Lenox Hill Hospital Redevelopment

Draft Environmental Impact Statement (DEIS)

CEQR No.: 23DCP079M

ULURP Nos.: 250151ZMM
N250152ZRM
250153ZSM
N250155ZCM
N250154ZAM

Lead Agency:
New York City Department of City Planning, on behalf of the City Planning Commission, City of New York
Daniel R. Garodnick, Chair

Lead Agency Contact:
Stephanie Shellooe, Director
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st floor
New York, NY 10271

Prepared by:
AKRF, Inc.

January 31, 2025

Lenox Hill Hospital Redevelopment

Draft Environmental Impact Statement (DEIS)

January 31, 2025

CEQR No.:	23DCP079M
ULURP Nos.:	250151ZMM N250152ZRM 250153ZSM N250155ZCM N250154ZAM
Type of Action:	Type I
Project Location:	100 East 77th Street New York, NY 10075 Manhattan Community District 8
Lead Agency:	New York City Department of City Planning, on behalf of the City Planning Commission, City of New York Daniel R. Garodnick, Chair
Lead Agency Contact:	Stephanie Shellooe, Director Environmental Assessment and Review Division 120 Broadway, 31st floor New York, NY 10271
Project Applicant:	Lenox Hill Hospital
Prepared by:	AKRF, Inc. 440 Park Avenue South, 7th floor New York, NY 10016

A public hearing on this Draft Environmental Impact Statement (DEIS) will be held at a date to be announced. Advance notice will be advertised stating the time and place of the hearing. Written comments on the DEIS are requested and will be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

The DEIS is available on the website of the New York City Department of City Planning, via the Lenox Hill Hospital Redevelopment project page on ZAP: https://zap.planning.nyc.gov/projects/P2017M0299.

To view the Lenox Hill Hospital Redevelopment DEIS and Appendices, navigate to the project page in ZAP and select Public Documents, then "DEIS_23DCP079M."

Table of Contents

Executive Summary **ES-1**

Chapter 1: Project Description **1-1**
A. Introduction 1-1
B. Project Description 1-2
Proposed Actions Necessary to Facilitate the Proposed Project 1-2
Description of the Project Site and Rezoning Area 1-3
Description of Surrounding Area 1-4
Description of the Proposed Project 1-5
C. Purpose and Need 1-6
Background and Need for the Proposed Project 1-6
Benefits of the Proposed Project 1-9
D. Analysis Framework 1-12
Build Year 1-12
Reasonable Worst Case Development Scenario 1-13
Identification of the Project Site 1-13
The Future without the Proposed Project (No Action Condition) 1-13
The Future with the Proposed Project (With Action Condition) 1-14
E. Public Review Process 1-16
Uniform Land Use Review Procedure 1-16
City Environmental Quality Review 1-17

Chapter 2: Land Use, Zoning, and Public Policy **2-1**
A. Introduction 2-1
B. Methodology 2-2
C. Existing Conditions 2-2
Land Use 2-2
Zoning 2-4
Public Policy 2-9
D. The Future without the Proposed Project (No Action Condition) 2-11
Land Use 2-11
Zoning 2-11
Public Policy 2-12
E. The Future with the Proposed Project (With Action Condition) 2-12
Land Use 2-12
Zoning 2-13
Public Policy 2-16

Chapter 3: Community Facilities and Services 3-1
A. Introduction 3-1
B. Principal Conclusions 3-2
C. Preliminary Screening 3-2
D. Existing Conditions 3-3
E. The Future without the Proposed Project (No Action Condition) 3-4
F. Probable Impacts of the Proposed Project (With Action Condition) 3-4
Other Improvements 3-5

Chapter 4: Shadows 4-1
A. Introduction 4-1
Principal Conclusions 4-2
B. Definitions and Methodology 4-2
Definitions 4-2
Methodology 4-3
C. Preliminary Screening Assessment 4-3
Tier 1 Screening Assessment 4-4
Tier 2 Screening Assessment 4-4
Tier 3 Screening Assessment 4-6
D. Detailed Shadow Analysis 4-7
Determination of Impact Significance 4-7
Summary of Analysis Results 4-8
Assessment of Shadow Impacts by Resource 4-10
E. Conclusions 4-18

Chapter 5: Open Space 5-1
A. Introduction 5-1
B. Principal Conclusions 5-2
C. Methodology 5-2
Direct Effects 5-3
Indirect Effects 5-3
D. Direct Effects 5-3
Existing Conditions 5-3
The Future without the Proposed Project (No Action Condition) 5-4
The Future with the Proposed Project (With Action Condition) 5-4

Chapter 6: Historic and Cultural Resources 6-1
A. Introduction 6-1
Principal Conclusions 6-2
B. Methodology 6-2
Archaeological 6-2
Architectural 6-3
C. Existing Conditions 6-3
Background History 6-3
Architectural Resources 6-5
D. The Future without the Proposed Project (No Action Condition) 6-10
Project Site 6-10
Study Area 6-10

E. The Future with the Proposed Project (With Action Condition) 6-11
Project Site 6-11
Study Area 6-13
References 6-19

Chapter 7: Urban Design and Visual Resources 7-1
A. Introduction 7-1
Principal Conclusions 7-2
B. Methodology 7-3
C. Existing Conditions 7-4
Urban Design 7-4
Visual Resources and View Corridors 7-10
D. The Future without the Proposed Project 7-12
Urban Design 7-12
Visual Resources and View Corridors 7-12
E. The Future with the Proposed Project 7-13
Urban Design 7-13
Visual Resources and View Corridors 7-18

Chapter 8: Hazardous Materials 8-1
A. Introduction 8-1
Principal Conclusions 8-2
B. Existing Conditions 8-3
Topography and Subsurface Conditions 8-3
Phase I ESA Findings 8-3
Subsurface (Phase II) Investigation 8-4
C. The Future without the Proposed Project 8-5
D. The Future with the Proposed Project 8-6
Task 1: Sampling Protocol 8-7
Task 2: Remediation Determination and Protocol 8-7

Chapter 9: Water and Sewer Infrastructure 9-1
A. Introduction 9-1
Principal Conclusions 9-1
B. Methodology 9-3
C. Existing Conditions 9-4
Sewer System and Wastewater Treatment 9-4
Sanitary Flows 9-4
Stormwater Flows 9-5
D. The Future without the Proposed Project 9-6
Sanitary Flows 9-6
Stormwater Flows 9-7
E. The Future with the Proposed Project 9-7
Sanitary Flows 9-7
Stormwater Flows 9-9

Chapter 10: Transportation 10-1
A. Introduction 10-1
Principal Conclusions 10-2
B. Preliminary Analysis Methodology and Screening Assessment 10-3
Level 1 Screening Assessment 10-3
Level 1 Screening 10-9

Chapter 11: Air Quality 11-1
A. Introduction 11-1
Principal Conclusions 11-2
B. Pollutants for Analysis 11-2
Carbon Monoxide 11-3
Nitrogen Oxides, VOCs, and Ozone 11-3
Lead 11-3
Respirable Particulate Matter—PM_{10} and $PM_{2.5}$ 11-3
Sulfur Dioxide 11-4
C. Air Quality Regulations, Standards, and Benchmarks 11-4
National and State Air Quality Standards 11-4
NAAQS Attainment Status and State Implementation Plans 11-6
Determining the Significance of Air Quality Impacts 11-7
D. Methodology for Predicting Pollutant Concentrations 11-9
Mobile Source Analysis 11-9
Stationary Source Analysis 11-9
E. Existing Conditions 11-16
F. The Future without the Proposed Project 11-16
G. The Future with the Proposed Project 11-17
Mobile Sources 11-17
Stationary Sources 11-17

Chapter 12: Greenhouse Gas Emissions and Climate Change 12-1
A. Introduction 12-1
Principal Conclusions 12-2
B. Greenhouse Gas Emissions 12-3
Pollutants of Concern 12-3
Policy, Regulations, Standards, and Benchmarks for Reducing GHG Emissions 12-4
Methodology 12-7
Projected GHG Emissions 12-12
Elements That Would Reduce GHG Emissions 12-14

Chapter 13: Noise 13-1
A. Introduction 13-1
Principal Conclusions 13-2
B. Acoustical Fundamentals 13-2
"A"-Weighted Sound Level (dBA) 13-2
Noise Descriptors Used in Impact Assessment 13-3
C. Noise Standards and Criteria 13-4
New York CEQR Technical Manual Noise Standards 13-4
D. Existing Noise Levels 13-5

Selection of Noise Receptor Locations 13-5
Noise Monitoring 13-5
Existing Noise Levels at Noise Receptor Locations 13-6
E. Noise Attenuation Measures 13-6
F. Mechanical Equipment 13-9

Chapter 14: Public Health 14-1
A. Principal Conclusions 14-2
B. Public Health Assessment 14-2
Construction Noise 14-2

Chapter 15: Neighborhood Character 15-1
A. Introduction 15-1
Principal Conclusions 15-2
B. Methodology 15-2
Study Area 15-3
Impact Assessment 15-3
C. Preliminary Assessment 15-3
Defining Features 15-3
Assessment of the Potential to Affect the Defining Features of the Neighborhood 15-6

Chapter 16: Construction 16-1
A. Introduction 16-1
Principal Conclusions 16-1
B. Governmental Coordination and Oversight 16-4
C. Construction Stages and Schedule 16-5
Envelope 1 16-5
Envelope 2 16-6
D. Construction Description 16-7
General Construction Practices 16-7
Description of Construction Activities 16-8
E. Number of Construction Workers and Material Deliveries 16-10
F. Environmental Effects of the Proposed Project's Construction Activities 16-11
Transportation 16-12
Air Quality 16-30
Noise 16-35
Vibration 16-65
Other Technical Areas 16-67

Chapter 17: Alternatives 17-1
A. Introduction 17-1
Principal Conclusions 17-1
B. No Action Alternative 17-3
Land Use, Zoning, and Public Policy 17-3
Community Facilities 17-4
Shadows 17-4
Open Space 17-4
Historic Resources 17-4

Urban Design and Visual Resources 17-5
Hazardous Materials 17-5
Water and Sewer Infrastructure 17-5
Transportation 17-6
Air Quality 17-7
Greenhouse Gases and Climate Change 17-7
Noise 17-7
Public Health 17-7
Neighborhood Character 17-8
Construction Noise 17-8
C. No Significant Adverse Impact Alternative 17-8
Shadows 17-8
Construction Noise 17-9

Chapter 18: Mitigation 18-1
A. Shadows 18-2
B. Construction Noise 18-2

Chapter 19: Unavoidable Adverse Impacts 19-1
A. Introduction 19-1
B. Shadows 19-1
C. Construction Noise 19-2

Chapter 20: Growth-Inducing Aspects of the Proposed Actions 20-1
A. Introduction 20-1
B. Assessment 20-1

Chapter 21: Irreversible and Irretrievable Commitment of Resources 21-1
A. Introduction 21-1
B. Assessment 21-1

List of Tables

ES-1 Project Population—Typical Average Weekday Daily Persons ES-13
ES-2 Development Program Summary ES-15
Table 1-1 Project Population—Typical Average Weekday Daily Persons 1-14
Table 1-2 Development Program Summary 1-16
Table 2-1 Zoning Districts within the Study Area 2-6
Table 4-1 Historic Resources Eliminated from Further Analysis 4-5
Table 4-2 Tier 3 Assessment 4-5
Table 4-3a Incremental Shadow Durations—Envelope 1 4-9
Table 4-3b Incremental Shadow Durations—Envelope 2 4-10
Table 6-1 Architectural Resources within 90 Feet of the Project Site 6-14
Table 9-1 Existing Water Consumption and Wastewater Generation 9-5
Table 9-2 Existing Surface Coverage 9-5
Table 9-3 No Action Condition Water Consumption and Wastewater Generation 9-7
Table 9-4 With Action Condition Water Consumption and Wastewater Generation 9-8
Table 9-5 DEP Volume Calculation Matrix: Existing and With Action Conditions Volume Comparison 9-9
Table 10-1 Comparison of Existing, No Action, and With Action Condition Scenarios 10-2
Table 10-2 Travel Demand Factors 10-4
Table 10-3 Project Site Trip Generation—Existing Conditions 10-6
Table 10-4 Project Site Trip Generation—No Action Condition 10-7
Table 10-5 Incremental Trip Generation Summary: No Action Condition—Existing Conditions 10-7
Table 10-6 Project Site Trip Generation—With Action Condition 10-8
Table 10-7 Incremental Trip Generation Summary: With Action Condition—Existing Conditions 10-8
Table 10-8 Incremental Trip Generation Summary: With Action Condition—No Action Condition 10-10
Table 11-1 National Ambient Air Quality Standards (NAAQS) 11-6
Table 11-2 Potential Kitchen Equipment Exhaust Stack Parameters and Emission Rates 11-11

Table 11-3 Background Pollutant Concentrations for Stationary Source Analysis 11-12

Table 11-4 Stack Parameters for LHH Laboratory Exhausts 11-13

Table 11-5 Selected Hazardous Materials in the Existing LHH Laboratories 11-13

Table 11-6 Chemicals for Laboratory Spill Analysis 11-14

Table 11-7 Representative Monitored Ambient Air Quality Data 11-16

Table 11 8a Maximum Modeled Pollutant Concentrations from Potential Kitchen Exhausts ($\mu g/m^3$)—Envelope 1 11-18

Table 11-8b Maximum Modeled Pollutant Concentrations from Potential Kitchen Exhausts-Envelope 2 ($\mu g/m^3$)—Envelope 2 11-19

Table 11-9a Maximum Predicted Concentrations from Existing LHH Laboratories Envelope 1 (ppm) 11-20

Table 11-9b Maximum Predicted Concentrations from Existing LHH Laboratories Envelope 2 (ppm) 11-20

Table 12-1 GWP for Major GHGs 12-4

Table 12-2 Vehicle Miles Traveled per Year 12-10

Table 12-3 Annual Building Operational Emissions 12-12

Table 12-4 Annual Mobile Source Emissions (Metric Tons CO_2e) 12-12

Table 12-5 Total Construction GHG Emissions (Metric Tons CO_2e) 12-13

Table 12-6 Summary of Annual GHG Emissions (Metric Tons CO_2e) 12-13

Table 13-1 Noise Levels of Common Sources 13-3

Table 13-2 Noise Exposure Guidelines for Use in City Environmental Impact Review 13-4

Table 13-3 Required Attenuation Values to Achieve Acceptable Interior Noise Levels 13-5

Table 13-4 Noise Receptor Locations 13-5

Table 13-5 Measured Existing Noise Levels (in dBA) 13-6

Table 13-6 CEQR Required Attenuation at Noise Measurement Locations (in dBA) 13-7

Table 13-7 Minimum Required Attenuation at the Projected Development Sites (in dBA) 13-8

Table 16-1 Construction Oversight in New York City 16-5

Table 16-2 Anticipated Construction Schedule Under Envelope 1 and Envelope 2 16-7

Table 16-3a Average Number of Daily Workers and Trucks by Quarter—Envelope 1 16-11

Table 16-3b Average Number of Daily Workers and Trucks by Quarter—Envelope 2 16-11

Table 16-4 Peak Quarter of 2030 Construction Trip Generation Summary: Proposed Project 16-14

Table 16-5 Existing Off-Street Parking Supply and Utilization Approximately ¼-Mile Study Area 16-15

Table 16-6 Traffic Level 2 Screening Analysis Results—Selected Construction Traffic Analysis Locations 16-16

Table 16-7 Level of Service Criteria for Signalized Intersections 16-17

Table 16-8 No Build Projects 16-18

Table 16-9 Construction Existing, No Action, and With Action Conditions LOS Analysis Weekday 6:00–7:00 AM Peak Hour 16-19

Table 16-10 Construction Existing, No Action, and With Action Conditions LOS Analysis Weekday 3:00–4:00 PM Peak Hour 16-19

Table 16-11 Construction Pedestrian Level 2 Screening Results—Selected Analysis Locations 16-22

Table 16-12 Level of Service Criteria for Pedestrian Elements 16-23

Table 16-13 Significant Impact Guidance for Sidewalks 16-25

Table 16-14 Significant Impact Guidance for Corners and Crosswalks 16-26

Table 16-15 Existing and 2030 No Action and With Action Conditions Construction and Typical Peak Hour Pedestrian Level of Service Analysis 16-28

Table 16-16 Crash Data Summary 16-29

Table 16-17 Representative Monitored Ambient Air Quality Data 16-34

Table 16-18 Maximum Pollutant Concentrations—Proposed Project 16-35

Table 16-19 Noise Receptors by Location and Land Use 16-39

Table 16-20 Summary of Construction Noise Analysis Periods 16-43

Table 16-21 Construction Equipment Noise Emissions in dBA 16-46

Table 16-22 Envelope 1 Construction Noise Analysis Results in dBA 16-48

Table 16-23 Envelope 2 Construction Noise Analysis Results in dBA 16-56

Table 16-24 Construction Noise Analysis Results—Comparison Between Envelope 1 and Envelope 2 16-64

Table 16-25 Vibration Source Levels for Construction Equipment 16-66

List of Figures

Following Page:

Figure ES-1 Project Location ES-1
Figure ES-2 Proposed Site Plan—(Envelope 1 and Envelope 2) ES-1
Figure ES-3 Proposed Ground Floor Plan—(Envelope 1 and Envelope 2) ES-1
Figure ES-4a Envelope 1 Massing (stacking) ES-1
Figure ES-4b Envelope 1 Massing (view from south) ES-1
Figure ES-4c Envelope 2 Massing (stacking) ES-2
Figure ES-4d Envelope 2 Massing (view from south) ES-2
Figure ES-5 Existing and Proposed Zoning ES-2
Figure ES-6a Proposed Maximum Zoning Envelope 1 ..... ES-3
Figure ES-6b Proposed Maximum Zoning Envelope 2 ..... ES-3
Figure ES-7 Existing Lenox Hill Hospital ES-4
Figure ES-8a Proposed Corner of Lexington Avenue and East 76th Street—New Entrance Envelope 1 ..... ES-5
Figure ES-8b Proposed Corner of Lexington Avenue and East 76th Street—New Entrance Envelope 1 ..... ES-5
Figure ES-9 Proposed Corner of Lexington Avenue and East 77th Street—Subway Entry Envelope 1 or 2 ..... ES-5
Figure 1-1 Project Location 1-1
Figure 1-2 Proposed Site Plan—(Envelope 1 and Envelope 2) 1-1
Figure 1-3 Proposed Ground Floor Plan—(Envelope 1 and Envelope 2) 1-1
Figure 1-4a Envelope 1 Massing (stacking) 1-1
Figure 1-4b Envelope 1 Massing (view from south) 1-1
Figure 1-4c Envelope 2 Massing (stacking) 1-2
Figure 1-4d Envelope 2 Massing (view from south) 1-2
Figure 1-5 Existing and Proposed Zoning 1-2
Figure 1-6a Proposed Maximum Zoning Envelope 1 1-3
Figure 1-6b Proposed Maximum Zoning Envelope 2 1-3
Figure 1-7 Existing Lenox Hill Hospital 1-4

Figure 1-8a Proposed Corner of Lexington Avenue and East 76th Street—New Entrance Envelope 1 1-5

Figure 1-8b Proposed Corner of Lexington Avenue and East 76th Street—New Entrance Envelope 2 1-5

Figure 1-9 Proposed Corner of Lexington Avenue and East 77th Street—Subway Entry Envelope 1 or 2 1-5

Figure 2-1 Existing Land Use 2-2

Figure 2-2 Existing and Proposed Zoning 2-4

Figure 2-3 Proposed Maximum Zoning Envelope 1 2-13

Figure 2-4 Proposed Maximum Zoning Envelope 2 2-13

Figure 4-1 Preliminary Shadow Study Area 4-4

Figure 4-2 Tier 3 Assessment: December 21 4-6

Figure 4-3 Detailed Analysis Envelope 1 4-9

Figure 4-4 Detailed Analysis Envelope 1 4-9

Figure 4-5 Detailed Analysis Envelope 1 4-9

Figure 4-6 Detailed Analysis Envelope 1 4-9

Figure 4-7 Detailed Analysis Envelope 1 4-9

Figure 4-8 Detailed Analysis Envelope 1 4-9

Figure 4-9 Detailed Analysis Envelope 1 4-9

Figure 4-10 Detailed Analysis Envelope 1 4-9

Figure 4-11 Detailed Analysis Envelope 1 4-9

Figure 4-12 Detailed Analysis Envelope 1 4-9

Figure 4-13 Detailed Analysis Envelope 1 4-9

Figure 4-14 Detailed Analysis Envelope 1 4-9

Figure 4-15 Detailed Analysis Envelope 1 4-9

Figure 4-16 Detailed Analysis Envelope 1 4-9

Figure 4-17 Detailed Analysis Envelope 1 4-9

Figure 4-18 Detailed Analysis Envelope 1 4-9

Figure 4-19 Detailed Analysis Envelope 2 4-9

Figure 4-20 Detailed Analysis Envelope 2 4-9

Figure 4-21 Detailed Analysis Envelope 2 4-9

Figure 4-22 Aerial Photographs and Site Plan 4-9

Figure 6-1 Historic Resources Photo Key 6-3

Figure 6-2 Project Site Photographs 6-6

Figure 6-3 Project Site Photographs....6-6
Figure 6-4 Project Site Photographs....6-6
Figure 6-5 Project Site Photographs....6-7
Figure 6-6 Project Site Photographs....6-7
Figure 6-7 Project Site Photographs....6-7
Figure 6-8 Project Site Photographs....6-8
Figure 6-9 Project Site Photographs....6-8
Figure 6-10 Study Area—Known Architectural Resources....6-9
Figure 6-11 Study Area—Known Architectural Resources....6-9
Figure 6-12 Study Area—Known Architectural Resources....6-9
Figure 6-13 Study Area—Known Architectural Resources....6-10
Figure 7-1 Urban Design and Visual Resources Study Area Photograph Key....7-1
Figure 7-1a Urban Design and Visual Resources Study Area Building Heights....7-1
Figure 7-2 Urban Design and Visual Resources Study Area Aerial View....7-1
Figure 7-3 Axonometric Campus Map....7-1
Figure 7-4 Project Site....7-4
Figure 7-5 Project Site....7-4
Figure 7-6 Project Site....7-5
Figure 7-7 Project Site....7-5
Figure 7-8 Project Site....7-5
Figure 7-9 Study Area....7-6
Figure 7-10 Study Area....7-6
Figure 7-11 Study Area....7-6
Figure 7-12 Study Area....7-6
Figure 7-13 Study Area....7-6
Figure 7-14 Study Area....7-6
Figure 7-15 Study Area....7-6
Figure 7-16 Study Area....7-6
Figure 7-17 Study Area....7-6
Figure 7-18 Study Area....7-6
Figure 7-19 Study Area....7-6
Figure 7-20 Study Area....7-6
Figure 7-21 Study Area....7-6

Figure 7-22 Study Area 7-6
Figure 7-23 Study Area 7-6
Figure 7-24 Study Area 7-6
Figure 7-25 Study Area 7-6
Figure 7-26 Study Area 7-6
Figure 7-27 Study Area 7-6
Figure 7-28 Study Area 7-6
Figure 7-29 Study Area 7-6
Figure 7-30 No Action/With Action Comparison Projected Development Site 1—View southwest on East 77th Street from mid-block between Lexington and Third Avenues 7-12
Figure 7-31 No Action/With Action Comparison Projected Development Site 1—View northwest on East 76th Street from mid-block between Lexington and Third Avenues 7-12
Figure 7-32 No Action/With Action Comparison Projected Development Site 1—View southwest on Lexington Avenue from East 78th Street 7-12
Figure 7-33 No Action/With Action Comparison Projected Development Site 1—View northwest on Lexington Avenue from East 75th Street 7-12
Figure 7-34 No Action/With Action Comparison Projected Development Site 1—View southeast from Park Avenue and East 77th Street 7-12
Figure 7-35 No Action/With Action Comparison Projected Development Site 1—View northeast from Park Avenue and East 76th Street 7-12
Figure 7-36 No Action/With Action Comparison Projected Development Site 1—View northeast on East 76th Street from Park Avenue 7-12
Figure 7-37 No Action/With Action Comparison Projected Development Site 1—View northwest on East 76th Street from Lexington Avenue 7-12
Figure 7-38 No Action/With Action Comparison Projected Development Site 1a—View northeast on East 77th Street from mid-block between Park and Lexington Avenues 7-12
Figure 7-39 No Action/With Action Comparison Projected Development Site 1a—View northwest on East 77th Street from west of Lexington Avenue 7-12
Figure 7-40 Proposed Site Plan—(Envelope 1 and Envelope 2) 7-14
Figure 7-41a Envelope 1 Massing (stacking) 7-14
Figure 7-41b Envelope 1 Massing (view from south) 7-14
Figure 7-41c Envelope 2 Massing (stacking) 7-14
Figure 7-41d Envelope 2 Massing (view from south) 7-14
Figure 7-42 Proposed Ground Floor Plan—(Envelope 1 and Envelope 2) 7-14
Figure 7-43a Proposed Corner of Lexington Avenue and East 76th Street—New Entrance Envelope 1 7-14

Figure 7-43b Proposed Corner of Lexington Avenue and East 76th Street—New Entrance Envelope 2 7-14

Figure 7-44 Proposed Corner of Lexington Avenue and East 77th Street –Subway Entry Envelope 1 or 2 7-14

Figure 7-45 View southwest on Lexington Avenue from East 79th Street 7-14

Figure 7-46 View southwest on Lexington Avenue from East 78th Street 7-14

Figure 10-1 Proposed Ground Floor Plan—(Envelope 1 and Envelope 2) 10-2

Figure 13-1 Noise Receptor Locations 13-5

Figure 13-2 CEQR Window/Wall Attenuation Requirements 13-7

Figure 16-1a Anticipated Construction Schedule for Envelope 1 16-5

Figure 16-1b Anticipated Construction Schedule for Envelope 2 16-5

Figure 16-2 Construction Plan--Maintenance and Protection of Traffic 16-5

Figure 16-3 Off-Street Parking Facilities 16-14

Figure 16-4 Construction Generated PCE Vehicle Trips Weekday Construction AM Peak Hour 16-14

Figure 16-5 Construction Generated PCE Vehicle Trips Weekday Construction PM Peak Hour 16-14

Figure 16-6 Construction Traffic Study Area 16-16

Figure 16-7 Construction Existing Traffic Volumes Weekday 6-7 AM Peak Hour 16-18

Figure 16-8 Construction Existing Traffic Volumes Weekday 6-7 PM Peak Hour 16-18

Figure 16-9 2030 Construction No Action Traffic Volumes Weekday 6-7 AM Peak Hour 16-18

Figure 16-10 2030 Construction No Action Traffic Volumes Weekday 3-4 PM Peak Hour 16-18

Figure 16-11 2030 Construction With Action Traffic Volumes Weekday 6-7 AM Peak Hour 16-18

Figure 16-12 2030 Construction With Action Traffic Volumes Weekday 3-4 PM Peak Hour 16-18

Figure 16-13 Construction Generated Pedestrian Trips Weekday Construction AM Peak Hour 16-20

Figure 16-14 Construction Generated Pedestrian Trips Weekday Construction PM Peak Hour 16-20

Figure 16-15 Construction Diverted Pedestrian Trips Weekday 6-7 AM Peak Hour 16-21

Figure 16-16 Construction Diverted Pedestrian Trips Weekday 8-9 AM Peak Hour 16-21

Figure 16-17 Construction Diverted Pedestrian Trips Weekday 12:15-1:15 PM Peak Hour 16-21

Figure 16-18 Construction Diverted Pedestrian Trips Weekday 3-4 PM Peak Hour 16-21

Figure 16-19 Construction Diverted Pedestrian Trips Weekday 4:15-5:15 PM Peak Hour 16-21

Figure 16-20 Construction Pedestrian Study Area 16-21

Figure 16-21 Construction Existing Pedestrian Volumes Weekday 6-7 AM Peak Hour 16-26

Figure 16-22 Construction Existing Pedestrian Volumes Weekday 8-9 AM Peak Hour 16-26

Figure 16-23 Construction Existing Pedestrian Volumes Weekday 12:15-1:15 PM Peak Hour 16-26

Figure 16-24 Construction Existing Pedestrian Volumes Weekday 3-4 PM Peak Hour 16-26

Figure 16-25 Construction Existing Pedestrian Volumes Weekday 4:15-5:15 PM Peak Hour 16-26

Figure 16-26 2030 Construction No Action Pedestrian Volumes Weekday 6-7 AM Peak Hour 16-26

Figure 16-27 2030 Construction No Action Pedestrian Volumes Weekday 8-9 AM Peak Hour 16-26

Figure 16-28 2030 Construction No Action Pedestrian Volumes Weekday 12:15-1:15 PM Peak Hour 16-26

Figure 16-29 2030 Construction No Action Pedestrian Volumes Weekday 3-4 PM Peak Hour 16-26

Figure 16-30 2030 Construction No Action Pedestrian Volumes Weekday 4:15-5:15 PM Peak Hour 16-26

Figure 16-31 2030 Construction With Action Pedestrian Volumes Weekday 6-7 AM Peak Hour 16-26

Figure 16-32 2030 Construction With Action Pedestrian Volumes Weekday 8-9 AM Peak Hour 16-26

Figure 16-33 2030 Construction With Action Pedestrian Volumes Weekday 12:15-1:15 PM Peak Hour 16-26

Figure 16-34 2030 Construction With Action Pedestrian Volumes Weekday 3-4 PM Peak Hour 16-26

Figure 16-35 2030 Construction With Action Pedestrian Volumes Weekday 4:15-5:15 PM Peak Hour 16-26

Figure 16-36 Construction Noise Receptor Locations 16-38

Figure 16-37 Construction Noise Impacts under Envelope 1 and Envelope 2 16-47

Appendices

Appendix A: Proposed Zoning Text and Attachment 1

Appendix B: Historic and Cultural Resources

Appendix C: Hazardous Materials

Appendix D: Water and Sewer Infrastructure

Appendix E: Construction

✷