Draft Scope of Work to Prepare a Draft Environmental Impact Statement for the Saint Vincents Campus Redevelopment

A. INTRODUCTION

The proposed project consists of the creation of a primarily residential development and new publicly accessible open space by RSV, LLC, and the development of a comprehensive health care facility to be owned and operated by the North Shore-Long Island Jewish Health System (NSLIJ). The project site is the former campus of Saint Vincent's Hospital Manhattan, and comprises three sites (the East Site, the Triangle Site, and the O'Toole Building Site) fronting Seventh Avenue between West 13th Street and West 11th Street/Greenwich Avenue (see **Figures 1 and 2**). Previous efforts to redevelop the project site were the subject of a Draft Scope of Work issued on November 6, 2009, which is superseded in full by this Draft Scope of Work.

As described in greater detail below, the actions necessary for the proposed project include zoning map amendments, zoning text amendments, and special permits for the East Site and Triangle Site from the New York City Planning Commission (CPC). These discretionary land use approvals are subject to review under the Uniform Land Use Review Process (ULURP) and City Environmental Quality Review (CEQR). Although the Center for Comprehensive Care would be as of right under the New York City Zoning Resolution and would not require any approvals pursuant to ULURP, it does require a Certificate of Need approval from New York State Department of Health (NYSDOH)[1]. In addition, as described below, the New York City Landmarks Preservation Commission (LPC) will also review certain aspects of the proposed project.

Acting as lead agency, CPC has determined that the proposed project has the potential to result in significant environmental impacts. Therefore, an EIS will be prepared. This Draft Scope of Work describes the proposed actions and proposed development plan, describes the environmental review process, identifies the analysis framework to be used in the EIS, and presents the analyses and work items proposed to be undertaken for the EIS. As described below, a public meeting to receive comments on this Draft Scope of Work has been scheduled for 2:00 PM Tuesday, June 28, 2011 at Spector Hall, Department of City Planning (NYCDCP), 22 Reade Street, New York, NY, 10007. The period for submitting written comments will remain open until Monday, July 11, 2011. After considering comments received during the public comment period, a Final Scope of Work will prepared to direct the content and preparation of a Draft EIS (DEIS).

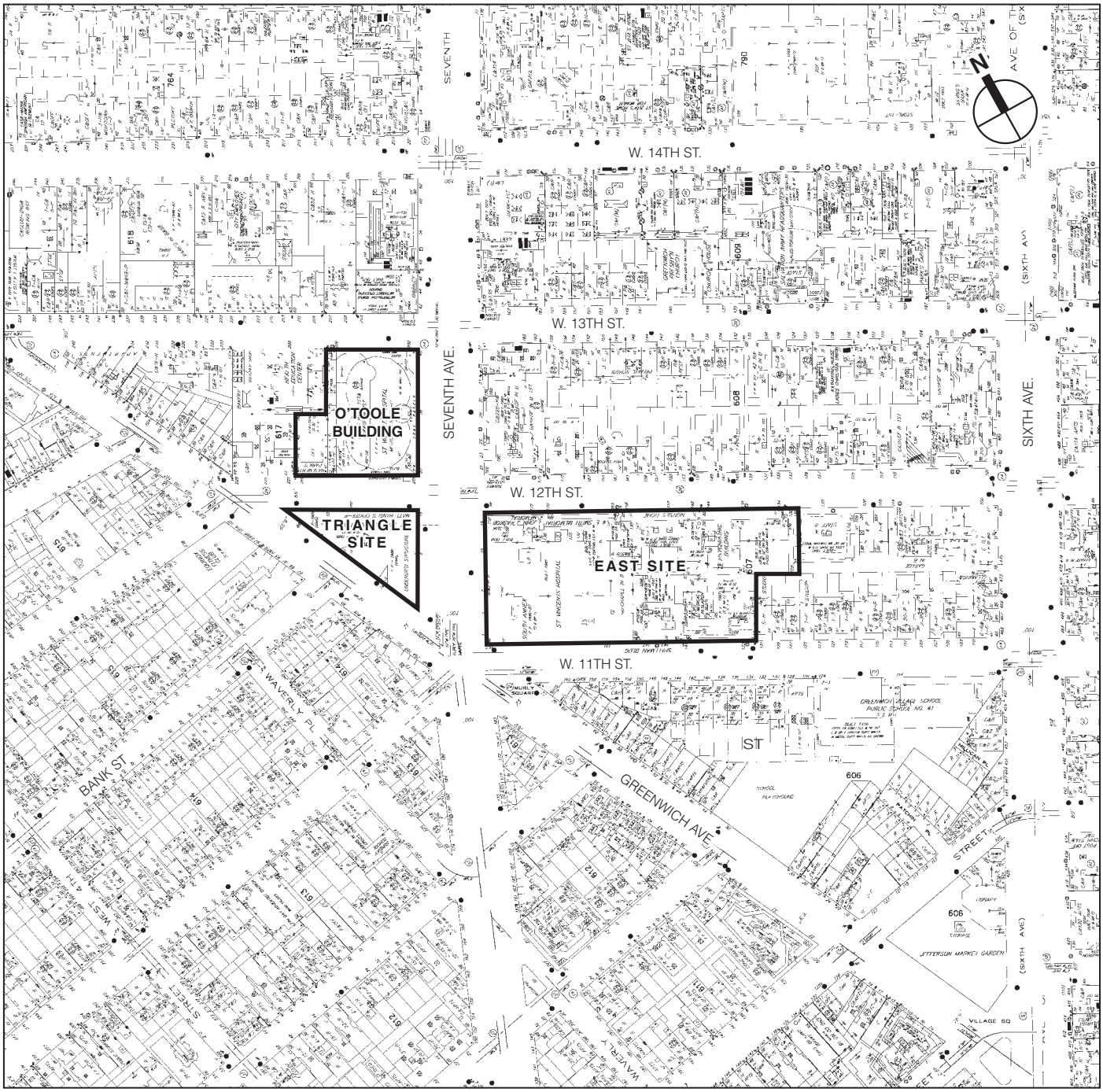
B. PROJECT DESCRIPTION

SITE HISTORY AND EXISTING CONDITIONS

The three parts of the project site include: the East Site on the east side of Seventh Avenue between West 11th and 12th Streets; the Triangle Site bounded by Seventh Avenue, West 12th

[1] The proposed Center for Comprehensive Care would be licensed under the Certificate of Need to Lenox Hill Hospital, which is owned by NSLIJ.

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Project Site Boundary

0 200 FEET

SCALE

Figure 1

Project Site Location

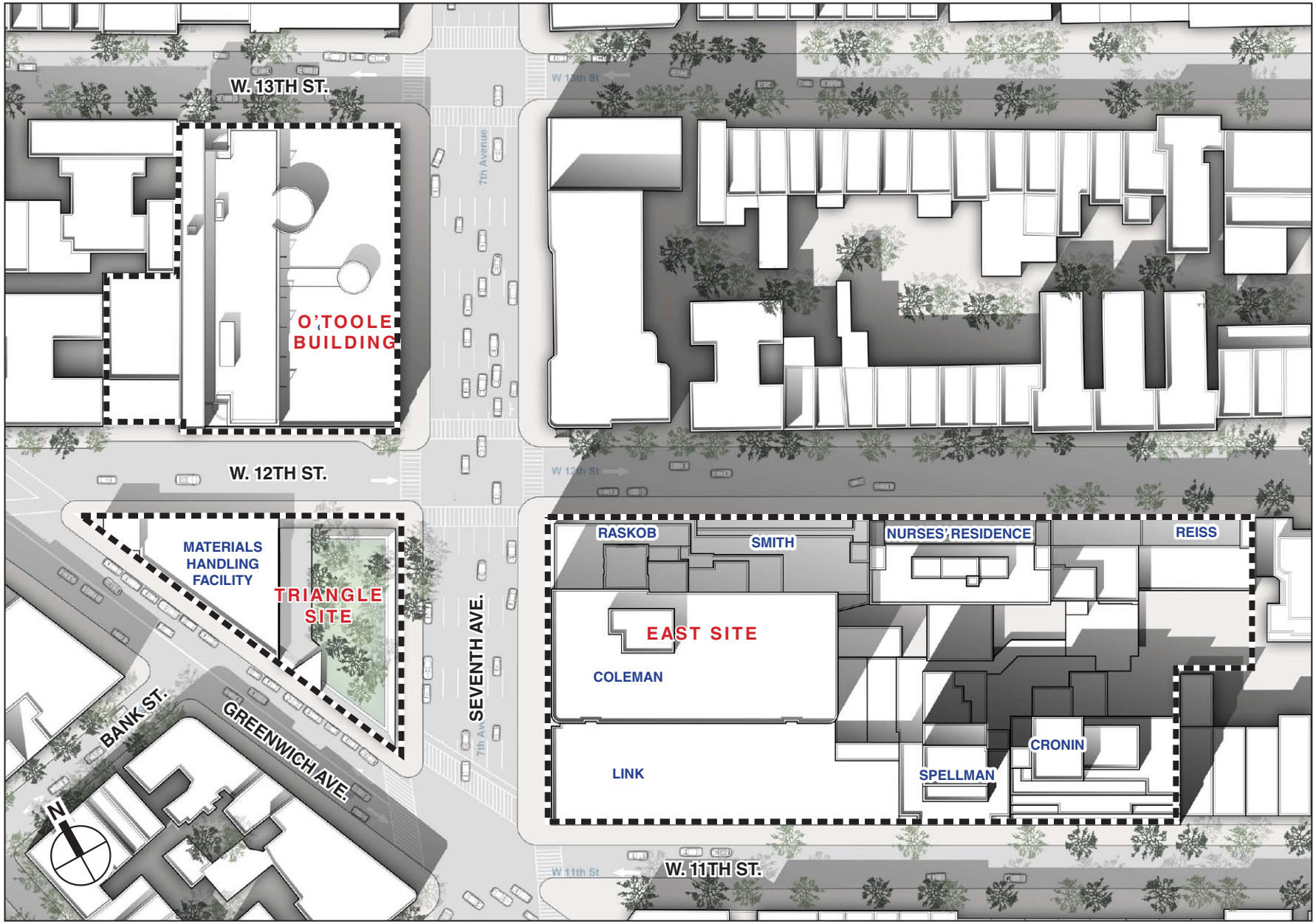


Figure 2

Existing St. Vincent's Hospital Buildings

Street and Greenwich Avenue; and the O'Toole Building Site on the west side of Seventh Avenue between West 12th and 13th Streets. Saint Vincents Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC) owns all three parts of the project site. Saint Vincent's Hospital Manhattan served the Greenwich Village community and the lower West Side of Manhattan from its founding in 1849 until 2010, when the hospital filed for bankruptcy and closed its doors. The now-vacant former hospital buildings (see **Table 1**) occupy the East Site between West 11th and 12th Streets. On the Triangle Site the Materials Handling Facility, with loading bays and a connection to the East Site via a tunnel running beneath Seventh Avenue, is unused. It shares the Triangle Site with a fenced open space. Across Seventh Avenue a block to the north between West 12th and 13th Streets is the O'Toole Building. Completed in 1964 as a purpose-built union hiring hall and offices, the O'Toole Building was converted to medical use in the mid-1970s. The building continues to house ambulatory care programs run by Mount Sinai Medical Center and St. Luke's-Roosevelt Hospital, which are expected to relocate by the summer of 2011, as well as physicians' offices. There is also a below-grade parking garage.

Table 1
Existing Buildings on the Project Site

Location/ Building Name	Block/Lot	Lot Area (sf)	Address	Height	Use	Gross Floor Area (sf)
East Site						
Coleman/Link Pavilions	Block 607, Lot 1	92,925	1 Seventh Avenue	190/59 ft.	Vacant	356,013
Cronin Building			133 West 11th Street	151 ft.	Vacant	88,170
Spellman Pavilion			143 West 11th Street	134 ft.	Vacant	63,582
Reiss Pavilion			148 West 12th Street	109 ft.	Vacant	67,120
Nurses' Residence			158 West 12th Street	140 ft.	Vacant	73,903
Smith/Raskob Buildings			170 West 12th Street	146/168 ft.	Vacant	114,326
Triangle Site						
Materials Handling Facility	Block 617, Lot 1	16,677	76 Greenwich Avenue	20 ft.	Vacant	26,320
O'Toole Building Site						
O'Toole Building	Block 617, Lot 55	36,138	20 Seventh Avenue	82 ft.	Clinics and Physician's Offices; Parking	162,020

Note: Gross floor area for the East Site is above-grade; there is an additional 118,750 gsf below-grade on the East Site.
Source: SVCMC, Perkins Eastman.

The East Site includes seven individual buildings previously used for hospital and administrative support uses:

- Coleman Pavilion, completed in 1983, is the tallest building on the East Site. It stands in the middle of the Seventh Avenue frontage.
- Link Pavilion adjoins the Coleman Pavilion to the south and occupies the corner of Seventh Avenue and West 11th Street. Completed in 1987 as a hospital wing to the Coleman Pavilion, it is the newest building on the East Site.

- Cronin Building, located at the eastern end of the East Site on West 11th Street, was built in 1961 for research and laboratory facilities.
- Spellman Pavilion, on West 11th Street between the Link Pavilion and the Cronin Building, was constructed in 1941 for administrative offices.
- Smith/Raskob Buildings, north of the Coleman Pavilion at the corner of Seventh Avenue and West 12th Street, were constructed in 1950 and 1953, respectively, as inpatient pavilions serving the buildings that preceded the Coleman/Link Pavilions.
- Reiss Pavilion, built in 1955 as a residential behavioral health facility, is located at the eastern end of the East Site on West 12th Street.
- The Nurses' Residence, completed in 1924 to serve as a dormitory for the since closed School of Nursing, is located on West 12th Street between the Smith/Raskob Buildings and Reiss Pavilion.

The East Site is zoned C2-6 along Seventh Avenue and R6 in the midblock, the Triangle Site is zoned C2-7, and the O'Toole Building Site is zoned C2-6 along Seventh Avenue and C1-6 in the midblock (see **Figure 3**).[1] The project site is also part of a large-scale community facility development (LSCFD) designated in 1979 and received special permits that allowed the transfer of zoning floor area from Block 617, Lots 1 and 55 (the Triangle and O'Toole Building Sites, respectively) to Block 607, Lot 1 (the East Site), and also received authorizations to modify lot coverage and height and setback for the construction of the Link and Coleman Pavilions (N780516 ZAM) (see **Figure 4**). The LSCFD also provided for the construction of the Materials Handling Facility and creation of the landscaped space on the Triangle Site.

Although the project site is located within the boundaries of the Greenwich Village Historic District (listed on the State/National Registers of Historic Places [S/NR] and a designated New York City Historic District), none of the buildings on the project site is individually designated as a New York City Landmark (NYCL). The O'Toole Building itself was determined S/NR-eligible by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) in 2008.

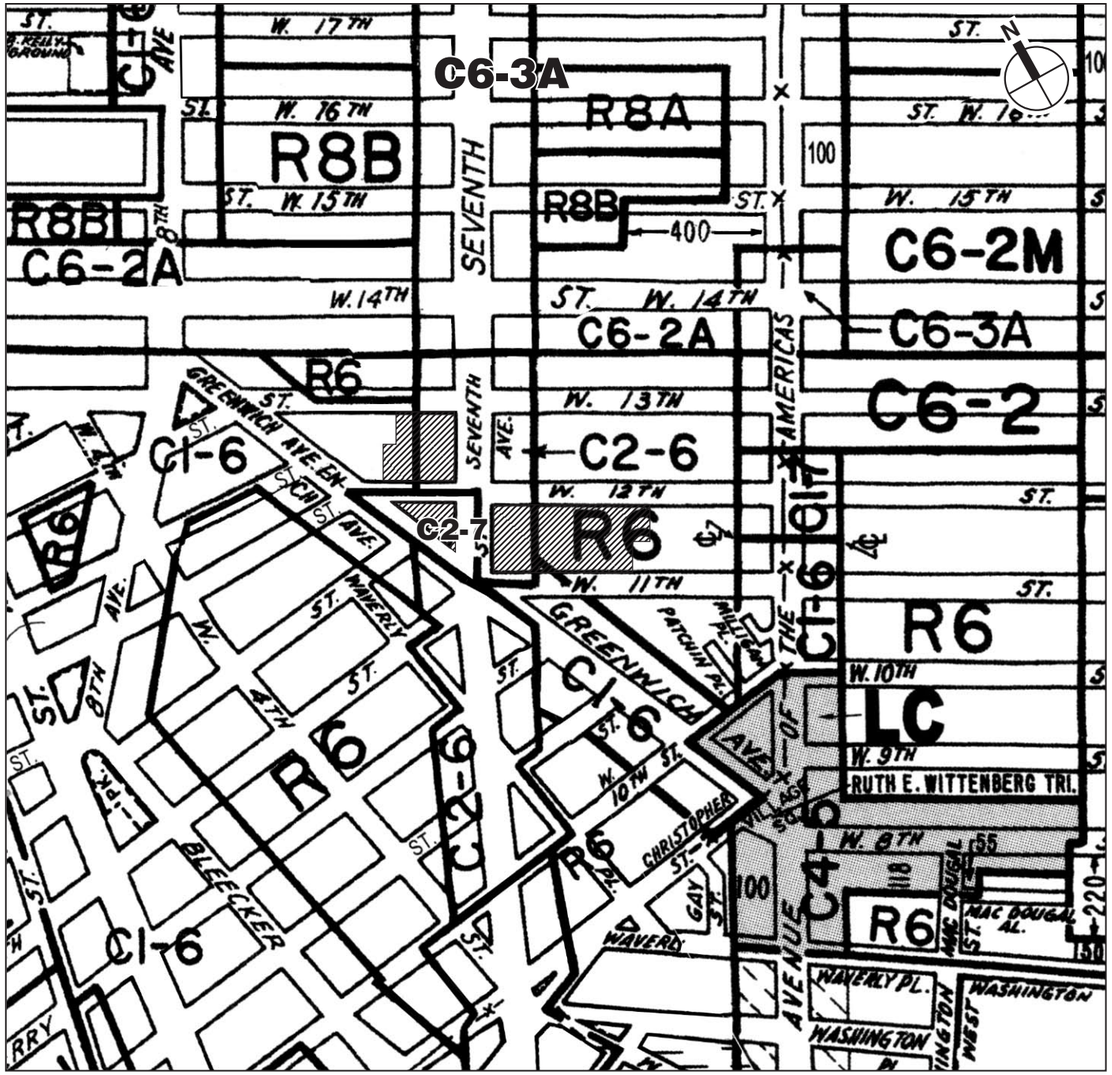
The area surrounding the project site includes a variety of residential, retail, commercial, and community facility uses. Residential uses include apartment buildings as well as townhouses, while retail uses generally include local neighborhood services such as delis and grocery stores as well as larger stores selling clothing and other merchandise. Institutional uses include churches and schools as well as the Jefferson Market branch of the public library. Directly south of the Triangle Site—at the intersection of Greenwich and Seventh Avenues below West 11th Street—is a triangular lot that is planned as the future site of an MTA-New York City Transit fan plant.

PROPOSED DEVELOPMENT

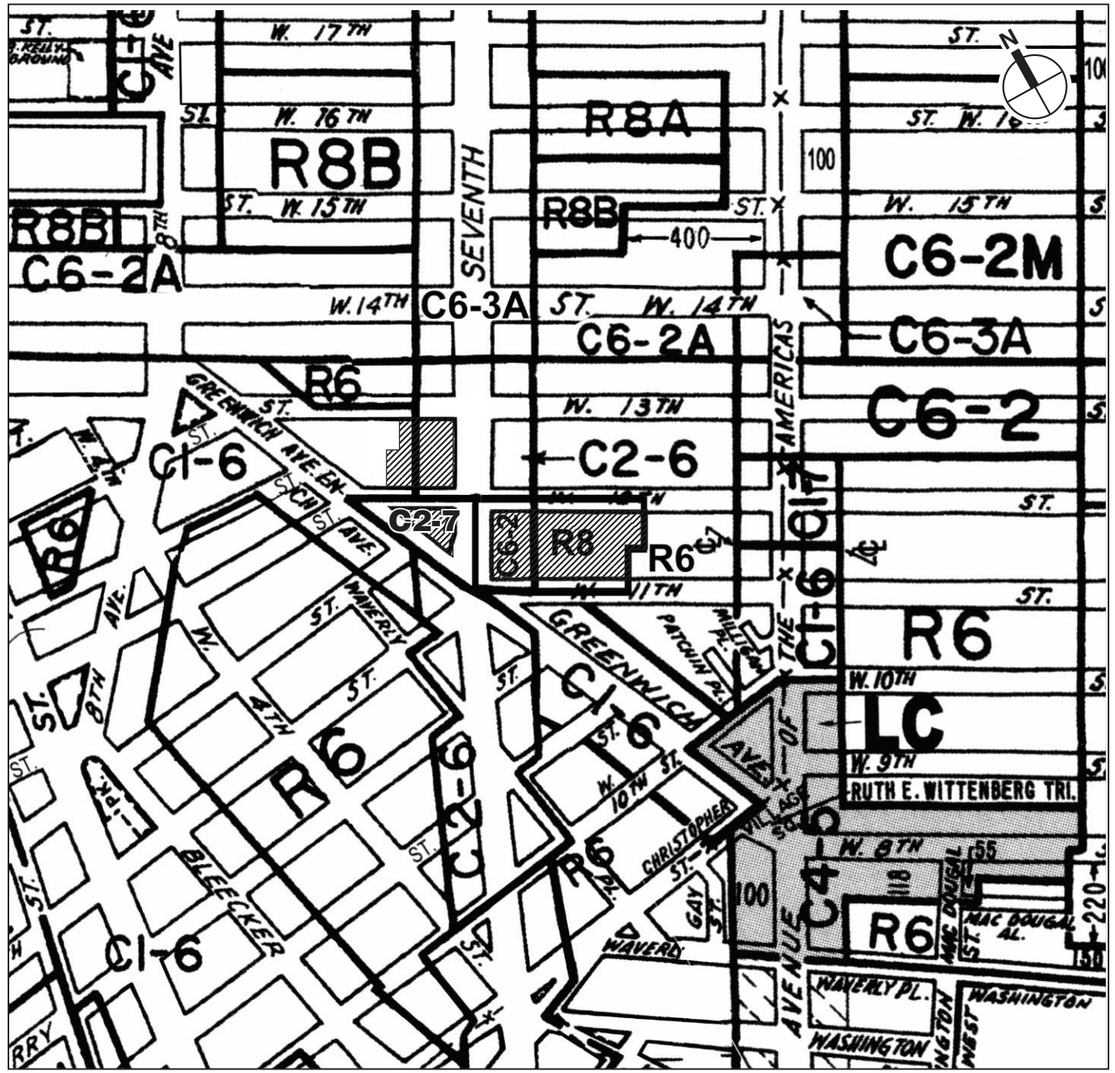
With the proposed project the East Site would be redeveloped with primarily residential use in new buildings and in renovated and adapted existing buildings. In addition to the residential use, there would be retail space and medical office space along the Seventh Avenue frontage, accessory parking, mechanical, and below-grade and at-grade residential amenity space. The

[1] A very small portion (less than 400 sf) of the East Site is zoned C1-6, but because of its small size is governed today by R6 controls.

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Existing Zoning



Proposed Zoning

Project Site

Zoning District Boundary

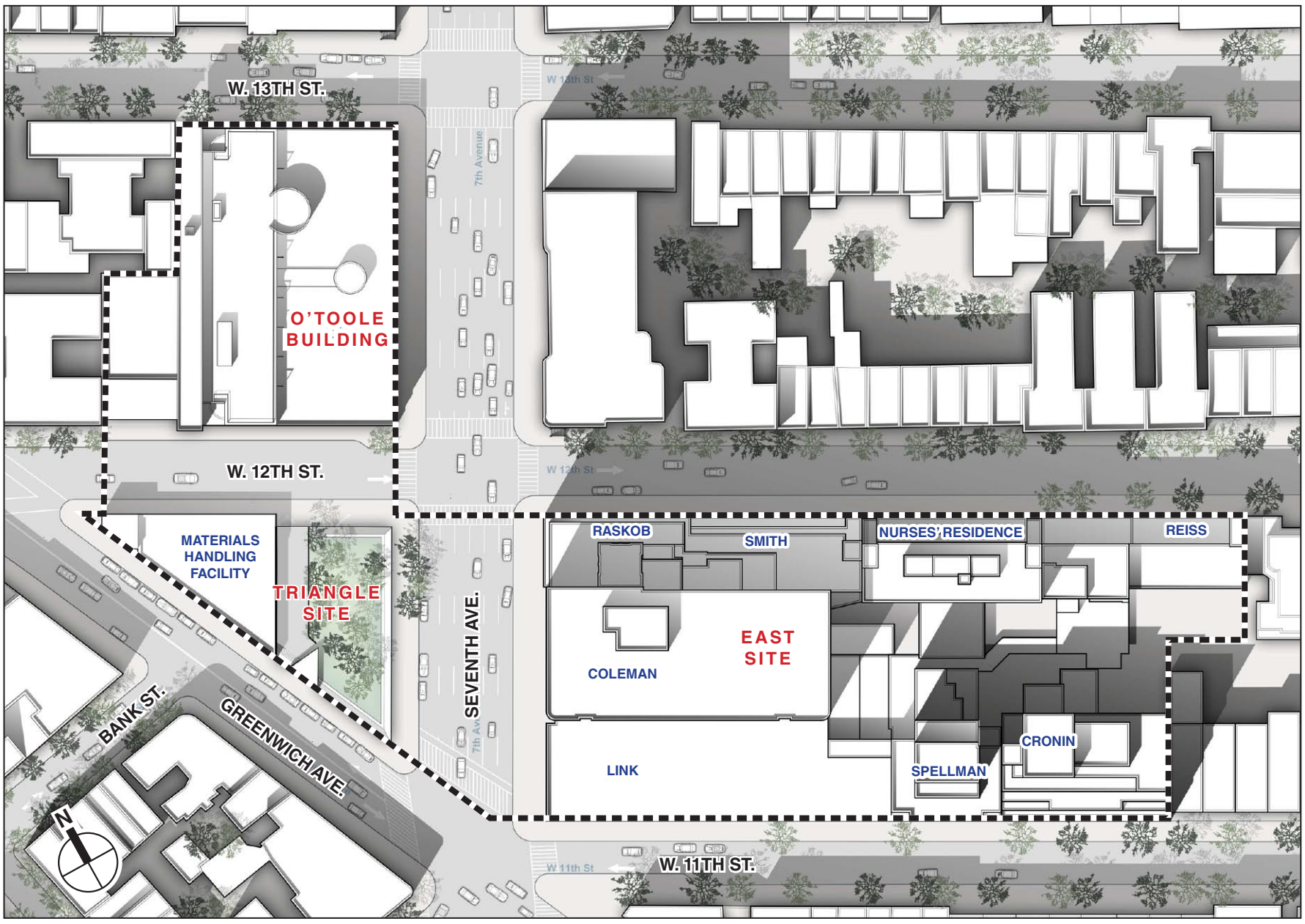
Special Purpose District

0 200 500 FEET

SCALE

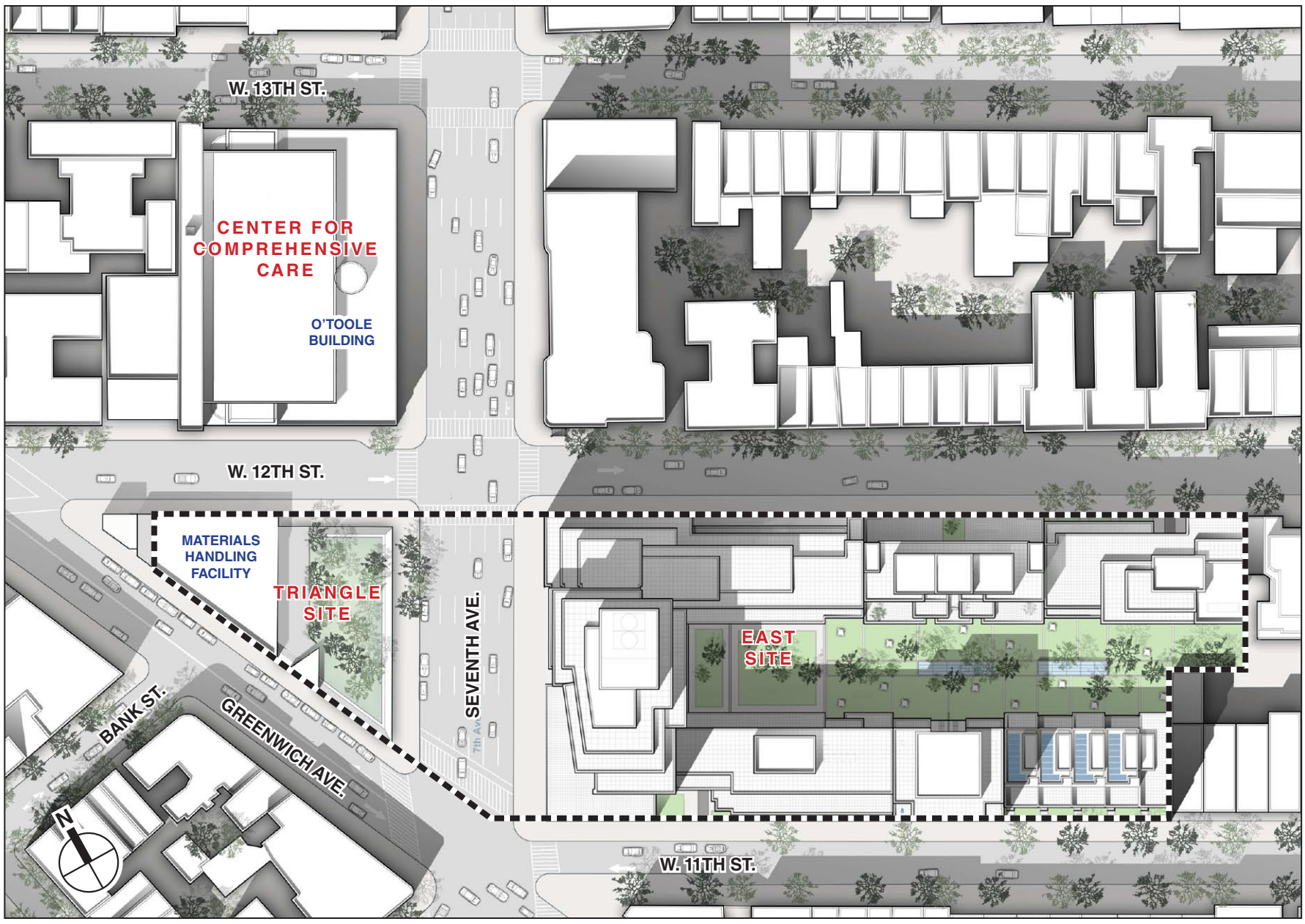
Figure 3

Existing and Proposed Zoning



Boundary of Existing LSCFD

Existing Large-Scale Community Facility Development (LSCFD)



Boundary of Proposed LSGD

Proposed Large-Scale General Development (LSGD)

Figure 4

Boundaries of Existing LSCFD and Proposed LSGD

number of dwelling units of the East Site would be limited to 450 under a large-scale general development (LSGD) special permit, substantially reducing the permitted residential density on the site.

On the Triangle Site the former Materials Handling Facility would be retained and reused for a yet-to-be-programmed community facility use. There is approximately 4,900 gross square feet (gsf) of above-grade space (4,794 zoning square feet) and 20,320 gsf of below grade space in the Materials Handling Facility that would be reused. Although a specific community facility use has not yet been identified for the Materials Handling Facility, the Environmental Impact Statement (EIS) will consider potential uses for that space and will account for the environmental effects of its reuse, as appropriate. The trucks docks of the Materials Handling Facility would not be used, but the area for medical gas storage (approximately 1,100 gsf) and the adjacent driveway would be reused by NSLIJ. The open space on the eastern portion of the Triangle Site would be redesigned and opened to the public. The open space is expected to include planted areas, paved walkways, fixed and moveable seating, and a possible memorial to events in the history of St. Vincent's Hospital Manhattan.

The former O'Toole Building would be renovated to house the Center for Comprehensive Care, with a state-of-the-art emergency department on the ground floor and an ambulatory surgery center, imaging center and other health care services on the upper floors. The façade would be restored in a manner that is sensitive to the historic design, and the building would retain its unique architectural form. As described below, the Center for Comprehensive Care would not require CPC or City Council approvals, but would require LPC approval for proposed changes to the building exterior. A Certificate of Need approval from NYSDOH will also be required. In addition, if historic tax credits are sought for the rehabilitation of the building, OPRHP would review that application since it administers the tax credit program.

It is anticipated that construction of the entire project would be completed by 2015, with the Center for Comprehensive Care completed in early 2014, the Triangle Site in late 2014, and the East Site at the beginning of 2015.

PROPOSED ACTIONS

The discretionary approvals being requested for the proposed project include zoning map, zoning text amendments, and special permits for the East Site and the Triangle Site, all of which are subject to CPC and City Council approval.

Any changes to the Materials Handling Facility and the proposed design of the public open space on the Triangle Site will require approval (a Certificate of Appropriateness) from LPC. LPC permits issued under the New York City Landmarks Law are not subject to CEQR. The design of the East Site development has been approved by LPC[1] although Certificate of Appropriateness has not yet been issued.

The reuse of the O'Toole Building for the Center for Comprehensive Care as proposed by NSLIJ does not require any discretionary CPC or City Council approvals, but will require a Certificate of Appropriateness from LPC for proposed changes to the exterior of the O'Toole Building. The Center for Comprehensive Care will also require a Certificate of Need approval from NYSDOH.

[1] Status Update Letter 10-1426, issued July 7, 2009.

If historic tax credits are sought for the rehabilitation of the building, OPRHP would review that application since it administers the tax credit program.

A description of the approvals follows:

ZONING MAP AMENDMENTS

- Rezoning of the Seventh Avenue portion of the East Site from C2-6 to C6-2 (see **Figure 3**, above). This map amendment would increase the allowable Floor Area Ratio (FAR) for residential use from up to 3.44 to up to 6.02 and would maintain the current FAR 6.5 for community facility. It would also increase the allowable FAR for commercial use from 2.0 to 6.0. The rezoning would also allow the East Site and a portion of the Triangle Site to be treated as an LSGD and allow for the grant of the LSGD special permits described below (see "Discretionary Permits and Authorizations").
- Rezoning of the midblock portion of the East Site from R6 and C1-6 to R8. This rezoning would increase the allowable FAR for residential use from up to 2.43 to 6.02 and the allowable FAR for community facility or mixed use residential/community facility from 4.8 to 6.5.

The two zoning map amendments would allow for a combined maximum floor area of 604,013 zoning square feet (zsf), approximately 73,400 zsf less than exists on the East Site today.

ZONING RESOLUTION TEXT AMENDMENTS

A zoning text amendment pursuant to ZR 74-743(a)(4) is proposed that would permit the maximum floor area ratio available for new development to be used without regard to height factor or open space ratio requirements and to make open space allowances currently applicable only in LSGDs located in Manhattan Community District 7 applicable to LSGDs in Manhattan Community District 2. This would permit a reduction in the required open space obligation for the residential portion of the project by up to 50 percent for open space of a superior design. While the proposed zoning text amendment would theoretically be available to other sites in Community District 2, there are only limited opportunities for LSGDs in Community District 2 with large residential components and the text amendment is not expected to be utilized by sites other than the project site.

LARGE-SCALE GENERAL DEVELOPMENT SPECIAL PERMITS

The East Site and a 15,104 sf portion of the Triangle Site would be developed as a Large Scale General Development (LSGD) (see **Figure 4**, above), and several special permits available to LSGDs would be requested, as follows:

- LSGD special permits pursuant to ZR 74-743 as follows:
  - ZR 74-743(a)(1): distribution of total allowable floor area, lot coverage, and total required open space without regard for zoning lot lines or district boundaries. This would allow for approximately 7,390 square feet of the open space required as part of the East Site development to be located on the Triangle Site rather than on the East Site. No floor area or lot coverage distribution is being requested as part of the proposed project.
  - ZR 74-743(a)(2): location of buildings without regard for the applicable yard, court, distance between buildings, or height and setback regulations applicable in the C6-2 and

R8 zoning districts. This special permit would allow for modification of height and setback and court regulations for additions to the existing buildings and for certain of the proposed buildings on the zoning lot.

- ZR 74-743(a)(4) (as amended) to modify the open space regulations by reducing the open space requirement to 50 percent and permit the maximum residential FAR to be applied to development. This special permit would allow for the maximum residential FAR of 6.02 to be applied to development on the East Site and reduce the amount of required open space from 59,857 square feet to 29,928.5 square feet for open space of superior design.

- LSGD special permit pursuant ZR 74-744(b) to permit residential and non-residential uses to be arranged within the C6-2 portion of the LSGD without regard for locational regulations set forth in ZR 32-42. This would allow doctors' offices proposed for the East Site within the C6-2 district to occupy a portion of the third floor of the development, with residential uses located on the remainder of the floor.

As part of the LSGD special permits, the maximum amount of zoning floor area that would be allowed on the East Site would be limited to 590,660 square feet. Of this amount, no more than 31,251 square feet would be available for community facility and commercial development, limited to the first three floors of the Seventh Avenue buildings on the East Site. The LSGD special permit would also limit the number of dwelling units to a maximum of 450. In addition, the maximum amount of zoning floor area that would be allowed on the Triangle Site would be limited to 4,794 square feet, the approximate size of the Materials Handling Facility within the LSGD boundary.

On the East Site, the LSGD special permits would establish a development envelope for the existing buildings and new development, and would also introduce a central courtyard running the length of the project. Unlike the present condition, where buildings extend into the interior of the block, the proposed design would create a uniform rear building wall condition so that the interior courtyard has a consistent depth throughout its length and can have a coherent design. A limited portion of the interior courtyard would be for private yards for the townhouses and certain of the side street buildings, but the majority of the space would be required to be open space accessible to all of the residents of the project. The common area would be a passive open space with significant landscaping, seating, and uniform lighting throughout, providing both a visual amenity as well as open space for the residents. The proposed project would result in over 14,000 square feet more open space than exists today.

The LSGD special permits would provide that the 7,390 square foot open space on the Triangle Site be a publicly accessible amenity, and would mandate that the open space conform to a design approved as part of the special permit. The Triangle Site open space is expected to be a heavily landscaped area fronting Seventh Avenue incorporating fixed, curvilinear seating surrounding the planting beds, moveable seating, lighting, and elements serving as a remembrance to events in the history of Saint Vincent's Hospital Manhattan

As part of the LSGD special permits, the developer will enter into a Restrictive Declaration governing the development of the East Site and the portion of the Triangle Site encompassed within the LSGD boundaries. The Restrictive Declaration will among other things: require that the LSGD property be developed in accordance with plans adopted as part of the LSGD special permits; restrict the number of residential units to no more than 450 and limit the overall amount of floor area and the amount of commercial and community facility floor area allowed in the

LSGD; provide for the construction and maintenance of the publicly accessible open space on the Triangle Site; and require that the project incorporate measures indentified in the environmental review process as part of the project that are designed to avoid or minimize certain environmental impacts of the project.

ACCESSORY PARKING GARAGE SPECIAL PERMIT

A special permit pursuant to ZR 13-561 would be requested to allow for an accessory parking garage with approximately 152 spaces. This would allow on-site accessory parking spaces for residents and tenants for approximately 30 to 40 percent of the anticipated residential units.

Upon the approval of the actions set forth above and the demolition of a portion of the Link/Coleman Pavilions, the height and setback waivers and floor area transfer granted under the LSCFD would no longer be required and the LSCFD would cease to operate.

CERTIFICATE OF NEED

The proposed Center for Comprehensive Care is consistent with current zoning and will not require approvals from the CPC or City Council. A Certificate of Need approval is required from NYSDOH for the Center for Comprehensive Care. There will be review of the Center for Comprehensive Care by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). In addition, if historic tax credits are sought for the rehabilitation of the O'Toole Building to house the Center for Comprehensive Care, OPRHP would review that application since it administers the tax credit program.

OTHER AGENCY APPROVALS

Landmarks Preservation Commission. Due to the project site's location in the New York City Greenwich Village Historic District, the proposed project is subject to review and approval by LPC. As noted above, LPC issued a Status Update Letter 10-1426 approving the residential/commercial development on the East Site on July 7, 2009, and no further LPC approvals will be required for this portion of the project site. Review and approval by LPC is required for the exterior changes proposed for the O'Toole Building (including changes to the façade and building entrances). In addition, any changes to the Materials Handling Facility and the design of the public open space on the Triangle Site will be subject to LPC review and approval. These LPC approvals are not subject to CEQR. According to preliminary schedules, for the O'Toole Building it is expected that an application will be filed with LPC in June 2011. For work on the Triangle Site, it is expected that an application will be filed with LPC in August of 2011.

MTA-New York City Transit. It is proposed that the bus stop currently located at the corner of Seventh Avenue and West 12th Street be relocated one block south on the Triangle Site. This would require approval by MTA-New York City Transit and that the agency coordinates with New York City Department of Transportation (NYCDOT).

NYCDOT. It is possible that RSV, LLC will seek an assignment of an existing revocable consent from NYCDOT, to allow for the use of an existing tunnel under Seventh Avenue connecting the East Site and Triangle Site and potential reuse of an existing utility connection running under West 12th Street between the medical gas storage area and the former O'Toole Building. The tunnel under Seventh Avenue may be used for storage and mechanical equipment in support of

the East Site development, while the connection running below West 12th Street would continue to be used for medical gas.

C. PROJECT PURPOSE AND NEED

EAST SITE RESIDENTIAL DEVELOPMENT

The transfer of the East Site to a private developer for residential development would allow the site to be used for residential, community facility and retail uses along Seventh Avenue consistent with the surrounding context. The redevelopment of the East Site with residential and other uses is intended to allow for the productive reuse of what is otherwise an obsolete group of four historically contributing buildings within the Greenwich Village Historic District and allow for the replacement of other buildings on the East Site with new structures in keeping with the form and context established by the surrounding neighborhood.

TRIANGLE SITE

The proposed project is intended to revitalize and reactivate the Triangle Site by introducing a new passive open space amenity that would replace an elevated, fenced-off landscaped area. The new open space would be an at-grade plaza with planting, seating, and lighting, with the goal of providing an attractive and secure area for the surrounding community. As part of the project, the development potential of the Triangle Site would be reduced to what is existing today, which is intended to keep the site as an open, low-scale parcel that would maximize light and air. The open space on the site would be part of the proposed LSGD and would contribute to the open space requirements for the primarily residential development proposed for the East Site. The addition of a community facility use on the Triangle Site would add another community amenity on the project site.

CENTER FOR COMPREHENSIVE CARE

The Center for Comprehensive Care is intended to provide essential community healthcare services for the local geographic area that had been served by Saint Vincent's Hospital Manhattan. NSLIJ's goal is to create a patient-centered environment dedicated to efficient care, optimized staff performance, and enhanced patient experience. The Center will provide the following services:

- Emergency Services;
- Diagnostic and Treatment Services, including imaging, ambulatory procedures, and laboratory services; and
- Other medical or health-related services appropriate to be located at the Center based upon future community health needs.

In developing the program for the O'Toole Building, NSLIJ undertook a market analysis of the service area based on the demographics, historical community utilization of inpatient discharges and emergency visits provided by the Statewide Planning and Research Cooperative System (SPARCS), cost reports submitted to NYSDOH by SVCMC and area hospitals, Thomson Reuters population estimates and market studies of community services for various physician specialties.

A community-driven, community healthcare assessment is currently being undertaken with the support of NSLIJ and Hunter College and is expected to be completed in June 2011. Detailed information appearing in the Community Health Needs Assessment studies prepared thus far and discussions with members of the Steering Committee assessing the health needs of the community have also been used in the planning of the facility.

The information collected so far from the community healthcare assessment and discussions from the community meetings has been taken into account by NSLIJ in determining the proposed program. According to the applicant, the results of these discussions and analyses indicate the need for the development of a model that combines access to emergency care with the specialized diagnostic and treatment services of an ambulatory center. NSLIJ believes the services provided in this facility will meet a significant portion of the needs of the community which has used St. Vincent's Hospital Manhattan for many essential healthcare services.

D. ANALYSIS FRAMEWORK

EXISTING CONDITIONS

For each technical area to be assessed in the EIS, the existing conditions on the project site and in the relevant study will be described. The analysis framework begins with an assessment of existing conditions because these can be most directly measured and observed. The assessment of existing conditions does not represent the condition against which the proposed project is measured, but serves as a starting point for the projection of future conditions with and without the proposed project and the analysis of project impacts.

THE FUTURE WITHOUT THE PROPOSED PROJECT (NO BUILD CONDITION)

Under the terms of the contract approved by the Bankruptcy Court and executed by RSV, LLC and SVCMC it is expected that the O'Toole Building will be conveyed to NSLIJ, and the East Campus Site and the Triangle Site will be conveyed to RSV, LLC, an entity controlled by Rudin Management. The conveyance of the O'Toole Building Site will be for the purpose of allowing for the reuse of the O'Toole Building by NSLIJ for health-related purposes. The conveyance of the Saint Vincent's Hospital Manhattan campus will take place independent of the proposed project and accordingly the site will no longer be owned by SVCMC in the future, either with or without the project. In the future without the proposed project, the existing LSCFD would remain in place.

In the event that approvals for the Center for Comprehensive Care component of the proposed project are not obtained by NSLIJ, the contract requires NSLIJ to reconvey the O'Toole Building Site to RSV, LLC or to another health care provider at the direction of RSV, LLC. In the event of reconveyance to RSV, LLC, Rudin Management advises that the O'Toole Building will be leased by it for health-related functions not requiring a NYSDOH Certificate of Need, such as doctor's offices and clinic space similar to the uses in the building prior to the closure of Saint Vincent's Hospital Manhattan. Such doctor's offices and clinics, whether conducted pursuant to conveyance to a health care provider other than NSLIJ as directed by RSV, LLC, or under leasehold arrangements between RSV, LLC and health care entities, would be consistent with the large scale community facility designation; they would also be consistent with the underlying zoning that allows 6.5 FAR for community facility use. While the underlying zoning allows for commercial use of the building to 2 FAR, the overall form of the building and the limited number of windows in the O'Toole Building make its use for commercial offices

unattractive. In the future without the proposed project, it is assumed that the below-grade parking garage will remain open and in use and that any loading activities would continue to take place at the curbside.

With respect to the East Site, Rudin Management advises that absent the proposed project it will seek to maximize the value of the East Site by looking for one or more institutional users for the property, and would seek to convert the smaller floor plate buildings on the site to dormitory space for the educational institutions in the area, and the larger floor plate buildings for classroom or conference center space associated with a non-profit institution. While some reuse of portions of the East Campus Site property is likely in the future without the proposed project, the amount and make-up of such use is speculative. Accordingly, as a conservative measure, the EIS will assume no active use of the East Site in the future without the proposed project.

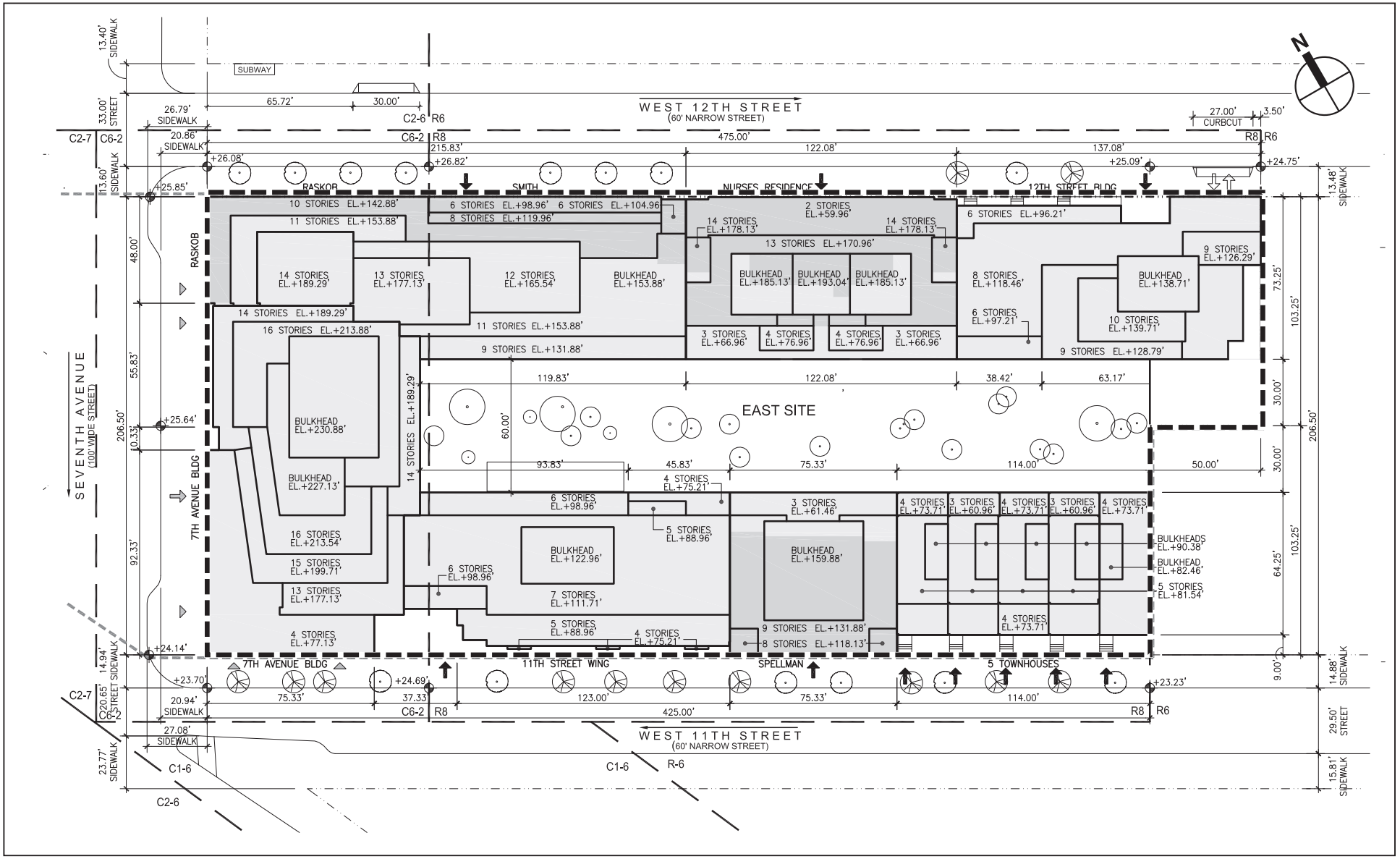
The EIS will also assume that there are no active uses on the Triangle Site in the future without the proposed project. The loading bays and other above- and below-grade spaces of the Materials Handling Facility will be vacant and unused, as will the area devoted to medical gases. As in the existing condition, the open space on the Triangle Site will be fenced and not accessible to the public.For each technical analysis in the EIS, the No Build condition will also incorporate approved or designated development projects within the appropriate study area that are likely to be completed by the respective analysis years.

THE FUTURE WITH THE PROPOSED PROJECT (BUILD CONDITION)

The two main components of the project—the Center for Comprehensive Care (including a portion of the Triangle Site to be used for the storage of medical gasses) and the residential development on the East Site—are described below, along with the redesigned open space on the Triangle Site. **Table 2** presents a comparison of existing conditions and conditions anticipated in the future both with and without the proposed project.

RESIDENTIAL DEVELOPMENT

The vacant former hospital and support buildings on the East Site would be developed for residential use with retail and medical office uses on the lower floors of the buildings along Seventh Avenue (see **Figures 5 to 9**, which show the site plan and ground floor plan for the East Site, as well as elevations of the building design reviewed and approved by LPC). The Raskob and Smith Buildings, Spellman Pavilion, and Nurses' Residence would be adapted for residential use. Existing extensions in the rear yards of the Nurses' Residence and Spellman Pavilion would be removed and an extension to the rear yard setback line would be added to the Spellman Pavilion. A 60-foot wide courtyard would be created between these buildings.



East Site Boundary

Figure 5

Proposed Site Plan for Residential Development

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Figure 6

Proposed West 12th Street Elevation for Residential Development

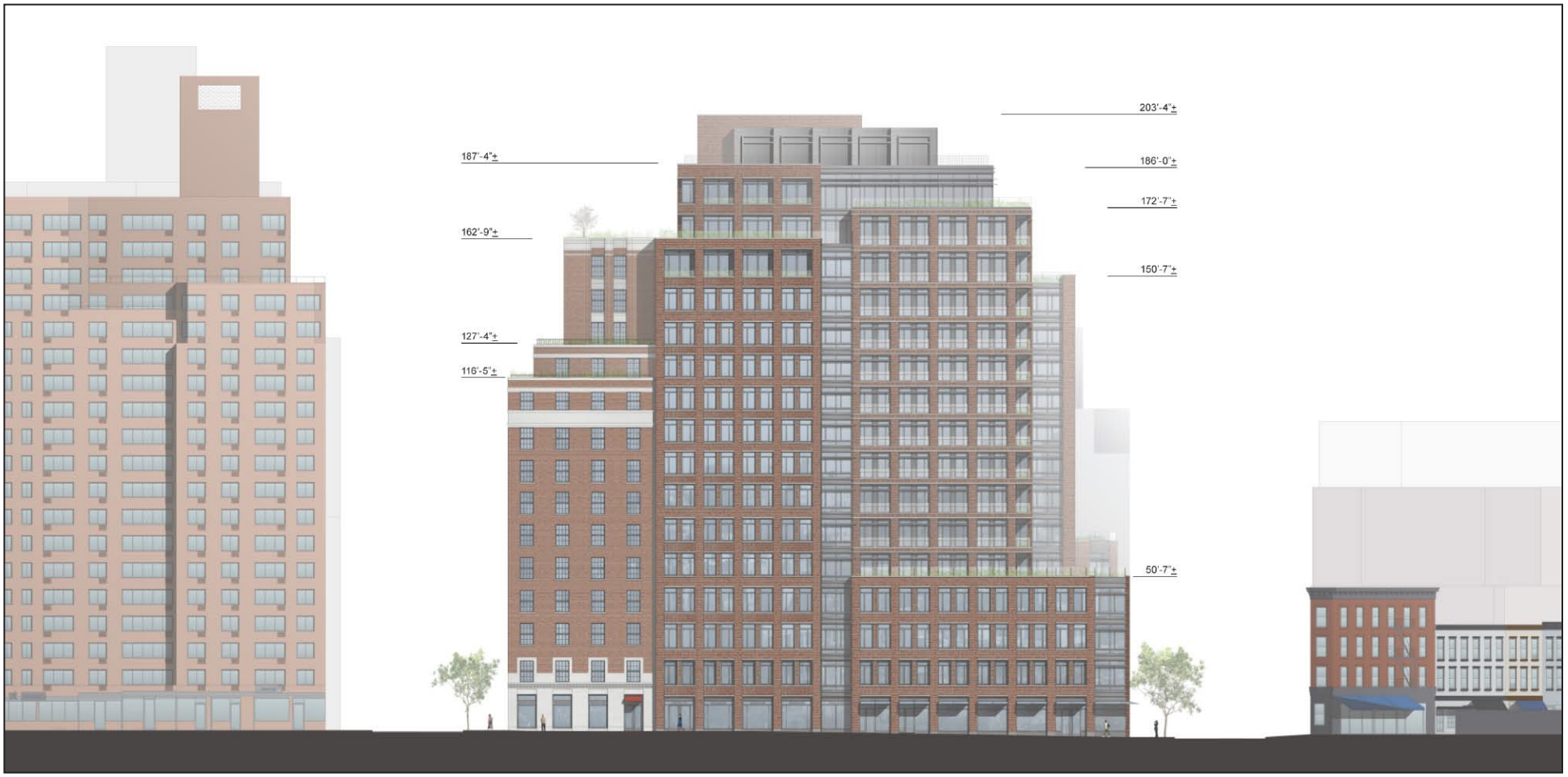


Figure 7
Proposed Seventh Avenue Elevation for Residential Development

4.30.11



Figure 8

Proposed West 11th Street Elevation for Residential Development

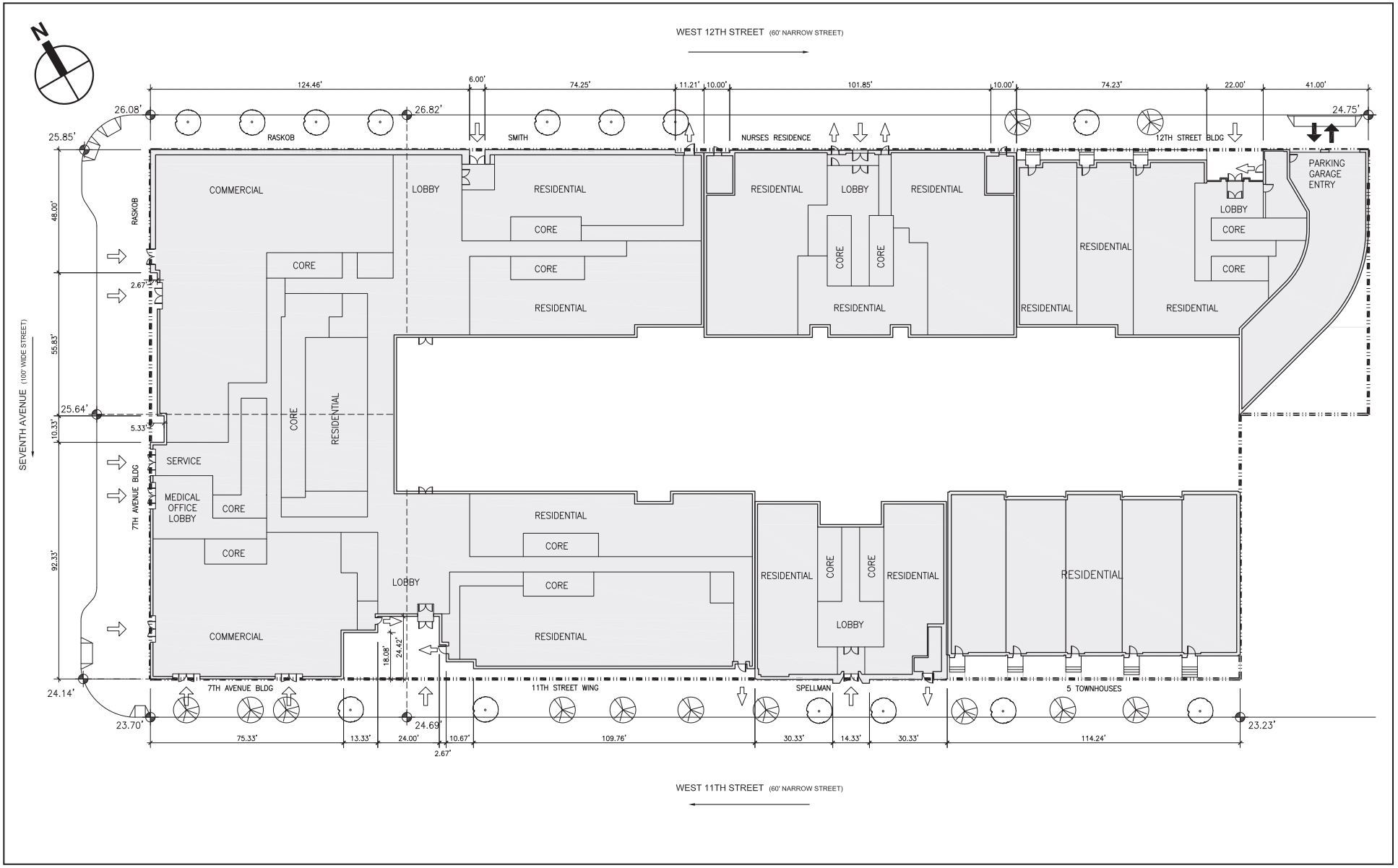


Figure 9

Illustrative Ground Floor Plan for East Site Development

Table 2
Comparison of Existing, No Build and Build Conditions

	Existing	No Build	Build
East Site			
Residential	—	—	676,786 GSF 450 units*
Community Facility (Medical Office)	—	—	25,094 GSF
Retail	—	—	11,200 GSF
Accessory Parking	—	—	152 spaces (accessory)
Vacant (former hospital buildings)	878,372	878,372	—
Total East Site GSF	878,372	878,372	724,880
Triangle Site	Materials Handling Facility and Medical Gas Storage (Vacant)	Materials Handling Facility and Medical Gas Storage (Vacant)	25,220 GSF Community Facility Use** and 1,100 GSF Medical Gas Storage
	+/- 7,390 sf Open Space (not publicly accessible)	+/- 7,390 sf Open Space (not publicly accessible)	+/- 7,390 sf Open Space (publicly accessible)
Total Triangle Site GSF	26,320	26,320	26,320
O'Toole Building Site	Ambulatory care clinics and doctors' offices	Ambulatory care clinics and doctors' offices	NSLIJ Center for Comprehensive Care
	48 space parking garage	48 space parking garage	No parking garage
Total O'Toole Building Site GSF	162,020	162,020	152,556

Notes: ***** The number of dwelling units would be limited to 450 under the LSGD special permit

****** A specific community facility use has not yet been identified for the Materials Handling Facility. The EIS will consider potential uses for that space and will account for the environmental effects of its reuse, as appropriate.

The Coleman, Link, and Reiss Pavilions and Cronin Building would be demolished and new buildings would be constructed at these locations. A new 16-story residential building would be constructed on the site of the Link and Coleman Pavilions, and a new 8- to 10-story apartment building would replace the Reiss Pavilion. A row of five 5-story townhouses would be constructed on the site of the Cronin Building. Along Seventh Avenue, the buildings would include ground floor retail space as well as medical offices on the second and third floors and at the cellar level. An accessory parking garage with 152 spaces would be constructed below grade with access and egress on West 12th Street.

This arrangement of the East Site buildings would follow the development pattern of the area with taller buildings on the avenue stepping down to rowhouses or mid-rise buildings along the side streets. Further, each structure (other than the townhouses) would rise in setbacks again recalling the architectural forms of the neighborhood. There would be an individual pedestrian entry to each of the residential buildings.

The LSGD special permits will limit the amount of commercial and community facility zoning floor area to a maximum aggregate of 31,251, limited to the first three floors of the Seventh Avenue buildings on the East Site. Of this amount, up to 20,390 square feet may be allocated to

commercial uses: this would allow for the majority of the ground floor to be used for local retail uses and would allow for the third floor to be used for physician offices or other diagnostic and ambulatory care facilities. At least 10,861 square feet will be used for community facility purposes, and up to the entirety of the space may be used for community facility purposes provided that there is a corresponding reduction in the amount of commercial floor area in the project.

Overall, the East Site would contain a total of 724,880 gsf. There would be 624,280 gsf above grade, including 591,986 gsf of residential space, 11,200 gsf of retail space, and 21,094 gsf of medical office space. Below grade there would be 4,000 gsf of medical office space, as well as 96,600 gsf of accessory parking, mechanical, and residential amenity space. The residential space would amount to 559,409 zoning square feet (zsf) of floor area. The special permit would limit the number of dwelling units allowed on the East Site to no more than 450.

Based on the Census average household size of 1.61 for the area, there would be approximately 725 new residents on the East Site. Based on typical employment rates, the East Site is expected to generate 34 retail employees, 88 medical office employees, and 17 residential building employees.

TRIANGLE SITE

On the Triangle Site the former Materials Handling Facility would be retained and reused for community facility use. Although a specific community facility use has not yet been identified for the Materials Handling Facility, the EIS will consider potential uses for that space and will account for the environmental effects of its reuse, as appropriate[1]. The trucks docks of the Materials Handling Facility would not be used for loading, but the area for medical gas storage and the adjacent driveway (totaling approximately1,575 sf) would be reused by NSLIJ. The open space on the eastern portion of the Triangle Site would be redesigned and opened to the public. The open space is expected to be approximately 7,390 square feet and would include planted areas, paved walkways, benches, and tables and chairs. The design of the proposed open space would be approved by the CPC as part of the LSGD special permits. The design of the open space, along with any exterior changes to the Materials Handling Facility, would also be subject to LPC review and approval.

Most of the Triangle Site—excluding the medical gas storage area and driveway that would be used by NSLIJ—would become part of the proposed LSGD. The open space on the Triangle Site would contribute to the amount of open space required under the LSGD, but would also provide access to the general public.

CENTER FOR COMPREHENSIVE CARE

The proposed project would result in the complete renovation of the O'Toole Building's interior to create the new state-of-the-art Center for Comprehensive Care. This prototype would contain a new free-standing emergency department, ambulatory surgery unit and a new imaging center, along with laboratory services.

[1] Although specific uses are not known at this time, based on standard employee rates, the community facility uses in the former Materials Handling Facility could generate between 50 and 100 employees.

Located on the ground floor for immediate access, the emergency department is based on providing the same diagnostic capabilities and staffing as hospital emergency departments (see **Figure 10**). It would be open 24 hours per day, 7 days per week (24/7)—treating conditions from minor abrasions to acute abdominal pain, chest pain, and upper respiratory distress—including advanced life support technology, and it would accept ambulance traffic. Examination and treatment bays would be equipped to evaluate, diagnose and treat the patient. A small number of beds would be available for patient observation leading up to patient release to the community or transfer to an inpatient hospital.

The ground floor would be reconfigured to accommodate the new uses. A new ambulance and vehicular entry would be located off West 12th Street, while the existing Seventh Avenue entrance would serve for pedestrian access to the emergency department (see **Figures 11 and 12**). Patients coming to the imaging center or coming for ambulatory surgery would use a new entrance on West 13th Street. A single loading dock would be located at the west end of the West 12th Street frontage. Portions of the non-original second floor would be removed to provide for the ambulance access and to permit heating, ventilation and air conditioning (HVAC) distribution to the emergency department.

The emergency department would incorporate diagnostic and treatment services of a hospital emergency department including X-ray, CT, laboratory, and minor procedures. The upper floors would include ambulatory surgery and a state-of-the-art diagnostic/imaging center. This center would be equipped with the newest imaging technologies available, and services offered would include digital X-ray, CT, MRI, Ultrasound, and Angiography. Additional space would be allocated to physicians' practices.

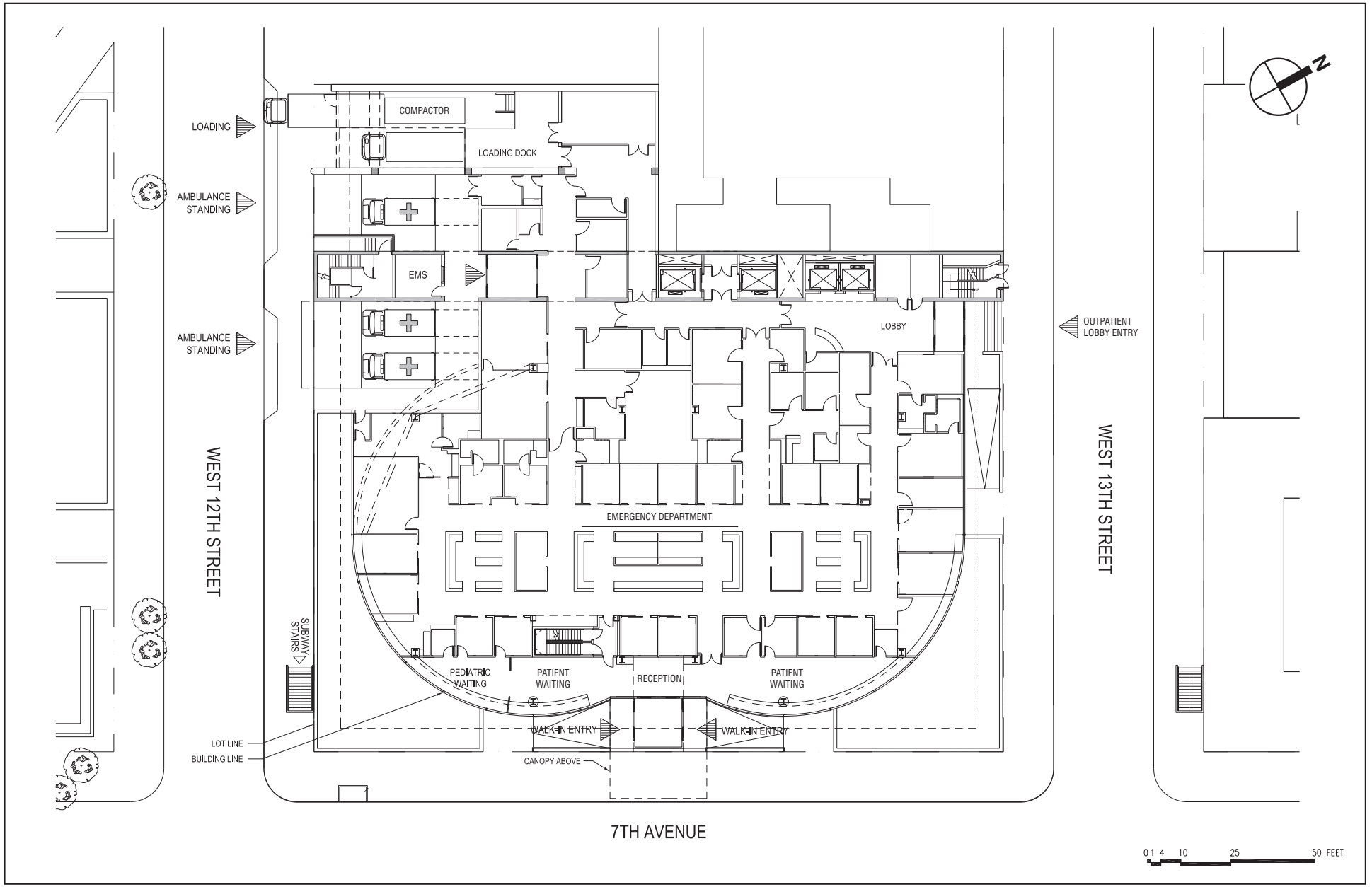
In order to support the health care services, new rooftop mechanical equipment will be placed at the seventh floor (roof), in the area currently occupied by the cooling tower (see **Figure 13**). In addition, the façade of the building would be restored and changes would be made to accommodate the new emergency department and its ambulance entrance, as well as the building's pedestrian entrances.

In total, the model for a Center for Comprehensive Care developed by NSLIJ for the O'Toole Building is expected to have more than 144,000 patient visits per year. It is estimated that 391 employees (268 at peak shift), 453 patients and 358 visitors would come to the Center on a daily basis.

ENVIRONMENTAL REVIEW PROCESS

CPC as lead agency in the environmental review has determined that the proposed actions and project have the potential to result in significant environmental impacts and, therefore, pursuant to CEQR procedures, has issued a positive declaration requiring that an EIS be prepared in conformance with all applicable laws and regulations, including the State Environmental Quality Review Act (SEQRA), the City's Executive Order No. 91, and CEQR regulations (August 24, 1977), as well as the relevant guidelines of the *CEQR Technical Manual*. This draft scope of work has been prepared in accordance with those laws and regulations and the City's *CEQR Technical Manual*.

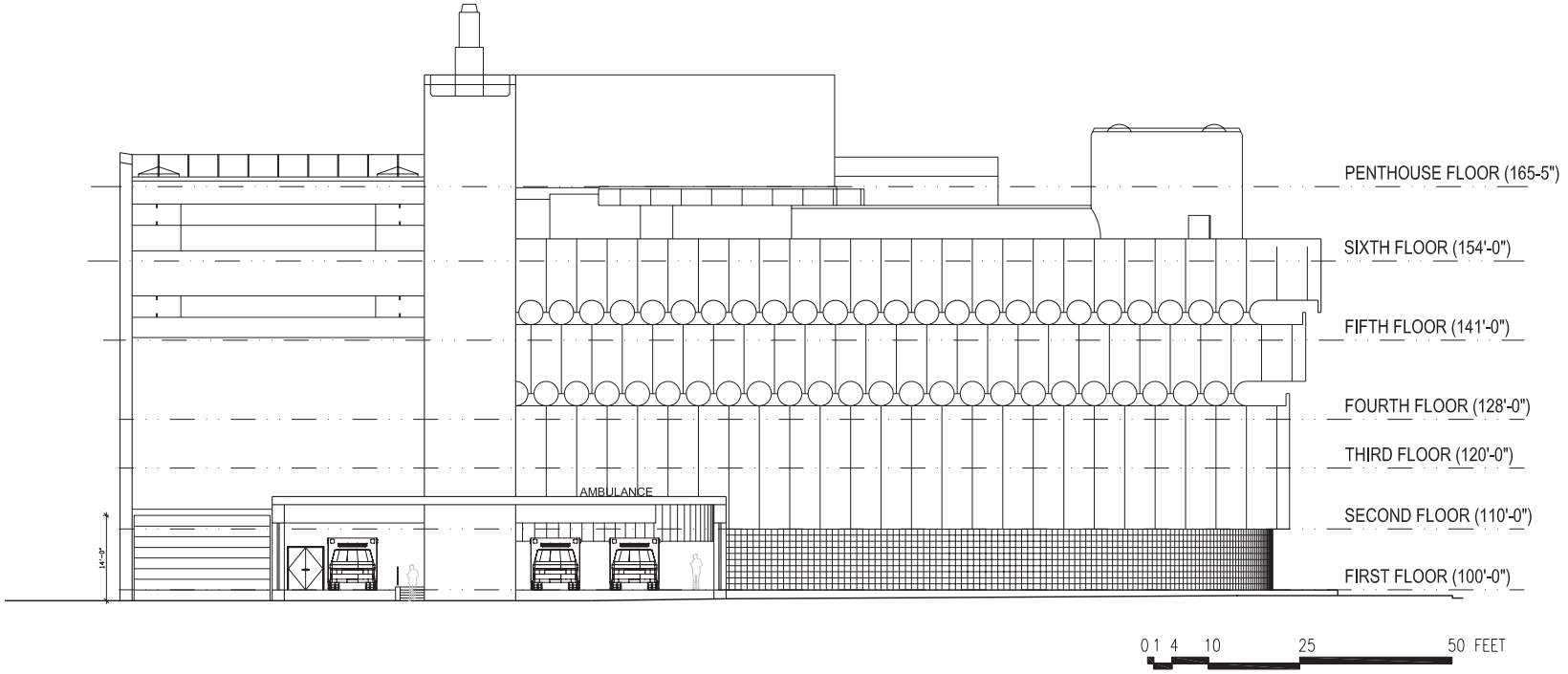
In accordance with SEQRA and CEQR, this Draft Scope of Work is being distributed for public review. A public meeting has been scheduled for Tuesday, June 28, 2011 at Spector Hall, NYCDCP, 22 Reade Street, New York, NY, 10007. The period for submitting written comments will remain open until Monday, July 11, 2011. After considering comments received during the



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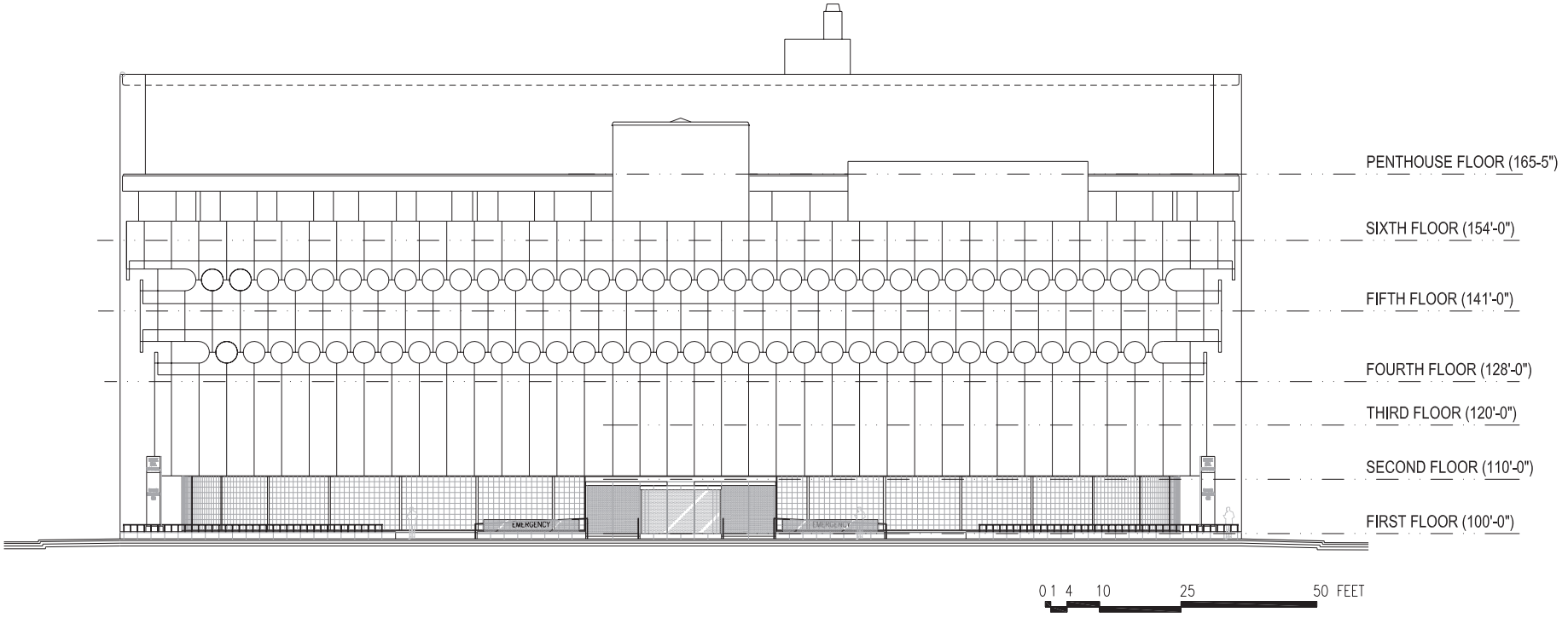
Figure 10

Proposed Center for Comprehensive Care
Ground Floor Plan



FOR ILLUSTRATIVE PURPOSES ONLY

Figure 11
Proposed Center for Comprehensive Care
South Elevation



FOR ILLUSTRATIVE PURPOSES ONLY

Figure 12
Proposed Center for Comprehensive Care
Seventh Avenue Elevation



FOR ILLUSTRATIVE PURPOSES ONLY

Figure 13
Proposed Center for Comprehensive Care
View including Roof

public comment period, a Final Scope of Work will prepared to direct the content and preparation of a DEIS. As the next step in the process, once the lead agency has determined that the DEIS is complete, it will be subject to additional public review, in accordance with the CEQR and ULURP processes with a public hearing and a period for public comment. A Final EIS (FEIS) will then be prepared to respond to those comments. The lead agency will make CEQR findings based on the FEIS, before making a decision on project approval.

As described in greater detail below, the EIS will contain:

- A description of the proposed actions and project and its environmental setting;
- An analysis of the potential for adverse environmental impacts to result from the project;
- A description of mitigation measures proposed to eliminate or minimize any adverse environmental impacts disclosed in the EIS;
- An identification of any adverse environmental effects that cannot be avoided if the proposed project is implemented;
- A discussion of alternatives to the proposed actions and project; and
- A discussion of any irreversible and irretrievable commitments of resources to develop the project.

E. ENVIRONMENTAL IMPACT STATEMENT (EIS) SCOPE OF WORK

TASK 1: PROJECT DESCRIPTION

The first chapter of the EIS introduces the reader to the project and sets the context in which to assess impacts. The chapter will contain a project identification; the background and/or history of the hospital's development on the project site; a statement of purpose and need for the proposed project; a detailed description of the proposed actions necessary to achieve the project; a description of the development program and project siting and design; and a discussion of approvals required, procedures to be followed, and the role of the EIS in the process. The chapter is the key to understanding the proposed project and its impacts, and gives the public and decision-makers a base from which to evaluate the project against both the future with the proposed project and the future without the proposed project options.

TASK 2: LAND USE, ZONING, AND PUBLIC POLICY

The proposed project would be in keeping with existing community facility and residential uses in the area. However, it would require a number of discretionary actions as described above and would result in changes to land use on the project site. This chapter will:

A. Provide a brief development history of the project site and surrounding area (see **Figure 14**). Describe conditions on the project site, including existing conditions and the underlying zoning. This description will disclose the 2010 closure of Saint Vincent's Hospital Manhattan and describe the current use of the buildings.

B. Describe predominant land use patterns, including a description of recent development trends.

C. Describe the existing zoning and any recent zoning actions in the study area.

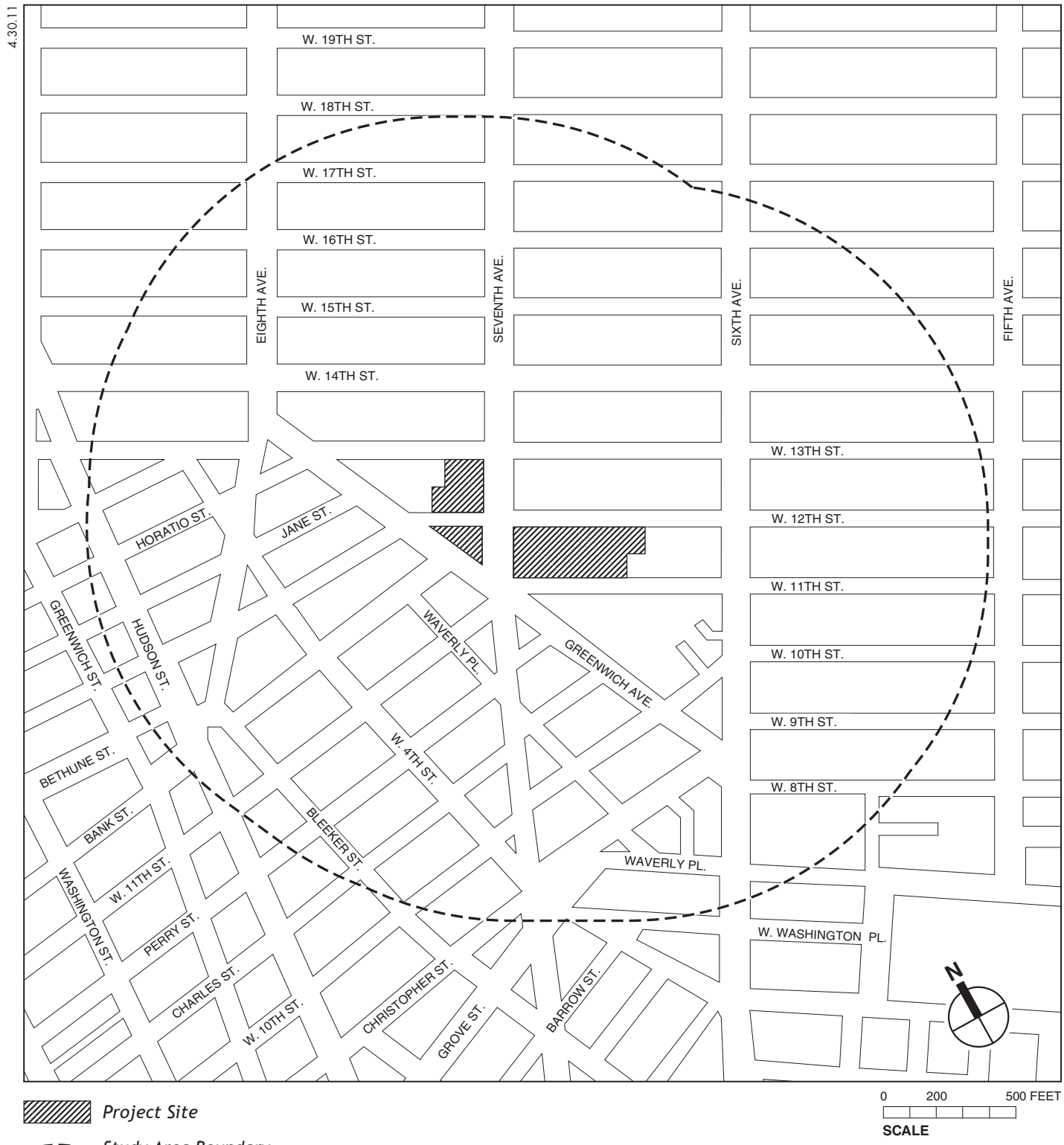


Figure 14
Land Use Study Area

D. Describe other public policies that apply to the project site and the study area, including specific development projects and plans for public improvements.

E. Prepare a list of future projects in the study area and describe how these projects might affect land use patterns and development trends in the study area in the future without the proposed project. Also, identify any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area as they relate to the proposed project.

F. Assess impacts of the proposed project on land use and land use trends, zoning, and public policy. Discuss potential changes associated with the addition of the proposed project.

The project site is not located within or in close proximity of the boundaries of the City's Coastal Zone. Therefore, the Waterfront Revitalization Program and Coastal Zone assessment are not required.

TASK 3: SOCIOECONOMIC CONDITIONS

According to guidelines of the *CEQR Technical Manual*, since the proposed project will include more than 200 residential units, a preliminary socioeconomic assessment is appropriate. The purpose of the assessment is to disclose changes resulting from the proposed project and determine if these changes are significant. Socioeconomic impacts can occur when a proposed project directly or indirectly changes economic activities in an area.

In general the five principal issues of concern are (1) direct residential displacement, (2) direct business and institutional displacement, (3) indirect residential displacement, (4) indirect business and institutional displacement, and (5) adverse effects on specific industries.

The *CEQR Technical Manual* suggests that the analysis for each area of concern begin with a preliminary assessment. With the exception of direct residential displacement, which is discussed below, the EIS will include a preliminary assessment. For those areas in which the preliminary assessment cannot definitively rule out the potential for significant adverse impacts, a detailed analysis will be conducted.

The proposed project would not directly displace any residences. An indirect residential displacement analysis will be undertaken using the most recently available Census data, as well as current real estate market data and New York City Department of Finance Real Property Assessment Data (RPAD), to describe demographic and residential conditions in the study area (see **Figure 15**). In accordance with *CEQR Technical Manual* guidelines, the analysis will use this data to consider whether the proposed project may either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change. Such a change can occur when a proposed project introduces a substantial new population with different socioeconomic characteristics compared to the existing population, and there are a significant number of study area units unprotected by rent control, rent stabilization or other government regulations restricting rents.

TASK 4: COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by the proposed project. New residential developments have the

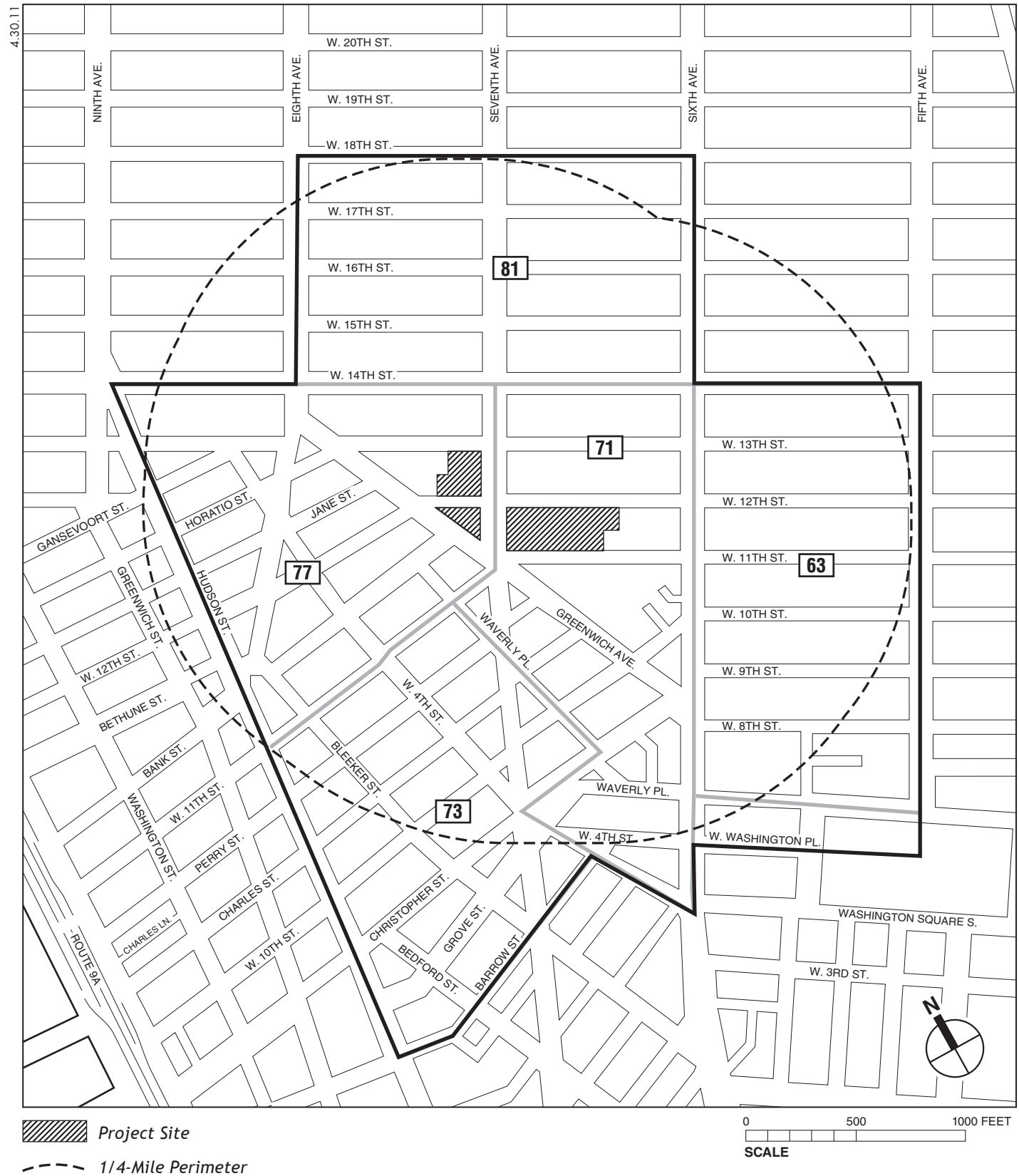


Figure 15
Socioeconomic Study Area

potential to affect facilities, such as public schools, libraries, and hospitals. According to the *CEQR Technical Manual*, a detailed community facilities analysis is conducted when a project would have a direct or indirect effect on a community facility.

DIRECT EFFECTS

A direct effect would occur if a project would physically alter a community facility, whether by displacement of the facility or other physical change. The proposed project would not displace or alter an existing community facility (due to the fact that the existing buildings are either vacant or the existing community facility users are expected to vacate the project site independent of the proposed project), but would provide a new comprehensive health care center with an emergency department, a full complement of imaging capabilities, and doctors' offices.

According to the *CEQR Technical Manual*, analyses of police and fire facilities and publicly funded health care facilities are conducted only when a direct impact is expected or where a project would introduce a sizable new neighborhood. The proposed project would not directly affect any police or fire facilities or publicly health care facilities; and it would not introduce a sizable new neighborhood. Therefore, no assessment of these facilities is necessary.

INDIRECT EFFECTS

Regarding indirect effects on community facilities, the EIS will analyze the proposed project's potential for significant adverse impacts on public schools. An analysis of public schools is required if the project would introduce more than 50 elementary/middle school or 150 high school students. Based on the student generation ratios provided in the *CEQR Technical Manual*, with up to 450 residential units, the proposed project could introduce approximately 54 elementary,18 middle, and 27 high school students to public schools in Community School District (CSD) 2. Because this exceeds the threshold of 50 elementary/middle school students, an analysis of potential impacts on elementary and middle schools will be conducted. Because the proposed project would not exceed the threshold of 150 high school students, no assessment of potential impacts on public high schools is necessary. The assessment of potential impacts on public elementary and middle schools will be conducted as follows:

A. Identify and locate public schools serving the project site (residential redevelopment area). The primary study area for the analysis of elementary and middle schools will be Sub-district 2 of CSD 2, because this is the sub-district in which the proposed project is located. In addition to the primary study area, an assessment of elementary and middle schools will be conducted for a local study area, defined as a ½-mile area for elementary schools and a 1-mile area for middle schools (see **Figure 16**). In each study area, the assessment will describe conditions in terms of enrollment, capacity, and utilization during the current school year, noting any specific shortages of school capacity. This analysis will use data from the Department of Education (DOE).

B. Identify conditions that will exist in the future without the proposed project, taking into account any projected changes in future enrollment and plans to alter school capacity through either the construction of new school space or through administrative actions on the part of DOE.

C. Analyze future conditions with the proposed project, adding students likely to be generated by the proposed project to the projections for the future without the proposed project. The assessment of impacts will be based on the change in the school utilization

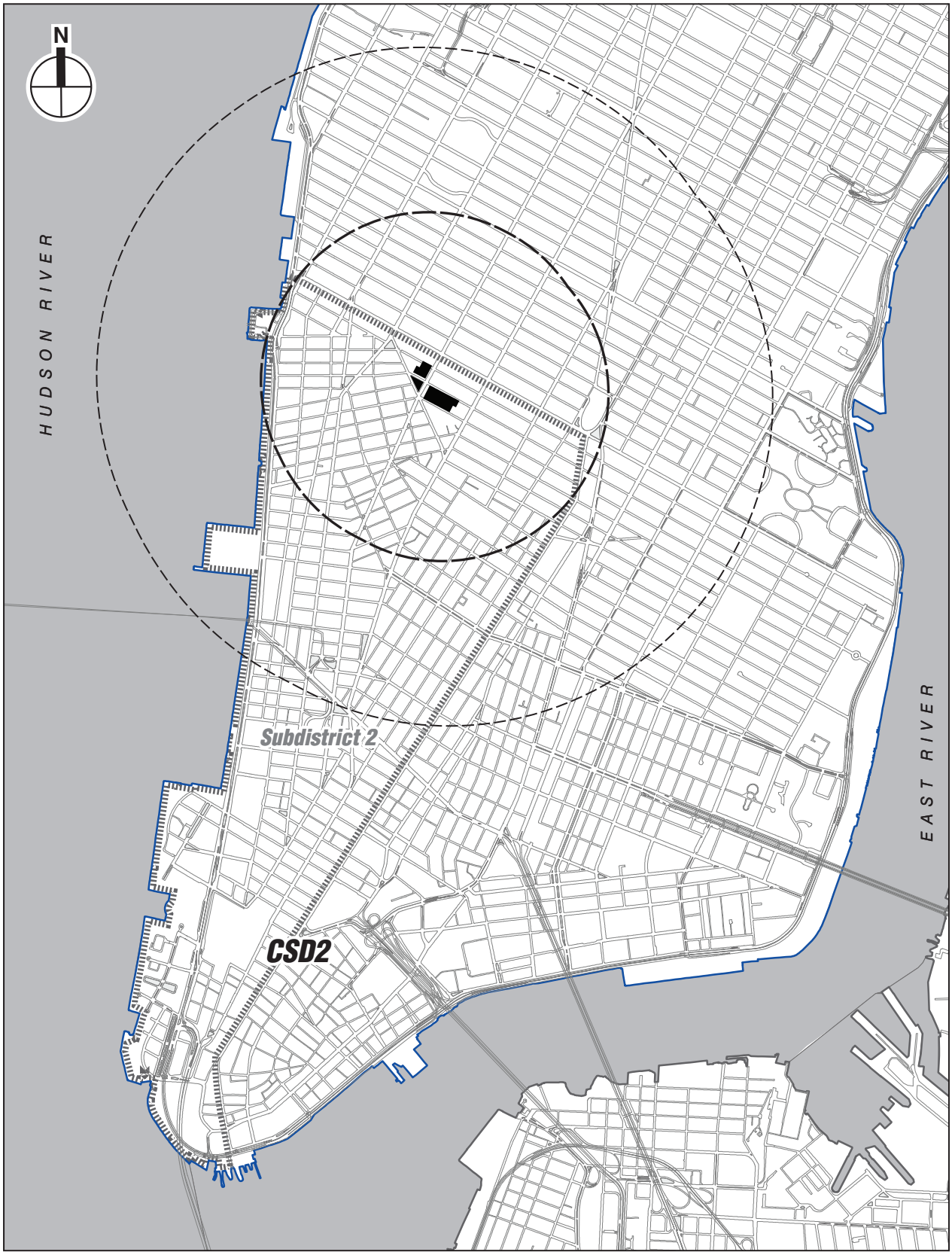


Figure 16
Public Schools Study Area

rate from the future without the proposed project to the future with the proposed project. In accordance with the *CEQR Technical Manual,* the determination of impacts will be based on the primary study area; the analyses of the local study areas will be presented for informational purposes only.

An analysis of libraries is undertaken if the project would result in more than a 5 percent increase in the ratio of residential units to libraries in the borough. In Manhattan, the CEQR threshold for this increase is 901 residential units. As the proposed project would include no more than 450 residential units, no assessment of potential impacts on public libraries is warranted.

An analysis of publicly funded day care centers is necessary when a project would introduce more than 20 eligible children (170 residential units for low- and moderate-income families, as identified in Table 6-1 of the *CEQR Technical Manual*). As the proposed project includes only market-rate units, no analysis of day care facilities is warranted.

TASK 5: OPEN SPACE

The proposed project is located in an area that is neither under-served nor well-served in terms of open space according to the *CEQR Technical Manual*. The number of residents introduced to the area by the proposed project would exceed the CEQR threshold (200 residents) requiring an analysis to assess potential impacts on the residential open space user population in a ½-mile study area (see **Figure 17**). The proposed project would not result in an increase of over 500 employees on the project site. Therefore, an assessment of potential impacts on the non-residential (worker) population is not required.

The open space analysis will:

A. Compile an inventory of all passive and active open spaces, both publicly and privately owned, for the study area. This will be accomplished using information from the New York City Department of Parks and Recreation (DPR) and data on privately owned publicly accessible open spaces, and verified through field visits. The inventory will include an evaluation of the condition and use of existing open spaces, as well as acreage. Qualitative discussions of any major public open spaces just outside the study area will be included, if appropriate.

B. In conformance with *CEQR Technical Manual* methodologies, assess the adequacy of existing publicly accessible open space facilities.

C. Assess expected changes in future levels of open space supply and demand by the project's analysis year, based on other planned development projects within the study areas and any public open space expected to be developed. Develop open space ratios for future conditions and compare them with existing ratios to determine changes in future levels of adequacy.

D. Based on the residential and worker populations to be added by the proposed project, as well as any public open space to be provided, assess the project's effects on open space supply and demand. The assessment of project impacts will be based on a comparison of open space ratios with the project and open space ratios in the future without the proposed project.



Project Site

Study Area Boundary (1/2-Mile Perimeter)

Census Tract Study Area Boundary

Census Tract Boundary

71 *Census Tract Number*

Figure 17

Open Space Study Area

TASK 6: SHADOWS

The *CEQR Technical Manual* requires a shadow analysis for proposed projects that have the potential to cast new shadows on a publicly accessible open space or historic resource with sun-sensitive features. Alterations to the former O'Toole Building to create the proposed Center for Comprehensive Care are not expected to exceed 50 feet and are not expected to cast new shadows on nearby open spaces. However, new shadows are expected to reach the windows of the church north of the O'Toole Building, which is a sunlight-dependent feature of a historic district building. The East Site development would introduce new elements greater than 50 feet in height. Accordingly, a screening analysis will be performed to determine when new shadows from the increased height of the O'Toole Building or new residential buildings would reach any open spaces or sun-sensitive features of historic resources. This chapter of the EIS will:

A. Identify sun-sensitive landscapes and historic resources within the path of shadows that would be cast by the proposed project's maximum building envelopes.

B. In coordination with the analyses for open space and historic resources, map and describe any sun-sensitive areas.

C. If shadows fall on open spaces, map active and passive recreation areas and features of the open spaces such as benches or play equipment.

If shadows would reach any such resources, a detailed shadow analysis will be performed.

TASK 7: HISTORIC AND CULTURAL RESOURCES

The *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Historic resources include designated NYCLs and Historic Districts; properties calendared for consideration as NYCLs by LPC or determined eligible for NYCL designation; properties listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing, or properties contained within a S/NR listed or eligible district; properties recommended by the NY State Board for listing on the S/NR; National Historic Landmarks (NHLs); and potential historic resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements).

Due to the site's location in the New York City Greenwich Village Historic District, the proposed project is subject to review and approval by LPC. The design of the East Site development has been approved by LPC in Status Update Letter 10-1426, issued July 29, 2009, although a Certificate of Appropriateness has not yet been issued. Development of the East Site as proposed is consistent with that approval. An LPC permit is also required for the exterior changes proposed for the O'Toole Building, including changes to the façade and building entrances. Any changes to the Materials Handling Facility and the design of the public open space on the Triangle Site will also require LPC review and approval. OPRHP will be consulted with respect to the potential for impacts on historic resources associated with the alteration of the O'Toole Building.

ARCHAEOLOGICAL RESOURCES

In a letter dated August 25, 2008, LPC determined that the project site is not sensitive for potential archaeological resources. OPRHP's concurrence with LPC's determination will be sought for the O'Toole Building. However, only a minimal amount of excavation beyond the

existing O'Toole Building cellar is anticipated. A small area along the north side of the site might be excavated and the extensions on the ground floor on the northwest and southwest corners of the site would likely require excavations for grade beams. If OPRHP determines that the project site may be sensitive for archaeological resources, the following work will be undertaken:

- A Stage 1A Archaeological Assessment will be prepared for OPRHP review. The Stage 1A Archaeological Assessment will identify the potential for the project site to contain precontact-period and/or historic-period archaeological resources.
- Discuss any impacts on potential archaeological resources that are expected in the future without the proposed project.
- Describe the proposed project and the potential impact it could have on archaeological resources through subsurface disturbance.
- If applicable, develop mitigation measures to avoid or minimize any adverse impacts on archaeological resources in consultation with OPRHP.

ARCHITECTURAL RESOURCES

The following tasks will be undertaken as part of the historic resources analysis:

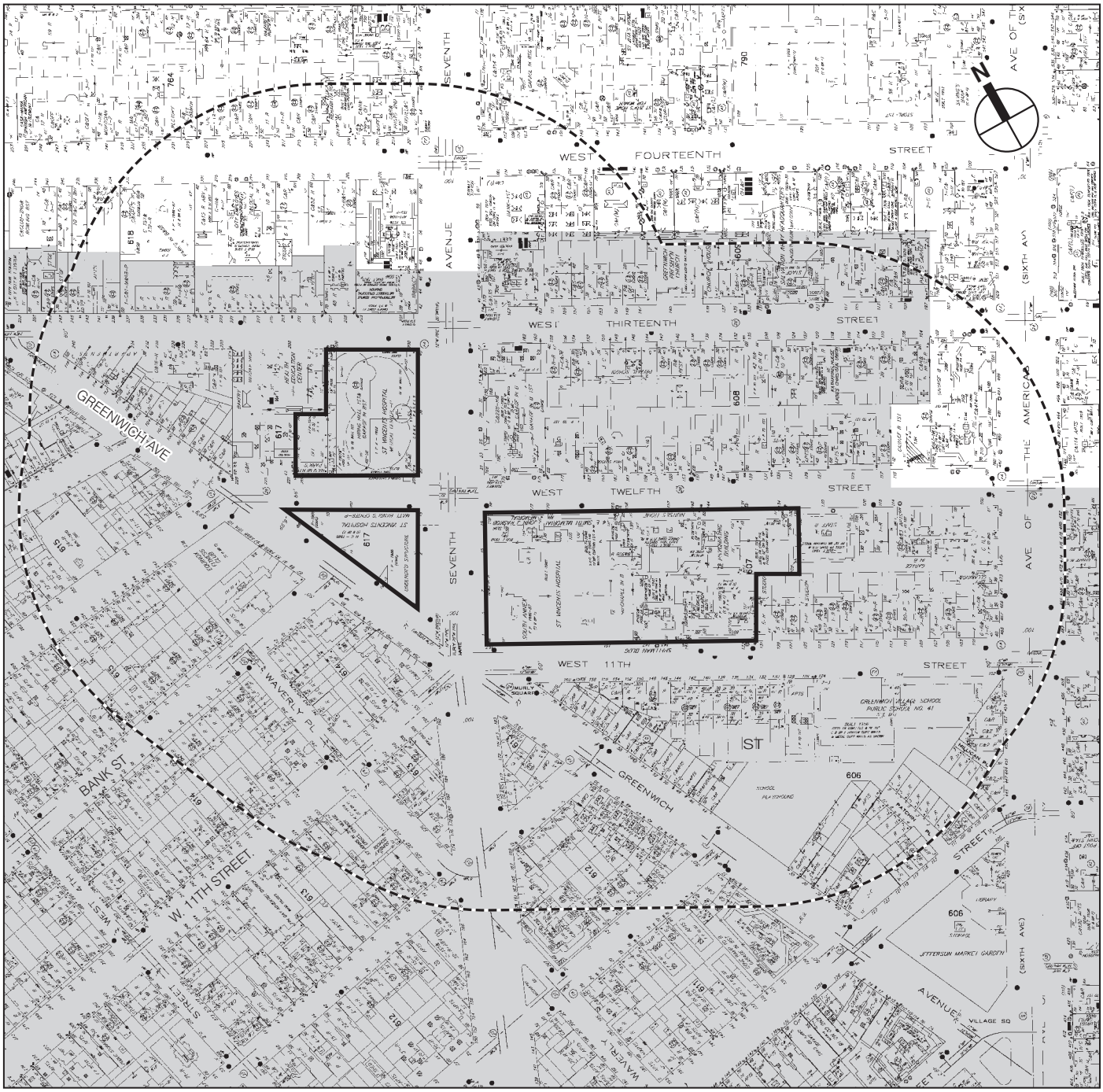
- Describe architectural resources on the project site.
- Within a 400-foot study area, map and briefly describe known architectural resources, which in this area is primarily the Greenwich Village Historic District. The study area for architectural resources is shown in **Figure 18**.
- Conduct a field survey of the small portions of the study area outside the Greenwich Village Historic District to identify any potential architectural resources that could be affected by the proposed project. Potential architectural resources comprise properties that appear to meet the eligibility criteria for NYLC designation and/or S/NR listing. Map and briefly describe any potential architectural resources.
- Qualitatively discuss any impacts on architectural resources that are expected in the future without the proposed project as a result of other expected development projects.
- Describe the proposed project and any additional potential development and the impact it would have on the buildings on the project site. Assess the project's potential for indirect impacts on any known or potential architectural resources, including visual and contextual impacts.

If applicable, develop mitigation measures to avoid any adverse impacts on architectural resources in consultation with LPC and OPRHP.

TASK 8: URBAN DESIGN AND VISUAL RESOURCES

While the proposed alterations to the O'Toole Building would be limited, the proposed development on the East Site would replace some existing buildings with new buildings of a different bulk, height, and form from what is permitted as-of-right. These changes would affect a pedestrian's experience of public space, requiring a preliminary urban design analysis. The preliminary analysis will determine whether the proposed actions would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study.

4.29.11



Project Site Boundary

Study Area Boundary (400-Foot Perimeter)

Greenwich Village Historic District

Figure 18

Historic Resources Study Area

The preliminary urban design and visual resources analysis will be undertaken as follows:

A. Prepare a concise narrative of the project site and the surrounding study area for the existing conditions, the No Build condition, and the Build condition. 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." Therefore, the urban design and visual resources study area will include the same 1/4-mile study area used for the land use analysis. Additionally, a primary study area will be used, with greater detail provided for the areas closest to the project site and along key view corridors (see **Figure 19**). This narrative will address the components of urban design as defined in the *CEQR Technical Manual*: streets, buildings, visual resources, open space, natural resources, wind, and sunlight.

B. The narrative will be supported with items from the preliminary analysis checklist in Section 320 of Chapter 10 in the *CEQR Technical Manual*, and will include photographs of the project site and surrounding area, an aerial photograph of the project site and surrounding area, zoning calculations of the existing and Build conditions, floor area calculations, lot and tower coverage, building heights, a three-dimensional representation of the existing conditions, No Build condition, and Build condition streetscape, project drawings, and site plans. A view corridor assessment will also be prepared describing the proposed project as it relates to visual resources, including as appropriate, proximity, orientation, height, bulk, etc.

C. Based on planned and proposed development projects in the surrounding study area and using the information gathered above for existing conditions, assess whether and how urban design and visual resources conditions are expected to change in the future without the proposed project.

D. Assess how the proposed project would affect urban design characteristics and visual resources relative to the future no-actions condition, describing the project in terms of how it would affect the areas' defining elements of urban design, and determine the significance of those changes.

E. If the preliminary analysis indicates that a detailed assessment is warranted, such analysis will be included in the EIS following the guidelines of the *CEQR Technical Manual.*

TASK 9: NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The project site is located in a fully developed area in Manhattan and has limited potential to provide unique habitat for noteworthy wildlife. A screening analysis will be presented in the EIS to determine whether an adverse impact on a natural resource might occur, and therefore, whether an assessment may be appropriate. If the screening analysis

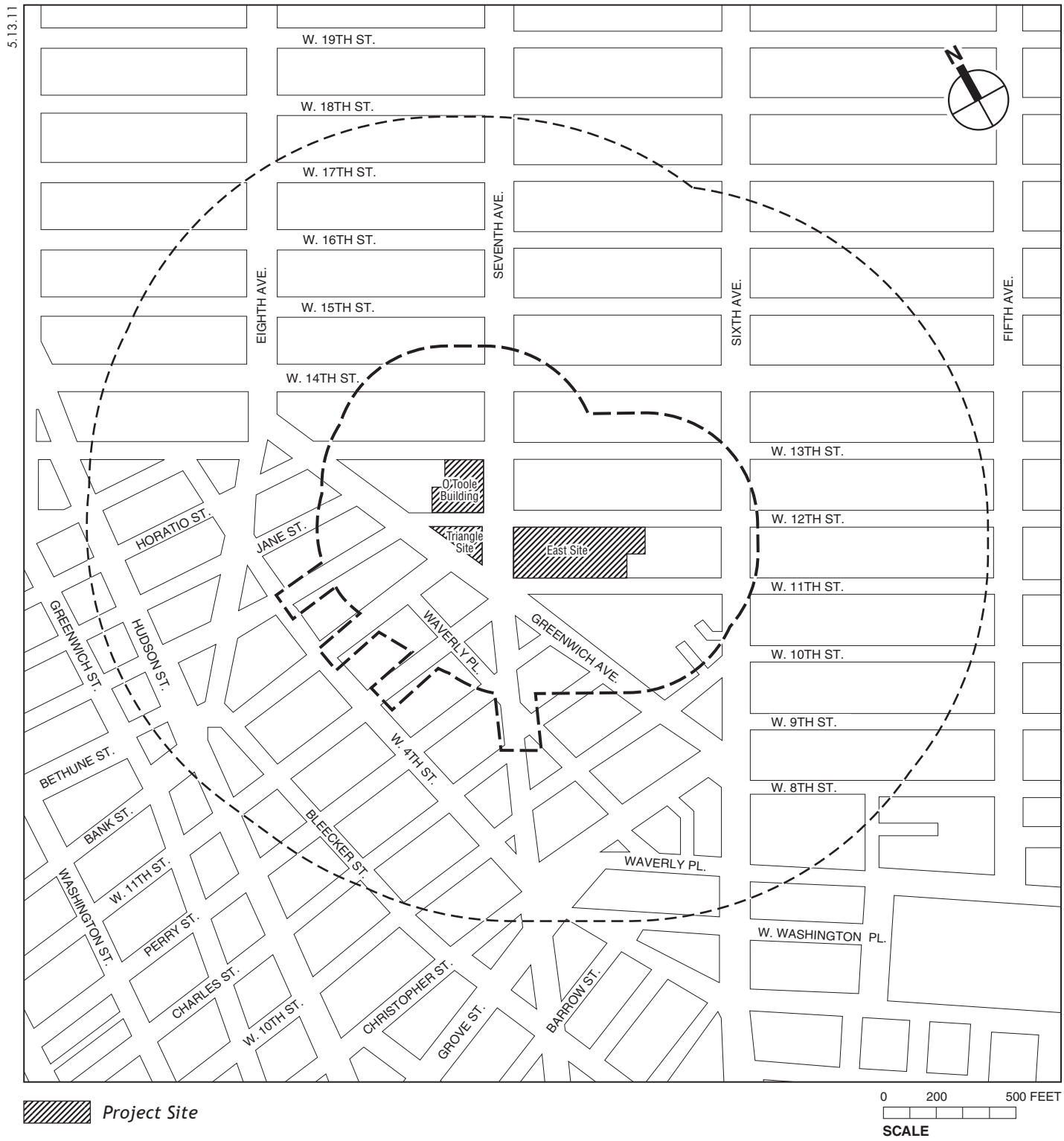


Figure 19
Urban Design Study Areas

identifies a need for an assessment, such an assessment will be conducted to identify whether the proposed project would result in significant impacts on natural resources.

TASK 10: HAZARDOUS MATERIALS

This task will examine the potential for the presence of hazardous materials on the project site. It will include a summary of a Phase I Environmental Site Assessment (ESA) prepared for the project site. A Phase I ESA includes:

- Determination of the land use history of the project site and the surrounding area by review of historical maps, atlases, and other records.
- Review of databases maintained by the United States Environmental Protection Agency (USEPA) and the New York State Department of Environmental Conservation (NYSDEC) to assess the potential for contamination due to the presence of identified problem sites and activities on or adjacent to the project site, including registered petroleum storage tanks, hazardous waste disposal sites, hazardous waste generators or treatment facilities, and hazardous substance releases. The database search areas will be at least as extensive as those cited in ASTM Standard E1527-05.
- Review of prior reports including any available information on subsurface conditions (geology and hydrogeology).
- An inspection of the project site for any evidence of contamination, including the presence of drums or tanks, stained soils, stressed vegetation, and illegally dumped or stored material. Current or recent occupants of the property will be interviewed to obtain pertinent information.

In addition to summarizing the Phase I ESA, the need for Phase II testing will be discussed.

TASK 11: WATER AND SEWER INFRASTRUCTURE

Based on the guidance of the *CEQR Technical Manual*, the proposed project would not place significant demands on the water and sewer infrastructure systems serving the area.

A preliminary infrastructure analysis for water supply is warranted if a project:

- Would result in an exceptionally large demand for water (e.g., those that are projected to use more than one million gallons per day such as power plants, very large cooling systems, or large developments); or
- Is located in an area that experiences low water pressure (e.g., areas at the end of the water supply distribution system such as the Rockaway Peninsula and Coney Island).

Since the proposed project does not meet any of these thresholds, no analysis of water supply is needed.

For wastewater and stormwater conveyance and treatment, a preliminary analysis is warranted if a project:

- Is located in a combined sewer area and would have an incremental increase above the No Action condition of 1,000 residential units or 250,000 sf of commercial space in Manhattan;
- Is located in a separately sewered area and would exceed certain incremental development thresholds;
- Is located in an area that is partially sewered or currently unsewered;

- Involves development on a site five acres or larger where the amount of impervious surface would increase (e.g., tow-pounds, parking lots, and warehouse buildings).
- Would involve development on a site one acre or larger where the amount of impervious surface would increase and one of the following would apply:
  - Located within the Jamaica Bay watershed; or
  - Located in certain specific drainage areas including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, and Westchester Creek.
- Would involve construction of a new stormwater outfall that requires federal and/or state permits

The proposed project site is located in a combined sewer area in Manhattan and would not have an incremental increase of 1,000 residential units or 250,000 sq. ft. of commercial space. The project site is not in a separately sewered, partially sewered, or unsewered area, would not involve development on a site five acres or larger, would not increase impervious area within the watersheds specified for sites larger than one acre, and would not involve construction of a new stormwater outfall. Since the proposed project does not meet any of these thresholds, no analysis of wastewater and stormwater conveyance and treatment is needed.

To the degree that the proposed project would be subject to the City's Industrial Pretreatment Program, the EIS will disclose participation in the program.

TASK 12: SOLID WASTE AND SANITATION SERVICES

This chapter of the EIS will assess the additional demands the proposed project would place on solid waste disposal services.

A. Existing and future New York City solid waste disposal practices will be described, including the collection system and status of landfilling, recycling, and other disposal methods.

B. The incremental impacts of the development's solid waste generation on the City's collection needs and disposal capacity will be assessed.

TASK 13: ENERGY

This chapter of the EIS will assess the additional demands the proposed project would place on energy supply. Energy usage for the proposed project will be estimated and the proposed project's "green measures" to reduce energy consumption will be described. The effect of the project's new demand on the energy supply systems will be assessed. As a conservative assumption, the quantitative assessment of the project's demand on energy systems will not take credit for the green building technologies that the proposed buildings are expected to incorporate, but instead will employ the standard rates for energy use presented in Table 15-1 of the *CEQR Technical Manual*.

TASK 14: TRANSPORTATION

The effects of the proposed project will be considered for a 2015 analysis year, by which time both the residential development on the East Site and the new Center for Comprehensive Care would be completed and occupied.

The need for quantified traffic and parking analyses is dependent on the peak hour trips generated by the proposed project in accordance with the 50 peak hour vehicle trip threshold specified in the *CEQR Technical Manual*. For quantified transit and pedestrian analyses the CEQR threshold is 200 peak hour trips. The projection of trips expected to be generated by the proposed project will be based on the information provided by NSLIJ and a review of previous SVCMC operations and the travel demand surveys which have been conducted at both the East Site and the O'Toole Building. The data obtained from the travel demand surveys will be used to develop future trip-making characteristics for the staff, visitors, and patients. In addition, standard references, census data, and rates developed for similar uses from previous studies will be used to develop the trip generation estimates for the new residential development. The trip generation analysis will also include the number of deliveries that are anticipated to service the new facilities.

An initial preliminary analysis was conducted by the applicant and submitted to the lead agency. Based on the comparison of existing, No Build, and Build population and uses for the Project Site the preliminary analysis found that incremental trips associated with the proposed project will be below the CEQR thresholds. Therefore, detailed quantified traffic, transit and pedestrian analyses are not expected to be required. The EIS will contain a preliminary analysis that will be reviewed in coordination with NYCDOT. For parking, the proposed project's parking demand will be estimated and compared to the available parking supply on-site and at nearby facilities to determine if there is a potential for a parking shortfall.

TASK 15: AIR QUALITY

As described above under "Transportation," it is not anticipated that the proposed project would generate a substantial amount of new vehicle traffic. Thus it is not anticipated that project-generated traffic would result in significant air quality impacts. However, in the event that the number of project-generated trips exceeds the *CEQR Technical Manual* screening thresholds for carbon monoxide (CO) or particulate matter, air quality impacts from mobile source emissions will be evaluated using computer dispersion modeling.

An air quality analysis of potential impacts from the parking garage will be conducted since emissions from vehicles using the parking facilities could potentially affect ambient levels of CO at nearby sensitive receptors in the project area. An analysis of the emissions from the parking facilities and the dispersion of CO emissions in the environment will be performed using the methodology set forth in the *CEQR Technical Manual*. The CO concentrations will be determined for the time periods when overall garage usage would be the greatest, considering the hours when the greatest number of vehicles would exit the facility. Background and on-street CO concentrations will also be added to the modeling results to obtain the total ambient levels for comparison to ambient air quality standards.

Stationary source emissions will be evaluated using screening analyses to determine the potential for significant pollutant concentrations from the proposed project's fossil-fueled HVAC systems. The HVAC screening procedure outlined in Section 322.1 of Chapter 17 of the *CEQR Technical Manual* will be used to evaluate potential impacts of annual NO_2 and SO_2 from project boilers. An analysis using the USEPA-approved AERMOD model will also be performed to evaluate potential impacts of $PM_{2.5}$ and one-hour average NO_2. The analyses involve determining the distance (from the exhaust point) within which potential significant impacts may occur, on elevated receptors (such as open windows, air intake vents, etc.) that are of a similar or greater height when compared to the height of the proposed project's HVAC exhaust(s). The distance

within which a significant impact may occur is dependent on a number of factors, including the height of the discharge, type(s) of fuel burned and development size. Project-on-existing and project-on-project impacts will be determined, where applicable. In addition, a screening level analysis will be conducted to determine the potential for significant adverse impacts from commercial, institution or large residential developments on the proposed project within a distance of 400 feet, and from large emission sources within a distance of 1,000 feet. Based upon this information a determination will be made of whether further detailed analysis is necessary.

TASK 16: GREENHOUSE GAS EMISSIONS

According to the *CEQR Technical Manual*, an assessment of greenhouse gas (GHG) emissions may be appropriate for projects including those that are the subject of an EIS and would result in development of 350,000 square feet or more. While the proposed project would result in a reduction in the overall amount of development on the project site, it would result in the active use of more than 350,000 square feet of development. Therefore, the EIS will include an assessment of the proposed project's consistency with the City's GHG reduction goals.

This section of the EIS will disclose the estimated amount of GHG emissions expected to result from the proposed project, discuss potential measures being considered (such as energy efficient design) that would reduce such emissions, and assess if the project is consistent with the City's goal of reducing GHG emissions. To the extent practicable, the potential for those measures to reduce GHG emissions from the proposed project will be quantified. Since the project will be reusing existing structures and placing residential use and retail in a transit-oriented and mixed-use area zoned for residential use, these energy benefits inherent in the project design and location will be discussed as well.

The EIS will include a brief overview of sources of GHG emissions and their contribution to global climate change will be provided. The pollutants for analysis will be discussed, as well as the various City, State, and federal goals, policy, regulations, standards, and benchmarks for GHG emissions. In addition, the EIS will include the following:

EMISSIONS

Total project generated emissions will be reported for the build year in carbon dioxide equivalent (CO_2e) metric tons per year. The analysis will be based on the procedures and data in the *CEQR Technical Manual*. GHG emissions other than carbon dioxide (CO_2) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential (GWP). Upstream and downstream emissions will be included in cases where substantial upstream or downstream emissions would be expected.

On-Site Emissions from HVAC Systems

The project would include health care, residential, and retail uses. Fuel consumption would be estimated for the build year, considering the use type, gross floor area, any available specific design information for the project, and supplemental data from the *CEQR Technical Manual* and/or other energy use data sources as necessary. If the type of fuel that would be used for heat and hot water systems is unknown, the worst-case assumptions used in the operational air quality analyses would be applied.

Off-Site Emissions from Electricity Use

The project would result in off-site GHG emissions associated with its electricity use. The demand for electricity will be estimated using project specific information if available, or the electricity demand intensity obtained from *CEQR Technical Manual* or other sources if necessary. GHG emissions for the project build year will be quantified using the approach outlined in the *CEQR Technical Manual*.

Emissions from Project-Generated Vehicle Use

The EIS will describe the fact that the project site is well served by public transportation and will evaluate its consistency with the goals of transit-oriented development.

Trip distances will be quantified using trip distance data provided in the *CEQR Technical Manual*, and the project's annual trip generation (based on the trip generation described under "Transportation," above) will be multiplied by these distances to produce the overall vehicle-miles traveled (VMT). The GHG emissions will be based on the spreadsheet data provided in the *CEQR Technical Manual*, which applies emission factors from the USEPA MOVES emission model and City-specific assumptions to estimate total vehicle emissions.

Construction

Greenhouse gas emissions that would result from the construction of the project will be discussed qualitatively. However, construction will be included among other components addressed when discussing measures to reduce GHG emissions (see below).

ASSESSMENT OF CONSISTENCY WITH THE PLANYC GHG REDUCTION GOAL

In order to assess consistency with the PlaNYC GHG reduction goal, design components under consideration for the project that could reduce GHG emissions will be discussed.

TASK 17: NOISE

According to *CEQR Technical Manual* guidelines, a detailed noise analysis is recommended if a proposed action would (among other things) cause a stationary source to be operating within 1,500 feet of a receptor—such as a park—with a direct line of sight to that receptor, or would generate vehicular traffic above a certain level. The proposed project would create a new stationary source (i.e., HVAC system for the new comprehensive health care center) within 1,500 feet of noise-sensitive uses including residences.

As described above under "Transportation," based on preliminary trip generation estimates it is not anticipated that the proposed project would generate a substantial amount of new vehicle traffic. Thus it is not anticipated that project-generated traffic would be likely to result in significant noise impacts. Consequently, the noise analysis will examine the level of attenuation needed in the proposed buildings to satisfy CEQR requirements for interior noise levels. The EIS building attenuation noise study will be an assessment of noise levels in the surrounding area associated primarily with traffic and nearby uses and their potential effect on the proposed project. The study will include the following tasks:

A. Select appropriate noise descriptors. Appropriate noise descriptors that characterize the noise environment and the impact of the proposed project will be selected based on current CEQR criteria. Consequently, the 1-hour equivalent ($L_{eq(1)}$) and the L_{10} noise levels will be examined, where appropriate.

B. Based on the traffic studies, perform a screening analysis to determine whether there are any locations where there is the potential for the proposed project to result in significant noise impacts (i.e., doubling of traffic volume) due to project-generated traffic.

C. Select receptor locations for building attenuation analysis purposes. The six receptor sites for analysis are shown in **Figure 20**.

D. Determine existing noise levels. At each of the receptor sites, existing noise levels will be measured during three time periods—weekday AM, midday, and PM peak periods. Measurements will be made using a Type 1 Sound Level Meter, and L_{eq}, L_1, L_{10}, L_{50}, and L_{90} values will be recorded. At each site, 20-minute spot measurements will be made.

E. Determine the level of attenuation necessary to satisfy CEQR criteria. As necessary, recommendations regarding general noise attenuation measures needed for the proposed project to achieve compliance with standards and guideline levels will be made. Due to the relatively high ambient noise levels adjacent to the project site, any development in the area would be expected to require double-glazed windows together with provision of some kind of alternate ventilation (i.e., air conditioning) to achieve acceptable interior noise levels.

If the results of the traffic study indicate that a doubling of traffic would occur, a mobile source noise analysis would be performed.

TASK 18: CONSTRUCTION

The EIS will assess the potential for impacts during the construction period. For the purposes of analyzing the reasonable worst-case development scenario for construction, construction impacts will be evaluated for the periods when maximum potential impacts are expected during construction activity and will assume that construction activity will occur simultaneously on the East Site and at the O'Toole Building Site. The nearby MTA-NYCT vent shaft project will be considered as a background project in the EIS, as appropriate and depending on available information. Measures that will be implemented as part of the proposed project to avoid or minimize impacts will be disclosed and will be incorporated into the analysis. This chapter will focus on the proposed project's potential for construction-period impacts in the following areas:

A. Traffic. Construction-period traffic impacts will be assessed by considering any losses in lanes, walkways, and other above and below grade transportation services, and increases in vehicles from construction workers to identify potential temporary impacts on the transportation system. The analysis will include calculating trips generated by both construction employees as well as trucks associated with project construction, and a quantified traffic assessment of critical intersections.

B. Parking. This assessment will consider the loss of both on- and off-street parking due to construction activity and the effects of construction worker vehicles on the area's parking resources.

C. Transit and Pedestrians. Based on the construction worker estimates, effects on the area's transit system and pedestrian facilities will be addressed.

D. Air Quality. Analyze direct emissions from demolition and construction site activity, including fugitive dust and on-site diesel equipment. Analyze potential effects from increases in mobile source emissions of trucks and worker vehicles at nearby sensitive

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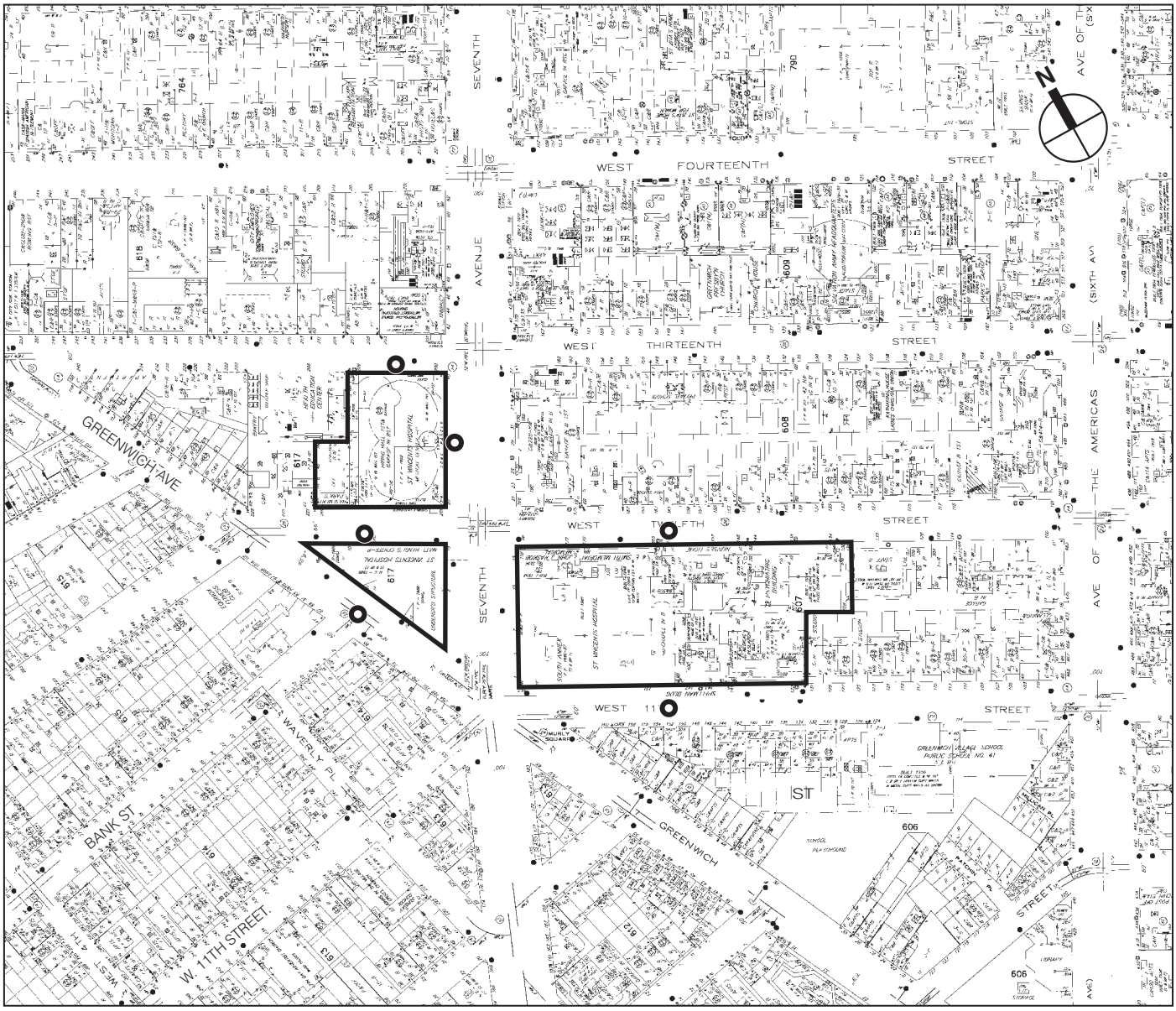


Figure 20
Noise Receptor Locations

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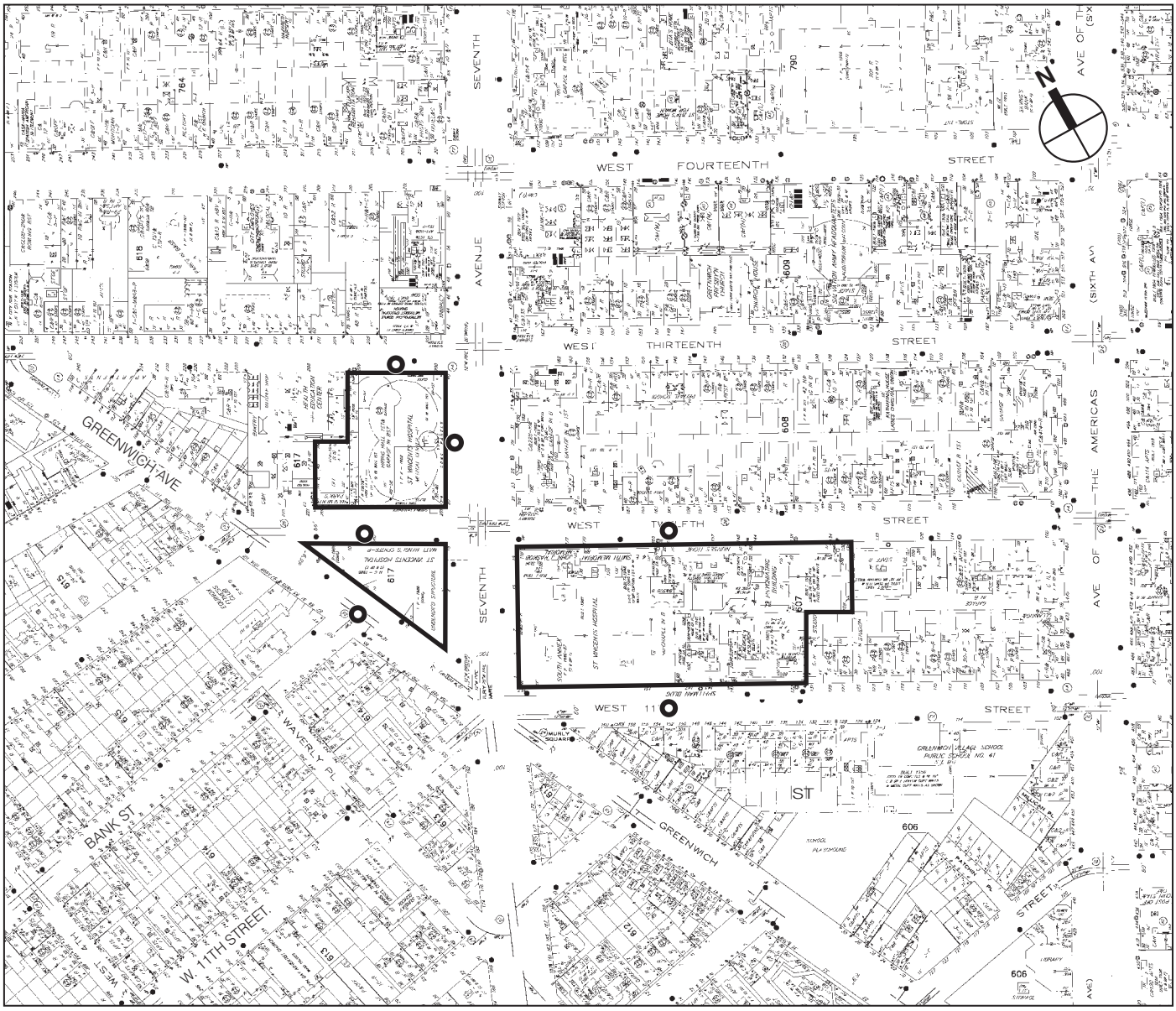


Figure 20
Noise Receptor Locations

receptors and congested locations, and from potential long-term traffic diversions. The EIS will discuss measures and emission reduction strategies to avoid or minimize impacts, if any.

E. Noise and Vibration. Analyze the noise from construction activity, including effects on nearby sensitive receptors. Discuss the potential for vibrations caused by construction activities to damage buildings and other resources, and, if necessary, measures to minimize vibrations.

F. Hazardous Materials. In coordination with the hazardous materials task described above, summarize actions to be taken during construction to limit exposure of construction workers, residents, and the environment to potential contaminants.

G. Socioeconomic Conditions. This assessment will consider whether construction conditions would affect access to existing businesses, the potential consequences concerning their continued viability, and the potential effects of their loss, if any, on the character of the area.

H. Historic Resources. In coordination with the work performed for historic resources above, identify the potential for construction-period impacts, and summarize actions to be taken during project construction to protect adjacent historic resources from potential construction impacts.

I. Land Use and Neighborhood Character. This assessment will consider potential impacts during the construction period to the land use and the character of the surrounding neighborhood.

J. Other Technical Areas. As appropriate, discuss the other areas of environmental assessment for potential construction-related impacts.

K. Rodent Control. Discuss the proposed project's provisions for rodent control during construction activities.

TASK 19: PUBLIC HEALTH

Following the guidelines presented in the *CEQR Technical Manual*, this task will examine the project's potential to significantly affect public health concerns related to air quality, noise, hazardous materials, and construction. Drawing on other EIS sections, this task will assess and summarize the potential for significant adverse impacts on public health from project activities.

TASK 20: NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the characteristics of its population and economic activities, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other features that include noise levels, traffic, pedestrian patterns, shadows, and open space. The proposed project represents a change that could affect the character of the surrounding area. Therefore, based on the guidelines of the *CEQR Technical Manual*, the EIS analysis will consist of the following.

A. Based on the other EIS analyses, determine if the proposed project would result in significant adverse impacts in any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise.

B. Whether or not the proposed project would result in significant adverse impacts in the individual technical areas identified above, the EIS will consider if a combination of moderate effects may cumulatively affect neighborhood character.

C. If it is determined that the proposed project would result in significant adverse impacts in the individual technical areas or cumulatively due to a combination of moderate effects, then a preliminary analysis of neighborhood character will be undertaken.

D. If warranted, the preliminary analysis will summarize the predominant factors that contribute to defining the character of the neighborhood and assess the project's potential to adversely affect those features. If the proposed project would affect those features, a detailed analysis will be prepared that will include data collection, a description of existing character, a description of changes that can be expected in the character of the neighborhood in the future without the project, and an assessment of the proposed project's effects on key elements of neighborhood character.

TASK 21: MITIGATION

If significant project impacts are identified in the analyses discussed above, measures will be identified and assessed to mitigate those impacts. This task summarizes the findings and prepares the mitigation chapter for the EIS. The formulation and assessment of any recommended mitigation measures would be conducted in close coordination with other city agencies as necessary. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

TASK 22: ALTERNATIVES

The purpose of an alternatives analysis is to examine reasonable and practicable options that avoid or reduce project-related significant adverse impacts while achieving the goals and objectives of the proposed project. The specific alternatives to be analyzed are typically finalized with the lead agency as project impacts become clarified. However, they may include a Reduced Impact Alternative in addition to the No Action Alternative.

The analysis will be primarily qualitative, except where specific project impacts have been identified (e.g., traffic intersections with significant impacts). However, the qualitative analysis will be of sufficient detail to allow comparisons of associated environmental impacts and attainment of project goals and objectives.

TASK 23: SUMMARY CHAPTERS

The executive summary will summarize relevant material from the body of the EIS to describe the proposed project, the necessary approvals, study areas, environmental impacts predicted to occur, measures to mitigate those impacts, unmitigated and unavoidable impacts (if any), and alternatives to the proposed project. Other summary chapters in the EIS may include the following (as appropriate):

- Irreversible and irretrievable commitment of resources;
- Relationship between short-term uses of the environment and the maintenance and enhancement of long-term productivity; and
- Unavoidable significant adverse impacts that cannot be mitigated.

These analyses draw from the work done in the technical areas, as relevant. They are intended to inform the decision maker of the environmental "costs" and benefits of the proposed project. ✷