix F of the Zoning Resolution to map the Project Area as an MIH area which would require the provision of MIH units in perpetuity.

The Project Sponsor proposes to map MIH Options 1 and 2. Option 1 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 25% of the residential floor area within the development be provided, with the weighted average of all income bands not exceeding 60% AMI. No more than three income bands may be provided, with no income band exceeding 130% of the income index, and at least 10% of the residential floor area shall be affordable to an income band at 40% of the income index. Option 2 requires that, for new residential developments, an amount of affordable floor area equivalent to at least 30% of the residential floor area within the development be provided, with the weighted average of all income bands not exceeding 80% AMI. Not more than three income bands may be provided, with no income band exceeding 130% of the income index. The proposed project consists of 100% affordable senior units – 62 units (30% of the proposed units) set aside for formerly homeless seniors with incomes at or below 30% AMI and 148 AIRS units (70% of the proposed units) at income levels at or below 80% AMI. While this project is proposing AIRS and Affordable Senior units, because MIH is being mapped, 25-30% of total units (53 to 64 DUs) would be affordable at an average of 60-80% AMI pursuant to MIH.

3. *Acquisition and*
4. *Disposition*

In 2000, the City Council and the City Planning Commission approved the UDAAP area and project designation and the disposition of City-owned property pursuant to CPC No. C 000114 HAM and City Council Resolution 1539-2000, to facilitate the development of a six-story building with 93 units of rental housing for elderly persons of low income, plus one unit for a superintendent. The City's continued interest in the Development Site necessitates re-acquisition and disposition actions by the City through HPD to facilitate the Proposed Development.

HPD, as co-Project Sponsor with the Developer, proposes the re-acquisition by the City and subsequent disposition of the Development Site, and designation of the Development Site as an Urban Development Action Area and the Proposed Development as an Urban Development Action Area Project, pursuant to the UDAAP provisions of Article 16 of the General Municipal Law, to facilitate development of a 28-story mixed residential and community facility building containing approximately 210 units of senior affordable housing, including 148 residential AIRS units at income levels up to 50% of AMI.

The proposed R9-1 district is appropriate for the Project Area, given the proximity of R9 zoning districts permitting similar density and building form, the Project Area's location on two wide streets (including Park Avenue, which is improved with the 140 foot-wide elevated Metro North line) and finally the close proximity of rapid public transit, both subway and bus, at the corner of East 110th Street and Lexington Avenue, less than one block east of the Project Area.

The proposed project would have a residential FAR of 8.02 (up to 9.0 is permitted for Inclusionary Housing and AIRS), a community facility FAR of 0.28 (10.0 is permitted), and a maximum height of 285 feet and 28-stories (28-stories/285 feet are permitted) comply with all requirements under the R9-1 zoning district and the C2-4 commercial overlay district. The zoning changes would allow for an additional 210 units of senior affordable housing (62 units for the formerly homeless and 148 AIRS units) to be built on an underutilized portion of the Zoning Lot. The rezoning actions would also only apply to the Development Site and would not impact any other site on the Project area. Therefore, the proposed actions would not result in significant adverse impacts to zoning.

Study Area

The Proposed Actions would apply to the Project Area and would be consistent with zoning in the surrounding area. The blocks surrounding the Project Area would remain in C8-4, R7-2/C2-4, R9, and R7-2/C1-5 districts, and the Study Area would remain a mix of residential, residential with commercial overlay, and commercial districts which the proposed R9-1/C2-4 zoning district would be compatible with due to their similar allowable uses, mixed-use character, range of heights and setbacks. The Proposed Action would not introduce new uses into the Study Area and is consistent with the permitted uses allowed in the adjacent zoning districts. Further, while the Proposed Action would allow additional height and density on the Development Site, it would be consistent with the range of heights permitted in the surrounding zoning districts (i.e. 20-story buildings at 1641 Madison Avenue 24-story building at

1250 5th Avenue, 34-story 1685 Madison Avenue) and in keeping with the general development patterns of the Study Area. Therefore, the Proposed Action would not result in a significant adverse impact to zoning in the project area or in the surrounding Study Area.

1.5.3 Public Policy

The proposed actions would not result in any changes to and would be compatible/consistent with public policies affecting the Project Area or the Study Area. Where We Live promotes policies to achieve comprehensive fair housing through the provision of equitable housing options for vulnerable populations. PlaNYC promotes green building practices and the use of renewable energy, while Housing Our Neighbors promotes the creation of new housing stock for New York's growing population, including seniors and other vulnerable populations. The proposed project would create approximately 211 affordable units for seniors in an area well-served by transit and nearby open space and cultural resources. Further, the proposed project would incorporate green building practices and renewable energy (geothermal, electric heat pumps, and roof mounted solar).

The Project Site is located within the Coastal Zone Boundary, and must, therefore, be assessed for consistency with the policies of the City's WRP. The preparation of an NYC WRP Consistency Assessment Form (WRP CAF) is required and is attached herein as Appendix A. The WRP CAF did not identify any policies that the proposed project would impact. The Climate and Sustainability Planning Division, on behalf of the New York City Coastal Commission, reviewed the WRP CAF and determined that the "actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy" (see Appendix A). The description of the proposed project was slightly modified (decrease in the number of units and change in groundfloor use) since the WRP CAF was reviewed; therefore, a revised WRF CAF has been submitted for review (WRP #22-135). The overall building has not changed since the original submission. The proposed project furthers the goals and objectives set by these plans; therefore, no impacts are anticipated, and no additional analysis is necessary. Therefore, the proposed project would not result in any significant impacts to public policy.

ATTACHMENT B-2: SOCIOECONOMIC CONDITIONS

2.1 Introduction

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Even when socioeconomic changes would 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. Direct and indirect displacement are the effects that may occur if the proposed action either directly displaces existing residents or area businesses or if the action results in changes to the socioeconomic character of the neighborhood.

According to the guidelines established in the *CEQR Technical Manual,* if a project is located in an underserved area, a socioeconomic assessment of population and housing should be conducted if that project would generate more than 200 units, while the business assessment should be conducted if the proposed development includes more than 200,000 square feet of commercial development.[7]

The project site is located in Manhattan Community District 11 and would result in an incremental increase of 210 affordable senior housing units and 1 superintendent's apartment. Given the increase of more than 200 housing units over the No Build condition, a preliminary assessment of potential socioeconomic indirect effects is provided below.

There is no commercial floorspace proposed; therefore, no commercial assessment is warranted.

2.2 Methodology

Socioeconomic Study Area

In accordance with the guidelines established in the *CEQR Technical Manual*, the socioeconomic study area is generally defined by a ¼ mile radius of the site of the proposed project if said action is determined to increase the local population by less than 5%. The proposed action would provide 210, affordable senior housing units (163 studios and 47 one-bedroom unit) and one (1) unit for the on-site superintendent that would together generate approximately 265 residents. Per *CEQR Technical Manual* guidelines, if the new residents generated account for a less than 5% increase in area population, a ¼-mile radius may be used for the study area. Census tracts with 50 percent or greater of their area located within the ¼-mile radius are included in the calculation of population. Table 2-1 (below) lists all Census tracts with more than 50% of their area within a ¼-mile radius of the site of the proposed action with total acreage and population. Figure 2-1 provides an illustration of the Census tracts included in the Study Area.

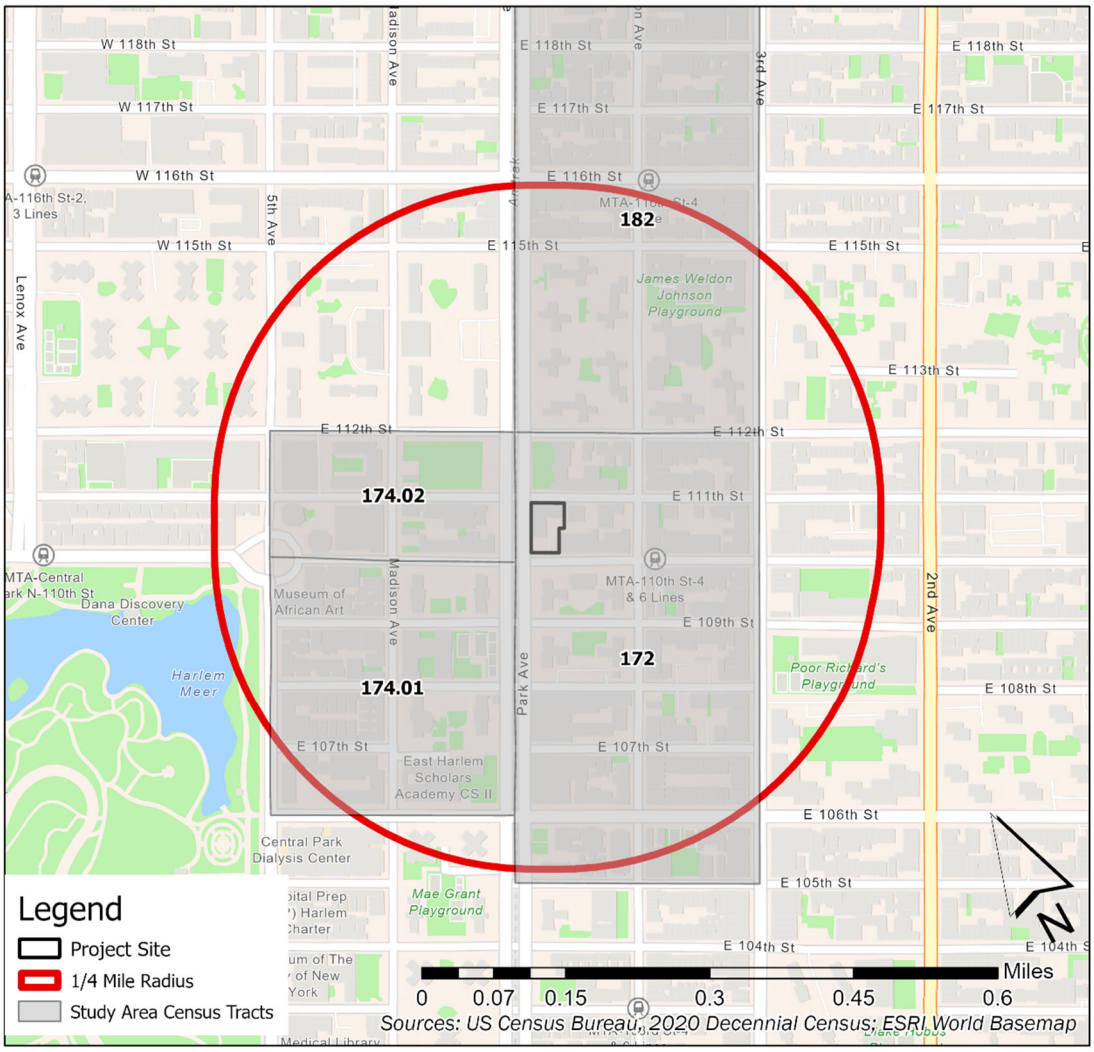
[7] https://www.nyc.gov/assets/oec/technical-manual/05_Socioeconomic_Conditions_2021.pdf

Table 2-1. Study Area Census Tracts within ¼ Mile Radius of Site

Census Tract	Total Acreage	2010 Population	2020 Population	2025 Population	2020-2025 Percent Change
172	43.91	5,504	5,441	6,538	**20.2%**
174.01	24.94	5,248	5,449	5,578	**2.4%**
174.02	12.57	2,093	2,276	3,381	**48.5%**
182	43.71	6,768	7,675	7,503	**-2.2%**
Total	**125.13**	**19,613**	**20,841**	**23,000**	**10.4%**

Source: ESRI shape geometry, U.S. Census Bureau, Decennial 2010 & 2020 Censuses, NYMTC 2055 Forecasts

Figure 2-1: Census Tracts within 1/4 Mile Study Area



2.3 Preliminary Assessment

2.3.1 Existing Conditions: Population and Housing

Population

Population data for the Study Area is presented in Table 2-2 below. As shown below, under existing conditions, there were approximately 219,613 residents in the year 2010 and 20,986 in 2020. The population is projected to increase to 23,000 in 2025 in the No-Action scenario. This is an overall 10.4 percent increase from 2020 to 2025. See Table 2-2.

Table 2-2. Study Area Population by Tract 2010, 2020, & 2025 Forecast

Census Tract	2010 Population	2020 Population	2025 Population Forecast	2020 -2025 Percent Change
Total	**19,613**	**20,841**	**23,000**	**10.4%**
172	5,504	5,441	6,538	**20.2%**
174.01	5,248	5,449	5,578	**2.4%**
174.02	2,093	2,276	3,381	**48.5%**
182	6,768	7,675	7,503	**-2.2%**

Source: U.S. Census Bureau, Decennial 2010 & 2020 Censuses, NYMTC 2055 Forecasts

The proposed project would add 265 new residents to the study area, an increase of only 1.3% over the 2020 population count or by 1.2% over the 2025 NYMTC estimate. Further, the proposed project is an affordable housing development containing 148 units of senior affordable units, meeting NYC goals of providing affordable senior housing and being unlikely to significantly change the socioeconomic character of the neighborhood. Due to the limited nature of the change, a preliminary socioeconomic assessment was performed to see if a further, detailed, assessment is required.

Households

The number of households in the Study Area is shown in Table 2-3 below. As shown below, under existing conditions, there were approximately 8,047 households in the year 2010 and 8,904 in 2020, an increase of 10.6 percent, or just over 1 percent per year. The number of households is projected to increase to 9,317 in 2025 in the No-Action scenario. This is an overall 4.6 percent increase from 2020 to 2025. See Table 2-3.

Table 2-3. Study Area Households by Tract 2010, 2020, & 2025 Forecast

Census Tract	2010 Households	2020 Households	2025 Household Forecast	2010 -2020 Percent Change	2020 -2025 Percent Change
Total	**8,047**	**8,904**	**9,317**	**10.6%**	**4.6%**
172	2,316	2,456	2,664	**6.0%**	**8.5%**
174.01	2,140	2,301	2,163	**7.5%**	**-6.0%**
174.02	896	1,068	1,568	**19.2%**	**46.8%**
182	2,695	3,079	2,922	**14.2%**	**-5.1%**

Source: U.S. Census Bureau, Decennial 2010 & 2020 Censuses, NYMTC 2055 Forecasts

The proposed project would provide 210 affordable housing units and one (1) unit for the on-site superintendent, increasing the number of housing units in the neighborhood by a total of 211 or 2.4 percent. Due to extremely high demand for affordable housing citywide, it is assumed that there would be a less than 1 percent vacancy rate in the proposed development.

HAMFI and Household Incomes

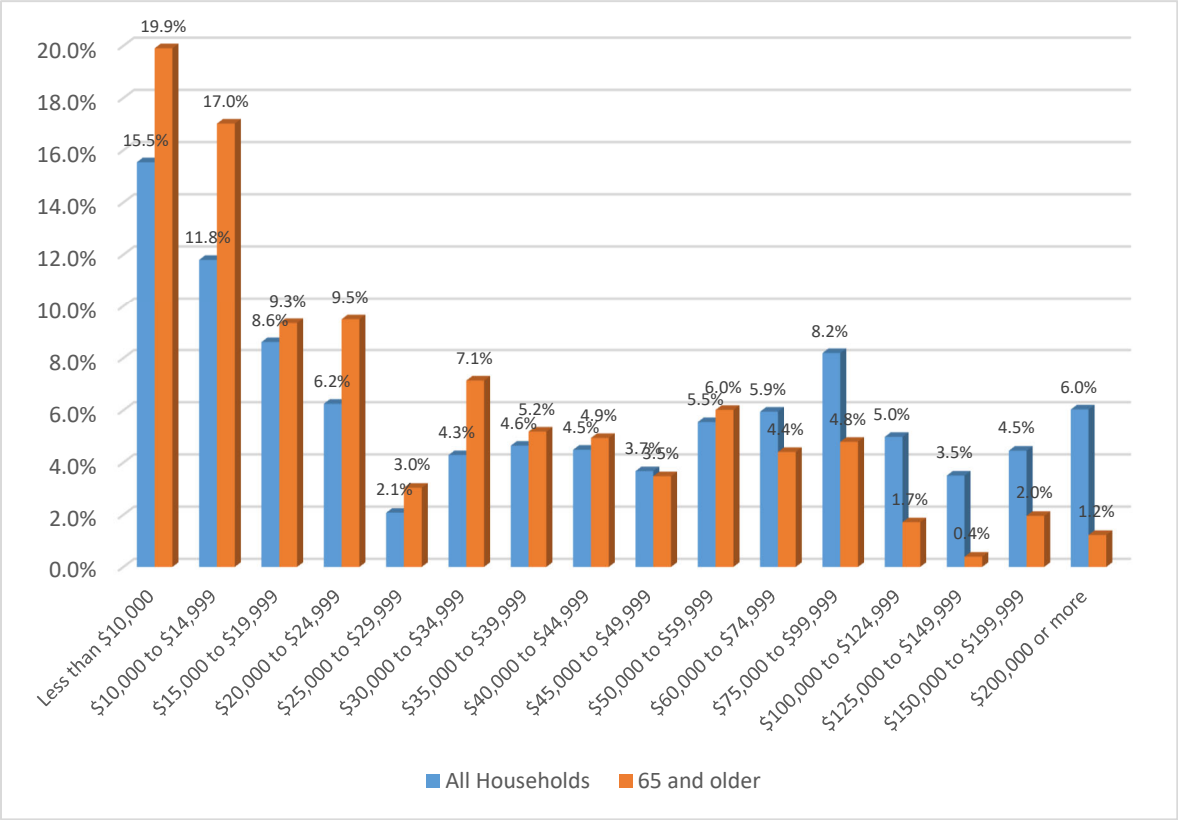
The amount at which half of the households in an area have incomes greater than and half have incomes less than is the median income. The HUD Adjusted Medium Income (AMI) of an area is used to establish income eligibility for housing subsidies and establish overall fair market rents and affordability levels. Housing is considered affordable if it costs 30% or less of household income. The AMI for New York City in 2022 was $133,400 for a family of four[8]; which indicates that a monthly rent of $3,335 would be considered affordable. It should be noted however, that the AMI for New York City is based on all households throughout the five boroughs and does not take into account the socioeconomic status of a particular community.

Household income levels in Manhattan Community District 11 and the Study Area are not remotely close to those of the City as a whole. According to the FY24 Manhattan CD 11 Community District Needs Statement (CD 11 Needs Statement), the AMI for CD11 renters is roughly one quarter of the City's AMI at only $33,780.

Figure 2-2 presents the household income distribution of all study area households as well as households with heads aged 65 or older. As shown, median income for all households regardless of housing tenure is just over $35,000; however, the median income of households with heads 65 and older (who would be served by the proposed action) is between $20,000 and $25,000—less than one fifth of the City's AMI.

[8] https://www.nyc.gov/site/hpd/services-and-information/area-median-income.page#:~:text=The%20AMI%20for%20all%20cities,family%20(100%25%20AMI); page 12.

Figure 2-2: 2021 Study Area Household Income Distribution: All Households, Households 65+



Source: American Community Survey 2021 5-year Estimate

Population in Poverty

According to Census guidelines, any area that has more than 20 percent of the population living below the poverty level is considered a high-poverty area. According to the Manhattan Community District 11 District Needs Report, 28.4 percent of District families live below the poverty level; for seniors over the age of 65, almost half (45.6%)[9] live in poverty. All four census tracts that make up the Study Area are considered high poverty areas as shown in Table 2-4. Tract 172, which is home to the proposed project, has 28.3 percent of its residents living below the poverty level.

Table 2-4. Population in Poverty by Study Area Census Tract 2021

Census Tract	2021
172	28.3%
174.01	47.6%
174.02	25.9%
182	37.0%

Source: American Community Survey 2021 5-year Estimate

[9] http://www.cb11m.org/wp-content/uploads/2014/11/FY24_Statement_MN11-2.pdf; Page 11.

Household Size

Table 2-5 shows the size distribution of Study Area households. The greatest share of both all households and rental households are 1-person households at 42.7 percent and 43.6 percent respectively. These single person households do not require the multi-bedroom apartments that make up two-thirds of Study Area housing stock as shown in Table 2-5.

Table 2-5. Study Area Household Size 2021

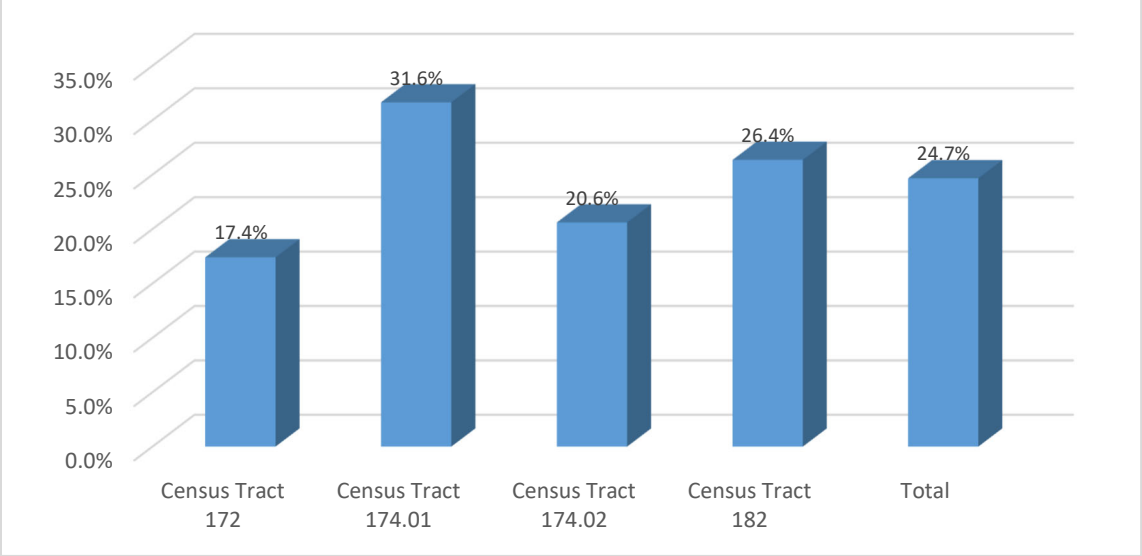
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
Occupied units	8,290	656	7,634	100.0%	100.0%	100.0%
1-person	3,538	210	3,328	42.7%	32.0%	43.6%
2-person	2,324	267	2,057	28.0%	40.7%	26.9%
3-person	1,306	74	1,232	15.8%	11.3%	16.1%
4+-person	1,122	105	1,017	13.5%	16.0%	13.3%

Source: American Community Survey 2021 5-year Estimate

Age of Head of Household

As shown in Figure 2-3, almost 1 in 4 Study Area households have heads aged 65 or older. This percentage varies among the tracts, with Census Tract 172 have the smallest share at 17.4 percent while Tract 174.01 has the greatest share at 31.6 percent.

Figure 2-3. Study Area Households with Heads 65+ by Tract, 2021



Source: American Community Survey 2021 5-year Estimate

Housing Profile

As shown in Table 2-6, Study Area households are split fairly evenly between family and nonfamily households, regardless of tenure. Among family households, owner-occupied units are more likely to be married-couple families (43.8% of all owner-occupied units), compared to renter households at 15.9%. Among Other Family households, Female householder, no spouse present is the most common at 26.7 percent of all occupied households and 28.5 percent of all renter households.

Table 2-6. Study Area Households by Type and Age, 2021

	All Occupied Units	Owner-occupied	Renter-occupied
Family households	**49.8%**	**52.4%**	**49.5%**
Married-couple family	18.1%	43.8%	15.9%
Householder 65 years and over	3.9%	7.0%	3.6%
Other family	31.7%	8.7%	33.6%
Male householder, no spouse present	4.9%	2.0%	5.2%
Householder 65 years and over	0.4%	0.9%	0.3%
Female householder, no spouse present	26.7%	6.7%	28.5%
Householder 65 years and over	4.2%	3.7%	4.2%
Nonfamily households	**50.2%**	**47.6%**	**50.5%**
Householder living alone	42.7%	32.0%	43.6%
Householder 65 years and over	16.1%	8.2%	16.8%
Householder not living alone	7.6%	15.5%	6.9%
Householder 65 years and over	0.1%	0.0%	0.1%

Source: American Community Survey 2021 5-year Estimate

The vast majority of nonfamily households are single persons living alone at 42.7 percent of all households, 32 percent of all owner-occupied households, and 43.6 percent of all renter households. A subset of householders living alone, those aged 65 and over make up 16.1 percent of all households, 16.8 percent of all renters, and 8.2 percent of owners.

Real Estate Trends, Recent Area Investments

Manhattan Community District 11 is seeing significant changes. As noted in the Community District 11 Needs Document, while the number of housing units in the area have increased, the area's demographics have shifted as well. Hispanic and Black communities have decreased by 6.1 percent and 4.3 percent, respectively; while non-Hispanic whites and Asians increased in number by 30 percent and Asians by 73 percent as all New York City residents seek housing affordability.[10]

[10] http://www.cb11m.org/wp-content/uploads/2014/11/FY24_Statement_MN11-2.pdf; page 8.

As shown in Table 2-7, almost half of area residents (44.9%) have moved into their current housing in the 10 years since 2010; 29 percent have moved in the last 5. It is likely that some of these have been within the study area, but this level of movement is indicative of a tempestuous housing market, with residents being priced out of their homes.

Table 2-7. Year Householder Moved into Study Area Unit, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	Percent of Total
Occupied housing units	2,126	2,130	1,082	2,952	8,290	100.0%
Moved in 2019 or later	242	95	185	152	674	8.1%
Moved in 2015 to 2018	489	335	276	631	1,731	20.9%
Moved in 2010 to 2014	281	311	233	492	1,317	15.9%
Moved in 2000 to 2009	713	646	144	736	2,239	27.0%
Moved in 1990 to 1999	229	312	92	385	1,018	12.3%
Moved in 1989 and earlier	172	431	152	556	1,311	15.8%

Source: American Community Survey 2021 5-year Estimate

The 2017 East Harlem Rezoning has created opportunities for significant new development throughout CD 11 and included a 20-25% affordable set-aside; however, with redevelopment, even with Mandatory Inclusionary Housing, comes the potential for further gentrification, especially in the face of demand from low-income and very-low income households. As shown in Table 2-8, the Study Area has seen relatively new development since the rezoning went into effect, however it is only a matter of time, as evidenced by this Proposed Action.

Table 2-8. Year Structure Built for Study Area Housing Units

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	Percent of Total
Total housing units	2,546	2,277	1,218	3,070	9,111	100.0%
Built 2020 or later	-	-	-	-	-	0.0%
Built 2010 to 2019	59	28	275	121	483	5.3%
Built 2000 to 2009	370	93	24	227	714	7.8%
Built 1990 to 1999	184	65	78	187	514	5.6%
Built 1980 to 1989	167	34	151	21	373	4.1%
Built 1970 to 1979	129	373	600	214	1,316	14.4%
Built 1960 to 1969	466	589	33	489	1,577	17.3%
Built 1950 to 1959	563	580	12	660	1,815	19.9%
Built 1940 to 1949	109	186	15	740	1,050	11.5%
Built 1939 or earlier	499	329	30	411	1,269	13.9%

Source: American Community Survey 2021 5-year Estimate

Further, the New York City Housing Authority (NYCHA) has developed a Blueprint for Change plan that would transfer more than 100,000 units into a Public Housing Preservation Trust that would expedite maintenance and repairs due to a shift in funding from Section 9 subsidies to more reliable Section 8 funding. Investments in the public housing that is throughout the Community District would further increase the attractiveness of the neighborhood to new residents and developers.

The Community Board's Affordable Housing Development Guidelines require that any residential development on property wholly publicly owned would be 100 percent affordable and contain a representative percentage of units for those households earning 30 percent of AMI.

Housing Stock and Type

Figure 2-9 shows the number of housing units in the Study Area by structure type/number of units in the building. As shown, the vast majority 73.1 percent of Study Area units are located in buildings with 20 or more units. Some 978 units (10.7%) are in buildings with between 10 and 19 units; 796 (8.7%) are in buildings of between 5 and 9 units; 442 (4.9%) are in 3 or 4 units buildings; and 35 units are in two-unit structures. Less than 200 units are in single-family structures, whether stand-alone or detached.

Table 2-9. Study Area Housing Units by Structure Type and Census Tract, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	**Percent of Total**
Total housing units	2,546	2,277	1,218	3,070	9,111	100.0%
1-unit, detached	94	-	9	32	135	1.5%
1-unit, attached	32	33	-	-	65	0.7%
2 units	35	-	-	-	35	0.4%
3 or 4 units	273	16	-	153	442	4.9%
5 to 9 units	444	-	47	305	796	8.7%
10 to 19 units	294	284	76	324	978	10.7%
20 or more units	1,374	1,944	1,086	2,256	6,660	73.1%

Source: American Community Survey 2021 5-year Estimate

The largest share of housing units (43.6%) in the Study Area have two bedrooms, as shown in Table 2-10. This is followed by 1-bedroom units (21.6%) and 3-bedroom units (17.0%). Just 5.4% of units have 4 or more bedrooms. Finally, studios/no bedroom units number 1,118 and consist of 12.3 percent of Study Area housing; however, as noted in Table 5-5 more than 3,500 households have only 1 resident.

Table 2-10. Study Area Housing Units by Number of Bedrooms and Census Tract, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	Percent of Total
Total housing units	2,546	2,277	1,218	3,070	9,111	100.0%
No bedroom	393	223	126	376	1,118	12.3%
1 bedroom	727	429	308	506	1,970	21.6%
2 bedrooms	773	1,333	510	1,360	3,976	43.6%
3 bedrooms	470	203	248	632	1,553	17.0%
4 bedrooms	159	67	26	196	448	4.9%
5 or more bedrooms	24	22	-	-	46	0.5%

Source: American Community Survey 2021 5-year Estimate

Housing Tenure and Vacancy Rates

The Study Area residential market is primarily rental with more than 9 out of 10 units being renter-occupied as shown in Table 2-11. More than half (339) of the 656 owner-occupied units are located in Tract 174.01.

Table 2-11. Study Area Households by Tenure and Tract, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	Percent of Total
Occupied housing units	2,126	2,130	1,082	2,952	8,290	100.0%
Owner-occupied	98	339	156	63	656	7.9%
Renter-occupied	2,028	1,791	926	2,889	7,634	92.1%

Source: American Community Survey 2021 5-year Estimate

As shown in Table 2-12, there are 821 vacant units in the Study Area; however, not all of these units are available for sale or rent. Because of this, the Census Bureau prepares vacancy rates that are tied to availability. In the Study Area, renter vacancy rates range from 1.2 percent in Census Tract 182 up to 6.4 percent in Census Tract 174.02. A "healthy" urban rental market, that allows for free movement of households, is between 6 and 8 percent. In all but one tract of the Study Area, the rental market is severely constrained.

Table 2-12. Study Area Vacancy by Census Tract, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total
Total housing units	2,546	2,277	1,218	3,070	9,111
Occupied housing units	2,126	2,130	1,082	2,952	8,290
Vacant housing units	420	147	136	118	821
Homeowner vacancy rates*	na	na	na	na	na
Rental vacancy rates	3.2	2.7	6.4	1.2	na

Source: American Community Survey 2021 5-year Estimate

**The sample size was not sufficient to estimate homeowner vacancy rates.*

Housing Values and Costs

Housing values of the majority of owner-occupied housing units in the Study Area range between $500,000 and $999,999, with just 16.2 percent of units being valued at over $1 million as shown in Table 2-13. In comparison, the median value of owner-occupied units in Manhattan is $944,600 and 46.9 percent are valued at over $1 million. Values vary greatly based upon multiple characteristics including structure type, size, ownership type (e.g., coop/condo), state of repair, and neighborhood desirability. Given the redevelopment expected in the Community District, the desirability of the neighborhood is likely to increase and housing values would increase proportionately, with impacts on costs to owners.

Table 2-13. Study Area Housing Value by Tract, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	**Percent of Total**
Owner-occupied units	98	339	156	63	656	100.0%
Less than $50,000	19	-	-	-	19	2.9%
$50,000 to $99,999	-	-	8	-	8	1.2%
$100,000 to $149,999	-	-	-	-	-	0.0%
$150,000 to $199,999	-	-	13	-	13	2.0%
$200,000 to $299,999	38	-	-	-	38	5.8%
$300,000 to $499,999	-	60	41	16	117	17.8%
$500,000 to $999,999	41	180	87	47	355	54.1%
$1,000,000 or more	-	99	7	-	106	16.2%

Source: American Community Survey 2021 5-year Estimate

Table 2-14 shows the distribution of monthly housing costs for the 446 mortgage-holders in the Study Area. The largest share (40.8%) were paying $3,000 or more per month in housing costs as of 2021—an amount that, at minimum, would require that the mortgage holders have at least $120,000 in household income to be considered affordable. The median cost by Census Tract ranged from $1848 in Tract 174.02 to $3,172 in Tract 182.

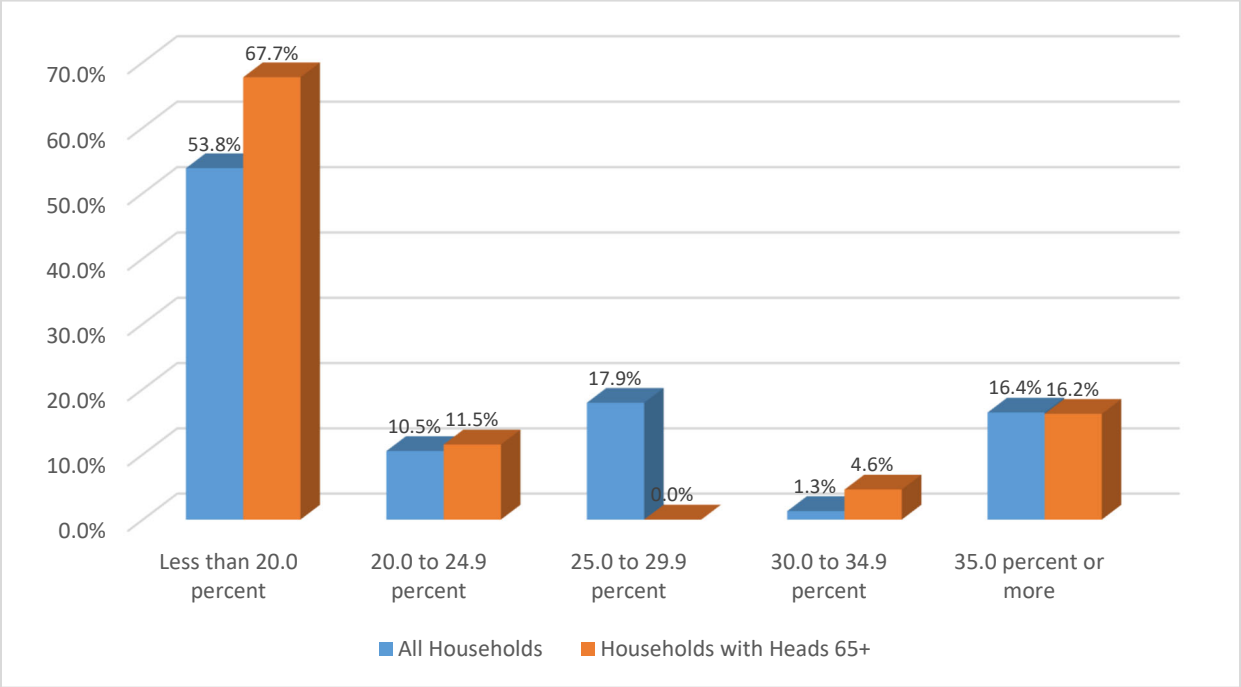
Table 2-13. Study Area Mortgage Costs by Tract, 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	Percent of Total
Housing units with a mortgage	79	172	148	47	446	100.0%
Less than $500	-	-	-	-	-	0.0%
$500 to $999	-	25	-	-	25	5.6%
$1,000 to $1,499	-	-	54	18	72	16.1%
$1,500 to $1,999	-	20	34	-	54	12.1%
$2,000 to $2,499	38	-	-	-	38	8.5%
$2,500 to $2,999	26	24	25	-	75	16.8%
$3,000 or more	15	103	35	29	182	40.8%
Median (dollars)	$2,529	$3,170	$1,848	$3,172		

Source: American Community Survey 2021 5-year Estimate

Housing is considered not affordable if the owner or renter is paying more than 30 percent of household income on housing costs. Figure 2-4 compares the housing cost burden of all owner-occupied households to those with heads age 65 and older. As shown, roughly 17.7 percent of all owner-occupied households in the Study Area are paying more than is considered affordable on housing

Figure 2-4. Study Area Owner-Occupied Housing Cost Burden, Total Households and with Heads 65+, 2021



Source: American Community Survey 2021 5-year Estimate

Table 2-14 shows the distribution of monthly housing costs for the 7,445 renter-occupied housing units in the Study Area. Median rents by Census Tract ranged from $851 in Tract 174.01 to $1,663 in Tract 174.02. The largest shares of renters were paying between $500-$999 (29.5%) and Less than $500 (25.2%)—these rents are inclusive of those living in NYCHA housing and as such do not necessarily reflect market realities for new renters.

Table 2-14. Study Area Gross Rent by Tract 2021

	Census Tract 172	Census Tract 174.01	Census Tract 174.02	Census Tract 182	Total	**Percent of Total**
Occupied units paying rent	1,985	1,698	926	2,836	7,445	100.0%
Less than $500	346	480	169	880	1,875	25.2%
$500 to $999	609	544	216	827	2,196	29.5%
$1,000 to $1,499	333	333	63	288	1,017	13.7%
$1,500 to $1,999	302	153	46	348	849	11.4%
$2,000 to $2,499	225	34	138	189	586	7.9%
$2,500 to $2,999	119	100	79	97	395	5.3%
$3,000 or more	51	54	215	207	527	7.1%
Median (dollars)	1,082	851	1,663	913		
No rent paid	43	93	-	53	189	2.5%

Source: American Community Survey 2021 5-year Estimate

Table 2-15 presents average rent asking prices in East Harlem as of April 2023. As shown, the average rent for a new studio is $2,266, which would require an income of $90,640 to be considered affordable; whereas a 3-bedroom would require an income of more than $150,000 to afford the $3,832 monthly rent.

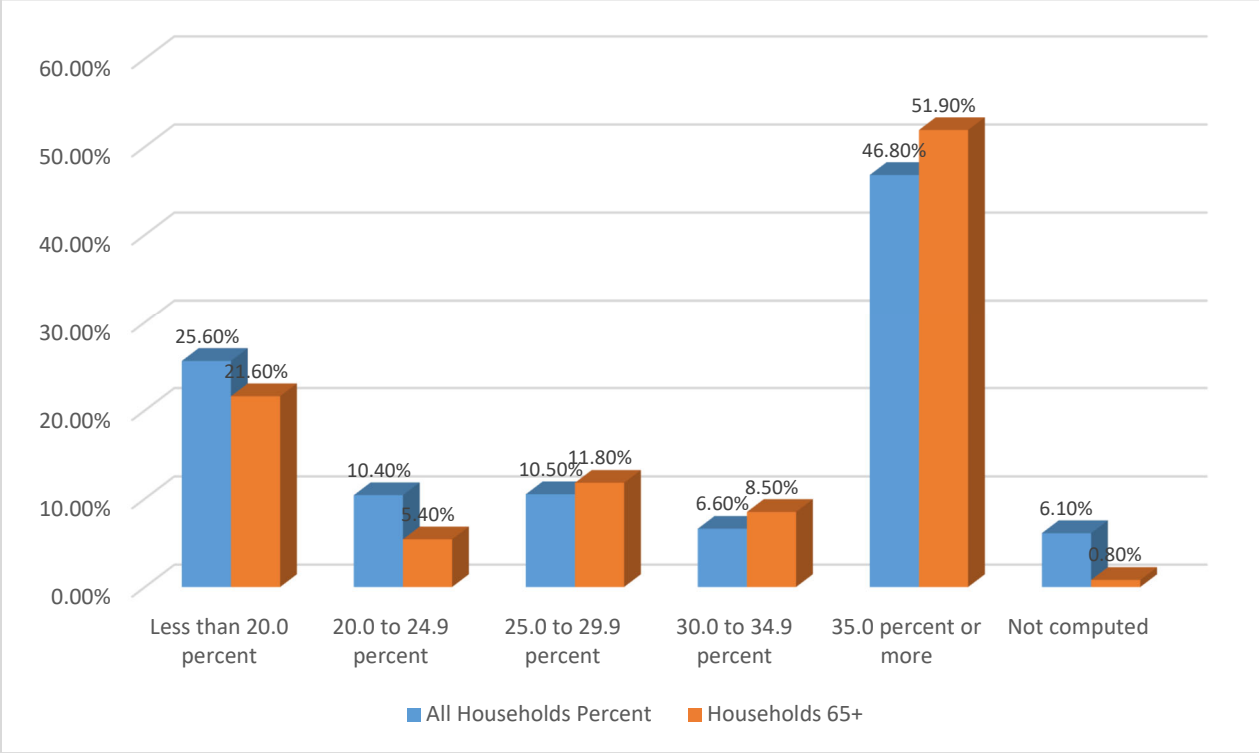
Table 2-15. East Harlem Rent Trends: April 2023

Bedrooms	Average Rent	Income Requirement
Studio	$2,266	$90,640
1-Bedroom	$2,695	$107,800
2-Bedrooms	$3,376	$135,040
3-Bedrooms	$3,832	$153,280

Source: Apartments.com East Harlem, NY listings 4/11/2023, Urbanomics

Figure 2-5 presents the housing cost burden for renter households in the study area. As shown, 53.4 percent of all renter households are paying more than is considered affordable for housing. Senior households, with heads 65 and older on fixed incomes, are even more likely to be paying cost-burdened, with 60.4 percent paying more than is considered affordable for their monthly housing costs.

Figure 2-5. Study Area Renter Housing Cost Burden, Total Households and with Heads 65+, 2021



Source: American Community Survey 2021 5-year Estimate

2.3.4 Direct Residential Displacement

The proposed project is located on what is now the parking lot of the existing Casita Park Apartments; as such there would be no direct residential displacement.

2.3.5 Direct Business Displacement

The proposed action is located on what is now the parking lot of the existing Casita Park Apartments; as such there would be no direct business displacement.

2.3.6 Indirect Residential Displacement

The proposed project would provide 210 affordable senior housing units, taking a small step toward fulfilling the demand documented in Section 2.3.1 of this document as well as in the 2024 Community District Needs Assessment. These affordable units would not result in indirect residential displacement, instead the proposed action would counter the current market realities as documented in Table 2-15 to help preserve the current economic diversity of the Study Area.

2.3.7 Indirect Business Displacement

The proposed action includes 3,120 square feet of convenience retail space as such there would be no indirect business displacement.

2.3.8 Adverse Effects on Specific Industries

The proposed project does not include any commercial uses.

2.3.9 Future without the Proposed Action (No-Action Condition)

According to the *CEQR Technical Manual*, the future without the proposed action, referred to as the No-Action condition, provides a baseline condition against which the incremental changes generated by the proposed action can be evaluated. Under the No-Action condition the parking lot area of the existing Casita Park development would remain and no new building would be constructed. As-of-right development is not permitted on the Development Site and any such development would require a discretionary approval of HPD.

2.3.10 Future with the Proposed Action (With-Action Condition)

Approval of the Proposed Action would facilitate the development on the Development Site a new 28-story affordable housing development with community facility space on the ground and second floor. The proposed 179,643 gsf building would contain approximately 211 units (128 AIRS units, 62 affordable units, plus one superintendent unit) consisting of 163 studios and 48 one-bedroom units, and approximately 7,431 gsf of community facility space on the first and second floors. The With-Action Scenario maximizes the allowable residential zoning floor area on the zoning lot as proposed under a R9-1 rezoning. The With Action condition would also fully replace the existing parking for Casita Park and itself contain no parking.

As the proposed acquisition and disposition action is site-specific and project-specific, as described above, the CEQR With-Action is the proposed project, as described above. As outlined above, there is no development expected on non-Project Sponsor-controlled sites under the With-Action Scenario.

Under the Future-With Action scenario, approximately 265 new residents would be added. According to NYMTC's latest 2055 socioeconomic forecasts, the projected population in the Study Area for the year 2025 is 77,793. Based on this forecast, the addition of approximately 265 new residents from potential development would increase the total population of the study area to 78,058 by 2025 (0.3% population increase).

Further, the Proposed Action would provide 210 affordable rental units, all for seniors, who are among the most likely to be cost-burdened. This action is in keeping with the documented goals of the Community District Needs Assessment, the Community District Affordable Housing Development Guidelines, the 2017 East Harlem Rezoning and Community Benefits Agreement, as well as the Housing New York Plan.

2.4 Detailed Residential Assessment

The Preliminary Residential Assessment of the Proposed Action determined that:

- The Proposed Action would result in a 0.3% increase of population in the build year;
- the action would provide 210 units of affordable housing to seniors and the formerly homeless, both vulnerable populations;
- and, as such, the action would help to counter gentrification in the Study Area.

Accordingly, a detailed residential assessment is not warranted.

2.5 Detailed Economic Activity Assessment

No commercial uses are proposed; therefore, a detailed economic activity assessment is not warranted.

2.6 Conclusion

The proposed action would not result in any identifiable adverse socioeconomic impact on the study area under the Future With-Action condition. In fact, the projected increase in population and housing from the No-Action to the With-Action conditions would not further residential displacement, but instead would counter it by providing 210 units of affordable housing to a vulnerable population, i.e., seniors, and continuing efforts by the City, Community Board, and other local officials and agencies to provide affordable housing to all New Yorkers.

ATTACHMENT B-3: OPEN SPACE

3.1 Introduction

An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the area. A direct impact would "physically change, diminish or eliminate an open space or reduce its utilization or aesthetic value." Because the proposed action would not physically affect any existing open space or recreational resource, it would not have any direct impacts on open space resources in the area.

An indirect effect may occur when the population generated by or that might occur as a result of a proposed action would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual,* if a project is located in an underserved area, an open space assessment should be conducted if that project would generate more than 200 residents or 500 nonresidents.[11] The Project Site is located in an area underserved by open space (Manhattan Community District 11) and would result in an incremental increase in the residential population of 265 new residents over the No Build condition; therefore, a preliminary assessment of potential indirect effects on open space resources for the residential population is provided below.

As the Proposed Action is only anticipated to generate an incremental increase of only 37 new employees in the area as compared to the No Build condition, additional open space analysis relating to worker populations is not warranted.

3.2 Methodology

Open Space Study Area

In accordance with the guidelines established in the *CEQR Technical Manual*, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a ½-mile radius for residential projects. For purposes of analysis, the study area was determined by identifying a ½-mile radius around the boundaries of the proposed Project Area. Per *CEQR Technical Manual* guidelines, census tracts with 50 percent or greater of their area located within the ½-mile radius are included in the calculation of population and open space. Census tracts with less than 50 percent of their area in the ½-mile radius were excluded. Table 3-1 (below) lists all Census tracts with any portion within the ½ mile radius of the site of the proposed action with total acreage, the acreage within the ½ mile radius, percent of total land area within the ½ mile radius as well an indicator of inclusion in the Open Space study area. Figure 3-1 provides an illustration of the Census tracts included in the study area.

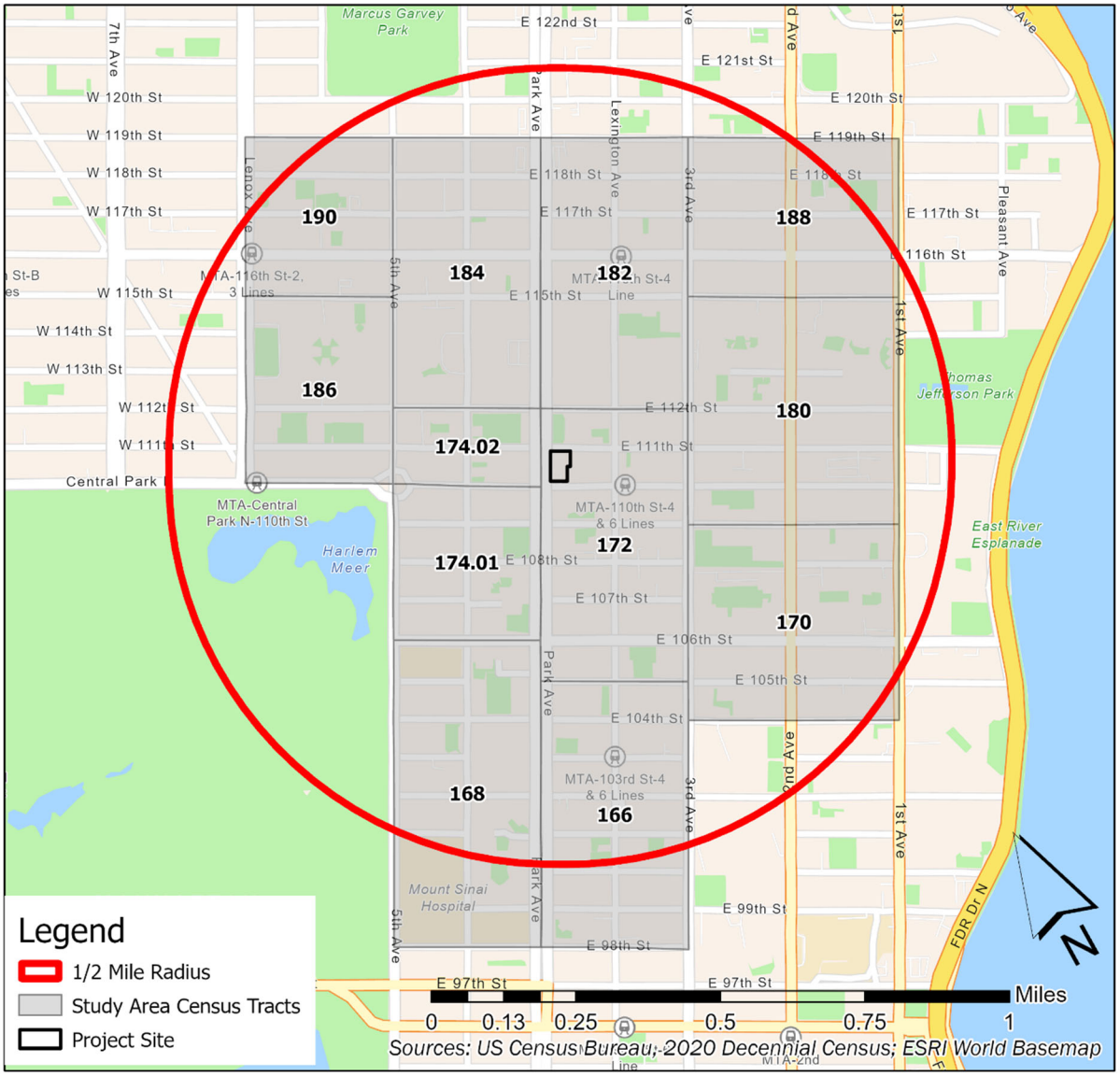
[11] https://www.nyc.gov/assets/oec/technical-manual/07_Open_Space_2021.pdf

Table 3-1. Study Area Census Tracts within ½ Mile Radius of Site

Census Tract	Total Acreage	Acreage Within 1/2 Mile Radius	Percent within 1/2 Mile Radius	Included in Study Area
143	879.53	61.01	6.9%	No
162	67.20	9.00	13.4%	No
164	43.88	14.61	33.3%	No
166	42.97	28.66	66.7%	Yes
168	49.40	34.10	69.0%	Yes
170	45.21	44.37	98.1%	Yes
172	43.91	43.91	100.0%	Yes
174.01	24.94	24.94	100.0%	Yes
174.02	12.57	12.57	100.0%	Yes
178	61.14	7.44	12.2%	No
180	52.51	52.51	100.0%	Yes
182	43.71	43.71	100.0%	Yes
184	43.70	43.70	100.0%	Yes
186	30.11	30.11	100.0%	Yes
188	36.72	30.64	83.5%	Yes
190	25.65	22.18	86.5%	Yes
194	43.19	3.13	7.3%	No
196	43.67	10.39	23.8%	No
198	55.81	9.37	16.8%	No
200	31.94	1.29	4.0%	No
216	42.80	11.84	27.7%	No
218	44.97	4.09	9.1%	No

Source: ESRI shape geometry

Figure 3-1: Census Tracts within ½ Mile Study Area



Next, the number of potential users of these open spaces is determined based on Census data from 2010 and 2020 Decennial Censuses, and the year 2025 from the 2055 New York Metropolitan Transportation Council (NYMTC) population projections.

Within the open space study area, all publicly accessible open spaces were inventoried to determine their acreage as follows.

Public Parks and Gardens

Where possible, the acreage of open space was collected from the NYC Department of Parks through the NYC Open Data.[12] In the case of Community Gardens, for which acreage is not available on the Parks Locator, the ArcGIS area measurement tool was used to calculate total acreage.[13]

Public Plazas with Seating

In the case of public plazas, landscaped medians with seating, and "malls" for which area data were not available, the ArcGIS area measurement tool was used to calculate total acreage.

Public Housing Grounds

NYC PLUTO data and NYC Open Data was accessed for each of the public housing projects. A satellite imagery was overlaid on the geographic base to calculate playgrounds, malls and bench/plaza areas could be identified. The measurement tool was then used to calculate total acreage of these areas. All building footprints were removed from the calculations.

3.3 Preliminary Assessment

3.3.1 Existing Conditions

Population

Population data for the open space study area is presented in Table 3-2 below. As shown below, under existing conditions, there were approximately 70,563 residents in the year 2010 and 70,560 in 2020. The population is projected to increase to 77,793 in 2025 in the No-Action scenario. This is an overall 10.3 percent increase from 2020 to 2025. See Table 3-2.

[12] https://opendata.cityofnewyork.us/

[13] The measurement tool was tested against published PLUTO lot size data; it had an accuracy rate within 1%.

Table 3-2. Study Area Population by Tract 2010, 2020, & 2025 Forecast

Census Tract	2010 Population	2020 Population	2025 Population Forecast	2020 -2025 Percent Change
Total	**70,563**	**70,560**	**77,793**	**10.3%**
166	7,317	7,012	7,815	**11.5%**
168	5,675	4,964	6,537	**31.7%**
170	7,855	7,991	8,235	**3.0%**
172	5,504	5,441	6,538	**20.2%**
174.01	5,248	5,449	5,578	**2.4%**
174.02	2,093	2,276	3,381	**48.5%**
180	7,476	7,429	8,007	**7.8%**
182	6,768	7,675	7,503	**-2.2%**
184	7,835	7,820	8,160	**4.3%**
186	5,701	5,127	5,919	**15.5%**
188	6,008	5,697	6,420	**12.7%**
190	3,083	3,679	3,700	**0.6%**

Source: U.S. Census Bureau, Decennial 2010 & 2020 Censuses, NYMTC 2055 Forecasts

The proposed project would add 265 new residents to the study area, an increase of only 0.3%. Due to the limited nature of the increase, a preliminary open space assessment was performed to see if a further, detailed, assessment is required.

Open Space Inventory

An inventory of public parks, recreation fields/courts, community gardens, and green streets was created using data from New York City Department of Parks in addition to a street survey of the study area that was completed on March 6, 2023. Data compiled for the study area as described in the methodology section of the Chapter. This section describes the current open space resources that have been identified in the study area. Figure 3-2: Open Space Resources within the Study Area, illustrates the study area, study area census tracts, and identified open space resources.

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 open to the public at designated hours on a regular basis and is assessed for impacts under CEQR. Private open space is not accessible to the general public on a regular basis and should only be considered qualitatively.

An open space is determined to be active or passive by the uses which the design of the space allows. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns, and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation—with benches, walkways, and picnicking areas.

The East Harlem neighborhood does not contain an abundance of open space resources. A total of 77 publicly-accessible open spaces and/or recreation facilities exist including 21 parks/playgrounds, 18 community gardens, 7 benches/plaza areas, 23 Recreation Field/Courts and 8 Green streets have been identified in the study area. Many of the bench/ plaza areas and playgrounds were within the 18 public housing grounds located within the study area. These resources are mapped on Figure 3-2 and listed in Table 3-3 below; Table 3-3 includes facility name, location, type, and acreage. As shown in the table, the study area has a number of publicly accessible open space facilities ranging from parks to neighborhood playgrounds, community gardens and small plazas. In total, approximately 92.95 acres of open space (7.77 acres passive, and 88.05 acres active) exist within the study area.

Figure 3-2. Open Space Resources within the Study Area

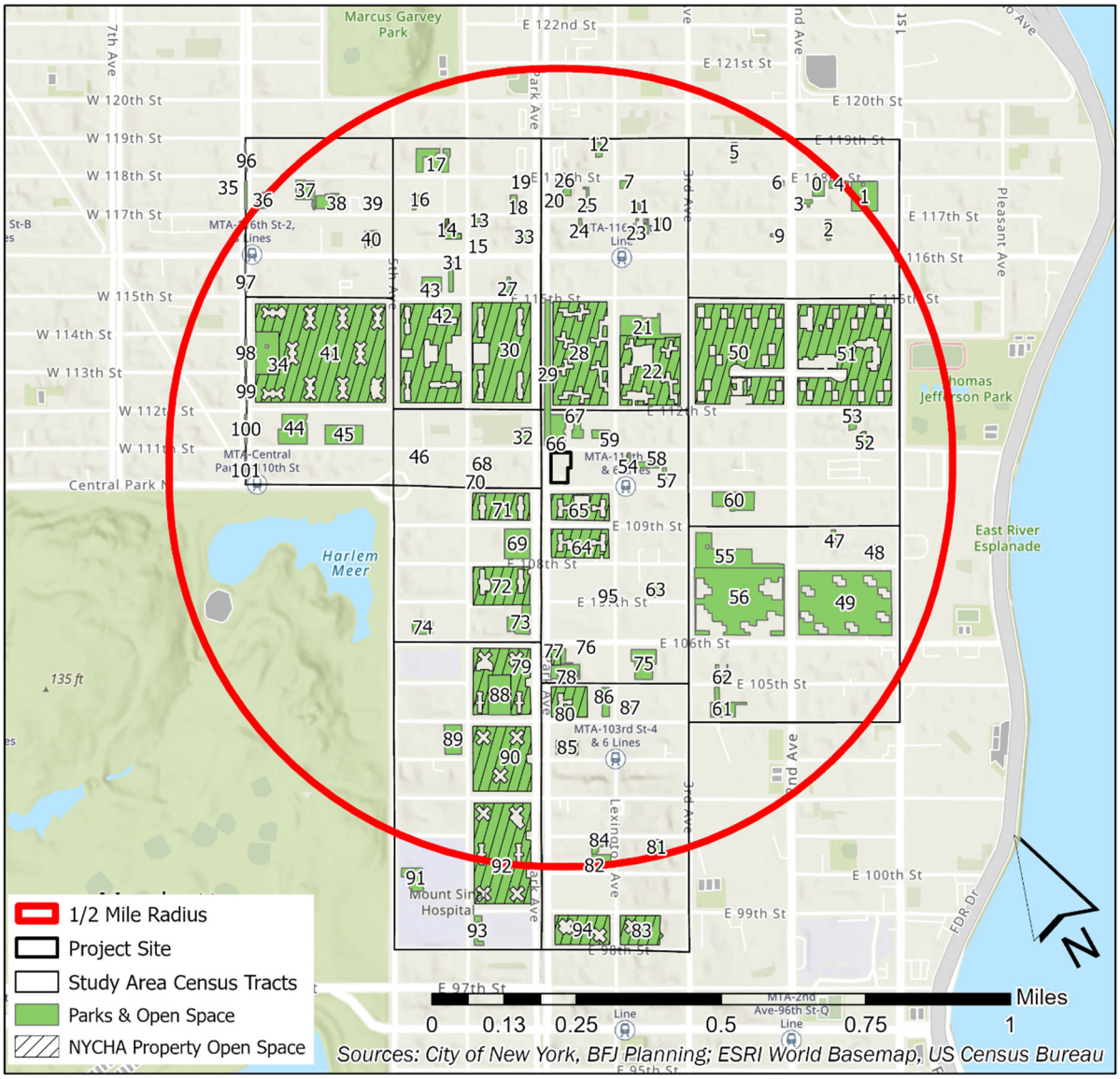


Table 3-3: Open Space Resources within the Open Space Study Area

Map	Block	Lots	Name	Address/Location	Facility Type	Acreage
102	1689	47, 46	Diamante Garden	306 E. 118 St	Garden	0.19
1	1689	5	P.S. 155 Playground	305 E. 117 St	Jointly Operated Playground	0.84
2	1688	45	NYC Dep't of Citywide Administrative Services	307 E. 117 St	Benches/Plaza	0.10
3	1689	2	Hope East of Fifth Housing Development Fund	2284 2 Ave	Private Garden	0.07
4	1689	5	Corsi Houses	305 E. 117 St	Playground	0.15
5	1783	38, 37, 11, 111	Manhattan Land Trust	218 E. 119 St	Garden	0.11
6	1667	28	Youth Action Limited Partnership	2295 2 Ave	Private Garden	0.06
7	1645	151, 51, 152	El Gallo Garden	1893 Lexington Ave	Garden	0.08
8	1644	146, 46	117th St Community Garden	170 E. 117 St	Garden	0.07
9	1666	23	El Cemi Housing Development Fund Corp	2269 2 Ave	Private Park	0.04
10	1644	42	Corozal Family	180 E. 117 St	Private Garden	0.04
11	1645	124	Hope East of Fifth Housing Development Fund	155 E. 117 St	Private Garden	0.02
12	1767	16	Upaca Site 7 Associates, L.P.	1900 Lexington Ave	Playground	0.09
13	1622	50	Peaceful Valley Garden	1781 Madison Ave	Garden	0.05
14	1622	17	1772 Madison Avenue	1772 Madison Ave	Garden	0.07
15	1622	17	1772 Madison Avenue	1772 Madison Ave	Garden	0.10
16	1623	102, 103, 105, 106, 1, 141, 140, 139, 138	1 East 117 Street	1 E. 117 St	Private Yard	0.14
17	1745	5	NYC Department of Homeless Services	5 E. 118 St	Benches/Plaza	0.62
18	1623	33	1660 Park Avenue	1660 Park Ave	Private Garden	0.03
19	1623	32	65 East 117 Street	65 E. 117 St	Private Yard	0.05
20	1645	3	Magic Garden	1665 Park Ave	Garden	0.10
21	1640	139	James Weldon Johnson Playground	176 E. 115 St	Jointly Operated Playground	1.01
22	1640	21, 139	1833 Lexington Avenue	1833 Lexington Ave	Playground	2.93
23	1644	48	Corozal Family	164 E. 117 St	Private Park	0.02
24	1644	164	120 East 117 Street	120 E. 117 St	Private Park	0.04
25	1645	7	Roman Catholic Church Of St. Paul	125 E. 117 St	Private Park	0.08

26	1645	7	St Pauls School Playground	125 E. 117 St	Private Recreation Field/Courts	0.12
27	1621	30	La Cuevita Garden	71 E. 115 St	Garden	0.06
28	1640	1	1844 Lexington Avenue	1844 Lexington Ave	Playground	4.95
29	N/A	N/A	Green Streets	E 112-115 St & Park Ave	Green Streets	0.91
30	1620	23	1735 Madison Avenue	1735 Madison Ave	Playground	5.23
31	1621	14	1760 Madison Avenue	1760 Madison Ave	Private Yard	0.14
32	1617	34, 140	Acacia Sendero Verde Ii Housing Dev. Fun D Co. Inc	91 E. 111 St	Private Garden	0.17
33	1622	36	Spanish Christian Church	1646 Park Ave	Private Yard	0.10
34	1596	75	Martin Luther King, Jr. Playground	62 Lenox Ave	Recreation Field/Courts	1.08
35	N/A	N/A	Green Streets	W 117-118 St & Lenox Ave	Green Streets	0.08
36	1601	1	Sojourner Truth School Yard	144 Lenox Ave	Playground	0.19
37	1601	1	Ps 149/Harlem Children's Zone/Success Academy	144 Lenox Ave	Recreation Field/Courts	0.41
38	1601	40, 18	Community Center (Children's Aid)	23 W.117Th St	Recreation Field/Courts	0.42
39	1601	27	Hope West 118 Street Housing Company, Inc.	1 W. 117 St	Private Park	0.06
40	1600	21	NYC Partnership Housing Development Fund	5 W. 116 St	Private Recreation Field/Courts	0.22
41	1596	1	NYCHA	90 Lenox Ave	Recreation Field/Courts	10.71
42	1618	1	1337 5 Avenue	1337 5 Ave	Playground	4.83
43	1621	7	11 East 115 Street	11 E. 115 St	Undeveloped Open Space	0.32
44	1595	15	PS 185/Harlem Link Charter School	7 W. 111 St	Recreation Field/Courts	0.88
45	1595	15	Harlem Link Charter School	7 W. 111 St	Recreation Field/Courts	0.78
46	1616	1	PS 185/PS 226/Harlem Link Charter School	1309 5 Ave	Private Yard	0.04
47	1680	44	Neighbors of Vega Baja	E. 109 St	Garden	0.07
48	1680	21	Humacao Community Garden	335 E. 108 St	Garden	0.11
49	1678	1	Franklin Plaza Apartments Inc	2086 2 Ave	Recreation Field/Courts	5.56
50	1662	1, 40, 35, 16	2055 3 Avenue	2055 3 Ave	Recreation Field/Courts	7.32
51	1684	1, 101	Jefferson Houses	310 E. 115 St	Recreation Field/Courts	7.32

52	1683	18, 13	2153 1 Avenue	2153 1 Ave	Benches/Plaza	0.11
53	1683	36	334 E 112 St	334 E. 112 St	Benches/Plaza	0.12
54	1638	50	Family Community Garden	156 E. 111 St	Garden	0.04
55	1656	100	Poor Richard's Playground	2095 2 Ave	Jointly Operated Playground	1.60
56	1656	1, 50, 100	NYC Housing Development Corp.	211 E. 106 St	Recreation Field/Courts	4.61
57	1638	32	El Catano Community Garden	171 E. 110 St	Garden	0.05
58	1638	45, 49, 148, 48, 47, 146, 46, 44, 43, 142, 42	Herb Garden	170 E. 111 St	Garden	0.23
59	1639	3, 17	NYC Department of Education	115 E. 111 St	Recreation Field/Courts	0.21
60	1659	12	NYC Department of Education	205 E. 109 St	Recreation Field/Courts	0.78
61	1654	5, 42, 11	El Sitio Feliz	203 E. 104 St	Community Park	0.50
62	1655	7	Settlement Health and Medical Services	212 E. 106 St	Private Yard	0.10
63	1635	129, 128, 29, 30, 31	107 Garden	173 E. 107 St	Garden	0.20
64	1636	1	1481 Park Avenue	1481 Park Ave	Recreation Field/Courts	1.44
65	1637	1	1505 Park Avenue	1505 Park Ave	Playground	1.18
66	1639	1, 3	Mosaic Preparatory Academy	111 E. 111 St	Recreation Field/Courts	0.46
67	1639	3	NYC Department of Education	115 E. 111 St	Playground	0.20
68	1616	53	Pueble Unido Garden	1659 Madison Ave	Garden	0.05
69	1614	30	Peter Minuit Playground	1480 Park Ave	Jointly Operated Playground	0.83
70	1616	23	110th Street Block Association Garden	1651 Madison Ave	Garden	0.05
71	1615	23	Lehman Houses	1641 Madison Ave	Recreation Field/Courts	1.35
72	1613	23	Lehman Village	1595 Madison Ave	Recreation Field/Courts	1.94
73	1612	50	Central Park E.	1587 Madison Ave	Recreation Field/Courts	0.51
74	1612	101	5 Avenue	33 E. 106 St	Private Park	0.29
75	1633	28	White Playground	167 E. 105 St	Recreation Field/Courts	0.69
76	1633	66	Church of St Cecilia	116 E. 106 St	Private Park	0.09
77	1633	1	101 East 105 Street	101 E. 105 St	Recreation Field/Courts	0.15
78	1633	1	101 East 105 Street	101 E. 105 St	Undeveloped Open Space	0.33
79	1610	160	Carver Houses	55 E.104 St	Playground	2.45

80	1632	1	Clinton Houses	1405 Park Ave	Playground	1.02
81	1628	44, 45, 43, 42	Sunshine Playground	192 E. 101 St	Playground	0.24
82	1628	15, 12, 16	Maggie's Magic Garden	1574 Lexington Ave	Garden	0.18
83	1626	21	Lexington Houses	1539 Lexington Ave	Playground	1.13
84	1628	60, 62	Boys & Girls Club (Children's Aid Society)	134 E. 101 St	Recreation Field/Courts	0.19
85	1631	2	East 103rd Community Garden	105 E. 103 St	Community Park	0.34
86	1632	15	Lexington Academy	1650 Lexington Ave	Recreation Field/Courts	0.23
87	1632	20	Jardin Modesto Flores	1655 Lexington Ave	Neighborhood Park	0.08
88	1610	160	Mae Grant Playground	55 E. 104 St	Recreation Field/Courts	0.97
89	1609	14	Patrick Henry Prep	1516 Madison Ave	Recreation Field/Courts	0.55
90	1608	23	George Washington Carver Houses	55 E. 102 St	Playground	3.63
91	1604	6	Mount Sinai Children's Hospital	1440 Madison Ave	Triangle/Plaza	0.42
92	1605	24	Carver Houses	65 E. 99 St	Recreation Field/Courts	5.16
93	1604	23	Mount Sinai	1425 Madison Ave	Triangle/Plaza	0.17
94	1626	1	Lexington Houses	1281 Park Ave	Playground	1.41
95	1635	17	Lex Gardens Housing Development Fund	127 E. 107 St	Triangle/Plaza	0.03
96	N/A	N/A	Green Streets	W. 118-119 St & Lenox Ave	Green Streets	0.04
97	N/A	N/A	Green Streets	W. 115-116 St & Lenox Ave	Green Streets	0.05
98	N/A	N/A	Green Streets	W. 113-114 St & Lenox Ave	Green Streets	0.08
99	N/A	N/A	Green Streets	W. 112-113 St & Lenox Ave	Green Streets	0.04
100	N/A	N/A	Green Streets	W. 117-112 St & Lenox Ave	Green Streets	0.08
101	N/A	N/A	Green Streets	Central Park N. - W.111 St & Lenox Ave	Green Streets	0.04

Sources: NYC Parks Department, NYC DCP PLUTO data, Site Survey

Adequacy

To determine the residential population served by existing open space resources, 2020 Decennial Census data was compiled for the census tracts comprising the study area. As illustrated by Figure 3-1, the study area contains all or a portion of 12 census tracts. The population within the study area in 2020 consists of approximately 70,560 persons. With an inventory of available open space resources and the number of potential users, open space ratios can be calculated and compared with existing citywide averages and planning goals set forth by the NYC Department of City Planning (DCP). The open space ratio is the total number of acres of open space in a study area divided by the study area population, and then multiplied by 1,000.

$$\text{Open Space Ratio} = \frac{\text{Acres of Open Space}}{\text{Study Area Population}} \times 1{,}000 \text{ persons}$$

DCP has established quantitative measures for determining the adequacy of open space and recreational space within a neighborhood. The citywide median ratio of 1.5 acres per 1,000 residents provides a measure of open space adequacy, while the planning goal for large-scale developments is 2.5 acres per 1,000 residents. The City's goal, to be certain, is a planning standard and does not constitute an impact threshold.

Based on the calculation of available open space (92.95 acres) and the 2020 population count (70,560) of the Study Area, the open space ratio within the study area is approximately 1.32 acres per 1,000 persons. Using the future population forecast in 2025 of 77,793 in the Study Area, the open space ratio within the Study Area would be 1.19, which is significantly less than DCP's measure of adequacy of 2.5 acres of open space per 1,000 residents.

3.3.2 Future Without the Proposed Action (No-Action Condition)

Population

Under the No-Action condition the only effect on Open Space likely to occur is the overall growth in the Study Area. According NYMTC forecasts and the DCP estimated population increase, the projected population in the study area for the year 2025 is 77,793.

Open Space

In terms of demand for open space under the Future No-Action scenario, there are no substantial changes to the existing user populations or corresponding open space ratio. There is currently 92.95 acres of open space present within the study area.

Adequacy

As stated above, under existing conditions, there were approximately 70,563 residents in the Study Area in the year 2010 and 70,560 in 2020 (a 0.0% increase from 2010 to 2020 and a 10.3% increase from 2020 to 2025). The 2025 figure would thus yield an open space ratio of

approximately 1.19 acres per 1,000 persons under the no-action scenario.

3.3.3 Future with the Proposed Action (With-Action Condition)

Population

There are two factors relevant to the population change expected under the Future-With Action conditions: (1) new development which is expected to occur, and (2) overall growth in the area.

Under the Future-With Action scenario, approximately 265 new residents would be added. According to NYMTC's latest 2055 socioeconomic forecasts, the projected population in the Study Area for the year 2025 is 77,793. Based on this forecast, the addition of approximately 265 new residents from potential development would increase the total population of the study area to 78,058 by 2025 (0.3% population increase).

Open Space

The proposed action would not reduce or increase the amount of open space in the study area. The construction of the building would not include the development of any additional open space nor eliminate existing open space. Therefore, the addition of 265 new residents from potential development would increase the total population of the study area to 78,058 by 2025. Under these conditions, the open space ratio is estimated at 1.19 acres per 1,000 persons.

According to the open space analysis, there is very little identifiable change between the No-Action open space ratio (1.195 acres/1,000 residents) and the With-Action open space ratio (1.191 acres/1,000 residents). The CEQR threshold for the applicable open space ratio range of 1.01 to 1.50 acres per person is 3%; therefore, no significant impact to Study Area open space has been identified since the open space ratio would be expected to decrease by only 0.35 percent based on a With-Action Scenario.

Table 3-4. Future No Action and With-Action Acres Per 1,000

Conditions	Total Open Space in Acres	Total Population in 2025	Acres Per 1,000
No-Action	92.95	77,793	1.195
With-Action	92.95	78,073	1.191

Qualitative Open Space/Proximity to Regional Parks

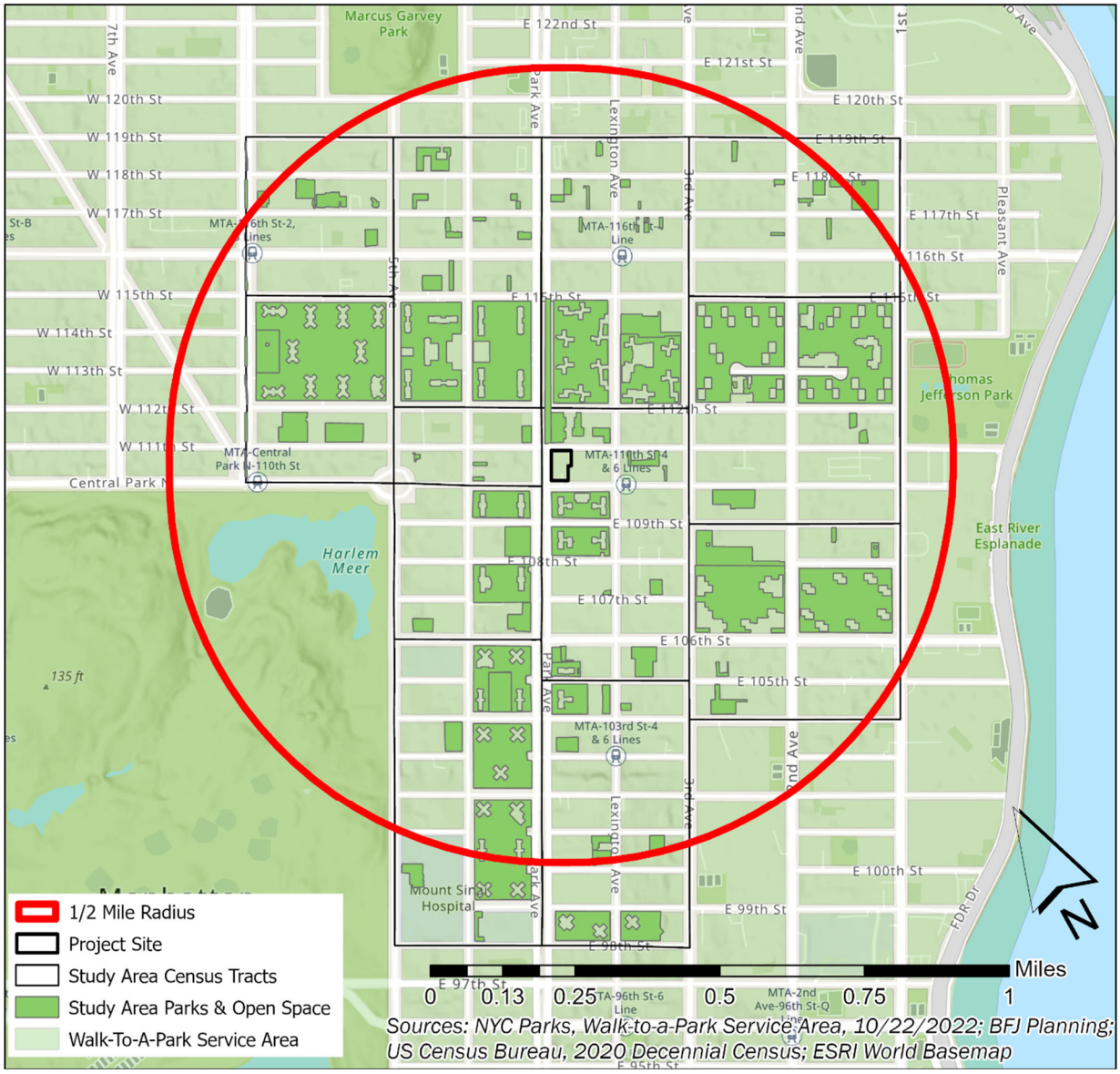
Along with the open space tabulated in Table 3-3, the proposed action is located within two (2) city blocks of Census Tract 143, which contains the 843-acre Central Park. However, given that the centroid of the Tract is not located within the half-mile radius of the proposed action, the 843-acre park cannot be included in the quantitative screening. However, it is certainly accessible to the proposed action. If Central Park were to be quantified as part of the assessment, the acreage

per resident under the No-Action Condition would be 12.031 acres per person and the With-Action ration would be 11.989 acres per person.

Walk to Parks Initiative

New York City, as part of the *PlaNYC* plan, has put forth a goal to increase access to quality green space for all New Yorkers. To help the City reach this goal, NYC Parks has identified all areas of the city that are in a Walk to a Park Service Area, i.e., within walking distance of a park, and conversely the "walk gaps" where residents are not within walking distance of a park. Figure 3-3, shows the proposed action (and surrounding greenspaces) in the context of the Walk to Parks Initiative service area. As shown, the proposed action is located in a Walk to Parks Service Area, not in a "walk gap" area.

Figure 7-3. Walk to Parks Initiative Service Area Map



Source: NYC Parks Department

3.4 Detailed Assessment

The Preliminary Open Space Assessment of the proposed action determined that:

- The action would result in a decrease of open space per resident of less than 0.35%;
- the action is located within .25 miles of a regional park;
- and, the action is located within a Walks to Park Initiative service area.

Therefore, a detailed open space assessment is not warranted.

3.5 Conclusion

The Proposed Action would not result in any identifiable impact on the open space ratio within the Study Area under the Future With-Action condition. The projected increase in population from the No-Action to the With-Action conditions would not substantively exacerbate the circumstance (i.e. there is very little change in the open space ratio between the No-Action and With-Action conditions). The change in Open Space Ratio for the study area under the With-Action condition is a decrease of 0.35 percent, thus a further detailed analysis is not required under CEQR guidelines. However, given the low existing conditions ratio of 1.19 acres of open space per 1,000 residents, continuing efforts by the city and local officials and agencies are necessary to address the continuing short fall in open space with or without the proposed action.

ATTACHMENT B-4: SHADOWS

4.1 Introduction

The *CEQR Technical Manual* defines a shadow as the circumstance in which a building or other built structure blocks the sun from the land or other publicly accessible sunlight-sensitive resources of concern. As described below, the Proposed Action is not expected to result in significant adverse shadow impacts.

4.2 Methodology

Definitions

Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. Increases in shadow coverage can make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details which make the resources significant.

In general, shadows on city streets and sidewalks or on other buildings are not considered significant under CEQR. Some open spaces contain facilities that are not sensitive to sunlight. These are usually paved spaces such as handball or basketball courts, contain no sitting areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadows impacts. Additionally, it is generally not necessary to assess resources located to the south of development sites as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within an hour and a half of sunrise and sunset generally are not considered significant under CEQR.

Methodology

Following the guidelines of the *CEQR Technical Manual*, a shadow assessment is required only if the project would either (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. However, where a project's height increase is ten feet or less and it is located adjacent to, or across the street from, a sunlight-sensitive open space resource, which is not a designated New York City Landmark or listed on the State/National Registers of Historic Places or eligible for these programs, the lead agency may determine, in consultation with the NYC Department of Parks and Recreation (NYC Parks), whether a shadow assessment is required in that case.

To determine whether new shadows could adversely affect the aforementioned opens spaces, screening analyses are necessary. A preliminary screening assessment must first be conducted to

determine whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. Prior to conducting the three-tiered analysis, a base map illustrating the proposed site location in relation to the sunlight-sensitive resources must be prepared. After the base map is developed, the longest shadow study area is determined (Tier 1 Screening Assessment). 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 that could be cast by the proposed structure, which is 4.3 times the height of the structure and occurs on December 21, the winter solstice. To find the longest shadow length, multiply the maximum height of the structure (including any rooftop mechanical equipment) resulting from the proposed project by the factor of 4.3. Once the longest shadow length has been determined, any sunlight sensitive resources located within the shadow extent should be identified.

If any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 Screening Analysis must be performed. Because of the path that the sun travels 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. Therefore, on the base map, the triangular area that cannot be shaded by the proposed project site starting from the southernmost portion of the site, covering the area between -108° degrees from true north and +108 degrees from true north should be located. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project. Any sunlight sensitive resources located within the reduced shadow extent should be identified; if none of the sunlight-sensitive resources lay within the area that can be shaded by the proposed project, no further assessment of shadows is necessary.

Based on the results of the Tier 2 screening assessment, a Tier 3 screening assessment should be performed if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project. The Tier 3 assessment recommends the use of three-dimensional computer modeling to determine the extent and duration of shadow impacts on any identified sun-light sensitive resources.

2.3 Assessment

2.3.1 Future without the Proposed Action (No-Action Condition)

Under the No-Action Condition, the Development Site would remain an existing parking lot. As no new construction would occur under the No-Action Condition, no new shadows would occur.

2.3.1 Future with the Proposed Action (With-Action Condition)

Tier 1 Screening Assessment

Under the Proposed Action (With-Action Condition), a new 28-story building would be constructed that would rise to 314'-4" feet at the bulkhead line. Since a net increase in height of more than 50 feet would occur, a shadow assessment is warranted.

According to the *CEQR Technical Manual*, the longest shadow cast by any structures in New York City occurs on December 21 (the winter solstice) and is 4.3 times the height of the structure. For a building with a height of 314'-4" feet, the longest shadow it would cast would be approximately 1,352 feet (see Figure 26).

As illustrated in Figure 26, there are no important natural resources located within the maximum shadow extent of the proposed building; however, there is one historic resource and numerous parks, open spaces and community gardens within the maximum shadow extent, as follows: Historic Resource: New York Public Library Aguilar Branch located at 174 E. 110th Street; Open Space/Parks/Community Gardens: Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (east and west), Central Park, Peter Minuit Playground, Pa'lante Community Garden, Pueblo Unido Community Garden, Sendero Verde Open Space A and B, Family Community Garden, Herb Garden, Poor Richards Playground, El Cantano Community Garden, and White Playground.

A portion of Peter Minuit Playground and all of Poor Richards Playground, El Cantano Community Garden, White Playground and the New York Public Library Aguilar Branch are located in an area which cannot be shaded. According to the *CEQR Technical Manual*, the potential for the potential shadows to reach, Mosaic Preparatory Academy, PS 101 Manhattan Schoolyard, Success Academy Harlem East Open Space (east and west), Central Park, Peter Minuit Playground, Pa'lante Community Garden, Pueblo Unido Community Garden, Sendero Verde Open Space A and B, Family Community Garden, Herb Garden requires a Tier 3 Screening Assessment.



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FIGURE 26: TIER 1 AND TIER 2 SHADOW STUDY

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: NYC DEPT. OF CITY PLANNING.

BFJ Planning

Tier 3 Screening Assessment

Shadows cast by buildings are not static, their length and duration change based on the time of year and the time of day. The Tier 3 Screening Assessment uses three-dimensional (3D) computer modeling technology to project the shadows that would be cast by the building that would be constructed as a result of the Proposed Action. The computer model analyzed the potential shadow cast by the proposed building on the four representative days for analysis that are listed in the *CEQR Technical Manual*: December 21, March/September 21, May/August 6, and June 21.

Per the guidance in the *CEQR Technical Manual*, the Tier 3 Screening Assessment analyzes shadows that are cast between 90 minutes after sunrise and 90 minutes before sunset. Shadows cast within 90 minutes of sunrise and sunset pass very quickly and tend to be longer than shadows cast during other times of the day. Since shadows in the early morning and early evening are longer than in other parts of the day, many sunlight-sensitive resources are already covered by shadows from existing buildings during this time.

Tier 3 Screening Assessment Results

Figures 27 through 30 show the shadows that the proposed building would cast on the representative days; the figures do not show any of the existing shadows cast by other nearby buildings. Please note that no shadows are cast on Nelson Playground, Las Casitas Community Garden, or the Rev. T. Wendell Foster Recreation Center site. The figures show the shadows as they move through the day starting with the morning shadows falling to the west, and the evening shadows falling to the east. The first shadow appears 90 minutes after sunrise, and the last shadow shown is 90 minutes before sunset. Per the CEQR Technical Manual, the shadow times do not take daylight savings time into account.

December 21

The December 21 analysis day shows the shadows as they move from northwest of the proposed building to the north and northeast of the proposed building. Figure 27 shows that the proposed building has the potential to cast a shadow that would reach Sendero Verde Open Space A in the morning, reaching the open space around 8:51 am and leaving a little after 10:00 am. Shadows from the proposed building also have the potential to cast a shadow that would reach Sendero Verde Open Space B between 10 AM and noon. Shadows would also reach the playground of Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem Playground (West) located north of the Development Site between 1:00 pm and 2:30 pm. No shadows are cast on Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem Playground East, Central Park, Peter Minuit Playground, Pa'lante Community Garden, Pueblo Unido Community Garden, Family Community Garden, and Herb Garden. December 21 is the winter solstice, and shadows cast on this day are typically longer than shadows produced at other times of the year. December 21 is not within the growing season in New York City, but sunlight can be a source of warmth during winter days.



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FIGURE 27: DECEMBER 21 SHADOW SWEEP

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.



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FIGURE 28: MARCH/SEPT 21 SHADOW SWEEP

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.

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FIGURE 29: MAY/AUG 6 SHADOW SWEEP

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.



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FIGURE 30: JUNE 21 SHADOW SWEEP

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.

March 21/September 21

Figure 28 shows that the March 21/September 21 shadows are not as long as the December 21 shadows and do not fall as far north. The shadows cast on March 21 are roughly the same as the shadows cast on September 21, as the days are the vernal and autumnal equinoxes, respectively.

Both March 21 and September 21 are within the growing season in New York City. Figure 28 shows that the proposed building has the potential to cast a shadow that would reach Pa'lante Community Garden in the morning around 8:15 and exit the garden by approximately 8:45. Shadows would also reach the southern portion of the playground of Mosaic Preparatory Academy/PS 101 Manhattan/ Success Academy Harlem East Playground (west) located north of the Development Site between approximately 12:15 pm and 1:45 pm. Shadows would also reach the Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (east) at between approximately 4:00 – 4:30 pm. No shadows are cast on Central Park, Peter Minuit Playground, Pueblo Unido Community Garden, Sendero Verde Open Space A and B, Family Community Garden, and Herb Garden.

May 6/August 6

The shadows cast by the proposed building on May 6/August 6 do not fall as far north as the shadows on December 21 and March 21/September 21, and fall roughly from west to east. The timeframes under consideration occur within the growing season in New York. Figure 29 shows that the proposed building has the potential to cast a shadow that would reach the southern portion of the Mosaic Preparatory Academy/PS 101 Manhattan/ Success Academy Harlem East Playground (east) slightly before 3:30 pm with the shadow exiting the park entirely by slightly after 4:30 pm. No shadows are cast on Central Park, Peter Minuit Playground, Pa'lante Community Garden, Pueblo Unido Community Garden, Sendero Verde Open Space A and B, Mosaic Preparatory Academy/PS 101 Manhattan playground (west), Family Community Garden, and Herb Garden.

June 21

The June 21 analysis day shows shadows moving from southwest of the proposed building, then staying close to the building before falling to the southeast. June 21 is the summer solstice; shadows are generally not as large on this date, but the day is longer than the other analysis days. Figure 30 demonstrates that the proposed building has the potential to cast a shadow that would reach the northwestern portion of Peter Minuit Playground by 5:57 am with the shadow exiting the park by 7:00 am. Shadows would also reach the Family Community Garden and the Herb Garden east of the Development Site in the afternoon between approximately 4:30 pm and 6:00 pm. No shadows are cast on Central Park, Peter Minuit Playground, Pa'lante Community Garden, Pueblo Unido Community Garden, Sendero Verde Open Space A and B, Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (east and west).

Summary

The proposed building would only cast shadows that could reach Sendero Verde Open Space A and B and Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy playground (east) on the

December 21 analysis day. During the March 21/September 21 analysis day, the proposed building would cast shadows on Pa'lante Community Garden and Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (east and west). On the May 6/August 6 analysis days, the proposed building would cast shadows on Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (west). On the June 21 analysis day, the proposed building would cast shadows on Peter Minuit Playground, Family Community Garden and Herb Garden. The potential shadow cast by the building does not reach any other historic or sunlight sensitive natural resources. As the proposed building does have the potential to cast a shadow that would reach the above sunlight sensitive resources, a detailed shadow study is required.

Detailed Shadow Analysis

Per the *CEQR Technical Manual*, a detailed shadow analysis is warranted when the Tier 1, Tier 2, or Tier 3 screening analyses do not rule out the possibility that shadows associated with the proposed building would reach any sunlight-sensitive resources. A detailed shadow analysis measures the incremental shadow that would be cast by the proposed building by analyzing the future With-Action condition against the existing future No-Action condition. The future No-Action condition includes the shadows cast by all existing buildings in the neighborhood. The future With-Action condition uses a 3D model created by the New York City Department of City Planning, but also includes the building that would be constructed under the Proposed Action. The detailed shadow analysis was performed for all four representative analysis days since the building has the potential to cast shadows on all four days that could reach a sunlight-sensitive resource.

As shown in Table B-4.1 and Figures 31 through 35, the proposed building has the potential to cast incremental shadows on the following sunlight sensitive resources:

Resources of Concern

Sendero Verde Open Space B, is located at the eastern end of the block bound by Park Avenue to the East, East 1112th Street to the north, Madison Avenue to the west and East 111th Street to the south. Sendero Verde is a new 709-unit multi-building affordable development containing active and passive recreation space and a Greenthumb Community Garden. Open Space B contains the community garden on a paved surface with raised planter beds.

Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (East and West), is in good shape and provides active recreation space for students attending the three schools located within the building. It is used by Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East during school hours, and is not publicly-accessible during those times, but is open to the public during non-school hours. Its surface is entirely paved. There is a soccer field, surrounded by a track located to the west end of the school building, adjacent to Park Avenue and two handball courts and a basketball court located to the east of the school building, adjacent to Lexington Avenue.

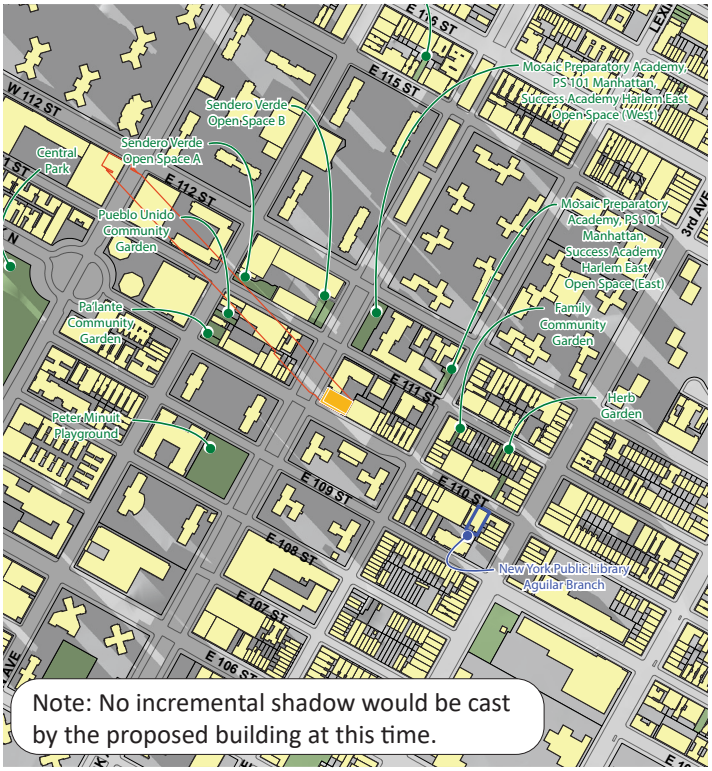
Table B-4.1 Incremental Shadow Durations

Analysis Day	December 21	March 21/ Sept 21	May 6/ August 6	June 21
Timeframe window	**8:51 am – 2:53 pm**	**7:36 am – 4:29 pm**	**6:27 am – 5:18 pm**	**5:57 am – 6:01 pm**
Sendero Verde Open Space A				
Shadow enter – Exit times	8:51 am – 10:30 am	-	-	-
Incremental shadow duration	No incremental shadow	-	-	-
Sendero Verde Open Space B				
Shadow enter – Exit times	9:55 am – 12:25 pm	11:18 am – 11:55 am	-	-
Incremental shadow duration	2 hours 30 minutes	37 minutes	-	-
Mosaic Preparatory Academy, PS 101 Manhattan, Success Academy Harlem East Open Space (West)				
Shadow enter – Exit times	11:50 am – 3:07 pm	12:00 pm – 2:03 pm	-	-
Incremental shadow duration	2 hours 9 minutes	2 hours 3 minutes	-	-
Mosaic Preparatory Academy, PS 101 Manhattan, Success Academy Harlem East Open Space (East)				
Shadow enter – Exit times	-	3:39 pm – 4:29 pm	3:13 pm – 4:56 pm	-
Incremental shadow duration	-	No incremental shadow	1 hour 35 minutes	-
Pa'Lante Community Garden				

Shadow enter – Exit times	-	8:08 am – 9:10 am	-	-
Incremental shadow duration	-	No incremental shadow	-	-
Family Community Garden				
Shadow enter – Exit times	-	-	4:59 pm – 5:18 pm	4:25 pm – 6:01 pm
Incremental shadow duration	-	-	No incremental shadow	No incremental shadow
Peter Minuit Playground				
Shadow enter – Exit times	-	-	-	5:57 am – 7:12 am
Incremental shadow duration	-	-	-	48 minutes
Herb Garden				
Shadow enter – Exit times	-	-	-	5:13 pm– 6:01 pm
Incremental shadow duration	-	-	-	-
Note: Daylight savings time not used.				

Site: 101 East 110th Street, New York, NY, 10029

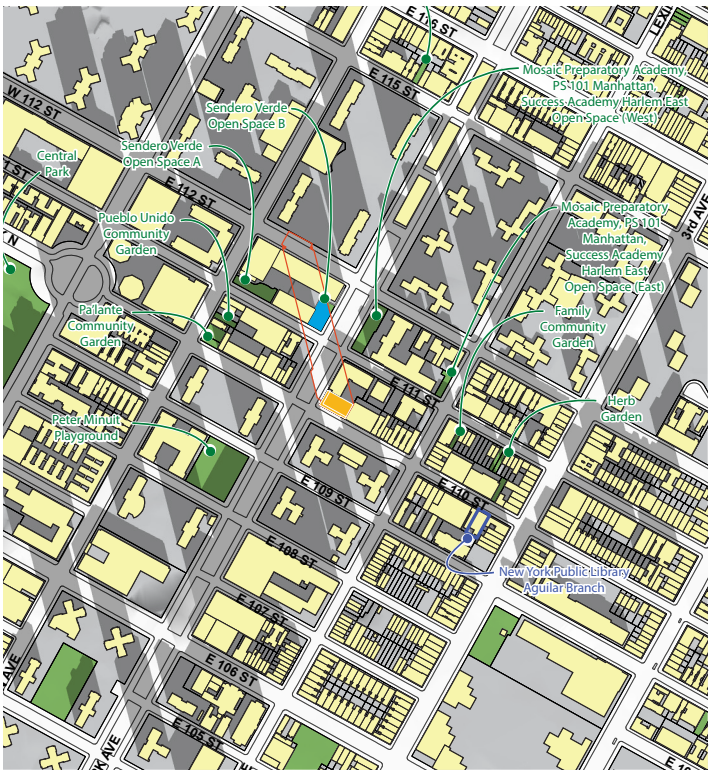
- Incremental shadow on sunlight-sensitive resource
- Shadows Cast by Existing Buildings
- Existing Buildings
- Proposed Development
- Shadow Cast by Proposed Development
- Parks/Playgrounds
- Historic Resource



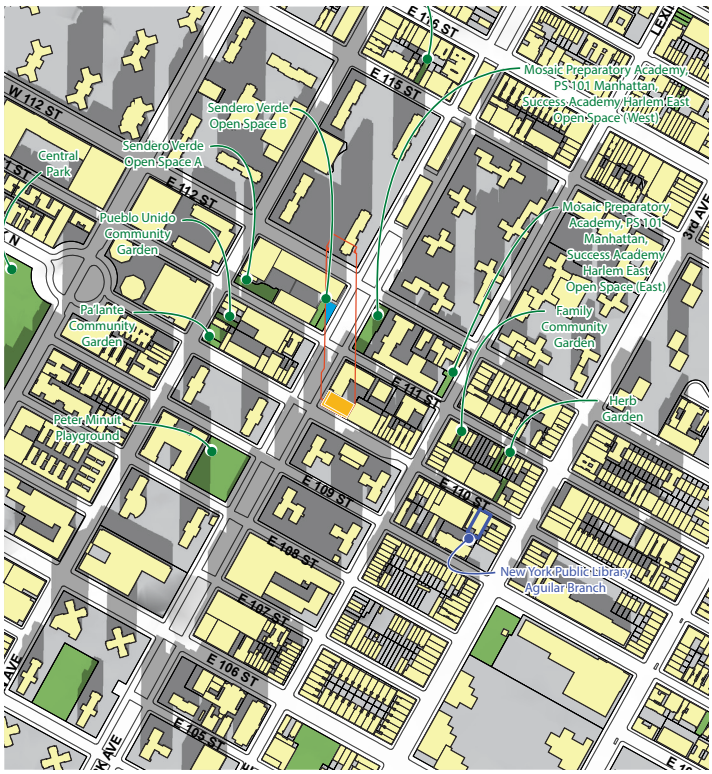
Analysis Day: December 21, **Analysis Time:** 8:51 AM



Analysis Day: December 21, **Analysis Time:** 10 AM



Analysis Day: December 21, **Analysis Time:** 11 AM



Analysis Day: December 21, **Analysis Time:** 12 PM

0 375 750 1,500 Feet

CARMEN VILLEGAS

FIGURE 31: DETAILED SHADOW ANALYSIS

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.

Site: 101 East 110th Street, New York, NY, 10029

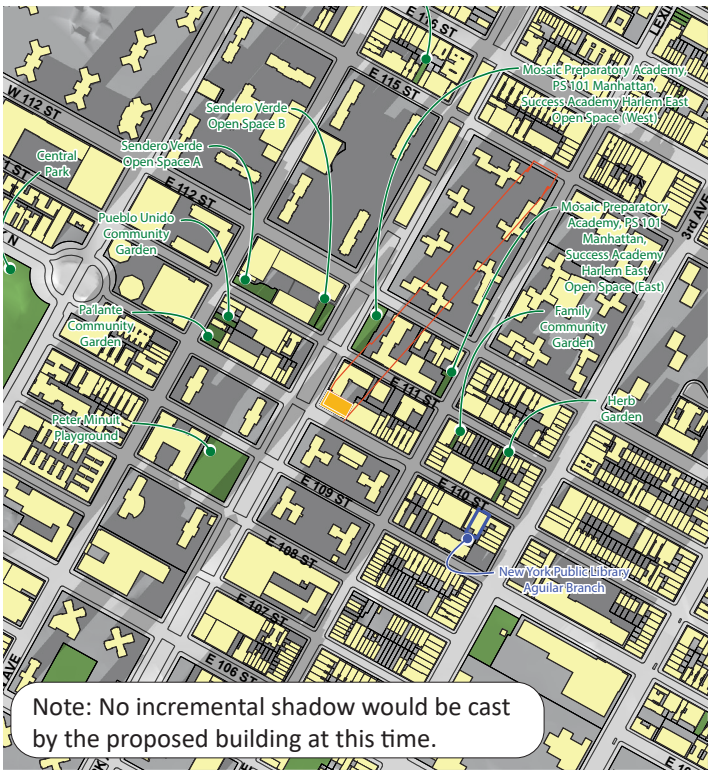
- Incremental shadow on sunlight-sensitive resource
- Shadows Cast by Existing Buildings
- Existing Buildings
- Proposed Development
- Shadow Cast by Proposed Development
- Parks/Playgrounds
- Historic Resource



Analysis Day: December 21, **Analysis Time:** 1 PM



Analysis Day: December 21, **Analysis Time:** 2 PM



Analysis Day: December 21, **Analysis Time:** 2:53 PM



Analysis Day: March 21, **Analysis Time:** 8:30 AM

0 375 750 1,500 Feet

CARMEN VILLEGAS

FIGURE 32: DETAILED SHADOW ANALYSIS

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.

Site: 101 East 110th Street, New York, NY, 10029

- Incremental shadow on sunlight-sensitive resource
- Shadows Cast by Existing Buildings
- Existing Buildings
- Proposed Development
- Shadow Cast by Proposed Development
- Parks/Playgrounds
- Historic Resource



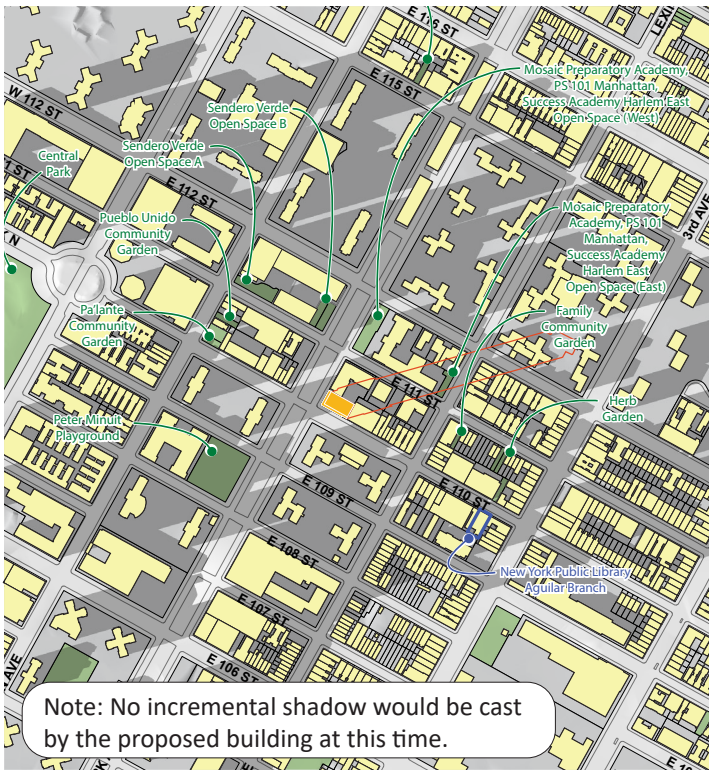
Analysis Day: March 21, **Analysis Time:** 11:30 AM



Analysis Day: March 21, **Analysis Time:** 12:30 PM



Analysis Day: March 21, **Analysis Time:** 1:30 PM



Analysis Day: March 21, **Analysis Time:** 4:29 PM

0 375 750 1,500 Feet

CARMEN VILLEGAS

FIGURE 33: DETAILED SHADOW ANALYSIS

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.

Site: 101 East 110th Street, New York, NY, 10029

- Incremental shadow on sunlight-sensitive resource
- Shadows Cast by Existing Buildings
- Existing Buildings
- Proposed Development
- Shadow Cast by Proposed Development
- Parks/Playgrounds
- Historic Resource



Analysis Day: May 6, **Analysis Time:** 3:30 PM



Analysis Day: May 6, **Analysis Time:** 5:18 PM



Analysis Day: June 21, **Analysis Time:** 5:57 AM



Analysis Day: June 21, **Analysis Time:** 7:00 AM

0 375 750 1,500 Feet

CARMEN VILLEGAS

FIGURE 34: DETAILED SHADOW ANALYSIS

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING.

BFJ Planning

Site: 101 East 110th Street, New York, NY, 10029

- Incremental shadow on sunlight-sensitive resource
- Shadows Cast by Existing Buildings
- Existing Buildings
- Proposed Development
- Shadow Cast by Proposed Development
- Parks/Playgrounds
- Historic Resource



Note: No incremental shadow would be cast by the proposed building at this time.

Analysis Day: June 21, **Analysis Time:** 5:00 PM



Note: No incremental shadow would be cast by the proposed building at this time.

Analysis Day: June 21, **Analysis Time:** 6:01 PM

0 375 750 1,500 Feet

CARMEN VILLEGAS **FIGURE 35: DETAILED SHADOW ANALYSIS**

SOURCE: BFJ PLANNING, NYC DEPT. OF CITY PLANNING. BFJ Planning

Peter Minuit Playground, adjacent to P.S. 108, is in good condition, having been renovated in the mid-1990s. It is used by P.S. 108 during school hours, and is not publicly-accessible during those times, but is open to the public during non-school hours. Its surface is entirely paved. There are four handball courts along the eastern side, adjacent to Park Avenue; a basketball court in the northern half of the space; and play equipment in the southern half with benches around the perimeter of the play area.

Analysis Results by Season

December 21

December 21, representing the winter months, does not fall within New York's growing season, according to the *CEQR Technical Manual*. Shadow falling on vegetation in winter is not generally considered to cause a significant adverse impact. Typically, recreational use levels of open spaces is lower than at other times of year, particularly passive recreational use, due to inclement weather. However, winter shadow can adversely impact users of open space who may rely on sunlight for warmth. Shadows at the start and the end of the December 21 analysis day are longer than at any other time of year, and the duration of the analysis day is shortest.

Table B-4.1 and Figures 31 and 32 show that the proposed building would cast an incremental shadow that could reach Sendero Verde Open Space B on the December 21 analysis day for 2.5 hours between 9:55 am – 12:25 pm. The shadow enters the southwest corner of the community garden space at 9:55 am and travels northeast across the garden until it exits at 12:25 pm. At no point does the shadow completely cover the entire community garden space.

The proposed building would also cast an incremental shadow that could reach the northern portion of Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (west) on the December 21 analysis day for 2 hours and 9 minutes between 11:50 am and 3:07 pm. The shadow enters the southwestern corner of the playground and travels northeast across the site covering less and less of the southern end of the park. The incremental shadow would cover slightly more than half of the soccer field at its maximum extent.

March 21/September 21

March is considered the beginning of the growing season in New York City, and September 21, which has the same shadow patterns as March 21, is also within the growing season. Shadows on March 21 and September 21 are of moderate length.

Table B-4.1 and Figure 33 show that the proposed building would cast an incremental shadow that could reach the southernmost corner of Sendero Verde Open Space B on the March 21/September 21 analysis day for 37 minutes between 11:18 am – 11:55 pm. The proposed building would cast an incremental shadow that could reach the southern portion of Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (west) on the March 21/September 21

analysis day for 2 hours and 3 minutes between 12:00 pm and 2:03 pm on the analysis days. The incremental shadow would cover a small portion of the south end of the soccer field and track area and move east across the southern end of the playground leaving more than half of the field in full sun.

May 6/August 6

May 6 falls halfway between the March 21 equinox and the June 21 summer solstice. August 6 falls halfway between June 21 and the September 21 equinox, and has the same shadow patterns as May 6. The May 6/August 6 analysis day is representative of the growing season in the city. Shadows on this day are shorter than on the equinoxes, and the length of the day is longer.

Table B-4.1 and Figure 34 shows that the proposed building would cast an incremental shadow that could reach the southern portion of Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (east) on the May 6/August 6 analysis days for 1 hour and 35 minutes between 3:13 pm – 4:56 pm. The incremental shadow only extends to the southern portion of the playground covering the handball courts.

June 21

June 21 has the longest amount of daylight of the year, with an analysis period of 12 hours. Shadows fall to the southwest early in the morning and to the southeast late in the afternoon, and shadows at midday on June 21 are shorter than at any other time of year. June 21 is also in the growing season.

Table B-4.1 and Figures 34 show that the proposed building would cast an incremental shadow that could reach a small sliver of Peter Minuit Playground for 48 minutes between 5:57 – 7:12 am on the June 21 analysis day. The shadow extends across the northwestern portion of the site and moves out of the park to the northwest.

Conclusion by Resource

Sendero Verde Open Space B

The longest duration of incremental shadow cast by the proposed building is the December 21 shadow cast in Sendero Verde Open Space B, which contains a GreenThumb supported community garden. This impact on the community garden falls outside of the growing season when the community garden is not in use. The proposed building also casts an incremental shadow for 37 minutes on the March 21/September 21 analysis day in the late morning. This incremental shadow just skims the southeasternmost corner of the Community Garden and largely casts shadows on existing paved areas and tree wells away from the raised planter beds. This impact would occur at the start and end of the growing season, but represents a very limited duration of impact and only effects a very small portion of the garden. Given that the longest duration of shadow occurs in the

winter outside of the growing season and that the impact in the spring/fall is minor in extent and duration, the project would not result in significant adverse impacts on this space.

Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (west)

The incremental shadow on Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East (west) Playground would occur in the winter and spring/fall seasons. CEQR methodology only considers shadows falling on publicly-accessible space. In the winter and spring/fall the incremental shadow would occur in the early afternoon, and on weekdays this would be during school hours, when the space is not accessible to the public. Regarding weekends and holidays, when the space is publicly-accessible in the afternoon, the incremental shadow would cover a bit less than half of the space in the winter and less than half in the spring/fall. In the spring/fall when the soccer field would get most of its use, more than half of the space would remain sunlit. This space is entirely hard-surface and used for active recreation, aside from the several benches on either end of field. Given the likely low usage rates in winter, the active nature of the space and the availability of other nearby sunlit amenities, the project would not result in significant adverse impact to this space.

Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground (east)

The incremental shadow on Mosaic Preparatory Academy/PS 101 Manhattan/Success Academy Harlem East Playground *(east)* would occur in the spring and summer seasons in the late afternoon after school hours or during summer vacation. When the space is publicly-accessible in the afternoon during these times. the incremental shadow would cover just the southeastern corner of the space in the vicinity of the handball courts for 1 hour and 35 minutes. This space is entirely hard-surface and used for active recreation. Given the limited extent of the shadow on the space, the active nature of the space and the availability of other nearby sunlit amenities, the project would not result in significant adverse impact to this space.

Peter Minuit Playground

The incremental shadow on Peter Minuit Playground is minimal with incremental shadows expected to occur for less than one hour in the very early morning in summer. The incremental shadow would impact a sliver of the northwestern portion of the park covering a small portion of the basketball courts. This impact would occur in summer in the very early morning (shadow enters at 5:57 am and exits by 7:12 am, when the basketball courts are unlikely to be in use. This space is entirely hard-surface and used for active recreation. Given the limited extent of the shadow on the space, the early hour of the incremental shadow, the active nature of the space and the availability of other nearby sunlit amenities, the project would not result in significant adverse impact to this space.

ATTACHMENT B-5: HISTORIC AND CULTURAL RESOURCES

5.1 Introduction

This section assesses the potential for the Proposed Action to affect historic resources. Historic resources include both archaeological and architectural resources. Architectural resources generally include historically important buildings, structures, objects, sites, and districts. They may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods—such as burials, foundations, artifacts, wells, and privies. As a general rule, archaeological resources do not include 20th and 21st Century artifacts.

The study area for archaeological resources is the Development Site, which is the area that could be disturbed by the project's construction. To evaluate potential effects due to on-site construction activities, and also to account for visual or contextual impacts, the study area for architectural resources generally consist of an area defined by the radius of 400 feet from the borders of the Project Area (see Figure 7: Land Use Map).

According to the *CEQR Technical Manual*, the following are always considered historical and cultural resources:

- Designated New York City Landmarks, Interior Landmarks, Scenic Landmarks, and properties within designated New York City Historic Districts.
- Resources calendared for consideration as one of the above by Landmarks Preservation Commission (LPC).
- Resources listed on, or formally determined eligible for inclusion on, the State and/or National Register of Historic Places (S/NR), or contained within a district listed on, or formally determined eligible for listing on, the State and/or National Register of Historic Places.
- Resources recommended by the New York State Board for listing on the State and/or National Registers of Historic Places.
- National Historic Landmarks.
- Resources not identified by one of the programs listed above, but that meet their eligibility requirements.

5.2 Methodology

Architectural Resources

According to *CEQR Technical Manual*, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the Project Area plus an approximately 400-foot radius around the Project Area.

Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells, and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The Development Site has not been identified as having sensitivity for archeological resources as defined and mapped by New York's State Historic Preservation Office (SHPO) and the Development Site has previously been disturbed. Further, according to correspondence with the New York City LPC the Development Site has no potential for archaeological resources (see Appendix B for LPC dated February 23, 2023).

5.3 Assessment

5.3.1 Existing Conditions

Development Site and Project Area

Development Site

The Development Site is currently the existing parking lot of the Casita Park Apartments, and Sanborn History Maps show that it has been vacant since at least 1987. According to the 1896 Sanborn Map, the Zoning Lot (Block 1638, Lot 1), which includes the Development Site, was developed with three to five-story multi-family residential buildings. The 1911 Sanborn Map indicates that six individual residential buildings were developed on the Zoning Lot. By 1996, all six parcels became unlabeled on the Sanborn Map. According to the 2003 Sanborn Map, the current senior center building was constructed as an apartment building. The Development Site remained the same through the 2005 Sanborn Map.

Study Area

According to the 1896 Sanborn Map, the Study Area was developed with residential buildings, with a wagon yard to the west and churches to the east and west of the Development Site. An elevated railroad was present above Park Avenue. By 1911, a public school and a synagogue was constructed to the east of the Development Site. A beverage bottling facility was labeled on the 1939 Sanborn Map to the west of the Development Site on Park Avenue. Public housing was developed to the north and south of the Development Site by 1968. The surrounding area remained relatively unchanged through 2005.

There are four historic resources located within the 400-foot study area that are eligible for listing on the State and National Register of Historic Places: Harbor Science and Arts Charter School, 131-142 East 111 Street (USN No. 06101.013215); Governor Dewitt Clinton Houses, 1481 Park Avenue (USN No. 06101.022122); 1759 Lexington Avenue (USN No. 06101.022014); and Park Avenue Viaduct (USN No. 06101.019223). None of these resources are a New York City Landmark. Detailed information about the resources are not available on the New York Cultural Resource Information System (CRIS).

5.3.2 Future without the Proposed Action (No-Action Condition)

Development Site and Project Area

Development Site

The Development Site is a surface parking lot serving the adjacent Casita Park Apartments, and it would remain under the No-Action Condition. Under the No-Action Condition, no construction would occur. Further, no archaeological or architectural resources have been identified at the Development Site, therefore no impacts would result.

Project Area

Under the No-Action Condition, the Project Area would remain in its current condition; no future development is projected for the Project Area.

Study Area

The State/National-Register Eligible Harbor Science and Arts Charter School is located approximately 200 feet northeast of the Development Site along the southside of East 111th Street. The Governor Dewitt Clinton Houses are located 90 feet south across East 110th Street. 1759 Lexington Avenue is located 400 feet to the southeast and the Park Avenue Viaduct is located approximately 40 feet west of the Development Site. As no construction would occur under the No-Action Condition, no impacts to the Eligible historic resources would occur.

5.3.3 Future with the Proposed Action (With-Action Condition)

Development Site and Project Area

Development Site

As discussed in Attachment A-1: Project Description, the Proposed Action (With-Action Condition) would involve amending the zoning map to rezone the Development Site and the remainder of the Project Area with the R9-1 zoning district and C2-4 commercial overlay. This would facilitate the redevelopment of the Development Site with a new 28-story 211-unit senior affordable building with community facility use on the first and second floors on an existing surface parking lot. The directly affected area consists of previously developed land and the ground within the area has been previously disturbed.

As part of the environmental review process, the project Project Sponsor submitted a letter dated February 13, 2023, to the LPC requesting a review of the Development Site and surrounding area for potential architectural or archaeological resources (see Appendix B). According to LPC comments dated February 23, 2023, the Development Site does not have architectural or archaeological significance (see Appendix B). Therefore, the Proposed Action would not result in a significant adverse impact to architectural or archaeological resources.

Project Area

The Proposed Action would rezone the remainder of Block 1638 Lot 1 (Casita Park Apartments), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (39 feet of Block 1638, Lot 8). However, as discussed in Attachment A.1-5: Reasonable Worst Case Development Scenario, the Development Site is the only projected development site and no additional development is projected for the Project Area. No new construction is projected; therefore, there would be no change within the Project Area under the With-Action Condition.

Study Area

There are four historic resources that are eligible for listing on the State/National Historic Register within the 400-foot study area. The Eligible Harbor Science and Arts Charter School is located approximately 215 feet north of the Development Site. The Governor Dewitt Clinton Houses are located approximately 95 feet south across East 110th Street. 1759 Lexington Avenue is located 400 feet to the southeast and the Park Avenue Viaduct is located approximately 40 feet west of the Development. The LPC did not identify any of these resources as in need of further study as part of the consultation process (see Appendix B).

Regardless, any construction activities within 90 feet of a historic resource are required to comply with the regulatory mechanism that addresses concerns regarding vibrations associated with construction. As a site located within 90 feet of a resources eligible to be listed on the State/National Register (park Avenue Viaduct), the potential for physical disturbance would be disclosed and the project would be required to comply with the New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. TPPN # 10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to the historic resource and to detect at an early stage the beginnings of damage so that construction procedures may be changed.

For these reasons, no impacts are anticipated and no additional analysis is warranted.

ATTACHMENT B-6: URBAN DESIGN AND VISUAL RESOURCES

6.1 Introduction

This section assesses the potential for the Proposed Action to affect the pedestrian experience in the vicinity of a proposed development. An urban design and visual resources analysis focuses on the arrangement, appearance, and functionality of the built environment. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe a physical alteration beyond what is allowed by the existing zoning. This includes:

- Projects that permit the modification of yard, height, and setback requirements;
- Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

The Proposed Action would involve amending the zoning map to rezone the Development Site and Project Area from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district and to map a MIH area over the Project Area. This rezoning would facilitate a 28-story affordable senior building containing approximately 210 senior units (plus one superintendent's unit), with community facility space on the first and second floors. Sixty-two (62) of the proposed units would be set aside for formerly homeless households and available to households up to 50% of AMI; the remaining 148 units would be affordable to households with incomes up to 50% of AMI. The Proposed Action would allow for a building to be built on the Development Site with additional FAR and height; the mix of proposed uses would be allowed under existing zoning. Due to the potential for an increase in height and built floor area on the Development Site where they were previously not allowed, a preliminary assessment for urban design and visual resources is appropriate.

6.2 Methodology

According to the *CEQR Technical Manual*, preliminary assessments of urban design and visual resources include descriptions of the project area, an aerial map, ground-level photographs of the site area, building heights, any view corridors, and zoning and floor area calculations. The Proposed Action would allow for a building to be built on the Development Site with additional FAR and height at the Development Site. Originally developed by AND following UDAAP area and project designation and approval for disposition of city-owned property pursuant to CPC No. C 000114 HAM, it is anticipated that the City's continued interest in the Development Site necessitates re-acquisition and disposition actions by the City through its Department of Housing Preservation and Development ("HPD") to facilitate the proposed development. As the proposed Acquisition and Disposition action is site-specific and project-specific, the CEQR With-Action is the proposed project, as described herein. As outlined in Attachment A, the proposed development is the maximum permitted development (reasonable worst-case scenario) allowed on-site.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodologies, the study area for the urban design and visual resources analysis has been defined as a 400-foot radius around the project area, consistent with the analysis of land use, zoning, and public policy (see Figure 36 – Aerial Map – Urban Design/Visual Resources Study Area).

6.3 Assessment

6.3.1 Existing Conditions

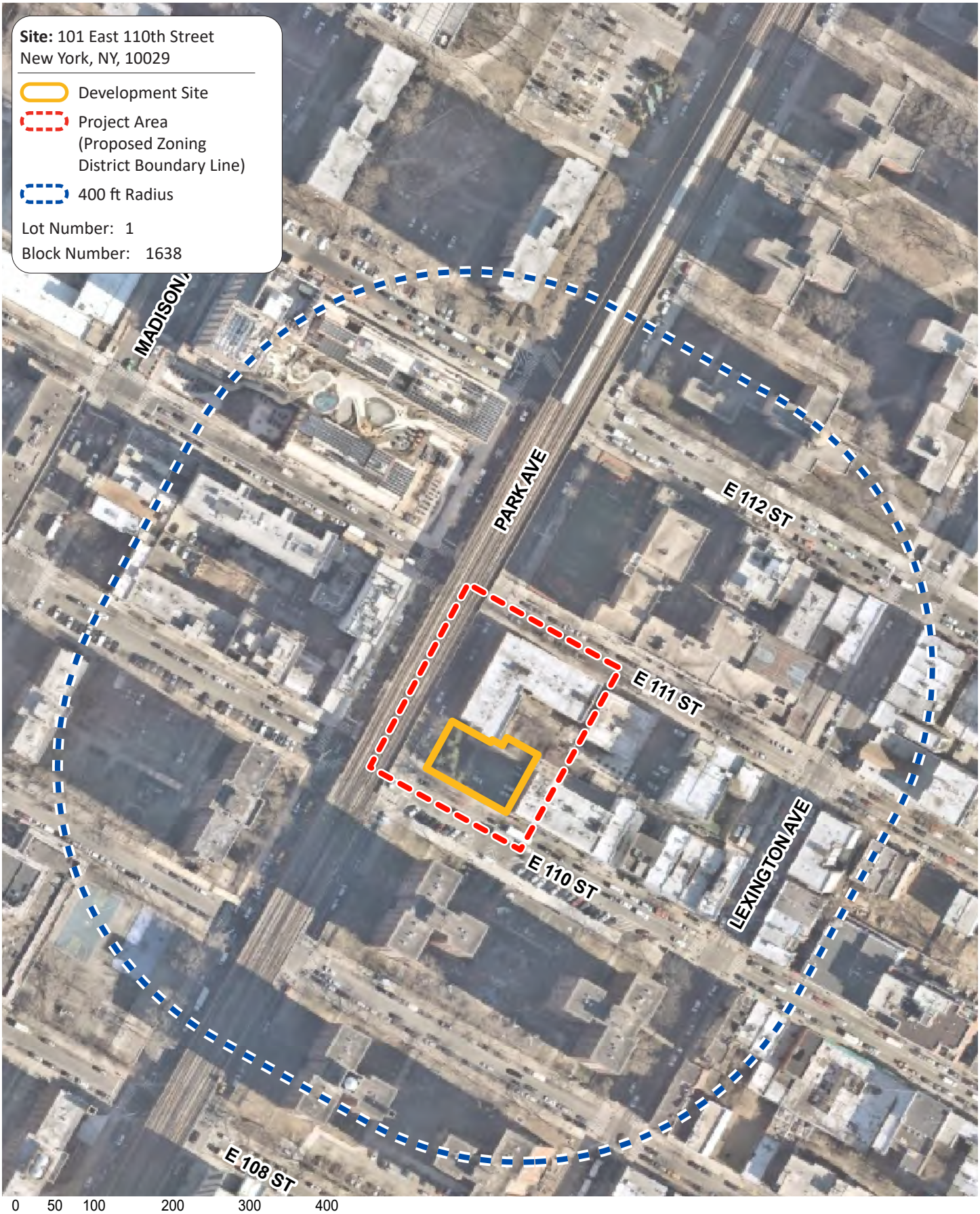
Development Site and Project Area

Urban Design

The Development Site is a portion of 100 East 111th Street (Block 1638, Lot 1) in the East Harlem neighborhood of Manhattan. The Project Area includes the balance of the Development Site as well as the entirety of 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8).

The Development Site contains a surface parking lot for twelve (12) cars, consisting of the existing parking area of the Casita Park Housing for the Elderly.[14] The Development Site also has a landscaped area, containing approximately ten mature trees, behind a 6-foot black wrought iron fence along Park Avenue and to approximately 50 feet along East 110th Street; the fence continues along the entire East 110th Street frontage with a gate opening, along with a curb cut, into the parking lot. There is also a pedestrian walk located between the landscaped area and the parking lot into the adjacent Casita Park building. The landscaped area, walk, and parking lot are all located within the fenced area. (See Photos 1 and 2).

[14] See Certificate of Occupancy No. 102337589 dated February 19, 2004.



CARMEN VILLEGAS

FIGURE 36: AERIAL MAP

SOURCE: GOOGLE EARTH

BFJ Planning



Photo 1: Development Site Parking Area (Casita Park seating area and building at rear of photo).



Photo 2: Development Site fence, trees, pedestrian walk, and parking from East 110th Street looking northeast.

The remainder of Block 1638, Lot 1, is improved with Casita Park, a 6-story brick non-profit residence for the elderly developed in 2004 and containing 94 dwelling units. The existing building rises to a height of 68 feet above curb level and contains approximately 71,856 square feet of floor area. The entrance to the building is located along East 111th Street and the Park Avenue frontage consists of groundfloor residential windows containing metal bars (see Photos 3 and 4). The building entrance has a green awning with green metal and glass doors. The Casita Park building also has an outdoor seating area containing landscaping, paths and benches to the rear of the building and north of the Development Site (facing the existing parking area) – see Photo 1 above.



Photo 3: Casita Park Apartments – East 111th Street Entrance



Photo 4: Casita Park, Park Avenue frontage

The other two properties in the Project Area are east of the Development Site on East 111th and East 110th Street. The property at 116 East 111th Street is an approximately 1,682 square foot open parking lot measuring approximately 16 feet wide and 100 feet in depth; it is currently vacant (see Photo 5). The mixed-use building at 121 East 110th Street, built in 2007, is improved with a 7-story brick residential building with ground floor commercial uses including two restaurants, a daycare and a meat market (see Photo 6). There is also an outdoor dining shed in the street in front of one of the restaurants. Only 38.75 feet of the property's 113.75 foot width is proposed to be rezoned.



Photo 5: 116 East 111th Street



Photo 6: 121 East 110th Street

All of the streets surrounding the Project Area (Park Avenue, East 110th Street, and East 111th Street) have sidewalks on both sides of the street and onstreet parking. Parking on the south side of East 110th Street within the Project Area is back in angled parking (see Photo 7). Pedestrian-level views around the Project Area are limited by topography, orientation of the street grid, and the narrow width of Park Avenue and East 111th Street. East 110th Street provides a wider viewshed given the wider street width (50 feet versus 24 feet and 30 feet).



Photo 7: Back-in Angled Parking along East 110th Street (Park Avenue Viaduct at right).

According to the *CEQR Technical Manual*, the construction of projects involving multiple, tall buildings at or in close proximity to waterfront sites may result in an exacerbation of wind conditions due to 'channelization' or 'downwash' effects that may affect pedestrian comfort and safety. The proposed project would result in the construction of a single 28-story building on a site that is a minimum of 0.5 miles from the waterfront and is not exposed to high wind conditions. Further, the buildings on the block south of the Development Site are setback from the street and do not form a consistent streetwall that could contribute to wind conditions, and the buildings on the block east and north of the project area are generally only one- to seven-stories tall. Therefore, the proposed project would not significantly affect pedestrian wind conditions and no further assessment is warranted.

Visual Resources

As defined in the CEQR *Technical Manual*, "a visual resource is the connection from the public realm to significant natural or built features, including but not limited to, views of the waterfront, public parks, public art, statues or sculptures, landmark structures or districts, otherwise distinct buildings or groups of buildings that may be iconic or historic, or natural resources (p. 10-1)." As described above, the Project Area and Development Site contain two residential buildings built since 2000, a

vacant alley, and a surface parking, and there are no visual resources located on the Development Site or Project Area.

Study Area

Urban Design

Mid-rise and high-rise residential buildings, mixed-use buildings, schools and other institutional uses characterize the study area. The topography is relatively flat. The street pattern is a typical Manhattan grid, with wider avenues running north-south and narrower cross streets running east-west. Cross streets up to 110th Street terminate at Fifth Avenue to the west, with streets above 110th Street continuing to the east. The blocks between Park Avenue and Lexington Avenue are rectangular in shape, with the shorter ends of the blocks facing the avenues and the longer ends facing the east-west streets. Two superblocks containing the James Weldon Johnson Residential Community, a New York City Housing Authority (NYCHA) residential building complex, are located north of East 112th Street between Park Avenue and 3rd Avenue. Lexington Avenue, East 109th, 110th, 111th, and 112th Streets are narrow and carry one-way traffic. East 110th Street provides angled parking along the south side of the street and both East 110th and East 111th have marked bike lanes (see Photo 7 above).

Park Avenue carries one lane of northbound traffic and one lane of southbound traffic, separated by the Park Avenue Metro-North Railroad viaduct. The viaduct is approximately 30 feet tall, with 4 parallel railroad tracks that are supported on masonry retaining walls and fill (see Photo 8). The Metro North Viaduct runs above grade along Park Avenue throughout the entire Study Area separating the east and west sides of Park Avenue. Arched openings in the stone viaduct structure allow for vehicular and pedestrian through-traffic at each street up to East 111th Street, with wider arches for vehicular traffic flanked by smaller arches for pedestrians (see Photo 9). Conduits are affixed near the top of the viaduct, and the viaduct has been marred by age and weather. This urban design feature acts as a physical and visual barrier between areas east and west of it. North of East 111th Street the stone viaduct structure changes to an elevated steel structure and visual connectivity between the east and west side of Park Avenue is established (see Photo 10).



Photo 8: Park Avenue Viaduct in across from Development Site (at right).



Photo 9: Park Avenue Viaduct road and pedestrian arches on eastside of East 110th Street and Park Avenue.



Photo 10: Park Avenue Viaduct above East 111th Street.

There are a number of street trees in the Study Area, with most located on the narrow east-west cross streets (see Photo 11); however, there are also street trees located along the Park Avenue sidewalk adjacent to the Project Area and to the blocks to the north and south (see Photo 8 above). There are no street trees on Lexington Avenue between East 110th Street and East 112th Street. Additional landscaped areas are located within NYCHA Housing developments, including the DeWitt Clinton Houses south of East 110th Street between Lexington and Park Avenues and Lehman Village west of Park Avenue south of East 110th Street, and at playgrounds including the one at the northeast corner of Park Avenue and East 110th Street and Peter Minuit Playground on the west side of Park Avenue between East 108th and 109th Streets. Street furniture within the study area includes modern street lamps, traffic lights, parking regulation and bus stop signs, fire hydrants, trash cans, as well as decorative ornamental mast arm lamp posts.



Photo 11: Street tree on southside East 111th Street between Lexington and Park Avenues and Harbor Science and Arts Charter School building (at right).

Overall, the urban design of the study area is characterized primarily by residential, institutional, commercial, and parking uses. The blocks south of the Project Area are developed with the NYCHA DeWitt Clinton Houses. These include 18-story red brick apartment buildings with "T" shaped plans set within landscaped grounds. On the block directly south of the Project Area, two 18-story buildings on either side of an associated three-story brick community center building occupy the entire East 110th Street frontage; the two 18-story buildings also occupy the entire Lexington Avenue and Park Avenue frontages on this block. each of the Lexington Avenue and Park Avenue frontages (see Photo 12). The long facades of these buildings along Lexington and Park Avenues have centrally recessed sections. The buildings are designed with rows of single or paired double hung windows.



Photo 12: View south at East 110th Street and Park Avenue of the NYCHA DeWitt Clinton Houses.

The frontage along the northside of East 109th Street also includes the same two 18-story buildings that were along the southside of East 110th Street but each are located on either side of a playground surrounded by a six-foot metal picket fence (see Photo 13). A narrow strip of landscaping that includes several mature trees bordered by the metal picket fence separates the playground from the sidewalk. The southside of East 109th Street mirrors the northside with two 18-story buildings located on either side of a playground surrounded by a landscaped strip and metal picket fence.



Photo 13: DeWitt Clinton Houses (NYCHA) looking northeast on East. 109th Street from Park Avenue.

To the southeast of the Project Area on the westside of the Park Avenue Viaduct is the twenty-story Lehman Village Houses. The Lehman Village Houses consists of two freestanding red brick apartment buildings set within landscaped grounds. Within the Study Area, one of the apartment buildings fronts onto Park Avenue, and is set back behind a landscaped area including grass and trees (see Photo 14). The west side of Park Avenue between East 108th and 109th Streets contains Peter Minuit Playground, a portion of which is located within the Study Area. The Playground contains a number of paved recreational surfaces, including handball and basketball courts, and a children's playground bordered with park benches. Peter Minuit Playground is bordered by a chain link fence, with a number of large mature trees located along the perimeter (see Photo 15).



Photo 14: Lehman Village Houses looking southwest from East. 110th Street.



Photo 15: Peter Minuit Playground looking southwest from East 109th Street.

Directly north of the Project Area, on the northside of East 111th Street is P.S. 101/Mosaic Preparatory Academy/Success Academy Harlem East and associated playground (see Photo 16). The school building is a 5-story tan and red brick structure with decorative windows and an articulated façade. The building encompasses the entire northern street frontage with the exception of the two play yards on either of the block at Park and Lexington Avenue. The play yard on the western end of the block contains a soccer field and track surrounded by a very tall chain link fence. The play yard at the eastern end of the block contains basketball and handball courts surrounded by a tall chain link fence (see Photo 17). Further east from the Project Area along the southside of East 111th Street is a small three-story brick residential building, a small parking lot and the four-story Harbor Science and Arts Charter School building, which contains the school and a church (see Photo 11 above).



Photo 16: P.S. 101/Mosaic Preparatory Academy/Success Academy Harlem East (at right) looking west on northside of East 112th Street.



Photo 17: P.S. 101/Mosaic Preparatory Academy/Success Academy Harlem East Playground at northwest corner of East 111th Street and Lexington Avenue.

To the northwest of the Project Area on the westside of the Park Avenue Viaduct, the block bounded by Park Avenue to east, Madison Avenue to the west, East 111th Street to the south and East 112th Street to the north contains the Sendero Verde development (see Photo 18), a nearly full block Passive House development containing 655 units of permanently affordable housing, which contains a fifteen story building along East 112th Street and Park Avenue, a seven story building along East 110th Street and a 34 story building currently under construction on the eastside of Madison Avenue (50 East 112th Street). A new 11-story mixed-use building is located along the westside of Park Avenue between East 110th Street and East 111th Street and much of this block to the west consists of more recent mid-rise residential buildings with pockets of older commercial development (see Photo 19).



Photo 18: Sendero Verde development looking west from East 112th Street through Park Avenue Viaduct.



Photo 19: East 111th Street looking southwest.

The eastside of Lexington Avenue between East 109th and East 112th Street is developed primarily with four and five-story tenement buildings built in the late 19th/early 20th century. They are clad in brick or stone containing groundfloor retail and upper residential units (see Photo 20).



Photo 20: Lexington Avenue looking southeast.

Visual Resources

There are no designated historic resources within the Study Area; however, there are several State/National-Register Eligible buildings in the area including the Harbor Science and Arts Charter School building, built in 1920, located approximately 200 feet northeast of the Development Site along the southside of East 111th Street (see photo 11 above); the Dewitt Clinton Houses, a typical example of mid-20th Century public housing commonly found throughout New York City with 18-story "towers" in a parklike setting, located across East 110th Street; and, the partially vacant and deteriorating building 1759 Lexington Avenue, built in 1910 (see Photo 21).



Photo 21: 1759 Lexington Avenue looking northeast.

Also of visual interest is the Park Avenue (Metro-North) Viaduct, including the views created through its arched openings and the trains that run above it (see Photo 9 above) and the mural of Nuyorican writer, Nicoholasa Mohr eastern side of PS 101/Mosaic Preparatory Academy/Success Academy Harlem East building at the northwest corner of Lexington Avenue and East 112th Street (see Photo 22).



Photo 22: Mural at northwest corner of Lexington Avenue and 111th Street

6.3.2 Future without the Proposed Action (No-Action Condition)

Development Site and Project Area

Under the No-Action Condition, the Development Site would remain a parking lot. As no new construction would occur under the No-Action Condition, there would be no changes to how the Development Site affects the pedestrian experience.

Effects of Other Future Projects

Based on a review of the New York City Department of City Planning Zoning Application Portal (ZAP), there are no known developments that are underway or approved that are expected to occur within the Study Area by 2025. Therefore, no changes to the Study Area are expected to occur and no impacts would result.

6.3.3 Future with the Proposed Action (With-Action Condition)

Urban Design

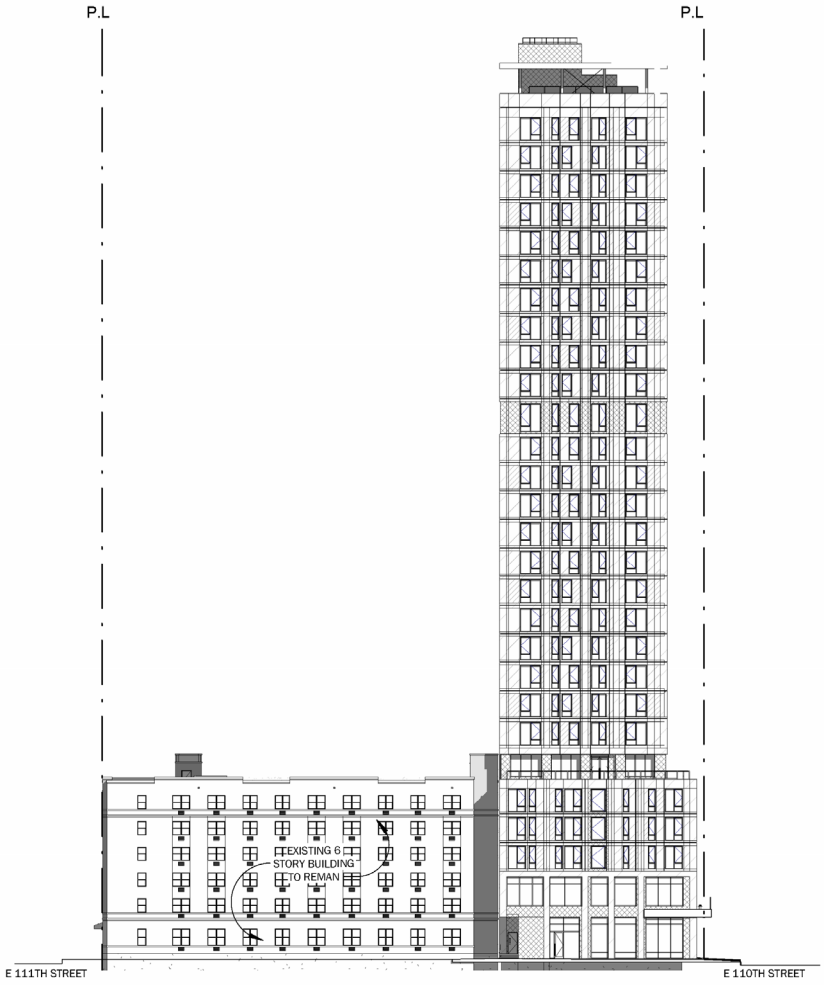
The *CEQR Technical Manual* guidelines state that if the preliminary assessment shows that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed analysis is appropriate. Examples include projects that would potentially obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. Detailed analyses also

are generally appropriate for areawide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance.

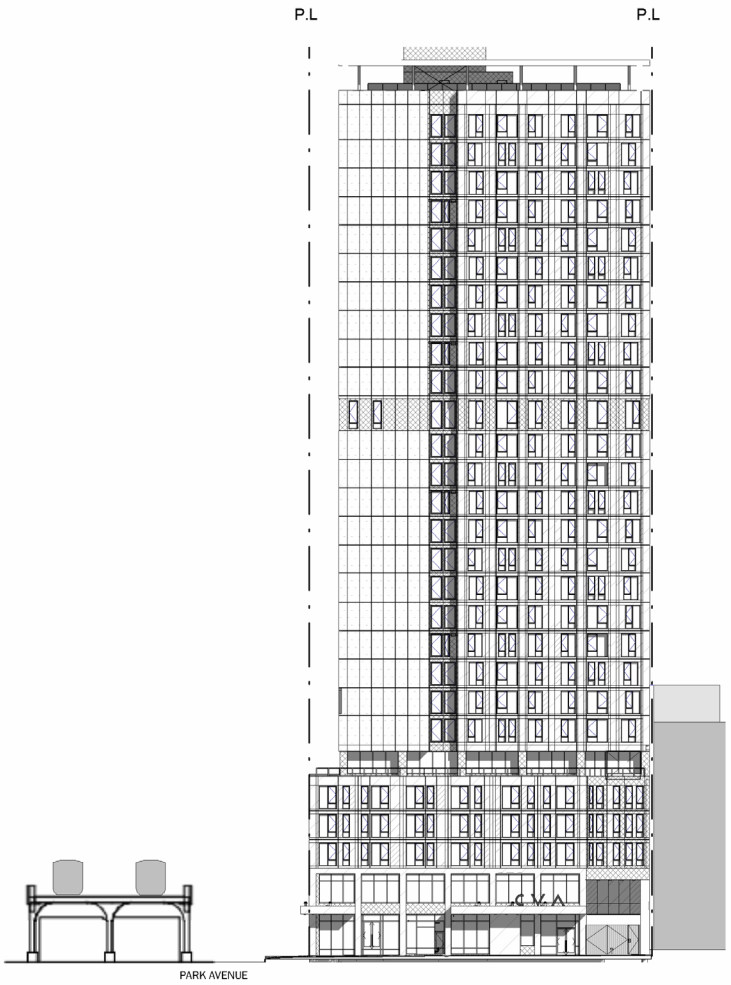
Development Site

The proposed project would be a 28-story senior affordable building with community facility space on the first and second floors on the Development Site. The proposed building would contain approximately 211 units (148 AIRS units, 62 units for formerly homeless seniors, plus one superintendent unit) consisting of 163 studios and 48 one-bedroom units, and community facility space on the first and second floors. The With-Action Scenario maximizes the allowable residential zoning floor area on the zoning lot as proposed under a R9-1 rezoning. The proposed project would fully replace the existing parking for Casita Park and itself contain no parking. A Glazed entrance to the residential portion of the building would be setback an additional 3 feet from East 110th Street, with glazed entrances to the retail space on both Park Avenue and East 110th Street activating this corner with active groundfloor uses attractive to pedestrians. There would be two entrances to the community facility space – one on East 110th Street east of the residential entrance and one off of "Salsa Way", an interior courtyard containing artwork and murals and a connection to the rea courtyard of the adjacent Casita Park. The building is also setback. The existing curb cut along East 110th Street would also be closed, creating a safer pedestrian environment. Additionally, the first floor is setback from the sidewalk and additional 10 feet, creating a wide sidewalk (23 feet) around the front of the building. The second through fifth floor would be built to the property line to a height of 58 feet and would cantilever over the recessed first floor. The sixth through 28th floor would be setback eight feet from the base. The sixth floor would have a roof deck extending around three sides of the building. The bulkhead would contain a solar array. (See Figures 8 through 22).

The building would be approximately 285 feet tall to the top of the roof (elevation 302"). The building would be articulated in sections using different types and shades of cladding materials. The eighteenth floor is slightly recessed to break up the massing of the tower. (See Figures 37 - 40)



PARK AVE ELEVATION



EAST 110TH STREET- ELEVATION

0 40' 60'

Magnusson Architecture and Planning
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www.maparchitects.com

CARMEN VILLEGAS APARTMENTS

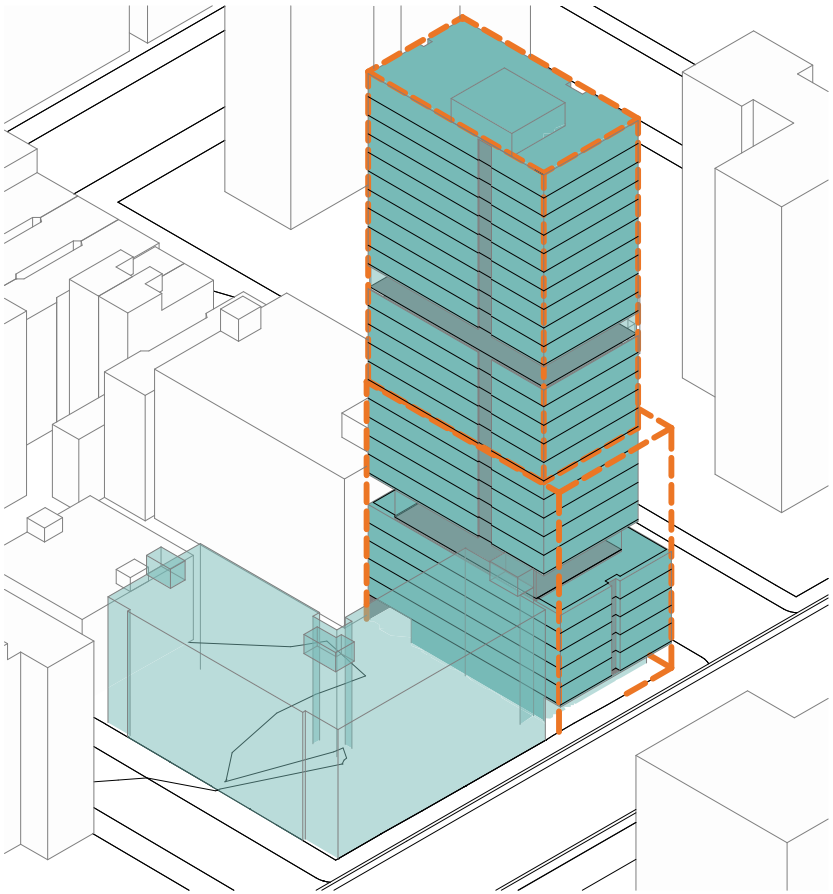
115 East 110 Street, New York, NY 10029

ELEVATIONS
DATE: 03/25/2024
JOB NUMBER: 21014

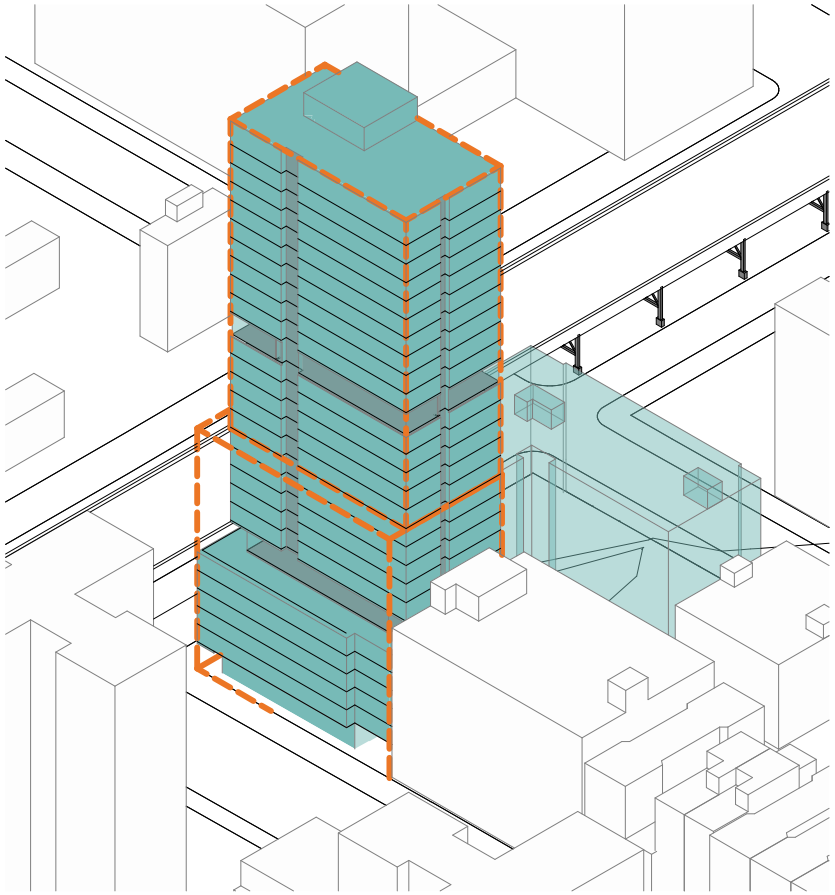
A-10

FIGURE 37: PROPOSED WEST AND SOUTH ELEVATIONS

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024



R9-1 MASSING - LOOKING SOUTH EAST



R9-1 BUILDING MASSING

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CARMEN VILLEGAS APARTMENTS

101 East 110 Street, New York, NY 10029

DRAFT

PROPOSED BUILDING MASSING
DATE: 04/11/2022
JOB NUMBER: 21014

A-16



FIGURE 39: PROPOSED STREET VIEW LOOKING NORTH AND VIEW OF SOUTHERN FACADE

SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024



CARMEN VILLEGAS

FIGURE 40: PROPOSED VIEW LOOKING NORTH AND VIEW OF SOUTHERN FACADE

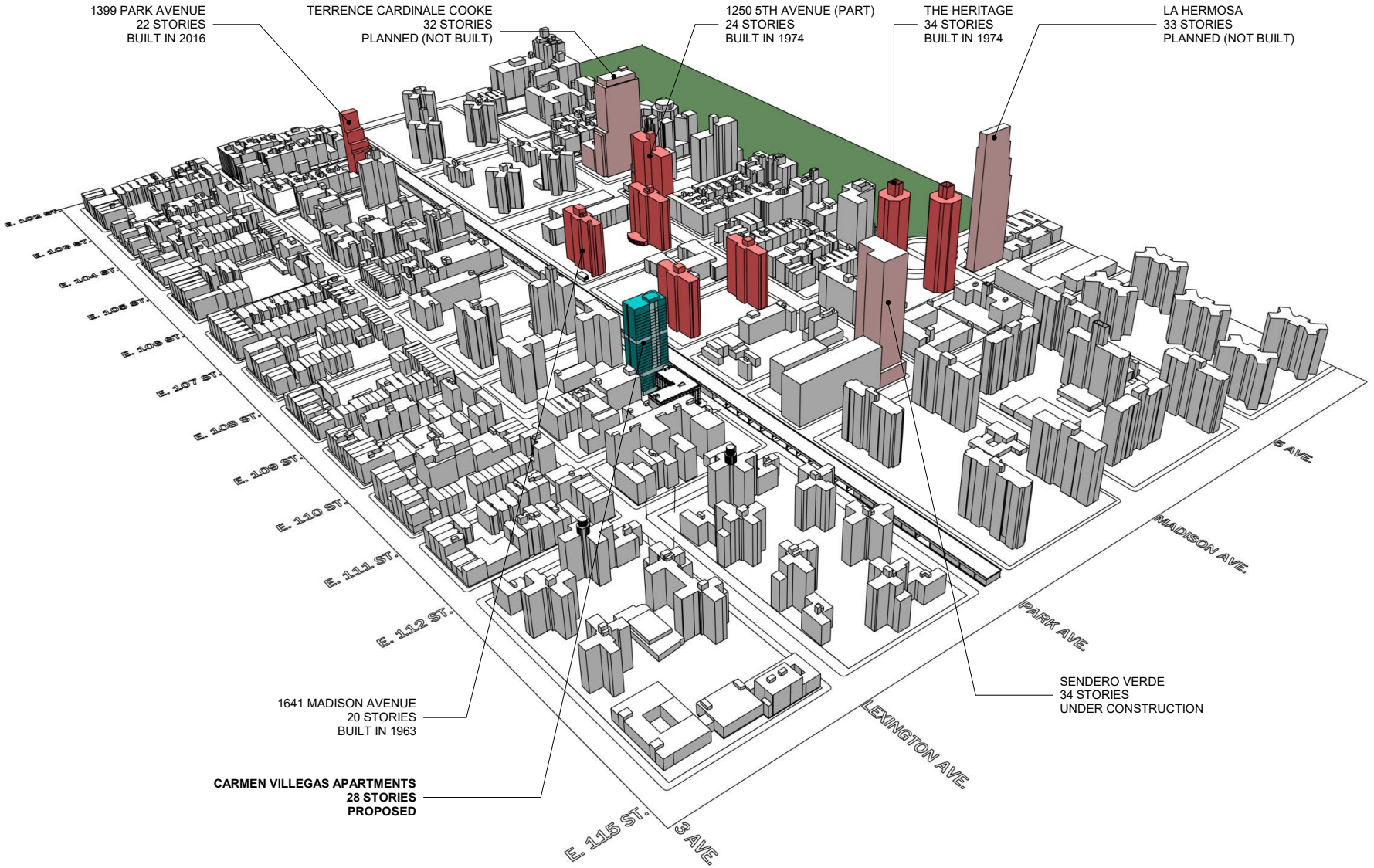
SOURCE: MAGNUSSON ARCHITECTURE & PLANNING PC, 2024

Study Area

The proposed project would improve the streetscape along Park Avenue and East 110th Street and thus the pedestrian experience, by replacing surface parking with a new primarily residential building containing active groundfloor uses (see Figures 37 - 40). The retail at the corner of Park Avenue and East 110th Street and other glazed, visually permeable entries to the residential and community facility portions of the building would provide visual interest at street level. The design of the building, with the recessed first floor, second through fifth story base with a landscaped roof deck at the sixth floor and additional building articulation at the 18th floor would also provide visual Interest. The active groundfloor would enhance pedestrian safety along Park Avenue and the Park Avenue Viaduct arches as the additional setback at the first floor would open up the streetscape along the very narrow and desolate Park Avenue and provide a retail destination for those travelling through the Park Avenue Viaduct.

The street level massing and streetwall would be similar to other buildings in the area. The Casita Park apartments, and adjacent building at 121 East 110th Street follow a similar scale at the street level up the sixth and seventh floors. Further, while the building is 28-stories tall, there are other buildings with similar or greater height in the Study Area including the 18-story buildings at the DeWitt Clinton Houses, the 20-story buildings at the Lehman Houses and the 34-story Sendero Verde building currently under construction. Also, as shown in Figure 41, there are numerous buildings of similar height either existing, under construction or proposed just beyond the Study Area. It is also important to note that many of the taller buildings in the area rise to their full height without stepbacks giving the appearance of being a taller building. The proposed building would setback at the sixth floor breaking up the massing and reducing the appearance of height at the street level.

The proposed project would not involve an area-wide rezoning, would not compete with icons in the skyline, and would not result in substantial changes to the built environment of a historic district or components of a historic building that contribute to the resource's historic significance. The Proposed Action would only facilitate redevelopment of the Development Site with the building proposed herein since in addition to the zoning action, HPD acquisition and disposition of the Development Site is required. Given the stepback at the sixth floor, articulation at the 18-floor and recessed first floor combined with the use of various colors and types of cladding and balconies, would visually break up the bulk of the building. In addition, the building's footprint and height would not be incompatible with other buildings in the Study Area, and would not result in a building of a significantly larger scale than other buildings in the Study Area. Although the proposed building would noticeably change the streetscape along East 110th Street and Park Avenue on the project block, the alterations to the streetscape would be positive, as they would replace a surface parking lot with a building that would include retail and other glazed entrances that would be of visual interest to the pedestrian.



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CARMEN VILLEGAS APARTMENTS

101 East 110 Street, New York, NY 10029

DRAFT

3D CONTEXT MODEL
DATE: 03/28/22
JOB NUMBER: 21014

A-41

Therefore, as the proposed project would not be anticipated to adversely affect any urban design Features of the Project Area or Study Area, and would not adversely affect the experience of the Pedestrian, further detailed urban design analysis is not warranted.

Visual Resources

According to the guidance of the *CEQR Technical Manual*, additional visual resources analysis is required if: a project would partially or totally block a view corridor or a natural or built resource or a natural or built visual resource, and that resource is rare in the area or considered a defining feature of the neighborhood; or, a project would change urban design features so that the context of a natural or built visual resource is altered (for example, if a project alters the street grid so that the approach to the resource changes; if a project changes the scale of surrounding buildings so that the context changes; or if a project removes lawns or other open areas that serve as a setting for the resource).

The proposed building would not block any view corridors or views to any visual resources. Visual resources, including the mural and Harbor Science and Arts Charter School, would remain prominently visible in the Study Area. Views to (and through) the Park Avenue (Metro-North) Viaduct at East 110th Street would also not be obstructed, with north-south views on Park Avenue and views on the east-west cross streets of the viaduct structure and trains that run above it remaining unchanged.

In summary, the proposed project would not change urban design features so that the context of a natural or built resource is adversely altered, and would not partially or totally block any significant views to a visual resource. Therefore, the proposed project would not be anticipated to result in significant adverse impacts to visual resources. Overall, the proposed project would have no significant adverse impacts on urban design or visual resources, or the pedestrian's experience of these characteristics of the built and natural environment. The proposed project does not merit further analysis of urban design and visual resources.

ATTACHMENT B-7: HAZARDOUS MATERIALS

7.1 Introduction

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive or toxic). According to the *CEQR Technical Manual,* the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

7.2 Phase I Environmental Site Assessment

On behalf of the Project Sponsor, Roux Environmental Consulting and Management ("Roux") performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 157-13 for the property located at 101 East 110th Street ("Subject Property" and Manhattan Block 1638, Lot 1), which includes the Development Site, dated May 12, 2022.

The purpose of the Phase I assessment was to identify recognized environmental conditions (RECs) on and near the Subject Property, including the Development Site and records of those areas that may adversely impact the Subject Property owner or operator under existing federal, state, and local environmental laws, and to recommend further actions necessary to confirm, quantify, or abate those conditions.

According to the 1896 Sanborn Map, the Subject Property was developed with three to five-story multi-family residential buildings. The 1911 Sanborn Map indicates that six individual residential buildings were developed on the Subject Property. By 1996, all six parcels became unlabeled on the Sanborn Map. According to the 2003 Sanborn Map, the current Casita Park Apartments building was constructed and the Subject Property remained the same through the 2005 Sanborn Map.

Based on the information gathered during the Phase I ESA process, Roux identified the following REC in connection with the Subject Property:

- A dry cleaner, S&J Laundromat, Tailoring, and Dry Cleaning, is located at 83 East 110th Street, approximately 200-feet west of the Subject Property. During reconnaissance, the dry cleaner confirmed they process clothing onsite. The dry cleaner was not identified in any of the EDR databases related to generation of hazardous wastes. Because of the proximity and presumed hydrogeological position (upgradient), the dry cleaner is considered a REC.

Roux did not identify any Historic RECs, Controlled RECs, *de minimis* RECs, or Business Environmental Risks in connection with the Subject Property.

7.3 Phase II Environmental Site Assessment

Roux prepared a Phase II Environmental Site Assessment for the Subject Property, dated April 5, 2024. The objective of the Phase II ESA was to assess environmental conditions at the Development Site ahead of planned redevelopment activities by obtaining soil, groundwater, and soil vapor quality data, as requested by the New York City Department of Environmental Protection (DEP) and in conformance with guidance published in the City Environmental Quality Review (CEQR) Technical Manual. Roux prepared a Phase I ESA in May 2022 for the area encompassing Block 1638 Lot 1 in its entirety. Roux prepared a Limited Phase II ESA in June 2022 to summarize the results of the limited Phase II investigation conducted at the Development Site to investigate the potential for soil vapor impacts identified as a recognized environmental condition (REC) in Roux's Phase I ESA. The DEP reviewed the Phase I ESA Report and Limited Phase II ESA Report prepared by Roux and in a letter dated December 27, 2023, requested additional investigative activities to collect soil, groundwater, and soil vapor samples within the proposed redevelopment area of Block 1638 Lot 1. This Phase II ESA was performed in accordance with Roux's Phase II ESA Work Plan (Work Plan) as approved by DEP on January 29, 2024 (see Appendix C).

The Phase II was performed at the Development Site to investigate the potential for impacts from the off-site current and historic dry-cleaning operations and to establish general environmental conditions at the Development Site as required by HPD.

Soil samples were collected from seven soil borings at the Site at shallow [0-2 feet below land surface (bls)] and deeper (8.5-12 ft bls) intervals. No evidence of contamination was observed during sample collection. In general, historic fill was observed at each location extending to depths ranging from 8 ft bls to 12 ft bls. Beneath this historic fill was native soil, and groundwater was encountered at all locations extending to depths ranging from 10.5 ft bls to 12 ft bls.

Analytical data indicates soils at the Site are impacted with semivolatile organic compounds (SVOCs), metals, and pesticides above Unrestricted Use Soil Cleanup Objectives (UUSCOs); however, SVOCs and metals exceed Restricted Residential Use Soil Cleanup Objectives (RRSCOs) at only one boring location. Volatile organic compounds (VOCs), with the exception of one low-level concentration of acetone that is known as a common laboratory contaminant, were all below UUSCOs and RRSCOs. The concentrations of SVOCs, metals, and pesticides, including the SVOC and metal exceedances of RRSCOs, were typical of urban sites where fill material was placed in the area and were not indicative of any other potential source or historical activity. RRSCOs are the applicable cleanup objectives for residential housing redevelopment of the Development Site.

Three groundwater samples were collected from the temporary wells at the Site. VOCs, SVOCs, pesticides, and PCBs were not detected in exceedance of NYSDEC's Ambient Water Quality Standards and Guidance Values (AWQSGVs). Several metals (total and dissolved) were detected at concentrations above the AWQSGVs. The metals identified above AWQSGVs in the dissolved groundwater samples (iron, lead, manganese, magnesium, and sodium) are naturally occurring and not indicative of a release from the Development Site operations.

Soil vapor samples were collected from six locations at the Site. Concentrations of VOCs in soil vapor were detected above laboratory reporting limits at all sampling locations and included petroleum-related and chlorinated VOCs. Based on a comparison of these concentrations to the indoor air and sub-slab vapor concentrations in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion, no further action is required to mitigate vapors. However, as part of future construction, installation of a vapor barrier may be considered to mitigate the potential for vapor intrusion within the new building.

Based on the results of the investigation, the soil and groundwater at the Development Site appear to have minor impacts typical of the urban soil and groundwater conditions in New York City and have not been impacted by the RECs identified in the Phase I ESA. Redevelopment of the Development Site is not likely to be complicated by the presence of the compounds detected in soil, groundwater, and soil vapor, as they are typical of conditions throughout New York City. The Phase II was submitted to HPD and DEP for review in April 2024.

By letter dated April 26, 2024, DEP provided the following comments and recommendations on the Phase II ESA (see Appendix C):

- The proposed project would require remedial measures including engineering controls which should be monitored through an institutional control. Therefore, an (E) Designation should be placed on the Development Site for the proposed action to ensure that the engineering controls are properly monitored and maintained through oversight by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER. OER may have additional requirements.

The (E-808) designation requirements applicable to the Development Site (Block 1638, portion of Lot 1) for hazardous materials would apply as follows:

> ***Block 1638, Lot 1:***
>
> *The Project Sponsor shall prepare a proposed remediation plan that must be submitted to OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.*

A construction-related health and safety plan 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 plan would be submitted to OER prior to implementation.

ATTACHMENT B-8: TRANSPORTATION

8.1 Introduction

The following assessment analyzes transportation impacts to determine the potential for significant adverse impacts to transportation systems. The analysis, consisting primarily of travel demand projections and trip assignments, presented in this attachment was conducted in accordance with the 2021 *CEQR Technical Manual*.

8.2 Methodology

The *CEQR Technical Manual* recommends a two-tier screening procedure for the preparation of a "preliminary analysis" to determine if more detailed quantified analyses of transportation conditions are warranted. As discussed below, the preliminary analysis begins with a trip generation analysis (Level 1) to estimate the volume of person and vehicle trips attributable to the Proposed Project. If the Proposed Project is expected to result in fewer than 50 peak-hour vehicle trips and fewer than 200 peak-hour transit or pedestrian trips, further quantified analyses are not warranted. When these thresholds are exceeded, detailed trip assignments (Level 2) are performed to estimate the incremental trips at specific transportation elements and to identify potential locations for further analyses. The CEQR Technical Manual requires a detailed transportation analysis if project generated trips exceed the following thresholds at specific transportation elements:

- 50 peak-hour vehicle trip-ends
- 200 peak-hour subway/rail or bus transit riders; or
- 200 peak-hour pedestrian trips

If these thresholds are exceeded, quantified analyses may be required to assess the potential for significant adverse impacts on traffic, transit, pedestrians, parking, and vehicular and pedestrian safety.

8.3 Assessment

8.3.1 Level 1 Screening Assessment

Trip Generation

The following analysis estimates the number of trips generated by the proposed project, a mixed-use building containing a total of 211 affordable residential units (148 AIRS units, 62 units for formerly homeless seniors, plus one superintendent unit), and up to 7,431 SF of community facility space. The Project Site is located in the East Harlem neighborhood of Community District 11, currently the parking area of 100 East 111th Street; Block 1638, portion of Lot 1).

Tables 8-1 – 8-3 shows the transportation demand factors used to determine the trip generation for the senior apartment and community facility uses:

Table 8-1 – TDF Sources: Senior Housing

210 senior affordable housing units + 1 Superintendent's unit

TDF	Source Utilized
Person Trip Generation	CEQR Technical Manual
Person Trip Temporal Distribution	CEQR Technical Manual
Person Trip Modal Split (%)	U.S. Census Bureau, 2016-2020 American Community Survey 5-Year
Person Trip In/Out Splits %	CEQR Technical Manual, Appendix
Vehicle Occupancy	Auto: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year; Taxi: East New York Rezoning FEIS, Chapter 13, Table 13-8
Truck Trip Generation	CEQR Technical Manual
Truck Trip Temporal Distribution	CEQR Technical Manual
Truck Trip In/Out Splits (%)	CEQR Technical Manual

Person trip generation for the senior housing units utilizes the "Residential (3 or more floors" land use from the *CEQR Technical Manual*. Note that the 211 total units is inclusive of a superintendent's unit. The modal split and auto vehicle occupancy for is based on 2016-2020 Journey to Work data from the US Census for census tracts surrounding the Project Site.

Table 8-3 - Community Facility Space: 7,431 SF

TDF	Source Utilized
Person Trip Generation	East New York Rezoning FEIS, Chapter 13, Table 13-8
Person Trip Temporal Distribution	East New York Rezoning FEIS, Chapter 13, Table 13-8
Person Trip Modal Split (%)	Atrium at Sumner EAS (57 Marcus Garvey Blvd.)
Person Trip In/Out Splits %	East New York Rezoning FEIS, Chapter 13, Table 13-8
Vehicle Occupancy	East New York Rezoning FEIS, Chapter 13, Table 13-8
Truck Trip Generation	East New York Rezoning FEIS, Chapter 13, Table 13-8
Truck Trip Temporal Distribution	Atrium at Sumner EAS (57 Marcus Garvey Blvd.)
Truck Trip In/Out Splits (%)	Atrium at Sumner EAS (57 Marcus Garvey Blvd.)

It is expected that the community facility space would serve different ages and members of the community, not only residents from Carmen Villegas. For this reason, the Community Center use from the East New York Rezoning FEIS (Table 13-8) was utilized as the primary source of TDF data. As a comparable development project of senior housing above a community facility space, the Atrium at Sumner EAS was referenced for person trip modal splits, as well as truck trip temporal distribution and splits.

Table 8-4: Travel Demand Factors (TDF)

LAND USE		Affordable Housing (Senior and Formerly Homeless)		Community Center	
	Use Unit	DU		1000 SF	
	Size	211.0		7.431	
Person Trip Generation	Weekday	8.18	(1)	44.7	(3)
	Saturday	9.08		26.1	
Person Trip Temporal Distribution	Wkday AM	9.3%	(1)	4.0%	(3)
	Wkday MD	5.6%		9.0%	
	Wkday PM	8.5%		5.0%	
	Sat MD	8.4%		9.0%	
Person Trip Modal Split (%)	Auto	6.8%	(2)	6.8%	(4)
	Taxi	0.3%		0.0%	
	Subway	39.0%		2.2%	
	Bus	39.0%		3.4%	
	Walk	11.0%		77.5%	
	Other	3.5%		10.1%	
Person Trip In/Out Splits %		In	Out	In	Out
	AM	22%	78%	61%	39%
	MD	50%	50%	55%	45%
	PM	63%	37%	29%	71%
	Sat MD	51%	49%	49%	51%
Vehicle Occupancy	Auto	1.11	(2)	1.65	(3)
	Taxi	1.30	(3)	1.40	
Truck Trip Generation	Weekday	0.06	(1)	0.29	(3)
	Saturday	0.02		0.29	
Truck Trip Temporal Distribution	AM	12.0%	(1)	9.6%	(3)
	MD	9.0%		11.0%	
	PM	2.0%		1.0%	
	Sat MD	9.0%		0.0%	
Truck Trip In/Out Splits %		In	Out	In	Out
	AM	50%	50%	50%	50%
	MD	50%	50%	50%	50%
	PM	50%	50%	50%	50%
	Sat MD	50%	50%	50%	50%

Sources:

(1) CEQR Technical Manual

(2) U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

(3) East New York Rezoning FEIS, Chapter 13, Table 13-8

(4) Atrium at Sumner EAS (57 Marcus Garvey Blvd.)

Tables 8-5 and 8-6 show the Travel Demand Forecast (trip generation) for person and vehicle trips for the proposed uses, respectively. Utilizing the TDF factors provided, travel demand forecast of person trips (Table 8-5) demonstrates that traffic generated (all modes) is estimated to be highest

during the Saturday Midday peak hour (overall peak period) at 179 person trips. Factoring in vehicle occupancy rates and truck trips, it is estimated that 12 vehicle trips would be generated during this overall peak period. Refer to Table 8-6 for Vehicle Trip Travel Demand Forecast. Although the weekday AM peak hour has a lower number of total person trips (203), this is when vehicle trips peak (13), as shown in Table 8-6.

Table 8-5: Travel Demand Forecast – Person Trips

LAND USE		Affordable Housing (Senior and Formerly Homeless)		Community Center		Total	
Use Unit		DU		1000 SF			
Size		211.0		7.431			
PERSON TRIPS	Mode	In	Out	In	Out	In	Out
AM	Auto	2	9	1	0	3	9
	Taxi	0	0	0	0	0	0
	Subway	14	49	0	0	14	49
	Bus	14	49	0	0	14	49
	Walk	4	14	6	4	10	18
	Other	1	4	1	1	2	5
	Total	35	125	8	5	43	130
	Sub Total	**160**		**13**		**173**	
MD	Auto	3	3	1	1	4	4
	Taxi	0	0	0	0	0	0
	Subway	19	19	0	0	19	19
	Bus	19	19	1	0	20	19
	Walk	5	5	13	10	18	15
	Other	2	2	2	1	4	3
	Total	48	48	17	12	65	60
	Sub Total	**96**		**29**		**125**	
PM	Auto	6	4	0	1	6	5
	Taxi	0	0	0	0	0	0
	Subway	36	21	0	0	36	21
	Bus	36	21	0	0	36	21
	Walk	10	6	4	9	14	15
	Other	3	2	0	1	3	3
	Total	91	54	4	11	95	65
	Sub Total	**145**		**15**		**160**	
Saturday MD	Auto	6	5	1	1	7	6
	Taxi	0	0	0	0	0	0
	Subway	32	31	0	0	32	31
	Bus	32	31	0	0	32	31
	Walk	9	9	7	7	16	16
	Other	3	3	1	1	4	4
	Total	82	79	9	9	91	88
	Sub Total	**161**		**18**		**179**	

Table 8-6: Travel Demand Forecast – Vehicle Trips

LAND USE		Affordable Housing (Senior and Formerly Homeless)		Community Center		Total	
Use Unit		DU		1000 SF			
Size		211.0		7.431			
VEHICLE TRIPS	Type	In	Out	In	Out	In	Out
AM	Auto	2	8	1	0	3	8
	Taxi	0	0	0	0	0	0
	Truck	1	1	0	0	1	1
	Total	3	9	1	0	4	9
	Sub Total	**12**		**1**		**13**	
MD	Auto	3	3	1	1	4	4
	Taxi	0	0	0	0	0	0
	Truck	1	1	0	0	1	1
	Total	4	4	1	1	5	5
	Sub Total	**8**		**2**		**10**	
PM	Auto	5	4	0	1	5	5
	Taxi	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	5	4	0	1	5	5
	Sub Total	**9**		**1**		**10**	
Saturday MD	Auto	5	5	1	1	6	6
	Taxi	0	0	0	0	0	0
	Truck	0	0	0	0	0	0
	Total	5	5	1	1	6	6
	Sub Total	**10**		**2**		**12**	

A total of 126 transit trips are estimated to be split evenly between bus and subway modes during the peak period, along with 32 pedestrian trips. It is assumed that transit use is an even split between bus and subway. The Project Site is located within short walking distance (one block) of the 110th Street station which is served by the 6 train at all times and the 4 train during late nights, and within approximately 10 minutes walking distance from the 110th Street 2/3 train station. The site is also within short walking distance from seven bus routes: M1, M2, M3, M4, M101, M102 and M103. Due to the nature of the senior apartments, it is likely that many of the trips projected would be short distance resulting in less than projected transit use.

The results of the trip generation analysis show the proposed development does not exceed the threshold for peak hour vehicular, transit, or pedestrian trips and does not warrant further analysis.

ATTACHMENT B-9: AIR QUALITY

9.1 Introduction

The proposed project would affect local air quality levels and potential air quality impacts could be associated with:

1. The potential for emissions from the heating, ventilation and air conditioning (HVAC) systems of the proposed development to significantly impact nearby existing land uses.

The following air quality analyses were conducted in accordance with the procedures outlined in the 2014 *CEQR Technical Manual* to determine whether the proposed project would result in violations of ambient air quality standards.

9.2 Methodology

Stationary Source

Projects may result in stationary source air quality impacts when they would (i) create new stationary sources of pollutants—such as emission stacks for industrial plants, hospitals, other large institutional uses, or even a building's boilers—that may affect surrounding uses; (ii) introduce certain new uses near existing or planned emissions stacks that may affect the use; or (iii) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

9.3 Assessment

9.3.1 Future without the Proposed Action (No-Action Condition)

Since the Development Site is currently a parking lot, there are no stationary sources of air quality emissions generated at or by the Development Site. This condition would not change under the No-Action condition; therefore no impacts would occur.

9.3.2 Future with the Proposed Action (With-Action Condition)

Heating, Ventilation and Air Conditioning (HVAC)

The proposed building would be 100% electric and would not rely on natural gas or fuel oil for its heating and cooling system. Therefore, no stationary source emissions would occur as a result of the heating and cooling system.

Industrial Sources

Per the *CEQR Technical Manual*, projects that would result in new uses (particularly schools, hospitals, parks, and residences) within 400 feet of manufacturing processing facilities may result in potentially significant adverse impacts. The analysis first determines if there are any existing manufacturing uses within the 400-foot study area containing exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project. If warranted, an air dispersion analysis is then conducted for any existing industrial source(s) located in the study area.

Existing manufacturing uses with exhaust stacks, vents, or other emission sources that may have the potential to adversely affect the uses introduced by the project were identified by reviewing the New York City Department of Environmental Protection (DEP) online Clean Air Tracking System (CATS) database, the New York State Department of Environmental Conservation (NYSDEC) online database (DECinfo Locator[15]), and through a fieldwork study. The fieldwork study was conducted on May 3rd, 2023. See Appendix D.

The Proposed Action would affect 100 East 111 Street (Block 1638, Lot 1) in the East Harlem (South) neighborhood of Manhattan Community District 11. The study area encompasses all or part of Blocks 1614, 1615, 1616, 1617, 1620, 1636, 1637, 1638, 1639, and 1640 and includes properties along Lexington Avenue, Park Avenue, 109th Street, 110th Street, 111th Street, and 112th Street. Land uses in the study area consist of residential buildings, mixed residential and commercial/retail buildings, and school buildings. The results of the study are presented below:

The results of the search of the DEP CATS database found one facility with a processing permit in the study area. DEP Processing permit PB020715 was issued to Verizon Wireless at 88 East 111th Street (Block 1616, Lot 39) for a small engine/generator installation. This permit expires on 8/10/2024. Small combustion installations are exempt, and therefore no analysis is required.

There were not any facilities with NYSDEC Air Facility Registration (not including boiler used for building operators) identified in the study area in the search of the NYSDEC DECinfo Locator database. There were not any potential sources of toxic air emissions observed in the study area during the field survey.

Major and Large Source

Per the *CEQR Technical Manual*, projects that would introduce new uses near "major" sources, "large" sources, or odor producing facilities may result in potentially significant adverse air quality impacts. The study area considers "major" sources, "large" sources, and odor producing facilities within 1,000 feet of the proposed project. "Major" emission sources are identified as those sources

[15] New York State Department of Environmental Conservation (2023). DECinfo Locator. <https://gisservices.dec.ny.gov/gis/dil/> (February 28, 2023).

located at Title V facilities; “large” emission sources are identified as sources located at facilities which require an Air State Facility permit. Solid waste or medical waste incinerators, asphalt and concrete plants, power generating plants, large boilers of large public facilities for example, and large industrial facilities are typical type of sources requiring these permits. Odor producing facilities are operations that have the potential to cause discomfort, such as: solid waste management facilities, water pollution control plants (i.e., sewage treatment plants), and incinerators.

“Major” and/or “large” source and other facilities of interest, such as odor producing facilities, were identified through a search of the NYSDEC DECinfo Locator map application. The nearest “major” or “large” source to the proposed project is the Air State Facility Franklin Plaza Apartments (facility DEC ID: 2620400139), located at 2085 2nd Avenue (Block 1656, Lot 1) and at least 1,060 feet from the proposed project. In addition, no odor producing facility or other emission source of interest, such as power plants, cogeneration facilities, etc. was identified in the database search. As no “major” or “large” emission source or odor producing facility is located within 1,000 feet of the Premises, no analysis is warranted.

Conclusion

No existing industrial source within 400 feet of the proposed project, nor “major” or “large” source or odor producing facility within 1,000 feet of the proposed project was identified. Therefore, no significant adverse air quality impact is predicted from these type of emission sources.

ATTACHEMENT B-10: NOISE

10.1 Introduction

Environmental Studies Corp (ESC) conducted noise monitoring from Wednesday (March 8, 2023) to Thursday (March 9, 2023) in support of redevelopment of an underutilized parking lot for the six-story Casita Park Housing for the Elderly ("Casita Park"), a low-income senior housing building at East 111th Street and Park Avenue (Block 1638, Lot 1) in the East Harlem neighborhood of Community District 11.

The Project Sponsor proposes to develop a new 28-story senior affordable building containing approximately 210 senior units (148 AIRS units and 62 units for formerly homeless seniors), with community facility space on the first and second floors (the "Proposed Project"). The proposed project would total approximately 179,643 gross square feet ("gsf"), comprised of approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 IRHUs (senior affordable), and approximately 7,431 gsf of community facility space on the first and second floors.

An assessment of the potential for adverse effects on project occupants from ambient noise is warranted. The projected development would not create a significant stationary noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. Therefore, this noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development. The predominant noise source at the Project Site is the train traffic from the adjacent Metro North railroad.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud.

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less

sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common frequency weightings used are the A- and C-weightings. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighting is the most commonly used for environmental measurements, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C-weighting.

Table 10-1: Noise Levels of Common Sources

Sound Source	**SPL (dB(A))**
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0
Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A)Is perceived as a doubling or halving in SPL.	
Source: 2014 CEQR Technical Manual	

The following is typical of human response 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 change is perceived as a doubling or halving of the noise level.

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

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

- Lmax is the highest SPL measured during a given period of time. It is useful in evaluating Leqs for time periods that have an especially wide range of noise levels.

- $L_{eq(24)}$ is the continuous equivalent sound level over a 24-hour time period.

L_{dn} is the day-night equivalent sound level, defined as a 24-hour continuous Leq with a 10 dBA adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for the extra sensitivity people have to noise during typical sleeping hours. It is recommended that the L_{dn} be used in the analysis of train noise.
The sound level exceeded during a given percentage of a measurement period is the percentile-exceeded sound level (L_X). Examples include L_{10}, L_{50}, and L_{90}. L_{10} is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also would vary with both terrain conditions and the presence of obstructions in the sound propagation path.

10.2 Noise Standards and Guidelines

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Quality Review (CEQR) noise exposure guidelines for exterior noise levels. As shown in Table 10-2 below, noise standards classify noise exposure into four categories based on noise level limits and land use, for vehicular traffic, rail, and aircraft noise sources: Acceptable, Marginally Acceptable, Marginally Unacceptable and Clearly Unacceptable, Table 10-3 of the *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise exposure levels.

Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA (*L_{10} or Ldn, depending on the source*) or below.

Table 10-2: Noise Exposure Guidelines for Use in City Environmental Impact Review

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	Ldn < 60 dBA		Ldn < 60 dBA		Ldn < 60 dBA		Ldn < 75 dBA
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		55<L_{10}≤65 dBA		65<L_{10}≤80 dBA		L_{10}>80dBA	
3. Residence, residential hotel or motel	7 am to 10 pm	$L_{10} \leq 65$dBA		65<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
	10 pm to 7 am	L10≤55dBA		55<L_{10}≤70 dBA		70<L_{10}≤80 dBA		L_{10}>80dBA	
4. School, museum, library, court house 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: New York City Department of Environmental Protection (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 nursing 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 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 New York City 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 10-3 CEQR TM: Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Unacceptable				Clearly Unacceptable
Train	65 < L_{dn} ≤ 68	68 < L_{dn} ≤ 71	71 < L_{dn} ≤ 73	73 < L_{dn} ≤ 75	75 < L_{dn}
Attenuation[1]	(i) 28 dB(A)	(ii) 31 dB(A)	(iii) 33 dB(A)	(iv) 35 dB(A)	See Note 2

Source: New York City of Environmental Protection

Notes:

[1] The above composite window-wall attenuation values are for residential dwellings. Commercial and office spaces/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.

[2] The required attenuation value is the difference between Lbuild and Linterior,, using the appropriate noise descriptor

Where:

Lbuild is the projected noise level under the build condition rounded up to the whole number

Linterior is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise

10.3 Assessment

10.3.1 Future without the Proposed Action (No-Action Condition)

The project site is currently a parking lot. There are currently no sensitive receptors located on the Project Site. These conditions would not change under the No-Action condition; therefore, no impacts would occur.

10.3.2 Future with the Proposed Action (With-Action Condition)

Mobile Sources

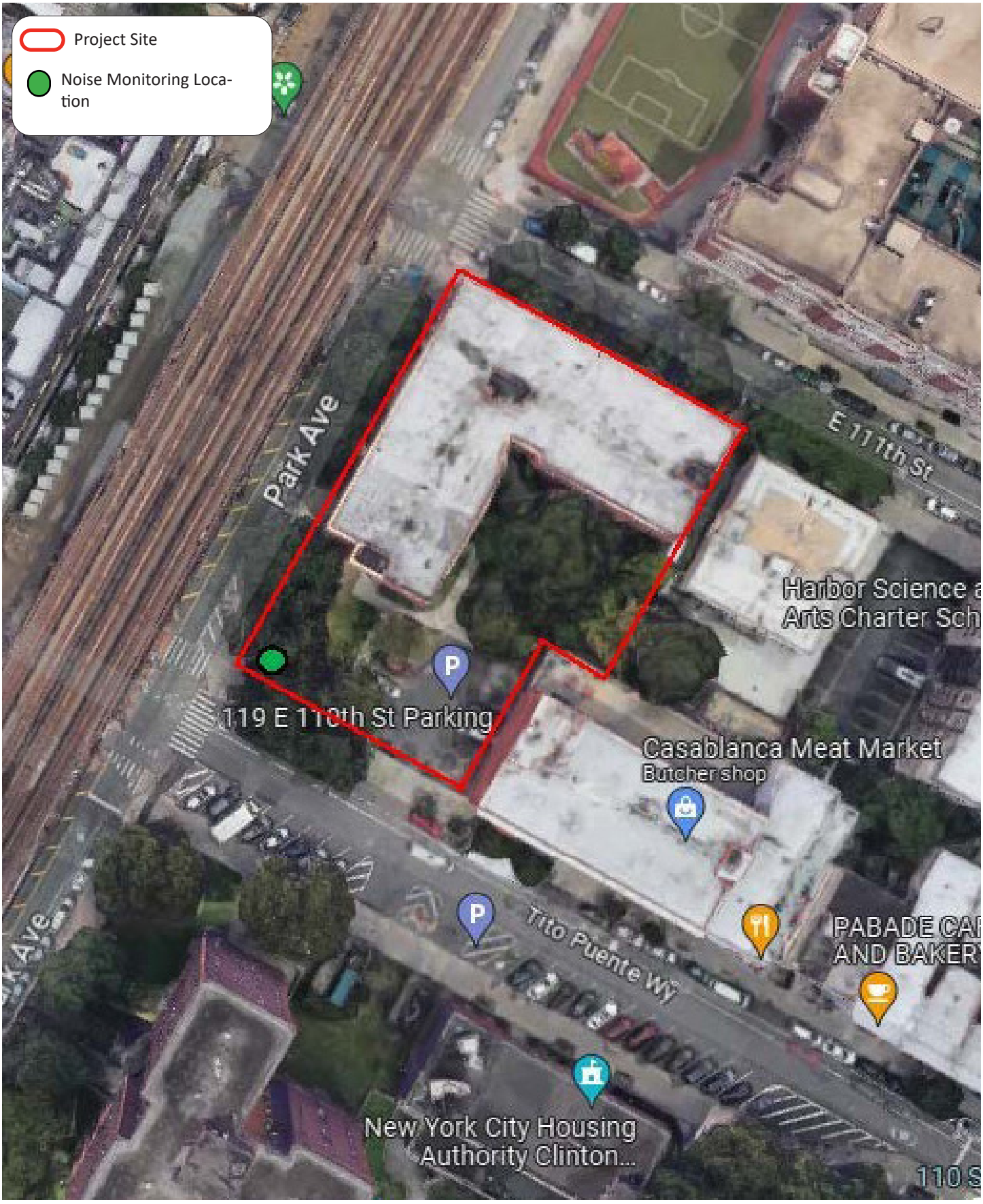
Measurement Location and Equipment

24-hour noise measurement was conducted on a typical midweek day. The weather condition is normal with calm wind and is considered suitable for an ambient noise measurement.

A Type 1 sound level meter (Larson Davis 831C) with wind shield was used to conduct the noise monitoring. The meter was calibrated prior to and following each monitoring session. The meter was placed on a tripod at a height of approximately five feet above the ground, away from any reflective surfaces.

The noise measurements were conducted at the following location (as shown in Figures 42 and 43):

- inside the property, approximately 3 feet away from the property boundary at the intersection of Park Avenue and E 110th Street.



CARMEN VILLEGAS

FIGURE 42: NOISE MONITORING LOCATION

SOURCE: GOOGLE EARTH

BFJ Planning



Photo 1: Noise Monitoring Location - Northeast corner of East 110th Street and Park Avenue

Measurement Conditions

Monitoring was conducted for 24 hours during typical midweek conditions, from March 8, 2023 (Wednesday) to March 9, 2023 (Thursday). The weather was dry and wind speeds were moderate during all monitoring periods. The sound meter was calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements, the predominant source of noise is train traffic. The measured L_{dn} noise level is 80.9 dBA. See Table 10-4 below. See Appendix E for supporting data.

Table 10-4 Ambient Sound Level Measurements

Monitoring Location	Start	Stop	L_{eq}	L_{min}	L_{max}	L_{10}	L_{50}	L_{90}
100 E 110th Street	12:00:00	13:00:00	75.6	61.1	97.0	72.0	63.7	62.3
	13:00:00	14:00:00	75.5	61.3	94.4	74.1	64.3	62.3
	14:00:00	15:00:00	76.6	61.3	97.7	75.1	64.7	62.5
	15:00:00	16:00:00	76.1	61.1	95.7	77.6	65.1	62.4
	16:00:00	17:00:00	78.6	61.5	96.2	81.8	66.3	62.7
	17:00:00	18:00:00	79.0	61.7	96.7	83.0	67.2	63.1
	18:00:00	19:00:00	78.0	61.2	95.5	82.2	67.5	63.6
	19:00:00	20:00:00	77.6	61.1	94.4	79.3	65.7	62.1
	20:00:00	21:00:00	76.9	61.3	96.6	75.3	63.9	62.0
	21:00:00	22:00:00	75.4	61.2	95.7	70.8	62.5	61.8
	22:00:00	23:00:00	74.7	61.0	96.2	69.0	62.3	61.7
	23:00:00	00:00:00	72.0	60.8	95.7	66.4	61.9	61.4
	00:00:00	01:00:00	75.5	60.5	98.2	67.6	61.8	61.3
	01:00:00	02:00:00	74.0	60.4	98.8	69.0	62.1	61.1
	02:00:00	03:00:00	69.5	60.5	93.2	63.8	61.7	61.1
	03:00:00	04:00:00	65.2	60.4	88.9	62.9	61.4	61.1
	04:00:00	05:00:00	61.4	60.3	71.5	61.6	61.2	60.9
	05:00:00	06:00:00	74.5	60.4	94.9	67.9	61.6	61.1
	06:00:00	07:00:00	77.3	60.9	95.6	80.3	63.4	61.9
	07:00:00	08:00:00	79.1	61.6	94.4	83.8	65.6	62.8
	08:00:00	09:00:00	81.2	61.7	104.6	84.7	66.8	63.0
	09:00:00	10:00:00	78.6	61.8	95.5	82.9	65.5	62.6
	10:00:00	11:00:00	76.3	61.1	94.6	76.4	63.7	62.0
	11:00:00	12:00:00	80.1	61.1	106.8	78.6	64.2	62.1

Note: Noise data was collected on March 8 to 9, 2023.

Stationary Source

The building mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. Therefore, the Proposed Action would not result in any significant adverse noise impacts related to building mechanical equipment.

Determination of Impacts/Building Attenuation Requirements

The 2021 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For a residential use such as would occur under the proposed action, an L_{dn} of over 75 dB(A) is identified as Clearly Unacceptable general external exposure.

Following the noise study prepared by Environmental Studies Corp., AKRF conducted a development site noise survey and a detailed façade-by-façade attenuation assessment for the Proposed Development dated October 26, 2023 (see Appendix E). Based on the AKRF development site noise survey data, architectural site plan, elevations, and floorplans, the CadnaA 3D computer acoustical model was used to establish façade-by-façade attenuation requirements for each floor of the building. Based on these façade noise attenuation zones, floor plans, elevations, exterior wall sections, and available ASTM E90 data, a façade acoustical study was performed to determine the window minimum Outdoor Indoor Transmission Class (OITC) requirements. The purpose of the report was to present the development site noise survey and façade acoustical study findings, as follows.

DEVELOPMENT SITE NOISE SURVEY

NOISE MEASUREMENT LOCATIONS

The noise measurement locations are shown below in Figure 44. These locations were selected to provide comprehensive coverage of the development site acoustical environment. At each of Locations 2, A, B, C, D, E and F, the microphone was placed approximately 5-feet above grade. The microphone position for Location 1 was on an existing building rooftop to capture clear line-of-sight to the Metro-North Railroad elevated tracks (see Figure 44), documenting rail pass-by event noise exposure at the future Proposed Development (28-story tower).

EQUIPMENT FOR NOISE MONITORING

Measurements were performed using Class 1 Sound Level Meters (SLMs). The SLMs had laboratory calibration dates within one year of the measurement, as is standard practice. To avoid major interference with sound propagation, the microphone was positioned at least 5-feet from any large reflecting surfaces. The SLMs' calibration was field checked before and after readings using the sound level calibrators. The data were digitally recorded by the SLMs. The time response of the SLMs was set to "slow." Measured quantities included Leq, L1, L10, L50, L90, Lmax and Lmin levels. All measurement procedures were based on the guidelines listed in ANSI Standard S1.13-2005 and in accordance with Chapter 19 "Noise" of the *2021 CEQR Technical Manual*.

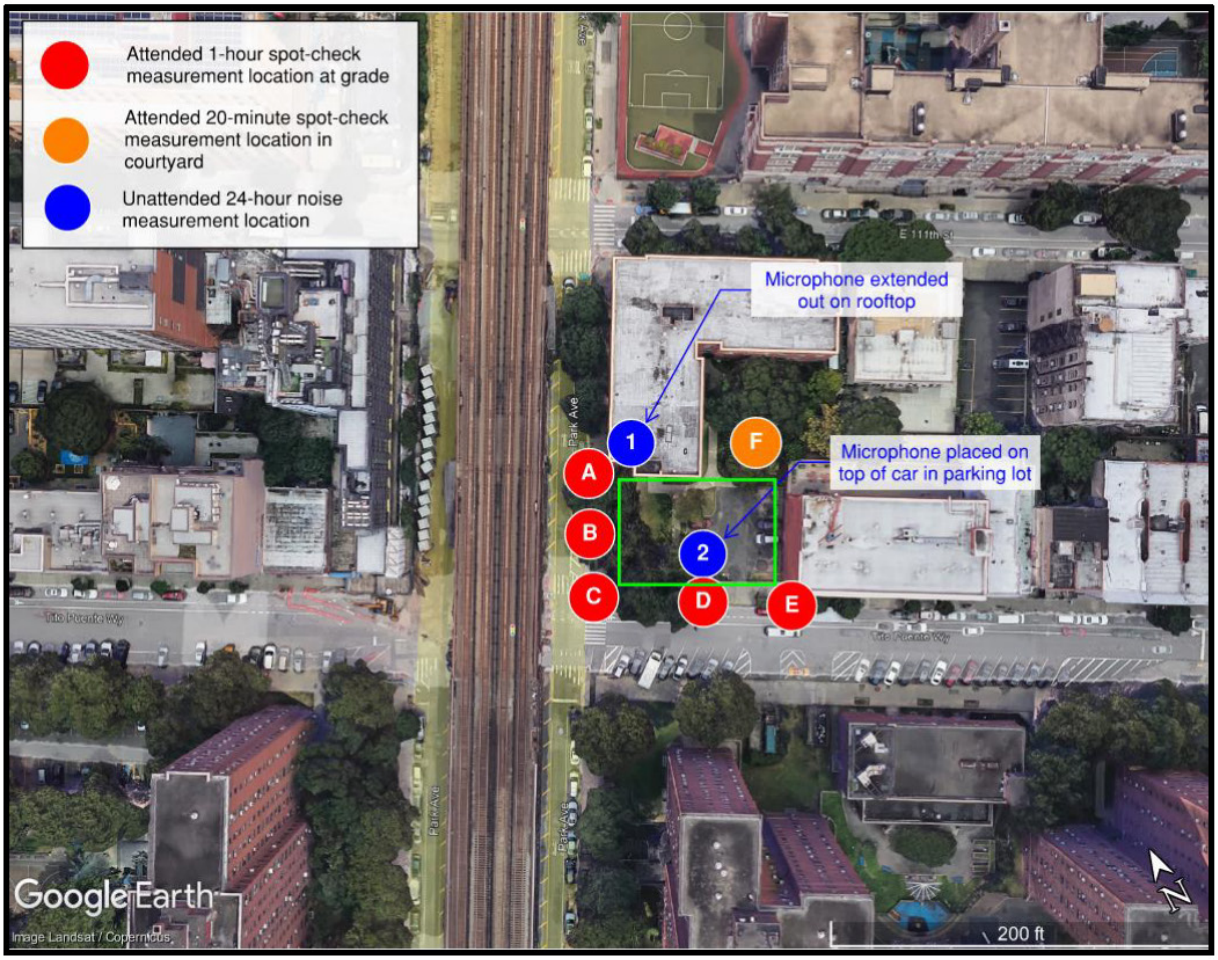


Figure 1 – Noise Survey Locations

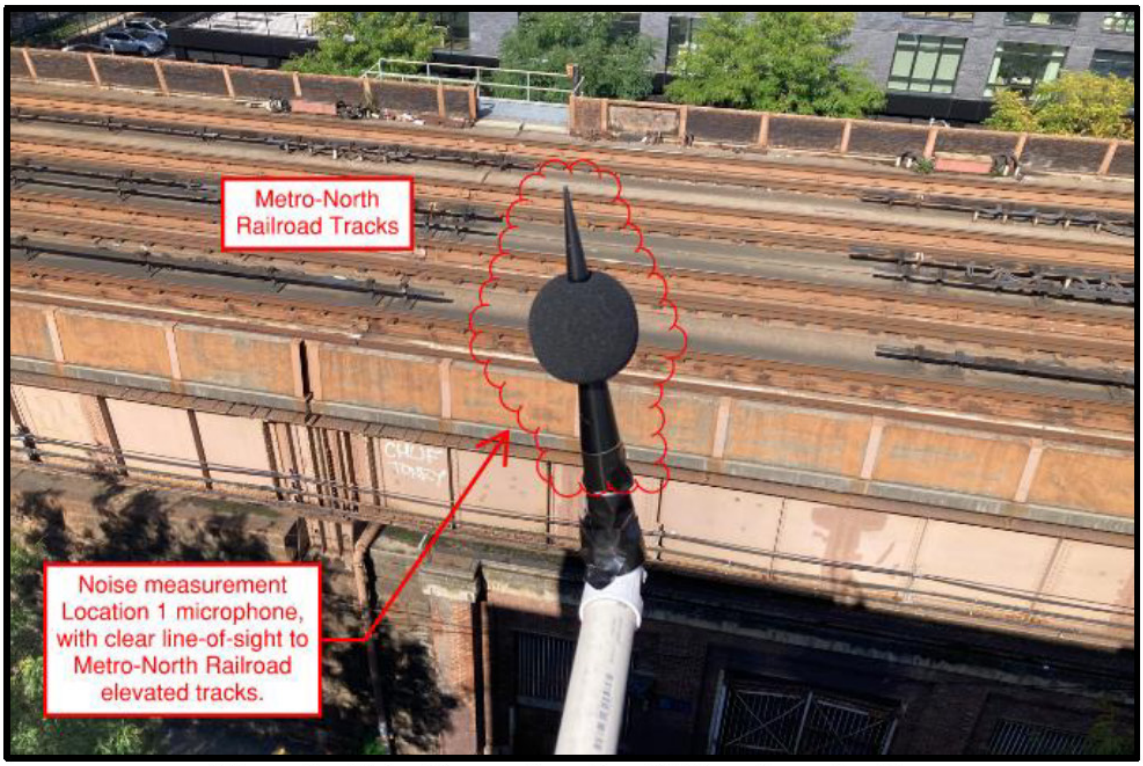


Figure 2 – Noise Survey Location 1 Microphone Position

NOISE MEASUREMENT RESULTS

The dominant source of noise at the Development Site is Metro-North Railroad activity. In accordance with the 2021 *CEQR Technical Manual*, the noise level descriptor to be used is the Ldn where rail activity is the dominant noise source. The Ldn, i.e., the day-night equivalent sound level, is defined as a 24-hour equivalent sound level with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for extra sensitivity to noise during typical sleeping hours.

The L_{dn} was calculated for the 24-hour measurement Locations 1 and 2. For Locations A through F, the 24- hour profiles of Locations 1 and 2 were used in conjunction with the corresponding spot measurement Locations A through F to establish a 24-hour sound level profile at each location for calculating an L_{dn}. The L_{dn} values for each measurement location are shown in Table 10-5.

Table 10-5: L_{dn} at Sites 1, 2 and A through F

Measurement Location	L_{dn}
1	78.2 dB(A)
2	68.7
A	71.2
B	69.5
C	70.9
D	67.8
E	67.0
F	65.2
Source: AKRF, 2023	

DETERMINATION OF FAÇADE-BY-FAÇADE ATTENUATION REQUIREMENTS

CadnaA is a computerized acoustical 3D model that takes into account the overall noise emission level of each sound source, attenuation with distance, ground contours, reflections/absorption from structures, attenuation due to shielding, etc. CadnaA is one of the computerized models referenced in the *CEQR Technical Manual* for noise analyses and is also approved for use by the New York City Office of Environmental Remediation (NYCOER) for fine-tuning façade-by-façade attenuation requirements at development sites with Noise (E) designations. In accordance with standard CEQR noise assessment procedures and using the AKRF development site noise measurement results (summarized above in Table 10-5), the CadnaA model was used to calculate Ldn noise levels for every floor of each façade. In general, the following procedure was used in performing the detailed façade attenuation assessment:

- Using GIS data, the existing conditions of the development site and surrounding area were input to the CadnaA model;
- Traffic volumes and vehicle classifications collected by AKRF during the 1-hour attended measurements were input;

- Each AKRF noise survey location was located in the CadnaA model;
- The L_{dn} from each AKRF noise survey location was input to the CadnaA model for purposes of acoustical model calibration, based on the dominant source of noise (Metro-North Railroad) and other noise sources documented (vehicular traffic);
- Using plans supplied by the architect, the proposed development's geometry was input to the CadnaA model (see Figure 45);
- The calibrated CadnaA model was used to determine an L_{dn} noise level on each floor for all facades of the Proposed Development; and
- Using these L_{dn} values, façade-by-façade attenuation requirements were determined using Table 19-3 "Required Attenuation Values to Achieve Acceptable Interior Noise Levels" form the *CEQR Technical Manual* (also summarized above in Table 10-3). The façade-by-façade attenuation requirements are shown on Figures 46-49.

FAÇADE-BY-FAÇADE COMPOSITE TRANSMISSION LOSS ANALYSIS

OVERVIEW

The composite attenuation of a building facade is a function of the attenuation provided by each of its component parts (i.e., windows, exterior wall, etc.) and their respective surface areas. Each component typically has a different attenuation rating; however, to satisfy the CEQR interior noise level and façade attenuation requirements, the composite attenuation provided by "the sum" of each façade's component parts must meet the minimum attenuation requirements shown in Figures 46 - 49.

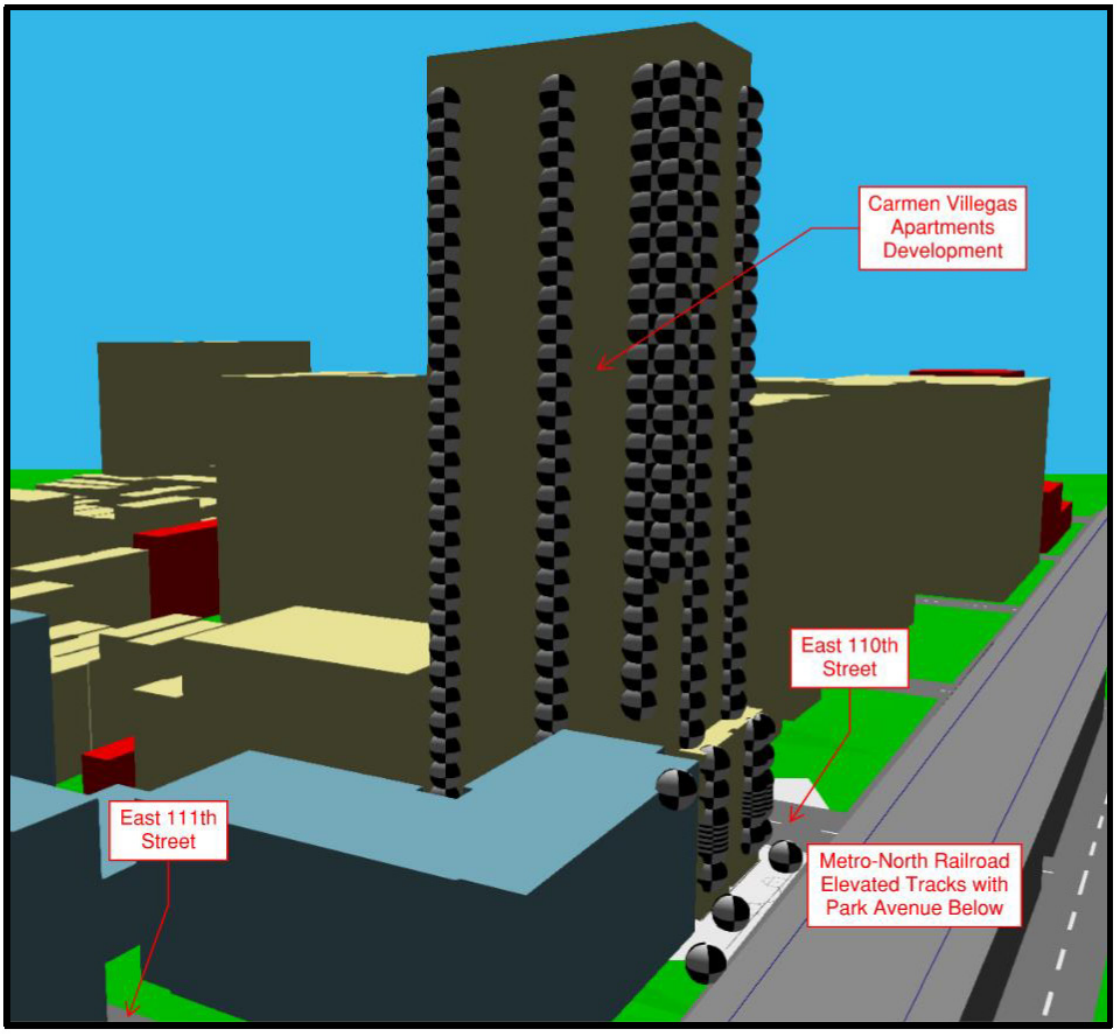
OUTDOOR INDOOR TRANSMISSION CLASS

In the design and construction industry, attenuation provided by a building façade – including windows, walls, etc. and various combinations thereof – is quantified by the OITC metric, which provides a single number rating by which to evaluate the ability of building elements to reduce the overall loudness of exterior noise. The OITC metric's intent is to represent the reduction in dB(A) for a particular construction element (e.g., window). For example, if exterior noise levels were 75 dB(A) and a façade with an OITC rating of 30 were proposed, interior noise levels would be calculated as 45 dB(A) — i.e., 75 dB(A) minus 30 OITC = 45 dB(A).

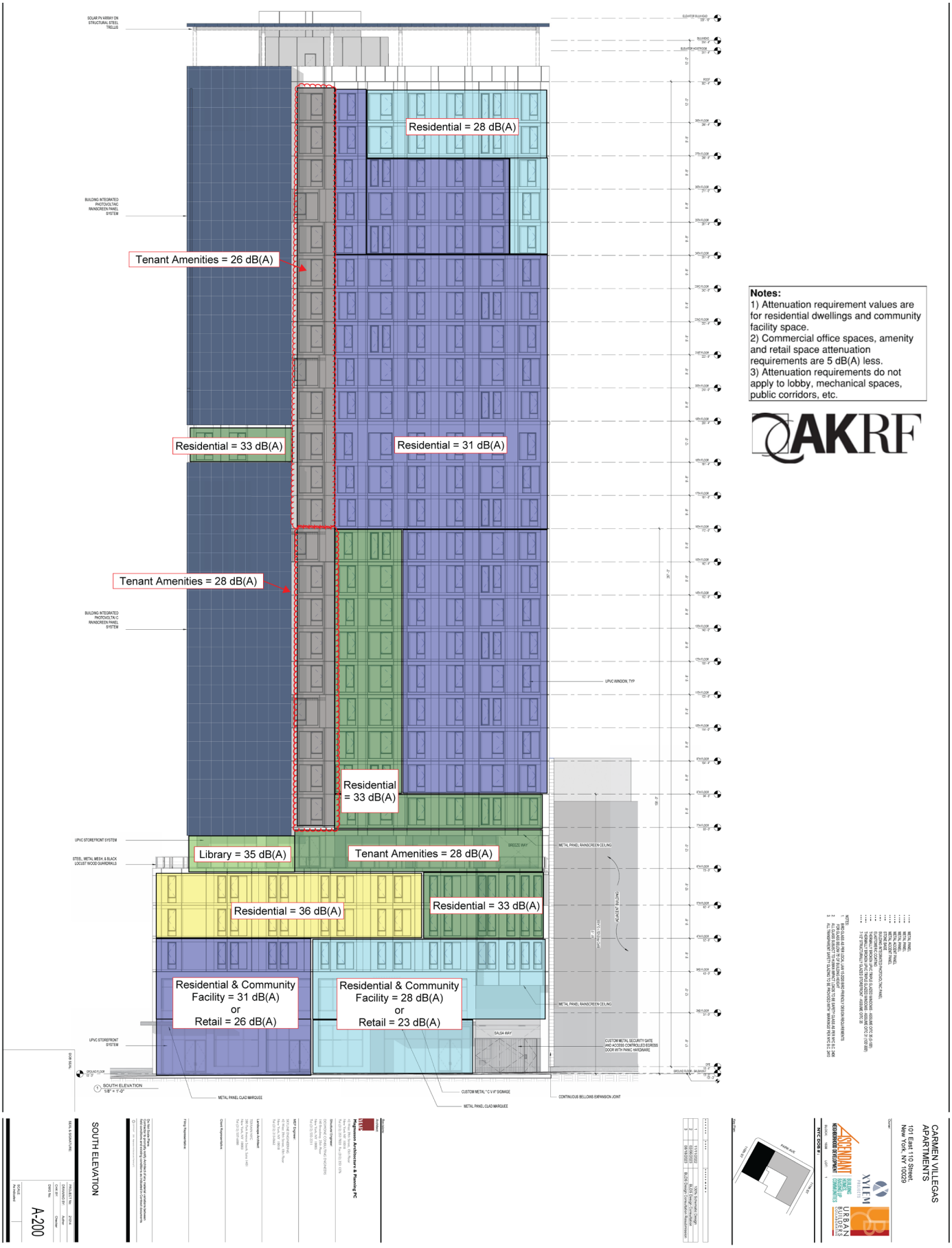
COMPOSITE OITC CALCULATION ASSESSMENT

In general, the following procedure was used to determine minimum window OITC ratings required to achieve the overall façade dB(A) attenuation values shown in the Figures 46 - 49:

- The "reasonable worst-case scenarios" (i.e., largest window/smallest amount of exterior wall for a single room) were established that represent each dB(A) attenuation zone (see Appendix E, Attachment B);
- For the exterior wall assembly, the OITC rating was established based on the architectural plans, ASTM E90 test data for the Dextall panel system, and the INSUL computer model (see Appendix E, Attachment C). INSUL is an acoustical computer program used for predicting the sound insulation of walls, floors, roofs, ceilings and windows. Construction



3D View of CadnaA Model (Looking South)



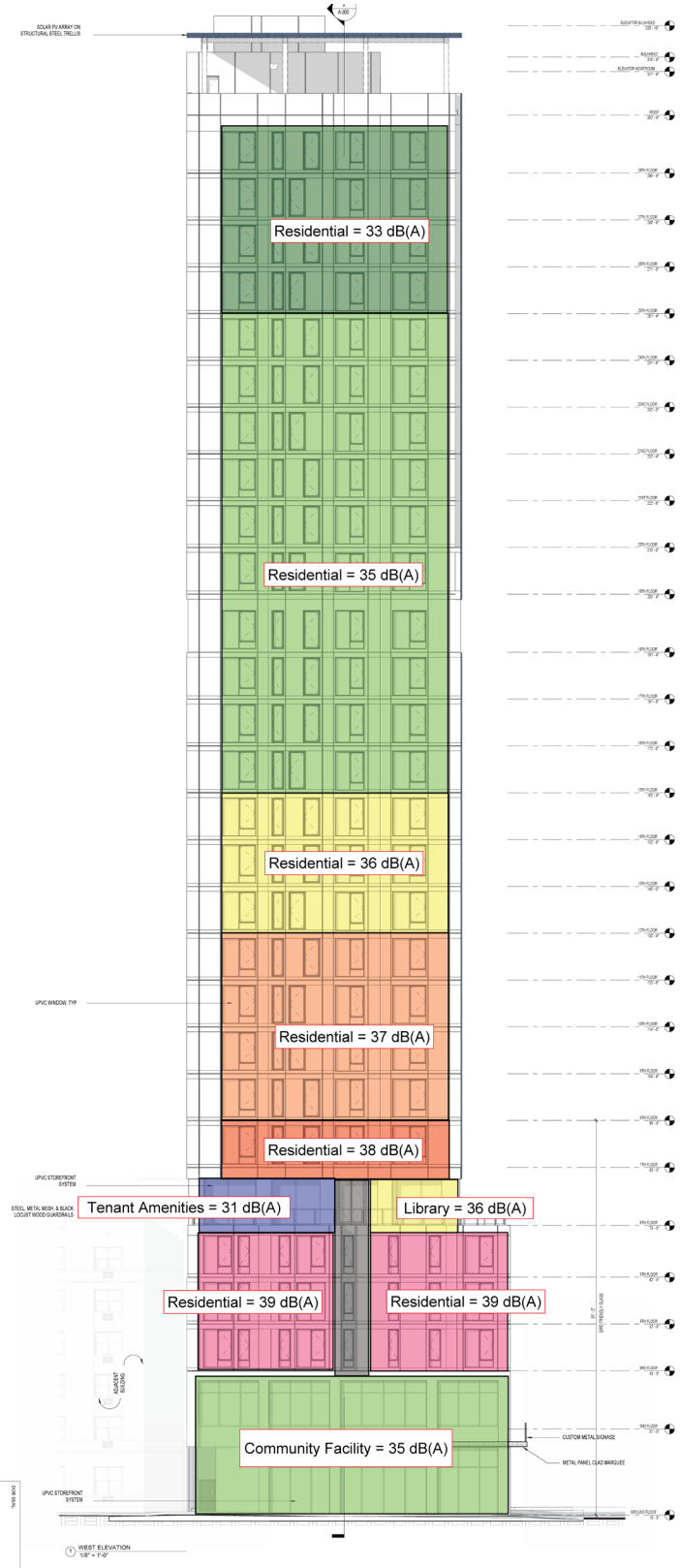
CARMEN VILLEGAS

FIGURE 46: SOUTH ELEVATION - ATTENUATION

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

BFJ Planning



Notes:
1) Attenuation requirement values are for residential dwellings and community facility space.
2) Commercial office spaces, amenity and retail space attenuation requirements are 5 dB(A) less.
3) Attenuation requirements do not apply to lobby, mechanical spaces, public corridors, etc.

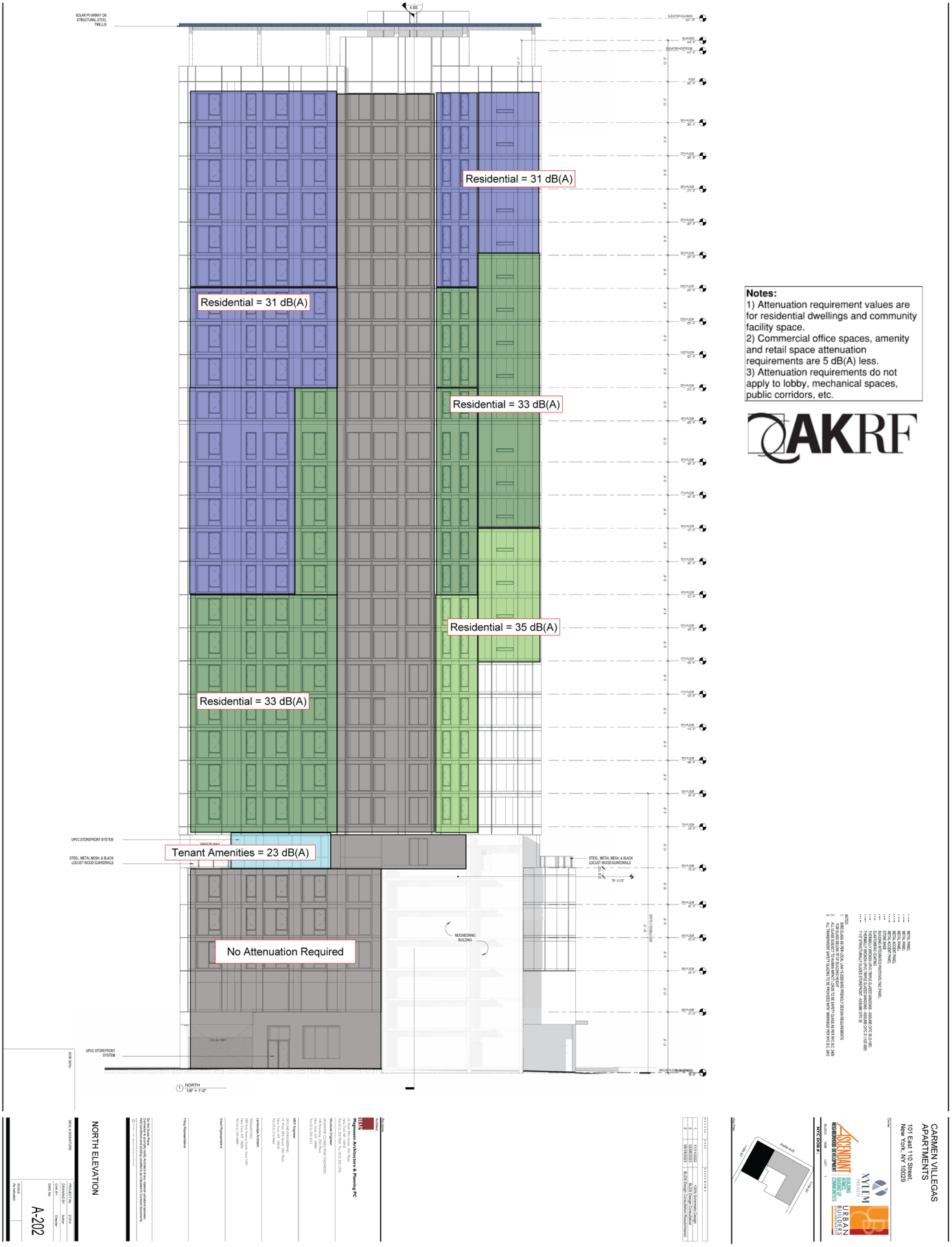
AKRF



CARMEN VILLEGAS

FIGURE 47: WEST ELEVATION - ATTENUATION

SOURCE: AKRF, 2023



Notes:
1) Attenuation requirement values are for residential dwellings and community facility space.
2) Commercial office spaces, amenity and retail space attenuation requirements are 5 dB(A) less.
3) Attenuation requirements do not apply to lobby, mechanical spaces, public corridors, etc.

AKRF

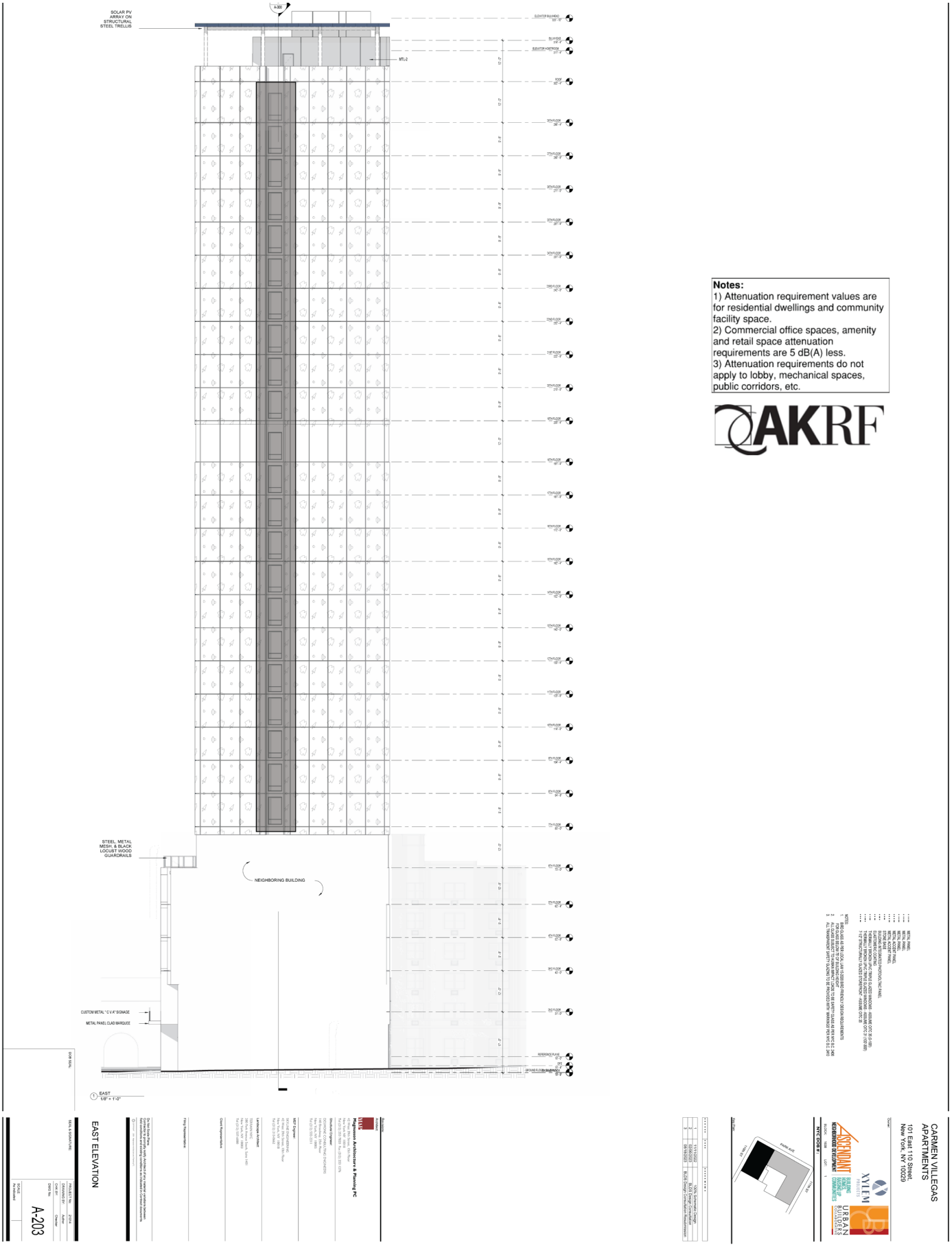
CARMEN VILLEGAS

FIGURE 48: NORTH ELEVATION - ATTENUATION

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

BFJ Planning



CARMEN VILLEGAS

FIGURE 49: EAST ELEVATION - ATTENUATION

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

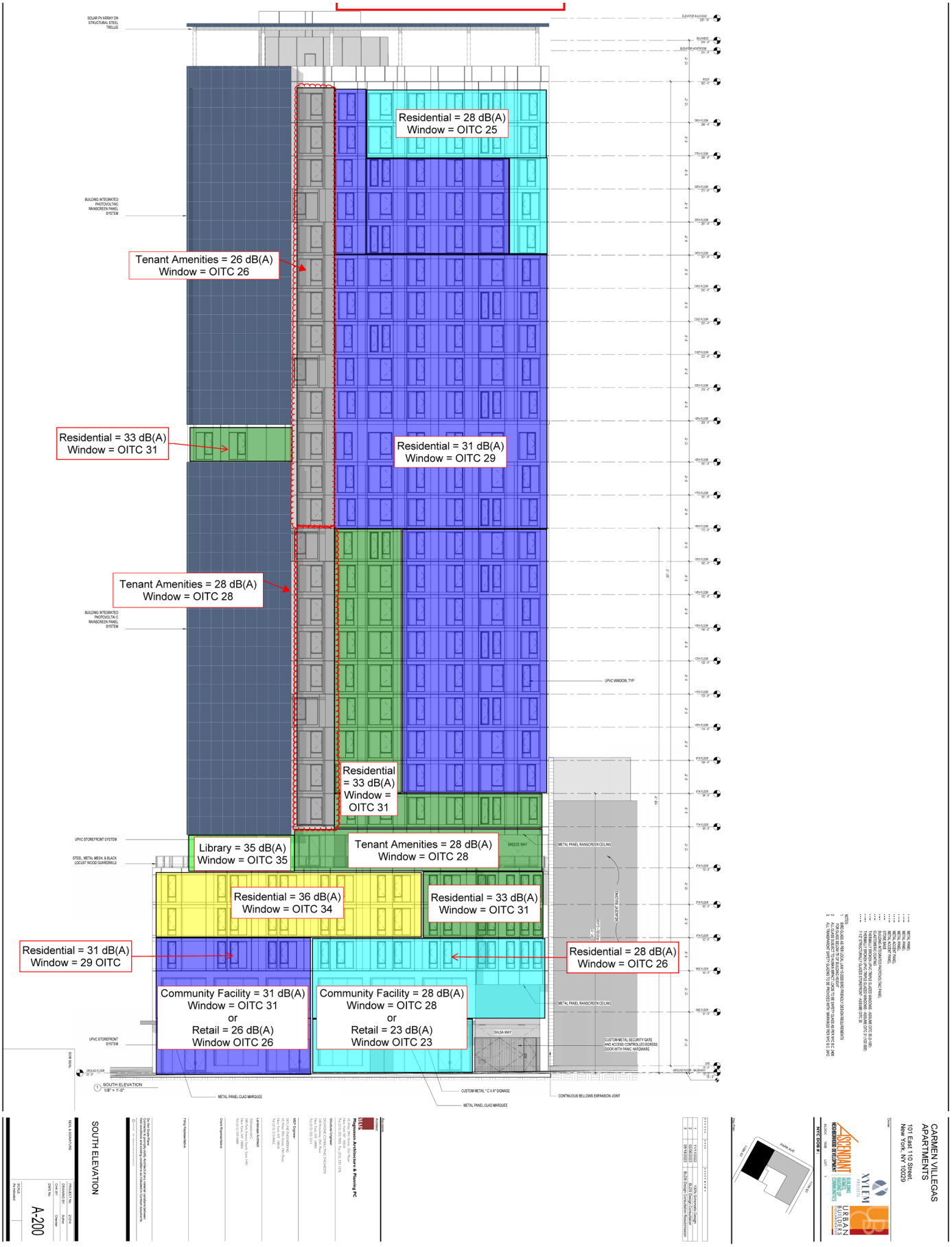
BFJ Planning

details — such as material density, thickness, quantity, etc. — are input parameters for INSUL.

- Based on the façade surface areas shown in Appendix E, Attachment B, composite OITC calculations were performed for each façade to determine minimum window OITC requirements that result in composite façade OITC equal to or greater than the attenuation requirement in each attenuation zone. These results are shown in Figures 50 – 53 (Appendix E, Attachment D).

CONCLUSION

Based on the information outlined herein, by selecting windows with OITC ratings that meet or exceed the requirements shown in Figures 50 – 53 (Appendix D, Attachment D), the Proposed Development building façade design would satisfy CEQR attenuation requirements and result in acceptable interior noise levels according to CEQR noise exposure guidance. The Project Sponsor would comply with the required OITC ratings as outlined in Figures 50 – 53 (Appendix E, Attachment D). By letter dated October 28, 2024, the Project Architect, Magnusson Architecture and Planning PC, confirmed that the noise attenuation requirements recommended in the AKRF noise study would be met by the proposed building windows (see Appendix E). The noise attenuation would be carried out through a LDA/RA between HPD and the Project Sponsor. With these measures included as part of the Proposed Project and as set forth in the written commitments in the Architect's Noise letter (see Appendix E), the Proposed Project would not result in any significant adverse impacts related to Noise.



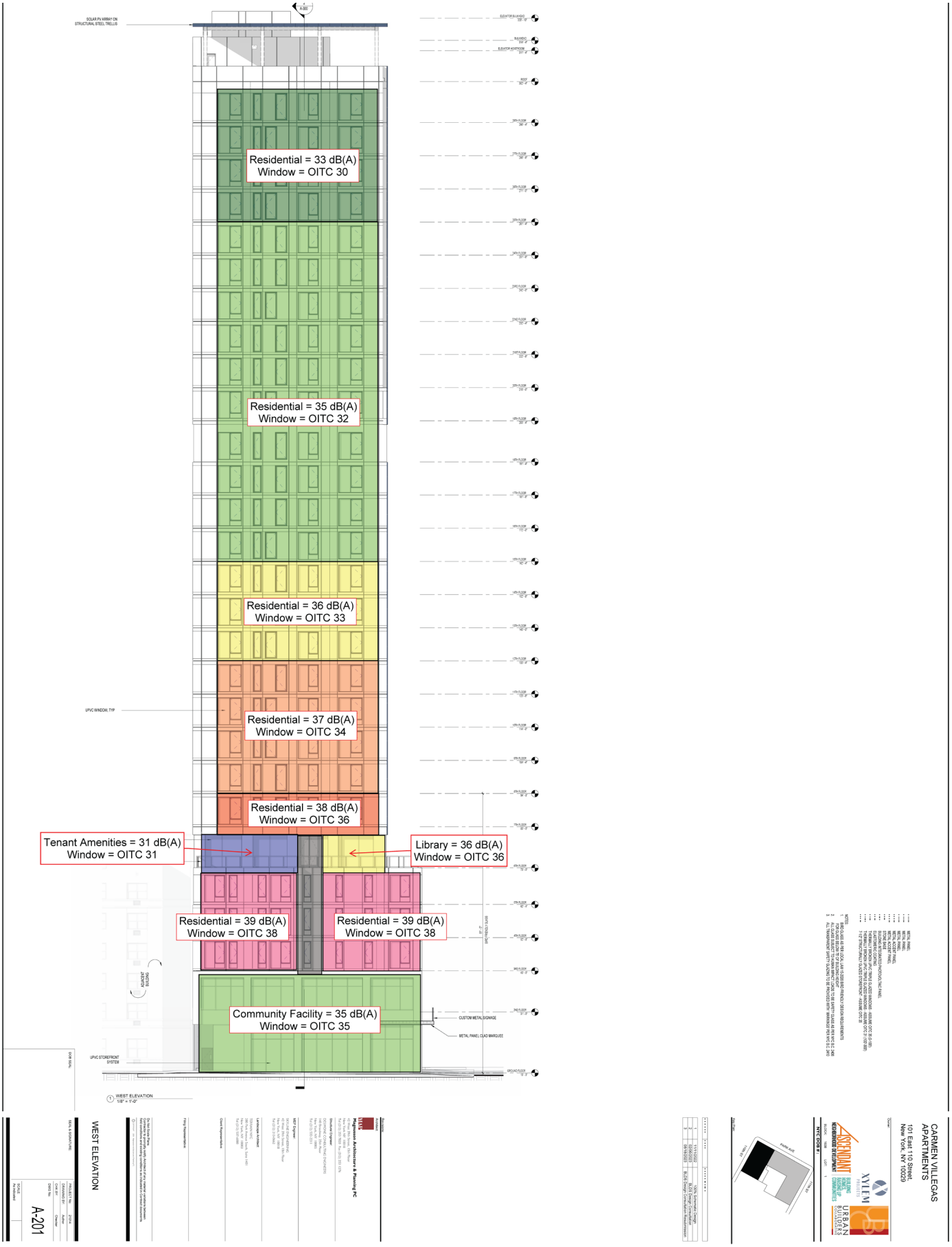
CARMEN VILLEGAS

FIGURE 50: SOUTH ELEVATION - OITC

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

BFJ Planning



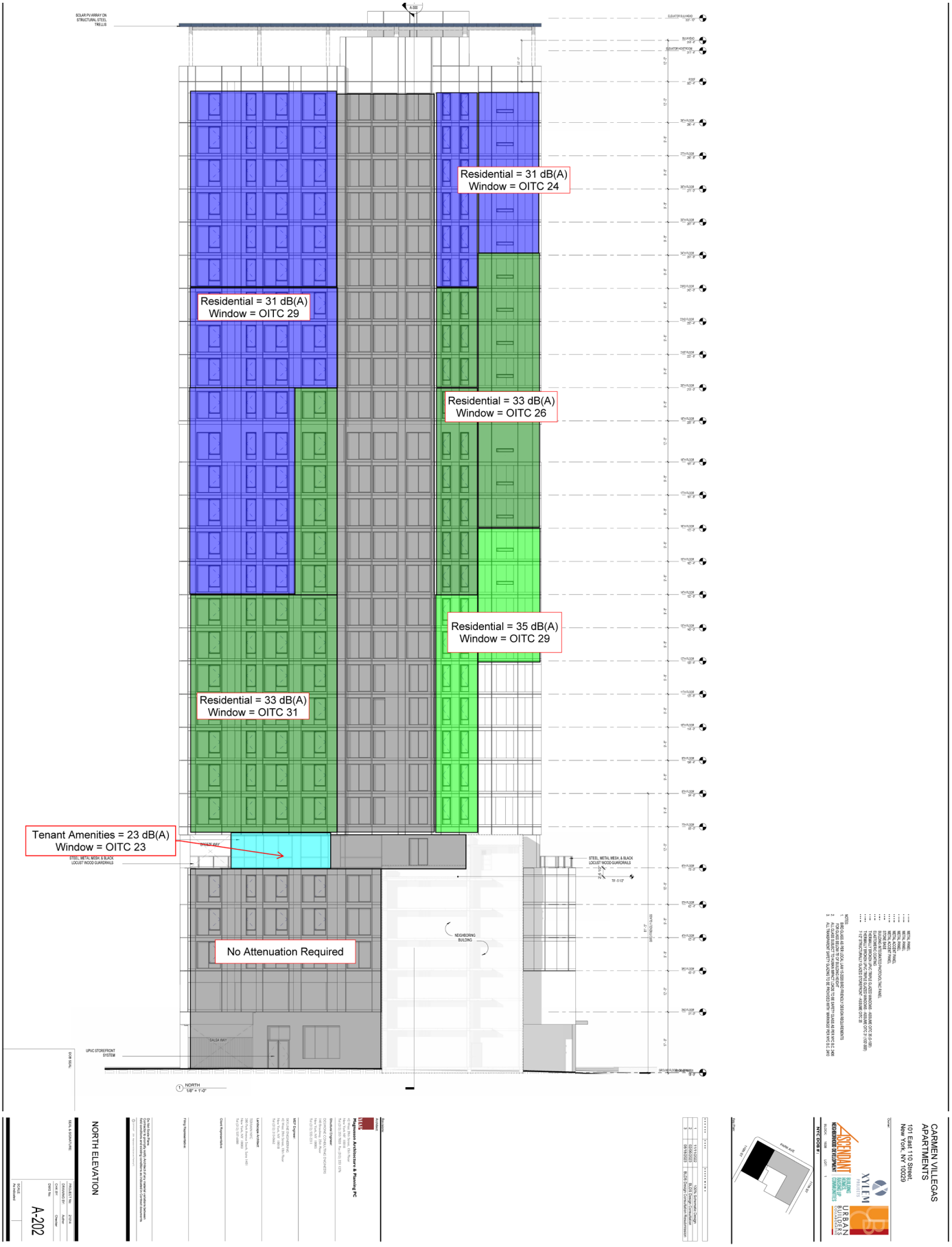
CARMEN VILLEGAS

FIGURE 51: WEST ELEVATION - OITC

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

BFJ Planning



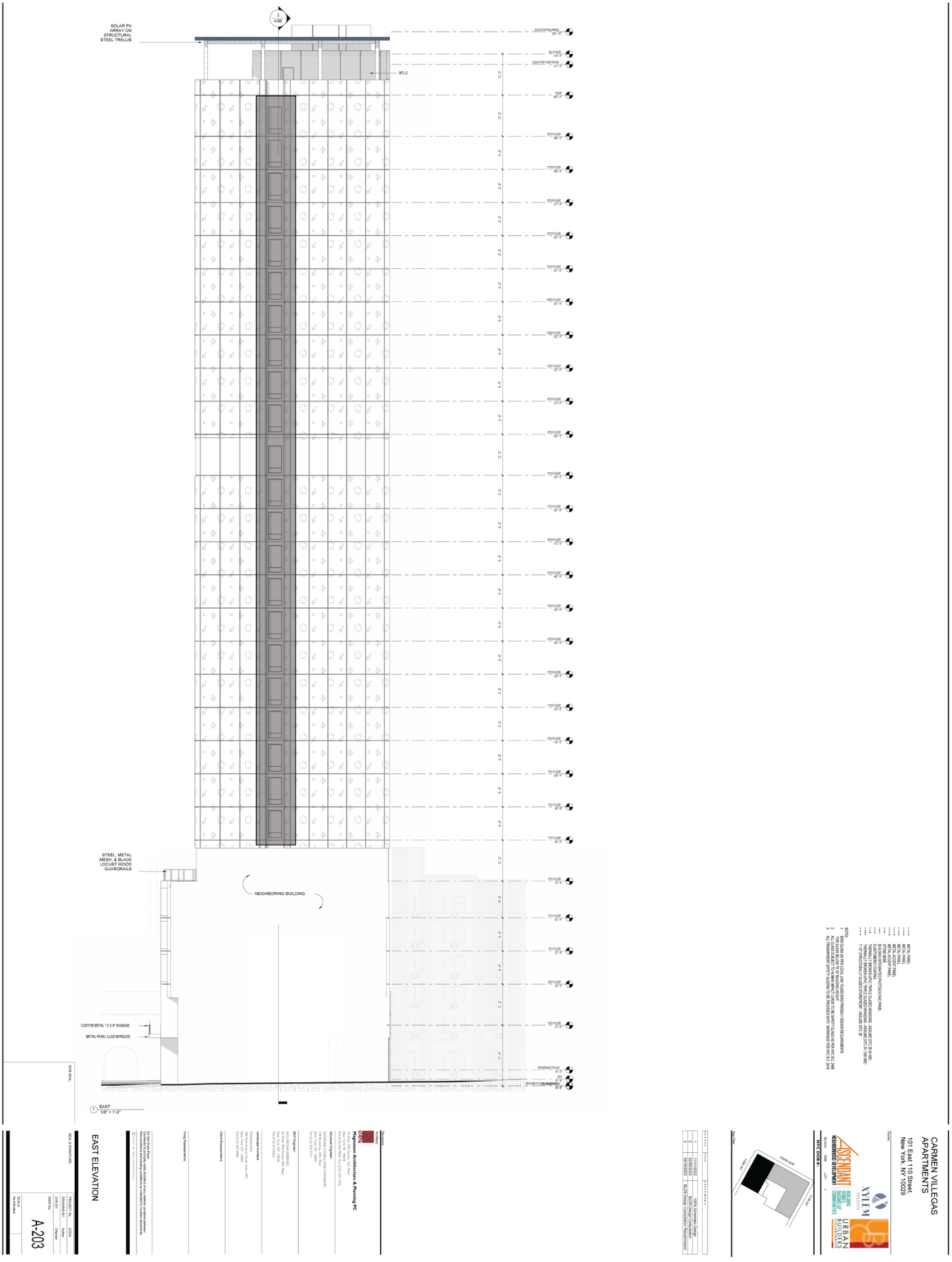
CARMEN VILLEGAS

FIGURE 52: NORTH ELEVATION - OITC

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

BFJ Planning



CARMEN VILLEGAS

FIGURE 53: EAST ELEVATION - ATTENUATION

ENVIRONMENTAL ASSESSMENT STATEMENT

SOURCE: AKRF, 2023

BFJ Planning

ATTACHMENT B-11: CONSTRUCTION

11.1 Introduction

A project's construction activities may affect a number of technical areas analyzed for the operational period, such as air quality, noise, and traffic; therefore, a construction assessment relies to a significant extent on the methodologies and resulting information gathered in the analyses of these technical areas.

Construction activities, although temporary in nature, can sometimes result in significant adverse environmental impacts. Consideration of several factors, including the location and setting of the project in relation to other uses, and the intensity and duration of the construction activities, may indicate that a project's construction activities warrant analysis. The Proposed Project would include the construction of an approximately 179,643 gsf mixed-use building containing 210 units of senior affordable housing (plus superintendent's unit) and 7, 431 gsf of community facility space on the first and second floor. The Proposed Project would have a maximum height of 285 feet (excluding the bulkhead). Construction would occur over a period of approximately 26 months on a vacant site. Therefore, an assessment of construction-period impacts is provided in this section. This chapter includes a discussion of construction regulations and general practices and an assessment of the potential for the Proposed Project to result in significant adverse construction-period impacts.

11.2 Construction Regulations and General Practices

Governmental Oversight

Governmental oversight of construction in New York City is extensive and involves a number of City, State, and Federal agencies, each with specific areas of responsibility, as follows:

- The New York City Department of Buildings (DOB) has primary oversight of construction. DOB oversees compliance with the New York City Building Code to ensure that buildings are structurally, electrically, and mechanically safe. In addition, DOB enforces safety regulations to protect both workers and the general public during construction. Areas of oversight include installation and operation of equipment such as cranes and lifts, sidewalk sheds, safety netting, and scaffolding.
- The New York City Department of Environmental Protection (DEP) enforces the New York City Noise Code, reviews and approves certain Remedial Action Plans (RAPs) and associated Construction Health and Safety Plans (CHASPs) as well as the removal of fuel tanks and abatement of hazardous materials. DEP also regulates water disposal into the sewer system and reviews and approves any rerouting of wastewater flow. A Community Air Monitoring Program (CMP) may be established in conjunction with other remedial and regulatory programs.

- The New York City Fire Department (FDNY) has primary oversight of compliance with the New York City Fire Code and the installation of tanks containing flammable materials. The New York City Department of Transportation Office of Construction Mitigation and Coordination (DOT OCMC) reviews and approves any traffic lane and sidewalk closures.
- The New York City Landmarks Preservation Commission approves studies and testing to prevent loss of archaeological resources and to prevent damage to architectural resources.
- The New York State Department of Environmental Conservation (NYSDEC) regulates disposal of hazardous materials, and construction, operation, and removal of bulk petroleum and chemical storage tanks. NYSDEC also regulates discharge of water into rivers and streams.
- The New York State Department of Labor (DOL) licenses asbestos workers. The New York State Department of Transportation (NYSDOT) reviews and approves any traffic lane closures on its roadways, should any be necessary. NYSDOT also reviews any modifications of pedestrian and vehicular crossings over active rail lines.
- The U.S. Environmental Protection Agency (EPA) has wide-ranging authority over environmental matters, including air emissions, noise, hazardous materials, and the use of poisons, however, much of its responsibility is delegated to the state level.
- The Occupational Safety and Health Administration (OSHA) sets standards for work site safety and construction equipment.
- Under the City Charter, the New York City Department of Small Business Services (SBS) have jurisdiction over waterfront properties. For some projects led by private developers, the agency works in conjunction with DOB and New York City Economic Development Corporation (NYCEDC) to oversee activities.

Construction Oversight

Construction Hours

New York City regulates the hours of construction work through the New York City Noise Control Code, as amended in December 2005 and effective July 1, 2007. Construction is limited to weekdays between the hours of 7:00 AM and 6:00 PM, and noise limits are set for certain specific pieces of construction equipment. The City may permit work outside of these hours to accommodate: (1) emergency conditions; (2) public safety; (3) construction projects by or on behalf of City agencies; (4) construction activities with minimal noise impacts; and (5) undue hardship resulting from unique site characteristics, unforeseen conditions, scheduling conflicts, and/or financial considerations. The DOB issues these work permits, and in some instances, approval of a noise mitigation plan from the DEP under the City's Noise Code is also required.

In New York City, construction work typically occurs on weekdays and begins at 7:00 AM, with most workers arriving between 6:00 AM and 7:00 AM. Work typically ends at 4:00 PM, with some exceptions when certain critical tasks (e.g., finishing a concrete pour for a floor deck, completing

the drilling of piles, or completing the bolting of a steel frame erected that day) require that the workday be extended beyond normal work hours. Any extended workdays generally last until approximately 5:30 PM or 6:00 PM and do not include all construction workers on-site, but only those involved in the specific task requiring additional work time. For work outside of normal construction hours, work permits are obtained from DOB prior to such work commencing. The numbers of workers and pieces of equipment in operation for work outside normal hours is generally limited to those needed to complete the particular authorized task. Overall, the level of activity for any work outside of normal construction hours is less than a normal workday.

Air Emission Reduction Measures

There are a number of laws, regulations, and building codes in place that focus on reducing air pollutant emissions associated with construction:

- Clean Fuel. Ultra-low sulfur diesel (ULSD) is required in New York City for diesel engines used on construction sites.[16]
- Dust Control. The New York City Air Pollution Control Code regulates construction related dust emissions and requires that fugitive dust control plans are developed and implemented as part of contract specifications. Plans include requirements to establish stabilized truck exit areas for washing off the wheels of all trucks that exit a construction site; to water truck routes within a site as needed to avoid the re-suspension of dust; to equip all trucks hauling loose material with tight fitting tailgates and to securely cover their loads prior to leaving a site.
- Restrictions on Vehicle Idling. Vehicles are not allowed to idle more than three minutes in accordance with New York City Administrative Code §24-163.[17]

In addition, federal standards for nonroad diesel engines have become more stringent over time. Federal standards for nonroad diesel engines were first adopted in 1994 for engines over 50 hp and were phased in from 1996 to 2000 (Tier 1 standards). Subsequently, more stringent regulations were adopted (Tier 1-3 standards) and phased in from 2000 to 2008 and most recently, Tier 4 standards were adopted and phased in from 2008 to 2015. These regulations address emissions of particulate matter (PM) and nitrogen oxide (NOx). It is expected that air emissions associated with such engines is reduced. Given the construction timeframe (2025-2027), equipment meeting Tier 4 standards for diesel engines (model years 2011/12 and beyond) is expected to be in wide use and comprise the majority of contractors' fleets.

[16] The Environmental Protection Agency (EPA) required a major reduction in the sulfur content of diesel fuel intended for use in locomotive, marine, and non-road engines and equipment, including construction equipment. As of 2015, the diesel fuel produced by all large refiners, small refiners, and importers must be ULSD fuel. Sulfur levels in non-road diesel fuel are limited to a maximum of 15 parts per million.

[17] Exceptions are made for vehicles that are using their engines to operate a loading, unloading, or processing device (e.g., concrete mixing trucks).

Noise Reduction Measures

The New York City Noise Code includes requirements to implement certain controls to reduce construction-period noise at the source:

- Equipment must meet the sound level standards specified in Subchapter 5 of the New York City Noise Control Code.
- Construction equipment is required to be equipped with necessary noise reduction equipment, including mufflers. All equipment with internal combustion engines is required to be operated with the doors closed, including noise-insulating materials and at the lowest engine speed allowable.
- The use of back-up alarms is required to be minimized to the extent feasible, practical, and safe, and/or quieter back-up alarms are to be installed in accordance with OSHA standards.
- Vehicles are not allowed to idle more than three minutes in accordance with New York City Administrative Code §24-163.
- Contractors must implement training programs to inform workers on methods that can minimize construction noise.

The New York City Noise Code also includes path noise control requirements:

- When the DOB regulations require a perimeter barrier or "construction fence" and the site is within 200 feet of a receptor, the barrier shall be constructed in a specific manner (as described in the New York City Noise Code) to provide sufficient sound attenuation. Section 3307.7 of the New York City Building Code requires a solid 8-foot wall made out of wood or other suitable material be constructed where a new building is being constructed or a building is being demolished to grade.

Construction Practices

Access, Deliveries, and Staging Areas

Access to construction sites is controlled. Work areas are fenced off, and limited access points for workers and construction-related trucks are provided. Typically, worker vehicles are not allowed into the construction area, and workers or trucks without a need to be on the site are not allowed entry. After work hours, the gates are closed and locked. Security guards may patrol the construction site after work hours and over weekends to prevent unauthorized access. Material deliveries to the site are controlled and scheduled.

Lane and Walkway Closures

Temporary curb-lane and sidewalk closures are typical for construction projects in New York City. To manage such closures, a Maintenance and Protection of Traffic (MPT) plan is developed

consistent with DOT requirements. DOT OCMC reviews and approves MPT plans, and the implementation of the closures is also coordinated with DOT OCMC. In general, construction managers for major projects on adjacent sites also coordinate their activities to avoid delays and inefficiencies.

Public Safety

A variety of measures are employed to ensure public safety during construction at sites within New York City. Examples include the use of sidewalk bridges to provide overhead protection for pedestrians passing by the construction site and the employment of flaggers to control trucks entering and exiting the construction site, to provide guidance to pedestrians, and/or to alert or slow down the traffic. Other safety measures include following DOB requirements during the installation and operation of tower cranes to ensure safe operation of the equipment and the installation of safety nettings on the sides of the project as the superstructure advances upward to prevent debris from falling to the ground.

Rodent Control

Construction projects in New York City typically include provisions for a rodent (i.e., mouse and rat) control program with provisions for this formalized in construction contracts for the development. Rodent control programs are typically carried out throughout construction, beginning with surveying and baiting appropriate areas prior to construction and providing for proper site sanitation and maintenance during construction. Signage would be posted, and coordination would be conducted with appropriate public agencies. Only EPA- and NYSDEC-registered rodenticides would be permitted, and the contractor would be required to implement the rodent control program in a manner that is not hazardous to the general public, domestic animals, and non-target wildlife.

11.3 Assessment

11.3.1 Future Without the Proposed Action (No-Action Condition)

Under the No-Action Condition, the Development Site would remain a parking lot serving the adjacent Casita Park building. As no construction activities would occur under the No-Action Condition, no impacts would result.

11.3.2 Future With the Proposed Action (With Action Condition)

The construction activities associated with the development of an approximately 179,828 gross square footage (gsf) building, with 7,431 gsf of community facility use (the “proposed project”), would be expected to result in conditions typical of construction sites in New York City. Under the With-Action Condition, the build year is 2027. It is assumed that construction of the proposed

project would commence in mid-2025 and be completed by mid-2027, with a total construction period of approximately 26 months.

Construction of the proposed project would be carried out in accordance with New York City laws and regulations, which allow construction activities between 7:00 AM and 6:00 PM on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., the New York City Department of Buildings and New York City Department of Environmental Protection).

Historic and Cultural Resources

The Project Site is located approximately 40 feet from the LPC/NR-eligible Park Avenue Viaduct and measures would be taken to ensure that the integrity of this eligible historic resource is maintained. There are regulatory mechanisms that address concerns regarding vibrations associated with construction. Since there is a LPC and National Register-eligible historic resource located within 90 feet of the Development Site, the potential for physical disturbance to this structure would be disclosed and the project would be required to comply with the New York City Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88. TPPN #10/88 supplements the standard building protections afforded by Building Code C26-112.4 by requiring a monitoring program to reduce the likelihood of construction damage to a LPC/National Register-eligible resource and to detect at an early stage the beginnings of damage so that construction procedures may be changed. Therefore, construction-related impacts to the Apollo Theater are not anticipated.

Transportation

Construction actions could result in short-term disruption of both traffic and pedestrian movements in the vicinity of the Development Site. This would occur primarily due to the potential temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the Development Site as well as workers travelling to and from the site. Additionally, construction may at times result in significant closings of sidewalks adjacent at the Development Site. However, these conditions would not result in significant adverse impacts on traffic and transportation conditions given the limited duration of any obstruction.

Additionally, construction activities would generate trips by workers traveling to and from construction sites as well as trips by the delivery of construction related materials and equipment. The New York City Noise Control Code requires construction activities to occur between 7 AM and 6 PM Monday through Friday; therefore, worker trips would be concentrated in off-peak hours and would not generate 50 or more vehicle trips (presented in Passenger Car Equivalents (PCEs)) during peak travel periods. In addition, any closures to pedestrian sidewalks or partial lane closures would be reviewed by the New York City Department of Transportation (DOT).

During construction, standard practices would be followed, as outlined above, to ensure safe pedestrian and vehicular access to nearby buildings, streets, and sidewalks. Additionally, since

construction activity-related vehicle trips are less than 50 PCEs, the construction generated traffic is not anticipated to result in significant adverse impacts related to traffic conditions during the peak construction phase, and no further assessment is warranted.

Noise

Noise and vibration from construction equipment operation, possible rock excavation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved, the construction schedule, and the location of potentially sensitive noise receptors. Noise associated with construction would be limited to typical construction activities and would be subject to compliance with the New York City Noise Code and by EPA noise emission standards for construction equipment. These local and federal requirements mandate that a certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize construction noise and its effect on adjacent uses. Construction noise associated with the Proposed Action is expected to be similar to noise generated by other construction projects in the area. Accordingly, the Proposed Action would not result in significant adverse construction-related noise impacts.

Air Quality

Excavation and construction would be conducted with care and all appropriate fugitive dust and air emission reduction measures, as outlined above, including watering of exposed areas and dust covers for trucks would be employed. Further, project construction would utilize Best Available Technology for construction equipment. Given the implementation of these measures, the mobile source emissions generated by the Proposed Action would not be significant.

Conclusion

Overall, the construction-related activities associated with the development of the proposed project are not expected to have significant adverse impacts and further analysis is not required. Overall, through the implementation of the measures described above, adverse effects associated with the proposed construction activities would be minimized. Accordingly, the proposed project would not result in significant adverse impacts during construction, and no further analysis is required.

Appendix A

New York Waterfront Revitalization Program

Coastal Assessment Form

DCP WRP Comments:

We have completed the review of the project as described below for consistency with the policies and intent of the New York City Waterfront Revitalization Program (WRP).

Carmen Villegas 24HPD010M:

The Applicant proposes to develop a new 28-story (314.33' to bulkhead) Affordable Independent Residence for Seniors ("AIRS") building containing approximately 220 senior units (plus one superintendent's unit), with ground floor commercial and community facility space (the "proposed project"). The proposed project will total approximately 176,828 gross square feet ("gsf"), comprised of approximately 173,737 gsf devoted to Use Group 2 AIRS, and approximately 1,699 gsf devoted toground floor commercial and up to 6,000 gsf of community facility uses on the first and second floors.

Based on the information submitted, the Climate and Sustainability Planning Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy.

This determination is only applicable to the information received and the current proposal. Any additional information or project modifications would require an independent consistency review.

For your records, this project has been assigned WRP #22-135. If there are any questions regarding this review, please contact Emily Sun: ESun@planning.nyc.gov.

FOR INTERNAL USE ONLY	WRP No. WRP #22-135
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: Ascendant Neighborhood Dvlpmnt Corp/Xylem Projects/Urban Builders Collaborative

Name of Applicant Representative: Hiram K Rothkrug, Environmental Studies Corp.

Address: 55 Water Mill Lane, Great Neck NY 11021

Telephone: 718-343-0026 Email: hrothkrug@environmentalstudiescorp.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

The Applicant proposes to rezone the Development Site (generally, the parking area of 100 East 111th Street; Block 1638, portion of Lot 1) together with the balance of the Casita Park site (Block 1638, portion of Lot 1), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8), collectively referred to as the "Project Area") from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district, and to map an Mandatory Inclusionary Housing ("MIH") area over the Project Area. The Project Area is located at 101 East 110th Street in the East Harlem neighborhood of Manhattan Community District 11.

2. Purpose of activity

The Applicant proposes to develop a new 28-story building containing 210 senior affordable units (plus one superintendent's unit), with community facility space on the first and second floors. The proposed project will total approximately 179,643 gross square feet (gsf), comprised of approximately 123,269 gsf devoted to Use Group 2 AIRS, 48,943 gsf devoted to Use Group 2 residential, and approximately 7,431 gsf of community facility space on the first and second floors.

C. PROJECT LOCATION

Borough: Manhattan Tax Block/Lot(s): Block 1638 Lot 1

Street Address: East 111th Street and Park Avenue

Name of water body (if located on the waterfront): _____

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

☐	City Map Amendment	☐	Zoning Certification	☐	Concession
☑	Zoning Map Amendment	☐	Zoning Authorizations	☑	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: _____

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

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: State funding

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: Federal funding

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

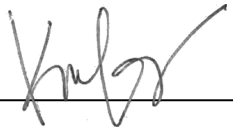
The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification 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: Hiram K Rothkrug, Environmental Studies Corp.

Address: 55 Water Mill Lane, Great Neck NY 10021

Telephone: 718-343-0026 Email: hrothkrug@environmentalstudiescorp.com

Applicant/Agent's Signature:  Kathleen M Feeney, AICP, Environmental Studies Corp.

Date: 5/9/23

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	Carmen Villegas Senior Housing
Location	101 East 110th Street, Manhattan
Type(s)	☑ Residential, Commercial, Community Facility ☐ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facilit ☐ Industrial Uses ☐ Over-water Structures ☐ Shoreline Structures ☐ Transportation ☐ Wastewater Treatment/Draina ☐ Coastal Protection
Description	The Applicant proposed to construct a low-income senior housing building at East 111th Street and Park Avenue (Block 1638, Lot 1) in the East Harlem neighborhood of Community District 11. It would include a new 28-story AIRS building containing approximately 220 senior units, with ground floor commercial and community facility space. The Proposed Development will total approximately 180,000 square feet of gross floor area (GFA), comprised of 179,643 GFA devoted to Use Group 2 AIRS and Use Group 2 Income Restricted Housing Units, and 7,431 GFA devoted to community facility uses.
Planned Completion Date	2027
Expected Project Lifespan	2127

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	2.60	**2.60**	**NAVD88**	*Appendix A Randalls Island*
1% flood height	12.00	**12.00**	**NAVD88**	*https://r2-coastal-fema.hub.arcgis.com/pages/whats-my-*
Design flood elevation	13.25	**13.25**	**NAVD88**	*plans*
As relevant:				
0.2% flood height	#VALUE!	NA	**NAVD88**	*https://r2-coastal-fema.hub.arcgis.com/pages/whats-my-*

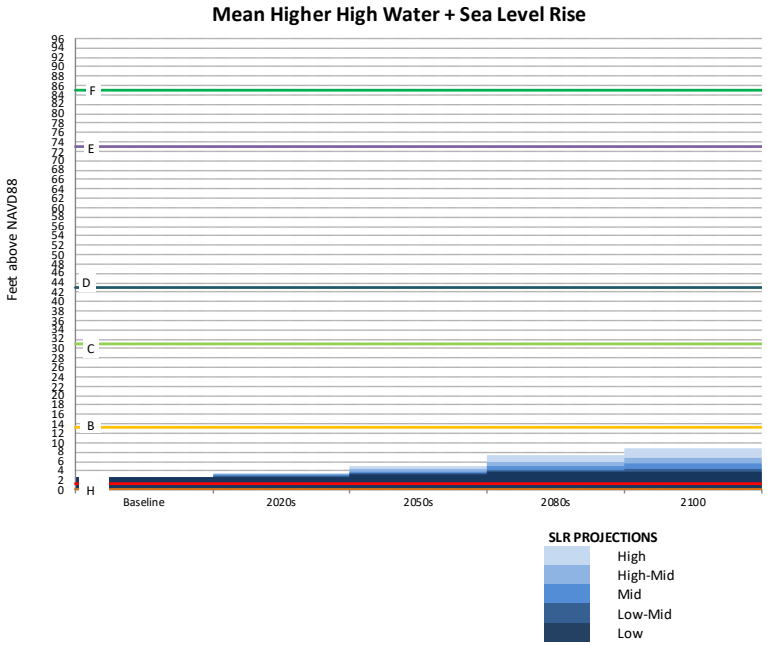
Data will be converted based on the following datums:

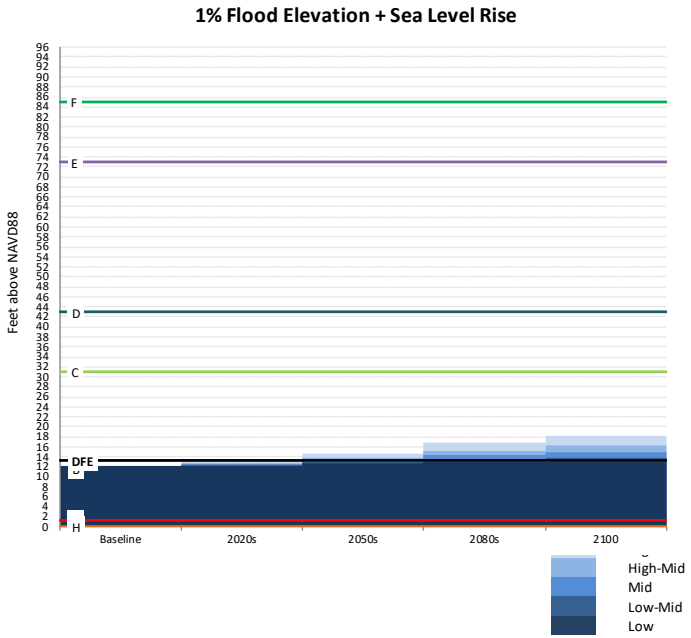
Datum	FT (NAVD88)
NAVD88	*0.00*
NGVD29	*-1.10*
Manhattan Datum	*1.65*
Bronx Datum	*1.51*
Brooklyn Datum (Sewer)	*0.61*
Brooklyn Datum (Highway)	*1.45*
Queens Datum	*1.63*
Richmond Datum	*2.09*

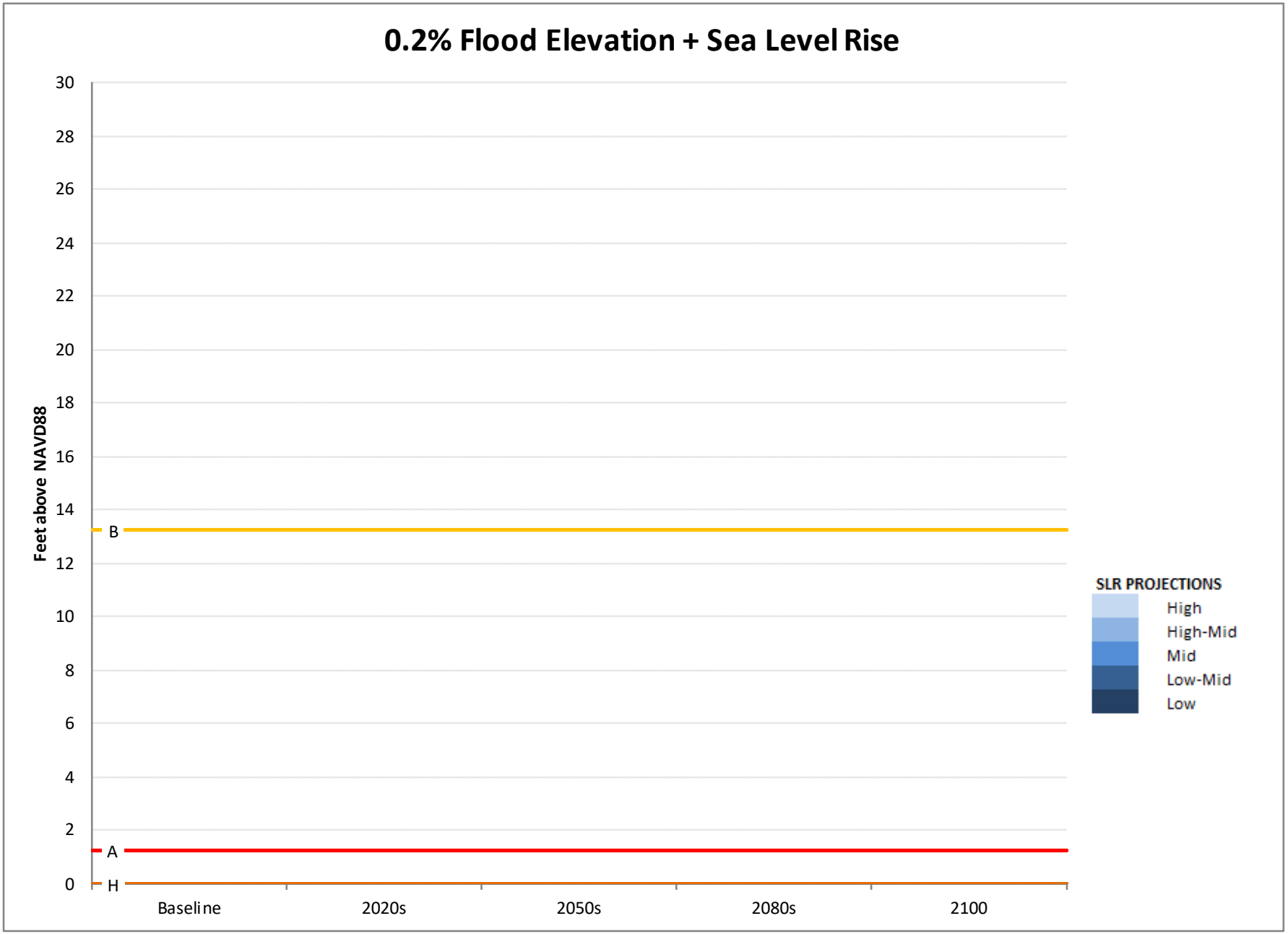
Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
A	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other		1.3	Feet	NAVD88	*1.3*	*1.3*	*-1.4*	*#VALUE!*
Cellar - retail and residential storage									
B	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other		13.3	Feet	NAVD88	*13.3*	*13.3*	*10.7*	*#VALUE!*
Ground Floor -Community Facility, Commercial Retail and Residential									
C	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other		31.0	Feet	NAVD88	*31.0*	*31.0*	*28.4*	*#VALUE!*
Floor 2 - Residential and Mechanical Space									
D	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other		43.0	Feet	NAVD88	*43.0*	*43.0*	*40.4*	*#VALUE!*
Floors 3-5 - Residential									
E	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other		73.0	Feet	NAVD88	*73.0*	*73.0*	*70.4*	*#VALUE!*
Floor 6 - Residential and Mechanical Space									
F	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other		85.0	Feet	NAVD88	*85.0*	*85.0*	*82.4*	*#VALUE!*
Floors 7-28 - Residential									
G	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
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
B
A
H
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low

	SLR (ft)						SLR (in)					
	Low	Low-Mid	Mid	High-Mid	High		Low	Low-Mid	Mid	High-Mid	High	
Baseline	0.00	0.00	0.00	0.00	0.00	**2014**	0	0	0	0	0	0
2020s	0.17	0.33	0.50	0.67	0.83	**2020s**	2	4	6	8	10	
2050s	0.67	0.92	1.33	1.75	2.50	**2050s**	8	11	16	21	30	
2080s	1.08	1.50	2.42	3.25	4.83	**2080s**	13	18	29	39	58	
2100	1.25	1.83	3.00	4.17	6.25	**2100**	15	22	36	50	75	

MHHW+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	2.60	2.60	2.60	2.60	2.60
2020s	2.77	2.93	3.10	3.27	3.43
2050s	3.27	3.52	3.93	4.35	5.10
2080s	3.68	4.10	5.02	5.85	7.43
2100	3.85	4.43	5.60	6.77	8.85

1%+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	12.00	12.00	12.00	12.00	12.00
2020s	12.17	12.33	12.50	12.67	12.83
2050s	12.67	12.92	13.33	13.75	14.50
2080s	13.08	13.50	14.42	15.25	16.83
2100	13.25	13.83	15.00	16.17	18.25

0.2%+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2020s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2050s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2080s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2100	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	0	1
A	1	1.25
B	13	13.25
C	31	31
D	43	43
E	73	73
F	85	85
G	0	0
H	0	0
DFE	13.25	13.25

Carmen Villages Senior Housing
101 East 110th Street
New York City Waterfront Revitalization Program
Consistency Assessment: Policy 6.2

The Premises is in a FEMA-designated Shaded Zone X. Shaded X designates an area of moderate flood risk outside the regulatory 1% annual chance flood but within the limits of the 0.2% annual chance flood level (the 500-year floodplain). There are no current NYC Building Code or FEMA flood insurance purchase requirements for buildings in this zone.

The proposed development site's base elevation is not available (See attached FEMA maps). The proposed building includes an 11-foot-deep cellar, with the ground floor built at the 13.25-foot base elevation. The current Base Flood Elevation for nearest 1% flood zone is 12 feet (NAVD88)

The cellar level of the proposed building would be below the elevation of the mean higher high water (MHHW) and the 1% annual chance floodplain under existing conditions, with sea level rise, and under all projections. The cellar space is proposed to include storage space for both the commercial retail and residential use. If flooded, there could be damage to stored items, but it would not displace anyone at the site.

The ground floor of the proposed building would not be below the elevation of the MHHW under all projections. The ground floor would be below the elevation of the 1% chance floodplain and sea level rise under 2050 mid to high projections, under 2080 low-mid to high projections and under all 2100 projections. If flooded, there could be damage to the commercial retail and community facility property and displacement of these activities.

The first habitable floor would be the second floor with an elevation of 31 feet. Mechanical space is located on the second floor (31') and the sixth floor (73'). There would be no damage to residential space or mechanical space above the second floor. No seniors would be displaced due to flooding.

The proposed building is outside of the 1% annual chance floodplain and is not required to meet NYC Building Code requirements for flood-resistant construction.

The project would not make flooding on adjacent sites worse, nor would it conflict with plans for flood protection on adjacent sites.

The proposed project advances Policy 6.2. All new vulnerable, critical, or potentially hazardous features would be protected through future adaptive actions.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was New York Long Island State Plane FIPSZONE 3104. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3182
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the Department of Information Technology and Telecommunication, City of New York (DoITT). This information was derived from digital orthophotos produced at a scale of 1:1,200 with 2-foot pixel resolution from photography dated April 2008.

This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

The AE Zone category has been divided by a **Limit of Moderate Wave Action (LiMWA)**. The LiMWA represents the approximate landward limit of the 1.5 - foot breaking wave. The effects of wave hazards between the VE Zone and the LiMWA (or between the shoreline and the LiMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange (FMIX) at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% annual chance floodplain boundary

0.2% annual chance floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.

Limit of Moderate Wave Action

513 — Base Flood Elevation line and value; elevation in feet*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A — A — Cross section line

23 — 23 — Transect line

Culvert, Flume, Penstock or Aqueduct

Road or Railroad Bridge

Footbridge

87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere

2476000mN — 1000-meter Universal Transverse Mercator grid values, zone 18

600000 FT — 5000-foot grid values: New York State Plane coordinate system, Long Island zone (FIPSZONE 3104), Lambert Conformal Conic projection

DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)

● M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

INITIAL NFIP MAP DATE
June 28, 1974

FLOOD HAZARD BOUNDARY MAP REVISIONS
June 11, 1976

FLOOD INSURANCE RATE MAP EFFECTIVE
November 16, 1983

FLOOD INSURANCE RATE MAP REVISIONS

For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0087G

FIRM

FLOOD INSURANCE RATE MAP

CITY OF,
NEW YORK
NEW YORK
BRONX, RICHMOND, NEW YORK, QUEENS, AND KINGS COUNTIES

PANEL 87 OF 457

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
NEW YORK, CITY OF	360497	0087	G

PRELIMINARY
DECEMBER 5, 2013

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
3604970087G

MAP REVISED

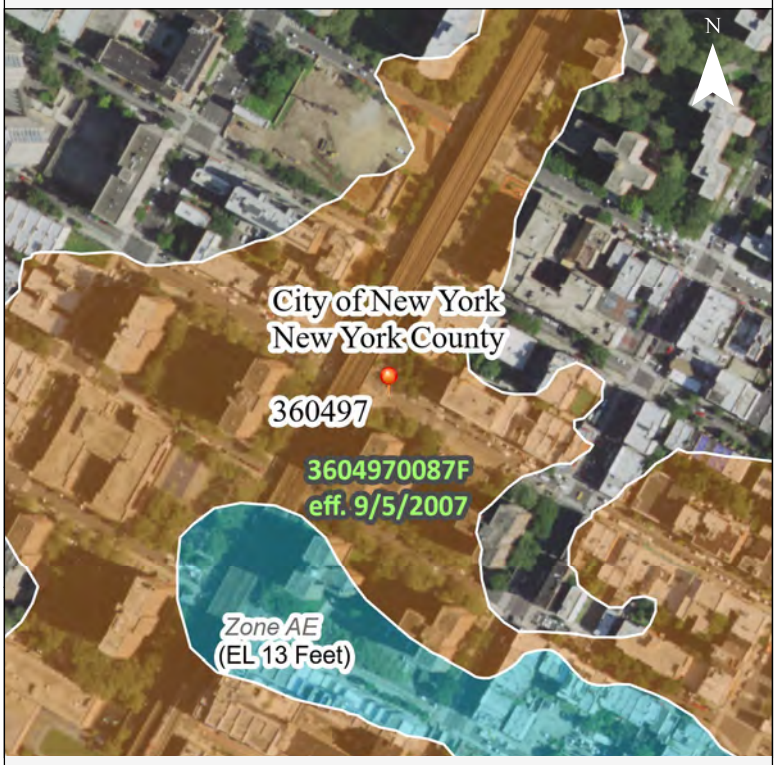
Federal Emergency Management Agency

Comparison of Flood Hazard

Effective & Preliminary Flood Hazards

FEMA

Effective



Preliminary



Effective	
POI Longitude/Latitude	-73.9458, 40.7954
Effective FIRM Panel	3604970087F
Effective Date	9/5/2007
Flood Zone	X
Static BFE*	Not Available
Flood Depth	Not Available
Vertical Datum	Not Available

Preliminary	
POI Longitude/Latitude	-73.9458, 40.7954
Preliminary FIRM Panel	3604970087G
Preliminary Issue Date	1/30/2015
Flood Zone	X
Estimated Static BFE*	Not Available
Estimated Flood Depth	Not Available
Vertical Datum	Not Available

* A **Base Flood Elevation** is the expected elevation of flood water during the 1% annual chance storm event. Structures below the estimated water surface elevation may experience flooding during a base flood event.

Hazard Level	Flood Hazard Zone
High Flood Hazard	**AE, A, AH, AO, VE and V Zones.** Properties in these flood zones have a 1% chance of flooding each year. This represents a 26% chance of flooding over the life of a 30-year mortgage.
Moderate Flood Hazard	**Shaded Zone X.** Properties in the moderate flood risk areas also have a chance of flooding from storm events that have a less than 1% chance of occuring each year. Moderate flood risk indicates an area that may be provided flood risk reduction due to a flood control system or an area that is prone to flooding during a 0.2% annual chance storm event. These areas may have been indicated as areas of shallow flooding by your community.
	Unshaded Zone X. Properties on higher ground and away from local flooding sources have a reduced flood risk when compared to the Moderate and High Flood Risk categories. Structures in these areas may be affected by larger storm events, in excess of the 0.2% annual chance storm event.
Low Flood Hazard	**Insurance Note:** High Risk Areas are called 'Special Flood Hazard Areas' and flood insurance is mandatory for federally backed mortgage holders. Properties in Moderate and Low Flood Risk areas may purchase flood insurance at a lower-cost rate, known as Preferred Risk Policies. See your local insurance agent or visit https://www.fema.gov/national-flood-insurance-program for more information.

Disclaimer: This report is for informational purposes only and is not authorized for official use. The positional accuracy may be compromised in some areas. Please contact your local floodplain administrator for more information or go to msc.fema.gov to view an official copy of the Flood Insurance Rate Maps.

Service Layer Credits: USGS, USDA

5/9/2023 1:37:52 PM

Appendix B

NYC LPC Correspondence

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: LA-CEQR-M (DEPARTMENT OF CITY PLANNING)
Project: CARMEN VILLEGAS APTS.
Address: 100 EAST 111 STREET BBL: 1016380001
Date Received: 2/21/2023

[X**] No architectural significance**

[X**] No archaeological significance**

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[ ] Appears to be eligible for National Register Listing and/or New York City Landmark Designation

[ ] May be archaeologically significant; requesting additional materials

Comments:

S/NR ELIGIBLE HARBOR SCIENCE AND ARTS CHARTER SCHOOL, 131-142 EAST 111 STREET; GOVERNOR DEWITT CLINTON HOUSES, 1481 PARK AVENUE; 1759 LEXINGTON AVENUE; PARK AVENUE VIADUCT, WITHIN RADIUS.

Gina Santucci 2/23/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 36914_FSO_DNP_02232023.docx

Appendix C

NYCDEP Correspondence

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

January 29, 2024

Anthony Howard
Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Re: Carmen Villegas Apartments
101 East 110th Street
Block 1638, Lots 1, 8, and 66
CEQR # 24HPD010M

Dear Mr. Howard:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2024 Phase II Environmental Site Assessment Work Plan (Work Plan) and Health and Safety Plan (HASP), prepared by Roux Environmental Engineering and Geology, D.P.C. on behalf of Ascendant Neighborhood Development Corporation, Xylem Projects, and Urban Builders Collaborative and the New York City Department of Housing Preservation and Development (HPD) (applicant) for the above referenced project. It is our understanding that the applicant is proposing to rezone the Development Site (generally, the parking area of 100 East 111th Street; Block 1638, portion of Lot 1) together with the balance of the Casita Park site (Block 1638, portion of Lot 1), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8), (Project Area) from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district, and to map an Mandatory Inclusionary Housing area over the Project Area. The existing district boundary on East 111th Street will remain at 155 feet from Park Avenue, and on East 110th Street will also be extended to 155 feet from Park Avenue. The proposed action would facilitate the development of a new 28-story Affordable Independent Residence for Seniors (AIRS) building containing approximately 220 senior units (plus one superintendent's unit), with ground floor commercial and community facility space (proposed project) in the East Harlem neighborhood of Manhattan Community District 11. The proposed project will total approximately 176,828 gross square feet (gsf), comprised of approximately 173,737 gsf devoted to Use Group 2 AIRS, and approximately 1,699 gsf devoted to ground floor commercial and up to 6,000 gsf of community facility uses on the first and second floors. The 8,528 square foot Development Site is currently a parking lot for the adjacent Casita Park Housing for the Elderly. Block 1638, Lot 66, which is currently a gated alleyway is not included as a projected development site. It is very unlikely that Block 1638, Lot 8, which currently contains a 7-story residential apartment building will be enlarged or redeveloped.

The January 2024 Work Plan proposes to advance a total of seven soil borings (RX-1 through RX-7) to approximately 15 feet below grade surface (bgs). A minimum of two soil samples will be collected from each boring. One sample will be collected from 0-2 feet bgs and one sample will be collected from the 2 feet interval above the groundwater table or 14-16 feet bgs (whichever is shallower). All soil intervals submitted for laboratory analysis will be discrete (grab) samples. Three soil borings (RX-1, RX-3, and RX-5) will be converted into new temporary wells. Soil and groundwater samples will be analyzed for Target Compound List volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semivolatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals including mercury, total chromium, trivalent chromium, and hexavalent chromium by EPA Methods 6010/6020/7470/7471 (filtered and unfiltered for groundwater samples). Six temporary soil vapor monitoring points will be installed. Soil vapor samples will be collected and analyzed for VOCs by EPA Method TO-15. The January 2024 HASP addresses worker and community health and safety during site investigation activities.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

DEP finds the January 2024 Phase II Work Plan and HASP for the proposed investigation acceptable. HPD should inform the applicant that upon completion of the investigation activities, the applicant should submit a detailed Phase II report for DEP review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and conclusions, comparison of soil, groundwater, and soil vapor analytical results (i.e., New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375, NYSDEC Water Quality Regulations, and the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), updated site plans depicting sample locations, boring logs, and remedial recommendations, if warranted.

Future correspondence and submittals related to this project should include the following CEQR # **24HPD010M**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,

Wei Yu

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estesen
M. Wimbish
S. Owrang – HPD
A. Schaefer – HPD

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

April 26, 2024

Anthony Howard
Director, Environmental Planning
New York City Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Re: Carmen Villegas Apartments
101 East 110th Street
Block 1638, Lots 1, 8, and 66
CEQR # 24HPD010M

Dear Mr. Howard:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the April 2024 Phase II Environmental Site Assessment (Phase II) prepared by Roux Environmental Engineering and Geology, D.P.C. on behalf of Ascendant Neighborhood Development Corporation, Xylem Projects, and Urban Builders Collaborative and the New York City Department of Housing Preservation and Development (HPD) (applicant) for the above referenced project. It is our understanding that the applicant is proposing to rezone the Development Site (generally, the parking area of 100 East 111th Street; Block 1638, portion of Lot 1) together with the balance of the Casita Park site (Block 1638, portion of Lot 1), along with neighboring property to the east at 116 East 111th Street (Block 1638, Lot 66) and a portion of 121 East 110th Street (Block 1638, Lot 8), (Project Area) from R7-2/C2-4 and R7B/C2-4 zoning districts to an R9-1/C2-4 zoning district, and to map an Mandatory Inclusionary Housing area over the Project Area. The existing district boundary on East 111th Street will remain at 155 feet from Park Avenue, and on East 110th Street will also be extended to 155 feet from Park Avenue. The proposed action would facilitate the development of a new 28-story Affordable Independent Residence for Seniors (AIRS) building containing approximately 220 senior units (plus one superintendent's unit), with ground floor commercial and community facility space (proposed project) in the East Harlem neighborhood of Manhattan Community District 11. The proposed project will total approximately 176,828 gross square feet (gsf), comprised of approximately 173,737 gsf devoted to Use Group 2 AIRS, and approximately 1,699 gsf devoted to ground floor commercial and up to 6,000 gsf of community facility uses on the first and second floors. The 8,528 square foot Development Site is currently a parking lot for the adjacent Casita Park Housing for the Elderly. Block 1638, Lot 66, which is currently a gated alleyway is not included as a projected development site. It is very unlikely that Block 1638, Lot 8, which currently contains a 7-story residential apartment building will be enlarged or redeveloped.

During the February 2024 fieldwork, seven soil borings were advanced to depths of 20 feet below grade surface (bgs). Two soil samples were collected from each boring and submitted for laboratory analysis. One sample was collected from the shallow subsurface soil (0 to 2 feet bgs) and one sample was collected from the two-foot interval directly above the observed groundwater table. Groundwater was encountered at depths ranging from approximately 10.5 feet bgs to 12 feet bgs. Three temporary monitoring wells were installed, and three groundwater samples were collected. Six soil vapor samples were collected. Soil and groundwater samples were analyzed for Target Compound List volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semivolatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals by EPA Methods 6010/6020/7470/7471 (total and dissolved for groundwater samples) metals. Soil vapor samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that one VOC (acetone), two SVOCs (benzo(b)fluoranthene and indeno(1,2,3-c,d)pyrene), several pesticides (dieldrin, 4,4'-DDD, 4,4'-DDE, and 4,4'-DDT) total PCBs, and several metals (barium, lead, mercury, and zinc) were detected above their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs) and/or Restricted Residential Use SCOs.

The groundwater analytical results revealed that VOCs, SVOCs, pesticides and PCBs were either non-detect or below their NYSDEC Technical and Operational Guidance Series (TOGS) 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values. Several metals (iron, magnesium, manganese, and sodium) were detected above their NYSDEC TOGS 1.1.1 Class GA Ambient Water Quality Standards and Guidance Values.

The soil vapor analytical results revealed that several VOCs (1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 1,3-dichlorobenzene, 2,2,4-trimethylpentane, 4-ethyltoluene, acetone, benzene, butane, carbon disulfide, carbon tetrachloride, chlorodifluoromethane, chloroethane, chloroform, chloromethane, cyclohexane, dichlorodifluoromethane, ethylbenzene, isopropanol, m,p-xylene, methyl ethyl ketone, methyl isobutyl ketone, methylene chloride, n-heptane, n-hexane, n-propylbenzene, o-xylene, tert-butyl alcohol, tert-butyl methyl ether, tetrachloroethylene, toluene, trichloroethylene, trichlorofluoromethane, and vinyl chloride) were detected.

Based upon our review of the submitted documentation, we have the following comments and recommendations to HPD:

- The proposed project would require remedial measures including engineering controls which should be monitored through an institutional control. Therefore, an (E) Designation should be placed on the Development Site for the proposed action to ensure that the engineering controls are properly monitored and maintained through oversight by the Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER. OER may have additional requirements.

Future correspondence and submittals related to this project should include the following CEQR # **24HPD010M**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,

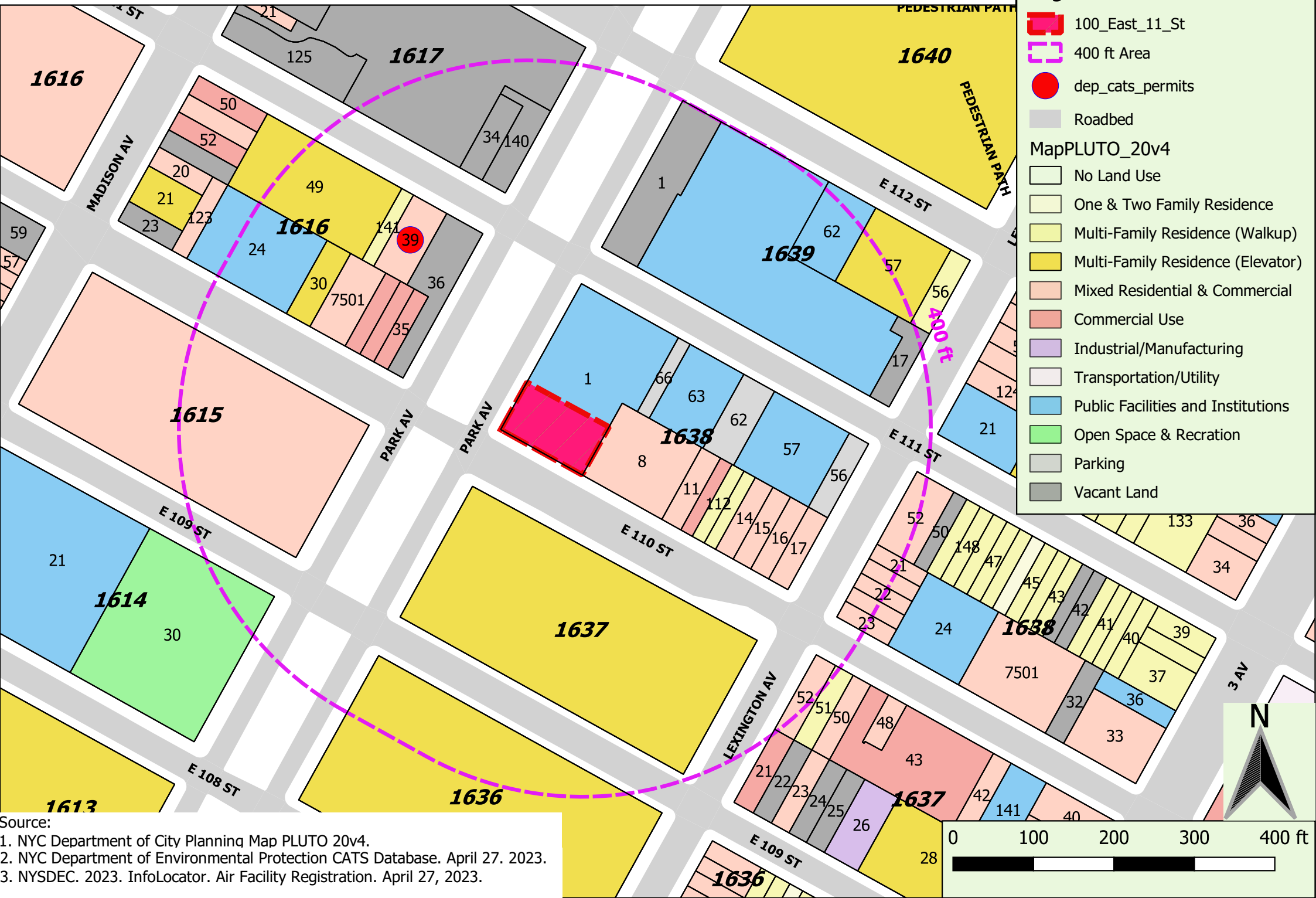
Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
S. Davidow
T. Estesen
M. Wimbish
S. Owrang – HPD
A. Schaefer – HPD
M. Bertini – OER

Appendix D

Air Toxics Data

100 East 111 Street - Land Use & Air Toxics Emission Sources



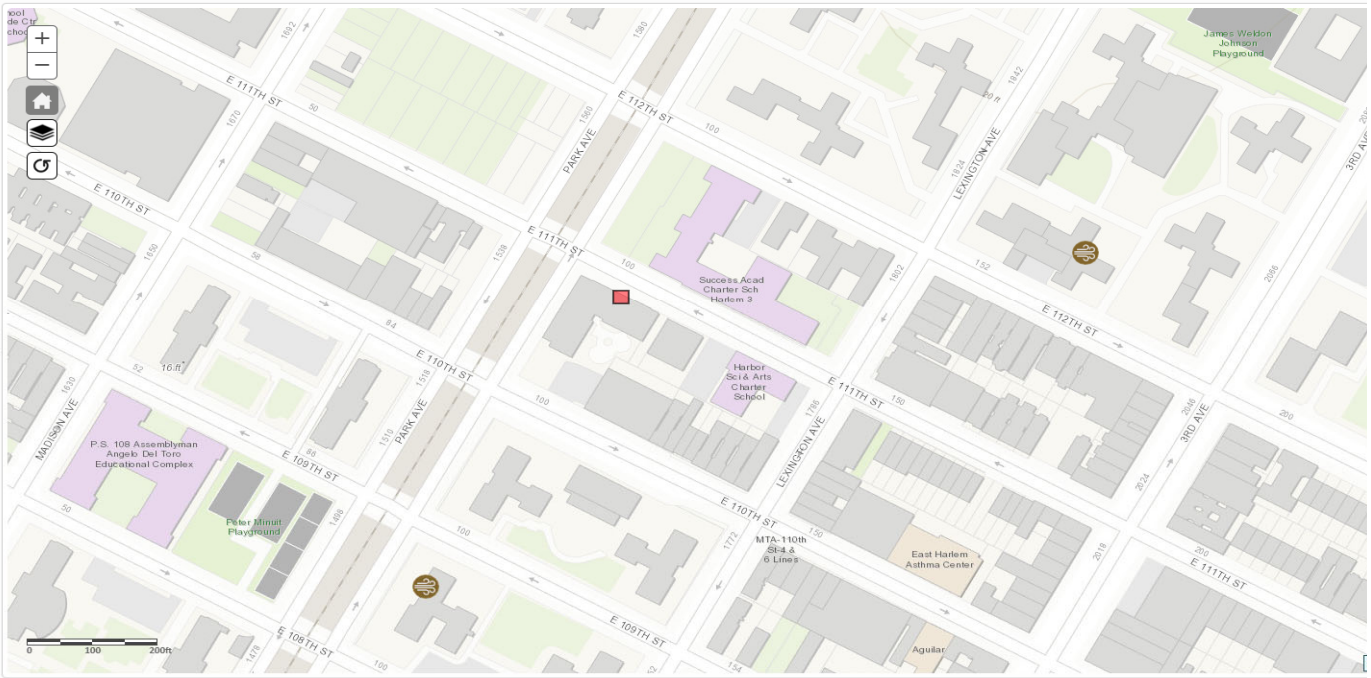
Source:
1. NYC Department of City Planning Map PLUTO 20v4.
2. NYC Department of Environmental Protection CATS Database. April 27. 2023.
3. NYSDEC. 2023. InfoLocator. Air Facility Registration. April 27, 2023.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DECinfo Locator

Base Map: Topographical

- Search
- Tools
- DEC Information Layers
  - Environmental Quality | Outdoor Activity
  - Permits and Registrations
    - Check / Uncheck all
    - Layer Information
    - Municipal Separate Storm Sewer System (MS4)
      - MS4 Extended
    - Hazardous Waste Treatment, Storage & Disposal Facilities
    - Air Facility Registrations
    - Title V Air Facilities
    - Air State Facilities
    - Hazardous Waste Reduction Planning Program Generators
  - Environmental Cleanup
  - Environmental Monitoring
  - Public Involvement
  - Environmentally Sensitive Areas
  - Legal Information
- Reference Layers



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

DECinfo Locator

- Search
- Tools
- DEC Information Layers

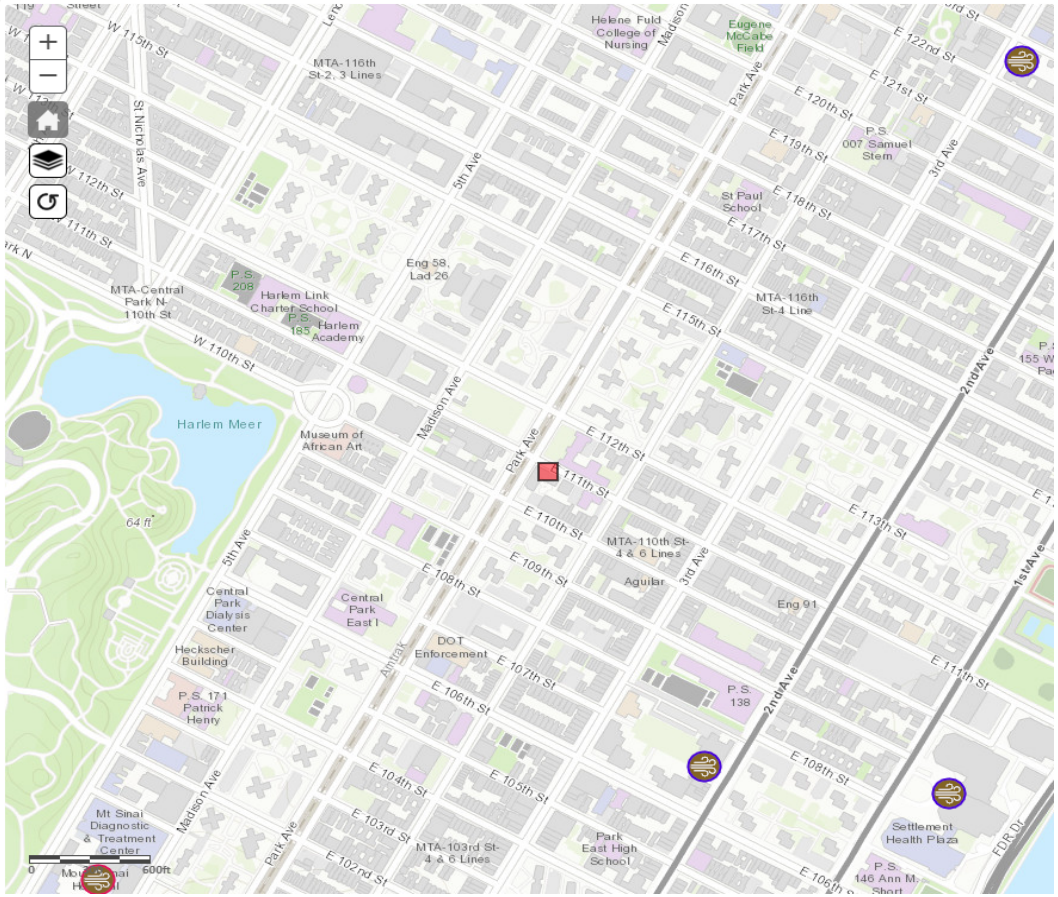
Environmental Quality | Outdoor Activity

Permits and Registrations

Program Generators

- Radiation Control Permit Facilities
- Active Landfills
- Transfer Facilities
- Combustion Facilities
- Inactive Solid Waste Landfills
- Household Hazardous Waste Collection Facilities
- Recyclables Handling and Recovery Facilities
- Vehicle Dismantling Facilities

- Environmental Cleanup
- Environmental Monitoring
- Public Involvement
- Environmentally Sensitive Areas
- Legal Information
- Reference Layers




Taste of Lex
Gourmet Deli


Taste of Lex
Gourmet Deli
ANY SAN
GLENDALE BREAD


NAILS
NAIL & SPA
CHINA KING
CHINESE FOOD


CHINESE FOOD
Mercado's Cuisine


LIQUOR
WINE & LIQUOR


LIQUOR


E 109 St
Pure Beigre


E 109 St
Pure Beigre


WINE & LIQUOR


WINE & LIQUOR
LAUNDROMAT


LAUNDROMAT









DEERE
318E


E 109 St


E 109 St













ONE WAY


E 109 St


Latin Fire Lounge
FOR RENT
DELI & GRILL
LAUNDROMAT & CLEANERS
FOOD


Latin Fire Lounge
FOR RENT
DELI & GRILL
LAUNDROMAT & CLEANERS
Shop Smart
FOOD CENTER
PEPSI


Latin Fire Lounge
FOR RENT
DELI & GRILL
LAUNDROMAT & CLEANERS
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DRYCLEANNYC.COM
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(917)
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8323
SCHOOL BUS
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FOR LEASE
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917.210.110


ONE WAY
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Tito Puente
Way
CASH
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(917)
436
8323
SCHOOL BUS
NYC


ONE WAY
E 110 St
Tito Puente
Way
CASH
4 CARS
(917)
436
8323
SCHOOL BUS
NYC













Park Av
ONE WAY













SCHOOL BUS




Hot Sauce Exotics
HOOKAH • VAPE • GLASS • EXOTIC SNACKS
NY BEST BARBERS
GRAND OPENING


GSH
VARIETY STORE
Nails Salon
RETAIL SPACE
FOR LEASE
AL ISLAM


VARIETY STORE
Nails Salon
RETAIL SPACE
FOR LEASE
AL ISLAM
FSUMC
THE PEOPLES CHURCH


Help Shape the
Future of Education
in New York City
NO
TRESPASSING




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ALL YEAR


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OPEN


Baldor
baldorfood.com
CHECKS CASHED
LEX PETES
PHARMACY


PHARMACY
Brisas del Star
LABQ


Brisas del Star


ATTENTION
DRIVERS
VEHICLE ELING LAW
ENFORCED
1X FINE $2000









Harbor
Science & Arts
Charter School


SCHOOL BUS
28762


SCHOOL BUS
28762




NAILS
LITTLE AFRICA CLOTHING
Kennedy's
NAIL 1 Inc.


PHARMACY
Brisas del Mar
SEAFOOD MARKET


Brisas del Mar
SEAFOOD MARKET
CopyKat
FOR RENT


Carly's Hair Spot
GROCERY
Mexican Restaurant
FOR RENT


Carly's Hair Spot
GROCERY
Mexican Restaurant


GROCERY - TABACCO - STATIONERY
774
smartwater


GOURMET DELI
FedEx
Express


adidas




FARMACIA


FARMACIA PHARMACY
PANADERIA MEXICANA




BAKERY


110 Street
Downtown
6


Subway




TOP NAIL & SPA
GOURMET DELI


NAIL & SPA
GOURMET DELI

Appendix E

Noise

Magnusson Architecture and Planning PC
42 West 39th Street 15th Floor New York NY 10018
212 253 7820 t 212 253 1276 f
www.maparchitects.com

November 7, 2024

New York City Department of Housing Preservation and Development
Anthony Howard
Director of Environmental Planning
100 Gold Street, R, 7-A3
New York, NY 10038

RE: Carmen Villegas Apartments; Block 1638 Lot 1 – Noise Letter

Dear Mr. Howard,

I am the architect of record for Carmen Villegas Apartments at East 110th Street and Park Avenue Block 1638, Lot 1. The proposed project is a new 28 story, senior affordable building containing 221 units to be developed by project sponsor in Community District 11.

My signature below shall confirm that the proposed new construction reflected in the drawings and specifications being developed, to the best of my knowledge ability and belief, will comply with the window-wall attenuation prescribed by AKRF's noise study, figures 50-53,in the Environmental Assessment Statement and will meet the City Environmental Quality Review (CEQR) attenuation requirements. Please see below for more detail.

Composite Wall Sound Attenuation
In order to achieve the range of 23 dB(A) – 39 dB(A) attenuation, a composite calculation will be performed by AKRF to include the following components, which is expected to achieve a range of OITC 28 – 38 depending on the façade and elevation:

- Windows comparable or equivalent to: Intus Windows Supera AW Series, casement and fixed windows, with an OITC of 29, 31, 33, 37, and 38 attenuation depending on the requirements.
- The walls will consist of prefabricated metal stud with mineral wool insulation, providing OITC of at least 42 for the West elevation floors 3 through 14, and OITC of 37 everywhere else.

Please contact me if you have any questions regarding this commitment.

Sincerely,

Fernando Villa, FAIA, NOMA, LEED AP BD+C
Principal

REGISTERED ARCHITECT
FERNANDO VILLA
030814
STATE OF NEW YORK

Noise Monitoring Backup Data

Provided under separate cover

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 929 284-1085
www.akrf.com

October 26, 2023

Matthew Gross
Urban Builders Collaborative LLC
Lettire Construction Corp.
334-336 East 110th Street
New York, NY 10029

Re: Carmen Villegas Apartments (Manhattan, New York)
Development Site Noise Survey and Façade Acoustical Study Report

Dear Matthew Gross:

AKRF completed a development site noise survey and detailed façade-by-facade attenuation assessment for the Carmen Villegas Apartments development at 101 East 110th Street (Block 1638 Lot 1) in Manhattan, New York. Based on the AKRF development site noise survey data, architectural site plan, elevations, and floorplans, the CadnaA 3D computer acoustical model was used to establish façade-by-façade attenuation requirements for each floor of the building. Based on these façade noise attenuation zones, floor plans, elevations, exterior wall sections, and available ASTM E90 data, a façade acoustical study was performed to determine the window minimum Outdoor Indoor Transmission Class (OITC) requirements. The purpose of this report is to present the development site noise survey and façade acoustical study findings.

DEVELOPMENT SITE NOISE SURVEY

NOISE MEASUREMENT LOCATIONS

The noise measurement locations are shown below in **Figure 1**. These locations were selected to provide comprehensive coverage of the development site acoustical environment. At each of Locations 2, A, B, C, D, E and F, the microphone was placed approximately 5-feet above grade. The microphone position for Location 1 was on an existing building rooftop to capture clear line-of-sight to the Metro-North Railroad elevated tracks (see **Figure 2**), documenting rail pass-by event noise exposure at the future 28-story tower.

EQUIPMENT FOR NOISE MONITORING

Measurements were performed using Class 1 Sound Level Meters (SLMs). The SLMs had laboratory calibration dates within one year of the measurement, as is standard practice. To avoid major interference with sound propagation, the microphone was positioned at least 5-feet from any large reflecting surfaces. The SLMs' calibration was field checked before and after readings using the sound level calibrators. The data were digitally recorded by the SLMs. The time response of the SLMs was set to "slow." Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, L_{90}, L_{max} and L_{min} levels. All measurement procedures were based on the guidelines listed in ANSI Standard S1.13-2005 and in accordance with Chapter 19 "Noise" of the *2021 New York City Environmental Quality Review (CEQR) Technical Manual*.

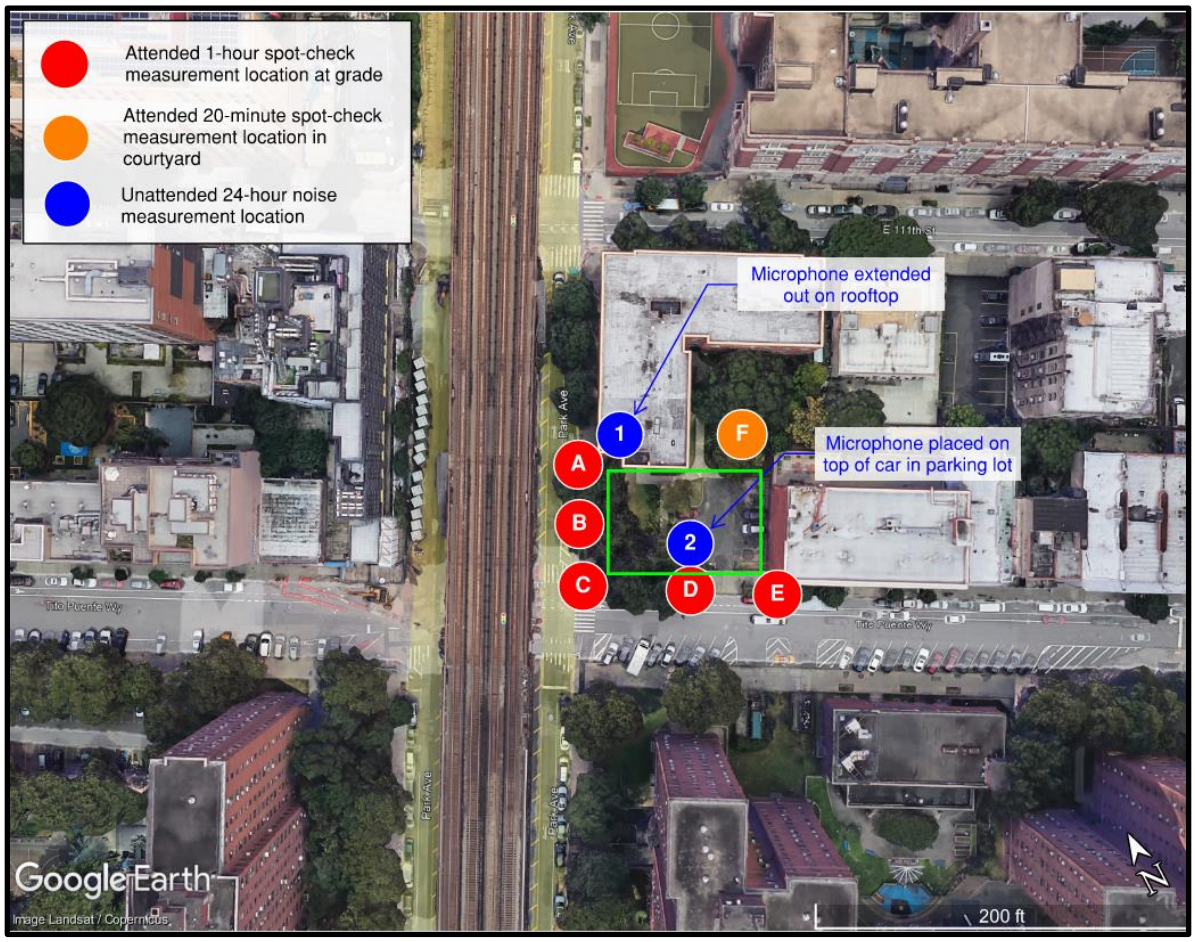


Figure 1 – Noise Survey Locations

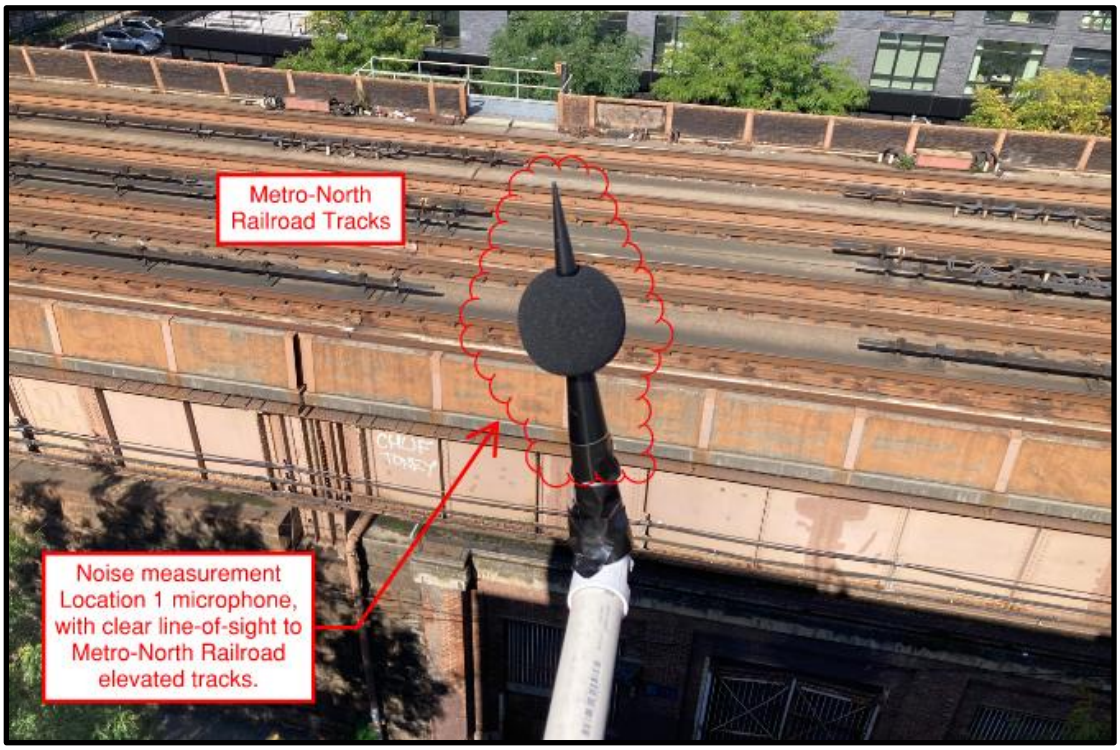


Figure 2 – Noise Survey Location 1 Microphone Position

NOISE MEASUREMENT RESULTS

The dominant source of noise at the development site is Metro-North Railroad activity. In accordance with the 2021 *CEQR Technical Manual*, the noise level descriptor to be used is the L_{dn} where rail activity is the dominant noise source. The L_{dn}, i.e., the day-night equivalent sound level, is defined as a 24-hour equivalent sound level with a 10 dB adjustment added to all hourly noise levels recorded between the hours of 10 PM and 7 AM. This 10 dB addition accounts for extra sensitivity to noise during typical sleeping hours.

The L_{dn} was calculated for the 24-hour measurement Locations 1 and 2. For Locations A through F, the 24-hour profiles of Locations 1 and 2 were used in conjunction with the corresponding spot measurement Locations A through F to establish a 24-hour sound level profile at each location for calculating an L_{dn}. The L_{dn} values for each measurement location are shown in **Table 1**.

Table 1
L_{dn} at Sites 1, 2 and A through F

Measurement Location	L_{dn}
1	78.2 dB(A)
2	68.7 dB(A)
A	71.2 dB(A)
B	69.5 dB(A)
C	70.9 dB(A)
D	67.8 dB(A)
E	67.0 dB(A)
F	65.2 dB(A)

DETERMINATION OF FAÇADE-BY-FAÇADE ATTENUATION REQUIREMENTS

CadnaA is a state-of-the-art computerized acoustical 3D model that takes into account the overall noise emission level of each sound source, attenuation with distance, ground contours, reflections/absorption from structures, attenuation due to shielding, etc. CadnaA is one of the computerized models referenced in the *CEQR Technical Manual* for noise analyses and is also approved for use by the New York City Office of Environmental Remediation (NYCOER) for fine-tuning façade-by-façade attenuation requirements at development sites with Noise (E) designations. In accordance with standard CEQR noise assessment procedures and using the AKRF development site noise measurement results (summarized above in **Table 1**), the CadnaA model was used to calculate L_{dn} noise levels for every floor of each façade. In general, the following procedure was used in performing the detailed façade attenuation assessment:

- Using GIS data, the existing conditions of the development site and surrounding area were input to the CadnaA model;
- Traffic volumes and vehicle classifications collected by AKRF during the 1-hour attended measurements were input;
- Each AKRF noise survey location was located in the CadnaA model;
- The L_{dn} from each AKRF noise survey location was input to the CadnaA model for purposes of acoustical model calibration, based on the dominant source of noise (Metro-North Railroad) and other noise sources documented (vehicular traffic);
- Using plans supplied by the architect, the proposed development's geometry was input to the CadnaA model (see **Figure 3**);

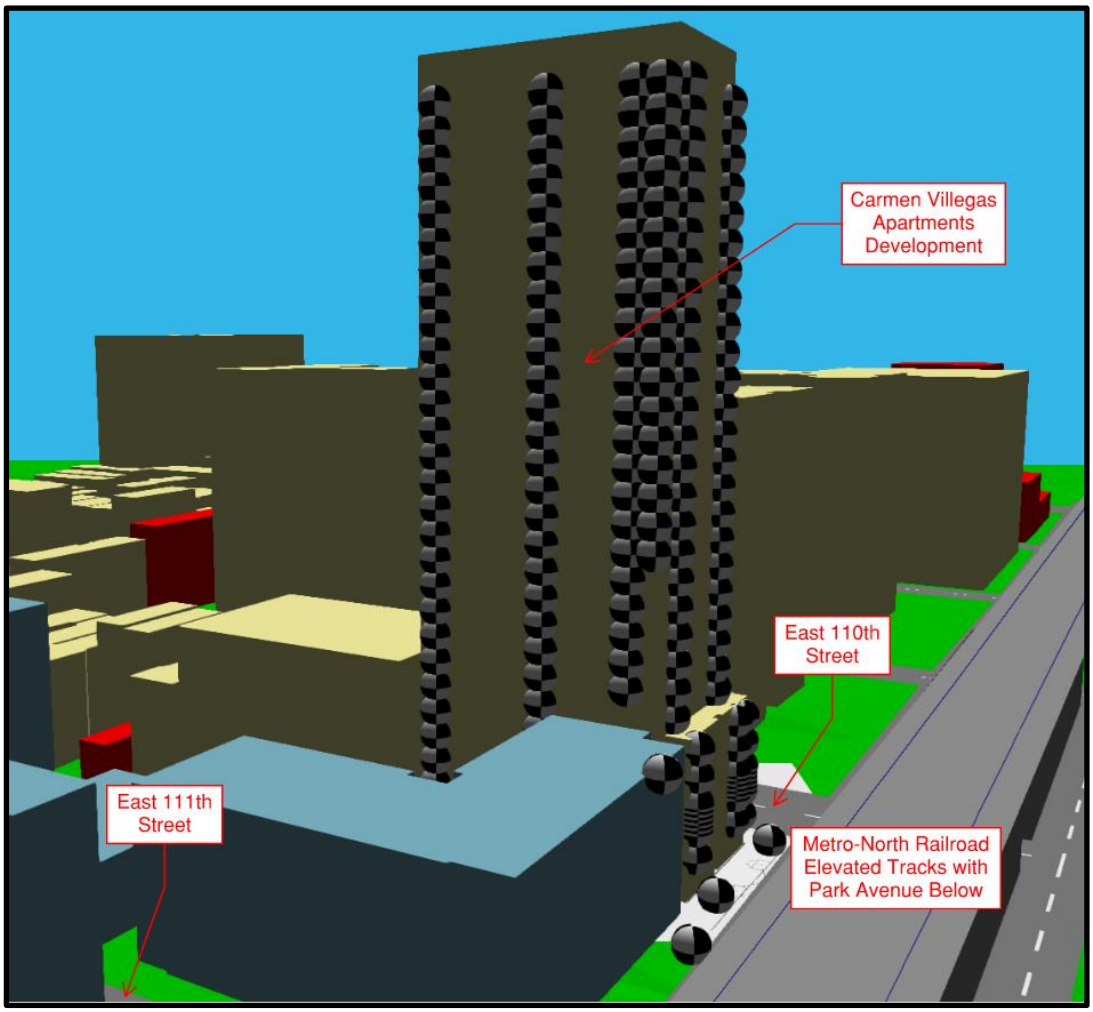


Figure 3 – 3D View of CadnaA Model (Looking South)

- The calibrated CadnaA model was used to determine an L_{dn} noise level on each floor for all facades of the proposed development; and
- Using these L_{dn} values, façade-by-façade attenuation requirements were determined using Table 19-3 "*Required Attenuation Values to Achieve Acceptable Interior Noise Levels*" form the CEQR Technical Manual (also summarized below in **Table 2**). The façade-by-façade attenuation requirements are included as **Attachment A**.

Table 2

Required Attenuation Values to Achieve Acceptable Interior Noise Levels

Rail Dominant Noise Source	$65 < L_{dn} \leq 68$	$68 < L_{dn} \leq 71$	$71 < L_{dn} \leq 73$	$73 < L_{dn} \leq 75$	$75 < L_{dn}$
Attenuation	(I) 28 dBA	(II) 31 dBA	(III) 33 dBA	(IV) 35 dBA	See note 2) below

Notes:
1) The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces, non-noise sensitive tenant amenities, etc. 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.
2) The required attenuation value is the difference between L_{dn} and $L_{interior}$ noise goal of 40 dB(A)

FAÇADE-BY-FAÇADE COMPOSITE TRANSMISSION LOSS ANALYSIS

OVERVIEW

The composite attenuation of a building facade is a function of the attenuation provided by each of its component parts (i.e., windows, exterior wall, etc.) and their respective surface areas. Each component

typically has a different attenuation rating; however, to satisfy the CEQR interior noise level and façade attenuation requirements, the composite attenuation provided by "the sum" of each façade's component parts must meet the minimum attenuation requirements shown in **Attachment A**.

OUTDOOR INDOOR TRANSMISSION CLASS

In the design and construction industry, attenuation provided by a building façade – including windows, walls, etc. and various combinations thereof – is quantified by the OITC metric, which provides a single-number rating by which to evaluate the ability of building elements to reduce the overall loudness of exterior noise. The OITC metric's intent is to represent the reduction in dB(A) for a particular construction element (e.g., window). For example, if exterior noise levels were 75 dB(A) and a façade with an OITC rating of 30 were proposed, interior noise levels would be calculated as 45 dB(A) — i.e., 75 dB(A) minus 30 OITC = 45 dB(A).

COMPOSITE OITC CALCULATION ASSESSMENT

In general, the following procedure was used to determine minimum window OITC ratings required to achieve the overall façade dB(A) attenuation values shown in the **Attachment A**:

- The "reasonable worst-case scenarios" (i.e., largest window/smallest amount of exterior wall for a single room) were established that represent each dB(A) attenuation zone (see **Attachment B**);
- For the exterior wall assembly, the OITC rating was established based on the architectural plans, ASTM E90 test data for the Dextall panel system, and the INSUL computer model (see **Attachment C**). INSUL is a state-of-the-art acoustical computer program used for predicting the sound insulation of walls, floors, roofs, ceilings and windows. Construction details — such as material density, thickness, quantity, etc. — are input parameters for INSUL.
- Based on the façade surface areas shown in **Attachment B**, composite OITC calculations were performed for each façade to determine minimum window OITC requirements that result in composite façade OITC equal to or greater than the attenuation requirement in each attenuation zone. These results are shown in **Attachment D**.

CONCLUSION

Based on the information outlined herein, by selecting windows with OITC ratings that meet or exceed the requirements shown in **Attachment D**, the Carmen Villegas Apartments building façade design would satisfy CEQR attenuation requirements and result in acceptable interior noise levels according to CEQR noise exposure guidance.

This completes our comments at this time. If you should have any questions, please do not hesitate to contact me at bsachwald@akrf.com or 646-388-9829.

Sincerely,



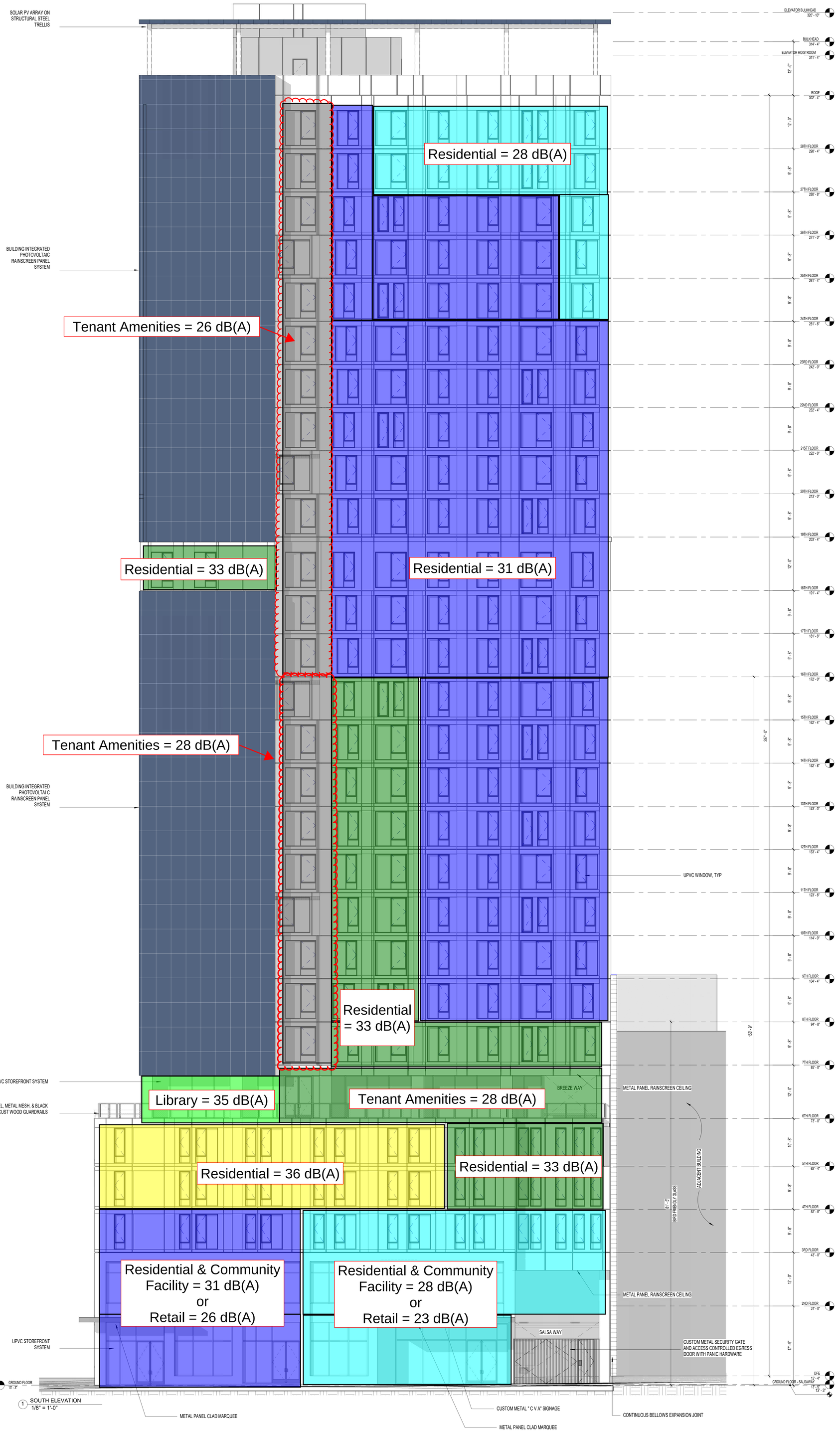
Benjamin H. Sachwald
SVP & Director – Acoustics Noise and Vibration

cc: Dan Abatemarco, Christian Thompson, Christon Zawodniak / AKRF
Jen Stencel / Magnusson Architecture and Planning PC

Table of Contents

- **Attachment A** – CadnaA Noise Attenuation Requirement Façade Mapping
- **Attachment B** – Reasonable Worst-Case Scenario Surface Areas
- **Attachment C** – INSUL Model Output
- **Attachment D** – Window Minimum OITC Requirements / Façade Composite OITC Calculation Results

ATTACHMENT A



Notes:
1) Attenuation requirement values are for residential dwellings and community facility space.
2) Commercial office spaces, amenity and retail space attenuation requirements are 5 dB(A) less.
3) Attenuation requirements do not apply to lobby, mechanical spaces, public corridors, etc.

AKRF

MTL-1 METAL PANEL
MTL-2 METAL PANEL
MTL-3 METAL PANEL
ACC-1 METAL ACCENT PANEL
ACC-2 METAL ACCENT PANEL
ST-1 STONE BASE
BIPV BUILDING INTEGRATED PHOTOVOLTAIC PANEL
EC-1 ELASTOMERIC COATING
GL-1 THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 36 (0-100')
GL-2 THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 31 (100'-300')
STO-1 7-1/2" STRUCTURALLY GLAZED STOREFRONT - ASSUME OITC 35

NOTES:
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CARMEN VILLEGAS APARTMENTS

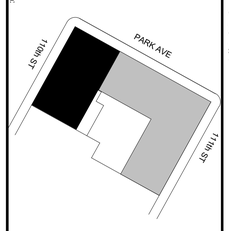
101 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

NYC DOB #: BLOCK: 1638 LOT: 1

Key Plan:



NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission

Revisions

Architect:
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Tel (212) 537-6080

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SOUTH ELEVATION

SEAL & SIGNATURE:

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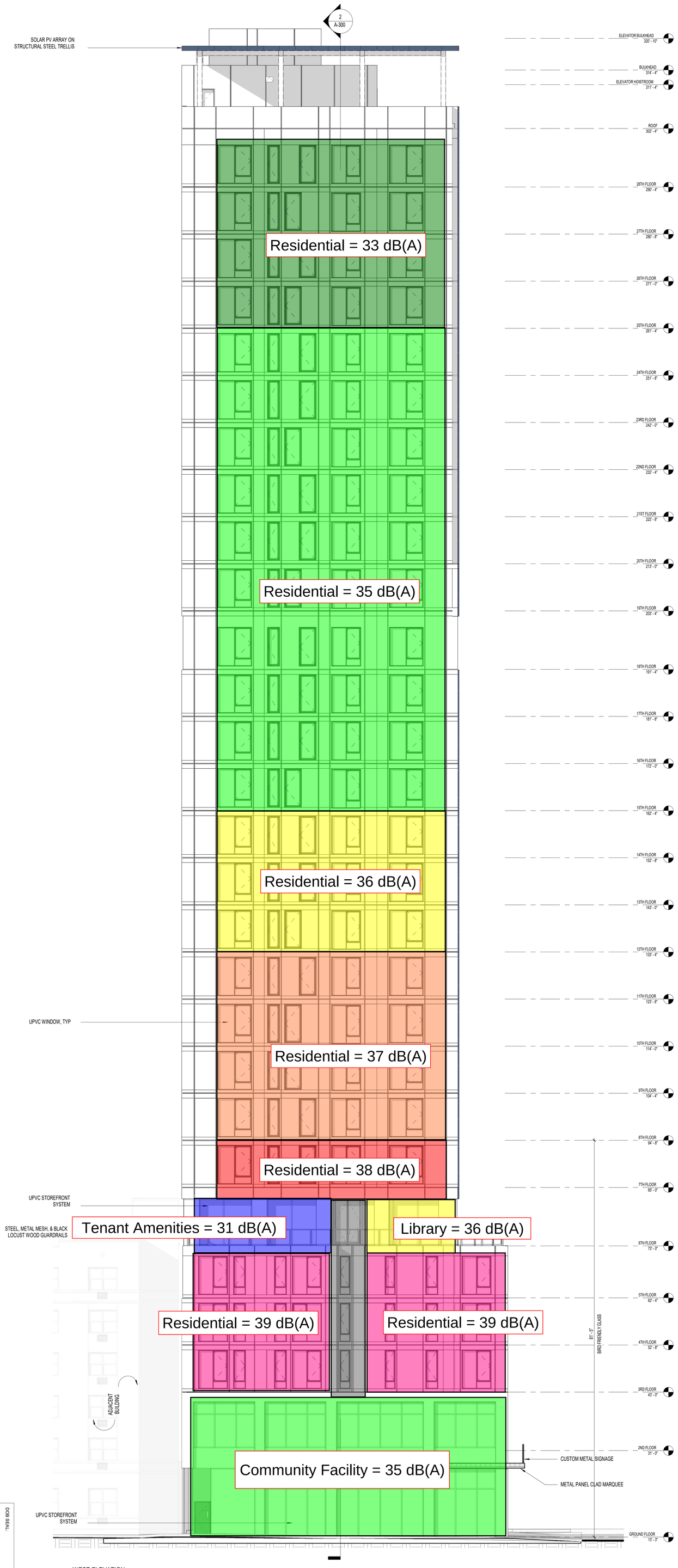
DRAWING BY: Author
CHK BY: Checker
DWG No: A-200
SCALE: As indicated



1 WEST ELEVATION
1/8" = 1'-0"

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CARMEN VILLEGAS APARTMENTS

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New York, NY 10029

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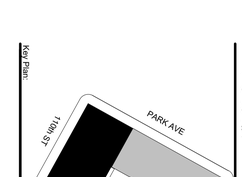
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

NYC DOB # :

BLOCK: 1638 LOT: 1

Key Plan:



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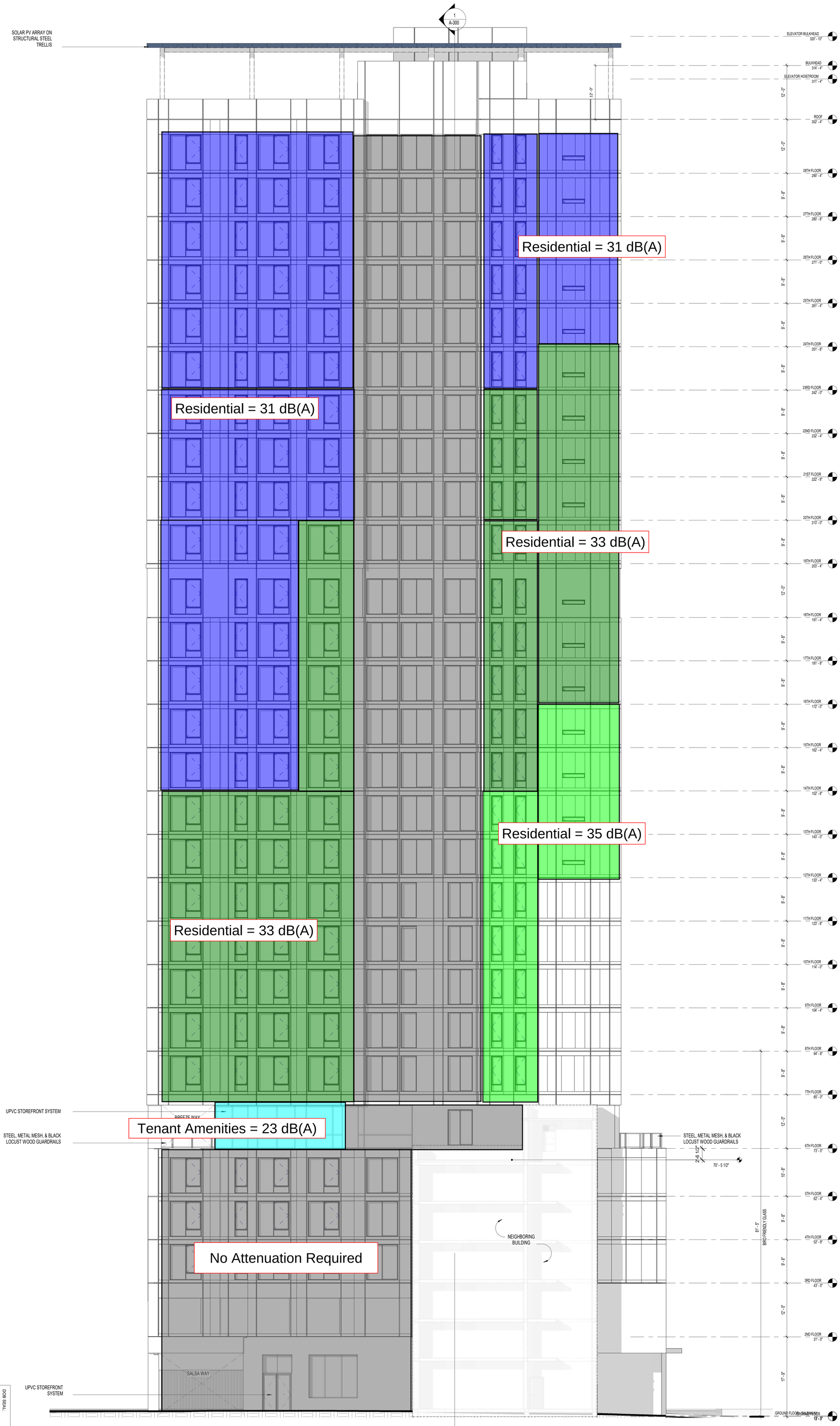
WEST ELEVATION

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-201
SCALE:	As indicated



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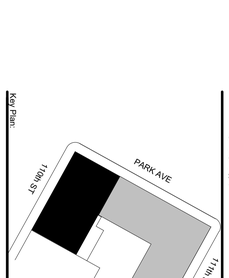
Key Plan:



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CHK BY:	Checker
DWG No:	A-202

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NORTH ELEVATION

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AKRF

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MTL-	METAL PANEL
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ACC-2	METAL ACCENT PANEL
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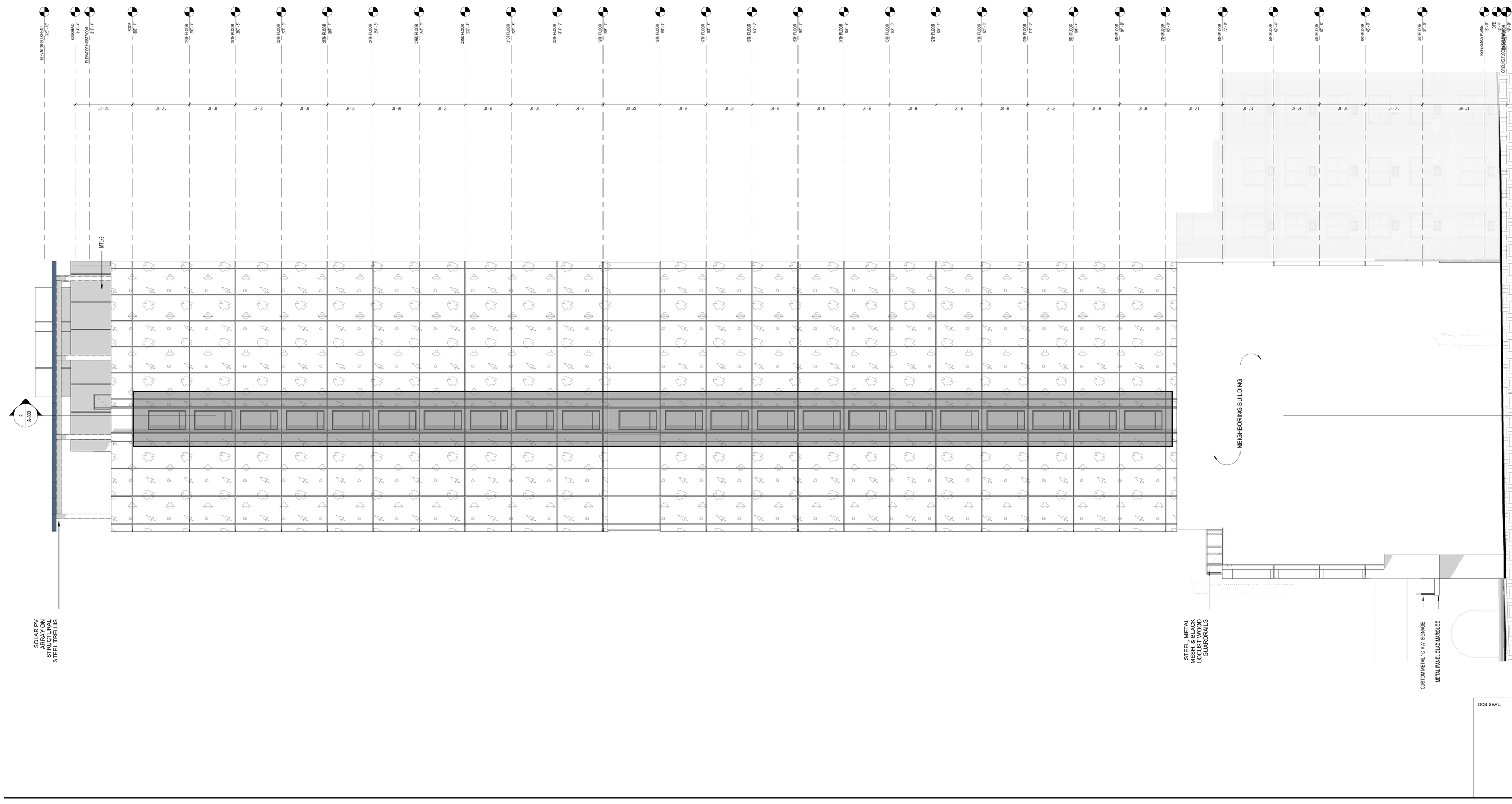

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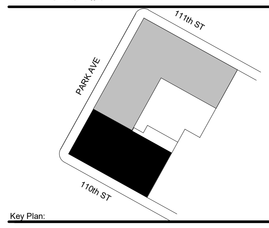

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Architect:

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EAST ELEVATION

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SEAL & SIGNATURE:

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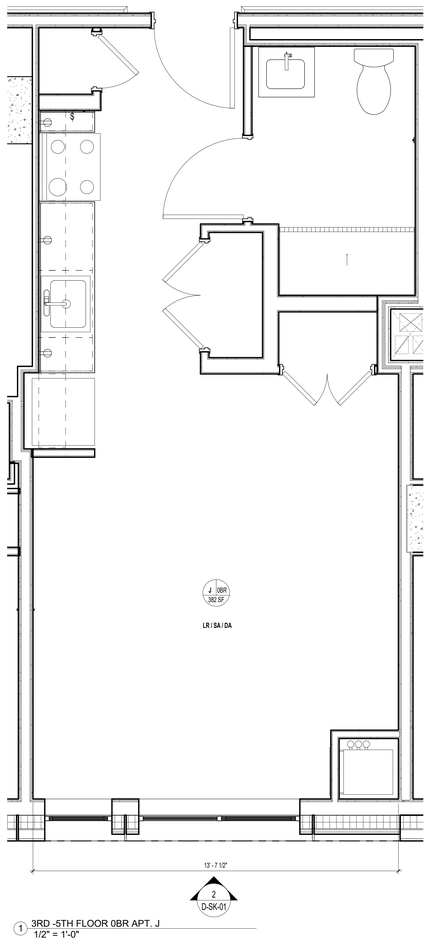
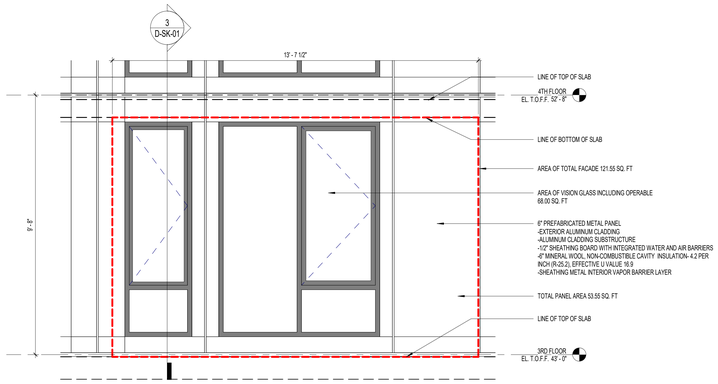
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-203
SCALE:	As indicated

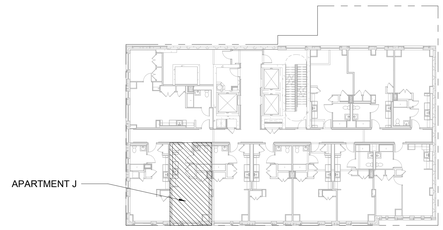
ATTACHMENT B



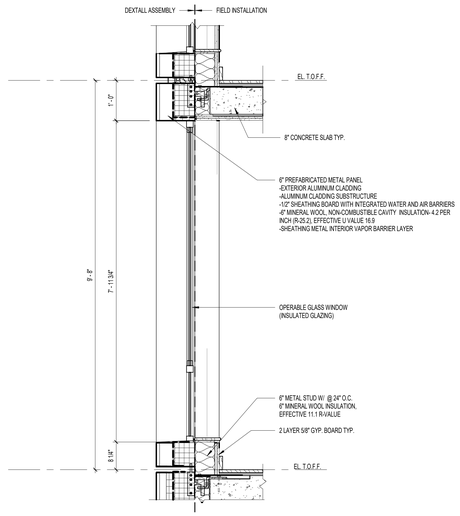
1 3RD -5TH FLOOR 0BR APT. J
1/2" = 1'-0"



2 SOUTH ELEVATION
1/2" = 1'-0"



KEY PLAN



3 WALL SECTION
3/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

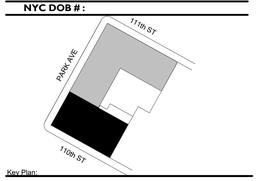
115 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT | BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:

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New York, NY 10005
Tel (212) 532-2211

MEP Engineer:

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New York, NY 10018
Tel (212) 213-0662

Landscape Architect:

TERRAIN NYC
200 Park Avenue South, Suite 1401
New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
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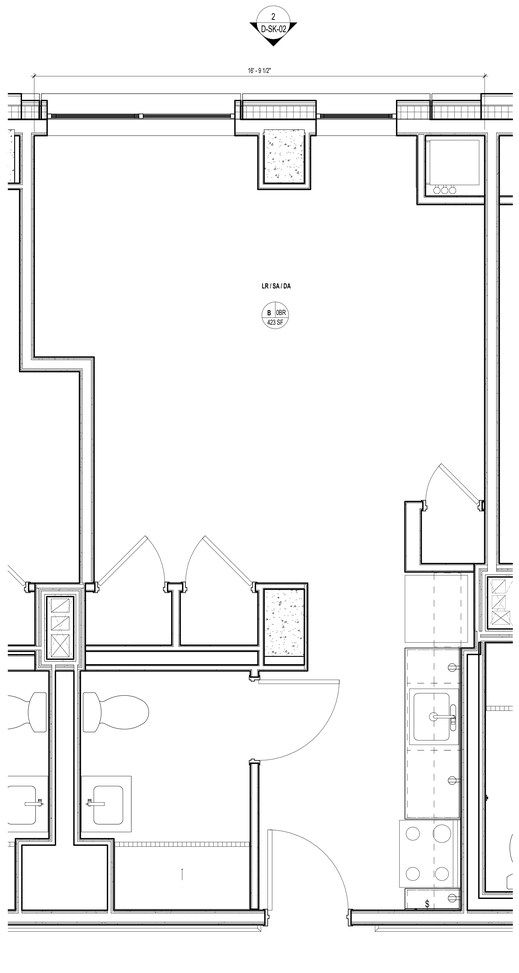
FACADE STUDY APT. J BASE

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	D-SK-01
SCALE:	As indicated



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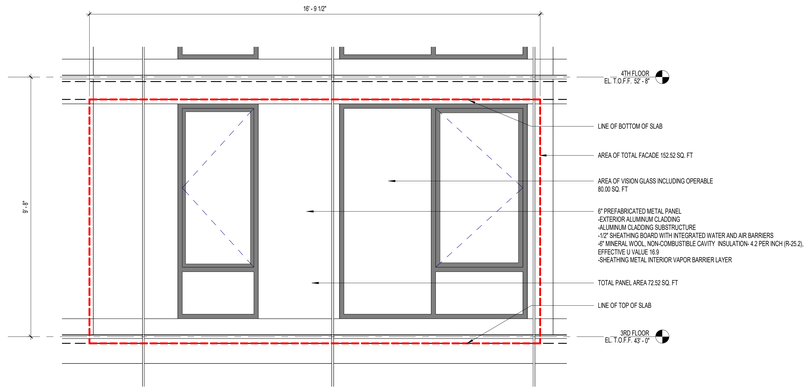
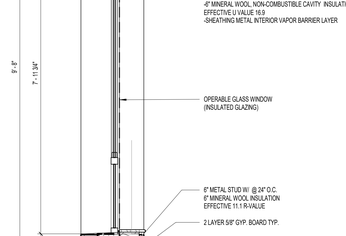
1/2" = 1'-0"



2 NORTH ELEVATION
1/2" = 1'-0"



KEY PLAN

3 WALL SECTION
3/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

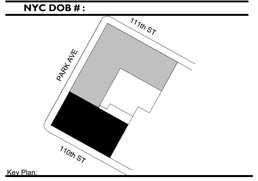
115 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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DESIMONE CONSULTING ENGINEERS
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MEP Engineer:

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Client Representative:

Filing Representative:

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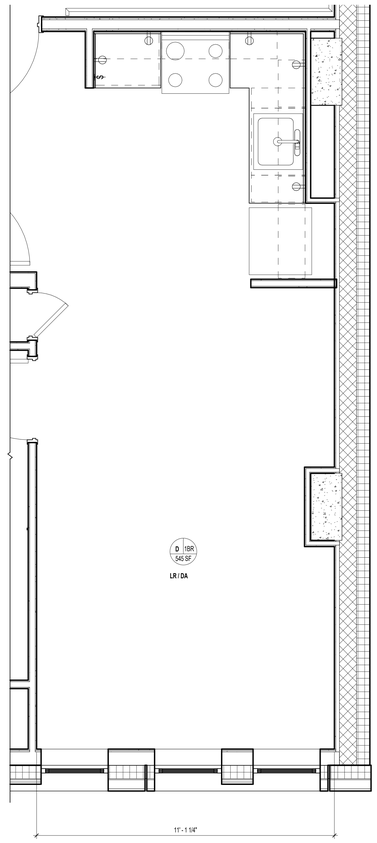
FACADE STUDY APT. B BASE

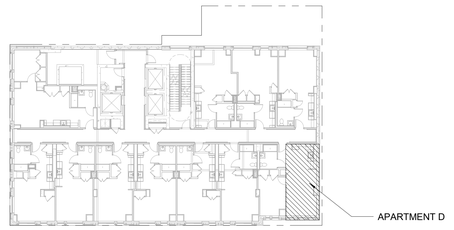
DOB SEAL:

SEAL & SIGNATURE:

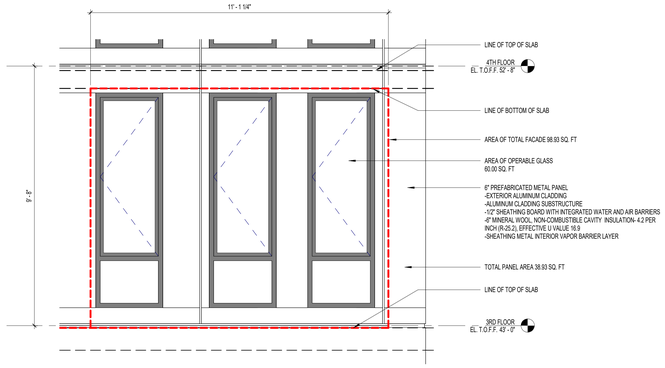
PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	D-SK-02
SCALE:	As indicated



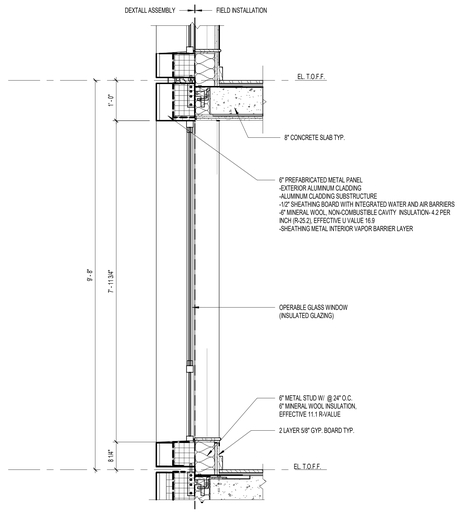
1 3RD -5TH FLOOR 1BR APT. D
1/2" = 1'-0"



KEY PLAN



2 SOUTH ELEVATION
1/2" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

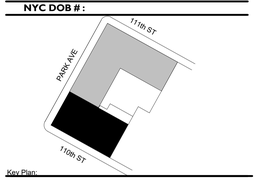
115 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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Client Representative:

Filing Representative:

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FACADE STUDY APT. D BASE

DOB SEAL:

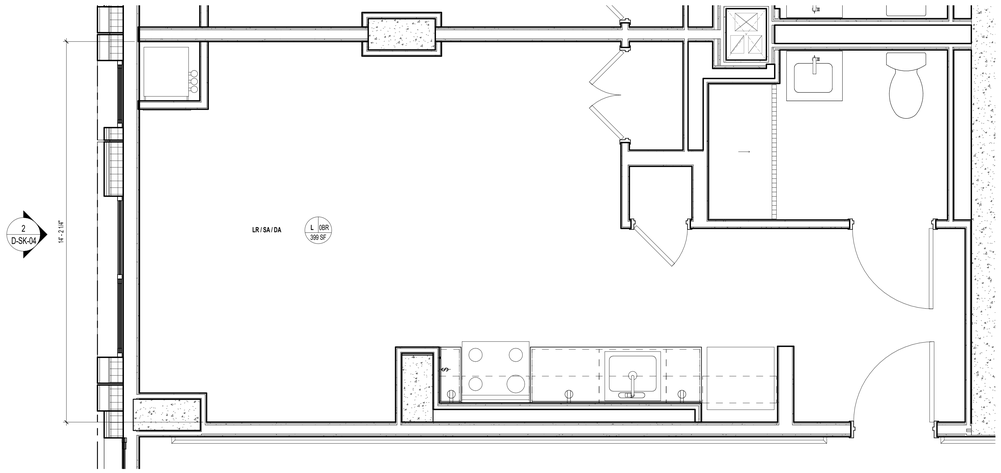
SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker

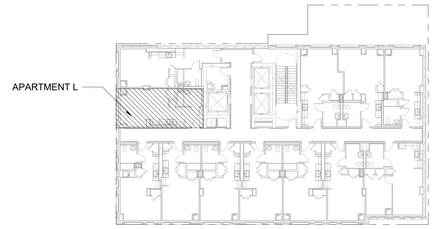
DWG No:

D-SK-03

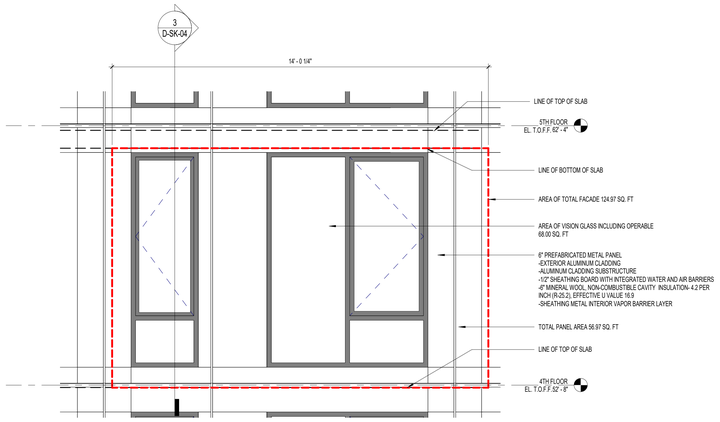
SCALE:
As indicated



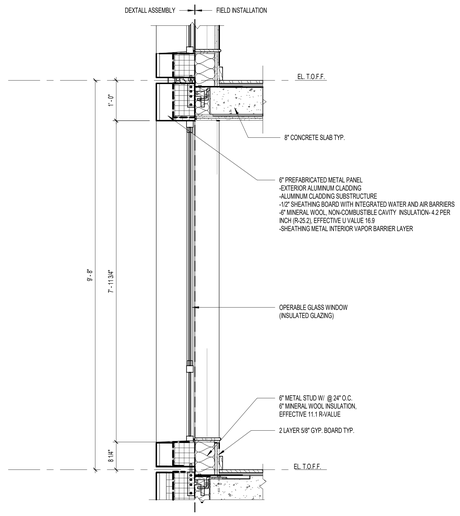
1 4TH-5TH FLOORS 0BR APT. L
1/2" = 1'-0"



4TH FLOOR



2 WEST ELEVATION
1/2" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

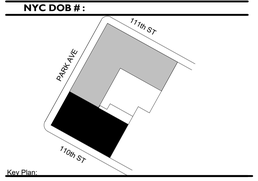
115 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:
Magnusson Architecture & Planning PC
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Client Representative:

Filing Representative:

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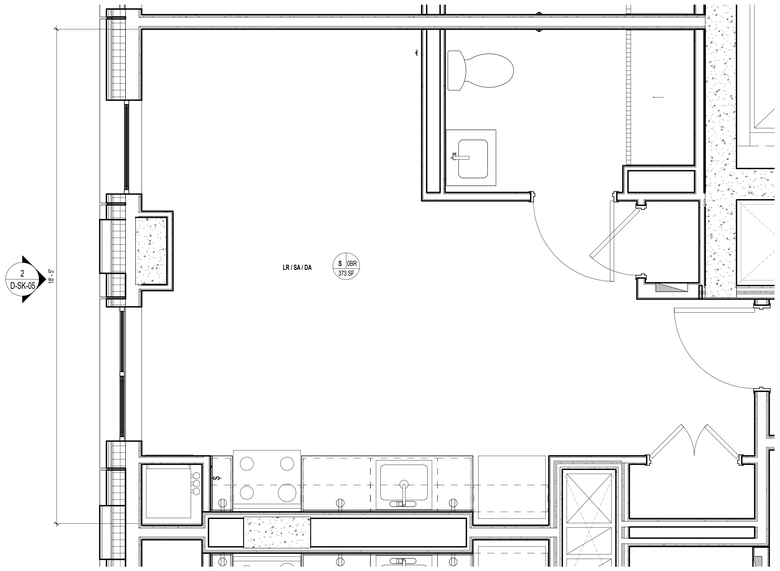
FACADE STUDY APT. L BASE

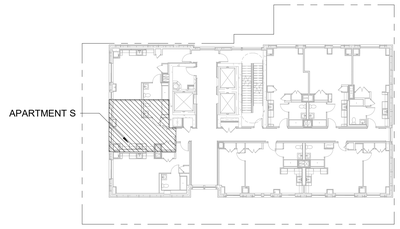
DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	D-SK-04
SCALE:	As indicated



1 7-9, 11-14, 16-17, 19, 21-24, 26-28 FLOOR 0BR APT. S
1/2" = 1'-0"



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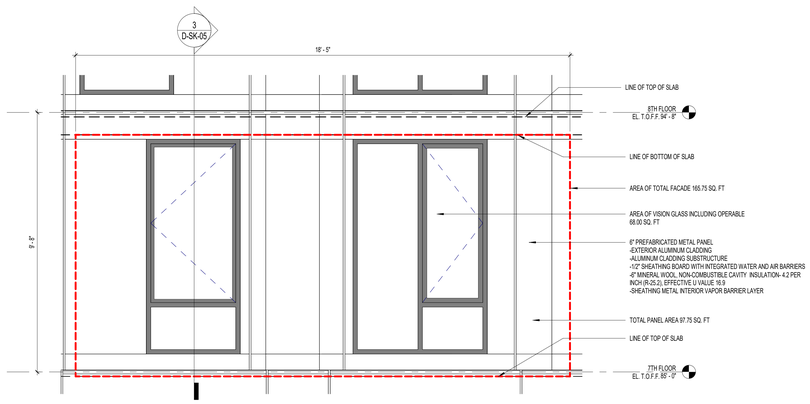
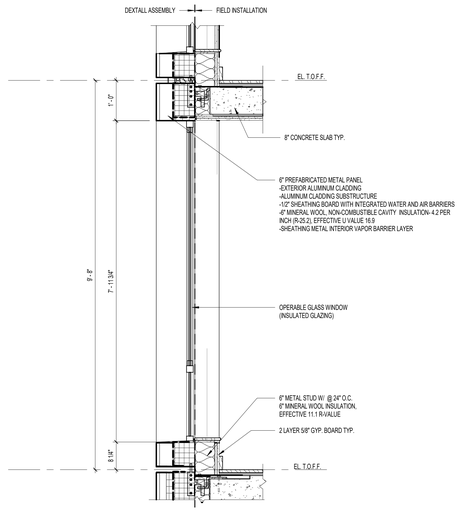


2 WEST ELEVATION
1/2" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

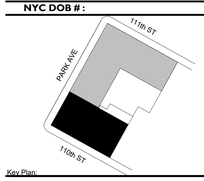
115 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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New York, NY 10005
Tel (212) 532-2211

MEP Engineer:
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New York, NY 10018
Tel (212) 213-0662

Landscape Architect:
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New York, NY 10003
Tel (212) 537-6080

Client Representative:

Filing Representative:

Do Not Scale Plans
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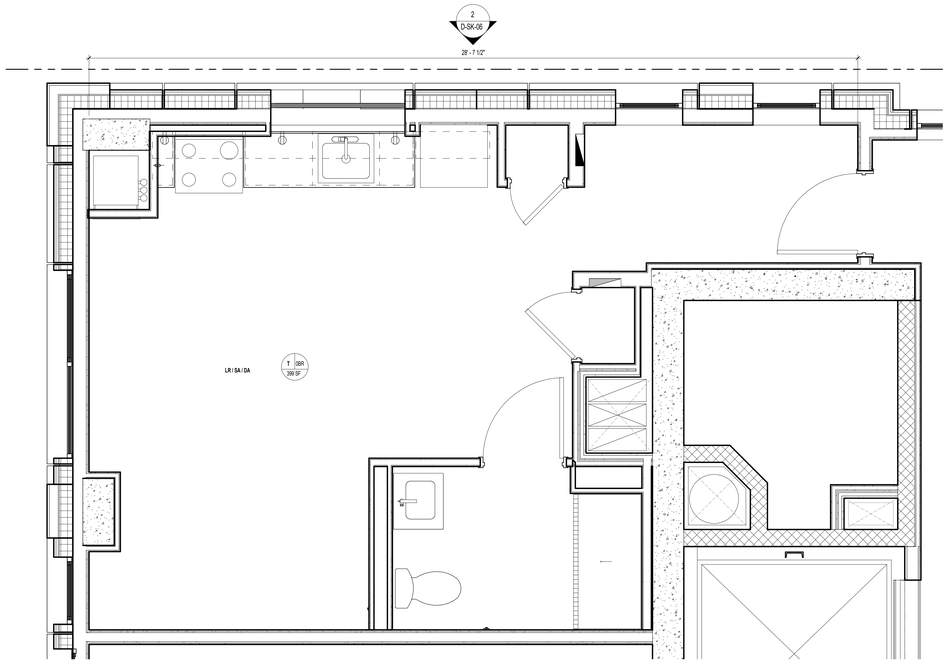
FACADE STUDY APT. S TOWER

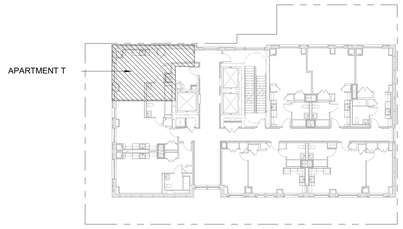
DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	D-SK-05
SCALE:	As indicated



1 7-9, 11-14, 16-17, 19, 21-24, 26-28 FLOOR 0BR APT. T
1/2" = 1'-0"



APARTMENT T

KEY PLAN

CARMEN VILLEGAS APARTMENTS

115 East 110 Street,
New York, NY 10029

Owner:

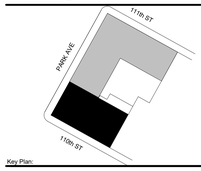
XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT | BUILDING HOMES, RAISING UP COMMUNITIES

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



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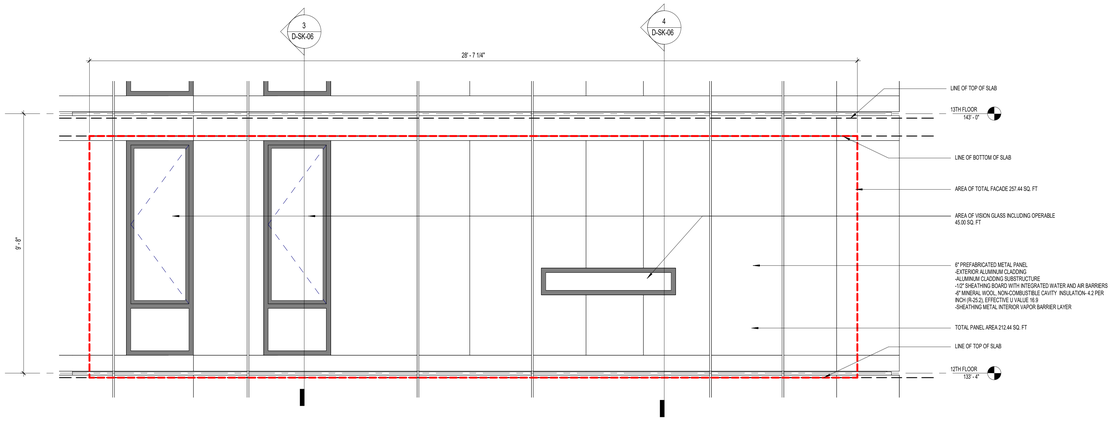
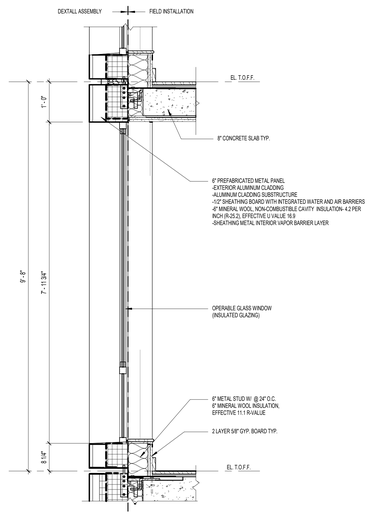
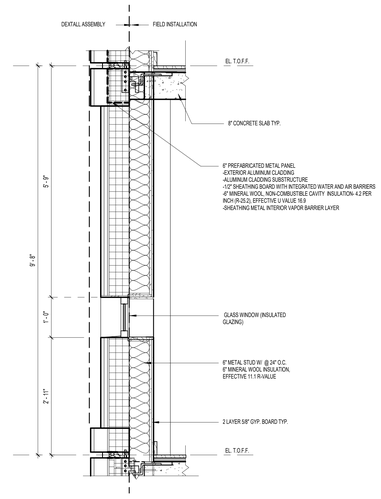
NUMBER	DATE	DESCRIPTION



2 NORTH ELEVATION
1/2" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"



4 WALL SECTION
3/4" = 1'-0"

Revisions:

Architect:

Magnusson Architecture & Planning PC

42 West 39th Street, 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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Tel (212) 537-6080

Client Representative:

Filing Representative:

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FACADE STUDY APT. T TOWER

DOB SEAL:

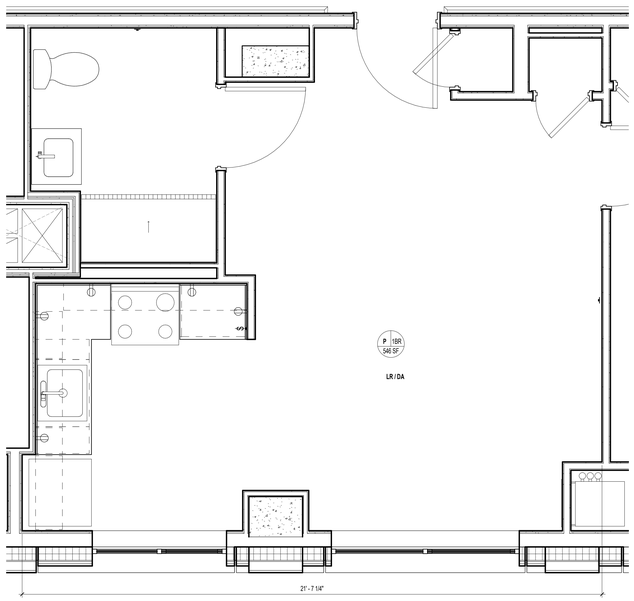
SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker

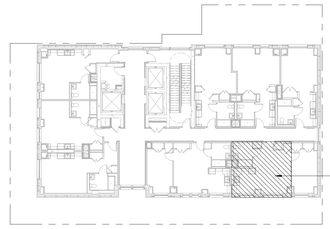
DWG No:

D-SK-06

SCALE:
As indicated



1 7-9, 11-14, 16-17, 19, 21-24, 26-28 FLOOR 0BR APT. P
1/2" = 1'-0"



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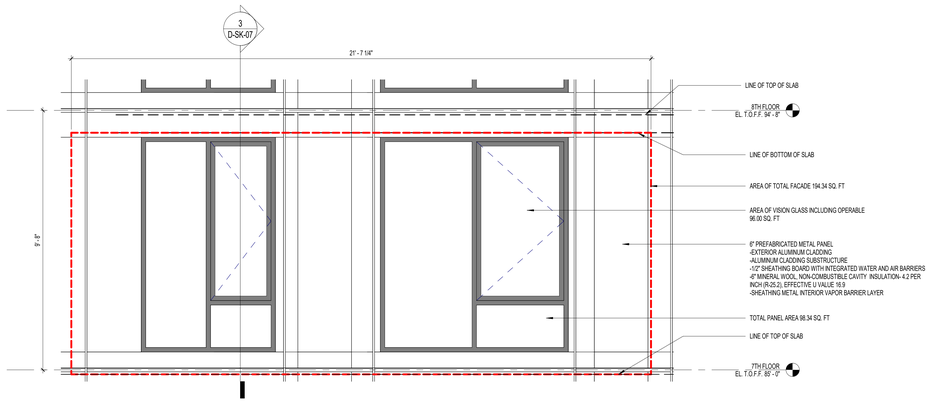
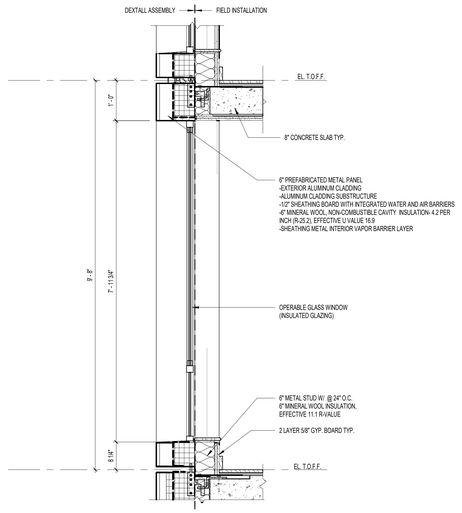


2 SOUTH ELEVATION
1/2" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"

CARMEN VILLEGAS APARTMENTS

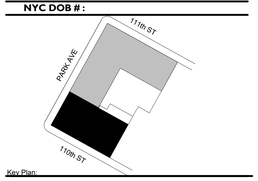
115 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION

Revisions:

Architect:

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42 West 39th Street, 15th Floor
New York NY 10018
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Client Representative:

Filing Representative:

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FACADE STUDY APT. P TOWER

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	D-SK-07
SCALE:	As indicated

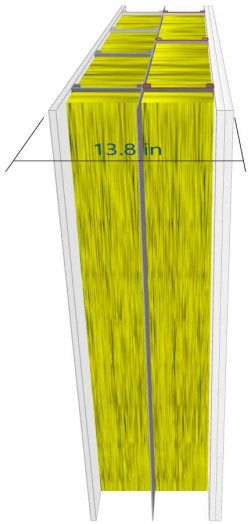
Sound Insulation Prediction (v9.0.24)

Program copyright Marshall Day Acoustics 2017
Margin of error is generally within STC ±3 dB
- Key No. 2346
Job Name:Carmen Villegas Apartments
Job No.:230711 Initials:AKRF
Date:10/19/2023
File Name:Dextall + Interior Component (STC 53_OITC 45)_CVA Design_25 ga (15 mils) studs.ixl

ATTACHMENT C

INSUL

Notes:



STC 53
OITC 45

Mass-air-mass resonant frequency = =38 Hz , 100 Hz

Panel Size = 8.9 ft x 13.1 ft

Partition surface mass = 12 lb/ft2

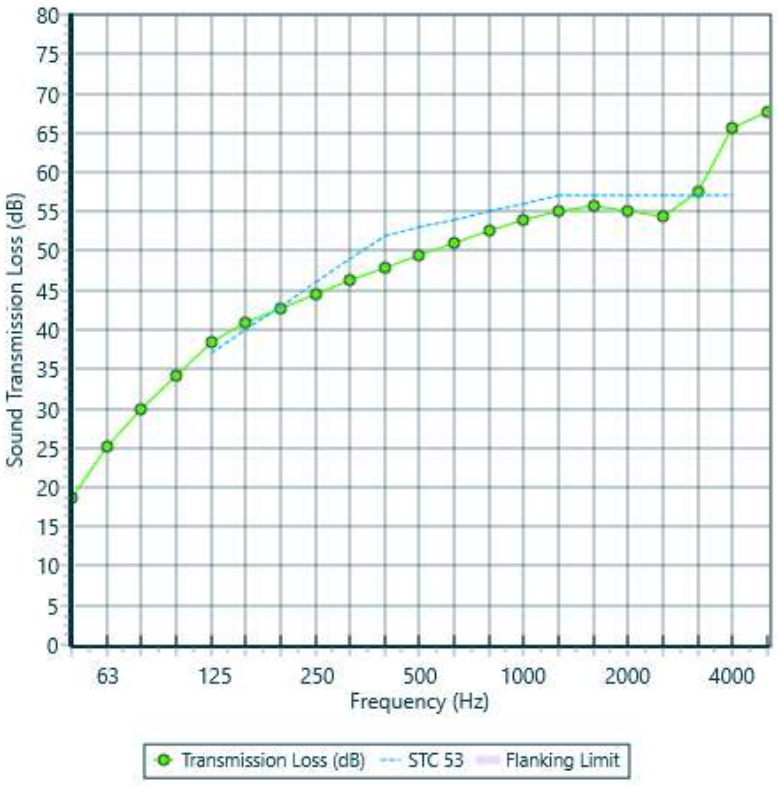
System description

Panel 1 : 1 x 0.05 in Aluminium + 1 x 0.5 in DensGlass® Sheathing Georgia Pa

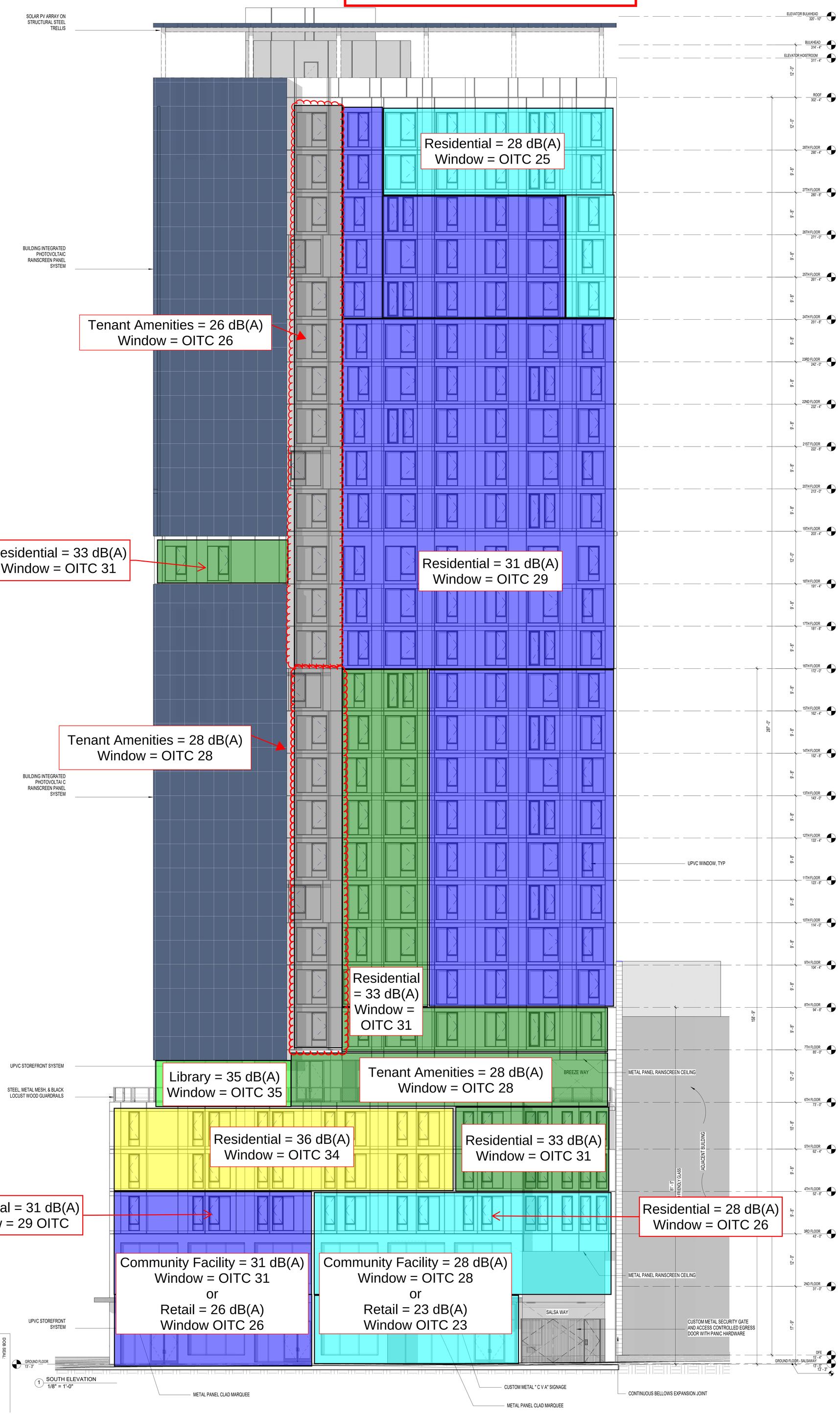
Frame: Steel Stud (16-20g) (6 in x 1.5 in), Stud spacing 16 in ; Cavity Width 6 in , 1 x Mineral wool I (3.8 lb/ft3) Thickness 6.0 in
Panel 2 : 1 x 0.028 in Steel

Frame: Steel Stud (25g) (6 in x 1.5 in), Stud spacing 24 in ; Cavity Width 6 in , 1 x Mineral wool I (3.8 lb/ft3) Thickness 6.0 in
Panel 3 : 2 x 0.626 in Type X Gypsum Board

freq.(Hz)	TL(dB)	TL(dB)
50	19	
63	25	22
80	30	
100	34	
125	38	37
160	41	
200	43	
250	45	44
315	46	
400	48	
500	50	49
630	51	
800	53	
1000	54	54
1250	55	
1600	56	
2000	55	55
2500	54	
3150	58	
4000	66	61
5000	68	



ATTACHMENT D

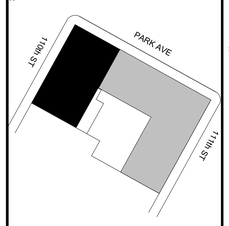


NOTES:
1. BIRD GLASS AS PER LOCAL LAW 15-2020 BIRD FRIENDLY DESIGN REQUIREMENTS FOR GLASS BELOW 75' OF BUILDING HEIGHT
2. ALL GLASS SUBJECT TO HUMAN IMPACT LOADS TO BE SAFETY GLASS AS PER NYC B.C. 2406
3. ALL TRANSPARENT SAFETY GLAZING TO BE PROVIDED WITH MARKINGS PER NYC B.C. 2410

MTL-1	METAL PANEL
MTL-2	METAL PANEL
MTL-3	METAL PANEL
ACC-1	METAL ACCENT PANEL
ACC-2	METAL ACCENT PANEL
ST-1	STONE BASE
BIPV	BUILDING INTEGRATED PHOTOVOLTAIC PANEL
EC-1	ELASTOMERIC COATING
GL-1	THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 35 (0-100')
GL-2	THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 31 (100'-300')
STO-1	7-1/2" STRUCTURALLY GLAZED STOREFRONT - ASSUME OITC 35

NUMBER	DATE	DESCRIPTION
1	11/11/2022	100% Schematic Design
2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission

Key Plan:



Owner:

XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES. RAISING UP COMMUNITIES

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1
NYC DOB #:

CARMEN VILLEGAS APARTMENTS

101 East 110 Street,
New York, NY 10029

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Client Representative:

Filing Representative:

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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SEAL & SIGNATURE:

SOUTH ELEVATION

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-200
SCALE:	As indicated

MTL-1 METAL PANEL
MTL-2 METAL PANEL
MTL- METAL PANEL
ACC-1 METAL ACCENT PANEL
ACC-2 METAL ACCENT PANEL
ST-1 STONE BASE
BIPV BUILDING INTEGRATED PHOTOVOLTAIC PANEL
EC-1 ELASTOMERIC COATING
GL-1 THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 35 (0-100')
GL-2 THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 31 (100'-300')
STO-1 7-1/2" STRUCTURALLY GLAZED STOREFRONT - ASSUME OITC 35

NOTES:
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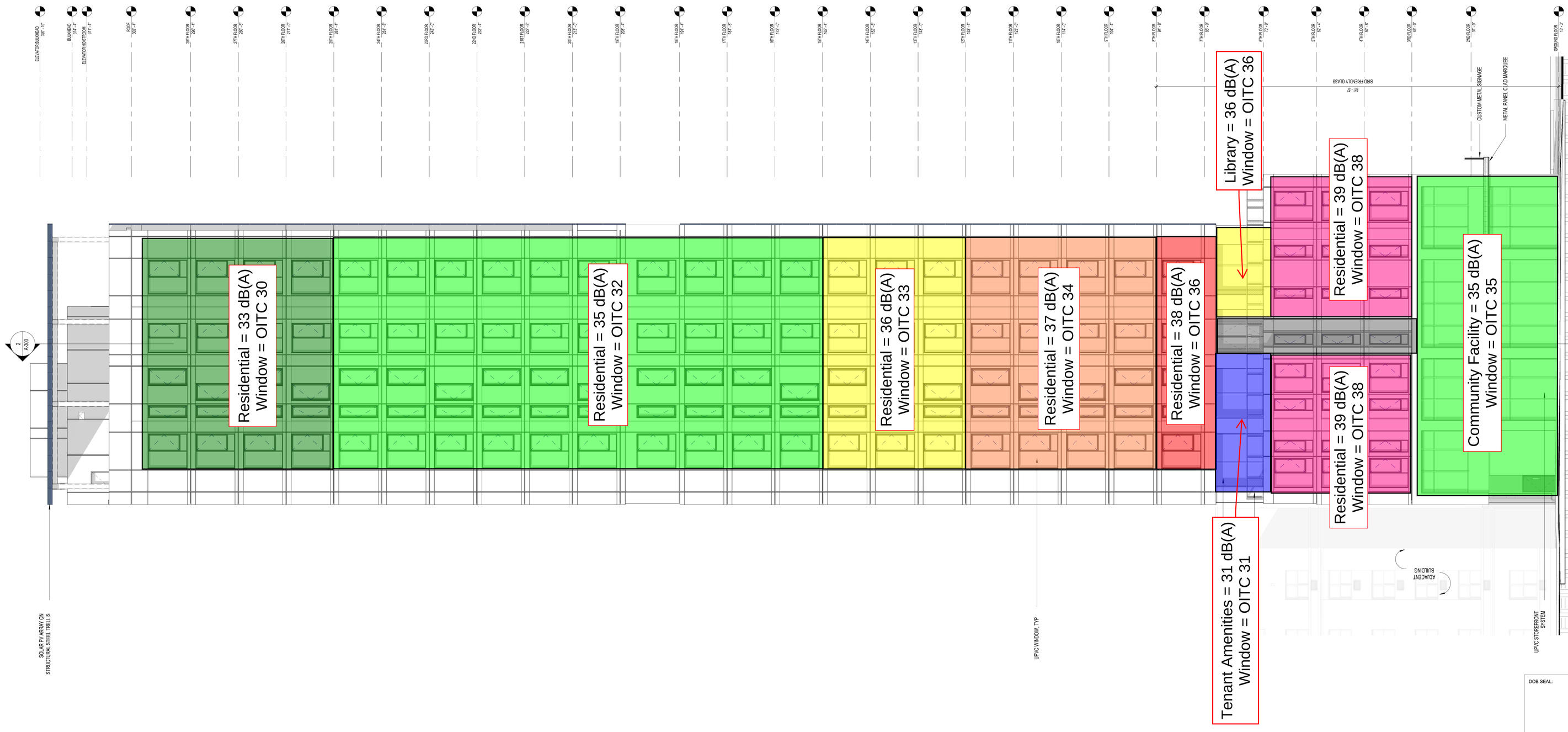
3. ALL TRANSPARENT SAFETY GLAZING TO BE PROVIDED WITH 'MARKINGS' PER NYC B.C. 2410



1 WEST ELEVATION
1/8" = 1'-0"

CARMEN VILLEGAS APARTMENTS

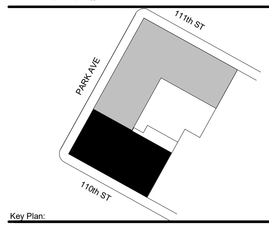
101 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT | BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

NUMBER	DATE	DESCRIPTION
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2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission

Revisions:

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Client Representative:

Filing Representative:

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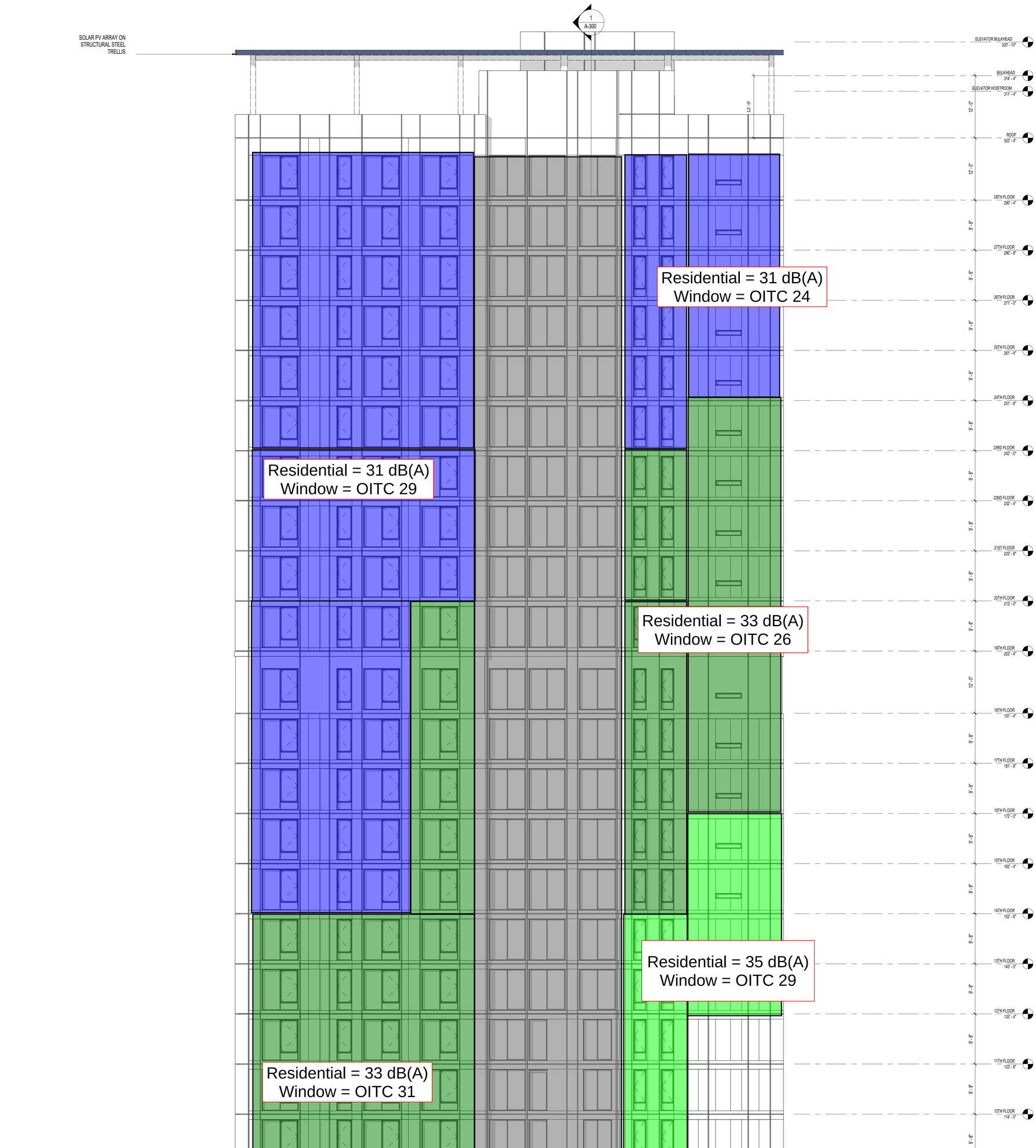
WEST ELEVATION

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-201
SCALE:	As indicated



1 NORTH
1/8" = 1'-0"

MTL-1	METAL PANEL
MTL-2	METAL PANEL
MTL-3	METAL PANEL
ACC-1	METAL ACCENT PANEL
ACC-2	METAL ACCENT PANEL
ST-1	STONE BASE
BIPV	BUILDING INTEGRATED PHOTOVOLTAIC PANEL
EC-1	ELASTOMERIC COATING
GL-1	THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 35 (0-100')
GL-2	THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 31 (100'-300')
STO-1	7-1/2" STRUCTURALLY GLAZED STOREFRONT - ASSUME OITC 26

NOTES:
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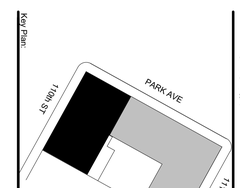
Key Plan:



NUMBER	DATE	DESCRIPTION
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2	02/06/2023	BLDS Design Consultation
3	08/18/2023	BLDS Design Consultation Resubmission

CARMEN VILLEGAS APARTMENTS

101 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS

ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES

URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB #:

Revisions:

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Client Representative:

Filing Representative:

Do Not Scale Plans
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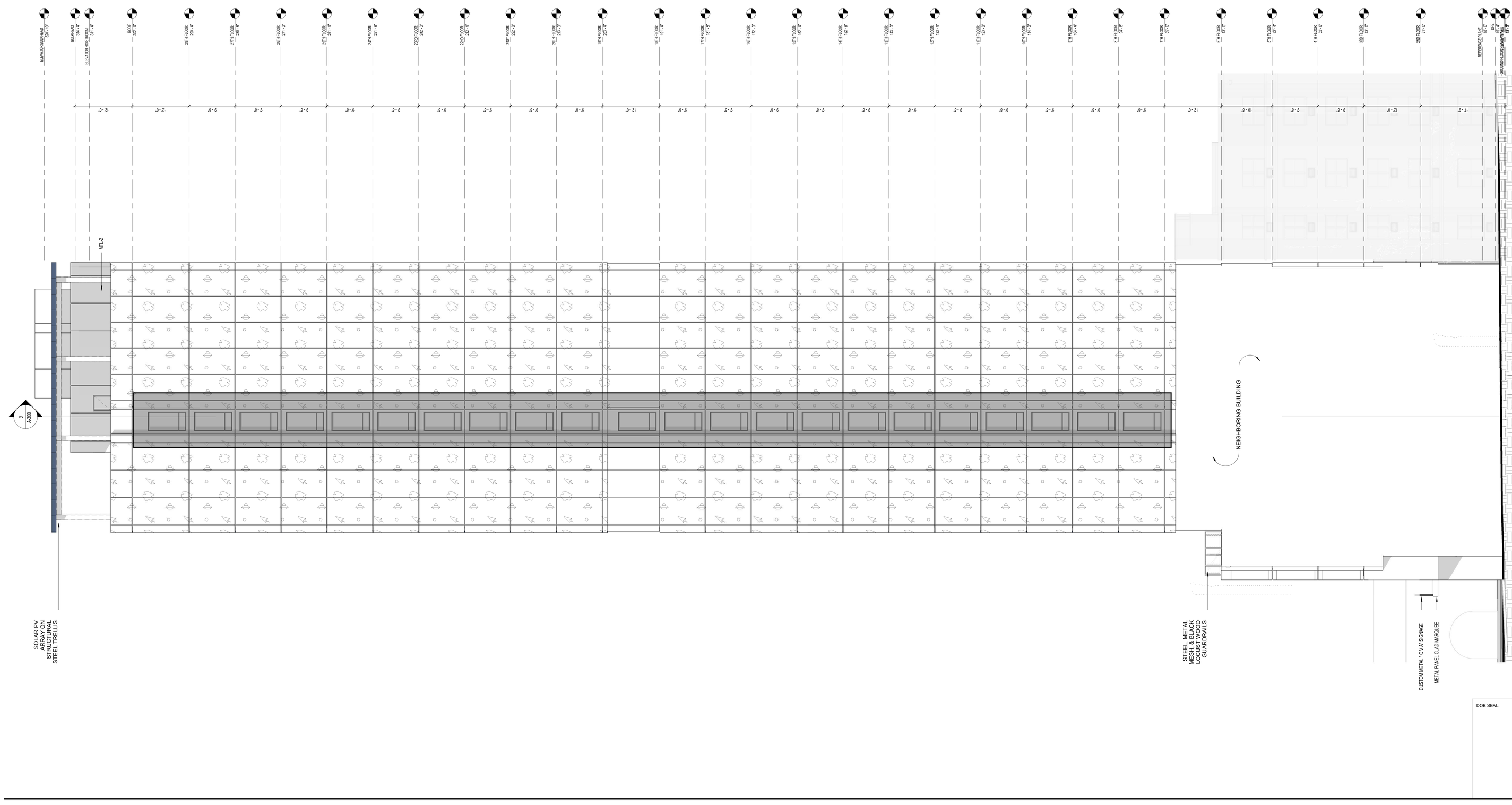
DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-202

SCALE:
As indicated

NORTH ELEVATION



MTL-1 METAL PANEL
MTL-2 METAL PANEL
MTL- METAL PANEL
ACC-1 METAL ACCENT PANEL
ACC-2 METAL ACCENT PANEL
ST-1 STONE BASE
BIPV BUILDING INTEGRATED PHOTOVOLTAIC PANEL
EC-1 ELASTOMERIC COATING
GL-1 THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 35 (0-100')
GL-2 THERMALLY BROKEN UPVC TRIPLE GLAZED WINDOWS - ASSUME OITC 31 (100'-300')
STO-1 7-1/2" STRUCTURALLY GLAZED STOREFRONT - ASSUME OITC 35

NOTES:
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CARMEN VILLEGAS APARTMENTS

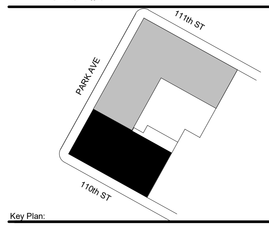
101 East 110 Street,
New York, NY 10029

Owner:

XYLEM PROJECTS
ASCENDANT NEIGHBORHOOD DEVELOPMENT
BUILDING HOMES, RAISING UP COMMUNITIES
URBAN BUILDERS COLLABORATIVE

BLOCK: 1638 LOT: 1

NYC DOB # :



Key Plan:

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Client Representative:

Filing Representative:

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EAST ELEVATION

DOB SEAL:

SEAL & SIGNATURE:

PROJECT No:	21014
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-203
SCALE:	As indicated

ATTACHMENT D

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt J (South Façade, Base)

Composite Transmission Loss for 36 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	34	0.000398107	68.00	56%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	53.55	44%
		Total =	121.55	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 121.55

where $\Sigma \tau S$ = 0.030450064

Composite Transmission Loss =	36.0	OITC
Composite Attenuation Required for Residential Façade =	36	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt J (South Façade, Base)

Composite Transmission Loss for 31 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	29	0.001258925	68.00	56%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	53.55	44%
		Total =	121.55	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 121.55

where $\Sigma \tau S$ = 0.088985705

Composite Transmission Loss =	31.4	OITC
Composite Attenuation Required for Residential Façade =	31	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt B (North Façade, Base)

Composite Transmission Loss for 33 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	31	0.000794328	80.00	52%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	72.52	48%
		Total =	152.52	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 152.52

where $\Sigma \tau S$ = 0.068121961

Composite Transmission Loss =	33.5	OITC
Composite Attenuation Required for Residential Façade =	33	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt B (North Façade, Base)

Composite Transmission Loss for 31 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	29	0.001258925	80.00	52%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	72.52	48%
		Total =	152.52	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 152.52

where $\Sigma \tau S$ = 0.105289736

Composite Transmission Loss =	31.6	OITC
Composite Attenuation Required for Residential Façade =	31	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt D (South Façade, Base)

Composite Transmission Loss for 33 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	31	0.000794328	60.00	61%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	38.93	39%
		Total =	98.93	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 98.93

where $\Sigma \tau S$ = 0.050116011

Composite Transmission Loss =	33.0	OITC
Composite Attenuation Required for Residential Façade =	33	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt D (South Façade, Base)

Composite Transmission Loss for 28 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	26	0.002511886	60.00	61%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	38.93	39%
		Total =	98.93	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 98.93

where $\Sigma \tau S$ = 0.153169503

Composite Transmission Loss =	28.1	OITC
Composite Attenuation Required for Residential Façade =	28	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt L (West Façade, Base)

Composite Transmission Loss for 39 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	38	0.000158489	68.00	54%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	56.97	46%
		Total =	124.97	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 124.97

where $\Sigma \tau S$ = 0.014371838

Composite Transmission Loss =	39.4	OITC
Composite Attenuation Required for Residential Façade =	39	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt S (West Façade, Tower)

Composite Transmission Loss for 38 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	36	0.000251189	68.00	41%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	97.75	59%
		Total =	165.75	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 165.75

where $\Sigma \tau S$ = 0.023248436

Composite Transmission Loss =	38.5	OITC
Composite Attenuation Required for Residential Façade =	38	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt S (West Façade, Tower)

Composite Transmission Loss for 37 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	34	0.000398107	68.00	41%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	97.75	59%
		Total =	165.75	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 165.75

where $\Sigma \tau S$ = 0.033238896

Composite Transmission Loss =	37.0	OITC
Composite Attenuation Required for Residential Façade =	37	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt S (West Façade, Tower)

Composite Transmission Loss for 36 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	33	0.000501187	68.00	41%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	97.75	59%
		Total =	165.75	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 165.75

where $\Sigma \tau S$ = 0.04024834

Composite Transmission Loss =	36.1	OITC
Composite Attenuation Required for Residential Façade =	36	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt S (West Façade, Tower)

Composite Transmission Loss for 35 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	32	0.000630957	68.00	41%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	97.75	59%
		Total =	165.75	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 165.75

where $\Sigma \tau S$ = 0.049072707

Composite Transmission Loss =	35.3	OITC
Composite Attenuation Required for Residential Façade =	35	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt S (West Façade, Tower)

Composite Transmission Loss for 33 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	30	0.001	68.00	41%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	97.75	59%
		Total =	165.75	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 165.75

where $\Sigma \tau S$ = 0.074167608

Composite Transmission Loss =	33.5	OITC
Composite Attenuation Required for Residential Façade =	33	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt T (North Façade, Tower)

Composite Transmission Loss for 35 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	29	0.001258925	45.00	17%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	212.44	83%
		Total =	257.44	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 257.44

where $\Sigma \tau S$ = 0.070055701

Composite Transmission Loss =	35.7	OITC
Composite Attenuation Required for Residential Façade =	35	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt T (North Façade, Tower)

Composite Transmission Loss for 33 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	26	0.002511886	45.00	17%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	212.44	83%
		Total =	257.44	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 257.44

where $\Sigma \tau S$ = 0.126438947

Composite Transmission Loss =	33.1	OITC
Composite Attenuation Required for Residential Façade =	33	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt T (North Façade, Tower)

Composite Transmission Loss for 31 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	24	0.003981072	45.00	17%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	212.44	83%
		Total =	257.44	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 257.44

where $\Sigma \tau S$ = 0.192552285

Composite Transmission Loss =	31.3	OITC
Composite Attenuation Required for Residential Façade =	31	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt P (South Façade, Tower)

Composite Transmission Loss for 33 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	31	0.000794328	96.00	49%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	98.34	51%
		Total =	194.34	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 194.34

where $\Sigma \tau S$ = 0.082460345

Composite Transmission Loss =	33.7	OITC
Composite Attenuation Required for Residential Façade =	33	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt P (South Façade, Tower)

Composite Transmission Loss for 31 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	29	0.001258925	96.00	49%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	98.34	51%
		Total =	194.34	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 194.34

where $\Sigma \tau S$ = 0.127061674

Composite Transmission Loss =	31.8	OITC
Composite Attenuation Required for Residential Façade =	31	dBA

* INSUL Model with 3 point safety factor

AKRF, Inc. Acoustics, Noise and Vibration
CVA - Apt P (South Façade, Tower)

Composite Transmission Loss for 28 dB(A) Zone

Material	OITC Rating	τ	Surface Area (ft^2)	Surface Area (%)
Window	25	0.003162278	96.00	49%
Dextall Exterior Wall Panel & Carpentry Backing*	42	6.30957E-05	98.34	51%
		Total =	194.34	100%

Composite TL = 10 * LOG $\sum S / \Sigma \tau S$

where ΣS = 194.34

where $\Sigma \tau S$ = 0.30978349

Composite Transmission Loss =	28.0	OITC
Composite Attenuation Required for Residential Façade =	28	dBA

* INSUL Model with 3 point safety factor