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Project Description

This section provides descriptive information about the requested discretionary land use actions and the development project that could be facilitated by the requested actions. The purpose of this section is to convey project information relevant to the environmental review.

Introduction

The New York City Economic Development Corporation (NYCEDC), the Office of the Chief Medical Examiner (OCME), and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the Applicants), in affiliation with the New York City Health and Hospitals Corporation (H+H), New York City Public Schools (NYCPS), the New York City School Construction Authority (SCA), and the City University of New York (CUNY), are seeking several Uniform Land Use Review Procedure (ULURP) and discretionary actions (collectively, the Proposed Actions) to redevelop the southern, approximately 4.75-acre portion of Manhattan Block 962, Lot 100[1] (the Development Site) located at 425 East 25th Street in the Kips Bay area of Manhattan Community District 6 (CD 6).

As part of the Science Park and Research Campus (SPARC) Kips Bay project, the Applicants seek to transform Hunter College's antiquated Brookdale Campus into approximately 2.19 million gross square feet (gsf) of state-of-the-art academic, health care, and Life Sciences space, as well as retail space and public realm improvements (the Proposed Project).

The Proposed Project would be programmatically split into a Western Parcel on the First Avenue portion of the Development Site and an Eastern Parcel facing FDR Drive. The Western Parcel is bounded by First Avenue to the west, approximately 430 feet east of First Avenue to the east, East 25th Street to the south, and former East 26th Street to the north. The Eastern Parcel covers the

[1] In addition to the Development Site, Block 962, Lot 100, which is irregularly shaped, encompasses the area to the north of former East 26th Street, extending north to East 29th Street at First Avenue and north to East 30th Street along Franklin D. Roosevelt (FDR) Drive. The Proposed Project would be developed on just the southern approximately 4.75-acre portion of this lot, with components north of that being untouched by the Proposed Project.

remaining portion of the Development Site starting at approximately 370 feet west of FDR Drive between East 25th Street and former East 26th Street.

The public realm improvements would take the form of a new publicly accessible open space, a replacement bridge over Franklin D. Roosevelt (FDR) Drive at East 25th Street to make it ADA accessible, a tie-in to the Kips Bay Coastal Resiliency (KBCR) project's planned flood protection to the northeast along FDR Drive and protection along East 25th Street,[2] including a connection to the existing floodwall at the U.S. Department of Veterans Affairs New York Harbor Healthcare System's Manhattan campus (U.S. Corbin VA Facility), and a widening of the demapped portion of the former East 26th Street located between FDR Drive and First Avenue to accommodate two-way traffic flow.

To facilitate the Proposed Project, the Applicants are seeking the approval of the following discretionary land use actions (collectively, the Proposed Actions), which would apply to the Development Site:

Land Use Actions Subject to ULURP:

- A zoning map amendment to rezone to the street centerlines of East 25th Street to the south, First Avenue to the west, and FDR Drive to the east, and to a point 255 feet to the north of East 25th Street from an R8 district to a C6-4 district;
- A zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the proposed C6-4 district that would be mapped on the Development Site[3];
- Special permits:
  - A special permit pursuant to ZR Section 74-171, Laboratories to allow for Use Group (UG) VII that does not comply with Section 427 of the New York City Building Code
  - A special permit pursuant to ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations in a commercial district;
- Disposition of City-owned property for the Western Parcel, disposition for the open space premises, and disposition of a portion of the Eastern Parcel to CUNY;
- Site Selection and Acquisition of real property interest for OCME facility
- Acquisition of real property interest for H+H facility; and
- City Map Change related to the East 25th Street replacement bridge, which includes a demapping action to remove the existing pedestrian bridge from the City Map.

Separate from this application, the Applicants are seeking several discretionary approvals to facilitate the Proposed Project:

- City Funding: Construction of the new CUNY building would utilize City capital funding;
- State Financing: In addition to City capital funding, the Applicants are seeking to use New York State financing for the development of the Proposed Project[4]; and

[2] Absent the KBCR project, the Proposed Project would incorporate standalone flood protections with independent utility into the design.

[3] The mapping of a MIH area is required for any rezoning that increases the permitted residential floor area ratio. However, the Proposed Project would not include any residential use.

[4] This State action is subject to SEQRA.

› CUNY and NYCPS: the siting of CUNY and NYCPS facilities are not subject to ULURP. Applicants will pursue a separate non-ULURP process to site and develop facilities for CUNY and NYCPS.

It should be noted that alongside NYCEDC, DCAS will serve as a co-applicant to the disposition and site selection and acquisition actions, and OCME will serve as a co-applicant to the site selection and acquisition actions related to the OCME facility described above. Additionally, the site selection and acquisition actions related to the proposed CUNY, and NYCPS facilities are not subject to ULURP approval.

The Proposed Actions are subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR) procedures. The Office of Deputy Mayor for Housing, Economic Development, and Workforce is acting as the lead agency for the environmental review. Completion of the Proposed Project is anticipated by 2031.

As described in further detail in the sections below, the Proposed Project would also replace the existing pedestrian bridge that crosses FDR Drive at East 25th Street. If the design of the new pedestrian bridge would require further change to the City Map, a separate mapping action would be requested in a future application.

Development Site and History of Rezoning Area

Development Site

The Development Site includes approximately 4.75 acres of land in the Kips Bay area of Manhattan CD 6, bounded by East 25th Street to the south, First Avenue to the west, FDR Drive to the east, and the northern edge of former East 26th Street, which is now de-mapped and predominantly used as a private drive for the superblock owned by H+H, to the north (see **Figure 1-1**). The Development Site comprises the southern portion of Block 962, Lot 100 and has a lot area of approximately 206,981 square feet. While Lot 100 extends north from East 25th Street to East 29th Street at First Avenue and north to East 30th Street along FDR Drive, the Proposed Project would, as stated above, affect only the southern, approximately 4.75-acre portion of this lot, with components north of that being untouched by the Proposed Project. It should be noted that a zoning and tax lot subdivision will be sought as part of the project such that the Development Site becomes its own standalone zoning and tax lot.[5]

The original shoreline of Manhattan runs through the Development Site, with roughly the eastern third of the Development Site built on top of landfill in the East River. The original buildings on the Development Site were located directly on the waterfront and were connected to piers that once existed. As the shoreline expanded east over time—almost 900 feet outboard of the original shoreline—the block became part of the larger city grid and was eventually cut off from the water completely with the construction of FDR Drive viaduct.

The Development Site currently contains the CUNY Hunter College Brookdale Campus, which consists of three buildings comprising a total of approximately 538,464 gsf. Since 1954, this campus has housed a nursing school and dormitories. In 1967, CUNY inherited the Brookdale Campus from Bellevue Hospital for Hunter College's health sciences and nursing programs and has been operating on the campus ever since. The three main buildings on the campus create a C-shape formation

[5] If the Eastern Parcel is designed as two separate buildings, the tax lot will be further subdivided such that CUNY's building may be on a separate tax lot.

surrounding a courtyard accessible via a single secured entry from East 25th Street. While the courtyard fronts the street, it remains physically and visually disconnected from it as there is a tall brick wall along the southern property line. This courtyard once included tennis courts that were open to Hunter College but is now used as accessory parking for Hunter College.

The campus's three buildings are the West Building, the North Building, and the East Building. The West Building includes a 10-story brick tower with a two-story podium, with frontage on First Avenue. It consists of a library, auditorium, lecture halls, classrooms, a gym, and a pool (which is no longer in use) in a large podium, with School of Nursing offices in a tower portion above. The primary entry to this building is to the east, within the courtyard that is fenced off, secured, and only accessed through a security booth on East 25th Street. In total, the West Building includes approximately 210,232 gsf.

The North Building includes a 14-story brick tower with a single-story podium, with frontage on former East 26th Street. It has a shared corridor and student lounge at ground level with a 555-bed dormitory tower above; it can be accessed via a secured mid-block entry. In total, the North Building includes approximately 198,610 gsf.

The East Building includes a seven-story brick tower with a two-story podium that has frontage on FDR Drive. It houses an auditorium, labs, and physical therapy areas at the podium, with a second dormitory tower above which includes approximately 156 beds. The East Building includes approximately 129,622 gsf.

The buildings are interconnected at the basement level via a shared service corridor. In the West and North Buildings, this area is used principally for infrastructure and back-of-house functions. In the East Building, the basement contains the Doctor of Physical Therapy program and facility offices. The buildings are also interconnected at the ground level through public corridors, lobbies, and shared amenity spaces.

The primary building entry is on the east side of the West Building, with access from the courtyard. There is a secondary entry to the same shared lobby from former East 26th Street. At the ground level, the West Building includes amenity spaces that serve student residents, including a basketball court, game room, weight room, locker rooms, and a pool that has been closed for use since 2020. The main shared auditorium for the Brookdale Campus is adjacent to the main lobby. The North Building includes a public corridor linking the buildings together, which is flanked by facilities offices, huddle rooms (once used as typing rooms), a cafeteria, and the audiology suite for the Speech Language Pathology program. The East Building is used principally for instructional spaces at ground level, including shared classrooms, School of Health Professions labs and classrooms, and the Rotunda. The roofs of each of the three towers house elevator rooms, mechanical rooms, and equipment for fire protection. The roofs are not publicly accessible. The north tower also has terraces on the 13th floor, just below and visible from the roof level, which are no longer open for use.

The Development Site has two existing curb cuts on East 25th Street. An approximately 65-foot-wide curb cut begins 115 feet west of FDR Drive. A second 30-foot-wide curb cut begins 20 feet west of the first curb cut. These curb cuts lead to building storage, loading docks, and the on-site accessory parking spaces. Approximately 50 parking spaces are currently provided on-site on the former tennis court and along East 25th Street.

Rezoning Area

The Rezoning Area comprises a similar area to the Development Site but is extended to the street centerlines of East 25th Street to the south, First Avenue to the west, and FDR Drive to the east, and to the northern edge of former East 26th Street to the north.

Pedestrian Bridge

The existing pedestrian bridge extends east across FDR Drive from the north sidewalk of East 25th Street. It is supported by three piers; the western pier of the bridge is located in the southeast corner of the CUNY Hunter College Brookdale Campus, the middle pier is located within the median of FDR Drive, and the eastern pier is located in the southwest corner of Block 991, Lot 60, which contains the Waterside Plaza Apartment Complex. Access to the bridge from the west is provided by a series of stairs on the Development Site, while access from the east is provided by a series of ramps on the Waterside Plaza side. Although there are ramps, the existing bridge does not meet current Americans with Disabilities Act (ADA) accessibility requirements on either side of FDR Drive. Currently, the width of the pedestrian path on the bridge ranges from approximately 8 feet wide over FDR Drive to a width of 6 feet for the ramps on the east side of FDR Drive adjacent to Waterside Plaza. The mapped width of the bridge structure is approximately 18 feet on the western side and approximately 21 feet on the eastern side, and it occupies an area of approximately 4,240 square feet. The underside vertical clearance of the bridge is approximately 13 feet to 16 feet in elevation, which does not comply with current City and State Department of Transportation (DOT) standards for underside bridge clearance heights.

Surrounding Context

The area within an approximate quarter-mile radius of the Development Site includes institutional, residential, commercial, and recreational land uses. Institutional uses are the most prominent land use within the quarter-mile radius and surround the Rezoning Area on three sides. The nearest institutional uses include Bellevue Medical Center, New York University (NYU) Medical Center, and the U.S. Department of Veterans Affairs New York Harbor Healthcare System's Manhattan campus (U.S. Corbin VA Facility).

Medical and Institutional Uses

The Bellevue Hospital Center is located immediately north of the Rezoning Area, occupying a portion of the superblock bounded by the de-mapped East 30th Street, FDR Drive, the de-mapped East 26th Street, and First Avenue.[6] The entire campus includes seven buildings of various heights up to 18 stories and includes a fenced, private landscaped garden at the corner of First Avenue and former East 26th Street and, at the eastern end of former East 26th Street, the Bellevue Sobriety Garden—a privately owned space that is open to Bellevue patients, staff, and visitors. The space is intended for therapeutic, recuperative care and is a meditative space controlled by Bellevue. The space is closed at times to serve Bellevue's needs. Within that superblock, the OCME DNA Forensic Laboratory and the New York City Fire Department (FDNY) Kips Bay Emergency Medical Services (EMS) Battalion 8 are

[6] Bellevue Medical Center is located on Block 962, Lot 100.

located directly across former East 26th Street from the middle portion of the Rezoning Area. These facilities occupy an 18-story, 265-foot-tall building. In addition to OCME's lab space, the building includes OCME's administrative unit and evidence facilities. Approximately 18 ambulances are assigned to EMS Battalion 8. The Battalion stores some ambulances along former East 26th Street when they are not on active assignment. Ambulances do not generally respond to emergencies from the station and are sent out to the field upon receipt of their daily assignment at the beginning of a shift and typically remain in the field for the entirety of their eight-hour shift, responding to calls from in-the-field locations. There is no parking at the EMS facility for personal vehicles.

The U.S. Corbin VA Facility, located directly south of the Rezoning Area, occupies a large portion of the superblock bounded by East 25th Street, the former Asser Levy Place, East 23rd Street, and First Avenue. The U.S. Corbin VA Facility's main building includes over 1 million square feet and rises to 18 stories. The U.S. Corbin VA Facility recently constructed a 14-foot-tall floodwall that extends around the site along the northern property line on East 25th Street, along the former Asser Levy Place on the site's eastern property line, and on the site's southern property line along East 23rd Street.

West of the Rezoning Area, the NYU School of Dentistry occupies the block on the west side of First Avenue between East 23rd Street and East 26th Street (Manhattan Block 930, Lot 34). The New York City Department of Health and Mental Hygiene's Public Health Laboratory Building is located on the northern side of East 26th Street at 455 First Avenue. The Public Health Laboratory will relocate to a new, purpose-built facility at a site adjacent to Harlem Hospital, and the 455 First Avenue site is expected to be redeveloped to include approximately 609,988 gsf of new, modern, commercial Life Sciences space including anchor space for NYU Grossman School of Medicine.

Institutional uses are also located further to the north with the remainder of the Bellevue Hospital Center, the Alexandria Center for Life Science, the NYU Langone Medical Center, and the NYU School of Medicine. Developed in 2010, the Alexandria Center currently includes two buildings of approximately 584,000 gsf predominantly dedicated to wet lab space, or specific scientific research and development facilities focused on biological innovations. Phase I of the project included the two existing towers with the option for a third building that could include up to approximately 330,000 gsf of additional Life Sciences space.

Residential Uses

A small number of multi-family residential elevator buildings, mixed commercial/residential buildings, which are 26 stories tall, are located along Second Avenue. Immediately east of the Rezoning Area is FDR Drive and associated service roads. East of FDR Drive, accessible by an automobile entrance at East 23rd Street and a pedestrian bridge at East 25th Street, is the Waterside Plaza mixed-use development. Built under the New York State Mitchell-Lama Housing Program in 1973, Waterside Plaza occupies all of Manhattan Block 991, Lots 60 and 61, covers approximately 266,963 gsf, and includes four high-rise apartment towers ranging in height from 31 to 37 stories with approximately 1,470 apartment units. The complex also includes offices, commercial space, a multilevel parking structure and the British International School. Directly south of Waterside Plaza are the United Nations International School (UNIS) and the Skyport Marina, which includes a parking garage, marina facilities, and gas station. The East 23rd Street Marina is south of UNIS.

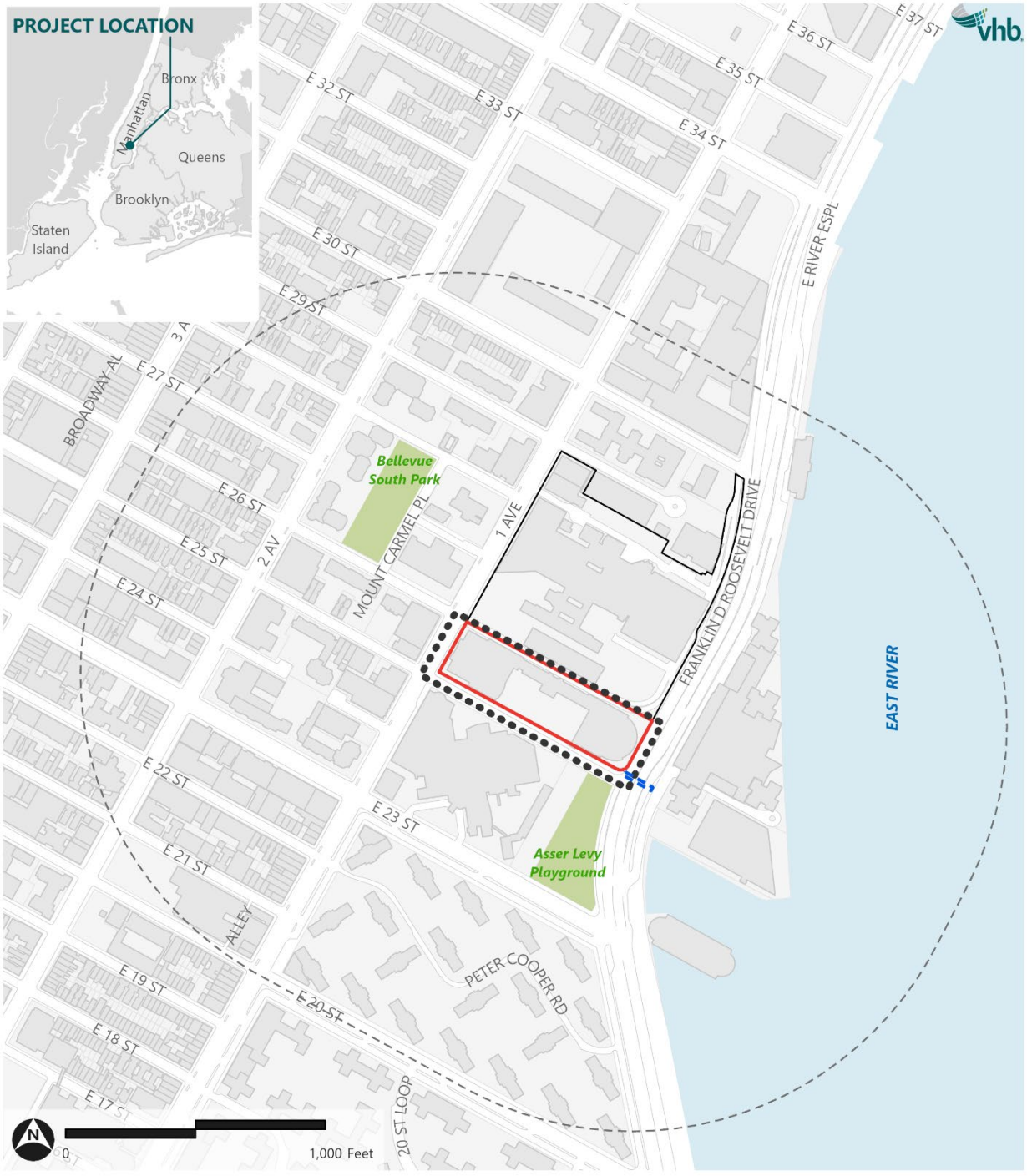
To the southwest of the Rezoning Area is the East Midtown Plaza mixed-use development. Built in 1970—also under the New York State Mitchell-Lama Housing program—East Midtown Plaza occupies Block 929, Lot 1 and Block 930, Lot 12, and comprises six buildings, including three high-

rise apartment towers ranging in height from 21 to 28 stories and three low-rise apartment buildings ranging between 6 and 11 stories in height. Combined, the six buildings contain approximately 758 apartment units and approximately 40,000 gsf of ground-floor retail uses.

The Peter Cooper Village-Stuyvesant Town residential complex is located south of East 23rd Street, beyond the U.S. Corbin VA Facility. Peter Cooper Village-Stuyvesant Town is a large, post–World War II private residential development that consists of 62 redbrick apartment buildings ranging between 13 and 15 stories in height on an approximately 80-acre campus bounded by East 23rd Street to the north, East 14th Street to the south, Avenue C to the east, and First Avenue to the west occupying all of Blocks 972 and 978. Combined, the development includes approximately 12 million sf of floor area, including up to approximately 11,705 apartment units, 20,000 gsf of commercial office space, and 94,000 gsf of commercial retail space.

Additionally, to the northwest of the Rezoning Area is a New York City Housing Authority (NYCHA) development at 344 East 28th Street (Block 933, Lot 25) that was constructed in 1970, that rises 26 stories in height, and contains approximately 225 publicly subsidized residential units. Directly adjacent to the NYCHA building is a more recently constructed 9-story residential building at 335 East 27th Street (Block 933, Lot 7501), which was built in 2014 and contains approximately 55 micro-residential units that were developed on a City-owned site pursuant to a Request for Proposal (RFP) from the NYC Department of Housing Preservation and Development (HPD).

Figure 1-1 Site Location Map



Source: MapPLUTO

Public Open Spaces

Open spaces in the surrounding area include Asser Levy Playground and Bellevue South Park. The 2.44-acre Asser Levy Playground is located between East 23rd Street and East 25th Street west of FDR Drive. The Asser Levy Recreation Center is located within Asser Levy Playground and is a designated landmark. The 1.59-acre Bellevue South Park is located just west of Mount Carmel Place between East 26th Street and East 28th Street.

Transportation

The primary north-south thoroughfares through the immediate neighborhood surrounding the Development Site are FDR Drive (two-way, north- and southbound), First Avenue (one-way northbound) and Second Avenue (one-way southbound). First Avenue and Second Avenue are local truck routes, as are East 23rd Street and East 34th Street. Traffic exiting FDR Drive can travel crosstown via East 23rd Street, East 25th Street, and East 34th Street. All three are two-way, east-westbound streets (East 25th Street is two-way only between FDR Drive and First Avenue). Entrances to the Queens Midtown Tunnel are situated at East 34th Street between First and Second Avenues and at East 36th Street near Second Avenue. The Queens Midtown Tunnel offers access to the major metropolitan airports located in Queens County.

The closest MTA subway line to the Development Site is the Number 6 Local (a.k.a. the Lexington Avenue Local line), which stops at East 23rd and East 28th Streets at Park Avenue, with each station located approximately 0.5 miles west of the Development Site. The closest express subway stops are at the East 14th Street (approximately 0.7 miles to the southwest) and East 42nd Street Stations (approximately 0.9 miles to the north), which are served by the MTA Number 4/5 (a.k.a. the Lexington Avenue Express) line. Phase 3 of the Second Avenue subway project will include a T line station at East 23rd Street.[7]

The closest MTA Bus lines providing service to or near the Development Site are the north-south M9 (providing connections between Battery Park City and Kips Bay/Bellevue Hospital Center), the M15 and M15 Select Bus Service (SBS) (both providing connections between East Harlem and South Ferry), the east-west M23 SBS (providing connections between Chelsea Piers and Peter Cooper Village), the M34 SBS, and the M34A SBS (both providing connections between Ferry Terminal/Waterside Plaza and Jacob Javits Center/Port Authority Bus Terminal). The M15 stops on the block directly south of the Development Site, along First Avenue at East 23rd Street. The M15 SBS stops directly west of the Development Site along First Avenue at East 25th Street. The M23 SBS and M34 SBS run along East 23rd Street and both stop on the block directly south of the Development Site, along First Avenue at East 23rd Street, while the M9 loops through the neighborhood using East 23rd and East 29th Streets and First and Second Avenues.

The East River Bikeway/Greenway can be accessed via the East 25th Street pedestrian bridge just east of the Development Site; this bridge has steps and therefore is not ADA accessible. Protected bicycle lanes are located along First Avenue (northbound), Second Avenue (southbound), and former East 26th Street (eastbound), with a small section of both conventional and shared bicycle lanes placed along East 26th Street between First and Second Avenue. In addition, there are several Citi Bike docking stations within the 600-foot radius, include those at the southeast corner of East 23rd Street and First

[7] It should be noted that there are currently no funding commitments for Phase 3 of the Second Avenue subway project.

Avenue, the northeast corner of East 25th Street and First Avenue, and the de-mapped portion of East 27th Street between First and Second Avenues.

NYC Ferry service is available at Stuyvesant Cove, which is a stop along the Soundview Ferry Service route with additional stops at East 34th Street (which provides connections to the Astoria and East River NYC Ferry routes), East 90th Street (which provides connections to the Astoria NYC Ferry route), Soundview-Clason Point, and Throgs Neck-Ferry Point Park to the north, and to the south Wall Street-Pier 11, where connections can be made to all other NYC ferry routes (with the exception of the St. George NYC Ferry route).

Required Approvals

The following city and state actions/approvals would be required to facilitate the Proposed Project:

Land Use Actions Subject to ULURP:

1. **Zoning Map Change:** A zoning map amendment to rezone to the street centerlines of East 25th Street to the south, First Avenue to the west, and FDR Drive to the east, and to a point 255 feet to the north of East 25th Street from an R8 district to a C6-4 district;
2. **Zoning Text Amendment:** A zoning text amendment to Appendix F of the New York City ZR to establish a MIH area coterminous with the proposed C6-4 district that would be mapped on the Development Site;
3. **Special Permits:**
   - A special permit pursuant to ZR Section 74-171, Laboratories, to allow for Use Group (UG) VII that does not comply with Section 427 of the New York City Building Code
   - A special permit pursuant to ZR Section 74-901, Bulk Modifications for Laboratories, to modify certain bulk regulations in a commercial district;
4. **Disposition of City-Owned Property:** Disposition of City-owned property for the Western Parcel, disposition for the open space premises, and disposition of a portion of the Eastern Parcel to CUNY;
5. **Site Selection and Acquisition of Real Property Interest:** Site Selection and Acquisition of real property interest for OCME facility; and
6. **Acquisition of Real Property Interest:** Acquisition of real property interest for H+H facility; and
7. **City Map Change:** City Map Change related to the East 25th Street replacement bridge, which includes a demapping action to remove the existing pedestrian bridge from the City Map.

Separate from this application, the Applicants are seeking several discretionary approvals to facilitate the Proposed Project:

8. **City Funding:** Construction of the new CUNY building would rely on City capital funding.
9. **State Financing:** In addition to City capital funding, the Applicants are seeking to use New York State financing for the development of the Proposed Project; and
10. **CUNY and NYCPS:** The siting of CUNY and NYCPS facilities are not subject to ULURP. Applicants will pursue a separate non-ULURP process to site and develop facilities for CUNY and NYCPS.

Project Purpose and Need

The Proposed Actions are necessary to facilitate the development of SPARC Kips Bay, which would allow the Applicants to achieve the goals of the City's LifeSci NYC initiative and deliver on longstanding community priorities for investment in the public realm.

LifeSci NYC

LifeSci NYC was established in 2016 by NYCEDC with the goal to establish New York City as a global leader in Life Sciences. LifeSci NYC is a $1 billion initiative and is expected to create nearly 40,000 new jobs by 2026—many accessible to New Yorkers without advanced degrees. The LifeSci program is geared toward the following goals:

- Connecting existing researchers and institutions to the resources needed to advance programs to commercialization;
- Unlocking space for Life Sciences companies to grow within the city; and
- Building a pipeline for the talent and workforce needed to support these companies across the five boroughs.

Given the presence of the life science, academic, and medical institutions in the Kips Bay area, NYCEDC identified the Brookdale Campus within the Kips Bay Science District and First Avenue Health and Sciences Corridor as an opportune location to advance many of the goals of the City's LifeSci NYC initiative.

SPARC Kips Bay

The Proposed Project is based on the SPARC Kips Bay Master Plan, which was developed in collaboration with OCME, H+H, NYCPS, SCA, CUNY, and other relevant agencies and stakeholders, , to envision a first-of-its-kind jobs and education hub in the heart of New York City with a mix of state-of-the-art academic, health care, and life science facilities on the site of the existing CUNY Hunter College's Brookdale Campus. Driven by an historic investment from the City and State totaling $1.6 billion, SPARC Kips Bay would create a pipeline from local public schools and city universities to careers in the Life Sciences and public health industries, which is expected to result in a $42 billion economic impact to the city over the next 30 years, creating approximately 13,000 temporary construction jobs, and approximately 3,100 permanent jobs.

The Proposed Actions would allow for the Applicants to achieve the following goals of the SPARC Kips Bay project:

- Create new career pathways and workforce development opportunities in life sciences, public health, and healthcare.
- Establish a unified plan for a cutting-edge campus that meets the needs of both campus institutions and the broader neighborhood.
- Create a more connected, green, and resilient site through new open spaces, integration of a new accessible pedestrian bridge, and tie-in to the KBCR project. Absent the KBCR project, the Proposed Project would incorporate standalone flood protections into the design.
- Ensure a clear plan for implementation, considering cost efficiency, continuity of operations for the Hunter College Schools of Nursing and Health Professions, and entitlements pathways.

› Leverage synergies between institutions to support a connected health, science, and education ecosystem.

Currently, the Development Site is zoned R8. In R8 zones, academic and health care uses are as-of-right while Life Sciences are not. The combination of rezoning the site to a C6-4 district and applying for a special permit would facilitate the development of the life science use, a key component of the proposed jobs and education hub. Furthermore, the disposition and acquisition actions would allow for the key partnerships envisioned with CUNY, H+H, and OCME as part of the Proposed Project. The City Map amendment would allow for a critical component of the public realm improvements: a replacement bridge to create a safe and universally accessible connection across FDR Drive. The project proposes further public realm improvements in the form of a new publicly accessible open space; flood protection measures; and widening and making bidirectional the former East 26th Street, a privately owned, demapped street, to improve vehicular circulation. Absent the approval of the Proposed Actions, these public realm improvements would not be realized.

Project Description

Development Site

The SPARC Kips Bay project proposes to create a unified site plan that meets the needs of the distinct campus users and broader neighborhood and envisions the transformation of the block into a connected series of buildings arranged to create an open space that is accessible to the public.

The project imagines an integrated educational campus, bringing together Hunter College School of Nursing and departments of Physical Therapy, Speech Language Pathology & Audiology (including the community clinic), and Medical Laboratory Sciences, Borough of Manhattan Community College (BMCC) Health Sciences, Health Studies, and Nursing Programs, and the CUNY Graduate School of Public Health & Health Policy under one roof with the NYCPS high school. On the west side of the Development Site, a research and public health campus would include two Life Sciences towers, each sitting above podium spaces dedicated to H+H (on First Avenue) and OCME (on former East 26th Street), respectively.

The Proposed Project would construct multiple new buildings (illustratively shown as Buildings A, B1, and B2) (see **Figure 1-2**) consisting of up to approximately 1,782,000 zsf (2.19 million gsf).[8] The Eastern Parcel would create an integrated educational campus within Building A, as described below, bringing together the Hunter College School of Nursing and departments of Physical Therapy, Speech-Language Pathology & Audiology (including the community clinic), and Medical Laboratory Sciences, Borough of Manhattan Community College (BMCC) Health Sciences, Health Studies, and Nursing Programs, and the CUNY Graduate School of Public Health & Health Policy[9], along with a NYCPS high school focused on health care and sciences education. The Western Parcel would include two Life Sciences buildings, Building B1 and Building B2, and the one-story SPARC Square Pavilion

[8] As design progresses for the Proposed Project, it is likely that the building on the eastern portion of the Development Site (i.e., Building A) would be designed as two buildings with independent utility systems to accommodate separation between the public school and CUNY facilities.

[9] While the CUNY Hunter space on site currently contains dormitory space (711 beds), the Proposed Project would not include dormitory space on site. CUNY Hunter intends to replace the dorm space that would be lost as a result of the Proposed Project elsewhere so there would be no potential for displacement.

within the open space. Building B1 would front on First Avenue, and include space dedicated to H+H. Building B2 would be located to the east of Building B1 and would include space for OCME.

Building A located on the Eastern Parcel would be comprised of approximately 698,570 gsf (561,500 zsf), containing approximately 606,450 gsf (559,185 zsf) of community facilities (UG III(B)) space and 2,600 gsf (2,300 zsf) of commercial retail (UG VI) space.

Building B1, located on the Western Parcel, would contain a total of approximately 810,980 gsf (667,700 zsf), including approximately 184,000 gsf (174,550 zsf) of community facility (UG III(B)), approximately 5,600 gsf (5,060 zsf) of local retail (UG VI), and approximately 530,900 gsf (488,060 zsf) of office and laboratories (UG VII).

Building B2, located on the Western Parcel, would contain a total of approximately 682,470 gsf (551,800 zsf), including approximately 217,300 (200,340 zsf) of community facility (UG III(B)), approximately 3,000 gsf (2,760 zsf) of local retail (UG VI), and approximately 379,400 gsf (348,680 zsf) of office and laboratories (UG VII).

The square footages described above for community facility, office and laboratories, and local retail include each programmatic element anticipated to be included on the site.[10]

The initial program for the Development Site includes the major categories of programs indicated below in **Table 1-1**, grouped by primary user. Together, these programs account for up to approximately 2.19 million gsf of new development.

Key circulation improvements on and around the Development Site, including a new mid-block drop-off and the conversion of former East 26th Street from a one-way to a two-way access drive, would help improve circulation to existing facilities for H+H/Bellevue and OCME's Hirsch Building for Forensic Sciences to the north, while accommodating the planned redevelopment of the campus bringing thousands of students, researchers, patients, and visitors to the site every day. These improvements would also enhance circulation and accessibility to both the existing and proposed facilities for other municipal emergency services, including the NYPD and FDNY.

The planned development would transform the currently outdated facilities and inaccessible public space on the current campus by creating widened sidewalks, transparent and active ground floor uses featuring amenities such as retail and shared spaces, which would wrap around the north, west, and south frontages of the block along former East 26th Street, First Avenue, and East 25th Street respectively. The proposed orientation of the massing for the new development would be similar to the existing site as it takes advantage of the site's southern exposure and includes a collection of buildings on the periphery of the site surrounding a central open space fronting East 25th Street. However, the new proposed massing would shift density and height towards First Avenue, with building heights up to approximately 500 feet resonating with other existing institutional developments along First Avenue, within Kips Bay and beyond. This would allow the massing to drop in scale towards the river, to be more in context with Waterside Towers and the other institutional uses to the east and south.

Building B1 would be located along First Avenue with a 3.6-foot setback from the avenue and a 3-foot setback on East 25th Street. Its streetwall would rise to a base height of approximately 100 feet, 92 feet above the design flood elevation (DFE), with a 10-foot setback before reaching a maximum building height of up to approximately 500 feet. Building B2 would be located 60 feet east of

[10] Program areas are based on a conceptual site plan and are subject to future modification as each building is designed.

Building B1 on the midblock along former East 26th Street. This 60-foot setback would accommodate a new access driveway to provide direct patient and ambulatory drop off to the planned H+H facility. Building B2 would be set back 88.9 feet from East 25th Street to accommodate the proposed 0.6-acre publicly accessible open space on the midblock as described below as SPARC Square. Building B2 would have a maximum building height of 420 feet. To improve programmatic connection between OCME spaces and other related uses within the Proposed Project, Buildings B1 and B2 would be connected through two skybridges with the lower of the two bridges located approximately 179 feet above the new access drive. Building B2 would also have a skybridge over former East 26th Street. Building A would be located approximately 370 feet west of FDR Drive between East 25th Street and former East 26th Street. The initial streetwall of Building A, which would be set back 15 feet from East 25th Street and 10 feet from FDR Drive, would rise to a base height of approximately 76 feet above the DFE before reaching a maximum building height of up to approximately 365 feet (including mechanical bulkhead).

Height and setback waivers would allow for the Building B1 to encroach on the initial setback distance by 5.4 feet along its western street frontage and by 12 feet along its southern street frontage. It would also permit Building B1 to encroach on the sky exposure plane by up to 44.6 feet along its western street frontage and up to 109.2 feet along its southern street frontage. These modifications would allow the Proposed Project to accommodate the large floorplates required for modern, efficient laboratory uses at the Development Site.

It should be noted that in addition to the proposed building heights and setbacks of the Proposed Project described above, the proposed height and setback waivers would permit maximum building height envelopes for the buildings, ranging between up to approximately 370 feet and 500 feet in height.

Figure 1-2 Illustrative Site Plan

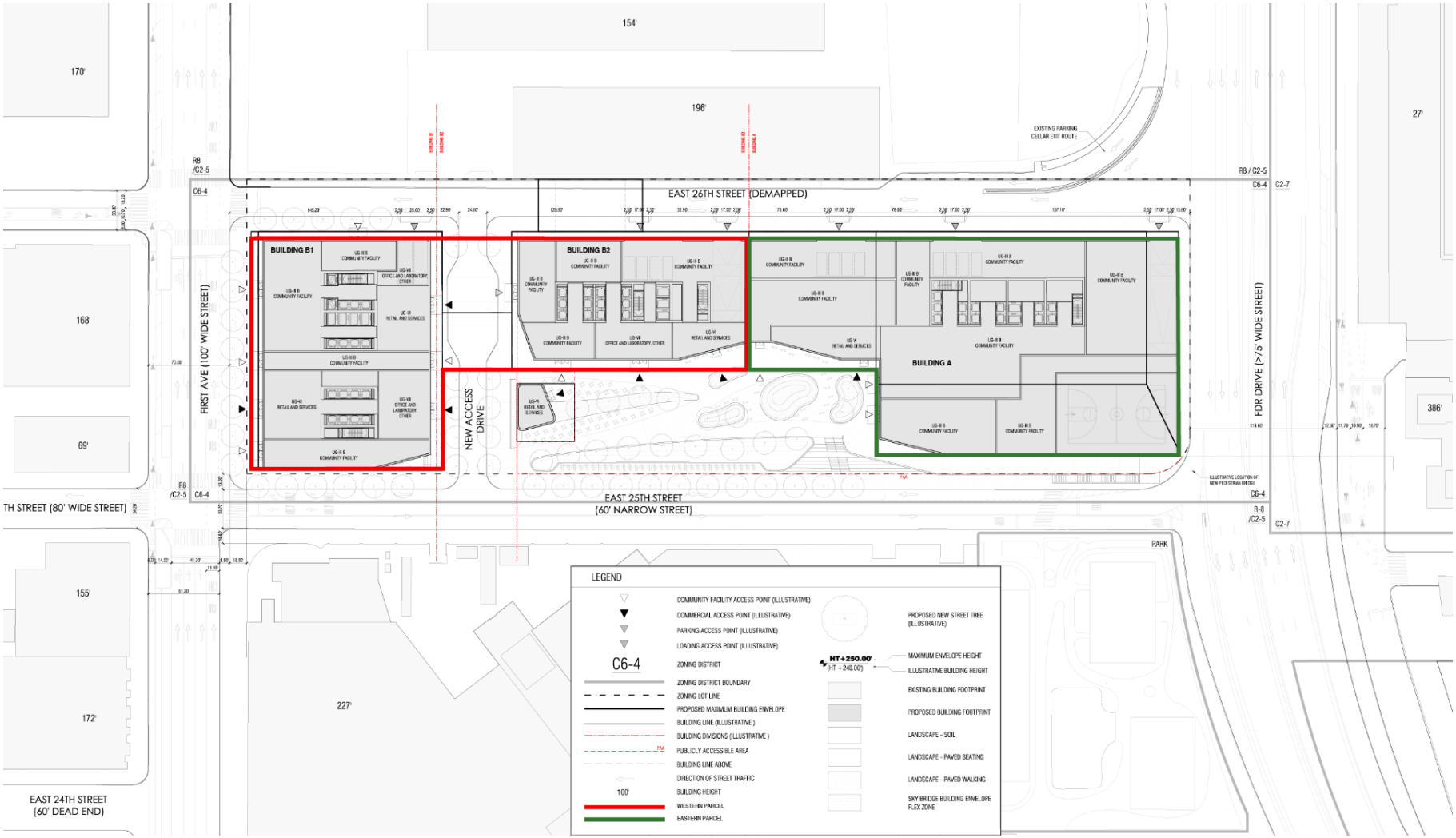


Table 1-1 Breakdown of Programs by Primary User

Primary User	Program
CUNY – Public University	Hunter College School of Nursing
	Hunter College School of Health Professions - Physical Therapy and Speech Language Pathology
	Hunter College School of Arts & Sciences
	BMCC Allied Health, Health Education, and Nursing Programs
	CUNY School of Public Health
	CUNY Research Labs
H+H – Outpatient Care and Training	Simulation and Nursing Advanced Practice Center
	Ambulatory surgery
	Adult primary care
	Wellness programs
	Wound care
SCA/DOE – Education Hub	High school focused on public health, science, and health professions
	Potential STEAM center
OCME – Forensic Pathology Center	Medical facilities
	Autopsy suite
	Toxicology and pathology lab
	Forensic anthropology lab
Future Life Science Developer – Life Sciences Labs	Developer-led, technology-forward Life Sciences laboratories
	Wet labs
	Dry labs

The SPARC Kips Bay project creates a unified site plan that meets the needs of the distinct campus users and the broader neighborhood. The development is organized around three major design motifs to create an integrated and cohesive campus, and they are as follows:

- The first is the creation of an active and connected campus by developing visible pathways between each of the different institutions through both vertical and horizontal integration.
- The second relates to the creation of new public space through development of the proposed plaza along East 25th Street.
- The third is related to the creation of a distinct First Avenue identity through development of new modern buildings and vibrant ground-floor spaces that enhance the overall First Avenue corridor for campus users and the community.

Public Realm Improvements

SPARC Kips Bay envisions the transformation of the existing block into a connected series of buildings arranged to allow for a central public open space at grade. The Proposed Project also includes a number of public realm improvements that would be undertaken outside of the SPARC campus to improve public access, pedestrian safety, and resiliency. The public realm improvements would comprise approximately 1.7 acres, 0.60 acres of which would be dedicated to publicly accessible open space.

These public realm improvements would support a connected network of parks and open spaces, forming a link between Asser Levy Playground to the south and the Manhattan Waterfront Greenway to the east. It would also support a connected bicycle and pedestrian network and improve circulation and multi-modal access and connectivity to and around the Development Site, including upgrades to former East 26th Street by widening it and making it a two-way street.

SPARC Square

The Proposed Project would deliver approximately 0.60-acres (26,150 sf) of publicly accessible open space fronting East 25th Street. The open space would serve as a welcoming and engaging shared space for students, employees, patients, visitors, and the broader public. The proposed open space would anchor the campus, be open 24 hours a day, 7days a week, facilitate easy navigation between buildings and surrounding streets, and create an accessible route from First Avenue to all campus locations. In addition, the proposed open space will provide new green space in a community where there is a strong need for new open space and better connectivity among existing open spaces. As described above, the orientation of the new buildings on the periphery of the site surrounding the proposed open space fronting East 25th Street would take advantage of the site's southern exposure, thus maximizing the amount of direct sunlight the open space would experience. Pedestrian-level north-south access through the site, including the proposed mid-block driveway, would enhance connections to SPARC Square from the surrounding community.

It should be noted that the proposed open space premises may be disposed to the selected developer of the Western Parcel for maintenance or otherwise for access. However, the open space will remain in City ownership under DCAS jurisdiction. Once the disposition is approved, the City would dispose of the Western Parcel to a future respondent to a publicly advertised RFP for development and operations, part of the Eastern Parcel to CUNY, and possibly the open space to the Western Parcel developer for maintenance or otherwise for access.

Proposed Replacement Bridge

The Proposed Project would deliver on a long-standing request from the community to improve the existing pedestrian bridge that crosses FDR Drive at East 25th street, creating an ADA-accessible pedestrian pathway that connects to the waterfront and the communities at Waterside Towers and the UNIS. The replacement bridge would also increase the underside clearance height to comply with State and City DOT standards. As mentioned above, if the design of the new pedestrian bridge would require further change to the City Map, a separate mapping action would be requested in a future application.

Safety and Resiliency Improvements

The Proposed Project would include crosswalk improvements on East 25th Street to Asser Levy Playground; widening and circulation improvements on former East 26th Street and a new mid-block driveway to provide direct patient and ambulatory drop off to the planned H+H facility. Additionally, the KBCR flood protection is underway, and the Proposed Project would tie in to the KBCR flood protection through construction of flood protection along East 25th Street. The KBCR flood protection and the Proposed Project's tie-in would provide long-term resiliency for the Development Site. Absent the KBCR project, the Proposed Project would incorporate standalone flood protections with independent utility into the design.

Streets and Circulation

The Proposed Project would provide access to drop-off locations, loading, and parking for users, improve the existing traffic congestion along East 26th Street, and promote a safe space for pedestrians by implementing various pedestrian safety measures throughout the site.

To alleviate the existing traffic congestion along former East 26th Street and improve circulation of vehicles in the vicinity of the Proposed Project, former East 26th Street is proposed to be converted into a two-way street and widened by 8 feet for an additional drop-off, unloading, passing lane, or buffer zone to minimize the potential of vehicles obstructing the travel lane. Vehicles would be able to enter former East 26th Street from First Avenue instead of only entering from East 30th Street, four blocks north of the site. A turnaround area would be provided at the eastern end of the street for vehicles to enter and exit back out to First Avenue. The wider roadbed would also allow for improved traffic flow and increased area for vehicles to turn around at the eastern end of the street.

Vehicular circulation would be further improved through a proposed two-way interior private shared access drive that would connect former East 26th Street and East 25th Street. Ambulatory and passenger vehicles for H+H and OCME would circulate through the corridor and accommodate drop-offs for vehicles, which would effectively reduce drop-offs on other frontages. Additionally, the shared access drive would be pedestrianized with crosswalks and other public realm improvements. The adjacent sidewalks along the shared access drive would also encourage the circulation of pedestrians through the site.

Parking garages for OCME and CUNY vehicles would be accessed along former East 26th Street. Loading berths are required by zoning for H+H, life science, OCME, CUNY, and NYC Public School uses and would also be located along former East 26th Street providing access from the ground level via a ramp to the basement level. The garage for OCME would be self-parking for their various specialty vehicles. It is anticipated that the garage for CUNY would also be a self-park facility.

The Proposed Project aims to provide open and safe spaces for pedestrians to traverse through the site. As The safety of pedestrians, especially at points of conflict with vehicles, is a high priority. Potential pedestrian safety measures will be evaluated in conjunction with NYCDOT as part of the Proposed Project’s design process.

Framework for Analysis

This document has been prepared in conformance to the guidelines presented in the *2021 CEQR Technical Manual*. For each technical area, the Environmental Impact Statement (EIS) analysis will

include a description of existing conditions, an assessment of conditions in the future without the Proposed Actions (the No-Action condition), and an assessment of future conditions with the Proposed Actions (the With-Action condition). The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analysis of the environmental review.

Study Area

The study area will consist of the Rezoning Area, where the potential effects of the Proposed Actions would be directly experienced, as well as within an approximately quarter-mile perimeter of the Rezoning Area, accounting for natural boundaries and land use patterns and trends (see **Figure 1-1**).

Analysis (Build) Year

Based on the anticipated duration for demolition of the existing buildings on the Development Site (approximately 12–24 months) and construction of the proposed new buildings sequentially from the east to the west of the Development Site (anticipated 30–36 months), the Proposed Project would be complete and in operation by the end of 2031. Accordingly, the EIS will use a 2031 build year for the purposes of a conservative analysis.

Existing Condition

Development Site

The Existing Condition exhibits those as discussed above under the **Development Site and Rezoning Area** sections.

Future No-Action Condition

Development Site

Absent the approval of the Proposed Actions (the No-Action condition), the existing buildings would remain, and the Development Site would continue to accommodate uses similar to the existing on-site uses in the future. Additionally, the existing East 25th Street pedestrian bridge would remain in its current, non-ADA compliant condition by the 2031 build year, and congestion would remain on former East 26th Street.

Area Projects

There are several developments proposed in the quarter-mile study area that are expected to be complete by the 2031 build year:[11]

1. **455 First Avenue (Innovation East):** This project, which is proposed for the existing Public Health Laboratory site at East 26th Street and First Avenue, would result in the construction of an

[11] These projects were identified using the following sources: NYC Department of Buildings Active Major Construction; YIMBY.com; New York City Economic Development Corporation.

approximately 609,988 gsf commercial Life Sciences building and ground-floor retail. This project is expected to be complete in 2030.

2. **Alexandria Center (Phase II – North Tower):** This project, which is located at East 29th Street and First Avenue between Bellevue Hospital and NYU Langone Health, will replace the existing surface parking lot with approximately 330,000 gsf of office and laboratory space. This project is expected to be complete in 2029.
3. **429 Second Avenue:** This project will consist of 44,571 gsf of residential space, projected to contain 59 units. This project will be complete in 2025.
4. **Stuyvesant Cove Park – Solar 2:** This project will be located on the northern end of Stuyvesant Cove Park and will include the replacement of the existing Solar One structure with a new two-story, 6,409 sf learning center to allow for the teaching and demonstration of urban environmental stewardship. This project will be complete in 2024.
5. **KBCR Flood Protection:** The KBCR flood protection project would provide a flood barrier around the Bellevue Hospital campus as well as elevated and/or hardened space for critical mechanical, electrical, and plumbing equipment. It would also provide redundant systems for important hospital infrastructure to ensure that the hospital is fully operational under backup systems. The timing of this project is unknown at this time.

Future With-Action Condition

The Proposed Actions would establish the use, size, building location and other key features of the Proposed Project. The With-Action condition program is shown in Error! Reference source not found. and reflects the reasonable worst-case development scenario that can be developed in accordance with the Proposed Actions described above.

Table 1-2 Future No-Action and With-Action Comparison

	Existing Conditions[1]	No-Action Conditions[4]	With-Action Conditions	Increment
Overall Academic (GSF) w/ Basement	**538,464**	**538,464**	**798,521**	**+260,057**
Overall Academic (GSF) w/o Basement	**433,554**	**433,554**	**728,290**	**+294,736**
CUNY (GSF) w/ Basement	***538,464***	***538,464***	***605,163***	***+66,699***
CUNY Programmatic (GSF)	*433,554*	*433,554*	*552,490*	*+118,936*
Higher Education/CUNY Basement Space (GSF)	*104,910*	*104,910*	*52,673*	*(52,237)*

Table 1-2 Future No-Action and With-Action Comparison

	Existing Conditions[1]	No-Action Conditions[4]	With-Action Conditions	Increment
Number of Dormitory Beds (CUNY)	*711 Total, 643 Available, 575 Utilized*	*711 Total, 643 Available, 575 Utilized*	*711 Offered Off-site (Location TBD)*	*0 beds*
NYCPS (GSF) w/ Basement	***0***	***0***	***193,358***	***+193,358***
NYCPS Programmatic (GSF)	*0*	*0*	*175,800*	*+175,800*
NYCPS Basement Space (GSF)	*0*	*0*	*17,558*	*+17,558*
Overall Health Care (GSF) w/ Basement	**0**	**0**	**341,280**	**+341,280**
Overall Health Care (GSF) w/o Basement	**0**	**0**	**292,210**	**+292,210**
OCME (GSF) w/ Basement	***0***	***0***	***156,270***	***+156,270***
OCME Programmatic (GSF)	*0*	*0*	*112,300*	*+112,300*
OCME Basement Space (GSF)	*0*	*0*	*43,970*	*+43,970*
H+H (GSF) w/ Basement	***0***	***0***	***185,010***	***+185,010***
H+H Programmatic (GSF)	*0*	*0*	*179,910*	*+179,910*
H+H Basement Space (GSF)	*0*	*0*	*5,100*	*+5,100*
Overall Commercial Life Sciences (GSF)	**0**	**0**	**1,040,880[2]**	**+1,040,880**
Commercial Life Science Programmatic (GSF)	*0*	*0*	*1,000,000*	*+1,000,000*
Commercial Life Science Basement Space (GSF)	*0*	*0*	*40,880*	*+40,880*

Table 1-2 Future No-Action and With-Action Comparison

	Existing Conditions[1]	No-Action Conditions[4]	With-Action Conditions	Increment
Commercial – Local Retail (GSF)	0	0	15,000	+15,000
Publicly Accessible Open Space (Acres)	0	0	0.60	+0.60
Parking Spaces	50	50	225	+175
On-Site Worker Count	249	249	4,622	+4,373 on-site workers
On-Site Student Count 3	1,763	1,763	4,646	+2,883 on-site workers
Building GSF (Above-Grade)	538,464	538,464	2,035,500	+1,497,036
Total Basement GSF	*104,910*	*124,878*	*160,181*	*+35,303*
Total GSF	538,464	538,464	2,195,681	+1,657,217

Notes:

1. The academic space also contains a portion of dormitory space associated with CUNY Hunter. It is assumed that the beds will be relocated elsewhere in Manhattan as part of the With-Action condition.
2. The new Life Sciences use is classified as commercial, thus meeting the threshold for an indirect business displacement socioeconomic analysis.
3. Although the total student enrollment is 3,302 students in the Existing/No-Action conditions and 7,138 in the With-Action condition, the capacity will be used in the EIS for analysis purposes as it represents the number of students on site at any given time.
4. Absent the Proposed Project, the dormitory space would remain on the Development Site. Therefore, a portion of the No-Action condition academic space would consist of dormitory space.

Public Review Process

As described above, the Proposed Actions are discretionary public actions that are subject to public review under ULURP, CEQR, and SEQRA.

ULURP

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: Community Board, Borough President, the City Planning Commission (CPC), and the City Council. The process begins with certification by the NYC Department of City Planning (DCP) that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case, Manhattan Community Board 6). The Community Board has up to 60 days to review, 90 days if certification takes place in the month of June, and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If approved by the CPC, the application is then forwarded to the City Council, which has 50 days to review the ULURP application. In the event the Council seeks to modify the application, the

modifications are referred to the CPC for consideration, and the time for City Council action is extended to 65 days.

CEQR and SEQRA

CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with SEQRA. In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*. The SEQRA and CEQR rules guide environmental review through the following steps:

- *Establish a Lead Agency*. Under CEQR, the "lead agency" is the public entity responsible for conducting environmental review. The environmental review for the Proposed Actions is a coordinated review, with NYCEDC conducting the environmental review on the behalf of the Deputy Mayor for Housing, Economic Development, and Workforce, who is serving as the lead agency.
- *Environmental Review and Determination of Significance*. The lead agency determines whether the proposed actions may have a significant impact on the environment. To do so, an Environmental Assessment Statement (EAS) must be prepared. This EAS is reviewed by the lead agency, which determines if the Proposed Actions and development have the potential to result in any significant adverse impacts on the environment. As the Proposed Actions are classified as a "Type I Action" and the EAS identified the potential for significant adverse impacts on the environment in certain impact categories, an EIS is required and must be prepared, and a determination of significance must be issued. A Positive Declaration will be issued by the office of the Deputy Mayor for Housing, Economic Development, and Workforce, as lead agency.
- *Draft Scope of Work*. A Draft Scope of Work (DSOW) is required for the preparation of an EIS and will contain a description of the Proposed Actions and the tasks that will be undertaken to analyze the potential environmental impact of the Proposed Project. The issuance of the DSOW marks the beginning of the public comment period. The scoping process allows the public a voice in framing the scope of the EIS. The scoping document sets forth the analyses and methodologies that will be utilized to prepare the EIS. During the public comment period, those interested in reviewing the DSOW may do so and give their comments to the lead agency. The public, interested agencies, and elected officials are invited to comment on the DSOW, either in writing or orally, at a public scoping meeting.
- *Final Scope of Work*. Comments received during the scoping meeting and written comments received up to 10 days after the meeting will be considered and incorporated, as appropriate, into the Final Scope of Work (FSOW). The FSOW will incorporate all relevant comments made on the DSOW and revise the extent or methodologies of the studies, as appropriate, in response to comments made during the CEQR scoping process.
- *Draft EIS*. The Draft EIS (DEIS) will be prepared in accordance with the FSOW. Once the lead agency is satisfied that the DEIS is complete, the document will be made available for public review and comment. A public hearing will be held on the DEIS in conjunction with the CPC hearing on the land use applications to afford all interested parties the opportunity to submit oral and written comments.
- *Final EIS*. At the close of the public review period, a Final EIS (FEIS) will be prepared. Comments made on the DEIS will be responded to and incorporated into the FEIS, as appropriate. Once the lead agency certifies that the FEIS is complete, it issues a Notice of Completion (NOC) describing the FEIS, the project, and how to obtain copies of the FEIS. Pursuant to CEQR regulations, the lead

and any involved agencies must allow at least ten (10) calendar days after the publication of the NOC to consider the findings in the FEIS before a decision is made. To demonstrate that the responsible City decision-maker has taken a hard look at the impacts, alternatives, and mitigation measures, the lead and each involved agency must adopt a formal set of written findings, known as a "Statement of Findings," setting forth its decision regarding the action it will take and drawing its conclusions about any significant adverse environmental impacts and how to avoid or mitigate them. Each lead or involved agency is responsible for its own Statement of Findings; once each adopts its findings, the CEQR process is concluded, and the agencies may then take their actions.