Chapter 16: Neighborhood Character

A. INTRODUCTION

This chapter assesses the Proposed Actions' potential effects on neighborhood character. As defined in the 2025 *City Environmental Quality Review (CEQR) Technical Manual*, neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and/or noise conditions, but not all of these elements contribute to neighborhood character in every case.

The co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC, are seeking zoning approvals, including zoning map and text amendments, a special permit, and other City and State approvals and potential future U.S. Department of Housing and Urban Development (HUD) actions (the "Proposed Actions"), to facilitate the construction of a proposed mixed-use development on Block 110, Lot 25 and Block 111, Lot 1 (the "Project Site") in Downtown Brooklyn, Community District (CD) 2. The proposed development would include four new buildings totaling approximately 1.7 million gross square feet (gsf), including public school facilities; residential, retail, and community facility space; cultural center space; and open space (the "Proposed Project").

The Proposed Actions include the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing and discretionary zoning approvals from the New York City Planning Commission (CPC) and New York City Council. A detailed description of the Proposed Project and the approvals needed to facilitate the Proposed Project is presented in Chapter 1, "Project Description."

Under CEQR, an analysis of neighborhood character identifies the defining features of the neighborhood and then evaluates whether the Proposed Project has the potential to affect the defining features, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical analysis areas. To determine the effects of a Proposed Project on neighborhood character, the defining features of neighborhood character are considered together. According to the *CEQR Technical Manual*, neighborhood character impacts are rare, and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects to the neighborhood would result in an impact to neighborhood character. Moreover, a significant adverse impact identified in one of the technical areas that contributes to a neighborhood's character does not necessarily constitute a significant impact on neighborhood character but rather serves as an indication that neighborhood character should be examined.

This chapter includes a preliminary assessment of neighborhood character, which was prepared in conformance with the *CEQR Technical Manual*. This chapter describes the defining features of the existing neighborhood character and considers the potential effects of the Proposed Actions on these defining features. This assessment relies on the technical analyses presented in other chapters of this Environmental Impact Statement (EIS).

PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in a significant adverse impact associated with neighborhood character. The Proposed Actions would enhance the neighborhood character of the study area by reinforcing the defining features of the neighborhood. As discussed below, the defining features of neighborhood character include a predominantly residential and community character and a variation of built forms. The Proposed Actions would enhance the defining features of neighborhood character by supporting land uses that reinforce the residential and community character of the neighborhood, allowing new development at greater densities while maintaining consistency with prevailing urban design conditions, and facilitating a site plan that improves pedestrian and visual connections throughout the neighborhood.

The Proposed Actions would not result in significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; community facilities and services; historic and cultural resources; urban design and visual resources; shadows; and noise. Although significant adverse impacts would occur with respect to open space and transportation, these impacts would not result in a significant change to the determining elements of neighborhood character.

B. METHODOLOGY

According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed action has the potential to result in significant adverse impacts in any of the following technical areas: land use, socioeconomic conditions, community facilities and services, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise. The *CEQR Technical Manual* states that even if a proposed action does not have the potential to result in significant adverse impacts in any specific technical area(s), an assessment of neighborhood character may be required if the project would result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. A “moderate” effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area.

A preliminary assessment of neighborhood character determines whether changes expected in other technical analysis areas may affect a defining feature of neighborhood character. The preliminary assessment first identifies the defining features of the existing neighborhood character and then evaluates whether the proposed action has the potential to affect those defining features, either through the potential for a significant adverse impact or a combination of moderate effects in the relevant technical areas. If the project has the potential to affect defining features of a neighborhood, a detailed assessment of neighborhood character may be appropriate. Conversely, if the project has no potential to affect the defining features of neighborhood character, a detailed assessment is not warranted.

The key elements that define neighborhood character, and their relationships to one another, form the basis of determining impact significance; in general, the more uniform and consistent the existing neighborhood context, the more sensitive it may be to change. A neighborhood that has a more varied context is typically able to tolerate greater change without experiencing a significant adverse impact related to neighborhood character.

STUDY AREA

According to the *CEQR Technical Manual*, the study area for a preliminary assessment of neighborhood character is typically consistent with the study areas identified in the technical areas assessed under CEQR that contribute to the defining features of the neighborhood. In the context of an action affecting a small area, such as the area affected by the Proposed Actions, the study area boundaries of the preliminary assessment of neighborhood character are coterminous with those used in the analyses of land use and urban design.

This chapter identifies a study area encompassing the Project Site and the area within a 400-feet radius of the Project Site. The study area for the assessment of neighborhood character is generally bounded by Sands Street and Farragut Houses to the north, Commodore Barry Park to the east, Park Avenue and Tillary Street to the south, and Duffield Street the west (see **Figure 16-1**).

A feature of the neighborhood that is ubiquitous within Downtown Brooklyn and surrounding neighborhoods is the Brooklyn-Queens Expressway (BQE). In the study area, the BQE is located on a viaduct approximately 25 feet above grade. It bisects the study area and adjacent Golconda Playground, which is maintained by the New York City Department of Parks and Recreation (NYC Parks), and functions as a visual and physical barrier between the southwestern portion of the study area and remaining portions of the study area, including the Project Site (see **Figure 16-1**). It is part of Interstate 278, which runs from New Jersey, through Staten Island and into western Brooklyn and Queens, and terminates at its junction with Interstate 95 in the Bronx.

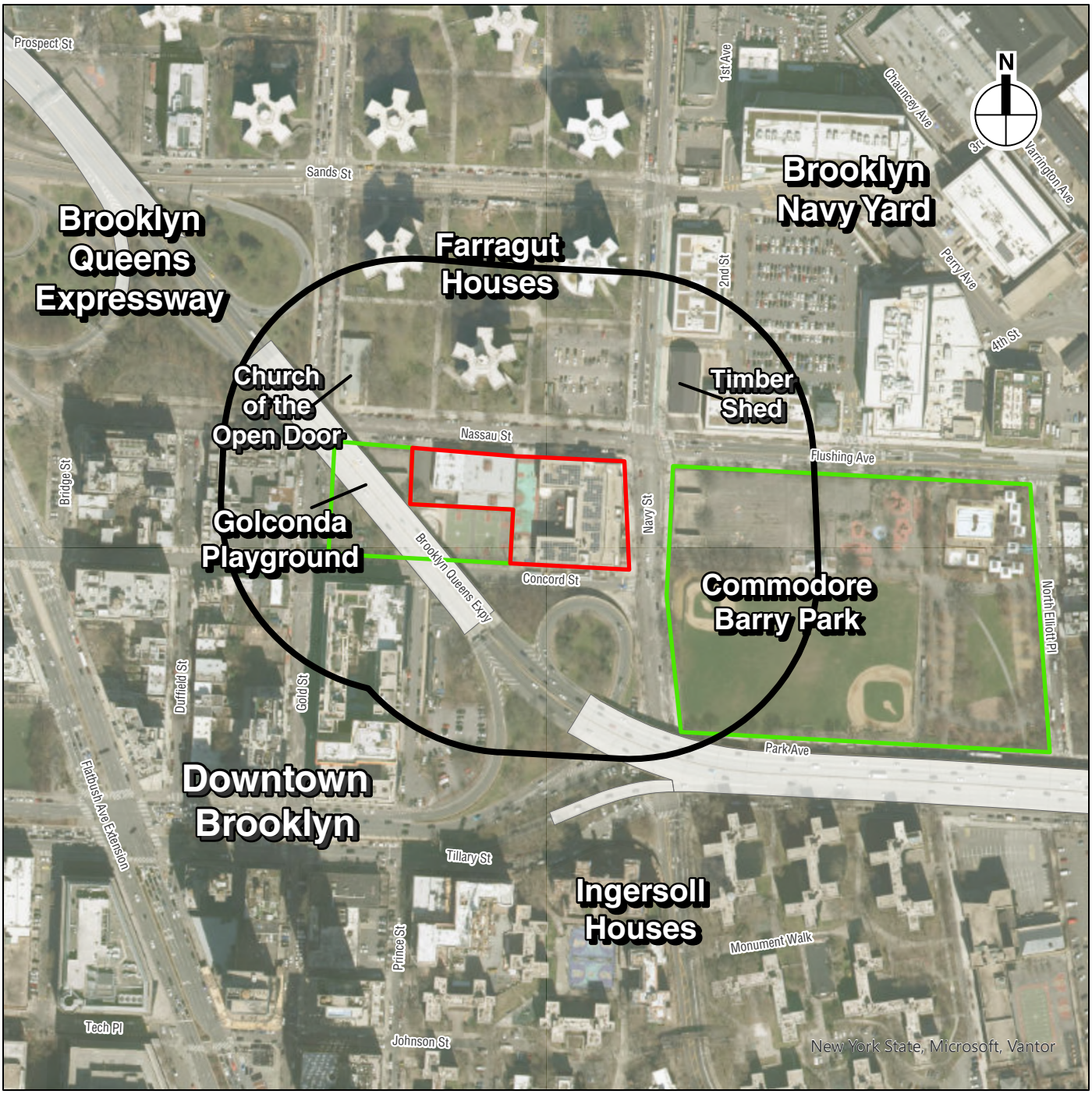
C. PRELIMINARY ASSESSMENT

DEFINING FEATURES

RESIDENTIAL AND COMMUNITY CHARACTER

The study area contains a prevalence of residential buildings, community facilities and a variety of open spaces and parks that reinforce the residential character of the neighborhood.

As discussed in Chapter 2, “Land Use, Zoning and Public Policy” and shown in Figure 2-1, the study area contains residential (and mixed residential buildings with non-residential ground floor uses), retail, community facility, and light manufacturing uses. The study area also contains open space, parks and the BQE and associated ramps and infrastructure. However, residential uses predominate, encompassing building types that range from small, three-unit apartment buildings to larger, taller and more dense apartment buildings and large public housing developments such as the New York City Housing Authority’s (NYCHA) Farragut Houses, located directly north of the Project Site. The community amenities and parks located in proximity to the residential buildings in the study area optimize land use by reducing sprawl and supporting a walkable community. Community resources such as



NYC Educational Construction Fund

240 NASSAU STREET

Neighborhood Character

Figure 16-1

community centers, schools and playgrounds facilitate interaction among neighbors and strengthens neighborhood cohesion by providing gathering places for social interaction and recreation for people of all ages.

Residential developments west and southwest of the BQE and Project Site include a mix of one- and two-family buildings, multi-family walkup and elevator buildings, and mixed-use residential, commercial, and community facility buildings along Duffield and Gold Streets. Notable developments include a five-story multi-family elevator building at 200 Nassau Street located west of the Project Site and a 13-story, mixed-use development at 257 Gold Street located southwest of the Project Site, which includes local retail and a daycare provider below the residential portion of the building.

Community facilities and institutional uses include the Madison Square Boys and Girls Club at 240 Nassau Street and a three-story school building containing P.S. 287 (aka Dr. Bailey K. Ashford school) and Community Roots Charter School at 50 Navy Street (both of which are located on the Project Site). A house of worship, the Church of the Open Door, is also located directly northwest of the Project Site at 201 Gold Street. The Church of the Open Door shares its space with the Fort Greene Fresh Pantry at Farragut Houses, which provides food assistance to residents in the community.

Open spaces immediately adjacent to the Project Site include the 1.50-acre Golconda Playground to the west and 10.39-acre Commodore Barry Park to the east. These open spaces feature numerous active and passive amenities, including basketball and handball courts, football fields, outdoor pools, playgrounds, skate parks, spray showers, and public restrooms.

The Brooklyn Navy Yard, a historic shipyard and industrial complex on the Brooklyn waterfront, is a hub for manufacturing, innovation and commercial activity. The Navy Yard contains hundreds of businesses and hosts the commuter Brooklyn Navy Yard Ferry Terminal. The portion of the Navy Yard in the study area is located northeast of the Project Site at Flushing Avenue and Navy Street. The Timber Shed is a reconstructed one-story, approximately 30-foot-tall building located within the Navy Yard Historic District. Two, 2-story commercial buildings with ground floor retail are also located within the study area and adjacent to the Timber Shed. Retail establishments in these buildings include Wegmans, Wells Fargo Bank, CityMD Urgent Care, Fresh Direct Wine and Spirits, and Lobby Studio BK.

Other retail and light-manufacturing uses are generally located south and west of the BQE. Industrial buildings are comparatively less prevalent in the study area and are generally clustered along Gold and Concord Streets. These businesses include a building supply company, a custom window manufacturer, and a self-storage facility.

VARIATION OF BUILT FORMS

As described in Chapter 8, “Urban Design and Visual Resources,” the study area is characterized by a mix of large, older one- to 14-story mid-rise buildings with large footprints and smaller one- to four-story older buildings with smaller footprints. Newer buildings are located in the northeast and southwest portions of the study area. Mid-rise buildings are generally buildings with six to 15 stories and high-rise buildings have more than 15 stories. While there are no high-rise buildings within the study area, many high-rise buildings outside

the study area are visible from vantage points in the study area, including high-rise buildings to the west and those of Downtown Brooklyn to the southwest.

The variety of buildings and structures in the study area were built over time as the neighborhood evolved. The Project Site is occupied with low-rise buildings—a two-story building containing the Madison Square Boys and Girls Club and a three-story building containing P.S. 287 and Community Roots Charter School.

The Timber Shed is a free-standing, single-story approximately 30-foot-tall building at the northeast corner of Navy Street and Flushing Avenue, has an approximately 125-foot by 50-foot rectangular footprint with a pitched roof. Other low-rise structures include the two-story commercial buildings in the Brooklyn Navy Yard, the one- and two-story buildings along the south side of Concord Street, and the BQE viaduct, which is approximately 25 feet above grade and rises above Golconda Playground.

Three- to four-story multi-family walk-up buildings built around 1915 are located along Duffield Street while larger buildings are located near the BQE, including a 13-story mixed-use building along Gold Street and the ten, 14-story residential buildings comprising NYCHA's Farragut Houses. Farragut Houses was built in the mid-20th century following the "Towers in the Park" approach to urban design, which featured residential apartment towers surrounded by open green space. Farragut Houses features buildings with asterisk-shaped footprints set in among open green space, mature trees, basketball courts, and walkways between the buildings.

The study area also contains views to tall buildings beyond the study area in Downtown Brooklyn, which are visible from vantage points in the study area. Views south on Navy Street and west on Nassau Street/Flushing Avenue include the high-rise towers of Downtown Brooklyn. Notable developments in the wider neighborhood include the 34-story residential building at 203 Jay Street that was built in 2017 and the 74-story mixed-use development at 9 Dekalb Avenue that was built in 2022.

ASSESSMENT OF THE POTENTIAL TO AFFECT THE DEFINING FEATURES OF THE NEIGHBORHOOD

The sections below discuss potential changes resulting from the Proposed Actions in the 2033 analysis year with respect to the following technical areas that are considered in the assessment of neighborhood character: land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; transportation; and noise. The assessment relies on conclusions from the respective chapters of the EIS to identify whether the Proposed Actions would result in any significant adverse impacts or moderate adverse effects in these technical areas and whether any such changes would have the potential to affect the defining features of neighborhood character. As described below, the Proposed Actions would not result in a significant adverse impact to the defining elements of neighborhood character, nor would a combination of effects result in a significant adverse impact to a defining feature.

LAND USE, ZONING, AND PUBLIC POLICY

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Project on land use, zoning, and public policy, either individually or in combination with potential impacts in other relevant technical areas discussed in this section.

The Proposed Actions would facilitate a mix of residential, community facility, cultural facility, local retail, and open space that would be consistent with the primarily residential and community facility character of the study area. The Proposed Actions would produce new housing and economic opportunities in a neighborhood with strong public transit access and provide amenities in the form of local retail and community and cultural space for residents and visitors to the neighborhood. The development expected with the Proposed Actions would be supportive of existing and planned land uses in the study area and would reinforce the neighborhood's defining features.

The Proposed Actions would allow greater densities and facilitate a site plan that would expand public school capacity and modernize school facilities; create affordable housing; spur economic and job growth; and generate new community resources. The new larger and improved school would serve children from the secondary study area, including the Farragut Houses located directly north of the Project Site. The proposed housing would add much-needed market-rate, affordable, and potentially senior housing, providing an opportunity for New Yorkers at a range of household incomes to find a safe and affordable home in Downtown Brooklyn. The Proposed Project buildings would also be compatible with existing residential developments, including Farragut Houses to the north and the many high-rise buildings just outside the study area that are visible from vantage points within the study area. The proposed community facility space would offer social, educational and recreational programming for residents of all ages and the new cultural center would reinforce Downtown Brooklyn's identity as a cultural destination and would be supportive of its thriving art scene.

The Proposed Actions would also introduce approximately 37,050 square feet (sf) or 0.85 acres of open space between the Project Site and Golconda Playground, of which 0.48 acres would be publicly accessible open space and the remaining 0.37 acres would be private open space. The proposed open space is expected to contain seating and gathering areas, games and group tables, adult fitness equipment, gardens and walkways. The Proposed Project would also include new recreational facilities in Buildings 1 and 4, including a community center, basketball courts, and other recreational facilities. Beyond the Project Site, the proposed open space would enhance the existing network of open spaces in the study area, creating an amenity for residents and visitors. The proposed new open space would expand and unify the network of existing open space, which includes Golconda Playground to the west, Commodore Barry Park to the east, and Farragut Houses to the north, and therefore, would improve circulation throughout the neighborhood.

The Proposed Actions would create new market-rate and affordable housing, community amenities and open space, which would support the prevailing residential and community character of the study area. Therefore, the Proposed Actions would reinforce the defining features of neighborhood character.

The Proposed Actions would significantly increase the permitted residential density at the Project Site, and result in buildings that are taller than other buildings in the study area, but the increase would be consistent with the recent trends of high-rise developments in neighboring areas of Downtown Brooklyn, which are outside of, but visible from the study area. Furthermore, the proposed bulk modifications sought under the Proposed Actions would ensure that the base heights of Buildings 1, 3, and 4 would be compatible with buildings like Farragut Houses, which have heights of 14 stories and the 13-story height of the mixed-use residential building at 257 Gold Street. At seven stories, the proposed school and local retail space in Building 2 would occupy the shortest of the Proposed Project

buildings, but its height and scale would be respective of the prominent corner location it occupies across from the street from the low-rise Timber Shed, the open space in Commodore Barry Park, and the parking lot at Farragut Houses. For these reasons, the Proposed Actions would be consistent with the varied built forms found in the study area.

SOCIOECONOMIC CONDITIONS

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on socioeconomic conditions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed in Chapter 3, "Socioeconomic Conditions," the Proposed Actions would not result in significant adverse socioeconomic impacts related to direct residential displacement, direct business displacement, indirect residential displacement, indirect business displacement, or effects on specific industries.

The preliminary assessment found that the average household income of the new population would be higher than the average household income in the study area. The analysis found that while the Proposed Actions would add a substantial new population with higher incomes to the study area, the study area has already experienced a readily observable trend toward increasing rents and new market-rate development, and further analysis is not warranted. Additionally, the Proposed Project would conservatively introduce an increment of 302 permanently affordable units, which would help to preserve diverse housing opportunities in the area and is unlikely to adversely affect market conditions. Although conservatively not considered in the *CEQR Technical Manual* methodology, the incremental DUs would help satisfy demand for housing in the study area and New York City, thereby moderating rent increases.

The Proposed Actions would not result in any direct residential or business displacement on the Project Site. There are no residential units or commercial businesses currently on the Project Site and the existing Madison Square Boys and Girls Club will be replaced with a residential building in the No Action condition. In addition, the Proposed Actions would not result in a trend toward indirect business displacement. While the Proposed Actions would facilitate substantial redevelopment on the Project Site, none of the anticipated uses would be new types of economic activity that would introduce a new trend that could substantially alter economic patterns. The land uses that would result in the future with the Proposed Actions are a continuation of current established land use trends.

Therefore, the effects on socioeconomic conditions would not result in significant adverse impacts to the defining elements of the neighborhood character.

COMMUNITY FACILITIES AND SERVICES

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on community facilities, either singularly, or in combination with potential impacts in other relevant technical areas discussed in this section.

The Proposed Project would replace the existing schools on the Project Site—P.S. 287 and Community Roots Charter School—with a new facility within the proposed development. It is anticipated that the existing schools would relocate to another nearby location within Community School District (CSD) 13, Subdistrict 2 at the commencement of construction. The

replacement public school would be an improvement over existing conditions by providing a modern educational facility to achieve a better learning environment.

The Proposed Project would not exceed the thresholds for analysis of high schools, police, fire, or health care services, and therefore, no significant adverse impacts on these facilities would occur as a result of the Proposed Actions. The Proposed Actions would not result in significant adverse impacts to elementary and intermediate schools, libraries, and publicly funded early childhood programs. Elementary and intermediate schools in CSD 13, Subdistrict 2 would continue to operate with available capacity in the With Action condition. The catchment area population of the Walt Whitman branch is expected to increase by three percent with the Proposed Project, which is less than the significant adverse impact threshold of an increase of five percent. Under the With Action condition, the early childhood program utilization rate would remain less than 100 percent (69.3 percent) and would result in an increase of less than five percent (approximately 1.0 percentage point over the No Action utilization rate of 68.3 percent). The Proposed Actions would result in a new modern school and new community center for neighborhood residents. Therefore, the Proposed Actions would not result in significant adverse impacts to the defining elements of the neighborhood character and would support the predominantly residential and community character of the neighborhood.

OPEN SPACE

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on publicly accessible open space, either singularly, or in combination with potential impacts in other relevant technical areas discussed in this section.

The Proposed Actions would result in beneficial effects to open space with the addition of new open space on the Project Site. The Proposed Actions would result in 0.85 acres of open space, of which 0.37 acres would be private and 0.48 acres would be publicly accessible. The publicly accessible open space would consist of 0.48 acres of passive open space.

The new open space would provide a substantial amenity for residents and visitors, including both active and passive recreational opportunities. The new open space would consist of seating and gathering areas, play equipment, adult fitness equipment, group fitness space, and gardens and walkways. The new open space would greatly improve circulation on the Project Site and the study area by providing physical and visual connections through the Project Site to Commodore Barry Park, Golconda Playground, Farragut Houses and surrounding neighborhoods.

The new open space would expand the study area's open space resources, provide active and passive amenities for residents and visitors to the neighborhood, and enhance the connections between the existing open spaces with the proposed open space, which would support the prevailing residential and community character of the study area. Therefore, the Proposed Actions would not result in a significant adverse impact to neighborhood character.

SHADOWS

Defining features of neighborhood character would not be adversely affected due to potential shadows-related effects of the Proposed Actions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As described in Chapter 6, "Shadows," the Proposed Actions would result in incremental shadow coverage

on portions of 20 publicly accessible open space resources: Golconda Playground, McLaughlin Park, Korean War Veterans Plaza, Cadman Plaza Park, Walt Whitman Park, 203 Jay Street POPS, Park at Concord and Nassau Streets and Flatbush Avenue Extension, Trinity Park, Brooklyn Plaza, 90 Sands Street POPS, the lot at Adams Street and Cadman Plaza East between Prospect Street and Red Cross Place, Brooklyn Bridge Park, Pearl Street Plaza, Susan Smith McKinney Steward Park, Bridge Park 3, Vinegar Hill Community Garden, Oxport Playground, Commodore Barry Park, Bridge Plaza Community Garden, and Pulse Garden; as well as six historic resources: Cathedral Basilica of St. James, U.S. Post Office, Farragut Houses, Commandant's House, Mary of Nazareth Church, and Whitman Houses. A portion of a natural resource, the East River/Wallabout Bay/Navy Yard Basin, could also potentially receive incremental shadow. However, incremental shadow coverage cast on these 27 total sunlight-sensitive resources would not significantly affect the utilization, enjoyment, or character of the sunlight-sensitive resources and all vegetation would continue to receive appropriate durations of direct sunlight throughout the growing season. For this reason, the incremental shadows cast by the Proposed Project would not significantly affect the defining characteristics of the neighborhood.

HISTORIC AND CULTURAL RESOURCES

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on historic and cultural resources, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section.

As discussed in Chapter 7, "Historic and Cultural Resources," as there are no archaeological or architectural resources on the Project Site, the Proposed Project would not result in any adverse impacts to any such resources on the Project Site. Within the study area, there are four known architectural resources: the BQE, the four-story building at 194 Concord Street, NYCHA Farragut Houses, and the Timber Shed at the Brooklyn Navy Yard, a former naval shipbuilding facility that now contains an industrial campus along the East River, and one potential architectural resource: the Church of the Open Door. None of these architectural resources would be demolished or altered with the Proposed Project. Since portions of the BQE are located within 90 feet of the Project Site, the co-Applicants would prepare and implement a Construction Protection Plan (CPP) prior to the start of construction activities at the Project Site. For the reasons discussed above, the Proposed Actions would not result in a significant adverse impact to neighborhood character.

URBAN DESIGN AND VISUAL RESOURCES

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on urban design and visual resources, either singularly, or in combination with potential impacts in other relevant technical areas discussed in this section. The Proposed Actions would result in benefits related to urban design and visual resources by activating the public realm.

The Proposed Project would result in the development of four new mixed-use buildings along with approximately 37,050 sf or 0.85 acres of new open space. In the With Action condition, the Proposed Project buildings would not alter street orientation, street patterns, block shapes, or natural resources in the study area. Although the Proposed Actions would allow for new mixed-use buildings constructed to greater heights and densities than currently permitted as-of-right, the new buildings would be sited within the context of buildings with

different massings, heights, and forms that have been built over time as the neighborhood has changed. The new buildings would range in height from eight stories to 73 stories (approximately 150 feet tall to approximately 840 feet tall at the top of the bulkhead, respectively), with the taller buildings having three-story (approximately 60-foot-tall) base heights that would create visual breaks in the massings. Buildings 2 and 4 would be comparable to the heights of the taller buildings in the study area, including the 14-story, approximately 178-foot-tall Farragut Houses buildings across Nassau Street to the north, and the 13-story, approximately 152-foot-tall building at 257 Gold Street to the southwest. The two taller buildings—Buildings 1 and 3 (approximately 738 feet tall and 840 feet tall at the top of the bulkhead, respectively)—would be substantially taller than existing buildings in the study area. The increased building heights would be consistent with the recent trends of high-rise developments in neighboring areas of Downtown Brooklyn, which are visible from the study area, such as the 74-story, approximately 1,035-foot-tall tower at 9 Dekalb Avenue, as well as the recently-approved 72-story development at 395 Flatbush Avenue, which was likewise facilitated by a remapping to a C6-12 zoning district and features a similar height, density, and built form to the Proposed Project. Furthermore, the Proposed Actions would ensure that the base heights of Buildings 1, 3, and 4 would be compatible with buildings like Farragut Houses, which have heights of 14 stories and the 13-story height of the mixed-use residential building at 257 Gold Street. At eight stories, the proposed school and local retail space in Building 2 would be the shortest of the Proposed Project buildings, but its height and scale would be respective of the prominent corner location it occupies across from the street from the Timber Shed, the parking lot at Farragut Houses and Commodore Barry Park. With the Proposed Project, the urban design of the study area would continue to include high-rise buildings in the distance to the west and southwest that are part of the study area's varied built context. Therefore, while the new buildings would introduce new, tall buildings to the study area, these changes would not be adverse. For these reasons, the Proposed Actions would be consistent with the varied built forms found in the study area and neighboring areas.

The new publicly accessible open space on the Project Site would provide visual interest and enhance the pedestrian experience in the study area near the Project Site. With respect to the site plan, the historic street grid would be reintroduced to the Project Site for pedestrian use, with a north-south corridor on the western portion of the Project Site and a new east-west corridor that would establish midblock visual and physical connections to the Farragut Houses complex to the north, Golconda Playground to the west, and Commodore Barry Park to the east. Further, the configuration of the proposed buildings would facilitate a network of publicly accessible open spaces on the Project Site and increase neighborhood connectivity.

The Proposed Project's mix of residential, retail, community facility space, cultural center space, public school facilities, and open space uses would be consistent with existing uses found throughout the study areas. The Proposed Project would include active ground-floor design elements that would enliven the streetscape of the primary study area. These project components would enhance the pedestrian experience at the Project Site and in the surrounding neighborhood and would be supportive of the prevailing residential and community character of the study area. Overall, the Proposed Project would provide benefits to neighborhood character by enhancing urban design conditions.

TRANSPORTATION

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions, either singularly or in combination with potential impacts in other

relevant technical areas discussed in this section. As described in Chapter 11, “Transportation,” the Proposed Project would result in significant adverse traffic, transit (subway elements), and pedestrian (sidewalks, corner reservoirs, and crosswalks) impacts. The Proposed Project would not result in significant adverse impacts to Citywide Ferry Service or parking.

Significant adverse traffic impacts were identified at nine intersections in the weekday AM peak hour, four intersections in the weekday midday peak hour, 11 intersections in the weekday PM peak hour, and six intersections in the Saturday peak hour. As described in Chapter 19, “Mitigation,” three of the AM and midday peak hour, two of the PM peak hour, and four of the Saturday peak hour impacted intersections could be fully mitigated utilizing signal timing adjustments. However, the remaining traffic impacts would be unmitigated.

Detailed transit analysis was conducted for the York Street subway station, and subway line-haul conditions on the F subway line. Although no line-haul conditions would be impacted in the AM or PM peak hours on the F subway line and no York Street subway station elements would be impacted in the AM peak hour, significant adverse impacts were identified for two stairway elements in the weekday PM peak hour. As described in Chapter 19, “Mitigation,” possible measures to mitigate potential transit impacts will be evaluated between the Draft EIS (DEIS) and Final EIS (FEIS) in coordination with New York City Transit (NYCT). If no feasible mitigation measures are identified between DEIS and FEIS, these projected stairway impacts in the weekday PM peak hour would be unmitigated.

With respect to pedestrian conditions, the Proposed Project is anticipated to generate 3,132, 1,715, 3,721, and 2,793 incremental person trips during the weekday AM, midday, PM, and Saturday peak hours, respectively. Based on the Level 2 pedestrian trip assignments, 45 sidewalk segments, 42 corner reservoirs, and 28 crosswalks were selected for detailed pedestrian analysis. Of the 118 pedestrian elements analyzed, a total of 17 are expected to incur significant adverse impacts as a result of the Proposed Project, including eight sidewalks, two corner reservoirs, and seven crosswalks. As discussed in Chapter 19, “Mitigation,” both impacted corner reservoirs and five of the seven crosswalks could be fully mitigated, while two of the impacted crosswalks and all eight impacted sidewalks would be unmitigated. Signal timing improvements are proposed to mitigate the pedestrian impacts, although other potential mitigation measures could include pedestrian wayfinding, crosswalk widenings, and corner bulbouts.

While there would be increased traffic and pedestrian activity with the Proposed Actions, the resulting conditions—even if unmitigated—would be similar to conditions found in other neighborhoods in New York City. Moreover, the Proposed Project would introduce new publicly accessible open space which would unify Golconda Playground, Commodore Barry Park, and Farragut Houses. The Proposed Project would enhance pedestrian connectivity throughout the neighborhood, connecting open spaces, apartment buildings, and community resources, and serve as an amenity for residents and visitors to the neighborhood. Therefore, the Proposed Actions would support the residential and community character of the neighborhood.

NOISE

The defining features of the neighborhood would not be adversely affected due to potential noise effects of the Proposed Actions, either singularly, or in combination with potential impacts in other relevant technical areas. By 2033, the Proposed Actions would increase noise levels somewhat throughout the surrounding area due to projected vehicular traffic on

adjacent roadways and noise associated with the proposed rooftop playground in Building 2 and other proposed open space. However, the change in noise level at any given receptor between the With Action and No Action conditions would be no more than 1.5 dBA, which would be considered imperceptible. Based on the analysis in Chapter 14, "Noise," it was determined that noise increases resulting from these sources would be no greater than 3 dBA at all noise analysis receptors, which is the threshold signifying a potential impact according to *CEQR Technical Manual* methodology.

Based on the projected noise levels for the With Action condition, up to 31 dBA window/wall attenuation would be required to achieve acceptable interior noise levels in the Project Site buildings. To ensure window-wall attenuation at the proposed buildings, an (E) Designation (E-921) for noise would be mapped to the Project Site, specifying the required amount of required window-wall attenuation. With implementation of the attenuation measures, sufficient window-wall attenuation would be provided to achieve the *CEQR Technical Manual* interior noise level of 45 dBA.

Because the relative change in future noise levels would be minor, and ambient noise from vehicles, playgrounds and parks are common throughout many New York City neighborhoods, the noise effects of the Proposed Project would not constitute a significant adverse impact on neighborhood character.

For the reasons discussed above, the Proposed Actions would not result in a significant adverse impact to neighborhood character. ✷