City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME Innovative Urban Village

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
20DCP057K	N/A
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable)
Pending	(*e.g.*, legislative intro, CAPA) N/A

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY NYC Department of City Planning, on behalf of the NYC City Planning Commission			NAME OF APPLICANT Innovative Urban Living, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director, EARD			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Stephen Strateman		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 432 Park Avenue South, 2nd Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10016
TELEPHONE 212-720-3493	EMAIL oabinad@planning.nyc.gov		TELEPHONE 212-716-2585	EMAIL sstrateman@gothamorg.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(5)

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The development site consists of Block 4430, Lot 1; Block 4431, Lots 1 and 200; Block 4432, Lot 1; Block 4434, Lots 1 and 10; and a demapped portion of Alabama Avenue in the East New York neighborhood of Brooklyn, Community District 5. The site is approximately 450,000 sf (10 acres) with 466 feet of frontage along Louisiana Avenue to the west, 1,053 feet of frontage on Flatlands Avenue to the north, and 291 feet of frontage on Pennsylvania Avenue to the east. The two-story, 93,000 gsf Christian Cultural Center (CCC) – a large, non-denominational house of worship built in 1997 – sits on the western portion of the development site and is surrounded by surface parking. The eastern half of the development site is unpaved and used for overflow parking during church services. The site is located in an R5 zoning district.

The applicant is proposing to build a mix of community facility, commercial, and residential uses and open space. The proposed development would consist of a total of 13 buildings ranging from approximately 40 to 183 feet tall (without bulkhead), including 9 residential buildings with a total of 2,118 units. These units would include approximately 1,825 affordable housing units, up to 267 units of affordable senior or supportive housing, and 26 maisonettes under affordable ownership that would be attached to four of the residential buildings. The development would also include a school, a performing arts/cultural center, a daycare, a trade school, 528 parking spots for residents, and a 593-space parking garage for the non-residential uses. A grocery store and local retail shops would be located on the ground floor of residential buildings with frontage along the perimeter avenues. The existing CCC building would be incorporated into the proposed development.

It is the Applicant's intention that the proposed development would comply with and exceed the requirements of the City's Mandatory Inclusionary Housing ("MIH") program. Each building in the master plan would include 10 percent of units at 40 percent of Area Median Income, or AMI; 10 percent of units at 50 percent of AMI; and 10 percent of units at 60 percent of AMI. Inclusive of the MIH units, the development is expected to have the following overall affordability levels:

- 50 percent extremely low-income/very low-income/low-income (30 percent to 60 percent AMI)
- 25 percent low-income/moderate-income (70 percent AMI to 100 percent AMI)

- 25 percent moderate-income (100 percent AMI to 120 percent AMI)

The non-MIH units would be income-based affordable housing through various city and state programs for low, moderate, and middle income. The income bands for the affordable housing units in excess of the MIH requirement, as well as the applicable programs for the senior/supportive housing units, will remain subject to the availability of capital subsidy and other public capital sources at the time of construction.

The proposed project will require the following actions, which will be refined prior to completion of the DEIS:
• A zoning map amendment to rezone the development site from R5 to R7-2 with a C2-4 overlay
• A zoning text amendment to Appendix F to designate the Site as a Mandatory Inclusionary Housing area with MIH Options as currently proposed
• A zoning text amendment to Appendix I to change the boundary of the transit zone to include the development site
• A special permit pursuant to ZR 74-743(a) to locate buildings without regard for yard, court, distance between buildings, and height and setback regulations in general large-scale developments
• A special permit pursuant to ZR 74-512 to permit a public parking garage with more than 150 spaces
• A special permit pursuant to ZR 74-532 to reduce or waive the number of required accessory residential off-street parking spaces in a general large scale development within the transit zone

The Applicant also intends to seek public funds and/or financing from various City and New York State agencies and/or programs related to affordable housing development. The discretionary CPC actions, along with the discretionary public funds that may be sought by the Applicant, are collectively referred to as the "Proposed Actions."

Upon completion of the proposed project, the site would contain 2,417,190 gsf of development, of which:

• 1,975,281 gsf would be residential (including 187,451 gsf of residential parking)
• 82,005 gsf would be local retail/commercial
• 10,230 gsf would be for day-care use
• 55,000 gsf would be for a educational facility
• 16,500 gsf would be for a performing arts center (i.e., community theater)
• 170,390 gsf would be structured parking for the existing CCC facility
• 15,000 gsf would be for a trade school within the same building as the structured parking for the CCC facility
• 92,784 gsf would be the existing CCC facility

Existing curb cuts on Louisiana and Pennsylvania Avenues would be relocated to facilitate access to new internal private streets. On Flatlands Avenue, one existing curb cut would be maintained and a second would be relocated. The plan calls for 138,850 sf of publicly accessible open space that would be programmed for active or passive recreation, in addition to private greenspace and terraces accessible by residents within the residential buildings.

Project Location		
BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 5	STREET ADDRESS 12020 Flatlands Ave
TAX BLOCK(S) AND LOT(S) Block 4430, Lot 1; Block 4431, Lots 1, 200; Block 4432, Lot 1; and Block 4434, Lots 1 and 10		ZIP CODE 11207
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The 10-acre development site is located on the block bounded by Flatlands Avenue to the north, Pennsylvania Avenue to the east, Louisiana Avenue to the west, and Vandalia Avenue to the south.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5		ZONING SECTIONAL MAP NUMBER 17d

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☒ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE

☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☐ YES ☒ NO
☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION
☒ FUNDING OF CONSTRUCTION, specify: Affordable housing financing
☐ RULEMAKING
☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL
☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)
☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify: It is expected that the applicant would apply for financing for affordable housing. However, no specific programs have been identified at this time. HUD financing is not anticipated.

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): Approx. 450,000
Waterbody area (sq. ft.) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): Approx. 290,000
Other, describe (sq. ft.): Unpaved parking area: approx. 150,000

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 2,417,190
NUMBER OF BUILDINGS: 13
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 287,320 gsf, 246,125 gsf, 261,415 gsf, 356,345 gsf, 138,490 gsf, 189,530 gsf, 137,280 gsf, 128,480 gsf, 322,531 gsf, 55,000 gsf, 16,500 gsf, 92,784 gsf, and 185,390 gsf
HEIGHT OF EACH BUILDING (ft.): 40' - 183'
NUMBER OF STORIES OF EACH BUILDING: 2 - 17

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 450,000
The total square feet not owned or controlled by the applicant: 0

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 356,869 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 5,353,035 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 356,869 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2031

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 10-year buildout period

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO	IF MULTIPLE PHASES, HOW MANY? 4
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Details of phasing and construction schedule to be determined.	

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

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

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	N/A	N/A	multi-family residential	multi-family residential
No. of dwelling units	N/A	N/A	2,118	2,118
No. of low- to moderate-income units	N/A	N/A	2,118	2,118
Gross floor area (sq. ft.)	N/A	N/A	1,975,281	1,975,281
Commercial	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	local retail	local retail
Gross floor area (sq. ft.)	N/A	N/A	82,005	82,005
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A
Open storage area (sq. ft.)	N/A	N/A	N/A	N/A
If any unenclosed activities, specify:	N/A	N/A	N/A	N/A
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	house of worship	house of worship	house of worship, PAC, educational facility, trade school, day care	
Gross floor area (sq. ft.)	92,784	92,784	189,514	96,730
Vacant Land	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," describe:			N/A	
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	N/A	N/A	publicly accessible open space	
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	N/A	N/A	N/A	
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	0	
No. of accessory spaces	N/A	N/A	1,096	1,096
Operating hours	N/A	N/A		
Attended or non-attended	N/A	N/A		
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	0	
No. of accessory spaces	404	404	N/A	-404
Operating hours			N/A	
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:	N/A	N/A	N/A	
POPULATION				
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:	N/A	N/A	4,087	4,087

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:	The number of residents is based on an average household size of 1.93 for the neighborhood, Starrett City (2013-2017 ACS Survey).			
Businesses	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type			local retail, residential building employees, community facility, parking garage	
No. and type of workers by business	130 employees	130 employees	655 employees	525 employees
No. and type of non-residents who are not workers			0	
Briefly explain how the number of businesses was calculated:	Employee estimates were derived using ratios provided by the NYC Department of City Planning. The number of employees working in residential buildings was calculated by dividing the total residential units by 25 dwelling units (85 building employees).The number of retail workers was calculated by dividing the total retail gsf by 333.3 sf (246 retail employees). The Performing Arts Center and the Trade School assume community facilities uses. The number of Performing Arts Center and Trade School employees was calculated by dividing the total gsf by 333.3 sf (49 and 45 employees, respectively). The number of educational facility employees was calculated by dividing the maximum pupil capacity by 11.4 (41 employees). The number of daycare employees was calculated by dividing the maximum pupil capacity by 9 (38 employees). The number of parking garage employees was calculated by dividing the total parking spaces by 50 spaces (21 parking garage employees). The number of employees of the existing CCC Building was provided by the CCC (130 employees).			
Other (students, visitors, concert-goers, *etc.*)	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If any, specify type and number:	churchgoers (approx. 10,000 for 2 Sunday services)	churchgoers (10,000)	churchgoers (10,000); visitors to PAC (up to 300), students (approx. 475)	775
Briefly explain how the number was calculated:	Church attendance provided by CCC; student numbers based on applicant assumptions; PAC attendance based on venue size			
ZONING				
Zoning classification	R5	R5	R7-2 with C2-4 overlay	
Maximum amount of floor area that can be developed	2	2	6.5	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	multi-family elevator buildings, manufacturing/ industrial, vacant land, open space, commercial, institutional	multi-family elevator buildings, manufacturing/ industrial, vacant land, open space, commercial, institutional	multi-family elevator buildings, manufacturing/ industrial, vacant land, open space, commercial, institutional	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See EAS Part II: Supplemental Analyses		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☒	☐
○ If "yes," complete the Consistency Assessment Form. See EAS Part II: Supplemental Analyses		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☒	☐
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☒	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent? See EAS Part II: Supplemental Analyses	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents? See EAS Part II: Supplemental Analyses	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐

	YES	NO
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	☐	☐
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? See EAS Part II: Supplemental Analyses	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? See EAS Part II: Supplemental Analyses	☐	☐
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? See EAS Part II: Supplemental Analyses	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area? See EAS Part II: Supplemental Analyses	☐	☐
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☒
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? See EAS Part II: Supplemental Analyses	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐

	YES	NO
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? See EAS Part II: Supplemental Analyses	☐	☐
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: See EAS Part II: Supplemental Analyses	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See EAS Part II: Supplemental Analyses		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See EAS Part II: Supplemental Analyses		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning? See EAS Part II: Supplemental Analyses	☐	☐
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See EAS Part II: Supplemental Analyses		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☒	☐
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. See EAS Part II: Supplemental Analyses		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☒	☐
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions. See EAS Part II: Supplemental Analyses		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☒	☐
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☒	☐
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See EAS Part II: Supplemental Analyses	☒	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☒	☐
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☒	☐
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☒	☐
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See EAS Part II: Supplemental Analyses		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 120,394		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☒	☐
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan? See EAS Part II: Supplemental Analyses	☐	☐
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 292,255,885.2		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☒	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☒	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☒	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☒	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☒	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☒	☐
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See EAS Part II: Supplemental Analyses		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒

	YES	NO
(c) Would the proposed project result in the development of 350,000 square feet or more?	☒	☐
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☒	☐
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. See EAS Part II: Supplemental Analyses	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☒	☐
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See EAS Part II: Supplemental Analyses		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. See EAS Part II: Supplemental Analyses		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See EAS Part II: Supplemental Analyses		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☒	☐
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☒	☐
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See EAS Part II: Supplemental Analyses		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Bryan Kelly	Bryan Kelly	3/30/2020

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☒	☐
Socioeconomic Conditions	☒	☐
Community Facilities and Services	☒	☐
Open Space	☒	☐
Shadows	☒	☐
Historic and Cultural Resources	☒	☐
Urban Design/Visual Resources	☒	☐
Natural Resources	☒	☐
Hazardous Materials	☒	☐
Water and Sewer Infrastructure	☒	☐
Solid Waste and Sanitation Services	☒	☐
Energy	☐	☒
Transportation	☒	☐
Air Quality	☒	☐
Greenhouse Gas Emissions	☒	☐
Noise	☒	☐
Public Health	☒	☐
Neighborhood Character	☒	☐
Construction	☒	☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☒ YES ☐ NO

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

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

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

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

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

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

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Olga Abinader	01/31/2020

SIGNATURE

EAS Figures

Figure 1 Site Location Map

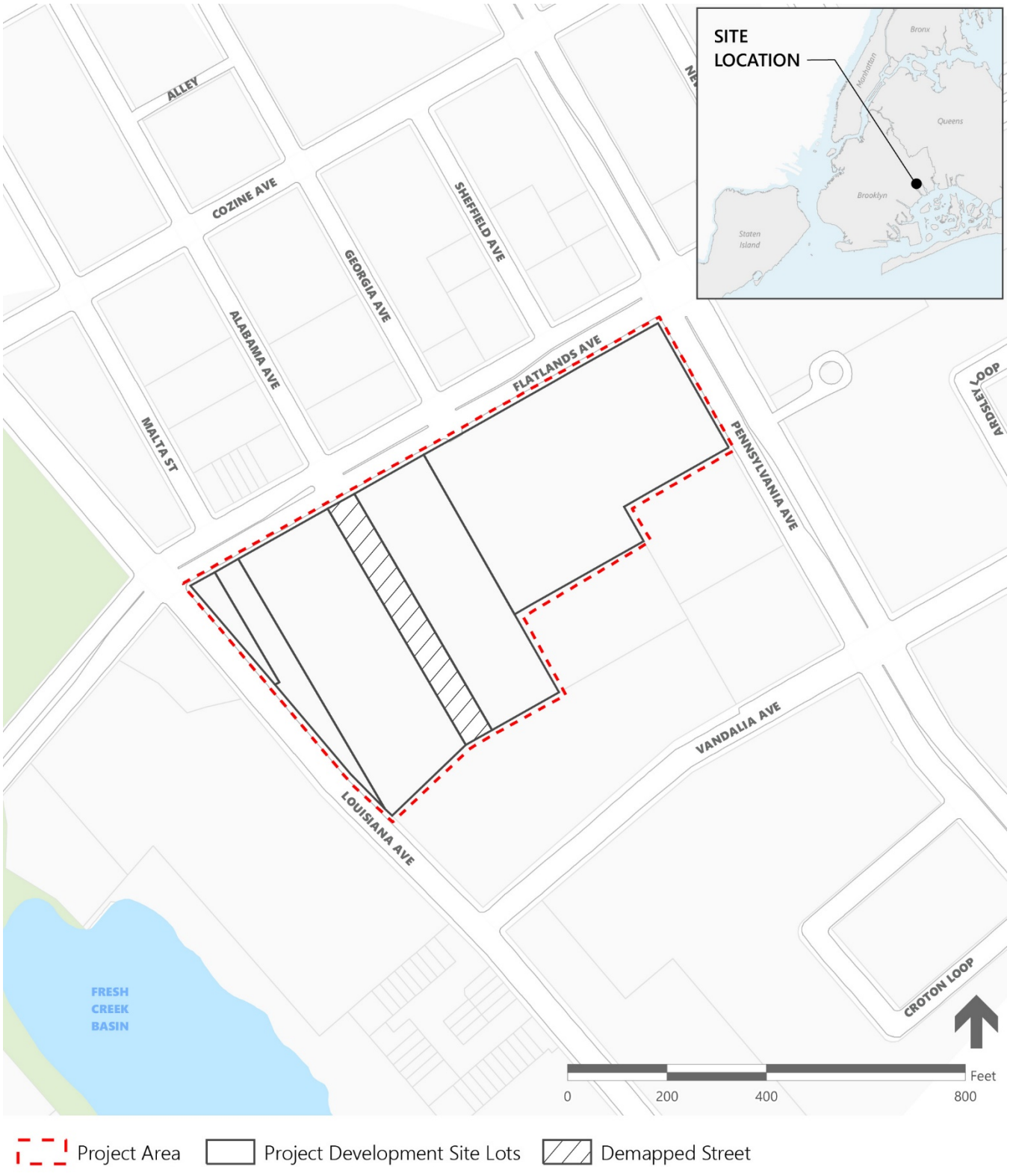


Figure 2 Existing Zoning Map

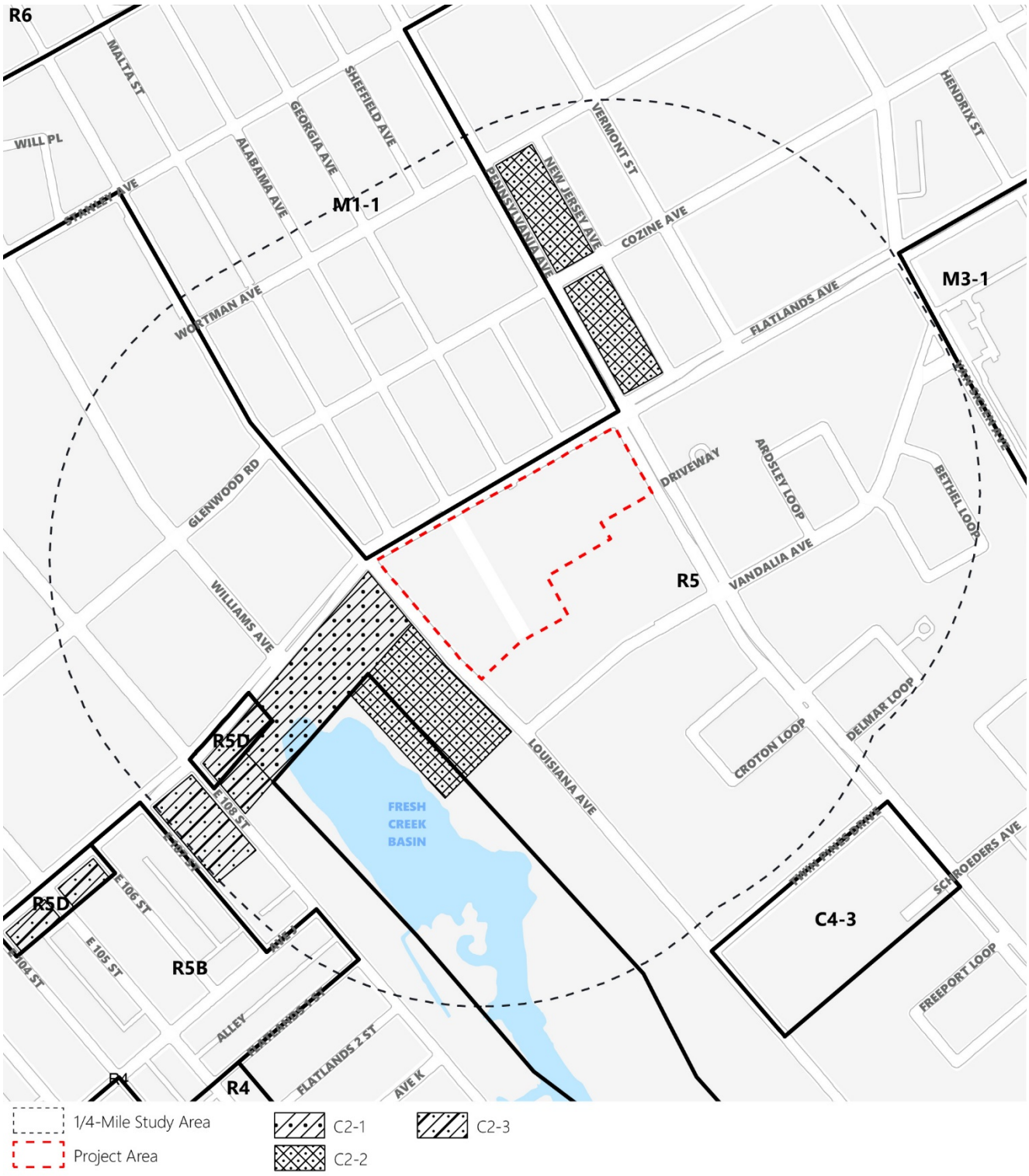


Figure 3 Proposed Zoning Map

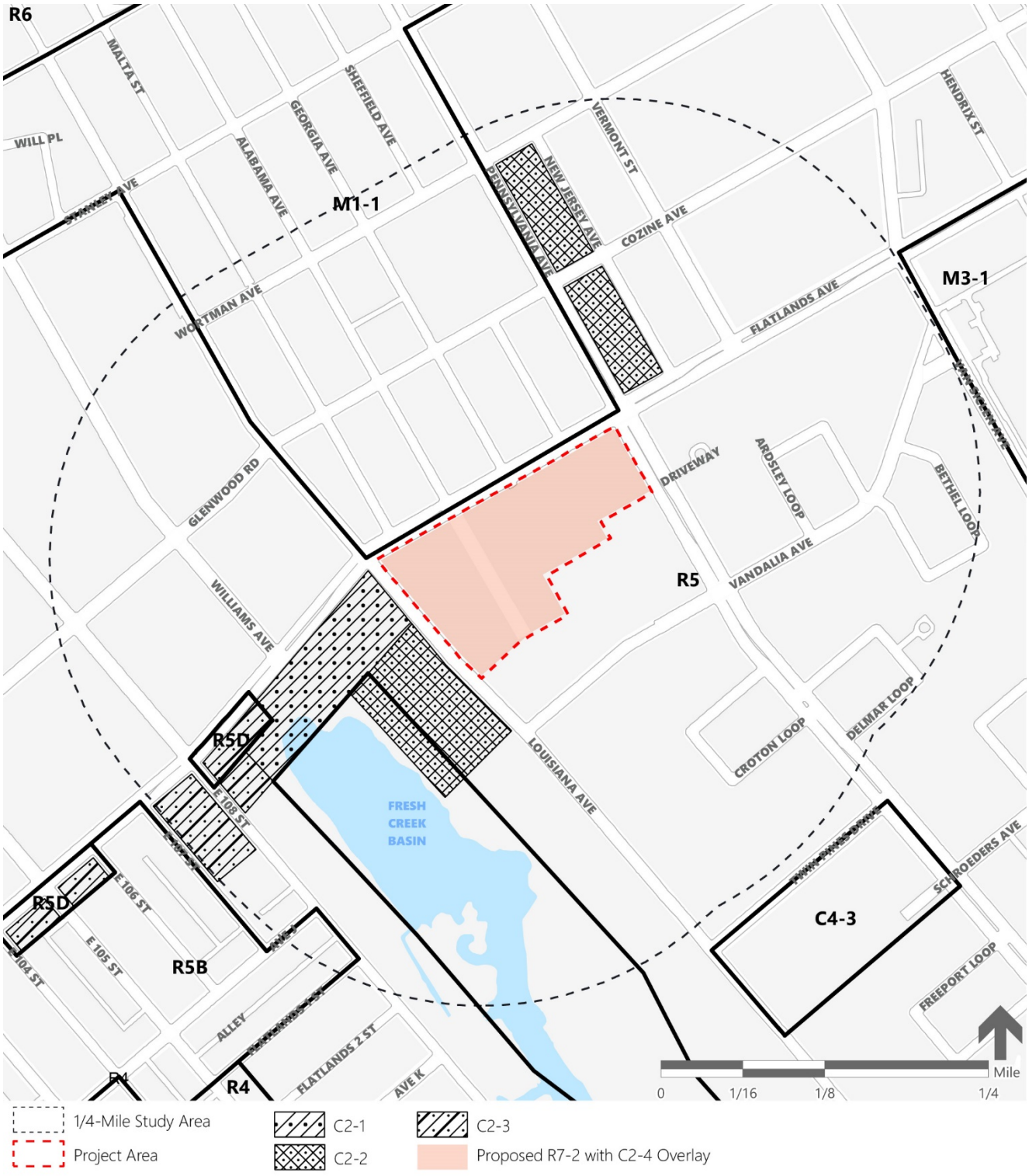


Figure 4 Land Use Map



Figure 5 Tax Map



Part II: Supplemental Analyses

Additional Technical Information for EAS Full Form Part II

An analysis framework was established to assess the potential for the proposed actions to result in significant adverse environmental impacts. The setting for the assessment of the impacts of the proposed actions is based on when the full effects of the proposed actions are expected to have occurred. Based on approval of the proposed actions in 2021 and a ten-year build-out period, the analysis year for the proposed actions is 2031.

Based on existing conditions, observed trends, and known and expected changes a development scenario was prepared for the future without the proposed actions (No-Action Condition) in the 2031 analysis year. The No-Action condition was used as a baseline to identify the potential impacts of the proposed actions. From the possible development scenarios that were considered both reasonable and likely to occur as a result of the proposed actions the one with the worst environmental effects was analyzed in the future with the proposed actions (With-Action Condition) as the Reasonable Worst Case Development Scenario (RWCDS). The With-Action RWCDS is the proposed project. As appropriate, the proposed project was analyzed based on worst-case assumptions specific to each technical area.

The potential impacts of the proposed actions on the environment are determined based on a comparison of the No-Action Condition to the With-Action Condition. A summary of the comparison, or analysis framework, is on Page 4 of the EAS Full Form. Details and assumptions related to the development of the Analysis Framework can be found in the Draft Scope of Work for the Environmental Impact Statement for this action (CEQR No. 20DCP057K). The overall increment between the No-Action condition and the With-Action condition resulting from the proposed actions is approximately 1,980,000 gross square feet (gsf) of residential space; 82,000 gsf of local retail space; 96,700 gsf of community facility space; and 1,100 parking spaces.

Based on the analysis framework, and as indicated in the EAS Full Form Part II, the following technical areas have the potential to result in significant adverse impacts and therefore have been determined to warrant additional analysis in the EIS: land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction. The proposed actions would not have the potential to result in significant adverse impacts on energy, therefore no further analysis of this technical area is warranted.

Provided below are preliminary screening analyses that were conducted for the proposed actions based on the guidelines presented in the 2014 *CEQR Technical Manual (CEQR TM)*, to

determine whether further analysis of a given technical area is necessary to determine the potential for significant adverse environmental impacts. The Draft Scope of Work provides information on how the topics that require further analysis will be evaluated in the Environmental Impact Statement (EIS).

1.1 Land Use, Zoning, and Public Policy

According to the *CEQR Technical Manual,* a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. A detailed assessment of land use is appropriate if an action would result in a significant change in land use or would substantially affect regulation or policies governing land use. The analysis considers the action's compliance with, and effect on, the area's zoning and other applicable public policies, including the City's sustainability goals (PlaNYC/OneNYC), the Mayor's affordable housing plan (Housing New York 2.0), goals related to the East New York Neighborhood Plan and the City's Waterfront Revitalization Plan, and other relevant public policies.

A detailed assessment of land use conditions is necessary if a detailed assessment has been deemed appropriate for other technical areas, or for generic or area-wide zoning map amendments. The proposed actions would result in changes to land uses and zoning at the development site and may influence land use patterns in the surrounding area. An assessment of the proposed actions' potential impacts on land use, zoning, and public policy will be provided in the EIS (see the Draft Scope of Work).

1.2 Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual,* the issues of concern with respect to socioeconomic conditions are whether a proposed project would result in: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

Direct Residential Displacement

There is no residential use located on the Projected Development Site. Therefore, the proposed actions would not result in significant adverse environmental impacts related to direct residential displacement and further assessment of this issue is not warranted.

Direct Business Displacement

There are no commercial uses located on the Projected Development Site. Therefore, the proposed project would not result in significant adverse environmental impacts related to direct business displacement and further assessment of this issue is not warranted.

Indirect Residential Displacement

The proposed actions would result in the development of 2,118 dwelling units (DUs), which exceeds the 200-unit threshold for a preliminary assessment of indirect residential displacement. Therefore, in accordance with *CEQR Technical Manual* guidelines, an analysis of the proposed action's potential to result in significant adverse impacts due to indirect residential displacement will be provided in the EIS (see the Draft Scope of Work).

Indirect Business Displacement

The proposed actions would result in an incremental increase of 82,000 gsf of retail space on the projected development sites over the No-Action condition which is below the 200,000-square-foot threshold for a preliminary assessment of indirect business displacement. Therefore, the proposed project would not result in any significant adverse environmental impacts related to indirect business displacement, and further assessment of this issue is not warranted.

Specific Industries

The proposed project would not be expected to affect conditions within a specific industry, or substantially reduce employment or impair viability in a specific industry or category of businesses. Therefore, the proposed project would not result in any significant adverse environmental impacts related to adverse effects on specific industries, and further assessment of this issue is not warranted.

1.3 Community Facilities and Services

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility (e.g., schools, libraries, health care facilities, child care facilities, police and fire protection services) or if it would have an indirect effect by introducing new populations that would overburden existing facilities.

The proposed project would not displace any community facilities; however, it would result in a new residential population that would create new demands for community facilities. The *CEQR Technical Manual* provides thresholds for each type of community facility.

To warrant analysis of health care facilities and police and fire protection services, a proposed project would have to introduce a sizeable new neighborhood. The proposed project, which would comprise 2,118 units, would not exceed these thresholds and does not have the potential to result in significant adverse impacts. Therefore, it would not warrant further analysis of health care facilities and fire protection services.

The proposed project exceeds the minimum number of units that would trigger detailed analyses of child care centers. According to the *CEQR Technical Manual,* the proposed project would have to introduce 110 units reserved as affordable to households with incomes averaging at or below 80% of Area Median Income ("AMI") to trigger detailed analysis of child care centers. Therefore, a detailed analysis of child care centers will be included in the EIS.

The threshold for detailed analysis of school impacts is a total of at least 50 elementary/intermediate school students or at least 150 high school students. Based on SCA multipliers, the proposed project's 1,851 family housing units are estimated to generate approximately 382 elementary school students, 170 intermediate school students, and 106 high school students. Therefore, a public-school analysis will be provided in the EIS, as detailed in the Draft Scope of Work.

For libraries in Brooklyn, per the *2014 CEQR Technical Manual*, an analysis is warranted when a project introduces more than 734 residential units. With 2,118 units proposed, this threshold is met, and further analysis is required. Therefore, a libraries analysis will be provided in the EIS (see Draft Scope of Work).

1.4 Open Space

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area of open space (e.g., displacement of an existing open space resource) or an indirect effect through increased population size (for the development site, an assessment would be required if the proposed project's population is greater than 200 residents or 500 employees). The proposed project would not displace any open space resources but has the potential to cast shadows affecting nearby open space (Fresh Creek Nature Preserve and Breukelen Ballfields); therefore, direct effects on open space will be evaluated in the EIS.

The proposed project is located in an area that is neither well-served nor underserved with regard to open space. The project is expected to introduce approximately 4,087 residents and 525 workers compared to the No-Action condition, exceeding the CEQR threshold of 200 residents and 500 workers, respectively; therefore, an assessment of the potential for indirect open space impacts due to an increased residential and nonresidential population is warranted. An open space analysis for residents and nonresidents will be provided in the EIS, as described in the Draft Scope of Work.

1.5 Shadows

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, sunlight-sensitive natural features, or historic resources with sun-sensitive features.

The proposed project would result in new structures greater than 50 feet in height, and the development site is located near sunlight-sensitive resources (Breukelen Ballfields Park and Fresh Creek). Therefore, a shadows assessment will be provided in the EIS to determine how project-generated shadows might affect these resources and whether they would reach other nearby sunlight-sensitive resources, as described in the Draft Scope of Work.

1.6 Historic and Cultural Resources

According to the *CEQR Technical Manual,* a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The New York City Landmarks Preservation Commission (LPC) has reviewed the project and found that there are no properties with architectural or archaeological significance within the project area. In addition, a preliminary search of the New York State Office of Parks, Recreation, and Historic Preservation Cultural Resource Information System and LPC online resources identified no architectural resources within 400 feet of the project site that would need to be considered for contextual effects. However, the potential exists for new historic and cultural resources to be identified between the time of the preparation of this EAS and the publication of the Final EIS. Therefore, a preliminary assessment will be prepared to determine whether any new archaeological or architectural resources are present in the study area. If the assessment identifies the potential for the project to result in significant adverse impacts to historic and cultural resources, a detailed assessment may be included in the EIS, in accordance with Chapter 9 of the *CEQR Technical Manual*.

1.7 Urban Design and Visual Resources

According to the methodologies of the *CEQR Technical Manual,* if a project requires actions that would result in physical changes to a project site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. Visual resources within the ¼-mile study area include Fresh Creek and the Fresh Creek Nature Preserve.

The proposed project would result in a physical change to the streetscape that would change the pedestrian experience. Therefore, a preliminary assessment of urban design and visual resources will be included in the EIS (see Draft Scope of Work). The assessment will include all the elements of urban design identified in Chapter 10 of the CEQR Technical Manual except wind, as the proposed project is not expected to result in channelized wind pressure that would have the potential to affect pedestrian comfort and safety.

1.8 Natural Resources

As stated in the *CEQR Technical Manual,* a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance (e.g., surface and groundwater, wetlands, landscaped areas, gardens, and built structures used by wildlife). An assessment of natural resources is appropriate if a natural resource exists on or near the project site, or if there is a potential for impacts related to stormwater and shadows. The proposed project would create new impervious surfaces that would generate additional stormwater runoff and may have the potential to cast shadows on the Fresh Creek Nature Preserve. Therefore, the effect of the proposed actions on natural resources will require further analysis to determine whether they may result in significant adverse impacts on natural resources, as detailed in the Draft Scope of Work.

1.9 Hazardous Materials

According to the *CEQR Technical Manual,* a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposure, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. Because the proposed project is in a manufacturing zoning district, has a history of manufacturing/industrial use (including a service station and a wrecking yard), and would involve subsurface disturbance, an analysis of hazardous materials will be included in the EIS. Discussion of current site conditions, current and previous subsurface investigations, and portions of the site admitted into the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) will also be included in the hazardous materials assessment in the EIS, as detailed in the Draft Scope of Work.

1.10 Water and Sewer Infrastructure

According to the *CEQR Technical Manual,* a water and sewer infrastructure assessment analyzes whether a proposed project may adversely affect New York City's water distribution or sewer system and, if so, assesses the effects of the project to determine whether the impact is significant. Based on average water consumption levels, the proposed project is not expected to exceed the threshold of 1 million gallons per day that would require a preliminary infrastructure assessment. Therefore, the proposed project does not have the potential to result in significant adverse impacts on water supply, and further evaluation is not warranted.

With regard to wastewater and stormwater conveyance, the proposed project is within the service area of the 26th Ward Wastewater Treatment Plant (WWTP), which is located approximately 0.6 mile east of the project site. The site is in an area that is currently being upgraded from combined to separated sewers as part of the Fresh Creek High Level Storm Sewers project. The threshold for a preliminary infrastructure analysis in areas served by combined sewer in an R5 zone is 50 residential units. The number of residential units proposed by the project therefore triggers a preliminary infrastructure assessment for wastewater and stormwater conveyance and treatment. In addition, since the existing undeveloped portion of the site is unpaved, development on the site would increase impervious surface area within the Jamaica Bay watershed and near Fresh Creek.

As described in the Draft Scope of Work, if the preliminary infrastructure assessment indicates that discharges from the proposed project would impact sewer system capacity or increase stormwater flow or pollutant loadings, a detailed assessment may be required in accordance with Chapter 13 of the *CEQR Technical Manual*.

1.11 Solid Waste and Sanitation Services

The *CEQR Technical* Manual states that an assessment of solid waste and sanitation services is warranted if an action would have the potential to result in a substantial increase in solid

waste production that could overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, actions resulting in substantial waste generation, defined as 50 tons (100,000 pounds) per week or more, warrant additional analysis for effects on solid waste and sanitation services. The table below provides an estimate of onsite solid waste generation based on *CEQR Technical Manual* guidance.

Expected Solid Waste Generation on Projected Development Site

	Use	Projected Use Total	Rate (lbs/wk)	Total Solid Waste (lbs/wk)
No-Action	Residential	-	-	0
	Local Retail	-	-	0
	CCC Building	92,784 sf	0.03/sf	2,784
No-Action Total				**2,784**
With-Action	Residential Households	2,118 dwelling units	41	86,838
	Local Retail	196 employees	79	15,484
	Grocery Store	50 employees	284	14,200
	Educational Facility	476 pupils	4	1,904
	Daycare	341 pupils	3	1,023
	Performing Arts Center	16,500 sf	0.03/sf	495
	Trade School	15,000 sf	0.03/sf	450
	CCC Building	92,784 sf	0.03/sf	2,784
With-Action Total				**123,178**
Increment				**120,394**

Notes: Community facility uses assume 0.03 lbs/wk. per sf community facility uses, excluding educational facilities. The existing CCC building, the Trade School, and Performing Arts Center assume community facility uses. Local retail uses assume 1 employee per 333 sf for Local Retail. Educational facilities assume 4 pounds per pupil. Daycare uses assume 3 pounds per pupil. This analysis does not consider rooms not used for instructional purposes therefore, numbers for students/employees are likely inflated. Student population estimates rates are based on SCA data for public schools.

As shown in the table, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the proposed actions would result in in incremental solid waste generation of approximately 60 tons (120,394 pounds) of solid waste per week. Therefore, the proposed project has the potential to result in significant adverse impacts to solid waste and sanitation services, and additional analysis will be provided in the EIS, as described in the Draft Scope of Work.

1.12 Energy

According to the *CEQR Technical Manual,* a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy or that would result in substantial consumption of energy. The proposed project would not

affect the transmission or generation of energy. Based on factors provided in Table 15-1 of the *CEQR Technical Manual,* the project is expected to consume approximately 292,255,995.2 incremental British Thermal Units (BTUs) per year.

Expected Energy Consumption on Projected Development Site

	Building Type	Area (sf)	Source Energy (Thousand Btu/sq ft/yr)	Annual Energy Use
No-Action	Commercial	0	216.3	0
	Community Facility	92,784	250.7	23,260,948.8
	Small Residential	0	126.7	0
No-Action Total		**92,784**		**23,260,948.8**
With-Action	Commercial	82,005	216.3	17,737,681.5
	Community Facility	189,514	250.7	47,511,159.8
	Small Residential	1,975,281	126.7	250,268,102.7
With-Action Total		**2,246,800**		**315,516,944.0**
Increment				**292,255,995.2**

Notes: The residential gsf includes residential parking. The rate for large residential was used for the source energy rate.

The effect of the proposed actions on the transmission or generation of energy do not require further analysis, as the proposed actions would not have the potential to result in significant adverse impacts. However, a preliminary assessment of the proposed project's energy needs will be provided in the EIS as part of the Greenhouse Gas Emissions assessment (described in Section 1.15 below), as detailed in the Draft Scope of Work.

1.13 Transportation

According to the *CEQR Technical Manual,* detailed transportation analyses may be warranted if a proposed project results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. The proposed project is expected to exceed these thresholds, and therefore, detailed analyses of the proposed project's potential to result in significant adverse impacts will be performed and provided in the EIS (see Draft Scope of Work).

Based on a preliminary assessment, it is expected the proposed actions would generate more than 50 incremental vehicular trips in one or more peak hours and generate 50 or more vehicles per hour during one or more of the peak hours through one or more intersections. Therefore, the proposed actions have the potential to result in significant adverse traffic impacts, and a detailed traffic analysis will be provided in the EIS, as described in the Draft Scope of Work. Furthermore, as described in the Draft Scope of Work, the EIS will document changes in on- and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the proposed actions would result in excess parking demand, and whether there are enough other parking spaces in the study area to accommodate that excess demand.

Based on the preliminary travel demand forecast, the proposed project is expected to generate more than 200 incremental subway trips at one or more stations and more than 50 incremental bus passenger trips on one or more bus routes in one or more peak hours. Therefore, the proposed actions have the potential to result in significant adverse impacts related to transit and, subway and bus transit analyses will be provided in the EIS, as detailed in the Draft Scope of Work.

Based on the preliminary travel demand forecast, the proposed project is expected to generate more than 200 incremental pedestrian trips in one or more of the peak hours, including walk-only trips and the walk component of trips between projected development sites and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would be dispersed throughout the Project Area, some concentrations of incremental pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of the projected development site, and along corridors connecting the site to area transit services. Therefore, the proposed actions have the potential to result in significant adverse impacts pedestrian impacts and a detailed pedestrian analysis will be provided in the EIS, as described in the Draft Scope of Work.

1.14 Air Quality

Consistent with the *CEQR Technical Manual,* detailed air quality analysis may be warranted for projects that would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality. This analysis also considers the potential of existing sources of air pollution to impact uses introduced by an action.

As described in the Draft Scope of Work, the proposed project would result in new developments with fossil fuel-fired heating, ventilation, and air conditioning (HVAC) systems. It would also introduce new mobile sources in the form of project-related traffic, and would add new structured parking to the site. As a result, the project would have the potential for significant adverse impacts on air quality. The EIS air quality analysis will therefore assess the following:

- The potential for changes in vehicular travel associated with the proposed development sites to result in significant mobile source (vehicle-related) air quality impacts;
- The potential for significant adverse impacts from the emissions of proposed parking facility(ies).
- The potential for emissions from the HVAC systems of the proposed development sites to have significantly adverse impacts on other proposed development sites (project-on-project impacts) and existing land uses (project-on-existing impacts).
- The potential combined impacts from clusters of HVAC emissions from the proposed buildings of approximately the same height that are located in close proximity to one another to significantly impact existing land uses (project-on-existing impacts) and other proposed buildings (project-on-project impacts).
- The potential for significant air quality impacts on the project site from air toxic emissions generated by nearby existing industrial/commercial sources.

› The potential for significant air quality impacts from the HVAC systems of existing "large" or "major" emission sources on the proposed development sites.

1.15 Greenhouse Gas Emissions and Climate Change

According to the *CEQR Technical Manual,* GHG assessments are appropriate for projects in New York City requiring an EIS that would result in the development of 350,000 square feet or greater. Because the proposed project exceeds this threshold, the project has the potential to result in significant adverse impacts. As described in the Draft Scope of Work, an analysis of GHG emissions from the proposed project will be undertaken in the EIS.

Depending on the sensitivity, location, and useful life of development resulting from a proposed action, it may be appropriate to include discussion of the potential effects of climate change in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for sites located within the current 100- or 500-year flood zone, as delineated in the FEMA PFIRMs, or within future 100-year flood zones as projected by the New York City Panel on Climate Change, as appropriate. The Project Area is located within the coastal zone boundary. Therefore, the proposed project has the potential to result in significant adverse impacts related to climate change and an assessment of climate change will be provided in the EIS, as described in the Draft Scope of Work.

1.16 Noise

The *CEQR Technical Manual* states that a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. The proposed project would generate vehicular traffic and new stationary noise sources; therefore, the project has the potential to result in significant adverse noise impacts. As described in the Draft Scope of Work, the EIS will include a mobile source screening assessment to evaluate noise generated by vehicular traffic and a stationary source screening to evaluate noise generated by building HVAC systems and other potential project-related sources. A building attenuation analysis will also be provided to determine the requirements to attain acceptable interior noise conditions.

1.17 Public Health

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, an assessment of public health will be provided in the EIS, as described in the Draft Scope of Work.

1.18 Neighborhood Character

The EIS will include detailed analyses of the proposed actions' potential impacts in areas related to the character of a neighborhood, as defined by the *CEQR Technical Manual* (e.g., land use, zoning, and public policy, socioeconomic conditions, urban design and visual resources). According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the relevant technical areas, or when a project may have moderate effects on several of the elements that define a neighborhood's character. As described in the Draft Scope of Work, the proposed project is expected to affect one or more of the elements of neighborhood character; therefore, the proposed project has the potential to result in significant adverse impacts on neighborhood character.

1.19 Construction

Construction impacts, although temporary, can include disruptive and noticeable effects resulting from an action. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and area air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the potential construction impacts that could result from contamination.

A construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area.

The construction period of the proposed project is expected to last longer than two years and may involve closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements. Therefore, the proposed actions have the potential to result in significant adverse construction impacts, and additional analysis will be included in the EIS, as described in the Draft Scope of Work.