REVISED
ENVIRONMENTAL ASSESSMENT STATEMENT

for

Concourse Village West Apartments
Bronx, NY

September 2016

Concourse Village West Apartments
ENVIRONMENTAL ASSESSMENT STATEMENT

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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 Concourse Village West Apartments

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
16DCP146X	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
150312ZMX, 150313ZRX	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
NYC Department of City Planning			Upper Manhattan Development Corp.		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Kevin Yaghoubi		
ADDRESS 120 Broadway, 31st floor			ADDRESS 1677 Lexington Avenue, Suite 2C		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10029
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212-426-8400	EMAIL yaghoubi.kevin@gmail.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)(9)

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 Applicant, Upper Manhattan Development Corp., is seeking a zoning map amendment affecting a portion of Block 2458 (Block 2458, Lots 6R, 13, 35, 43, 49, and p/o Lots 16, 25, and 26, the "Rezoning Area") in the Concourse Village neighborhood of Bronx, Community District 4. The zoning map amendment would change the Rezoning Area from the existing C8-3 district to a R8 district (Lot 13), a R7D district (Lots 49, 6R, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The Applicant is also seeking a zoning text amendment to Zoning Resolution (ZR) Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Rezoning Area. The proposed zoning map and text amendments (collectively, the "Proposed Actions") would facilitate a proposal by the Applicant to construct three buildings on three separate development sites within the Affected Area (Block 2458, Lot 13, "Project Site 1"; Lot 35, "Project Site 2"; and Lot 49, "Project Site 3"), totaling 218,617 gross square feet (gsf) of residential use for 213 dwelling units of which 140 units would be affordable for households earning up to 60 percent of the Area Median Income (AMI) or less and 73 units at 80 to 100 percent AMI, 6,300 gsf of commercial retail use, 9,500 gsf of community facility use, and 49 accessory parking spaces.

Project Location

BOROUGH Bronx	COMMUNITY DISTRICT(S) 4	STREET ADDRESS 702 Grand Concourse, 180 East 156th Street, 741 Concourse Village West
TAX BLOCK(S) AND LOT(S) Block 2458, Lots 6R, 13, 35, 43, 49, and portions of Lots 16, 25, 26		ZIP CODE 10451
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Portion of block located between East 153rd and East 156th Streets, the Grand Concourse, and Concourse Village West		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C8-3, C8-3 (C)		ZONING SECTIONAL MAP NUMBER 6a

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 23-933

***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
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

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: Dept. of Buildings buildings permit

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

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.): 36,433 development site (83,543 rezoning area)
Waterbody area (sq. ft.) and type: None
Roads, buildings, and other paved surfaces (sq. ft.): 36,433
Other, describe (sq. ft.): None

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): 273,971
NUMBER OF BUILDINGS: 3
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 56,623; 116,817; 100,531
HEIGHT OF EACH BUILDING (ft.): 149'; 95'-4''; 104'
NUMBER OF STORIES OF EACH BUILDING: 14; 8; 10

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: 36,433
The total square feet not owned or controlled by the applicant: 47,110

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: sq. ft. (width x length)
VOLUME OF DISTURBANCE: 291,477.68 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 36,434.71 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 39
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO | IF MULTIPLE PHASES, HOW MANY? 3
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction of 180 East 156th Street is expected to begin first. Construction of 741

Concourse Village West and 702 Grand Concourse would begin approximately six to eight months, respectively, following the start of construction on 180 East 156th Street. Construction of 700 Grand Concourse and 737 Concourse Village West would begin following the completion of construction on the other three sites.

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

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

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			multi-family dwellings	+ multi-family dwellings
No. of dwelling units			433	+ 433
No. of low- to moderate-income units			249	+ 249
Gross floor area (sq. ft.)			432,964	+ 432,964
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	office,laundromat	office,laundromat	retail	-office, -laundro, + retail
Gross floor area (sq. ft.)	2,125	2,125	6,300	+ 4,175
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	furniture warehouse, vivero	furniture warehouse, vivero		- furniture warehouse, - vivero
Gross floor area (sq. ft.)	43,146	43,146		- 43,146
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	church	church	church, day care center, medical offices	- church, + day care center, medical offices; church to be rebuilt
Gross floor area (sq. ft.)	9,800	9,800	40,246	+ 30,446
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
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):				
Other Land Uses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," describe:	rear lot areas	rear lot areas	rear lot areas	
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	included in parking lots below	included in parking lots below	none	none
No. of accessory spaces	none	none	114	+ 114
Operating hours	24/7	24/7	24/7	
Attended or non-attended	attended	attended	attended	
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces	399	399	none	- 399
No. of accessory spaces	none	none	none	
Operating hours	24/7	24/7		
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Residents	☐ YES ☒ NO	☐ YES ☒ NO	☒ YES ☐ NO	
If "yes," specify number:			1,022	+ 1,022
Briefly explain how the number of residents was calculated:	Residents based on 2010 average household size of 2.36 persons/DU in census tract within 1/4 mile (tracts 59.02, 61, 63, and 65) x 433 DUs			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	1 accessory office, 1 laundromat, 1 furniture warehouse, 1 vivero	1 accessory office, 1 laundromat, 1 furniture warehouse, 1 vivero	retail stores; day care center, medical offices	-1 accessory office, -1 laundromat, -1 furniture warehouse, -1 vivero, +retail stores; +day care center, +medical offices
No. and type of workers by business	2 office, 2 laundromat, 3 furniture warehouse, 3 vivero, 10 parking lot/garage	2 office, 2 laundromat, 3 furniture warehouse, 3 vivero, 10 parking lot/garage	19 retail; 25 day care, 50 medical	-2 office, -2 laundromat, -3 furniture warehouse, -3 vivero, -10 parking lot/garage, +19 retail, +25 day care, + 50 medical
No. and type of non-residents who are not workers	35 daily customers	35 daily customers	50 daily customers; 100 daily day care children; 200 daily patients	+ 15 daily customers; +100 daily day care children;+ 200 daily patients
Briefly explain how the number of businesses was calculated:	Existing and no-action condition businesses are existing; with-action businesses are proposed.			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C8-3, C8-3(C)	C8-3, C8-3(C)	R7D(C), R7D/C1-4, R8(C)	-C8-3, -C8-3(C),+R7D(C), +R7D/C1-4, +R8(C)
Maximum amount of floor area that can be developed	167,086 C, 543,029 CF	167,086 C, 543,029 CF	416,413 R, 31,196 C, 319,889 CF	+416,413 R, -135,890 C, -223,140 CF
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Resid, comm facil, park, manuf, parking; C8-3, R8, Spec Dist C	Resid, comm facil, park, manuf, parking; C8-3, R8, Spec Dist C	Resid, comm facil, park, retail, parking; C8-3, R7D(C), R7D/C1-4, R8, Spec Dist C	- manuf, + retail, + R7D
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 attached report.		
(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.		
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?	☐	☐
▪ 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?	☐	☐
○ 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?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
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?	☐	☒
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
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?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
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?	☐	☒
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?	☐	☐
○ 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	☐	☒

	YES	NO
percent?		
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
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 attached report.		
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 attached report.		
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?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See attached report.		
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.		
(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.		
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 attached narrative report.	☒	☐
(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?	☐	☒
(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?	☒	☐

	YES	NO
(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 attached report.		
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): 19,929		
○ 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?	☐	☐
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): 63,428,107		
(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) See attached report.	☒	☐
(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 attached report.		
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?	☐	☒
(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-	☐	☐

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
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 attached report.		
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.		
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.		
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 attached narrative report.		

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
Hiram A. Rothkrug, EPDSCO		09/30/16

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? ☐ ☒

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
Deputy Director, Envionmental Assessment & Review Division	New York City Department of City Planning
NAME	**DATE**
Olga Abinader	September 30, 2016

SIGNATURE



PROJECT DESCRIPTION

Introduction

The Applicant, Upper Manhattan Development Corp., is seeking a zoning map amendment affecting a portion of Block 2458 (Block 2458, Lots 6R, 13, 35, 43, 49, and p/o Lots 16, 25, and 26, the "Rezoning Area") in the Concourse Village neighborhood of Bronx, Community District 4. The zoning map amendment would rezone the Rezoning Area from the existing C8-3 district to a R8 district (Lot 13), a R7D district (Lots 49, 6R, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The Applicant is also seeking a zoning text amendment to Zoning Resolution (ZR) Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Rezoning Area. The proposed zoning map and text amendments (collectively, the "Proposed Actions") would facilitate a proposal by the Applicant to construct three buildings on three separate development sites within the Affected Area (Block 2458, Lot 13, "Project Site 1"; Lot 35, "Project Site 2"; and Lot 49, "Project Site 3"), totaling 218,617 gross square feet (gsf) of residential use for 213 dwelling units of which 140 units would be affordable for households earning up to 60 percent of the Area Median Income (AMI) or less and 73 units at 80 to 100 percent AMI, 6,300 gsf of commercial retail use, 9,500 gsf of community facility use, and 49 accessory parking spaces (the "Proposed Developments").

Actions Necessary to Facilitate the Proposal

(1) A Zoning Map Amendment to Sectional Map # 6a – The Applicant proposes to rezone the a portion of Block 2458 from the existing C8-3 district to a R8 district (Block 2458, Lot 13), a R7D district (Block 2458, Lots 49, 6R, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The existing C8-3 district covering the Rezoning Area currently permits a maximum commercial FAR of 2.0 and a community facility FAR of 6.5 for Use Group 4 facilities only. Residential and Use Group 17 and 18 manufacturing uses are not permitted. The proposed R7D zoning, on Lots 49, 6R, 35, and 43, is a medium density district that would allow residential development up to a maximum FAR of 4.2 and a maximum community facility FAR of 4.2, with a maximum total building height of 100 feet. The proposed R8 zoning on Lot 13, which is governed by R8X bulk regulations in the Special Grand Concourse Preservation District, would allow a maximum residential FAR of 6.02 and a maximum community facility FAR of 6.0, with a maximum total building height of 150 feet. The commercial overlay would permit a maximum commercial FAR of 2.0 on Lot 35. Lots 16, 25, and 26 would be unaffected by the proposed rezoning as the portions of these lots that are within the rezoning boundary are less than 25 feet within the width of the proposed district, and primarily function as driveways for the residential buildings located outside the boundary.

(2) A Zoning Text Amendment – The Applicant proposes to amend ZR §23-933, Appendix F to designate the Rezoning Area as a Mandatory Inclusionary Housing area. Under the Mandatory Inclusionary Housing (MIH) provisions applicable to the project, the Applicant has chosen to provide 30% of the residential floor area for residents with incomes averaging 80% AMI ($69,050 per year for a family of four in 2015). As a MIH area, developments within the proposed R7D district, would be required to provide the specified amount of income restricted units, and may build up to a maximum residential FAR of 5.6, and a

maximum total building height of 115 feet with qualifying ground floors. For future development within the proposed R8 district, the maximum residential FAR may increase up to 7.2, and the maximum total building height may increase up to 175 feet with qualifying ground floors.

In addition to the Proposed Actions, the applicant is seeking discretionary financing from HPD/HDC (50/50 "Mix and Match" program), where 50% of the dwelling units would have to be affordable at 60% AMI, 30% of the dwelling units would have to be affordable at 80% AMI, and 20% of units at 90-100% AMI. Subsequently, this application has undergone a coordinated review with the New York City of Housing Preservation and Development (HPD), an involved agency.

Description of the Surrounding Area

The 400-foot radius project study area is generally bounded on the north by an area between East 157th and East 158th Streets, on the south by East 153rd Street, on the east by an area between Concourse Village West and Concourse Village East/Park Avenue, and on the west by the central area of Franz Sigel Park between the Grand Concourse and Walton Avenue.

The lots in the Rezoning Area proposed to be rezoned occupy the bulk of the block on which they are located, Block 2458. The remaining uses on the block consist of three 6-story apartment houses fronting on the Grand Concourse and a composting site on vacant land at the southern tip of the block on former lots 1 and 2. Former lots 1 and 2 were the subject of a City Planning Commission City Map action which occurred on May 25, 2005 (C 030537 MMX) that provided for the widening of East 153rd Street and the acquisition of privately owned property. The purpose of the action was related to a proposal by NYC DOT to construct a bridge along the general alignment of East 153rd Street from the Grand Concourse across the unbuilt upon remnant of the Mott Haven Rail Yards to Morris Avenue. To do so, and to provide for future maintenance East 153rd Street needed to be widened. At this time the bridge has not been built nor has the street apparently been widened. These previously privately owned properties were cleared of their former buildings and are currently being used for a composting operation run by the NYC Department of Sanitation.

The portion of Block 2458 within the 400-foot radius to the north of East 156th Street is developed with two 6-story apartment houses (one of which contains ground floor retail space) fronting on the Grand Concourse, a parking lot, and a parking garage. The project study area to the east of the Rezoning Area is developed with a full block of community facility uses on Block 2443. The three-story P.S. 385 and the three-story P.S. 359 are located within 400 feet of the Rezoning Area. A small corner of a two-story industrial building on the block to the north is also located within the 400-foot radius. The 400-foot radius project study area to the south of the Rezoning Area across East 153rd Street contains a small portion of Cardinal Hayes Catholic High School as well as two small landscaped traffic islands. Finally, the 400-foot radius project study area directly to the west of the Rezoning Area covers a portion of Franz Sigel Park.

The Rezoning Area is adjacent to and partially within the LPC designated and National Register listed Grand Concourse Historic District. To preserve the distinctive art deco characteristic of the apartment buildings found within the Historic District, the Special Grand Concourse Special Preservation District (C), extending through the central portion of the 400-foot radius project study area along either side of the Grand Concourse, was created to protect the composition and scale of the apartment buildings that line this wide thoroughfare. The Special District

establishes bulk and design regulations and limits commercial uses to specific locations. It consists of a Residential Preservation Area and three commercial areas where retail uses do not conflict with the district's traditional residential character. Further discussions on the Special Preservation District and Historic Districts are provided in the EAS.

Description of the Rezoning Area

The Rezoning Area is zoned C8-3, with a portion of the district within the Special Grand Concourse District (C). C8 zoning districts allow Use Groups 4 through 14 and 16. The C8-3 district permits a maximum commercial FAR of 2.0 and a community facility FAR of 6.5 for Use Group 4 facilities only. Parking is required based on the type of use and the size of the establishment. The maximum height of the front wall and the required front setback of a building in the C8-3 zoning district is 60 feet or four stories, whichever is less, within a 20-foot setback along a narrow street and a 10-foot setback along a wide street. The Rezoning Area is developed with 2,125 gsf of accessory office space and a laundromat, a furniture manufacturer and vivero comprising 43,146 gsf of manufacturing floor area, a 9,800 gsf church, and 399 at-grade public parking spaces. Existing uses on each of the lots within the rezoning boundary are discussed below:

Block 2458, Lot 13 (702 Grand Concourse, "Project Site 1") is an Applicant-owned site that is developed with an attended parking lot with a permitted capacity of 150 public parking spaces and an approximately 1,680 gsf one-story (12-foot tall) garage building used as an office for the parking lot.

Block 2458, Lot 35 (180 East 156th Street, "Project Site 2") is an Applicant-owned site that is developed with an attended parking lot with a permitted capacity of 99 public parking spaces and an approximately 4,250 gsf one-story and basement garage building used for vehicle parking, auto body repair, and 2,125 gsf of accessory office space and small laundromat.

Block 2458, Lot 49 (741 Concourse Village West, "Project Site 3") is an Applicant-owned site that is developed with an attended parking lot with a capacity of 150 public parking spaces (with use of a combination indoor garage/outdoor lot license from the adjacent Lot 6R) and a one-story parking attendant's booth.

Block 2458, Lot 6R (700 Grand Concourse) is a non-Applicant owned site that is developed with a 43,146 gsf building which contains a furniture warehouse and a vivero (live animal market) on the ground floor with warehouse and accessory office space on the second and penthouse floors above.

Block 2458, Lot 43 (737 Concourse Village West) is a non-Applicant owned site that is developed with a 9,800 gsf one-story building occupied by a church.

The Rezoning Area also covers portions of Block 2458, Lots 16 ("730 Grand Concourse"), 25 ("740 Grand Concourse"), and 26 ("750 Grand Concourse") that function as driveways for three 6-story art-deco apartment buildings with frontages on the Grand Concourse. These buildings are located within the Historic District designated by LPC and the National Register of Historic Places but are unaffected by the Proposed Action (as further discussed below).

Description of the Proposed Developments

The Applicant proposes to build three as-of-right buildings on three separate development sites (Block 2458, Lots 13, 35 and 49) to be rezoned.1 Lot 49 is proposed to be rezoned to R7D, Lot 35 is proposed to be rezoned to R7D/C1-4 and Lot 13 is proposed to be R8 (C). All three buildings are to be built pursuant to inclusionary housing requirements. Lots 35 and 49 would have a maximum FAR of 5.6 on each of the development sites while the maximum FAR for Lot 13 would be 7.2. The building on Lot 35 will be constructed as a low income affordable building (all units at or below 60% AMI) and the buildings on Lots 13 and 49 are proposed to be constructed together as two adjoining buildings with 40% of the units for low income tenants (at or below 60% AMI) and 60% middle income (80-100% of AMI).

On Project Site 1 (Block 2458, Lot 13), it is expected that a 14-story 56,623 gsf residential building (with a total FAR of 7.19) would be built. The proposed development would have approximately 52,402 gsf of residential space with approximately 53 dwelling units. The cellar would be used for mechanical space, storage and possibly 8 parking spaces (the Applicant may waive the parking pursuant to ZR Section 25-26). There would be approximately 430 sf of recreation space on the building's first floor and approximately 2,710 sf of outdoor recreation space in the rear yard.

Project Site 2 (Block 2458, Lot 35), located at the intersection of East 156th Street and Concourse Village West, would be developed with an eight-story (plus basement and cellar) 116,817 gsf mixed-use building (with a total FAR of 5.59). The proposed development would have approximately 6,300 gsf of commercial retail space on the ground floor, and 88,640 gsf of residential floor area in approximately 90 units on the second through eighth floors. The cellar would be occupied with 23 parking spaces (8,014.5 sf) that would be accessed from a 12 feet curb cut on Concourse Village West at the southern end of the building, and mechanical and storage space (3,018 sf). The building would also have an indoor recreation room of approximately 500 sf and outdoor space of approximately 4,433 sf on a first floor terrace.

Project Site 3 (Block 2458, Lot 49) would be developed with a ten-story 100,531 gsf residential-community facility building (with a total FAR of 5.57). The buildings' first floor would accommodate approximately 9,500 sf of community facility space and 2,536.21 SF of parking space. The cellar floor would have approximately 18 parking space (10,920.21 sf) that would be accessed from a 10 feet curb cut on Concourse Village West at the north end of the building, and 3,000 sf of mechanical and storage space. Approximately 77,575 gsf of residential space in approximately 70 dwelling u nits would be provided on floors two through ten. As with the other buildings, an approximate 500 sf recreation room would be provided and there would be an outdoor terrace of approximately 5,717 sf on a second floor terrace.

Of the total of 213 units to be built in the three buildings 140 units would be for low income tenants (at 60% or less AMI) and 73 units would be for middle income tenants (80-100% AMI).

1 The building descriptions provided in this section and accompanying plans are illustrations of what may be built on each site based upon as-of-right development. The numbers and designs provided are only approximations and the final buildings may vary based. The numbers and designs provided are only approximations and final buildings may vary depending upon ultimate financing agreements and design requirements.



"For Illustrative Purposes Only"

Project Site 1

702 Grand Concourse - Rendering



"For Illustrative Purposes Only"

Project Site 2
180 E 156th Street - Rendering

Concourse Village West Apartments
DANOIS ARCHITECTS, P.C.

September 23, 2016



"For Illustrative Purposes Only"

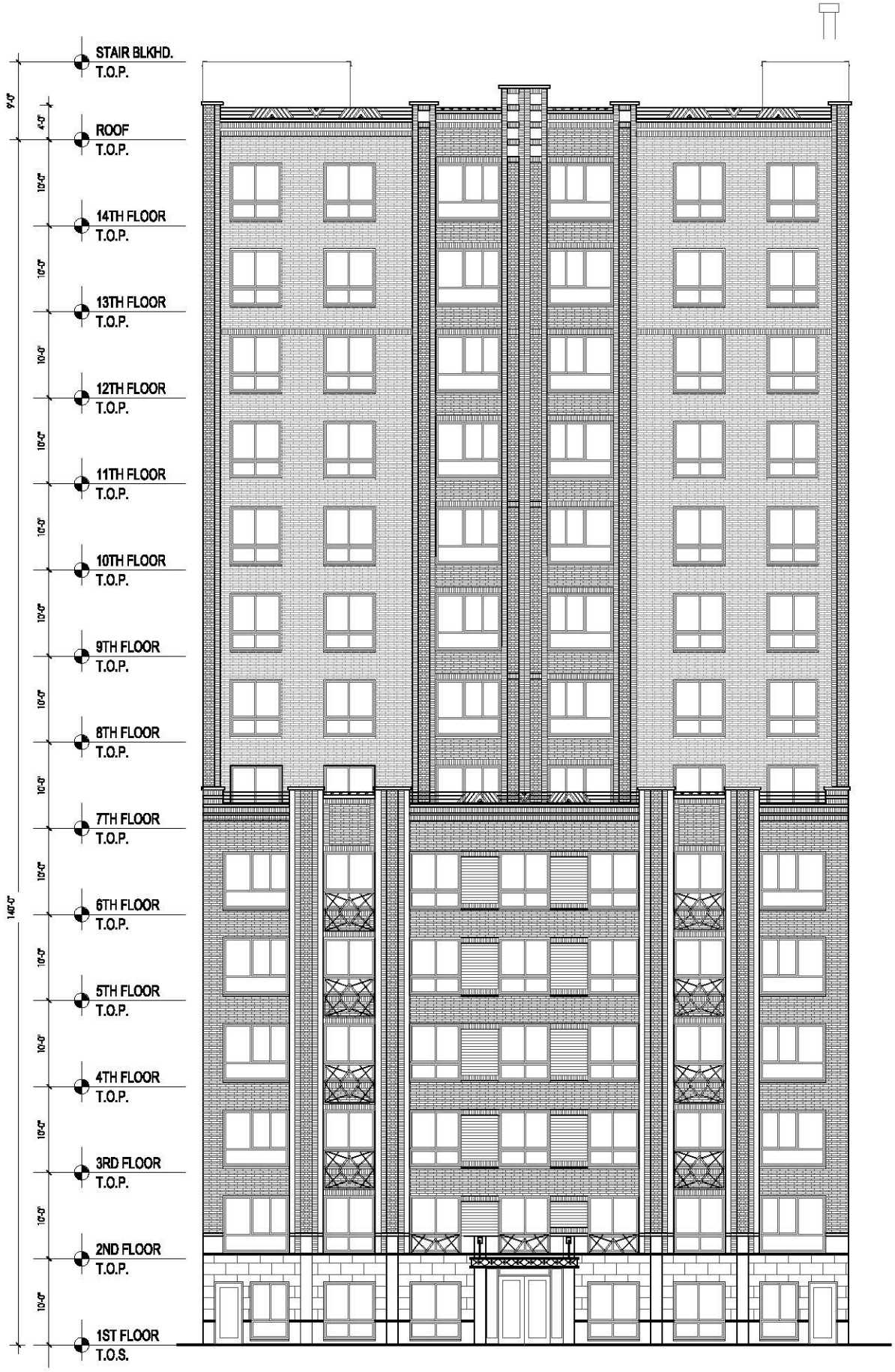
Project Site 3

741 Concourse Village West - Rendering

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

September 23, 2016



"For Illustrative Purposes Only"

Project Site 1

Concourse Village West Apartments

702 Grand Concourse - Elevation

DANOIS ARCHITECTS, P.C.

September 23, 2016



"For Illustrative Purposes Only"

Concourse Village West Elevation
Project Site 2 - 180 East 156th Street

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

September 23, 2016



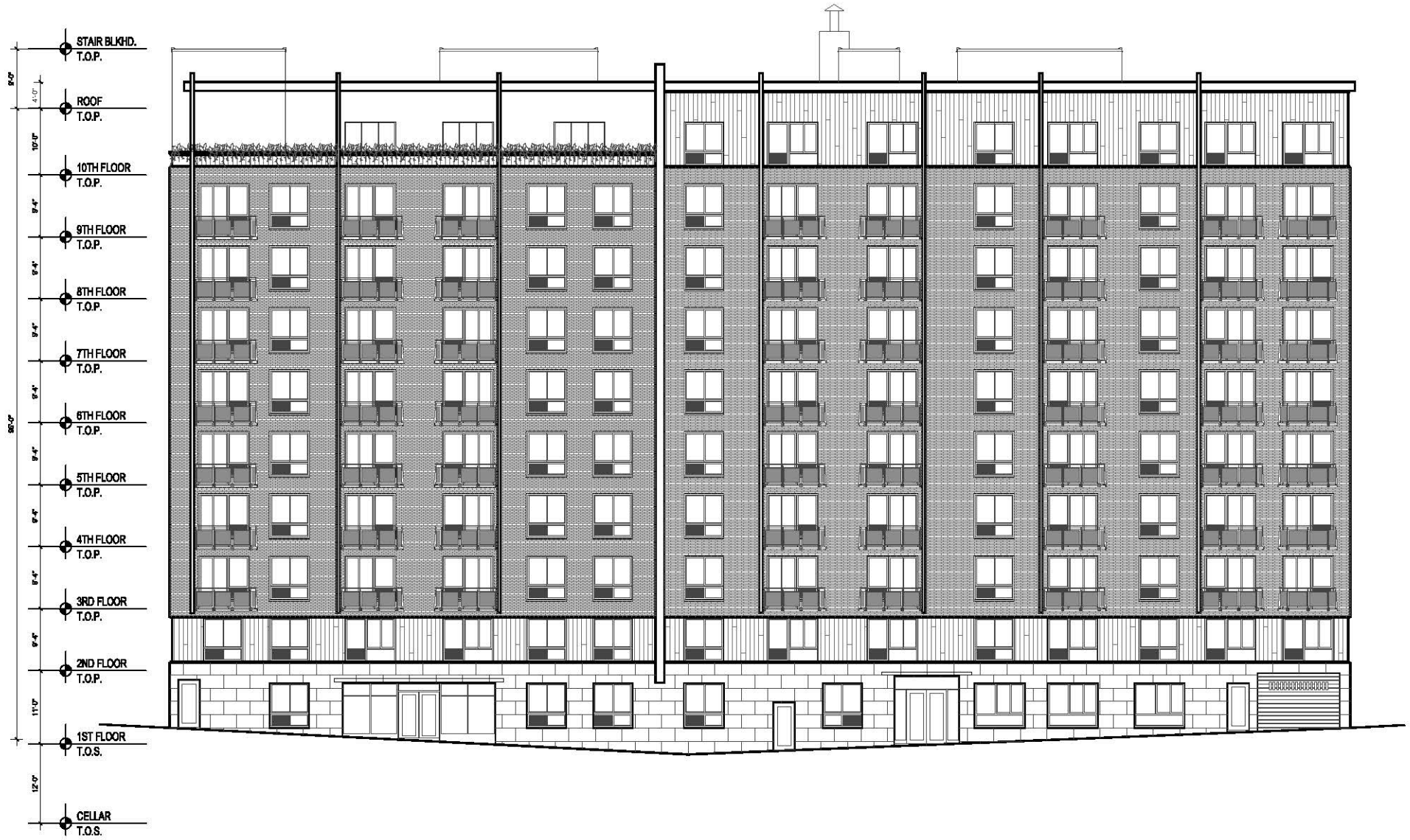
"For Illustrative Purposes Only"

East 156th Street Elevation
Project Site 2 - 180 East 156th Street

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

September 23, 2016



"For Illustrative Purposes Only"

Purpose and Need of the Proposed Action

The Applicant seeks to develop three underutilized properties, which are primarily used for at-grade parking, in order to construct a mixed-use development. The project would be primarily residential and would contain middle- and low-income housing. It would also contain local retail and community facility space and accessory parking in order to serve project residents and other persons in the surrounding community.

The proposed Zoning Map Change would include rezoning the Applicant's property, as well as portions of the non-Applicant owned parcels, from the existing C8-3 district to the proposed R7D, R7D/C1-4, and R8 districts which is the most appropriate zoning to facilitate the Applicant's development program. The Zoning Map Change is needed in order to develop residential uses since the current C8-3 zoning district does not permit residential uses. It has been determined that the R7D and R8 districts are the most appropriate zoning for the area as these zoning districts would facilitate the development of buildings that are closest in size and form to the existing neighborhood context while also providing enough floor area to develop a reasonable number of affordable dwelling units. The rezoning area would extend to the southern end of Block 2458 to include a composting site at the southern tip of the block.

The R7D is a medium density residential district which permits residential and community facility development. The base FAR for residential use is 4.2 which can be increased to 5.6 using the Inclusionary Housing bonus. Community facility uses have a maximum permitted FAR of 4.2. The R8 is high density residential district which permits residential and community facility development. The base FAR for residential use is 6.02 for height factor buildings and 7.2 for Quality Housing buildings outside the Manhattan core. In inclusionary housing designated areas, the base FAR for residential use is 5.4 which can be increased to 7.2 using the Inclusionary Housing bonus. Community facility uses have a maximum permitted FAR of 6.5.

The R8 district was chosen for the Proposed Development Site located along the Grand Concourse, a wide street, while the lower density R7D district was chosen for the Proposed Development Sites located along Concourse Village West, a narrow street. It was determined that an R7D district would result in new development closer in size and form to the existing neighborhood development pattern along Concourse Village West. The R7D district provides for a slightly larger building than exists in the neighborhood but is fairly close in size and form and provides enough floor area to develop a reasonable number of affordable units. The Applicant proposes to map a C1-4 commercial overlay at the corner of East 156th Street and Concourse Village West to facilitate local retail services.

The Applicant believes that the proposed zoning districts are appropriate for the subject property given its proximity to the Grand Concourse which is a wide street with access to multiple modes of mass transit within walking distance of the proposed development.

The proposed zoning text amendment to modify ZR §23-933, Appendix F is necessary in order to make the newly mapped R7D and R8 districts Inclusionary Housing designated areas. The text amendment is needed to provide the floor area needed to permit buildings that will be providing solely low- and middle-income dwelling units.

Reasonable Worse-Case Development Scenario

For the purposes of a conservative analysis, five sites projected for development (Lots 13, 35, 49, 6R, and 43) are assumed throughout the EAS for impact analysis and are described in the With-Action Scenario below. As noted above, Lots 16, 25, and 26 would be unaffected by the proposed rezoning as the portions of these lots that are within the rezoning boundary are less than 25 feet within the width of the proposed district, and primarily function as driveways for the residential buildings located outside the boundary. Based on an estimated 12-month approval process and a 39-month construction period, the analysis Build Year is assumed to be 2021. Construction of 180 East 156th Street is expected to begin first. Construction of 741 Concourse Village West and 702 Grand Concourse would begin approximately six to eight months, respectively, following the start of construction on 180 East 156th Street. Construction of 700 Grand Concourse and 737 Concourse Village West would occur following the completion of construction on the other three parcels.

Existing Conditions

The Rezoning Area is developed with 2,125 gsf of accessory office space and a Laundromat, a furniture manufacturer and vivero comprising 43,146 gsf of manufacturing floor area, a 9,800 gsf church, and 399 at-grade public parking spaces. The existing development on each of the Projected Development Sites is detailed below.

Projected Development Site 1 (Block 2458, Lot 13) is developed with an attended parking lot with a permitted capacity of 150 public parking spaces and an approximately 1,680 gsf one-story (12-foot tall) garage building used as an office for the parking lot.

Projected Development Site 2 (Block 2458, Lot 35) is developed with an attended parking lot with a permitted capacity of 99 public parking spaces and an approximately 4,250 gsf one-story and basement garage building used for vehicle parking, auto body repair, and 2,125 gsf of accessory office space and small laundromat.

Projected Development Site 3 (Block 2458, Lot 49) is developed with an attended parking lot with a capacity of 150 public parking spaces (with use of a combination indoor garage/outdoor lot license from the adjacent Lot 6R) and a one-story parking attendant's booth.

Projected Development Site 4 (Block 2458, Lot 6R) is developed with a 43,146 gsf building which contains a furniture warehouse and a vivero (live animal market) on the ground floor with warehouse and accessory office space on the second and penthouse floors above.

Projected Development Site 5 (Block 2458, Lot 43) is developed with a 9,800 gsf one-story building occupied by a church.

No-Action Scenario

Under the No-Action Scenario for the Project Build Year of 2021, it is assumed that the five Projected Development Sites would remain in their existing condition as detailed above. No new as-of-right development would occur on the property as the property's existing C8-3 and C8-3 (C) zoning precludes the development of any residential uses on the property.

With-Action Scenario

Under the With-Action Scenario for the Project Build Year of 2021, the five Projected Development Sites would be developed with five new buildings containing a total of 532,375 gsf of floor area including 433 dwelling units (based on an average size of 1,000 gsf per dwelling unit), 6,300 gsf of retail space, 40,246 gsf of community facility space, and 114 accessory garage parking spaces. The projected development on each of the five Development Sites is summarized and detailed below:

Projected Development Site 1 would be developed with a 17-story and cellar, 60,044 gsf building containing 60 dwelling units. Approximately 48 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 12 units would be market rate rentals.

Projected Development Site 2 would be developed with an 12-story, basement, and cellar, 116,817 gsf building containing 89 dwelling units, 6,300 gsf of UG 6 commercial retail space, and 62 basement and cellar level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West. Approximately 72 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 17 units would be market rate rentals.

Projected Development Site 3 would be developed with a 12-story and cellar, 97,963 gsf building containing 85 dwelling units and 12,605 gsf of community facility space (day care center). Approximately 69 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 16 units would be market rate rentals.

Projected Development Site 4 would be developed with a 12-story, 193,054 gsf building containing 150 dwelling units, 12,400 gsf of community facility space (medical offices), and 52 basement and cellar level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West. It is assumed that 30% of the residential floor area or 45 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 105 units would be market rate rentals.

Projected Development Site 5 would be developed with a 12-story, 64,497 gsf building containing 49 dwelling units and 15,241 gsf of community facility floor area (church). It is assumed that 30% of the residential floor area or 15 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 34 units would be market rate rentals.

For the Applicant owned sites 1, 2, and 3, 50% of the residential floor area would be for affordable housing units for residents with incomes averaging 60% AMI, 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 80% AMI, and 20% of the residential floor area would be for affordable housing units for residents with incomes averaging 90%-100% AMI. For the Non-Applicant owned sites 4 and 5, 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 80% AMI.

The rezoning area would extend to the southern end of Block 2458 to include a composting site at the southern tip of the block. No new development is projected for this property.

Increment

Under No-Action conditions the five Projected Development Sites would be developed with the existing development on these sites which includes 43,146 gsf of manufacturing floor area, 2,125 gsf of office space and laundromat, a 9,800 gsf church, and 399 at-grade public parking spaces. Under With-Action conditions the five Projected Development Sites would be developed with five new buildings containing 433 dwelling units, 249 of which would be affordable, 6,300 gsf of retail space, 40,246 gsf of community facility space, and 114 accessory attended garage parking spaces. The increment between the No-Action and With-Action development scenarios would consist of an increase of 433 dwelling units, 249 of which would be affordable, 4,175 gsf of commercial retail space (includes a loss of 2,125 gsf of existing commercial space), 30,446 gsf of community facility space (includes a loss of 9,800 gsf of existing community facility space), and 114 accessory attended garage parking spaces. There would also be a loss of 43,146 gsf of manufacturing space and 399 at-grade public parking spaces.

Table 1

Summary of Reasonable Worst Case Development Scenario

Projected Development Site #	Lot Size (SF)	Existing/No-Action Use	Projected Development	Proposed Height	% AMI
1 (Block 2458, Lot 13) Applicant-Owned Site	6,890	150 public pkg spaces, 1,680 gsf garage bldg, access office (Built FAR of 0.24)	17-story & cellar, 60,044 gsf building containing 60 DUs within 60,044 gsf, with a proposed Built FAR of 7.2	175′	50% at 60% AMI; 30% at 80% AMI; 20% at 90-100% AMI
2 (Block 2458, Lot 35) Applicant-Owned Site	15,598	99 public pkg spaces, 4,250 gsf garage bldg, auto repair, 2,125 gsf access office, laundromat (Built FAR of 0.27)	11-story, basement, & cellar 116,817 gsf building containing 89 DUs within 88,640 gsf, 6,300 gsf retail space, & 62 parking spaces within 21,877 gsf with a proposed Built FAR of 5.6	115′	50% at 60% AMI; 30% at 80% AMI; 20% at 90-100% AMI
3 (Block 2458, Lot 49) Applicant-Owned Site	13,945	150 public pkg spaces (Built FAR of 0)	11-story & cellar 97,963 gsf building containing 85 DUs within 85,358 gsf, & 12,605 gsf community facility space (day care center), with a proposed Built FAR of 5.6	115′	50% at 60% AMI; 30% at 80% AMI; 20% at 90-100% AMI
4 (Block 2458, Lot 6R) Non-Applicant Owned Site	26,141	43,146 gsf furniture warehouse, vivero, & access office (Built FAR of 1.65)	11-story & cellar 193,054 gsf building containing 150 DUs within 149,666 gsf, 12,400 gsf community facility space (medical offices), & 52 parking spaces within 30,988 gsf, with a proposed Built FAR of 5.6	115′	30% at 80% AMI
5 (Block 2458, Lot 43) Non-Applicant Owned Site	9,817	9,800 gsf church (Built FAR of 1.0)	11-story 64,497 gsf building containing 49 DUs within 49,256 gsf, & 15,241 gsf community facility space (church), with a proposed Built FAR of 5.6	115′	30% at 80% AMI

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the Project Area affected by the proposed land use actions. The increment is the difference between the No-Action and the With-Action conditions.

If your project involves multiple development sites, it is generally appropriate to include total development projections in the table below and attach separate tables outlining the reasonable development scenarios for each site. Applicants may re-use information from this table, in its approved form, within the CEQR Full Form.

	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			multi-family dwellings	+multi-family dwellings
No. of dwelling units			433	+433
No. of low- to moderate-income units			249	+249
Gross floor area (sq. ft.)			432,964	+432,964
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	laundromat, accessory office	laundromat, accessory office	local retail	-laundromat, -accessory office; + local retail
Gross floor area (sq. ft.)	2,125	2,125	6,300	+4,175
Manufacturing/Industrial	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use	furniture manufacture, vivero	furniture manufacture, vivero		-furniture manufacture, -vivero
Gross floor area (sq. ft.)	43,146	43,146		-43,146
Open storage area (sq. ft.)	none	none		
If any unenclosed activities, specify:	none	none		
Community Facility	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Type	church	church	church, day care, medical offices	+day care, +medical offices
Gross floor area (sq. ft.)	9,800	9,800	40,246	30,446
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Other Land Uses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," describe:	rear lot areas	rear lot areas	rear lot areas	
PARKING				
Garages	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. of public spaces	included in parking lots below	included in parking lots below	none	none
No. of accessory spaces	none	none	114	+114
Lots	☒ YES ☐ NO	☒ YES ☐ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces	399	399	none	-399
No. of accessory spaces	none	none	none	
ZONING				
Zoning classification	C8-3, C8-3(C)	C8-3, C8-3(C)	R7D(C), R7D/C1-4, R8 (C)	-C8-3, -C8-3(C), +R7D(C), +R7D/C1-4, +R8(C)
Maximum amount of floor area that can be developed	144,785.42 C, 470,552.61 CF	144,785.42 C, 470,552.61 CF	416,422.38 R, 34,000 C, 319,896.38 CF	+416,422 R, -110,785 C, -150,656 CF
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Resid, comm facil, park, manuf; C8-3, R8, (C)	Resid, comm facil, park, manuf; C8-3, R8, (C)	Resid, comm facil, park, retail, parking; C8-3, R7D, R7D/C1-4, R8, (C)	- manuf, + retail

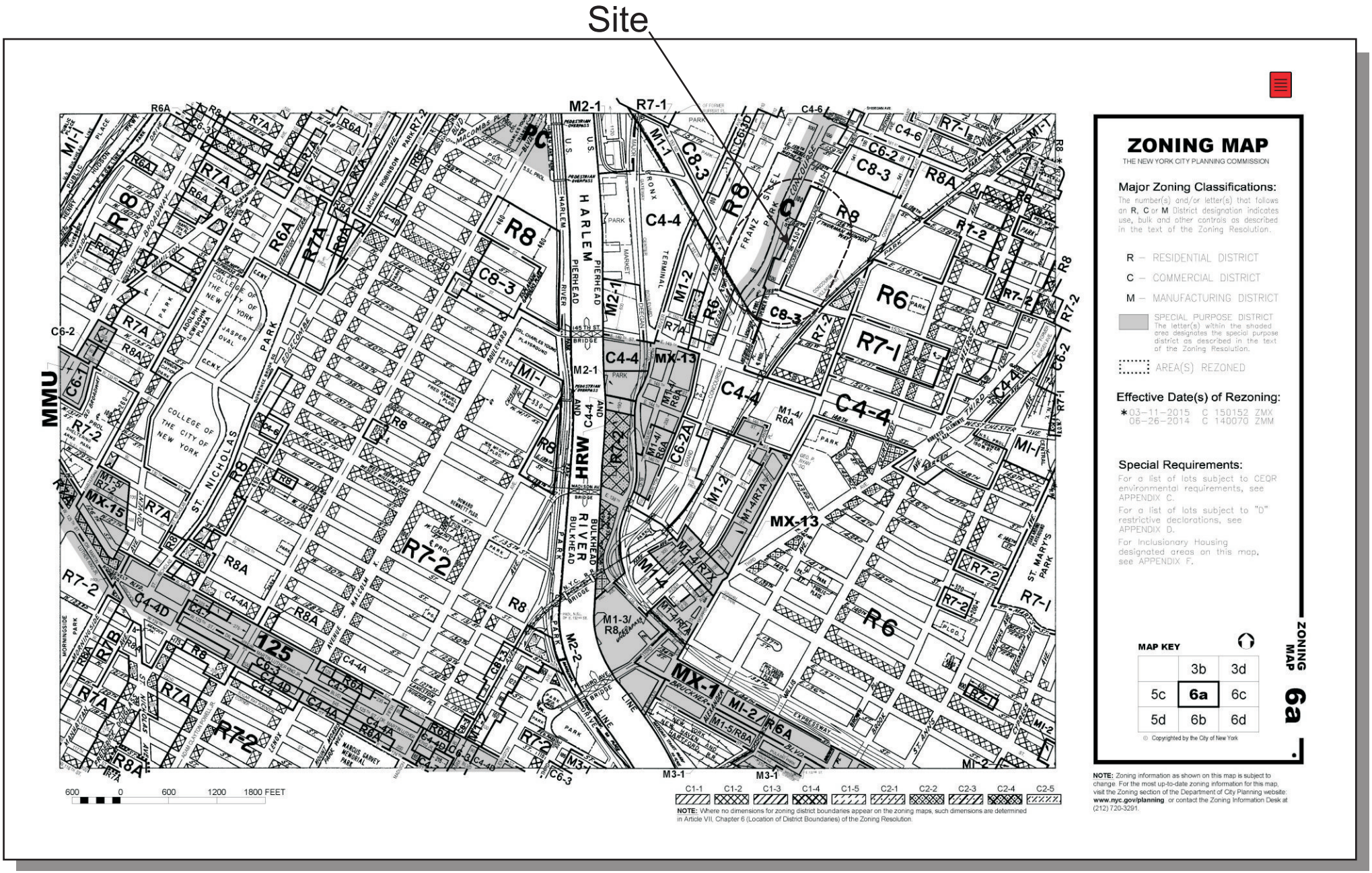
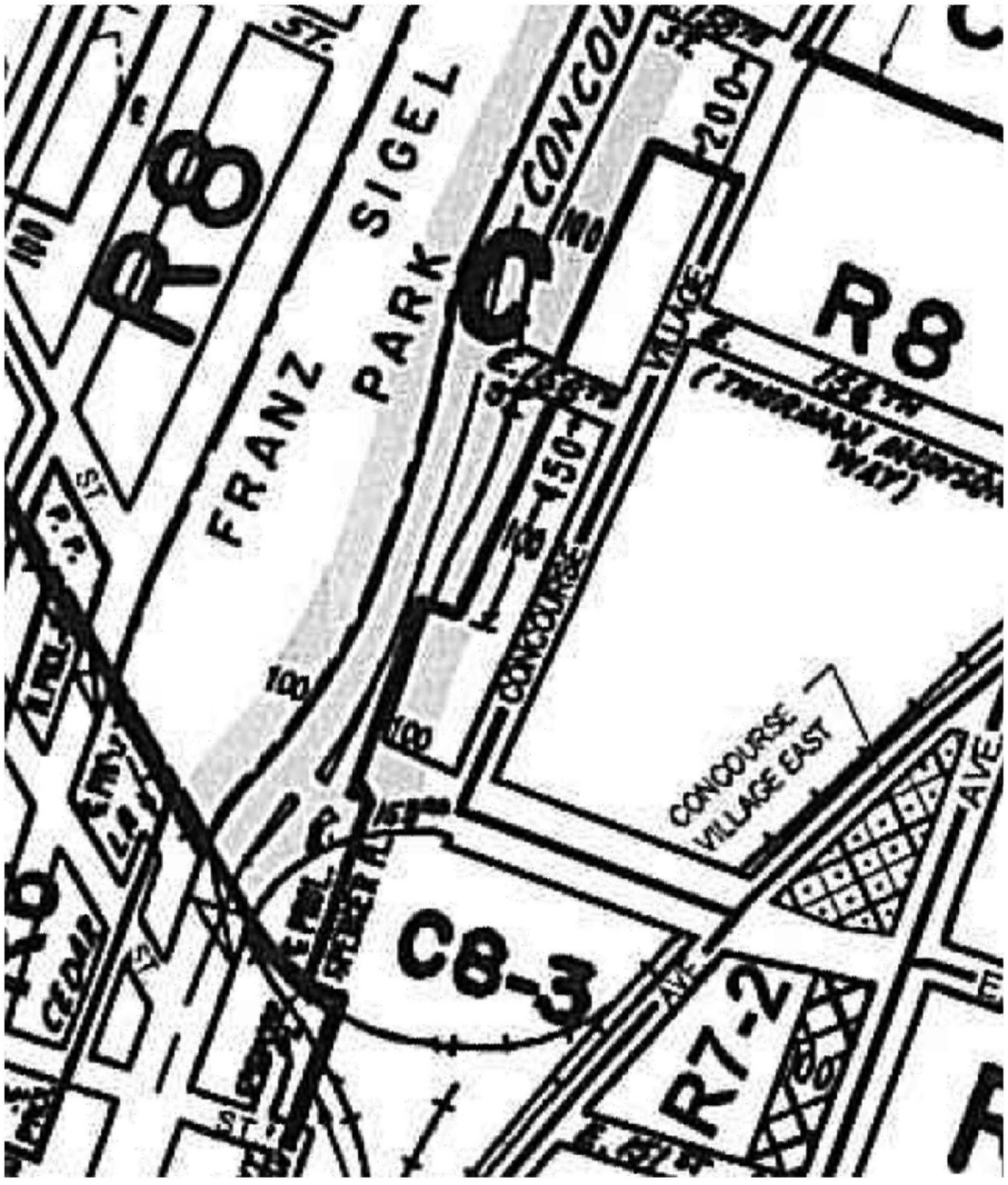

Site
ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION
Major Zoning Classifications:
The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.
R – RESIDENTIAL DISTRICT
C – COMMERCIAL DISTRICT
M – MANUFACTURING DISTRICT
SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
AREA(S) REZONED
Effective Date(s) of Rezoning:
*03-11-2015 C 150152 ZMX
06-26-2014 C 140070 ZMM
Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declorations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.
MAP KEY
3b 3d
5c 6a 6c
5d 6b 6d
© Copyrighted by the City of New York
ZONING MAP 6a
600 0 600 1200 1800 FEET
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning, or contact the Zoning Information Desk at (212) 720-3291.

Figure #2 - Zoning Change Map

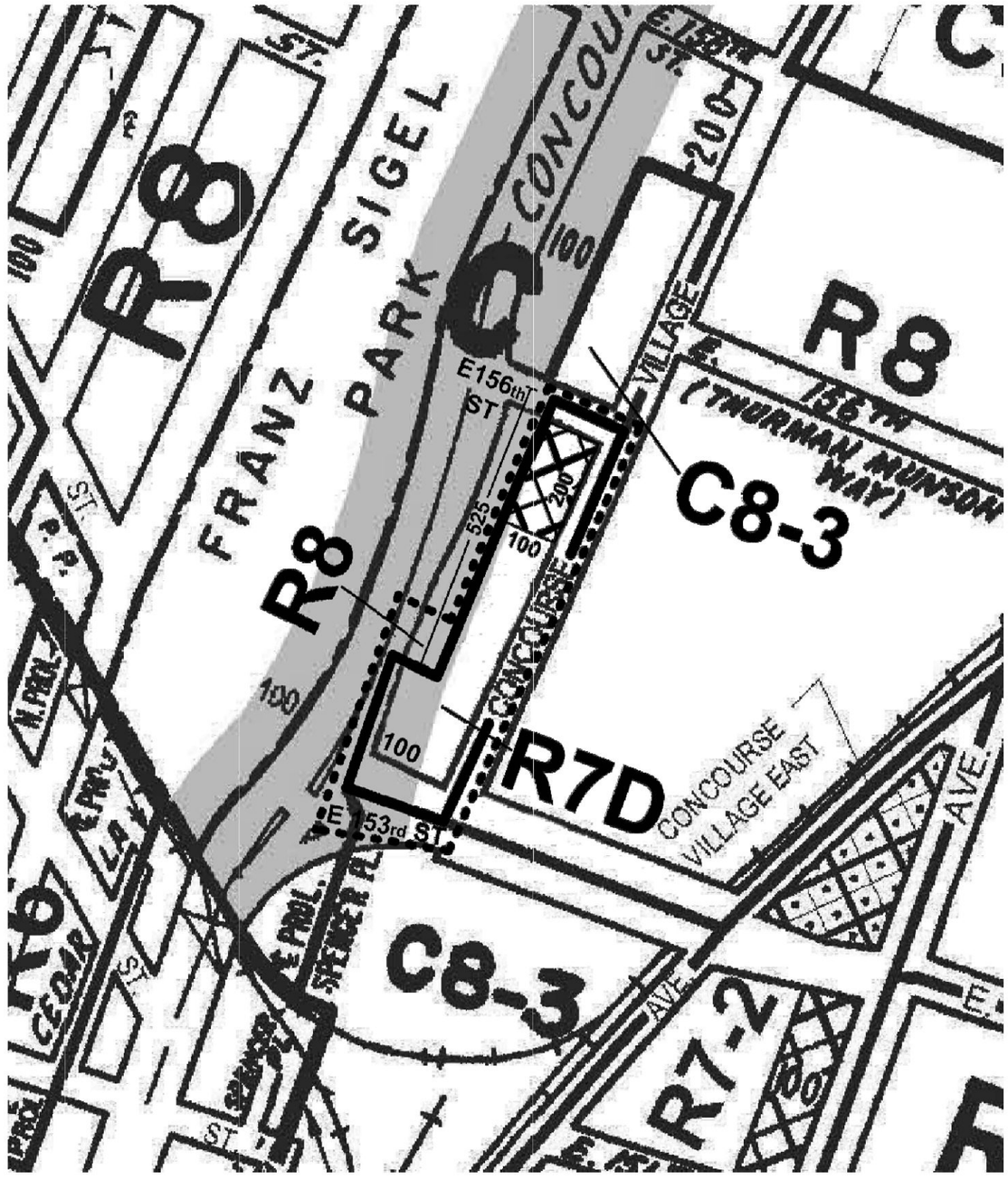
ZONING CHANGE MAP

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 8 (Location of District Boundaries) of the Zoning Resolution.



CURRENT ZONING MAP

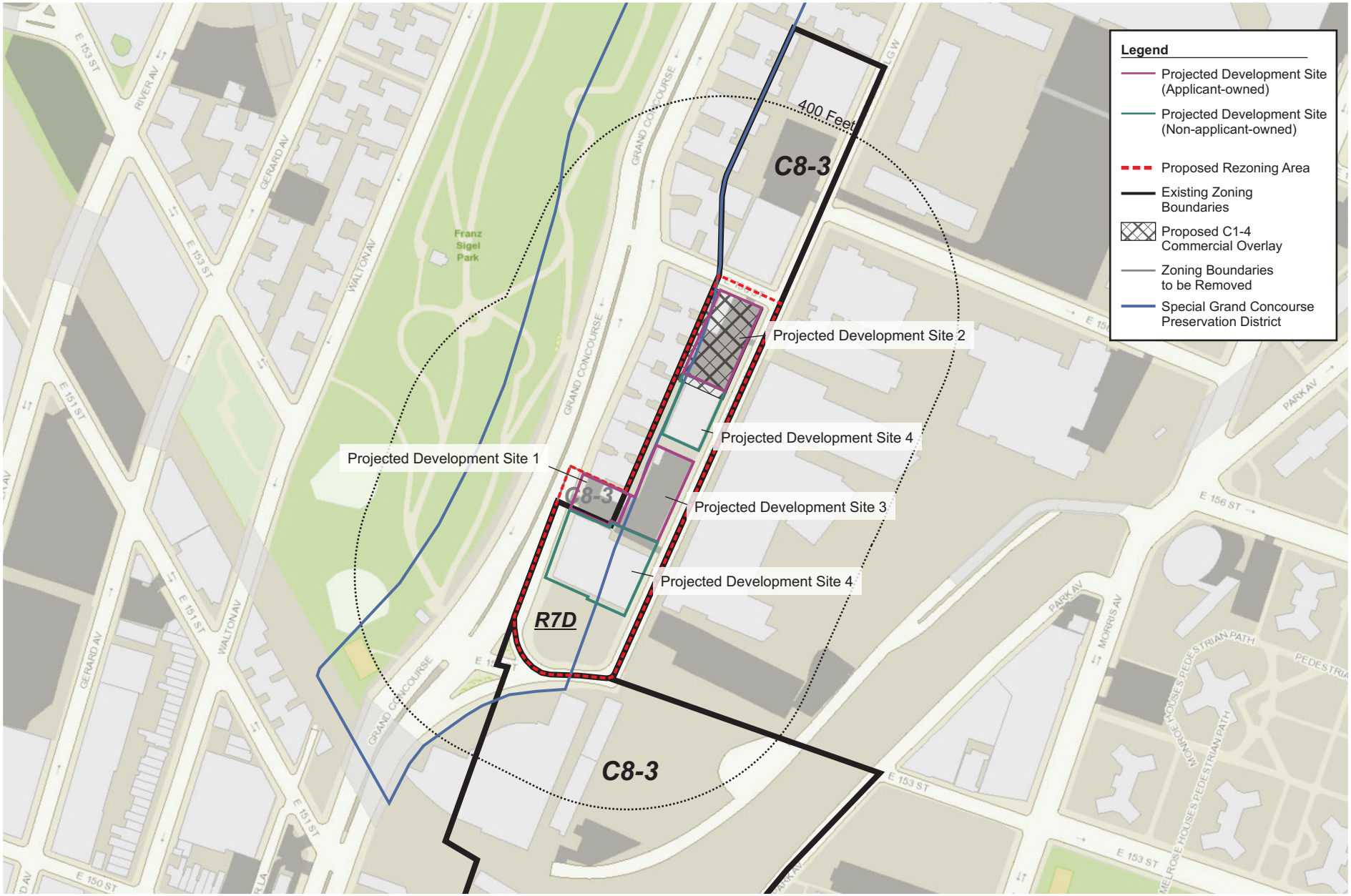


PROPOSED ZONING MAP - Area being rezoned is outline with dotted lines.
Changing a C8-3 district to R7D, R8 and R7D/C1-4.

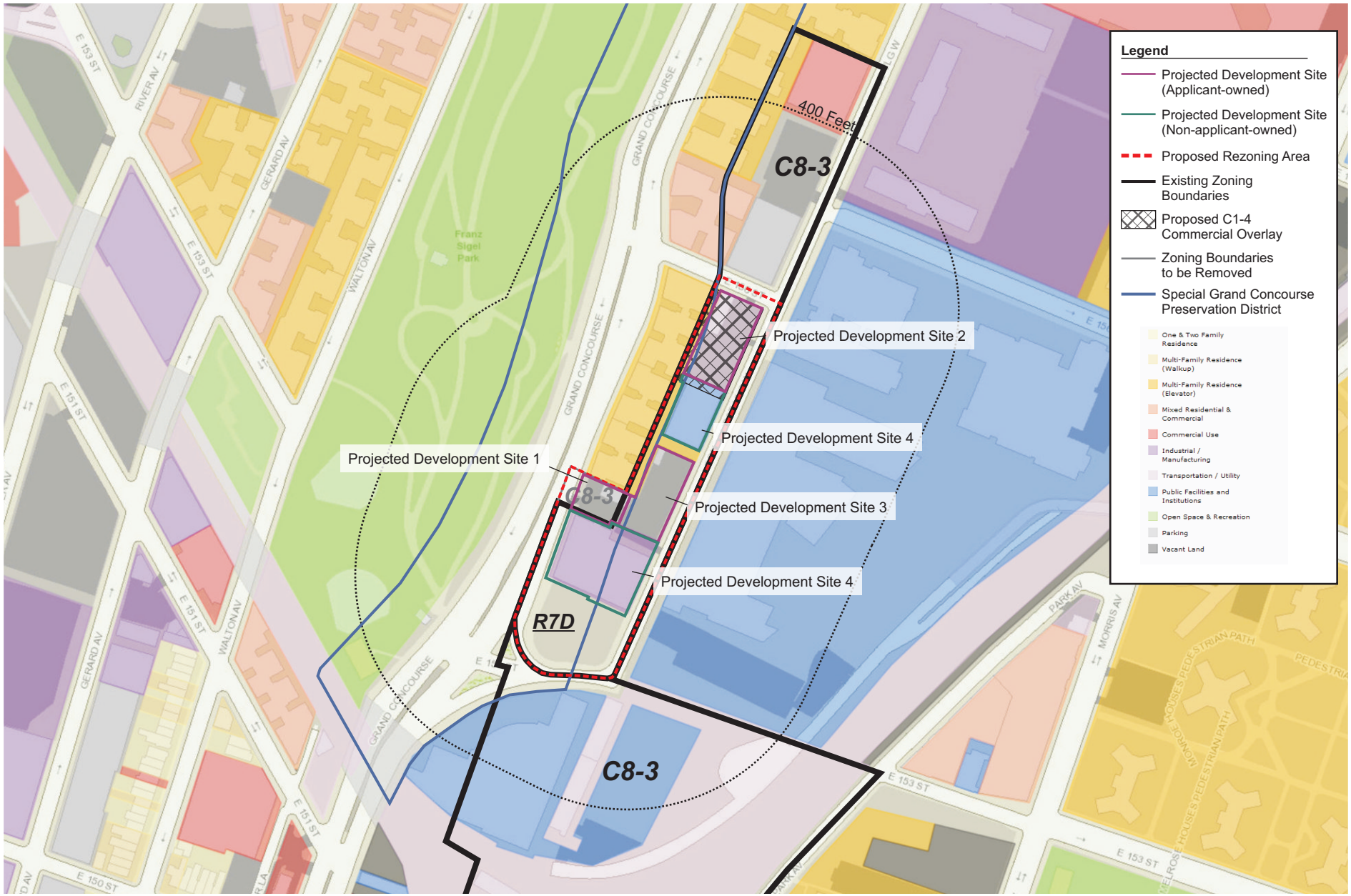
N

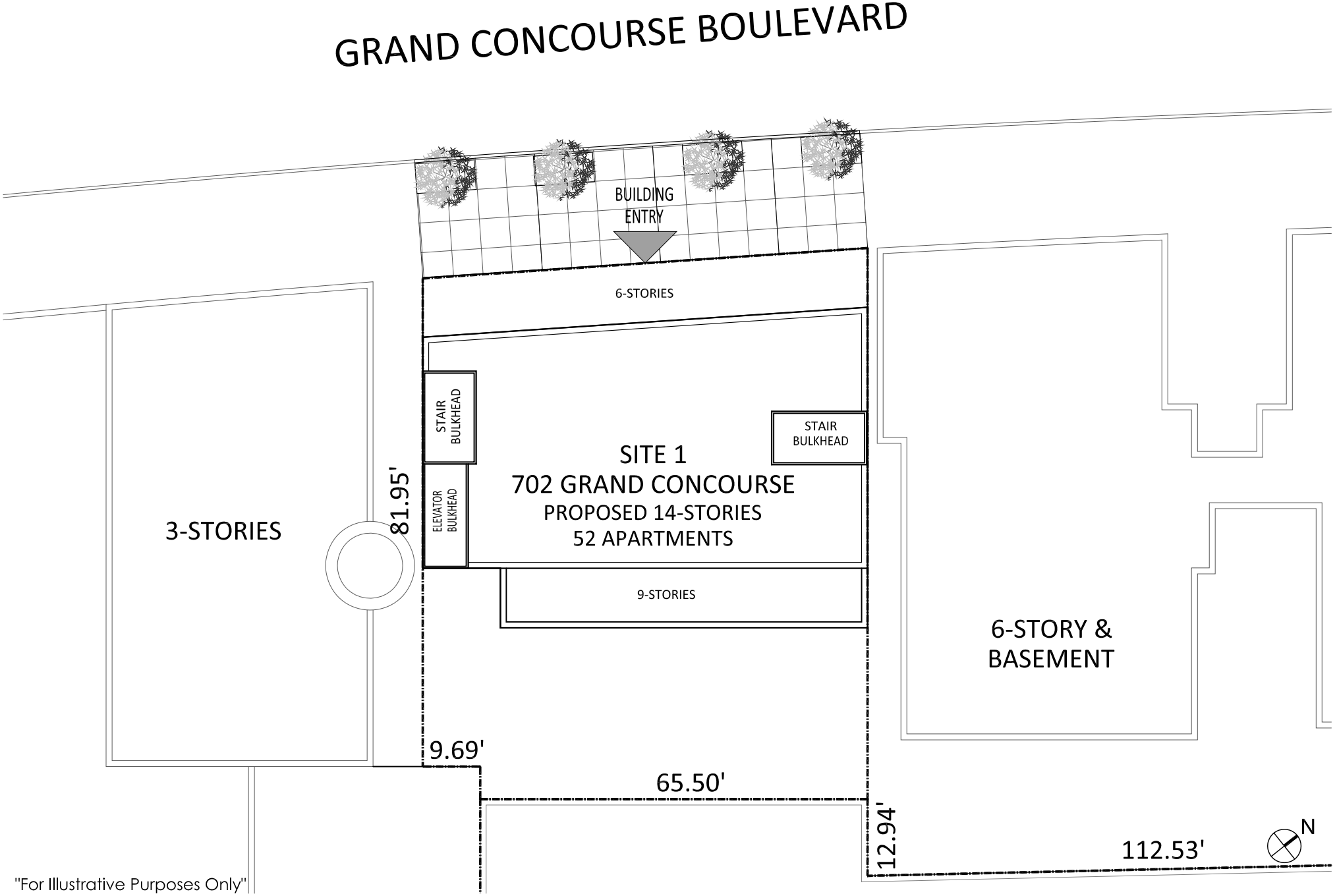
Existing Grand Concourse Special District and Residential Preservation Area


NYC Finance
NYC Digital Tax Map
Effective Date : 09-24-2013 15:04:07
End Date : Current
Bronx Block: 2458
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Proposed Rezoning Area
Existing Zoning Boundaries
Proposed C1-4 Commercial Overlay
Zoning Boundaries to be Removed
Special Grand Concourse Preservation District
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
C8-3
C8-3
R7D
2459
2458
2473
2467
2443
2353
2348
2413
EAST 157 STREET
EAST 156 STREET
GRAND CONCOURSE
GERARD AVENUE
WALTON AVENUE
CONCOURSE VILLAGE EAST
PARK AVENUE
MORRIS AVENUE
EAST 155 STREET
UNNAMED STREET
Feet


Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Proposed Rezoning Area
Existing Zoning Boundaries
Proposed C1-4 Commercial Overlay
Zoning Boundaries to be Removed
Special Grand Concourse Preservation District
400 Feet
C8-3
R7D
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
Franz Sigel Park
GRAND CONCOURSE
WALTON AV
GERARD AV
RIVER AV
E 153 ST
E 151 ST
E 150 ST
PARK AV
MORRIS AV
E 156 ST


Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Proposed Rezoning Area
Existing Zoning Boundaries
Proposed C1-4 Commercial Overlay
Zoning Boundaries to be Removed
Special Grand Concourse Preservation District
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
C8-3
C8-3
R7D
400 Feet
Franz Sigel Park
GRAND CONCOURSE
E 156 ST
E 153 ST
E 151 ST
E 150 ST
GERARD AV
WALTON AV
RIVER AV
CEDAR LA
PARK AV
MORRIS AV


Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Proposed Rezoning Area
Existing Zoning Boundaries
Proposed C1-4 Commercial Overlay
Zoning Boundaries to be Removed
Special Grand Concourse Preservation District
One & Two Family Residence
Multi-Family Residence (Walkup)
Multi-Family Residence (Elevator)
Mixed Residential & Commercial
Commercial Use
Industrial / Manufacturing
Transportation / Utility
Public Facilities and Institutions
Open Space & Recreation
Parking
Vacant Land
400 Feet
C8-3
C8-3
C8-3
R7D
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
Franz Sigel Park
GRAND CONCOURSE
WALTON AV
GERARD AV
RIVER AV
E 153 ST
E 151 ST
E 150 ST
PARK AV
MORRIS AV



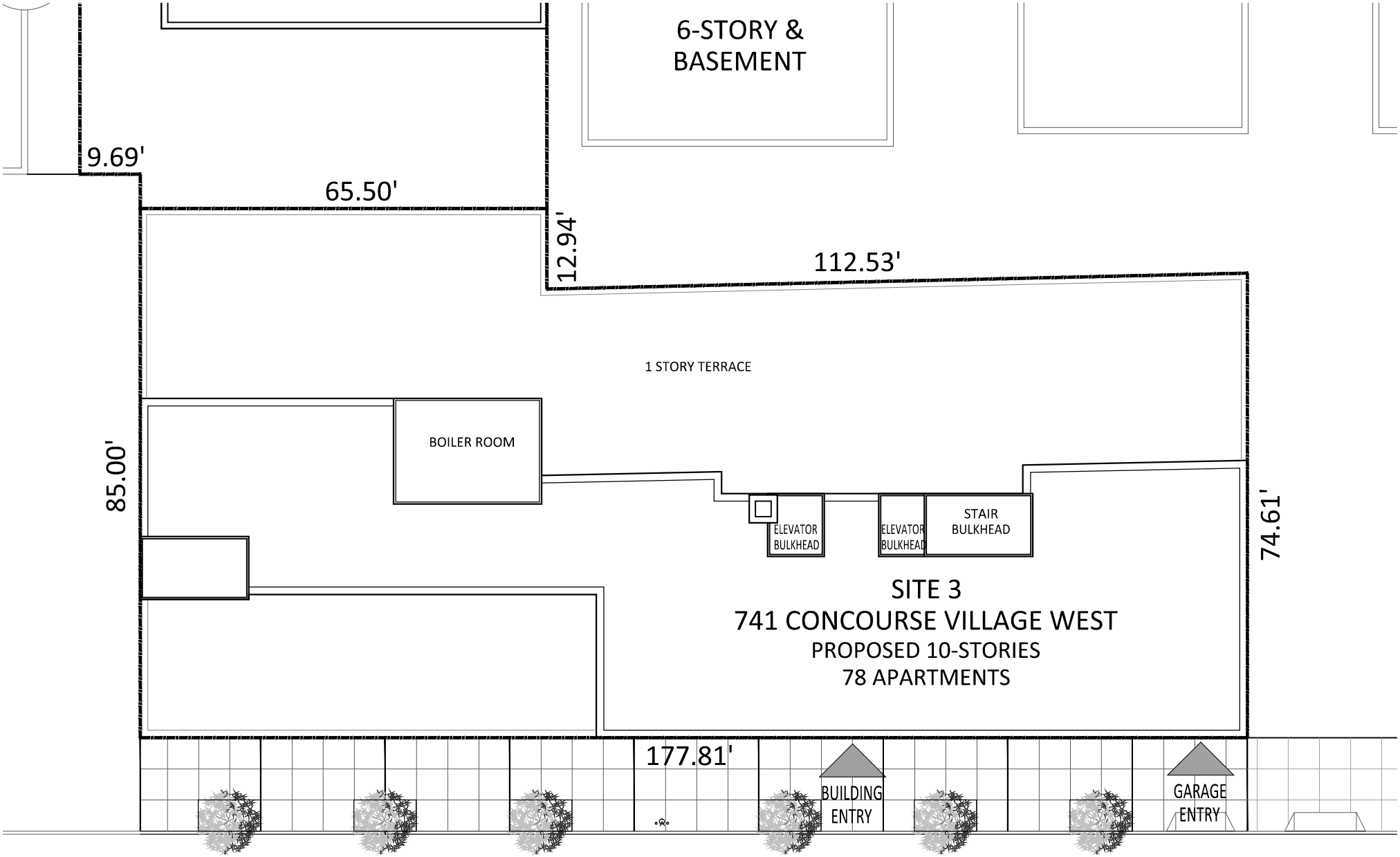
Scale: 3/64" = 1-0"

Concourse Village West Apartments

Project Site 1 - 702 Grand Concourse

DANOIS ARCHITECTS, P.C.

September 23, 2016



CONCOURSE VILLAGE WEST (SHERIDAN AVENUE)

N

"For Illustrative Purposes Only"

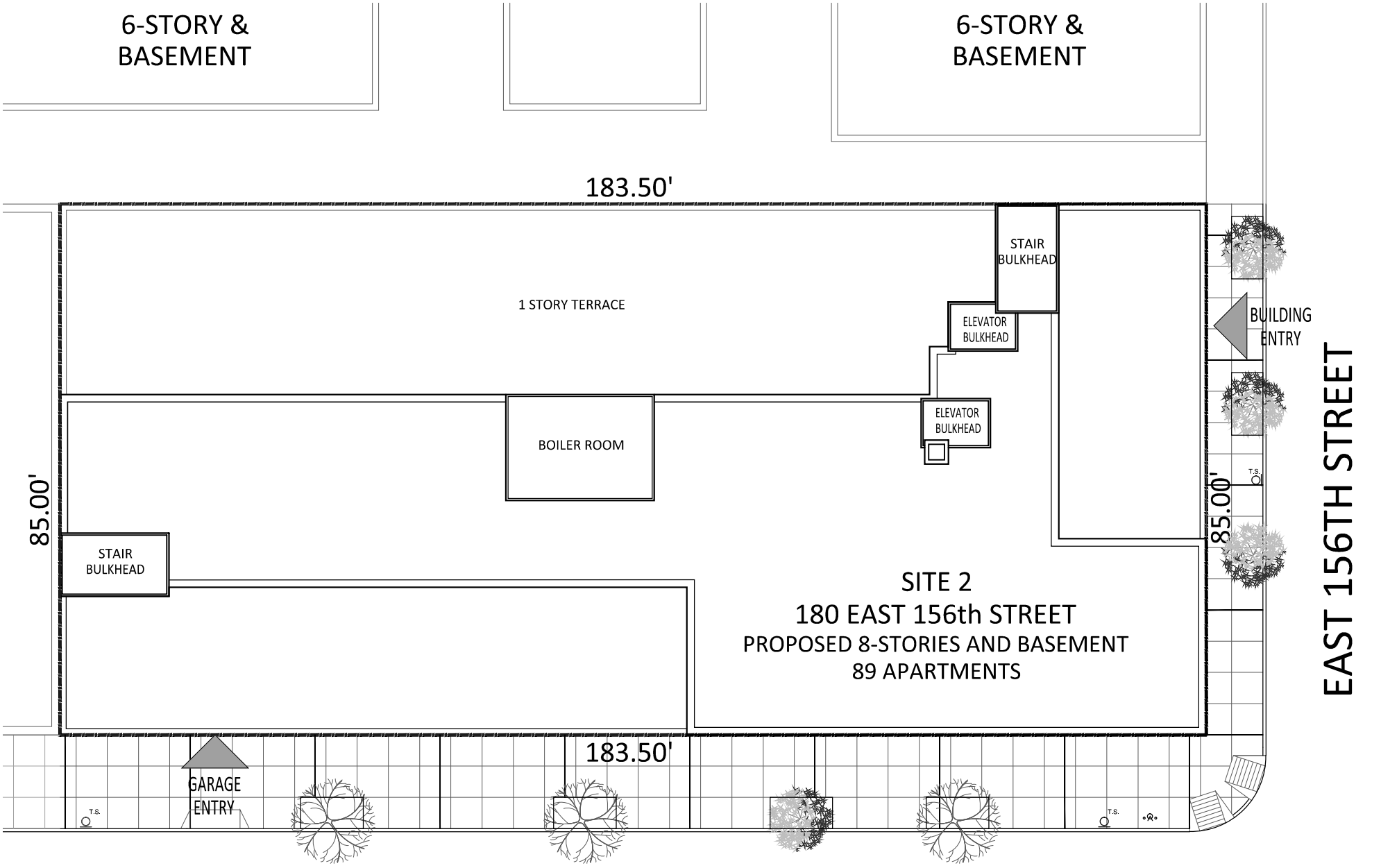
Scale: 3/64" = 1-0"

Concourse Village West Apartments

Project Site 3 - 741 Concourse Village West

DANOIS ARCHITECTS, P.C.

September 23, 2016



CONCOURSE VILLAGE WEST (SHERIDAN AVENUE)

N

"For Illustrative Purposes Only"

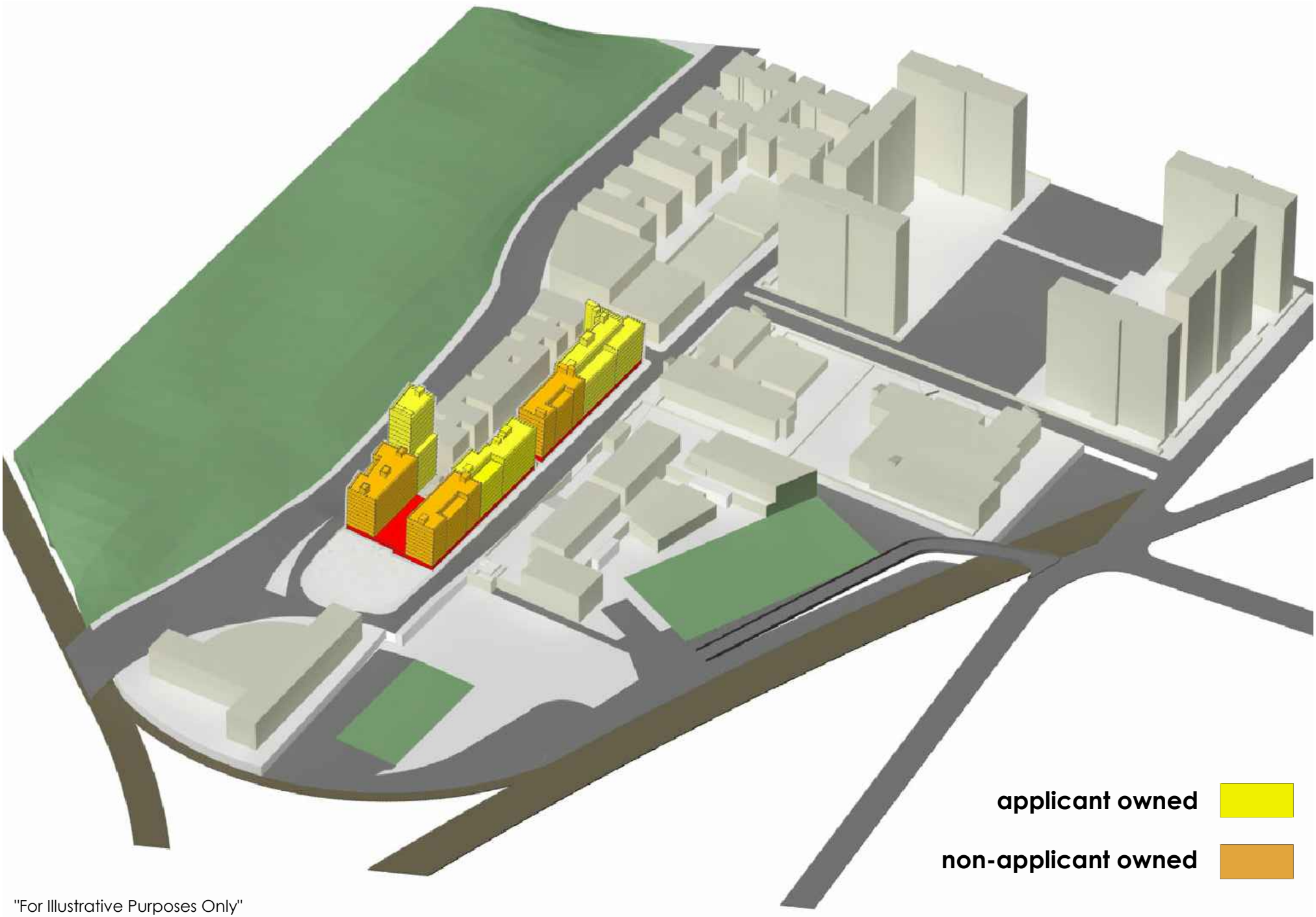
Scale: 3/64" = 1-0"

Concourse Village West Apartments

Project Site 2 - 180 East 156th Street

DANOIS ARCHITECTS, P.C.

September 23, 2016



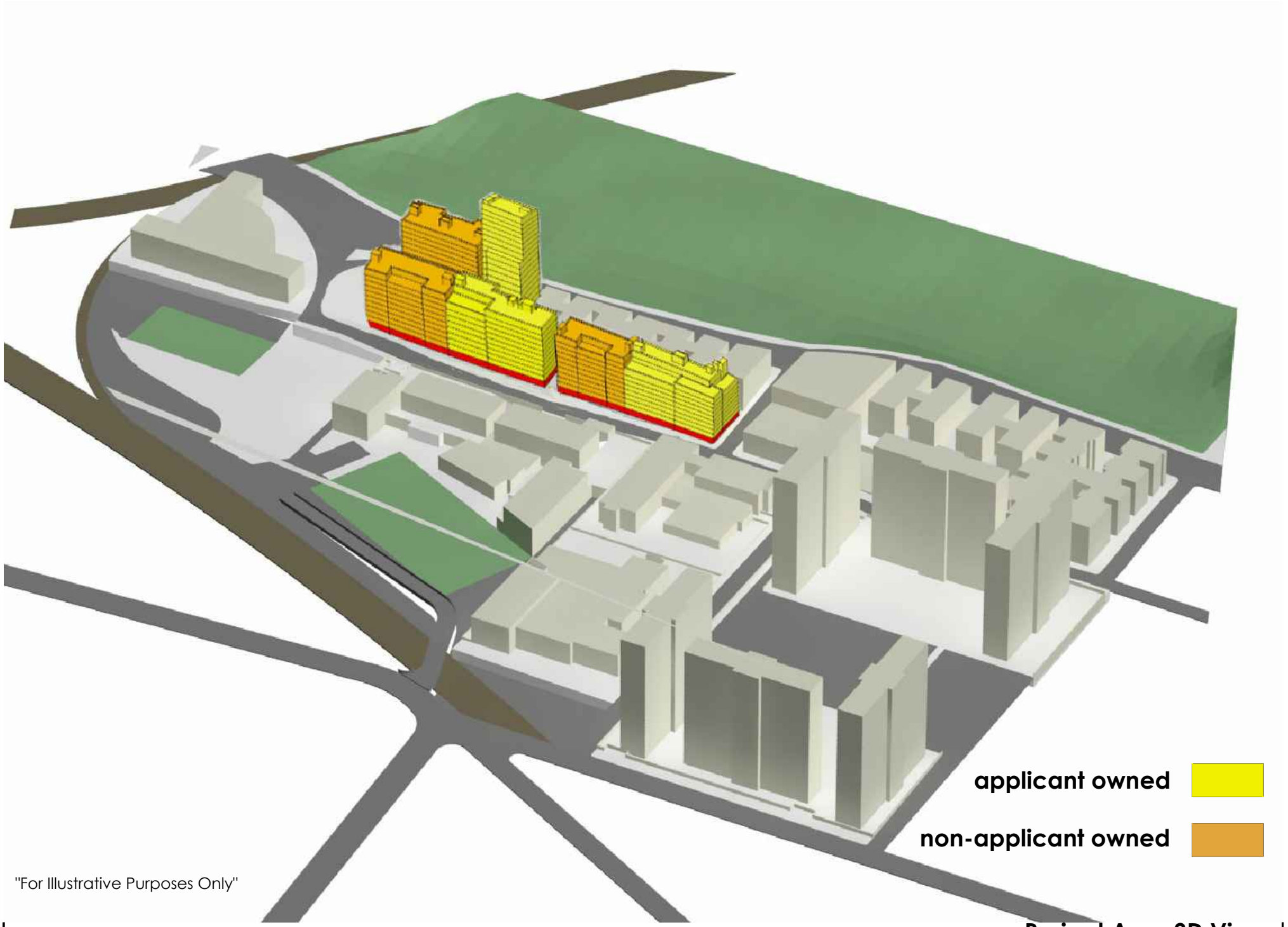
"For Illustrative Purposes Only"

Concourse Village West Apartments

Project Area 3D View

DANOIS ARCHITECTS, P.C.

September 23, 2016



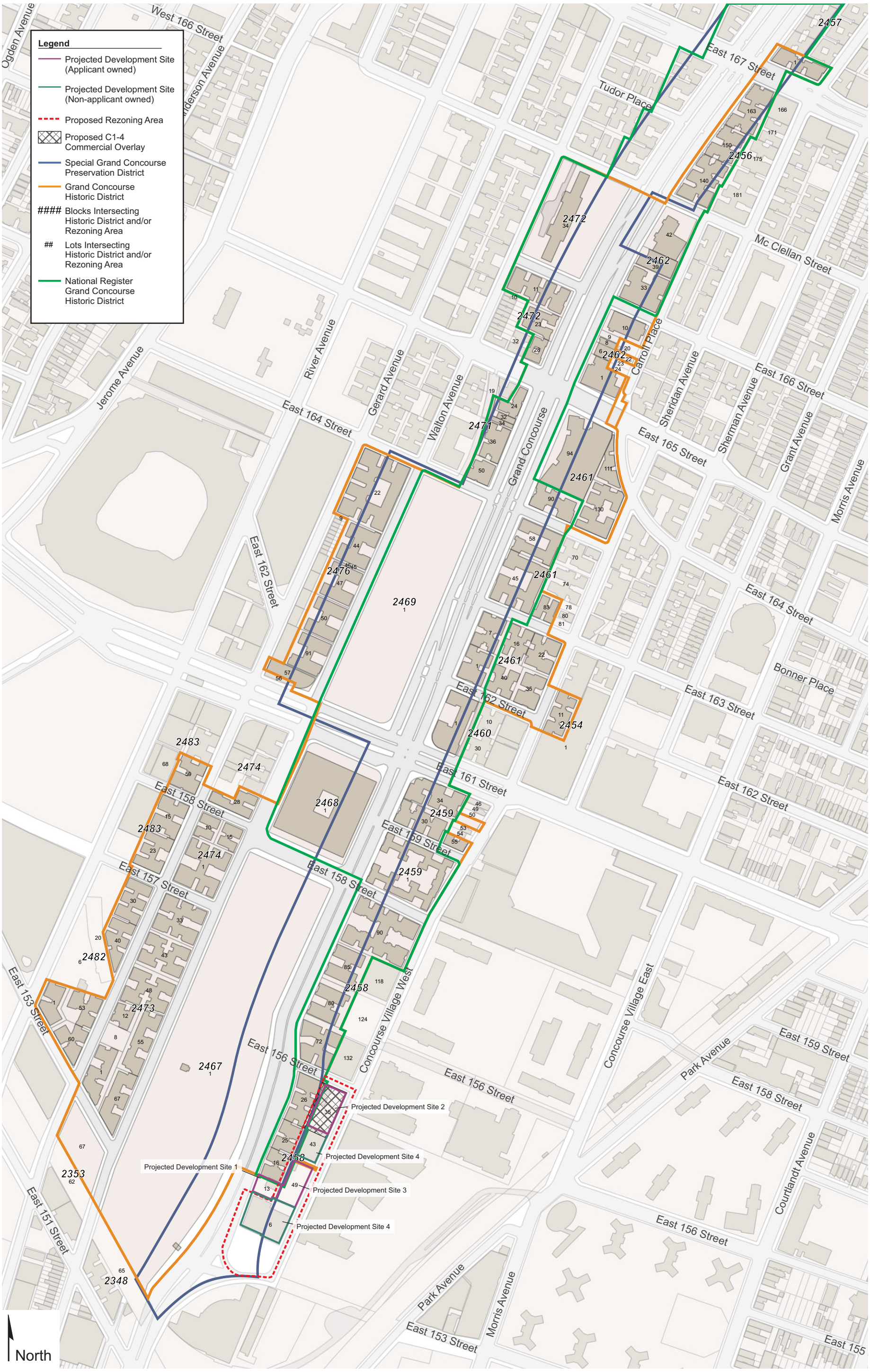
"For Illustrative Purposes Only"

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

Project Area 3D View

September 23, 2016

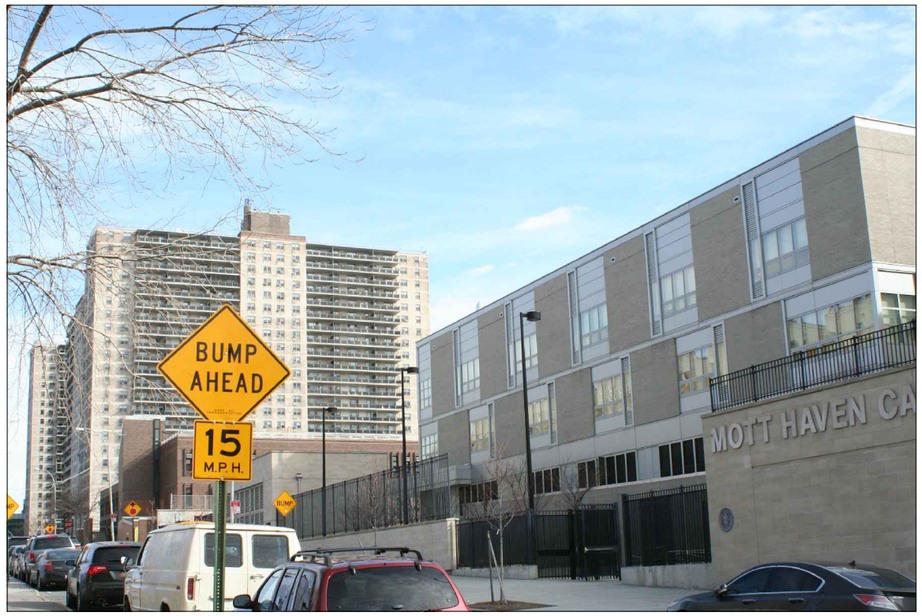

Legend
Projected Development Site (Applicant owned)
Projected Development Site (Non-applicant owned)
Proposed Rezoning Area
Proposed C1-4 Commercial Overlay
Special Grand Concourse Preservation District
Grand Concourse Historic District
Blocks Intersecting Historic District and/or Rezoning Area
Lots Intersecting Historic District and/or Rezoning Area
National Register Grand Concourse Historic District
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
North
West 166 Street
East 167 Street
Tudor Place
Mc Clellan Street
East 166 Street
East 165 Street
East 164 Street
East 163 Street
East 162 Street
East 161 Street
East 159 Street
East 158 Street
East 157 Street
East 156 Street
East 155
East 153 Street
East 151 Street
Ogden Avenue
Jerome Avenue
River Avenue
Gerard Avenue
Walton Avenue
Grand Concourse
Carroll Place
Sheridan Avenue
Sherman Avenue
Grant Avenue
Morris Avenue
Bonner Place
Concourse Village West
Concourse Village East
Park Avenue
Courtlandt Avenue
2457
2456
2472
2462
2471
2461
2476
2469
2460
2454
2483
2474
2468
2459
2482
2473
2458
2467
2353
2348



1. View of Site A from Concourse Village West and E. 156th Street.



2. View of Site B and Site A beyond along Concourse Village West.



3. View of Mott Haven Campus along Concourse Village West.



4. View of Site A from E. 156th Street and Mott haven Campus beyond.



Photographs Taken on February 22, 2013

N



1. View of Grand Concourse at East 156th Street.



2.View of Franz Sigel Park at East 156th Street.



3. View of Site C (702 Grand Concourse) from Bing



4. View of Site B and rear of Site C.



Photographs Taken on February 22, 2013

N

ENVIRONMENTAL ASSESSMENT STATEMENT

INTRODUCTION

Based on the analysis and the screens contained in the Environmental Assessment Statement Full Form, the analysis areas that require further explanation include land use, zoning, and public policy, socioeconomics, community facilities, open space, shadows, historic and cultural resources, urban design and visual resources, hazardous materials, water and sewer infrastructure, transportation, air quality, noise, and construction as further detailed below. The subject heading numbers below correlate with the relevant chapters of the *CEQR Technical Manual.*

4. LAND USE, ZONING AND PUBLIC POLICY

Under the *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the use and development trends in the area that may be affected by a proposed action and determines whether the proposed action is compatible with those conditions or may affect them. Similarly, the analysis considers the proposed action's compliance with, and effect on, the area's zoning and other applicable public policies.

The Proposed Actions consist of a zoning map amendment that would rezone a portion of Block 2458 in Bronx Community District 4 from the existing C8-3 district to a R8 district (Lot 13), a R7D district (Lots 49, 6, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The Proposed Actions also include of a zoning text amendment to Zoning Resolution (ZR) Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Affected Area. The proposed zoning map and text amendments would facilitate a proposal by the Applicant to construct three buildings on three separate development sites within the Rezoning Area (Block 2458, Lot 13; Lot 35; and Lot 49), totaling 234,042 gross square feet (gsf) of residential use for 234 dwelling units of which 189 units would be affordable for households earning up to 80 percent of the Area Median Income (AMI), 6,300 gsf of commercial retail use, 12,605 gsf of community facility use, and 62 accessory parking spaces. As discussed in the Project Description, the Proposed Developments are expected to be complete by 2021. Absent the Proposed Actions (the No-Action condition) it is assumed that the development sites would remain vacant as under existing conditions.

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning and public policy is related to the type and size of the project, as well as the location and context of the area that could be affected by the project. To assess the potential for project related impacts, the land use study area has been defined as the area located within a 400-foot radius of the proposed Rezoning Area. The 400-foot radius study area is generally bounded on the north by an area between East 157th and East 158th Streets, on the south by East 153rd Street, on the east by an area between Concourse Village West and Concourse Village East/Park Avenue, and on the west by the central area of Franz Sigel Park between

the Grand Concourse and Walton Avenue. Various sources have been used to prepare a comprehensive analysis of land use, zoning, and public policy characteristics of the area, including field surveys, studies of the neighborhood, census data, and land use and zoning maps.

LAND USE

Existing Conditions

Rezoning Area

The Rezoning Area (the area subject to the Zoning Map and Zoning Text Amendments) is located in the West Concourse neighborhood of the Bronx on a portion of the block located between East 153rd Street, East 156th Street, the Grand Concourse, and Concourse Village West. The Rezoning Area is on Block 2458 and consists of the entirety of Lots 6, 13, 35, 43, 49, and portions of Lots 16, 25, and 26. Block 2458, Lots 13, 35, and 49 constitute the Applicant's property which is proposed for development. Block 2458, Lots 6, 43 and portions of Lots 16, 25, and 26 would be rezoned but are not controlled by the Applicant[1]. Development is projected to occur on Lots 6 and 43. No development would occur on Lots 16, 25, and 26 as only small portions of their rear lot areas extending into the C8-3 zoning district would be rezoned to R7D. These small areas primarily function as driveways for the residential buildings located on the portions of these lots not located in the Rezoning Area.

The Rezoning Area is developed with 2,125 gsf of accessory office space and a Laundromat, a furniture manufacturer and vivero comprising 43,146 gsf of manufacturing floor area, a 9,800 gsf church, and 399 at-grade public parking spaces. The existing development on each of the Projected Development Sites is detailed below.

Projected Development Site 1 (702 Grand Concourse; Block 2458, Lot 13) is developed with an attended parking lot with a permitted capacity of 150 public parking spaces and an approximately 1,680 gsf one-story (12-foot tall) garage building used as an office for the parking lot.

Projected Development Site 2 (180 East 156th Street; Block 2458, Lot 35) is developed with an attended parking lot with a permitted capacity of 99 public parking spaces and an approximately 4,250 gsf one-story and basement garage building used for vehicle parking, auto body repair, and 2,125 gsf of accessory office space and small laundromat.

Projected Development Site 3 (741 Concourse Village West; Block 2458, Lot 49) is developed with an attended parking lot with a capacity of 150 public parking spaces (with use of a combination indoor garage/outdoor lot license from the adjacent Lot 6) and a one-story parking attendant's booth.

Projected Development Site 4 (700 Grand Concourse; Block 2458, Lot 6) is developed with a 43,146 gsf building which contains a furniture warehouse and a vivero (live animal market)

[1] Lots 16, 25 and 26 front primarily on the Grand Concourse with small portions in their rear extending into the rezoning area.

on the ground floor with warehouse and accessory office space on the second and penthouse floors above.

Projected Development Site 5 (737 Concourse Village West; Block 2458, Lot 43) is developed with a 9,800 gsf one-story building occupied by a church.

Block 2458, Lots 16, 25, and 26 are developed with multi-story apartment buildings. These lots are fully developed and have no additional development potential. These lots are primarily zoned R8 with small portions of their rear lot areas extending into the C8-3 zoning district. These small areas primarily function as driveways for the residential buildings located on the portions of these lots not located in the Rezoning Area. The areas of the C8-3 zoned portions of these lots are as follows: Lot 16: 4,107.14 square feet; Lot 25: 4,043.37 square feet; and Lot 26: 3,000 square feet. The C8-3 portions of these lots would be rezoned to R7D. Based on ZoLa information, lot 16 is developed to an FAR of 4.83; lot 25 is developed to an FAR of 4.76; and lot 26 is developed to an FAR of 5.91. As only the small C8-3 portions of these lots would be rezoned to R7D, the FAR of 5.6 that would be permitted on a lot fully within the R7D district would not be relevant to these parcels and no new development would occur.

The rezoning area would extend to the southern end of Block 2458 to include a composting site at the southern tip of the block. No new development is projected for this property.

400-Foot Radius Project Study Area

The lots in the Rezoning Area occupy the bulk of the block on which they are located, Block 2458. The remaining uses on the block consist of three 6-story apartment houses fronting on the Grand Concourse and a composting site at the southern tip of the block. The portion of Block 2458 within the 400-foot radius to the north of East 156th Street is developed with two 6-story apartment houses (one of which contains ground floor retail space) fronting on the Grand Concourse, a parking lot, and a parking garage.

The project study area to the east of the Rezoning Area across Concourse Village West is developed with a full block of community facility uses on Block 2443. In particular, Bronx Elementary School (P.S. 385) and Concourse Village Elementary School (P.S. 359) are located across the street from the Rezoning Area. A small corner of a 25-story multi-family residential building on Block 2443 to the north is also located within the 400-foot radius.

To the south of the Rezoning Area across East 153rd Street contains a small portion of Cardinal Hayes Catholic High School as well as two small landscaped traffic islands.

Directly to the west of the Rezoning Area within the 400 foot study area is a portion of Franz Sigel Park.

Future No-Action Scenario

Rezoning Area

Under the No-Action Scenario for the Project Build Year of 2021, it is assumed that the five Projected Development Sites would remain in their existing condition as detailed above. No new as-of-right development would occur on these sites as their existing C8-3 and C8-3 (C) zoning precludes the development of any residential uses. In addition, market conditions and recent development trends in the area are not supportive of the development of relatively small new 'free-standing' (without the development of residential uses) commercial uses at this location without the support of government tax incentives such as those granted to Gateway Center discussed below.

The nearby Gateway Center at Bronx Terminal Market is a large commercial shopping center located at 610 Exterior Street south of Yankee Stadium between River Avenue and the Major Deegan Expressway approximately one-third mile from the project site. The center encompasses under one million square feet of retail space built on a 17-acre site that formerly held a wholesale fruit and vegetable market as well as the former Bronx House of Detention. The $500 million shopping center, which was completed in 2009, saw the construction of several new buildings and the renovation of an existing building that was part of the original market. The two main buildings are linked by a six-level garage for 2,600 cars.

400-Foot Radius Project Study Area

No new development projects are identified for the 400-foot radius project study area based on a review of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Bronx Community District 4. No development plans are known to exist for the existing parking lots or other uses within the project study area as identified above by the project build year of 2021.

Therefore, surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2021. The 400-foot area surrounding the project site is developed with a stable mixed-use community containing residential apartment buildings, community facilities, open space, and a few scattered commercial and light industrial uses. Other than the parking lots which are heavily utilized, few if any undeveloped parcels remain within the project study area and it is therefore anticipated that no significant new development would occur within this area by 2021.

Future With-Action Scenario

Rezoning Area

Under the With-Action Scenario for the Project Build Year of 2021, the five Projected Development Sites would be developed with five new buildings containing a total of 532,375 gsf of floor area including 433 dwelling units (based on an average size of 1,000 gsf per dwelling unit), 6,300 gsf of retail space, 40,246 gsf of community facility space, and 114 accessory garage parking spaces. The projected development on each of the five Development Sites is detailed below.

Projected Development Site 1 would be developed with a 17-story and cellar, 60,044 gsf building containing 60 dwelling units. Approximately 48 of the dwelling units would be reserved for low-income households and the remaining 12 units would be middle income rentals. Of the 48 low-income units, 18 units would be affordable to those with incomes averaging 80% AMI and 30 units would be affordable to those with incomes averaging 60% AMI per HPD's 50/50 mix & match program.

Projected Development Site 2 would be developed with an 11-story and basement 116,817 gsf building containing 89 dwelling units, 6,300 gsf of UG 6 commercial retail space, and 62 basement level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West. Approximately 72 of the dwelling units would be reserved for low-income households and the remaining 17 units would be middle income rentals. Of the 72 low-income units, 27 units would be affordable to those with incomes averaging 80% AMI and 45 units would be affordable to those with incomes averaging 60% AMI per HPD's 50/50 mix & match program.

Projected Development Site 3 would be developed with an 11-story and cellar, 97,963 gsf building containing 85 dwelling units and 12,605 gsf of community facility space (day care center). Approximately 69 of the dwelling units would be reserved for low-income households and the remaining 16 units would be middle income rentals. Of the 69 low-income units, 26 units would be affordable to those with incomes averaging 80% AMI and 43 units would be affordable to those with incomes averaging 60% AMI per HPD's 50/50 mix & match program.

Projected Development Site 4 would be developed with an 11-story and cellar, 193,054 gsf building containing 150 dwelling units, 12,400 gsf of community facility space (medical offices), and 52 accessory attended parking spaces accessed via two new curb cuts from Concourse Village West. It is assumed that approximately 45 of the dwelling units would be reserved for low-income households affordable to those with incomes averaging 80% AMI under the Mandatory Inclusionary Housing Program and the remaining 105 units would be middle income rentals.

Projected Development Site 5 would be developed with an 11-story and cellar, 64,497 gsf building containing 49 dwelling units and 15,241 gsf of community facility floor area (church). It is assumed that approximately 15 of the dwelling units would be reserved for low-income households affordable to those with incomes averaging 80% AMI under the Mandatory Inclusionary Housing Program and the remaining 34 units would be middle income rentals.

For the Applicant owned sites 1, 2, and 3, 50% of the residential floor area would be for affordable housing units for residents with incomes averaging 60% AMI (118 units), 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 60%-80% AMI (71 units), and 20% of the residential floor area would be for affordable housing units for residents with incomes averaging 90%-100% AMI (45 units). Funding would be provided by the NYC Housing Development Corporation (HDC) as the

primary bond funder, and additional funding would be provided by the NYC Department of Housing Preservation and Development (HPD) using HPD'S/HDC's 50-50 program ("Mix and Match"). For the Non-Applicant owned sites 4 and 5, 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 80% AMI (60 units). All affordable units would be permanently affordable.

The portions of Lots 16, 25, 26 located within the Rezoning Area would remain in their existing use as they are unaffected by the proposed rezoning. Table 4-1 below presents the No-Action and With-Action developments on the five Projected Development Sites and shows the increment between these two scenarios.

Table 4-1
No-Action and With-Action Development Scenarios and Increment

Proj Devel Site #	Block/Lot	Applic/ Non-Applic Owned	Lot Size (SF)	No-Action Scenario	With-Action Scenario	Increment
1	2458, 13	Applicant	6,890	150 public pkg spaces, 1,680 gsf garage bldg, access office	17-story & cellar, 60,044 gsf building containing 60 DUs within 60,044 gsf	Removed: 150 public pkg spaces, 1,680 gsf garage, access office Added: 60 DUs
2	2458, 35	Applicant	15,598	99 public pkg spaces, 4,250 gsf garage bldg, auto repair, 2,125 gsf access office, laundromat	11-story, basement, & cellar 116,817 gsf building containing 89 DUs within 88,640 gsf, 6,300 gsf retail space, & 62 parking spaces within 21,877 gsf	Removed: 99 public pkg spaces, 4,250 gsf garage bldg, auto repair, 2,125 gsf access office, laundromat Added: 89 DUs, 6,300 gsf retail, 62 parking spaces
3	2458, 49	Applicant	13,945	150 public pkg spaces	11-story & cellar 97,963 gsf building containing 85 DUs within 85,358 gsf, & 12,605 gsf community facility space (day care center)	Removed: 150 public pkg spaces Added: 85 DUs, 12,605 gsf community facility
4	2458, 6	Non-Applicant	26,141	43,146 gsf furniture warehouse, vivero, access office	11-story & cellar 193,054 gsf building containing 150 DUs within 149,666 gsf, 12,400 gsf community facility space (medical offices), & 52 parking spaces within 30,988 gsf	Removed: 43,146 gsf furniture warehouse, vivero, access office Added: 150 DUs, 12,400 gsf community facility, 52 parking spaces
5	2458, 43	Non-Applicant	9,817	9,800 gsf church	11-story 64,497 gsf building containing 49 DUs within 49,256 gsf, & 15,241 gsf community facility space (church)	Removed: 9,800 gsf church Added: 49 DUs, 15,241 gsf community facility

400-Foot Radius Project Study Area

The Proposed Actions would not result in any changes in land use within the 400-foot radius project study area.

Conclusion

The Applicant seeks to develop three underutilized properties, which are primarily used for at-grade parking, in order to construct a mixed-use development. The project would be primarily residential and would contain middle- and low-income housing. It would also contain local retail and community facility space and accessory parking to serve residents of the proposed development and other persons in the surrounding community. For the purposes of a conservative analysis, five lots within the Rezoning Area are projected to be developed with 432,964 gsf of residential use for 433 dwelling units, 6,300 gsf of commercial use, 40,246 gsf of community facility use, and 114 accessory off-street parking spaces. This would constitute a significant land use change on the project site but the Applicant believes this change would be beneficial as it would fully develop these underutilized sites and would provide affordable housing, local retail and community facility space, and accessory parking.

The projected developments would replace existing parking lots, vehicle repair, and other accessory uses in the Rezoning Area but this impact would not be considered significant. The proposed project would not create additional non-conforming uses within the Rezoning Area and 400-foot study area since residential use already exists. The projected developments could alter existing development patterns in the future, especially of the obsolete and underutilized manufacturing and church uses in the vicinity of the site, by encouraging the development of additional residential uses. However, this would be in compliance with City policies to encourage the development of new housing, especially affordable housing, in underutilized areas of the City.

Based on the above analyses, it has been determined that no potentially significant adverse impacts related to land use are expected to occur as a result of the Proposed Actions. Therefore, further analysis of land use is not warranted.

ZONING

Existing Conditions

Rezoning Area

The Rezoning Area is currently zoned C8-3. C8 zoning districts, bridging commercial and manufacturing uses, provide for automotive and other heavy commercial services that often require large amounts of land. Typical uses include automobile showrooms and repair shops, warehouses, gas stations and car washes, although all commercial uses as well as certain community facility uses are also permitted. C8 districts are mainly mapped along major traffic arteries where concentrations of automotive uses have developed. The C8-3 district permits a maximum commercial FAR of 2.0 and a community facility FAR of 6.5 for Use Group 4 facilities only. Residential and Use Group 17 and 18 manufacturing uses are not permitted. Parking is required based on the type of use and the size of the establishment. The maximum height of the front wall and the required front setback of a

building in the C8-3 zoning district is 60 feet or four stories, whichever is less, within a 20-foot setback along a narrow street and a 10-foot setback along a wide street.

Portions of the Rezoning Area, including Projected Development Site 1, portions of Projected Development Sites 3 and 4, and Lots 16, 25, and 26 that are partially within the rezoning boundary but unaffected by the Proposed Actions, are also located in the Residential Preservation Area Subdistrict of the Special Grand Concourse Preservation District (C). The Special Grand Concourse District (C), extending almost the entire length of the Grand Concourse from East 151st Street to Mosholu Parkway, was created to protect the distinctive art deco composition and scale of the apartment buildings that line this wide thoroughfare. To protect the scale and form of the traditional residential character of the Grand Concourse, and to ensure that new development is in keeping with the existing character, the Special District provides specific regulations for renovation and alteration to existing buildings, street wall continuity, and bulk regulations, and restricts ground floor retail and commercial uses to certain specified locations.

The Special District is mostly situated within an underlying R8 District, known as the Residential Preservation Area. In order to protect the scale and character of the Grand Concourse, developments or enlargements within the existing R8 District are governed by bulk regulations under R8X zoning. R8X permits medium to high density residential housing with a permitted residential FAR of 6.02. It also permits community facility uses up to an FAR of 6.0. Apartment houses in R8X districts typically are 14- to 16-stories that replicate the building envelope of older, traditional buildings in areas such as the Grand Concourse and around Grand Army Plaza in Prospect Heights and Park Slope. Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum building height of 150 feet. The R8 district is the highest density residential district in the Bronx, mapped in the vicinity of the Grand Concourse. The R8 zoning district regulations require that parking be provided for 40 percent of the dwelling units. The Quality Housing program is mandatory in R8X districts.

400-Foot Radius Project Study Area

The 400-foot radius project study area directly to the north and south of the Rezoning Area is zoned C8-3. The area to the east across Concourse Village West and north of East 153rd Street is zoned R8 as is the area to the west from the mid-block of the Rezoning Area and the block to the north extending to the Grand Concourse. The 400-foot radius project study area includes Franz Sigel Park and a small R8 zoned area to the west of the park. The Special Grand Concourse District (C) extends through the central portion of the 400-foot radius project study area along either side of the Grand Concourse. The FRESH program is also mapped over the entire 400-foot radius area. The C8-3 district, the Special Grand Concourse District (C), and the FRESH program, which are mapped over the Rezoning Area, are discussed above. The R8 district is discussed below.

As indicated above, the R8 district within the Special Grand Concourse Preservation District is governed by R8X bulk regulations. The R8 district is the highest density

residential district in the Bronx, mapped in the vicinity of the Grand Concourse. The R8 zoning district regulations require that parking be provided for 40 percent of the dwelling units. The Quality Housing program is mandatory in R8X districts.

Future No-Action Scenario

Rezoning Area

In the future and absent the action, the Rezoning Area would continue to be zoned C8-3. The portions of the Rezoning Area that are located in the Residential Preservation Area Subdistrict of the Special Grand Concourse Preservation District (C) would remain in the Subdistrict.

400-Foot Radius Project Study Area

Based on a review of DCP's LUCATS listings for Bronx Community District 4, no rezoning are proposed for the 400-foot radius project study area. No rezoning actions are presently being contemplated by the DCP, as indicated on the DCP website, for the study area by the final project build year of 2021.

Future With-Action Scenario

Rezoning Area

The Proposed Actions consist of a zoning map amendment and text amendment. The zoning map amendment would rezone a portion of Block 2458 from the existing C8-3 district to a R8 district (Lot 13), a R7D district (Lots 49, 6, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The Proposed Actions also include a zoning text amendment to ZR Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Rezoning Area. In addition to the Proposed Actions, the Applicant is seeking discretionary financing for the residential component of the Proposed Developments from HPD and HDC. The sources of funding for the project are expected to include construction financing through HPD's Mix and Match (50/50) Program, among other potential HPD and HDC funding sources.

As indicated above, the Rezoning Area is projected to be developed with five new buildings containing a total of 532,375 gsf of floor area including 433 dwelling units (based on an average size of 1,000 gsf per dwelling unit), 6,300 gsf of retail space, 40,246 gsf of community facility space, and 114 accessory garage parking spaces. See Table 4-2 below which summarizes the major provisions of the existing and proposed zoning districts as applicable to the five Projected Development Sites.

Table 4-2

No-Action and With-Action Development Scenarios and Increment

Proj Devel Site #	Existing Zoning					Proposed Zoning				
	Zoning	Max FAR	Max GSF	Max Ht	Use Groups	Zoning	Max FAR	Max GSF	Max Ht	Use Grps
1	C8-3 (C)	2.0 C; 6.5 CF	13,780 C; 44,785 CF	60′ before setback	4-14, 16	R8[2]/(C)	6.02 R; 6.0 CF	41,477 R; 41,340 CF	175′	1-4
2	C8-3	2.0 C; 6.5 CF	31,196 C; 101,387 CF	60′ before setback	4-14, 16	R7D/C1-4	4.2 R, CF; 2.0 C	65,511 R, CF; 31,196 C	115′	1-6
3	C8-3 (C)	2.0 C; 6.5 CF	27,890 C; 181,285 CF	60′ before setback	4-14, 16	R7D (C)	4.2 R, CF	58,569 R, CF	115′	1-4
4	C8-3 (C)	2.0 C; 6.5 CF	52,282 C; 169,916 CF	60′ before setback	4-14, 16	R7D (C)	4.2 R, CF	109,792 R, CF	115′	1-4
5	C8-3	2.0 C; 6.5 CF	19,634 C; 63,810 CF	60′ before setback	4-14, 16	R7D/C1-4	4.2 R, CF; 2.0 C	41,231 R, CF; 19,634 C	115′	1-6

The proposed R7D zoning is a medium density residential district which permits a maximum residential FAR of 4.2 and a maximum community facility FAR of 4.2. In R7D districts, new buildings are required to have a minimum base height of 60 feet, a maximum base height of 85 feet, and a maximum total building height of 100 feet. The proposed R8 zoning is a higher density district. For all R8 districts within the Special Grand Concourse Preservation District, bulk regulations are governed by R8X provisions. With R8X bulk regulations, the proposed district would allow a maximum residential FAR of 6.02 and a maximum community facility FAR of 6.0. In the R8 district, where the R8X bulk regulations would apply, new buildings are required to have a minimum base height of 60 feet, a maximum base height of 85 feet, and a maximum total building height of 150 feet. The proposed zoning map amendment would also include a C1-4 commercial overlay at the corner of East 156th Street and Concourse Village West on Project Site 2 and portions of Lot 26 that would permit a maximum commercial FAR of 2.0 for local retail services.

The R7D district provides for a slightly larger building than exists in the neighborhood but is fairly close in size and form and provides enough floor area to develop a reasonable number of affordable units. The R8 district was chosen for Projected Development Site l located along the Grand Concourse, a wide street, while the lower density R7D district was

[2] In the Grand Concourse Special District, the regulations of the R8X district applies to developments in areas zoned R8.

chosen for the Projected Development Sites 2 and 3 located along Concourse Village West, a narrow street. It was determined that an R7D district would result in new development closer in size and form to the existing neighborhood development pattern along Concourse Village West.

The proposed zoning text amendment to modify ZR Section 23-933, Appendix F is necessary in order map the Rezoning Area as an MIH area. Per Option 2 of the MIH program, at least 30 percent of the residential floor area would be reserved for residents with incomes averaging 80 percent AMI ($69,050 per year for a family of four in 2015) for all future development within the Rezoning Area. As an MIH area, developments within the proposed R7D district, would be required to provide the specified amount of income restricted units, and may build up to a maximum residential FAR of 5.6, a maximum base height of 95 feet, and a maximum total building height of 115 feet with qualifying ground floors. For future development within the proposed R8 district, the maximum residential FAR may increase up to 7.2, the maximum base height may increase up to 105 feet and the maximum total building height may increase up to 175 feet with qualifying ground floors.

Since the Rezoning Area is in a Transit Zone (per Appendix I of the Zoning Resolution), there is no parking requirement for all income-restricted housing units earning less than 80% of Area Median Income. All other housing units that do not comply with the definition of "income-restricted housing units" would require parking spaces per ZR Section 25-23 (Requirements where group parking facilities are provided) or ZR Section 25-24 (Modification of requirements for small zoning lots). In the proposed R7D and R8 districts, 40% of all units other than income-restricted units would typically require parking. For smaller lots within the proposed R7D and R8 districts, 30% and 20% of all dwelling units that are not income restricted would require parking. According to Section 25-26 (Waiver of requirements for small number of spaces), the residential parking requirements for the proposed districts may be waived if the overall required residential parking spaces for the entire development is below 15.

400-Foot Radius Project Study Area

The Proposed Actions would not result in any changes in zoning in the 400-foot radius project study area.

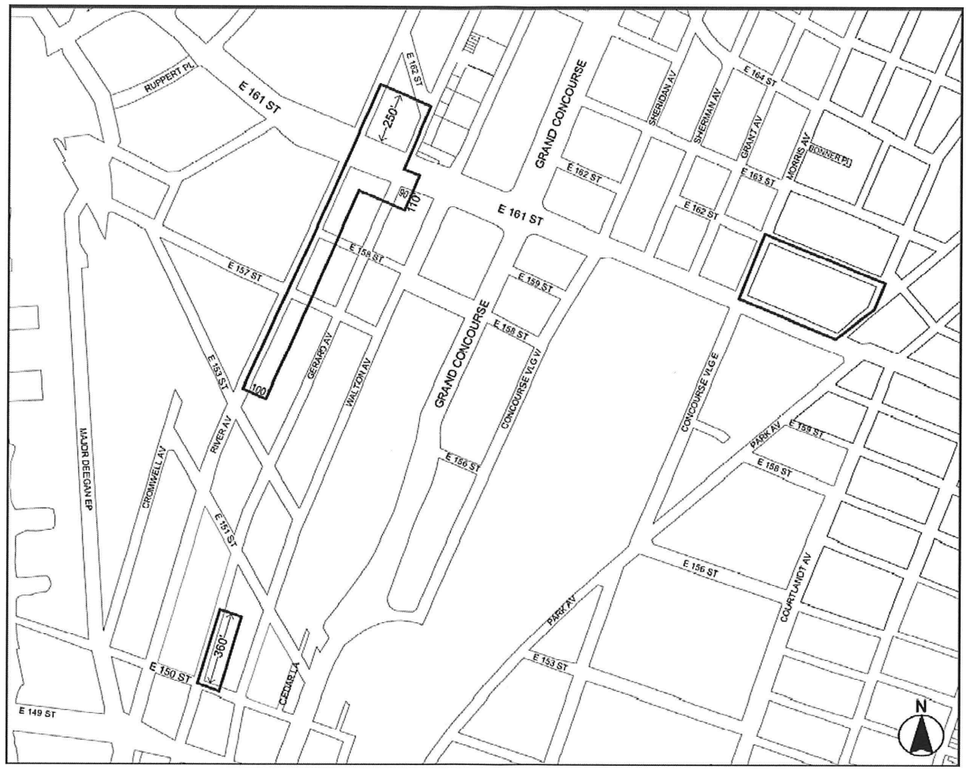
Conclusion

The proposed text and map amendments would only apply to the Rezoning Area and would not affect lots beyond this area. The Proposed Actions would not result in any significant impacts to zoning patterns in the area since the mapping of the proposed R7D, R7D/C1-4, and R8 zoning districts in the Rezoning Area would result in development that would be close in size and form to the existing neighborhood context while also providing enough floor area to develop a reasonable number of affordable dwelling units. The mapping of a C1-4 commercial overlay at the corner of East 156th Street and Concourse Village West was deemed the most appropriate location within the proposed development to facilitate access to and maximum usage of local retail services. The Special Grand

The Bronx Community District 4

In the R7A, R8A and R9D Districts within the areas shown on the following Map 1:

Map 1 - (5/22/13)



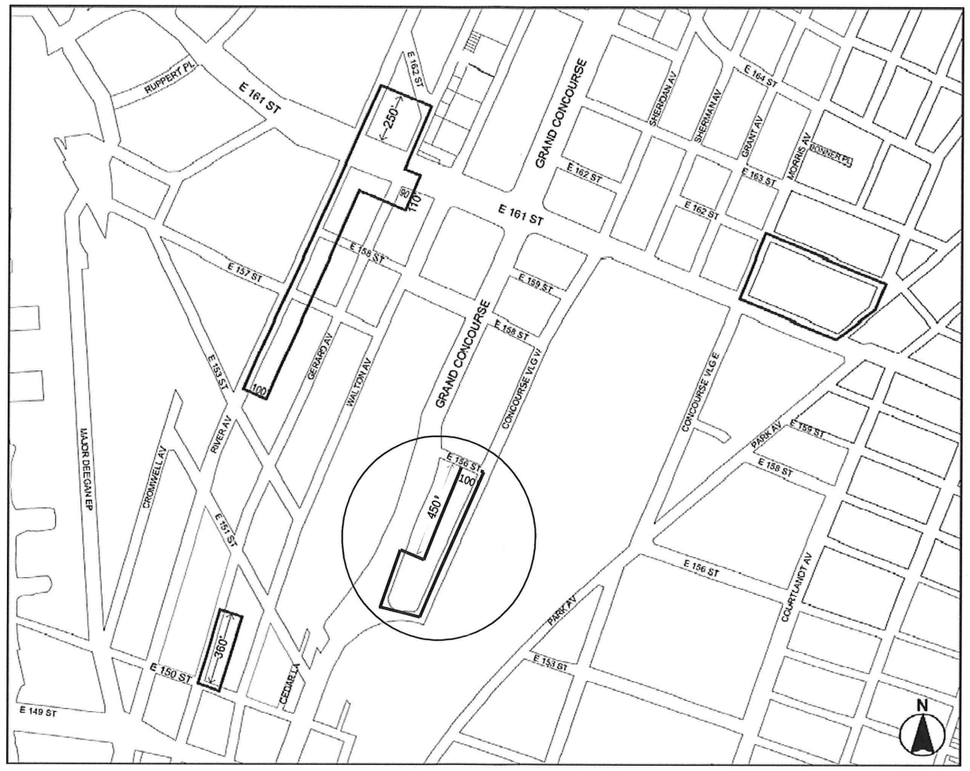
Portion of Community District 4, The Bronx

EXISTING MAP

The Bronx Community District 4

In the #Special Grand Concourse Preservation District# (See Section 122-00) and in the R7A, R7D, R8A and R9D Districts within the areas shown on the following Map 1:

Map 1 - (5/22/13)



Portion of Community District 4, The Bronx

PROPOSED MAP

Concourse Preservation District (C) designation mapped on portions or the entirety of lots within the Rezoning Area would be maintained as currently existing on these lots.

Based on the above analysis, it has been determined that no potentially significant adverse impacts related to zoning are expected to occur as a result of the Proposed Actions. Therefore, further analysis of zoning is not warranted.

PUBLIC POLICY

Existing Conditions

According to the *CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. Public policies applicable to the Rezoning Area and 400-foot radius project study area are discussed below.

Rezoning Area

A portion of the Rezoning Area (Block 2458, Lots 13, Lots 16 and 25, and p/o of Lots 49 and 6) is located within the Special Grand Concourse Preservation District. In particular, Lot 13 ("Projected Development Site 1"), portions of Lot 49 ("Projected Development Site 3") and Lot 6 ("Projected Development Site 4"), and Lots 16, 25, and 26 that are partially within the rezoning boundary but unaffected by the Proposed Actions, are within the Special District. The Special Grand Concourse Preservation District was established to preserve and enhance the existing scale and form of the distinctive art-deco style apartment buildings situated along the wide thoroughfare. To protect the scale and form of the traditional residential character of the Grand Concourse, and to ensure that new development is in keeping with the existing character, the Special District provides specific regulations for renovation and alteration to existing buildings, street wall continuity, and bulk regulations, and restricts ground floor retail and commercial uses to certain specified locations.

The unaffected lots that are partially within the Rezoning Area (Lots 16, 25, and 26) are also situated within the Landmarks Preservation Commission (LPC) designated Grand Concourse Historic District. The Grand Concourse Historic District serves to preserve 78 properties located along, or on the streets adjacent to, a one-mile stretch of the Grand Concourse between East 153rd and 167th Streets. In addition to 61 apartment houses, constructed between 1917 and 1959, the historic district also contains two parks and several public institutions, both designated New York City individual landmarks. A larger extent of the Rezoning Area, including portions of Lots 6, 13, 16, and 25, are within the State and National Register listed Historic District. Any discretionary actions affecting properties within the LPC designated and State and National Register listed Historic Districts would require LPC and State Historic Preservation Office (SHPO) review.

The entire Rezoning Area is located within the boundaries of the City's FRESH Program. The City has established the Food Retail Expansion to Support Health (FRESH) program in response to the issues raised in neighborhoods that are underserved by grocery stores. FRESH provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in underserved communities throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator in FRESH-eligible areas that meet the following criteria:

- Provide a minimum of 6,000 square feet (sf) of retail space for a general line of food and non-food grocery products intended for home preparation, consumption and utilization;
- Provide at least 50 percent of a general line of food products intended for home preparation, consumption and utilization;
- Provide at least 30 percent of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish, and frozen foods; and
- Provide at least 500 sf of retail space for fresh produce.

Financial incentives are available to eligible grocery store operators and developers to facilitate and encourage FRESH Food Stores in the designated area. These incentives include real estate tax reductions, sales tax exemptions, floor area bonuses, and mortgage recording tax deferrals. The Rezoning Area is eligible for various zoning and tax incentives related to grocery store development and operation.

400-Foot Radius Project Study Area

The previously described Special Preservation District and the LPC designated and National Register Grand Concourse Historic District, and FRESH program, are found within the 400-foot radius study area. To the west of the Grand Concourse, the study area is also situated within the Bronx 4 Federal Empowerment Zone. An empowerment zone is an economically distressed American community that receives tax incentives and grants from the federal government under the Empowerment Zones and Enterprise Communities Act of 1993. The term "empowerment zone" comes from the program's goal of providing resources and opportunities that will empower poor persons to become self-sufficient.

The New York Empowerment Zone (NYEZ), created to revitalize Upper Manhattan and the South Bronx, is an economic development initiative which uses public funds and tax incentives to encourage private investments in these areas. The NYEZ is the only corporate entity of its kind in the nation with a public investment pool of $300 million equally contributed from the city, state and federal governments. The Bronx Overall Economic Development Corporation (BOEDC) is a nonprofit organization that administers the initiatives in the Empowerment Zone. Its mission is to expand the range and scope of economic activity, enhance capital opportunity for local businesses and institutions, and improve the quality of life for residents, workers and visitors. Businesses of all sizes in the Empowerment Zone can benefit from the available resources. Most small businesses currently located in the Empowerment Zone automatically qualify for many of the NYEZ

tax benefits, particularly if they employ local residents. In addition, various local investment funds are available to aid entrepreneurs in starting, improving, or expanding their businesses. Large, national retail companies have also recently found success in the Empowerment Zone.

No other public policies would apply to the Proposed Actions as the Rezoning Area and the surrounding 400-foot radius study area are not located within the boundaries of any 197-a Community Development Plans or Urban Renewal Area plans, and also are not within a Coastal Zone Boundary, a critical environmental area, a significant coastal fish and wildlife habitat, a wildlife refuge, or a special natural waterfront area.

Future No-Action Scenario

In the future, without the action, new development in the Rezoning Area and within the 400-foot radius area to the west of the site would be subject to the provisions of the Grand Concourse Historic District and the Bronx 4 Federal Empowerment Zone. The entire Rezoning Area would also remain within the boundaries of the City's FRESH Program. No other public policy initiatives would pertain to the Rezoning Area or to the 400-foot study area around the Area by the final project build year of 2021. In addition, no changes are anticipated to any public policy documents relating to the Rezoning Area or the surrounding study area by the project build year.

Future With-Action Scenario

Rezoning Area

As part of the Mayor's Housing New York plan, City Council has recently approved a citywide zoning text amendment to authorize a Mandatory Inclusionary Housing (MIH) program (ULURP # 160051ZRY). The purpose of the MIH program is to promote neighborhood economic diversity in locations where land use actions create substantial new housing opportunities. The text amendment will have no effect until mapped through subsequent discretionary actions of the CPC, each of which will be subject to a public review process and separate environmental review. As with zoning actions generally, MIH Areas may be applied through DCP-initiated actions or as part of private applications, including certain zoning map amendments, text amendments, and Special Permits that create opportunities for significant new housing development. The MIH program would require (through zoning) that when CPC actions create significant new housing capacity in medium and high-density areas, either 25 or 30 percent of new housing would be *permanently* affordable. Under the proposal, the CPC and ultimately the City Council would apply at least one of these requirements to each MIH area:

- 25 percent of residential floor area must be for affordable housing units for residents with incomes averaging 60 percent Area Median Income (AMI) ($46,620 for a family of three); or
- 30 percent of residential floor area must be for affordable housing units for residents with incomes averaging 80 percent AMI ($62,150 for a family of three).

In addition to the options above, the City Council and the CPC could decide to apply one or both of the following options:

- A deep affordability option, where
    - 20% of the total residential floor area must be for housing units for residents with incomes averaging 40% AMI ($31,080 per year for a family of three);
    - No direct subsidies could be used for these units except where needed to support more affordable housing; or
- An additional, limited workforce option for markets where moderate-income development is marginally feasible without subsidy. Under this option,
    - 30 percent of the residential floor area must be for housing units for residents with incomes averaging 115 percent AMI ($104,895/year for a family of three);
    - No units could go to residents with incomes above 130 percent AMI ($101,010/year for a family of three);
    - No direct subsidies could be used for these affordable housing units; and
    - This option would not be available in Manhattan CDs 1-8, which extend south of 96th Street on the east side and south of 110th Street on the west side.

Requirements would apply to developments, enlargements and residential conversions of more than ten units. Developments between 11 and 25 units would have the optional alternative of making a payment into an affordable housing fund, to be used to support affordable housing within that Community District. As indicated, the Proposed Actions include a Zoning Text Amendment to modify ZR Section 23-933, Appendix F to designate the newly mapped R7D and R7D/C1-4 districts and most of the R8 (C)[3] district as Inclusionary Housing designated areas. Under the MIH provisions applicable to the project, all future development within the Rezoning Area would provide 30% of the residential floor area for residents with incomes averaging 80% AMI ($69,050 per year for a family of four in 2015).

While the Rezoning Area is within the boundaries of the city's FRESH program, the proposed development would not be relevant to the FRESH program as no grocery stores are proposed as part of the project.

400-Foot Radius Project Study Area

The project has no relevance to the Bronx 4 Federal Empowerment Zone and would not affect any Empowerment Zone participants in the surrounding project study area.

[3] 2.41′ of the 75.19′ dimension of the area to be rezoned to R8 along the Grand Concourse (Lot 13) would lie outside of the Inclusionary Housing designated area.

Conclusion

No impact to public policies would occur as a result of the Proposed Actions. The action would be an appropriate development in the Rezoning Area and would be a positive contribution to Bronx Community District 4 and to the surrounding neighborhood.

The proposed project would meet the City's public policy goals as explained above as well as similar State and national public policy goals related to the provision of affordable housing. All development would comply with LPC and SHPO requirements related to the Grand Concourse Historic District.

Based on the above analyses, it has been determined that no potentially significant adverse impacts related to public policy are expected to occur as a result of the Proposed Actions. Therefore, further analysis of public policy is not warranted.

4. SOCIOECONOMIC CONDITIONS

The proposed rezoning to R7D/C1-4, R7D, and R8 would limit the use and bulk of future development to closely match the proposed project. The intent of the proposed rezoning is primarily to allow for the development of three underutilized properties to construct a mixed-use development. The project would be primarily residential and would contain middle and low-income housing. It would also contain local retail and community facility space and accessory parking in order to serve project residents and other persons in the surrounding community.

Under a scenario which assumes the applicability of the Zoning For Quality and Affordability (ZQA) text amendment, as well as the Mandatory Inclusionary Housing text amendment (MIH), the rezoning would continue to permit mixed-use development and would not result in the direct loss of 500 residents but would add approximately 432,964 square feet of residential space. The With-Action RWCDS would also result in approximately 6,300 square feet of commercial retail and 40,246 square feet of community facility use. This is less than the *CEQR Technical Manual* threshold of 200,000 square foot for consideration of indirect business displacement. Furthermore, the Proposed Actions would not directly displace 100 employees. The properties to be redeveloped consist of a furniture manufacturer and live animal market within 43,146 square feet of space, as well as the redevelopment of three parking lots and garages and a small laundromat and accessory office space within 2,125 square feet of floor area. There are currently 20 employees for the existing businesses.[4] Therefore, no further analysis is required for direct residential, direct business or indirect business displacement.

As indicated on Part II of the EAS Form, the Proposed Actions could potentially generate a net increase of 433 residential units, as compared to the No Build condition. This would exceed the 200-unit threshold established for further assessment of potential indirect residential displacement. Therefore, the following provides a preliminary assessment of the potential for the Proposed Actions to result in any significant adverse impacts related to indirect residential displacement.

Indirect Residential Displacement

As indicated in the *CEQR Technical Manual*, "the objective of the indirect residential displacement analysis is to determine whether the proposed project may either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change." The risk of indirect residential displacement is typically associated with rising rents caused by new higher -income housing that may contribute to increased area housing costs to an extent that could potentially force lower-income

[4] Two employees for the office space, two for the laundromat, three for the furniture manufacturer, three for the vivero, and ten employees for the parking lot/garages.

residents out of the neighborhood. The potential for impact is generally limited to households in unprotected, private rental units.

The With-Action RWCDS includes the development of 234 dwelling units of housing on Projected Development Sites 1, 2, and 3 plus 199 dwelling units on the Non-Applicant Owned Projected Development Sites 4 and 5 in the Rezoning Area for a total of 433 dwelling units. No new residential development is anticipated to occur under the No-Action RWCDS. Therefore, the Proposed Actions would result in the development of a net increase of 433 dwelling units on the site. Based on 2010 Census data, the average household size is 2.36 persons per dwelling unit in the Census Tracts located within 1/4-mile of the Rezoning Area (tracts 59.02, 61, 63, and 65). The development of 433 dwelling units would therefore be expected to generate approximately 1,022 residents in the Rezoning Area. Currently, the ½ mile area surrounding the Rezoning Area contains 45,619 residents (See Table 4-1), according to Census data. In order to account for background growth to the 2021 project build year, a conservative annual growth rate of 0.5% per year was applied to the 2010 population of the ½-mile study area. This growth factor would result in the addition of 2,509 additional residents. Therefore, as projected to 2021, the base population is projected to be 48,128 residents. No new residential development would occur in the Rezoning Area under the future No-Action scenario. Therefore, the socioeconomic conditions study area would have a No-Action population of 48,128 persons in 2021. Therefore, the increase of 1,022 residents would account for a 2.12% increase in the study area population and would not increase the study area population in excess of 5%. Therefore, further analysis is not warranted pursuant to Section 322.1 of Chapter 5 of the *CEQR Technical Manual*. However, a preliminary analysis based on a 1/4-mile study area is conducted below to further ensure the proposed development would not significantly alter the socioeconomic fabric of the study area.

Table 4-1: ½ Mile Study Area Population

Census Tract	**Total Population (2010)**
59.02	2,582
61	3,713
63	5,280
65	5,337
67	6,984
69	7,564
173	5,987
183.01	4,525
183.02	3,647
Study Area Total	**45,619**

The first step in the preliminary assessment is to determine whether the Proposed Actions would add a new higher income population as compared to the existing population. The *CEQR Technical Manual* indicates that if a project would introduce a more costly type of housing, then the new population may be expected to have higher incomes. Under ZQA/MIH, 117 of the proposed new dwelling units would be reserved for low-income households (at 60% of adjusted median income (AMI) or below) and would be considered affordable housing. Another 130 units would be middle-income rentals (80% AMI). It is assumed for analysis purposes that the remaining residences would, however, be market-rate where possible and, as new construction, could be expected to rent or sell within the price levels comparable to borough-wide levels.

The project site is located within Bronx Census Tract 59.02. *CEQR Technical Manual* methodology indicates a study area of a quarter mile for a preliminary analysis. The surrounding quarter-mile study area generally encompasses four Census Tracts: 59.02. 61, 63, and 65 (see Socioeconomic Analysis Map). As shown in the population, housing and economic information for these census tracts in Tables 4-2 and 4-3, the affected census track (59.02) is fairly similar to neighboring tracts and the Bronx-wide average. Compared to the City-wide average, income and contract rent are lower and poverty tends to be higher.

Table 4-2: Income and Housing Value/Costs

Census Tract	Median Household Income	Poverty Level: Families	Median Value Owner Occupied	Median Contract Rent
59.02	$35,448	28.10%	$187,000	$944
61	$43,950	13.30%	$24,900	$934
63	$31,830	31.70%	$217,600	$948
65	$21,640	47.60%	*	$855
Bronx	$34,388	29.80%	$375,500	$914
New York	$52,259	20.30%	$492,800	$1,092

Source: U.S. Census Bureau, 2009-2013 5-Year American Community Surveys.

*Insufficient data available

Levels of poverty are mixed within the study area compared to the City-wide average and the Bronx average. Census Tract 65 contains 47.6% of residents below the poverty line, while Census Tract 61 contains only 13.3%. Residents within this tract are of higher median household income, with $43,950 a year. Census Tract 65 contains the New York City Housing Authority (NYCHA) Patterson Houses complex. Based on this information, these census tracts would be classified as relatively lower-average socioeconomic status

compared to the City-wide average but similar to the Bronx-wide average. However, residents within Census Tract 61 have a higher median household income than the Bronx-wide average with $43,950 a year. This information suggests that these tracts have a relatively lower average socioeconomic status but are generally mixed within that range.

As noted above, a large portion of Census Tract 65 consists of NYCHA housing. The 1,788 units in Patterson Houses constitute approximately 33 percent of the housing units in the tract. This likely contributes to the lower average income levels and higher poverty rates when compared to the remainder of the study area. However, these units are publicly owned and residents would, therefore, be protected from private market indirect displacement pressures. It is also noted that approximately 83 percent of the rental stock in the South Concourse-Highbridge area (which contains the project site) is rent-stabilized/regulated, and therefore, insulated from indirect displacement pressure.[5] Currently, there are approximately 6,797 rent regulated units within Bronx Community District 4.[6]

The residential units that would be developed as a result of the Proposed Actions would be a mix of affordable and market-rate units. Under the ZQA/MIH text amendments, of the 433 projected units of housing, 117 units or 27% would be affordable for low-income households at 60% of adjusted median income (AMI) or below. An additional 130 of the 433 units would be reserved for middle-income rentals (80% AMI). Based on this information, approximately 57% of the new dwelling units developed as a result of the Proposed Actions would exist for residents at 80% of the area's AMI or below. The remaining 184 dwelling units could be considered market rate and could be expected to rent or sell at the median value of the Bronx market.

As noted in Table 4-2, the median monthly rent within the neighborhood is similar to Bronx-wide levels. Within the project site's census track (59.02), the gross monthly rent between 2010 and 2014 increased from $956 to 1,135[7], indicating the gross rent within immediate vicinity of the project site is increasing. Since June of 2014, approximately 24 new building permits were issued within Bronx Community District 4, which indicates new construction in the general area is taking place at a slow pace compared to other parts of the city, when 17,995 new dwelling units were created city-wide between 2012 and 2013[8]. The creation of new units could potentially contribute towards an overall increase the surrounding area's cost of living. However, it must also be considered that the slow pace of housing creation contributes towards a general increase in the cost of living where a lack of housing supply exists. Overall, in the Bronx approximately 252 new affordable

[5] NYU Furman Center. Profile of Rent-Stabilized Units and Tenants in New York City, 2014.

[6] NYU Furman Center SHIP Database, 2016

[7] US Census, U.S. Census Bureau, 5 Year American Community Surveys.

[8] New York City Rent Guidelines Board. 2014 Housing Supply Report, 2014.

units were created in 2011 and 161 new affordable units were created in 2012[9]. The Proposed Actions would create 433 new dwelling units, 247 of which would be considered affordable, contributing towards keeping the study affordable for area residents.

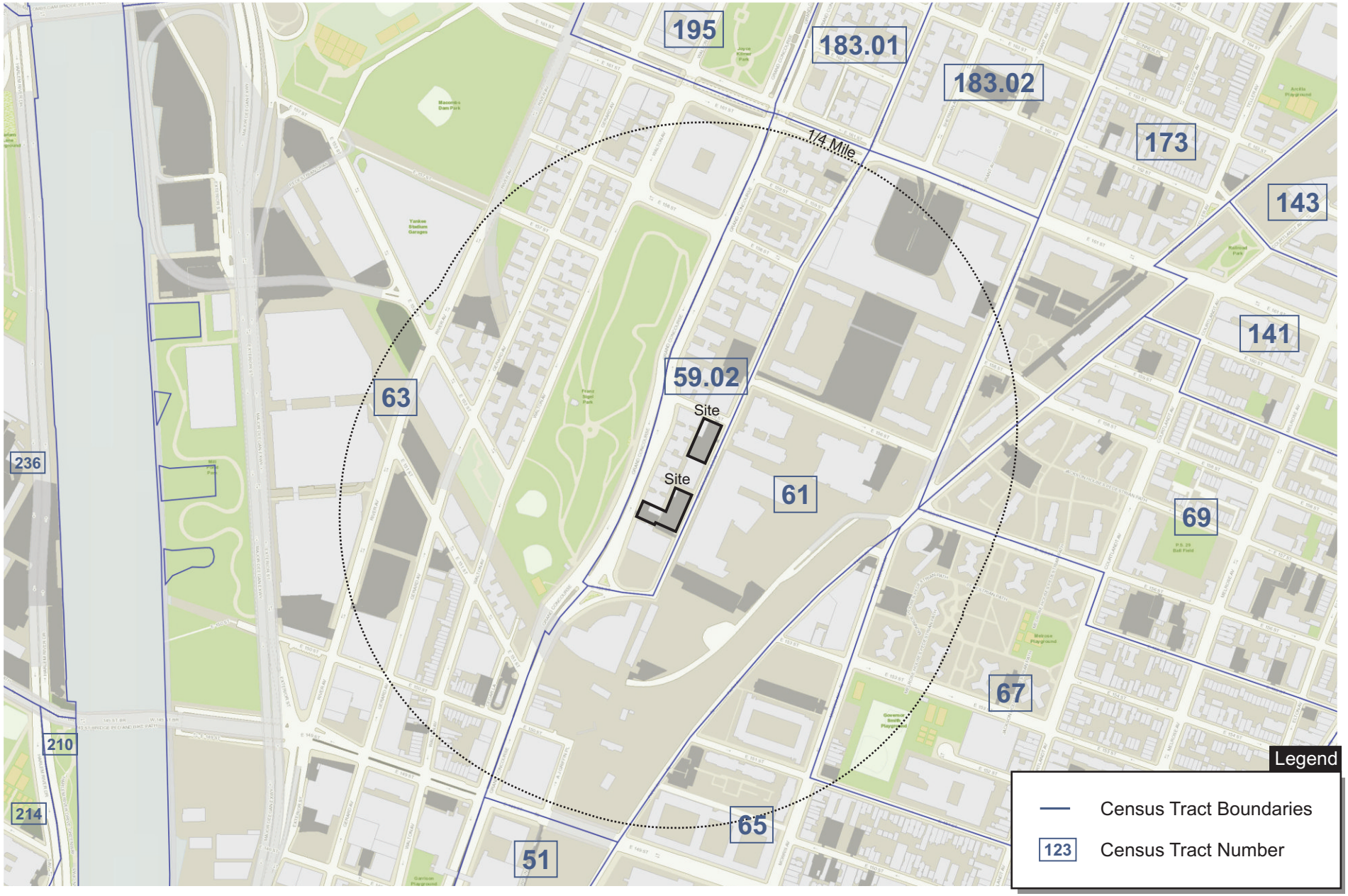
Table 4-3: Population and Household Size

Census Tract	Population (2013)	Average Household Size: Rental Unit	Average Household Size: Ownership Unit
59.02	2,582	2.66	1.7
61	3,713	1.75	1.82
63	5,280	2.83	2.09
65	5,337	2.87	3.21
Total	**16,912**	**--**	**--**
Source: US Census, U.S. Census Bureau, 2009-2013 5-Year American Community Surveys			

Even if the socioeconomic characteristics of the population that would result from the Proposed Actions were to be dramatically different, the associated increase in population would be relatively small in relation to the study area (less than 5%) and would not be substantial enough to affect real estate market conditions. Furthermore, as discussed above, a majority of the privately held housing stock within the area is rent stabilized/controlled and residents are not considered to be at-risk from indirect displacement due to potential new housing units in the surrounding area.

Therefore, the Proposed Actions would not be expected to significantly impact the neighborhood's socioeconomic fabric and no further analysis is warranted.

[9] NYU Furman Center SHIP Database, 2016


195
183.01
183.02
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143
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1/4 Mile
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63
61
69
236
67
210
214
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51
Legend
Census Tract Boundaries
123
Census Tract Number

6. COMMUNITY FACILITIES AND SERVICES

Introduction

The community facilities and services considered under CEQR are public schools, public or publicly subsidized day care centers, public libraries, hospitals and other health care facilities, and police and fire protection services. Under the guidelines set forth in the *CEQR Technical Manual,* a detailed analysis is required only if a proposed action would displace or otherwise directly affect an existing community facility or if it would place significant new demands on facilities or services. Most of the demand for community facility services is generated by the introduction of new residents in an area.

Direct Effects

The Proposed Actions would not physically displace or affect any existing community facilities, and would therefore have no direct impact on any community facilities or services. Therefore, further assessment of direct impacts is not warranted.

Indirect Effects

The *CEQR Technical Manual* provides a set of thresholds to use in determining whether detailed studies of potentially significant adverse indirect impacts related to community facilities and services are warranted. The With-Action RWCDS includes the development of 234 dwelling units of housing on the properties controlled by the Applicant on Projected Development Sites 1, 2, and 3. It also includes 199 dwelling units on Projected Development Sites 4 and 5. The No-Action RWCDS does not include any new development or any housing on the property. Therefore, the Proposed Actions would result in the development of a net increase of 433 dwelling units on the site.

For the Applicant owned sites 1, 2, and 3, 50% of the residential floor area would be for affordable housing units for residents with incomes averaging 60% AMI (118 units), 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 60%-80% AMI (71 units), and 20% of the residential floor area would be for affordable housing units for residents with incomes averaging 90%-100% AMI (45 units). Funding would be provided by HDC as the primary bond funder, and additional funding would be provided by HPD using HPD'S/HDC's 50-50 program ("Mix and Match"). For the Non-Applicant owned sites 4 and 5, 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 80% AMI (60 units). All affordable units would be permanently affordable.

Based on *CEQR Technical Manual* criteria (Table 6-1), the development of 433 dwelling units would exceed the minimum number of 90 dwelling units for conducting a detailed analysis of impacts to public elementary and middle schools in the Borough of the Bronx. Under the criteria in Table 6-1, the development of 249 dwelling units at or below 80% of Area Median Income (AMI) would exceed the minimum number of 141 dwelling units for conducting a detailed analysis of impacts to publicly funded child care. An assessment of the project's potential impacts on these facilities is described below.

Public Schools

The *CEQR Technical Manual* states that, in general, if a project would introduce more than 50 school-age children (elementary and intermediate grades), significant impacts on public schools may occur and further analysis of schools may be appropriate. The RWCDS under the Proposed Actions include the development of 433 dwelling units, including 234 units on the properties controlled by the Applicant and 199 units on the remainder of the project site block to be rezoned.

Based on the factors contained in Table 6-1a, the 433 new dwelling units resulting from the Proposed Actions would be anticipated to generate a total of 238 public school students, including 169 elementary school and 69 middle school pupils. The 433 dwelling units would be anticipated to generate a total of 82 public high school students, which would fall below the threshold of concern of 150 high school level pupils. A detailed public elementary and intermediate schools analysis is provided below.

Publicly Funded Child Care Centers

Analyses of impacts to day care facilities are generally conducted for projects that produce substantial numbers of subsidized, low- to moderate-income family housing units which may generate a significant number of children who would be eligible for subsidized child care at publicly financed day care centers. The threshold number requiring further analysis would be the generation of 20 eligible children. Based on the Bronx multipliers in Table 6-1b of the *CEQR Technical Manual*, 141 dwelling units at or below 80% of AMI would be expected to generate 20 children under the age of 6 who would be eligible for public child care. Based on the With-Action RWCDS, the five Projected Development Sites would be developed with 249 dwelling units for low- and moderate-income tenants who would be at or below 80% of AMI and would therefore require the preparation of a child care analysis which is provided below.

With the Proposed Actions, 249 dwelling units would be eligible for public child care within the Rezoning Area. Based on the Bronx multipliers in Table 6-1b of the *CEQR Technical Manual*, 249 dwelling units would generate 35 children eligible for public child care. A detailed public child care analysis is provided below.

Other Community Facilities

The development of 433 dwelling units of housing on the project site would not be anticipated to exceed the thresholds of concern for any other community facilities and services. Based on the *CEQR Technical Manual*, the Proposed Actions would have no adverse impacts to libraries, health care facilities, or fire and police protection.

Public Schools

Existing Conditions

Primary Study Area (Sub-district Analysis)

The project site is located in Bronx Community School District (CSD) 7, Sub-district 3. CSD 7, Sub-district 3 is considered to be the primary study area for the analysis of elementary and intermediate schools.

Within CSD 7, Sub-district 3, there are 9 elementary schools and 8 intermediate level schools. Figure 6-1, Public Elementary and Intermediate Schools Within CSD 7, Sub-district 3, illustrates the locations of these public elementary and intermediate schools.

Table 6-1 provides a listing of the elementary and intermediate schools within CSD 7, Sub-district 3. The table identifies the schools by school number/name, address, and grades served, and includes the latest available enrollment and school capacity numbers.

Elementary school capacity numbers are less than actual building capacities as they assume a class size reduction for Kindergarten through the third grades of 20 children per class, 28 children for grades 4-8; and 30 children for grades 9-12 ("target capacity").

Table 6-1 indicates that the elementary schools within CSD 7, Sub-district 3 are generally under capacity and have an average utilization rate of approximately 95% with enrollments ranging from 77% to 139% of target capacity at individual school buildings. The elementary schools within CSD 7, Sub-district 3 have a total enrollment of 4,249 students relative to a target capacity of 4,496 seats resulting in 247 available seats.

Table 6-1 indicates that the intermediate level schools in CSD 7, Sub-district 3 are all under capacity with an average utilization rate of 90% with rates ranging from 64% to 119% of target capacity at individual middle school buildings. The intermediate level schools in CSD 7, Sub-district 3 have a total enrollment of 2,359 students relative to a target capacity of 2,625 seats resulting in 266 available seats.

Table 6-1

CSD 7, Sub-district 3 (Primary Study Area) - Existing Enrollment, Capacity and Utilization 2014-2015 School Year

#	School Number (Bldg ID)	Address	Grades	School Enrollment	Target Capacity	Available Seats	% Utilized
ELEMENTARY SCHOOLS							
1	P.S. 1	335 East 152 St.	PK-5, SE	707	915	208	77
2	P.S./I.S. 5	564 Jackson Ave.	PK-8, SE	512	429	-83	119
3	P.S. 25	811 East 149 St.	PK-5, SE	490	442	-48	111
4	P.S./I.S. 29	758 Courtlandt Ave.	PK-8, SE	478	520	42	92

5	P.S./I.S. 31	250 East 156 St.	PK-8, SE	460	498	38	92
6	P.S. 157	757 Cauldwell Ave.	PK-5, SE	655	692	37	95
7	P.S. 161	628 Tinton Ave.	PK-5, SE	529	643	114	82
8	P.S. 359	750 Concourse Vill.	PK-3, SE	275	254	-21	108
9	P.S. 385	750 Concourse Vill.	4-5, SE	143	103	-40	139
	Subtotal			**4,249**	**4,496**	**247**	**95**
INTERMEDIATE SCHOOLS							
10	P.S./I.S. 5	564 Jackson Ave.	PK-8, SE	287	241	-46	119
11	P.S./I.S. 29	758 Courtlandt Ave.	PK-8, SE	272	296	24	92
12	P.S./I.S. 31	250 East 156 St.	PK-8, SE	269	291	22	92
13	I.S. 151	250 East 156 St.	6-8, SE	253	393	140	64
14	I.S. 162	600 St. Ann's Ave.	6-8, SE	375	378	3	99
15	I.S. 296	778 Forest Ave.	6-8, SE	349	491	142	71
16	I.S. 298	778 Forest Ave.	6-8, SE	352	355	3	99
17	I.S./H.S. 500	600 St. Ann's Ave.	6-12, SE	202	180	-22	112
	Subtotal			**2,359**	**2,625**	**266**	**90**
	TOTAL			**6,608**	**7,121**	**513**	**93**

Source: 2014-2015 Enrollment, Capacity and Utilization Report, NYC Department of Education. Target Capacity assumes
maximum classroom capacity of 20 children per class for grades K-3; 28 children for grades 4-8; and 30 children for grades 9-12.

Since the NYC Department of Education (DOE) is actively engaged in an ongoing process of repurposing underutilized school space, either for its own programs or for Charter Schools, a school building that is significantly underutilized in the existing condition may be programmed to include a new school organization in the near future. In this case, the available capacity may be radically altered within a few months of when the assessment is made. P.S. 157, P.S. 161, I.S. 151, and I.S. 162 in CSD 7, Sub-district 3 have been identified as

underutilized. However, as utilization plans applicable to these schools have not yet been officially adopted, no adjustment has been made to available capacity within the sub-district study area.

CSD 7 is an elementary choice district with two areas: northern and southern. Families may apply to all schools in District 7. However, families living north of the line have priority to schools in the northern area. Families living south of the line have priority to the schools in the southern area. The project site is located in the southern area of the District.

The schools that are zoned for the subject project site include the following:

1. P.S. 13, 191 Vermont Avenue, grades PK-5, SE (would be zoned in absence of school choice program)

2. I.S. 49, 101 Warren Street, grades 6-8, SE

CSD 7 is home to the first Spanish and English bilingual school in the city, PS 25, which is listed in Table 6-1 above.

There are several elementary and middle school level charter schools within CSD 7, Sub-district 3 which are not included in the table above. Per *CEQR Technical Manual* guidelines, charter school enrollments are not included in DOE enrollment projections. The elementary and middle school level charter schools in the sub-district include the following:

1. Bronx Global Learning Institute Charter School, 750 Concourse Village, PK-8, 382 students enrolled, 294 target capacity, shortfall of 88 seats.

2. Kipp Charter School, 250 East 156th Street, PK-12, 350 students enrolled, 391 target capacity, 41 available seats.

3. Kipp Charter School, 730 Concourse Village, PK-12, 495 students enrolled, 459 target capacity, shortfall of 36 seats.

Future No-Action Scenario

This section presents an analysis of public school enrollments (including Pre-Kindergarten enrollments) and capacities for the Project Build Year of 2021 without the Proposed Actions. The analysis includes the primary study area of CSD 7, Sub-district 3 and is derived from NYC Department of Education (DOE) enrollment projections.

In the future and absent the actions, it is assumed that no new residential development would occur on the project site by the project build year of 2021. However, based on the NYC School Construction Authority's (SCA) "Projected New Housing Starts" (aka Housing Pipeline) projections, additional student enrollments would occur in CSD 7, Sub-district 3 under the No-Build condition by the project build year of 2021 as presented in Table 6-2 below.

As outlined in the *CEQR Technical Manual*, No-Action school capacity changes considered in a community facilities analysis include information on proposed and adopted "Significant Changes in School Utilization" and the DOE's Five Year Capital Plan.

On March 11, 2013, the Panel for Educational Policy approved the phase-out and replacement of Performance School (07X385), which is located at 750 Concourse Village West with an existing target capacity of 730 elementary seats. Performance School will be phased out gradually over the next several years, closing completely in June 2016. In conjunction with the phase-out, it is anticipated that the existing capacity of Concourse Village Elementary School, the Bronx Global Learning Institute for Girls, and the District 75 School, which are co-located with the performance school, will increase. Per DOE's January 2013 Educational Impact Statement: The Proposed Phase-Out of Performance School (07X385) Beginning in 2013-2014, the Concourse Village Elementary School's capacity is expected to increase to 541 by the 2016-2017 academic year, 287 seats over the school's existing target capacity (see Table 2-2). Combined with the phase out of the Performance School, these anticipated capacity changes will result in a net increase of 184 elementary school seats. While the capacity of the building's District 75 School and Bronx Global Learning Institute for Girls are also expected to increase, these schools are not included in the quantitative analysis, pursuant to *CEQR Technical Manual* methodology.

DOE's Proposed FY 2015-2019 Five Year Capital Plan released in January 2016 proposes a new 456-seat elementary school for CSD 7 (Project #1, DSF0000798173), which is expected to be completed by September 2020. Therefore, the analysis also includes an increase of 456 elementary seats for Bronx CSD 7, Sub-district 3 in the future 2020 analysis year.

Although Table 6-2 indicates that there would be some excess seating capacity within the intermediate schools within Sub-district 3 in 2021 without the proposed project, there would be a substantial shortfall in seats at the elementary level.

Table 6-2
Estimated Public School Enrollment, Capacity, and Utilization Year 2021
Future Without the Proposed Actions

School Level	2021 Projected Enrollment (w/Pre-K)	Students Generated by Development Without Actions	Total Projected Enrollment	Program Capacity	Seats Available	Program Utilization (%)
Elementary/K-5 Schools						
Sub-district 3	5,299	895	6,194	5,136	-1,058	120.6%
Intermediate/Secondary 6-8 Schools						
Sub-district 3	2,250	328	2,578	2,638	60	97.7%
Source: DOE Enrollment Projections (Actual 2011, Projected 2012-2021)						

Sub-district Projections

	Percentages for Sub-district 3	*Projected Enrollment*
P.S.	51.23%	5,299
I.S.	45.71%	2,250

Future With-Action Scenario

As stated above, applying the household multipliers for the Bronx from Table 6-1a of the *CEQR Technical Manual* to the maximum RWCDS of 433 dwelling units, would result in the anticipated generation of approximately 238 elementary and middle school children. Approximately 169 of these children would be elementary school students and the remaining 69 would be intermediate school enrollments. The development would not include the addition of any new schools or additional capacity in the District.

Table 6-3 presents the anticipated student enrollments that would be generated by the Proposed Actions and the effect of these enrollments on the available capacity of the schools within Sub-district 3. The projected increase of 169 elementary and 69 middle school students resulting from the Proposed Actions in 2021 would have a minimal impact upon the utilization rates of the schools in Sub-district 3. With the addition of these new enrollments, middle schools in Sub-district 3 would be slightly over capacity while elementary schools would remain over capacity. However, based on *CEQR Technical Manual* criteria and as further explained below, it is not anticipated that the elementary school and middle school students that would be generated by the Proposed Actions would result in a significant impact on the elementary and intermediate schools in the area.

Table 6-3

Estimated Public School Enrollment, Capacity, and Utilization Year 2021
Future With the Proposed Actions

School Level	2021 No-Build Projected Enrollment (w/Pre-K)	Students Generated by Develop (With Action)	Total Projected Enroll	Program Capacity	Seats Avail	Program Utiliz (%)	No Action Prog Utiliz (%)	Diff betw No Action/ With Action
Elementary/K-5 Schools								
Sub-district 3	6,194	169	6,363	5,136	-1,227	123.9%	120.6%	3.3%
Intermediate/Secondary 6-8 Schools								
Sub-district 3	2,578	69	2,647	2,638	-9	100.3%	97.7%	2.6%

According to the *CEQR Technical Manual*, a significant impact on schools may occur if the following two conditions are met. A significant impact may occur if the project results in a

Figure 6-1: Public Elementary and Intermediate Schools Within CSD 7, Sub-district 3



collective utilization rate of the elementary and/or intermediate schools in the Sub-district study area that is equal to or greater than 105 percent in the With-Action Condition, and if the project results in an increase of five percent or more in the collective utilization rate between the No-Action and With-Action conditions. With the Proposed Actions, the intermediate schools in Sub-district 3 would be slightly above 100 percent utilization (100.3%) while the elementary schools would be substantially more than 100 percent utilized (123.9%). However, the difference between the No-Action and With-Action utilization rate within Sub-district 3 of the middle schools would be 2.6 percent while that of the elementary schools would be 3.3 percent. Therefore, the Proposed Actions would not be expected to result in a significant adverse impact on elementary or intermediate schools. No further analysis of the Proposed Actions on public schools is therefore required.

Publicly Funded Child Care Centers

Existing Conditions

The *CEQR Technical Manual* states that the study area for publicly funded group child care and Head Start centers is approximately 1.5 miles around a project site. Since there are no locational requirements for enrollment in day care centers, some parents/guardians choose a day care center close to their employment rather than their residence. Nevertheless, the centers closest to the Rezoning Area are more likely to be subject to increased demand. A listing of child care centers within 1.5 and 2.0 miles[10] of the Rezoning Area is provided in Table 6-4 below. Figure 6-2, Publicly Funded Day Care Facilities Within 1.5 and 2.0 miles, illustrates the locations of these day care facilities. Information regarding existing day care facilities within the study area has been obtained from DCP based on Agency for Children's Services (ACS) data.

A summary of this analysis indicates that the 2.0-mile radius around the Rezoning Area is well serviced by existing day care facilities. There are 81 day care facilities within this radius area with an overall capacity of 6,465 slots. In June 2015, 5,666 of these slots were in use, resulting in an overall utilization rate of approximately 87.6% of the day care facility slots in the project study area.

Future No-Action Scenario

Since enrollment projections for child care facilities are not available, CEQR analysis assumes that the existing enrollment and capacity would stay the same for the build year and be the baseline for the No-Action Scenario, unless affordable housing is identified. However, the *CEQR Technical Manual* recommends that ACS be contacted to obtain information on any changes planned for child care programs or facilities in the area of the proposed project, including closing or expansion of existing facilities and establishment of new facilities that would affect capacity in the build year. In discussions with DCP it was determined that it would not be necessary to contact ACS at this time as ACS is in the

[10] In recent discussions with DCP, a maximum 2.0 mile study area radius was suggested.

middle of a contracting cycle and is unlikely to make any changes to child care programs or facilities at the present or in the near future.

Therefore, in the future and absent the actions, it is assumed that no new affordable residential development would occur either in the Rezoning Area or within the surrounding 400-foot radius project study area by the project build year of 2021. In addition, per DCP guidance, at this time no changes to the capacities of day care facilities in the project study area are anticipated by 2021.

Table 6-4

Existing Publicly Funded Group Child Care Facilities Within 1.5- and 2.0-Miles of Rezoning Area
Capacity, Enrollment, and Utilization
June 2015

Site ID	Contractor/Program Name	Site Name	Site Address	Boro	ZIP	Model Type	November 2014 Contracts	Total Enroll	% Enrollment
	Red = over 1.5 miles from Site								
1	East Side House Settlement	Mill Brook	201 Saint Ann's Avenue	BX	10454	HS	25	25	100%
2	East Side House Settlement	Winifred Wheeler	200 Alexander Avenue	BX	10454	DE	55	54	98%
3	East Side House Settlement	Mott Haven	375 East 143rd Street	BX	10454	HS	74	74	100%
4	Episcopal Social Services of New York	Betances Early Childhood Center (NYCHA)	528 East 146th Street	BX	10455	DE	62	59	95%
5	Episcopal Social Services of New York	Episcopal Social Services Head Start (Paul's House)	500 Bergen Avenue	BX	10455	DE	25	24	96%
6	Homes for the Homeless	Prospect Early Childhood Center	730 Kelly Street	BX	10455	CC	20	19	95%
7	La Peninsula Community Organization, Inc.	Manida (Center #1)	711 Manida Street	BX	10474	HS	123	123	100%
8	Philip H. Michaels Child Care Center, Inc.	Anna Lefkowitz DCC	590 Westchester Avenue	BX	10455	DE	55	53	96%
9	South Bronx Head Start Inc.	South Bronx Head Start I	490 East 143rd Street	BX	10454	HS	53	53	100%
10	Trabajamos Community Head Start, Inc.	Trabajamos Community Head Start, Inc. Center #1	940 East 156th Street	BX	10455	DE	26	25	96%
11	Brightside Academy, Inc.	Brightside Academy - Intervale	960 Intervale Road	BX	10459	CC	30	28	93%
12	Brightside Academy, Inc.	Brightside Academy - Southern	1093 Southern Boulevard	BX	10459	CC	43	36	84%
13	Brightside Academy, Inc.	Brightside Academy - Louis Nine	1334 Louis Nine Boulevard	BX	10459	CC	66	64	97%
14	La Peninsula Community Organization, Inc.	Intervale (Center #2)	1054 Intervale Avenue	BX	10459	HS	106	98	92%
15	Lutheran Social Services of NY	LSSMNY: Early LIFE Childrens Center 2	888 Westchester Avenue	BX	10459	DE	137	129	94%
16	1332 Fulton Avenue Day Care Center, Inc.	Iola Jordan Day Care	421 East 161st Street	BX	10451	CC	154	148	96%

17	Brightside Academy, Inc.	Brightside Academy - St Ann	800 Saint Ann's Avenue	BX	10456	CC	28	28	100%
18	Brightside Academy, Inc.	Brightside Academy - East 150th	331 East 150th Street	BX	10451	CC	20	17	85%
19	Brightside Academy, Inc.	Brightside Academy - Webster	1455 Webster Avenue	BX	10456	CC	26	25	96%
20	Bronx Works	BronxWorks ECLC	1130 Grand Concourse	BX	10456	DE	55	55	100%
21	Claremont Neighborhood Centers, Inc.	Aleene Logan Preschool Center	1450 Webster Avenue	BX	10456	DE	52	50	96%
22	Claremont Neighborhood Centers, Inc.	Louis A. Fickling Child Development Center	1240 Webster Avenue	BX	10456	DE	50	47	94%
23	East Side House Settlement	Childrens Pride	414 Morris Avenue	BX	10451	HS	55	55	100%
24	Episcopal Social Services of New York	Episcopal Social Services	565 Morris Avenue	BX	10451	DE	139	0	0%
25	Highbridge Advisory Council Family Services, Inc.	The Richard H. Mangum Early Learning Center	383 East 162nd Street	BX	10451	CC	70	64	91%
26	Highbridge Advisory Council Family Services, Inc.	Highbridge Advisory Council Marshall England Early Learning Center	800 Concourse Village East	BX	10451	CC	84	82	98%
27	Philip H. Michaels Child Care Center, Inc.	Philip H. Michaels CDC	629 Courtlandt Avenue	BX	10451	DE	210	210	100%
28	Sharon Baptist Board of Directors, Inc.	Sharon Baptist - Center I	507-509 East 165th Street	BX	10456	DE	119	116	97%
29	Southeast Bronx Neighborhood Centers, Inc.	Blondell Joyner DCC	901 Tinton Avenue	BX	10456	DE	54	53	98%
30	Southeast Bronx Neighborhood Centers, Inc.	Five Star DCC	3261 3rd Avenue	BX	10456	DE	91	86	95%
31	Southeast Bronx Neighborhood Centers, Inc.	Gwendolyn Bland DC	749 East 163rd Street	BX	10456	DE	90	88	98%
32	The Salvation Army	The Salvation Army, Bronx Citadel	425 East 159th Street	BX	10451	CC	39	33	85%
33	HELP Day Care Corporation	HELP II	285 East 171st Street	BX	10457	DE	53	48	91%
34	La Peninsula Community Organization, Inc.	Fulton (Center #4)	1717 Fulton Avenue	BX	10457	HS	100	100	100%
35	Labor Bathgate Community Child Care Board	Labor Bathgate Community CCC	1638 Anthony Avenue	BX	10457	DE	67	64	96%
36	Promesa, Inc.	Promesa Multi-Cultural DCC II	300 East 175th Street	BX	10457	HS	105	100	95%
37	Tremont Monterey Day Care Center, Inc.	Tremont Moterey DCC 2	1600 Bathgate Avenue	BX	10457	CC	55	53	96%
38	Highbridge Advisory Council Family Services, Inc.	Highbridge Advisory Council Doris E. Stone Day Care	1165 University Avenue	BX	10452	HS	55	55	100%
39	Highbridge Advisory Council Family Services, Inc.	Highbridge Advisory Council Day Care Center (Nelson Avenue)	1181 Nelson Avenue	BX	10452	CC	57	54	95%
40	Highbridge Advisory Council Family Services, Inc.	Highbridge Advisory Council Early Childhood Center #3	1399 Ogden Avenue	BX	10452	CC	64	63	98%
41	Highbridge Advisory Council Family Services, Inc.	Highbridge Advisory Council Head Start	880 River Avenue - 2nd Floor	BX	10452	HS	80	76	95%

42	Highbridge Advisory Council Family Services, Inc.	Highbridge Advisory Council Early Childhood Center #1	1594 Townsend Avenue	BX	10452	CC	98	98	100%
43	La Peninsula Community Organization, Inc.	Walton (Center #5)	1871 Walton Avenue	BX	10453	HS	147	130	88%
44	Mid Bronx CCRP Early Childhood Center, Inc.	Mid Bronx CCRP ECC 4	1020-1022 Summit Avenue	BX	10452	CC	56	39	70%
45	Mid Bronx CCRP Early Childhood Center, Inc.	Mid Bronx CCRP ECC 3	1360 Ogden Avenue	BX	10452	CC	50	50	100%
46	Mid Bronx CCRP Early Childhood Center, Inc.	Mid Bronx CCRP ECC 2	100-102 East Mount Eden Avenue	BX	10452	CC	220	138	63%
47	Mid Bronx CCRP Early Childhood Center, Inc.	Mid Bronx CCRP ECC 1	1125 Grand Concourse	BX	10452	HS	247	239	97%
48	Seventh Avenue Center for Family Services	Seventh Avenue Center 1	1646 Montgomery Avenue	BX	10453	HS	46	46	100%
49	South Bronx Head Start Inc.	South Bronx Head Start II	141 Featherbed Lane	BX	10452	HS	66	63	95%
50	Womens Housing and Economic Development Corp	WHEDco Early Childhood Discovery Center	50 East 168th Street	BX	10452	HS	111	106	95%
51	Children's Aid Society, Inc	Bronx Early Childhood Center	1515 Southern Boulevard	BX	10460	DE	82	74	90%
52	Tremont Crotona Day Care Center	Tremont Crotona	1600 Crotona Park East	BX	10460	CC	135	131	97%
53	Citizens Care Day Care Center, Inc	Citizens Care DCC 3	3240 Broadway	MN	10027	CC	100	83	83%
54	Community Life Center, Inc. Head Start	Community Life Center 2	15 Mount Morris Park West	MN	10027	HS	116	116	100%
55	East Harlem Block Nursery, Inc.	Grant Day Care Center	1299 Amsterdam Avenue	MN	10027	CC	60	57	95%
56	Lutheran Social Services of NY	LSSMNY: Early LIFE Childrens Center 14	510-516 West 145th Street	MN	10031	DE	97	90	93%
57	Utopia Children's Center, Inc	Utopia Childrens Center	236 West 129th Street	MN	10027	CC	40	37	93%
58	West Harlem Community Organization, Inc.	West Harlem 1	121 West 128th Street	MN	10027	DE	129	1	1%
59	Abyssinian Development Corporation	Abyssinian Development Corp 3	25 West 132nd Street	MN	10037	HS	45	39	87%
60	Abyssinian Development Corporation	Abyssinian Development Corp 1	129 West 138th Street	MN	10030	HS	54	54	100%
61	Children's Aid Society, Inc	Dunlevy Milbank Campus	14-32 West 118th Street	MN	10026	CC	15	11	73%
62	Children's Aid Society, Inc	Drew Hamilton Center	2672 Frederick Douglass Boulevard	MN	10030	DE	67	55	82%
63	Citizens Care Day Care Center, Inc	Citizens Care DCC 1	131 Saint Nicholas Avenue	MN	10026	CC	40	34	85%
64	Ecumenical Community Development Organization, Inc.	ECDO Child Start Center	249 West 144th Street	MN	10030	HS	55	55	100%
65	Episcopal Social Services of New York	Graham Windham DCC	669 Lenox Avenue	MN	10037	DE	101	1	1%
66	Harlem Children's Zone	Harlem Children's Zone	60 West 117th Street	MN	10026	HS	57	55	96%
67	Lutheran Social Services of NY	LSSMNY: Early LIFE Childrens Center 12	1951 Park Avenue	MN	10037	DE	60	42	70%
68	Addie Mae Collins Community Service, Inc.	Addie Mae Collins 1	110 East 129th Street	MN	10035	HS	37	37	100%

69	Addie Mae Collins Community Service, Inc.	Addie Mae Collins 3	2322 Third Avenue	MN	10035	DE	128	116	91%
70	Community Life Center, Inc. Head Start	Community Life Center 1	331 East 122nd Street	MN	10035	HS	148	147	99%
71	East Harlem Council for Human Services, Inc.	East Harlem Council for Human Services, Inc. Bilingual Head Start	440 East 116th Street	MN	10029	HS	151	151	100%
72	Episcopal Social Services of New York	Morningside DCC	2967 Frederick Douglas Boulevard	MN	10039	DE	55	44	80%
73	Episcopal Social Services of New York	Episcopal Social Services Head Start (Fifth Avenue)	2289 Fifth Avenue	MN	10039	DE	12	9	75%
74	Lutheran Social Services of NY	LSSMNY: Early LIFE Childrens Center 13	218 West 147th Street	MN	10039	DE	80	69	86%
75	Lutheran Social Services of NY	LSSMNY: Early LIFE Childrens Center 11	110 West 146th Street	MN	10039	DE	110	89	81%
76	Seventh Avenue Center for Family Services	Seventh Avenue Center 2	711 Lenox Avenue	MN	10039	DE	49	48	98%
77	Union Settlement Association, Inc.	Union Johnson Early learning Center	1839 Lexington Avenue	MN	10029	HS	51	51	100%
78	Union Settlement Association, Inc.	Pequenos Souls Day Care Center	114-34 East 122nd Street	MN	10035	DE	64	53	83%
79	Northern Manhattan Perinatal Partnership	Northern Manhattan Perinatal Partnership, Inc.	529-531 West 155th Street	MN	10032	HS	165	160	97%
80	Rena Day Care Center, Inc	Rena Child Care Centers, Inc.	639 Edgecombe Avenue	MN	10032	CC	136	118	87%
81	United Federation of Black Community Organizations, Inc	UFBCO	474 West 159th Street	MN	10032	DE	113	96	85%
							6,465 (Total)	5666 (Total)	87.6% (Average)

Based on the above, the 2.0-mile radius around the Rezoning Area would remain well serviced by day care facilities in the future without the actions. As under the existing condition, 81 day care facilities would serve this radius area with an overall capacity of 6,465 slots. Approximately 5,666 of these slots would remain in use, resulting in an overall utilization rate of 87.6% of the day care facility slots in the project study area.

Future With-Action Scenario

The household multipliers for the Bronx from Table 6-1b of the *CEQR Technical Manual* have been applied to the 249 eligible dwelling units on the five Projected Development Sites. The 249 eligible dwelling units within the Rezoning Area would generate 35 children who would qualify for public child care. These 35 additional children when added to the 5,666 existing/no-action enrollments would result in a total enrollment with the proposed development of 5,701 children. Comparing this number to the capacity of 6,465 slots results in a utilization rate of 88.2%. This utilization rate is essentially 0.6% greater than the existing/no-action condition, a nominal increase.

According to the *CEQR Technical Manual*, a significant impact on publicly financed child care services may occur if the following two conditions are met. A significant impact may

occur if the project results in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent in the With-Action Scenario, and if the project results in an increase of 5% or more in the collective utilization rate of the child care/Head Start centers in the study area between the No-Action and With-Action Scenarios.

Neither of the above noted conditions would occur under the Proposed Actions. The project study area is now and would remain well serviced by day care facilities and would have a utilization rate of approximately 88.2% under the Proposed Actions. Due to the relatively large number of day care slots in the project study area and the relatively small number of day care enrollments that would be generated under the Proposed Actions, the utilization rate between the No-Action and With-Action would experience a 0.6% change. It should also be noted that a 12,605 gsf day care center is proposed to be developed on the Applicant-owned Projected Development Site 3.

The Proposed Actions would not be expected to result in a significant adverse impact on publicly financed child care services. No further analysis of the Proposed Actions on day care facilities is therefore required.

Conclusion

The proposed project would not physically displace or alter a community facility or cause a change that could affect the service delivery of a community facility. In addition, the development would not create a demand that would either overtax, or not be met by existing or proposed services or facilities. Development under the Proposed Actions would not adversely affect public schools, hospitals and other health care facilities, public libraries, publicly subsidized child care centers, and police and fire protection services. Therefore, the project would have no potentially significant adverse impacts related to community facilities and services and further assessment is not warranted.

Figure 6-2: Public Child Care Centers Within 1.5 and 2.0 Miles



7. OPEN SPACE

Introduction

For the purpose of CEQR, open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play, or sport; or land that is set aside for the protection and/or enhancement of the natural environment. Under CEQR, an open space analysis is conducted to determine whether or not a proposed action would have either a direct impact resulting from the elimination or alteration of open space or an indirect impact resulting from overtaxing the use of open space. The analyses focus only on officially designated existing or planned public open space. Open space may be public or private and may include active and/or passive areas. Active open space is the part of a facility used for active play such as sports or exercise and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, lawns and paved areas for active recreation. Passive open space is used for sitting, strolling, and relaxation with benches, walkways, and picnicking areas. Certain spaces such as lawns, can be used for both active and passive recreation.

Open space analyses may be necessary when an action would potentially have a direct or indirect effect on open space. A direct impact would physically change, diminish or eliminate an open space or reduce its utilization or aesthetic value. An indirect impact could result from an action introducing a substantial new user population that would create or exacerbate an overutilization of open space resources.

Direct Effects

The Rezoning Area is located directly across the Grand Concourse from Franz Sigel Park which extends between the Grand Concourse and Walton Avenue between an area north of East 151st Street and East 158th Street. Due to the proximity of the project site to this open space resource, potential shadow impacts could occur from the proposed and projected developments in the Rezoning Area. A detailed discussion of potential shadows impacts on these facilities is presented in the Shadows section below.

Indirect Effects

Introduction

On the basis of *CEQR Technical Manual* criteria, the proposed and projected developments in the Rezoning Area could potentially result in indirect effects to open space resources within the project study area and must be further assessed to determine whether significant indirect effects would be expected to occur. For projects that are not located in "underserved" or "well-served" areas identified in the *CEQR Technical Manual,* an open space assessment is conducted if that project would generate more than 200 residents or 500 workers.

The With-Action RWCDS includes the development of 234 dwelling units of housing on Projected Development Sites 1, 2, and 3 plus 199 dwelling units on the Non-Applicant Owned Projected Development Sites 4 and 5 in the Rezoning Area for a total of 433

dwelling units. No new residential development is anticipated to occur under the No-Action RWCDS. Therefore, the Proposed Actions would result in the development of a net increase of 433 dwelling units on the site. Based on 2010 Census data, the average household size is 2.36 persons per dwelling unit in the Census Tracts located within 1/4-mile of the Rezoning Area (tracts 59.02, 61, 63, and 65). The development of 433 dwelling units would therefore be expected to generate approximately 1,022 residents in the Rezoning Area. The Proposed Actions would result in a development that would exceed the threshold number of 200 new residents and a preliminary quantitative analysis of indirect open space impacts is therefore required.

The Proposed Actions would generate approximately 111 workers, an increase of 101 above the existing number in the Rezoning Area. This based on the following estimates:

- 3 workers per 1,000 square feet of floor area for the proposed 6,300 gsf of retail space on Projected Development Site 2 (19 workers),

- 2 workers per 1,000 square feet of floor area for the proposed 12,605 gsf day care center on Projected Development Site 3 (25 workers),

- 4 workers per 1,000 square feet of floor area for the proposed 12,400 gsf of medical offices on Projected Development Site 4 (50 workers),

- .04 workers per dwelling units for the proposed 433 dwelling units on Projected Development Sites 1 through 5 (17 workers)

New employees would therefore not exceed the threshold number of 500 new workers, and a quantitative analysis of indirect open space impacts for employees would not be required.

Preliminary Assessment

Based on the methodologies presented in the *CEQR Technical Manual*, an initial quantitative open space assessment involves a determination of an area's open space ratio based on the population of the study area and the acreage of all publicly accessible open space resources within this study area. If an area's open space ratio decreases significantly as a result of a proposed action or if an area has a very low open space ratio, a more detailed assessment may be required.

Based on the calculation of the ratio of publicly accessible open space acres to the study area population, a determination of the adequacy of open space resources in the study area was quantified. The resultant computation for the study area was then compared with the median ratio for New York City, which is 1.5 acres per 1,000 residents, and with the planning benchmarks of 2.5 acres per 1,000 population established by the DCP.

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would decrease the open space ratio substantially, thereby reducing the availability of open spaces for an area's population. A decrease in the open space ratio

of 5 percent or more is generally considered to be a significant adverse impact on open space resources. However, if the existing open space ratio is low even an open space ratio change of less than 1 percent may result in potential significant open space impacts.

The project study area exhibits a somewhat below average open space ratio of 1.15 acres per 1,000 residents, (based on 52.59 acres of existing open space divided by the 2010 Census study area population of 45,619 persons).

Existing Conditions

Study Area Population

The study area population was estimated using data from the 2010 U. S. Census of Population and Housing for the accessible census tracts located fully or at least 50 percent within the one-half mile study area. As shown in Table 7-1, in 2010 the study area contained a total of 45,619 residents within the nine relevant census tracts.

Table 7-1

Study Area Population

Census Tract	Total Population (2010)
59.02	2,582
61	3,713
63	5,280
65	5,337
67	6,984
69	7,564
173	5,987
183.01	4,525
183.02	3,647
Study Area Total	**45,619**

Study Area Open Space

The one-half mile open space study area is generally bounded by East 164th Street on the north, East 140th Street on the south, Third Avenue on the east, and the Harlem River on the west. Within the census tracts that are fully or at least 50 percent within this area, there are seven publicly owned and accessible facilities (See Figure 7-1, Open Space Facilities and Census Tracts and Table 7-2, Inventory of Open Space Resources), providing a total of 57.48 acres of open space resources.

Table 7-2
Inventory of Open Space Resources
Concourse Village West Apartments

Map Key	Open Space Name and Location	Total Size (acres)	Size within Study Area (acres)
1	Franz Sigel Park Gerard Ave., Walton Ave., Grand Concourse betw. E. 151, E. 153, & E. 158 Sts.	15.99	15.99
2	Macombs Dam Park River Ave. to Harlem River betw. E. 157, W. 161, & E. 164 Sts.	44.17	33.12
3	River Avenue Parks E 157 St betw. River & Gerard Aves.	0.67	0.67
4	Melrose Playground Courtlandt Av betw. E. 154 & E. 155 Sts.	1.00	1.00
5	Garrison Playground E. 146 St. betw. Walton Ave. & Grand Concourse	0.70	0.70
6	P.S. 29 Ballfield E. 157 St. betw. Melrose & Cortlandt Aves.	1.11	1.11
TOTAL		**63.64**	**52.59**

Assessment of Open Space Adequacy

The open space ratio was calculated based on the study area population shown in Table 7-1 and the total open space acreage shown in Table 7-2. The resultant ratio is 1.15 acres per 1,000 residents based on 52.59 acres of existing open space divided by the 2010 Census study area population of 45,619 persons. This ratio falls below the citywide average of 1.5 acres as well as the benchmark of 2.5 acres per 1,000 population, indicating that the area has a somewhat below average amount of public open space resources.

Future No-Action Condition

Study Area Population

As stated above, the 2010 census population of the half-mile open space study area was 45,619 persons. In order to account for background growth to the 2021 project build year, a conservative annual growth rate of 0.5% per year was applied to the 2010 population of the ½-mile open space study area. This growth factor would result in the addition of 2,509 additional residents. Therefore, as projected to 2021, the base population is projected to be 48,128 residents. No new residential development would occur in the Rezoning Area under the future no action scenario. Therefore, the open space study area would have a No-Action population of 48,128 persons in 2021.

Study Area Open Space

There would be no increase or decrease in the 52.59 acres of existing open space area within the project study area by the project build year of 2021.

Assessment of Open Space Adequacy

The future no-action open space ratio within a ½ mile radius of the Rezoning Area would be approximately 1.09 based on the area population of 48,128 persons in 2021 and the 52.59 acres of open space area.

Future With-Action Scenario

Study Area Population

As discussed above, the Proposed Actions are expected to generate approximately 1,022 new residents based on existing census data (average household size) for the census tracts located within ¼-mile of the Rezoning Area. Adding this population to the future no-action population of 48,128 would result in a total study area population of approximately 49,150 persons.

The Proposed Actions would generate approximately 111 workers, an increase of 101 above the existing 10 workers in the Rezoning Area. New employees would therefore not exceed the threshold number of 500 new workers and a quantitative analysis of indirect open space impacts for employees would not be required. The addition of 101 new workers to the Rezoning Area relative to existing and Future No-Action conditions would not affect the conclusions of this analysis in a substantive manner.

Study Area Open Space

No new publicly accessible open space and recreational resources are planned to be added to the study area by 2021 with the Proposed Actions. Therefore, in 2021 with the Proposed Actions, the project study area would contain approximately 52.59 acres of open space resources, the same as under currently existing and future no-action conditions.

Assessment of Open Space Adequacy

The projected open space ratio in 2021 with the Proposed Actions would be 1.07 acres per 1,000 residents compared with the projected ratio of 1.09 acres in the study area in the future without the project. This represents a decrease of approximately 0.02 acres or 1.8 percent in the open space ratio. Therefore, the community would continue to have a below average amount of open space compared to the City as a whole and relative to DCP's open space planning goal.

Table 7-3 shows the calculation of open space ratios for the existing, Future No-Action, and Future With-Action Scenarios.

Table 7-3

Existing and Future With-Action Open Space Ratios

	Existing Conditions	Future No-Action	Future With-Action
Publicly Accessible Open Space (Acreage)	52.59	52.59	52.59
Study Area Population	45,619	48,128	49,150
Open Space Ratio (Acres/1,000 Residents)	1.15	1.09	1.07 – 0.02 ac/1.8% decrease

Impact Significance

Quantitative Impact

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would directly displace or alter an existing resource to the detriment of its users. The project development associated with the proposed rezoning would not result in the direct displacement of any parklands or recreational facilities. The Proposed Actions would, however, reduce the open space ratio as further discussed below.

At 1.07 acres per 1,000 population, the amount of publicly accessible open space with the Proposed Actions would remain below the average of 1.5 acres per 1,000 population in community districts in the City. The amount of publicly accessible open space would also be remain below the benchmark of 2.5 acres per 1,000 population. Nevertheless, it is recognized that this goal may not be feasible in many areas of the City, and it is not considered to be an impact threshold.

The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would directly displace or alter an existing resource to the detriment of its users or generate a substantial enough population to noticeably diminish the capacity of available open spaces to serve the affected neighborhood. A decrease in the open space ratio of 5 percent or more is generally considered to be a significant adverse impact on open space resources if the area has an average open space ratio of 1.5 acres or less per 1,000 population.

Relative to indirect impacts on open space resources, the proposed development would result in a decrease of 1.8 percent in the open space ratio in the project study area. Although at an open space ratio of 1.07 the ratio in the project study area would be below the community district median of 1.5 acres per 1,000 population, it would not be considered to be an extremely low ratio. Therefore, based on *CEQR Technical Manual* criteria, the proposed project would not result in a significant adverse impact on open space resources.

A detailed open space assessment is not required as it has been determined that the project would not decrease the open space ratio by more than 5 percent. In addition, private open space would be provided on Projected Development Sites 1, 2, and 3 which would serve to meet at least a portion of the open space needs of the project's residents.

Qualitative Impact

The Proposed Actions would not result in the creation of any new publicly accessible open space. However, under the Proposed Actions, each of the three proposed buildings on Projected Development Sites 1, 2, and 3 would contain an approximately 430 to 500 square foot private recreation room for indoor recreational use. In addition, a total of approximately 12,860 square feet of private outdoor recreational space would be provided on the first or second floor terraces or in the rear yard of the three buildings. These recreational areas would be provided for use by project residents, and as they would not be publicly accessible, the areas have not been included in any calculations of publicly accessible open space. However, they would help satisfy some of the open space recreational needs of project residents.

It should also be noted that the 6.88-acre Joyce Kilmer Park, located between the Grand Concourse and Walton Avenue from East 161st to East 164th Streets, is within the ½-mile radius open space study area but has not been included in the assessment as it is located within a census tract where less than 50% of the tract is within ½-mile of the Rezoning Area.

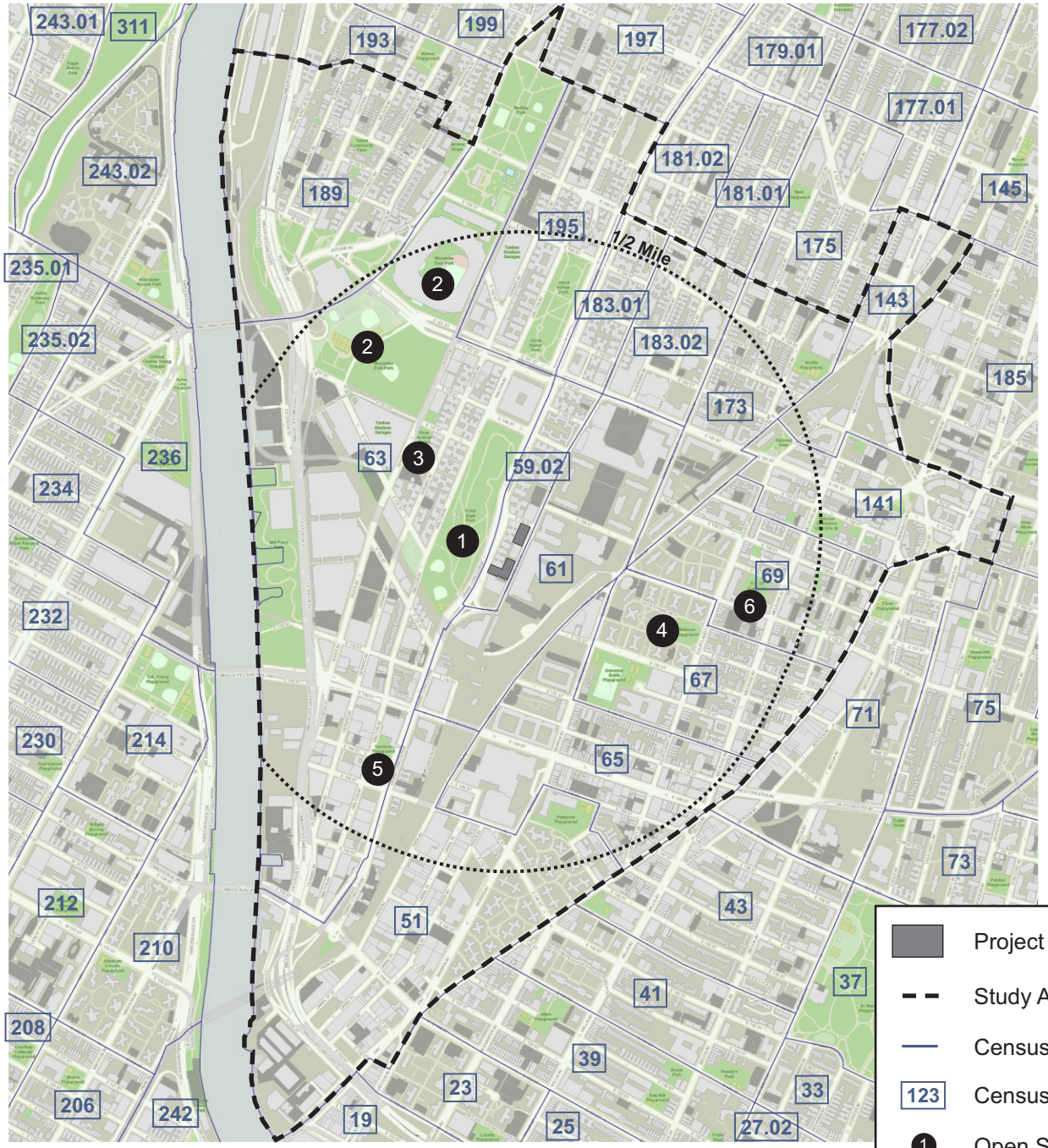
The *CEQR Technical Manual* considers an action to result in significant impacts to open space resources if it would significantly increase shadows, noise, air pollutant emissions, or odors on existing public open spaces resources compared to the future without the action conditions. The project development associated with the proposed rezoning would not significantly increase such impacts on existing public open spaces resources as further explained below.

Based on *CEQR Technical Manual* criteria and as explained further in the Shadows section below, buildings on Projected Development Sites 2, 3, and 5 would cast new shadows of minimal length and duration on Franz Sigel Park and these shadows would not be considered significant. Although new shadows of greater length and duration would result from the buildings on Projected Development Sites 1 and 4, these shadows would also not be considered to be significant as they would not be of sufficient duration to significantly affect the use of recreational resources and the survival of vegetation in the park.

Conclusion

Due to the absence of significant direct impacts on any open space resource and the negligible decrease in the future with the action open space ratio, as well as the additional open space to be provided on Projected Development Sites 1, 2, and 3 under the Proposed Actions, it is concluded that the project would not have any potentially significant adverse open space impacts and further assessment is not warranted.

Figure 7-1: Open Space Facilities and Census Tracts



8. SHADOWS

Introduction

Under CEQR, a shadow is defined as the circumstance in which a building or other built structure blocks the sun from the land. An adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other historic resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. An adverse impact would occur only if the shadow would fall on a location that would otherwise be in sunlight; the assessment therefore distinguishes between existing shadows and new shadows resulting from a proposed project. Finally, the determination of whether the impact of new shadows on an open space or a natural or historic resource would be significant is dependent on their extent and duration. In general, shadows on City streets and sidewalks or on other buildings are not considered significant under CEQR. In addition, shadows occurring within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

The heights of the buildings to the roofs of the top floor and the roofs of the bulkheads on the Projected Development Sites would be as follows:

- Projected Development Site 1: top floor roof: 175'; bulkhead roof: 185'

- Projected Development Site 2: top floor roof: 115'; bulkhead roof: 125'

- Projected Development Site 3: top floor roof: 115'; bulkhead roof: 125'

- Projected Development Site 4: top floor roof: 115'; bulkhead roof: 125'

- Projected Development Site 5: top floor roof: 115'; bulkhead roof: 125'

According to the *CEQR Technical Manual*, a shadows assessment is not required unless the project would include a structure or an addition to a structure at least 50 feet in height or if it would contain shorter structures that might cast substantial new shadows on an adjacent park, historic resource, or an important natural resource. A shadows analysis is required for this project since the Projected Development Sites are located directly across the street from an open space resource and because the Proposed Actions would result in the development of five new structures that would exceed 50 feet in height.

Preliminary Screening Assessment

Tier 1 Screening Assessment

There is one shadow sensitive resource in the vicinity of the Projected Development Sites. The Rezoning Area is located directly across the Grand Concourse from Franz Sigel Park, a 15.99 acre park located between Gerard Avenue, Walton Avenue, and the Grand Concourse between East 151st, East 153rd, and East 158th Streets. Most of this park consists of wooded and grass covered area with walking trails, benches, a sitting/overlook area

with trellis, dog run, and natural features such as plantings and rock outcroppings. The southern end of the park includes two softball fields and a basketball court. Franz Sigel Park is labeled "A" on the attached Tier 1 Screening Assessment diagram.

The Grand Concourse Historic District is located adjacent to the Rezoning Area to the west and in part to the north. In the vicinity of the Rezoning Area, the Historic District consists of a row of six-story buildings lining the Concourse Grand as well as Franz Sigel Park discussed above. However, the proposed project would only cast shadows on the rear of these buildings and would therefore not result in any significant adverse shadow impacts to historic resources.

The longest shadow of 795.5 feet on the Tier 1 shadow assessment figure was calculated as 4.3 times the maximum proposed building height of 185 feet including bulkheads on the roof of the proposed 17-story building (the tallest of the five proposed buildings) on Projected Development Site 1. This building is labeled as Building 1 on the diagram.

Due to the proximity of the Projected Development Sites to the open space resource noted above, potential shadow impacts could occur from the proposed development on Franz Sigel Park.

Tier 2 Screening Assessment

Based on the Tier 1 assessment, which showed the potential for the longest shadow to reach a sunlight sensitive open space resource, a Tier 2 assessment was generated. A Tier 2 assessment locates the area south of a building that cannot be cast in shadow. This area in New York City lies between -108 and +108 degrees from true north.

The attached Tier 2 Screening Assessment diagram shows the area south of Projected Development Sites 1, 2, 3, 4, and 5 that cannot be shaded by the proposed project. As illustrated on the figure, a small area in the southeast corner of Franz Sigel Park is located within the area that cannot be shaded by the project. However, the bulk of Franz Sigel Park could still experience new shadows from the project and further assessment is therefore required.

Tier 3 Screening Assessment

The Tier 3 screening assessment is used to determine if shadows resulting from the proposed project can reach a sunlight-sensitive resource. The screening assessment uses three-dimensional computer modeling software with the capacity to accurately calculate shadow patterns.

A Tier 3 screening assessment was performed for the four representative days of the year set forth in the *CEQR Technical Manual*: December 21, the winter solstice and shortest day of the year; March 21/September 21, the equinoxes; May 6, the midpoint between the summer solstice and the equinox (and equivalent to August 6); and June 21, the summer solstice and the longest day of the year. The *CEQR Technical Manual* defines the temporal limits of a shadow analysis period to fall from an hour and a half after sunrise to an hour and a half

before sunset. In accordance with the *CEQR Technical Manual*, surrounding buildings are not included in the Tier 3 shadow assessment model.

A Tier 3 screening assessment has been performed as the southern portion of Franz Sigel Park lies within the area that could be shaded by the proposed project. As shown on the attached Tier 3 Screening Assessment diagram, shadows from the proposed buildings could potentially reach Franz Sigel Park on any day of the year. The most extensive shadows would be cast by the proposed 17-story building on Projected Development Site 1.

The attached Tier 3 Incremental Impact Screening Assessment diagram shows the times and durations of new shadows that would be cast by the proposed development on Franz Sigel Park throughout the year taking into account existing development located between the park and Projected Development Sites 1, 2, 3, 4, and 5. The existing development consists of a row of six-story buildings lining the Concourse Grand directly west of these Projected Development Sites. Tables 8-1 through 8-5 below present a summary of the shadows impacts from the project by individual building on Franz Sigel Park.

Table 8-1

Shadow Analysis Summary for Franz Sigel Park from Projected Development Site 1

Analysis day	December 21	March 21/ September 21	May 6 / August 6	June 21
New shadow timeframe window	8:51 a.m. – 11:23 a.m.	7:36 a.m. – 10:10 a.m.	6:27 a.m. – 8:54 a.m.	5:57 a.m. – 8:15 a.m.
Incremental shadow duration	2 hours, 32 minutes	2 hours, 34 minutes	2 hours, 27 minutes	2 hours, 18 minutes
Note: Daylight savings time not used.				

Table 8-2

Shadow Analysis Summary for Franz Sigel Park from Projected Development Site 2

Analysis day	December 21	March 21/ September 21	May 6 / August 6	June 21
New shadow timeframe window	8:51 a.m. – 8:58 a.m.	7:36 a.m. – 7:37 a.m.	6:27 a.m. – 6:28 a.m.	5:57 a.m. – 5:59 a.m.
Incremental shadow duration	7 minutes	1 minute	1 minute	2 minutes
Note: Daylight savings time not used.				

Table 8-3

Shadow Analysis Summary for Franz Sigel Park from Projected Development Site 3

Analysis day	December 21	March 21/ September 21	May 6 / August 6	June 21
New shadow timeframe window	8:51 a.m. – 9:02 a.m.	none	none	none
Incremental shadow duration	11 minutes	none	none	none
Note: Daylight savings time not used.				

Table 8-4

Shadow Analysis Summary for Franz Sigel Park from Projected Development Site 4

Analysis day	December 21	March 21/ September 21	May 6 / August 6	June 21
New shadow timeframe window	8:51 a.m. – 10:28 a.m.	7:36 a.m. – 8:42 a.m.	6:27 a.m. – 7:30 a.m.	5:57 a.m. – 6:59 a.m.
Incremental shadow duration	1 hour, 37 minutes	1 hour, 6 minutes	1 hour, 3 minutes	1 hour, 2 minutes
Note: Daylight savings time not used.				

Table 8-5

Shadow Analysis Summary for Franz Sigel Park from Projected Development Site 5

Analysis day	December 21	March 21/ September 21	May 6 / August 6	June 21
New shadow timeframe window	8:51 a.m. – 8:55 a.m.	none	none	none
Incremental shadow duration	4 minutes	none	none	none
Note: Daylight savings time not used.				

Significance of Shadows Impacts

Based on *CEQR Technical Manual* criteria and as shown on the Tier 3 Incremental Impact Screening Assessment diagrams, shadows from the proposed buildings on Projected Development Sites 2, 3, and 5 would have minimal effects on Franz Sigel Park generating 11 minutes or less of new shadows on any day of the year. The short

duration of new shadows would not be considered significant. Therefore, no significant shadows impacts would result from the buildings on Projected Development Sites 2, 3, or 5. More extensive new shadows would be cast by the proposed building on Projected Development Sites 1 and 4 as discussed below.

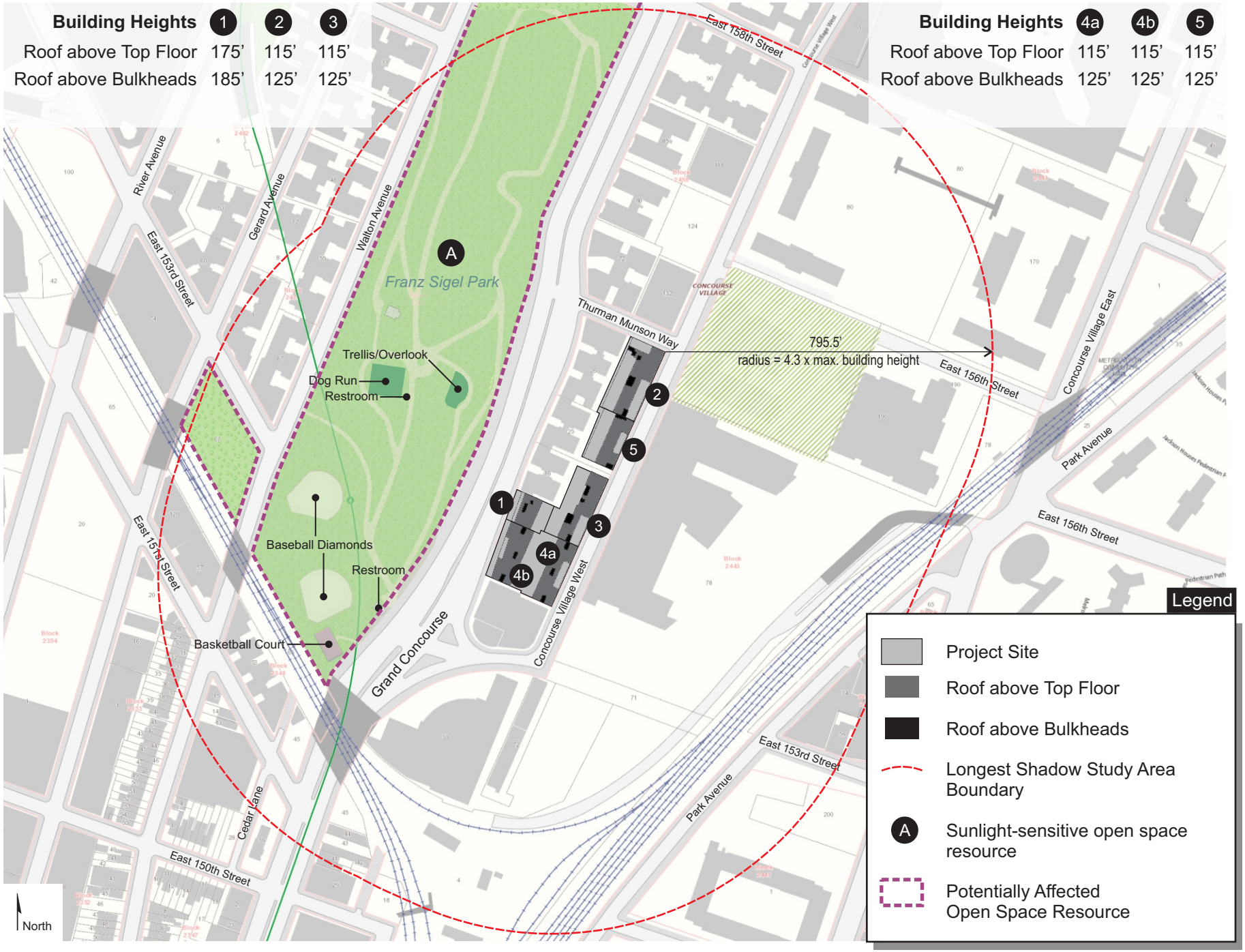
- Shadows from Projected Development Site 1 - New shadows from Projected Development Site 1 would extend into Franz Sigel Park throughout the year for periods of between 2 hours 18 minutes and 2 hours 34 minutes. As shown on the Tier 3 Incremental Impact Screening Assessment diagram, most of the new shadow would occur close to the Grand Concourse frontage of the park with a more narrow 'finger-like' area extending deeper into the park. However, all new shadows cast by the building on Projected Development Site 1 would occur in the morning hours, and during the spring and summer months when use of the park would be greatest, new shadows would only be cast between dawn and approximately 8:54 AM. New shadows would generally not affect the active recreational areas of the park including the two softball fields and basketball court at its southern end. A portion of the southernmost softball field and the basketball court will experience new shadows on the June 21st analysis day as shown on the diagram. In addition, as the length of new shadows would be relatively modest at approximately 2.5 hours or less throughout the year, there would still be much more than the minimum of four to six hours a day of sunlight available to plants in the growing season which is the minimum sunlight requirement noted in the *CEQR Technical Manual*. No adverse impacts to plant life would be anticipated. Therefore, no significant shadows impacts to recreational use of the park or vegetation would result from the building on Projected Development Site 1.

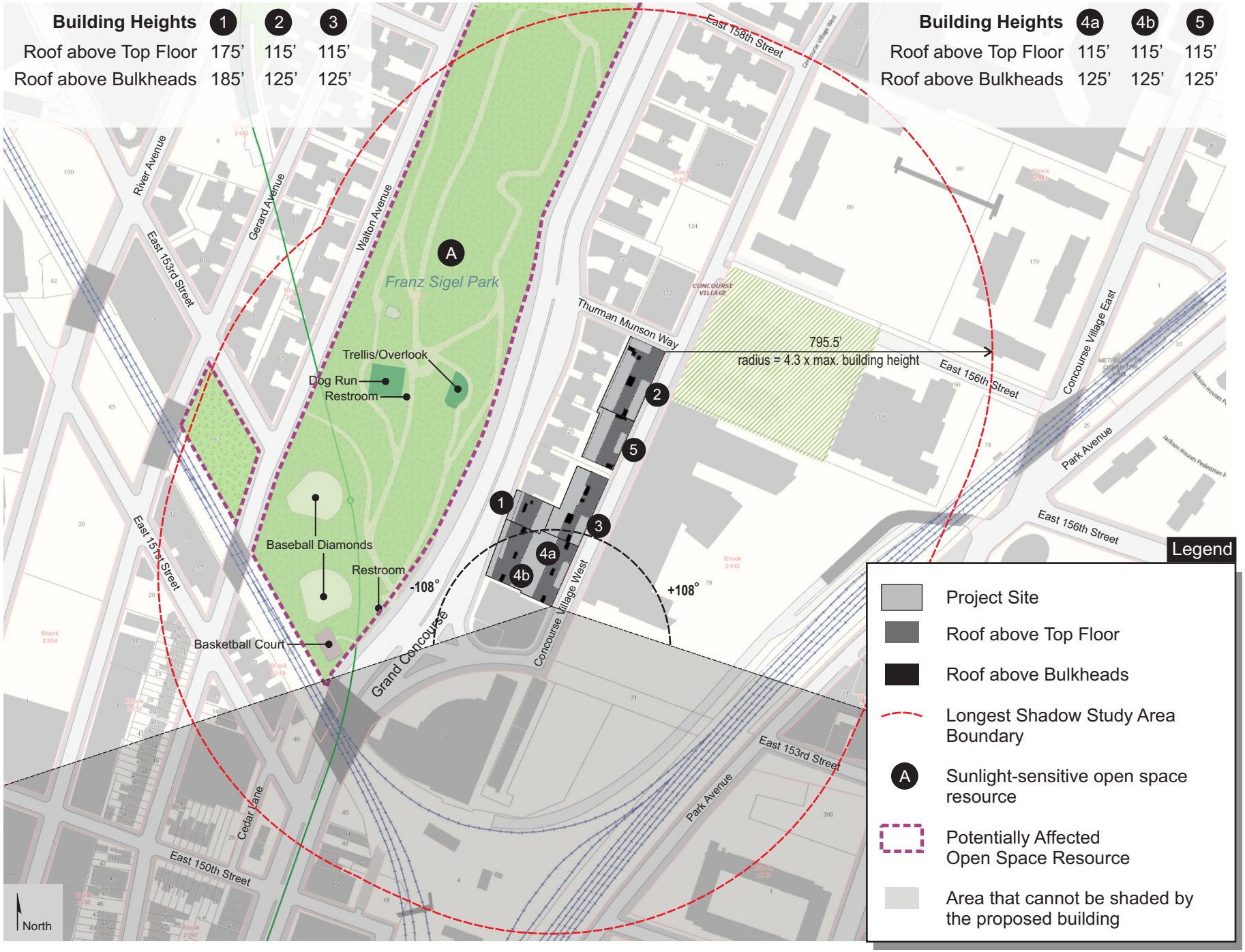
- Shadows from Projected Development Site 4 - New shadows from Projected Development Site 4 would extend into Franz Sigel Park throughout the year for periods of between 1 hour 2 minutes and 1 hour 37 minutes. As shown on the Tier 3 Incremental Impact Screening Assessment diagram, most of the new shadow would occur close to the Grand Concourse frontage of the park with a narrower and relatively short 'finger-like' area extending somewhat further into the park. However, all new shadows cast by the building on Projected Development Site 4 would occur in the morning hours, and during the spring and summer months when use of the park would be greatest, new shadows would only be cast between dawn and approximately 7:30 AM. New shadows would not affect the active recreational areas of the park including the two softball fields and basketball court at its southern end. In addition, as the length of new shadows would be relatively modest at approximately 1 hour 37 minutes or less throughout the year, there would still be much more than the minimum of four to six hours a day of sunlight available to plants in the growing season which is the minimum sunlight requirement noted in the *CEQR Technical Manual*. No adverse impacts to plant life would be anticipated. Therefore, no significant

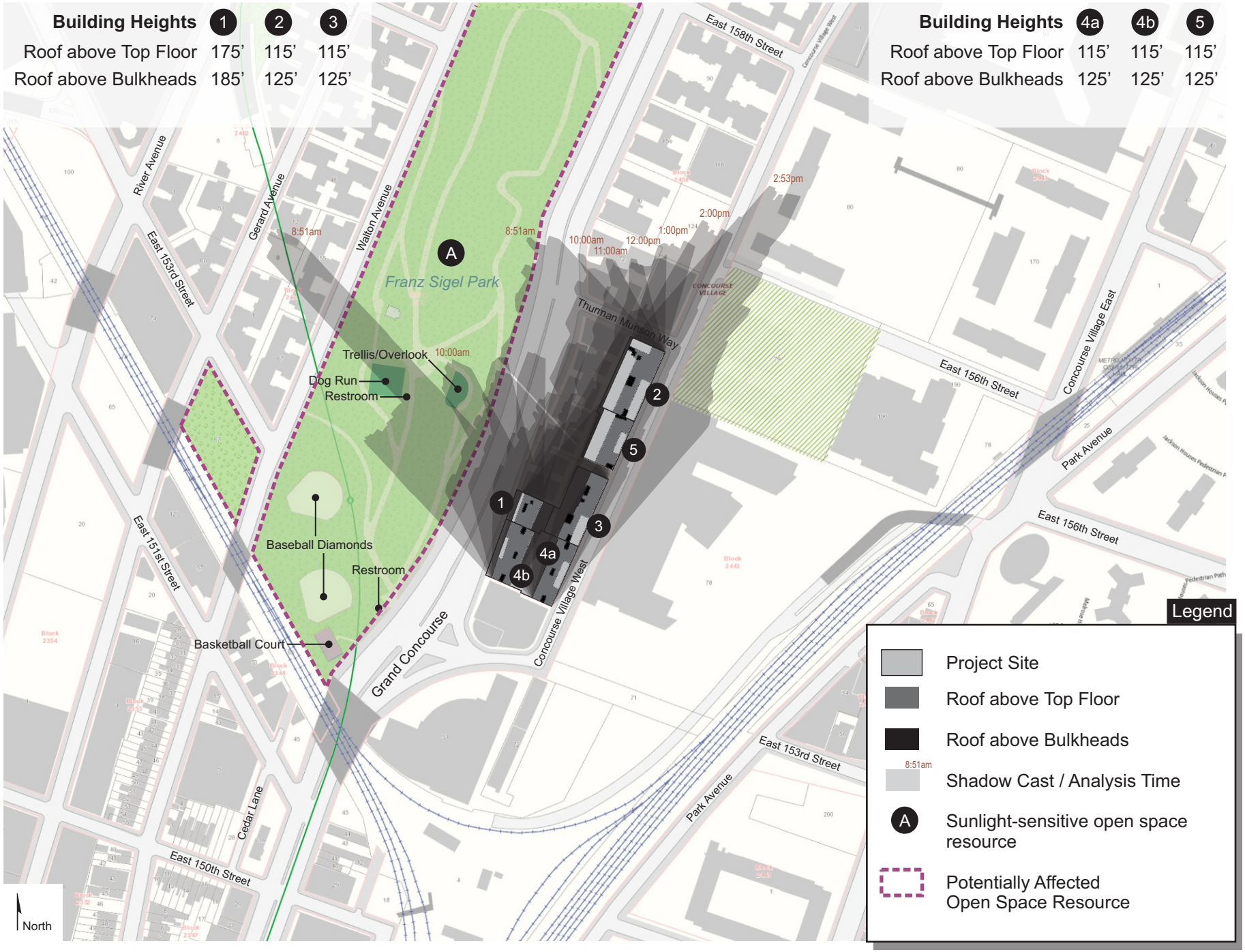
shadows impacts to recreational use of the park or vegetation would result from the building on Projected Development Site 4.

Conclusion

Buildings on Projected Development Sites 2, 3, and 5 would cast new shadows of minimal length and duration on Franz Sigel Park and these shadows would not be considered significant. Although new shadows of greater length and duration would result from the buildings on Projected Development Sites 1 and 4, these shadows would also not be considered to be significant as they would not be of sufficient duration to significantly affect the use of recreational resources and the survival of vegetation in the park. No other open space, historic, or other resources would be affected by shadows from the proposed project. Therefore, the Proposed Actions would not result in any significant shadows impacts, and no further assessment is needed for the project.


Building Heights 1 2 3
Roof above Top Floor 175' 115' 115'
Roof above Bulkheads 185' 125' 125'
Building Heights 4a 4b 5
Roof above Top Floor 115' 115' 115'
Roof above Bulkheads 125' 125' 125'
East 158th Street
River Avenue
Gerard Avenue
Walton Avenue
East 153rd Street
A
Franz Sigel Park
Trellis/Overlook
Dog Run
Restroom
Baseball Diamonds
Restroom
Basketball Court
Thurman Munson Way
795.5'
radius = 4.3 x max. building height
East 156th Street
Concourse Village East
Park Avenue
East 156th Street
East 151st Street
Grand Concourse
Concourse Village West
East 153rd Street
Park Avenue
Cedar Lane
East 150th Street
1
2
3
4a
4b
5
North
Legend
Project Site
Roof above Top Floor
Roof above Bulkheads
Longest Shadow Study Area Boundary
Sunlight-sensitive open space resource
Potentially Affected Open Space Resource


Building Heights 1 2 3
Roof above Top Floor 175' 115' 115'
Roof above Bulkheads 185' 125' 125'
Building Heights 4a 4b 5
Roof above Top Floor 115' 115' 115'
Roof above Bulkheads 125' 125' 125'
East 158th Street
River Avenue
Gerard Avenue
Walton Avenue
East 153rd Street
A
Franz Sigel Park
Trellis/Overlook
Dog Run
Restroom
Baseball Diamonds
Restroom
Basketball Court
Thurman Munson Way
795.5'
radius = 4.3 x max. building height
East 156th Street
Concourse Village East
Park Avenue
East 156th Street
East 151st Street
-108°
+108°
Grand Concourse
Concourse Village West
East 153rd Street
Park Avenue
Cedar Lane
East 150th Street
North
1
2
3
4a
4b
5
Legend
Project Site
Roof above Top Floor
Roof above Bulkheads
Longest Shadow Study Area Boundary
Sunlight-sensitive open space resource
Potentially Affected Open Space Resource
Area that cannot be shaded by the proposed building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Roof above Bulkheads 185' 125' 125'
Building Heights 4a 4b 5
Roof above Top Floor 115' 115' 115'
Roof above Bulkheads 125' 125' 125'
River Avenue
East 153rd Street
Gerard Avenue
Walton Avenue
East 158th Street
Concourse Village West
Concourse Village East
Franz Sigel Park
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11:00am
12:00pm
1:00pm
2:00pm
2:53pm
Thurman Munson Way
East 156th Street
Park Avenue
Trellis/Overlook
Dog Run
Restroom
Baseball Diamonds
Restroom
Basketball Court
East 151st Street
Grand Concourse
Concourse Village West
East 153rd Street
Park Avenue
Cedar Lane
East 150th Street
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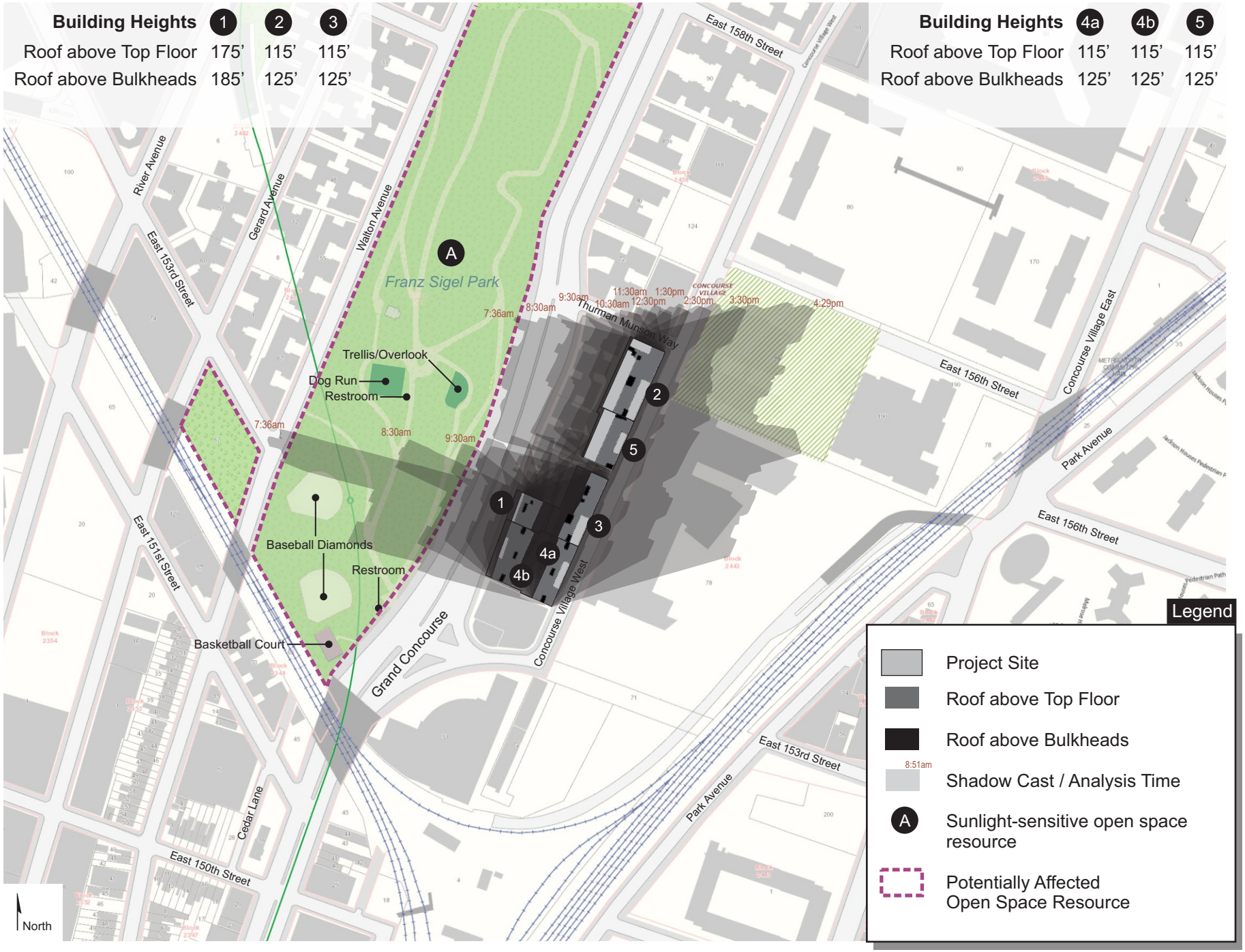
Legend
Project Site
Roof above Top Floor
Roof above Bulkheads
8:51am
Shadow Cast / Analysis Time
A
Sunlight-sensitive open space resource
Potentially Affected Open Space Resource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Building Heights 4a 4b 5
Roof above Top Floor 115' 115' 115'
Roof above Bulkheads 125' 125' 125'
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East 153rd Street
Gerard Avenue
Walton Avenue
East 158th Street
Concourse Village West
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Franz Sigel Park
Trellis/Overlook
Dog Run
Restroom
Baseball Diamonds
Restroom
Basketball Court
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8:30am
9:30am
10:30am
11:30am
12:30pm
1:30pm
2:30pm
3:30pm
4:29pm
Thurman Munson Way
CONCOURSE VILLAGE
East 156th Street
Concourse Village East
Park Avenue
East 151st Street
Grand Concourse
Concourse Village West
East 153rd Street
Park Avenue
Cedar Lane
East 150th Street
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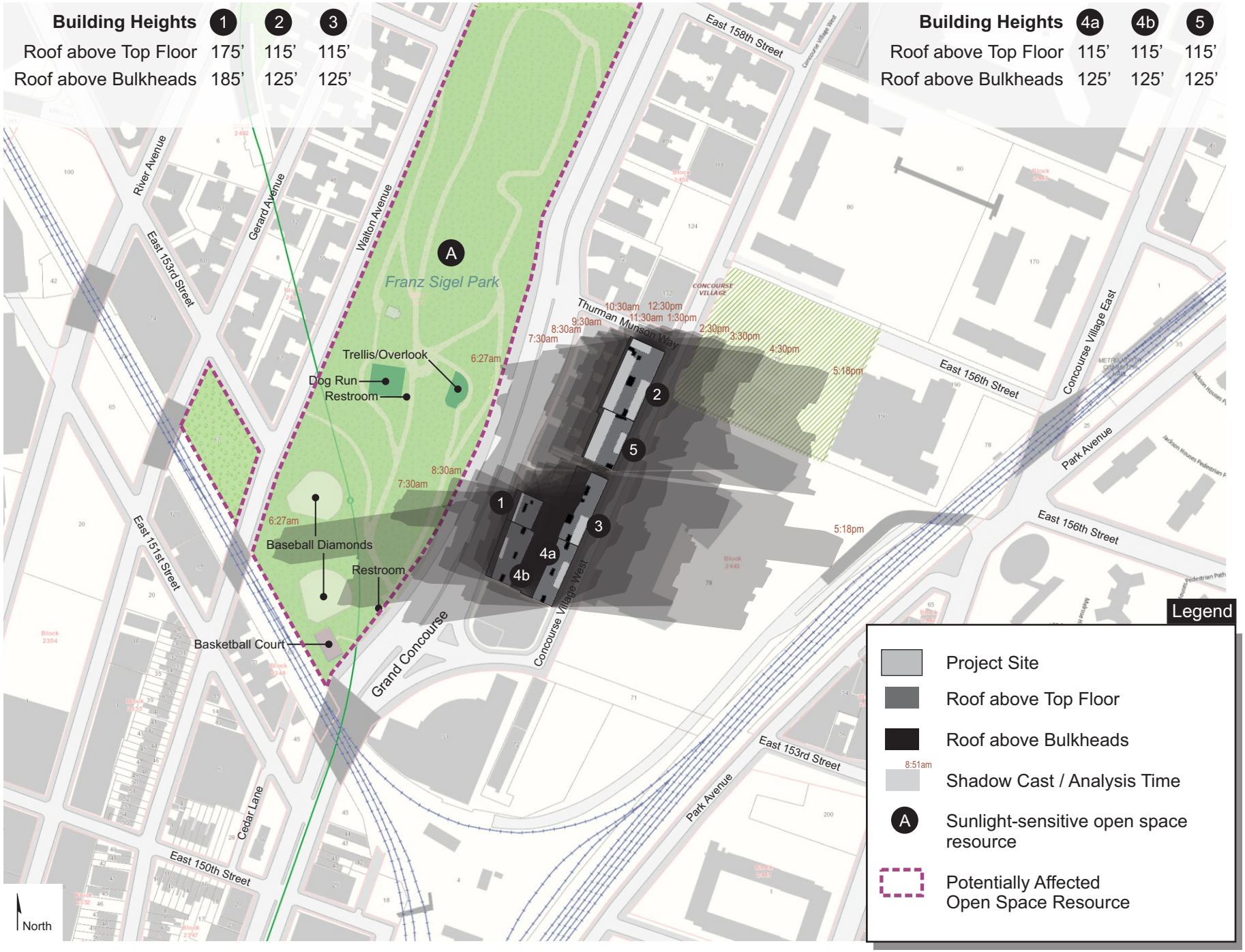
Legend
Project Site
Roof above Top Floor
Roof above Bulkheads
8:51am
Shadow Cast / Analysis Time
A
Sunlight-sensitive open space resource
Potentially Affected Open Space Resource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Building Heights 4a 4b 5
Roof above Top Floor 115' 115' 115'
Roof above Bulkheads 125' 125' 125'
Franz Sigel Park
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Trellis/Overlook
Dog Run
Restroom
Baseball Diamonds
Restroom
Basketball Court
Thurman Munson Way
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9:30am 11:30am 1:30pm
8:30am 2:30pm 3:30pm
7:30am 4:30pm
6:27am 5:18pm
8:30am
7:30am
6:27am
5:18pm
East 158th Street
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East 156th Street
East 153rd Street
East 151st Street
East 150th Street
River Avenue
Gerard Avenue
Walton Avenue
Concourse Village East
Concourse Village West
Park Avenue
Park Avenue
Grand Concourse
Cedar Lane
CONCOURSE VILLAGE
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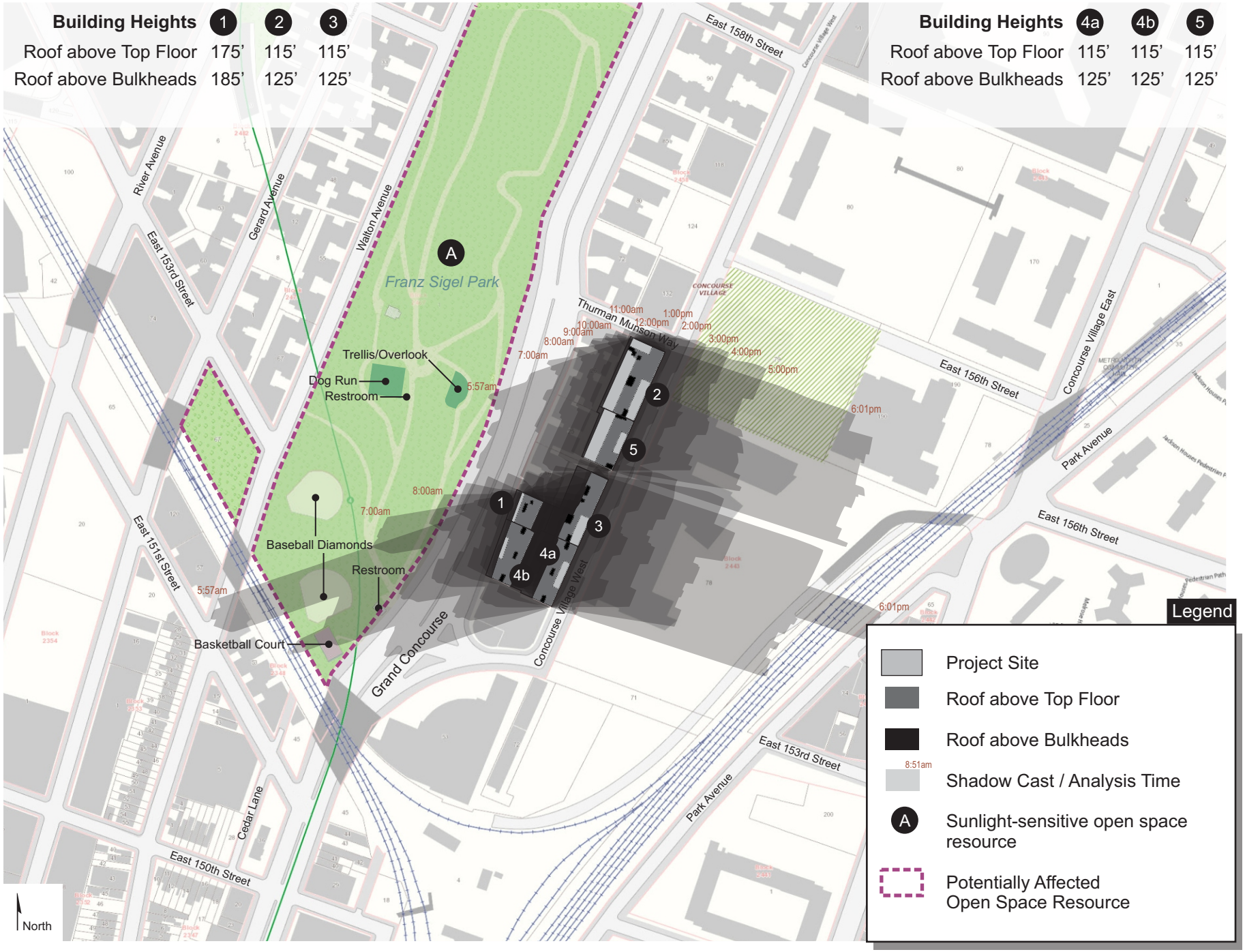
North
Legend
Project Site
Roof above Top Floor
Roof above Bulkheads
8:51am
Shadow Cast / Analysis Time
A
Sunlight-sensitive open space resource
Potentially Affected Open Space Resource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Building Heights 4a 4b 5
Roof above Top Floor 115' 115' 115'
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Franz Sigel Park
Trellis/Overlook
Dog Run
Restroom
Baseball Diamonds
Restroom
Basketball Court
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5:57am
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7:00am
8:00am
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10:00am
11:00am
12:00pm
1:00pm
2:00pm
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4:00pm
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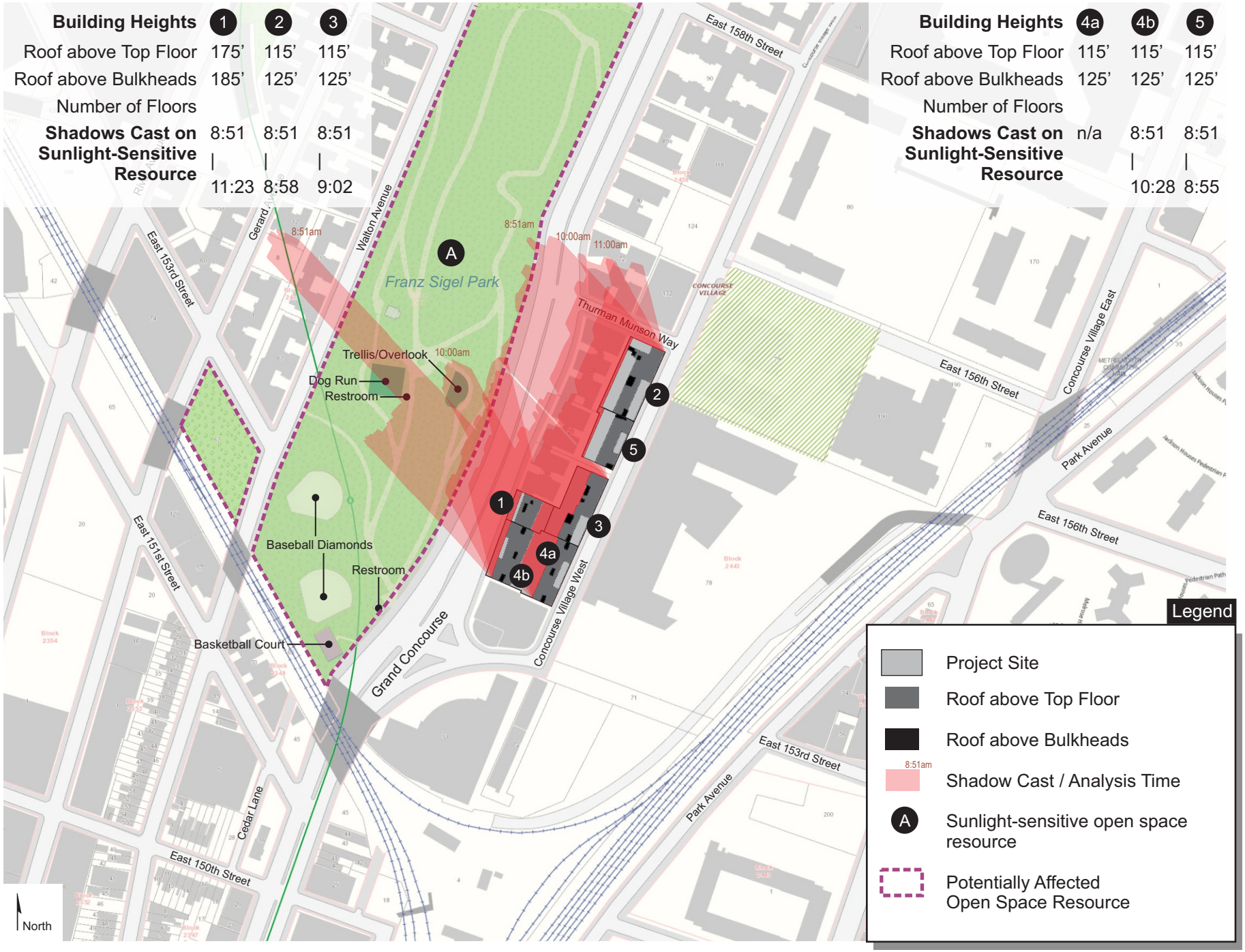
Thurman Munson Way
East 158th Street
East 156th Street
East 153rd Street
East 151st Street
East 150th Street
River Avenue
Gerard Avenue
Walton Avenue
Concourse Village East
Concourse Village West
Park Avenue
Grand Concourse
Cedar Lane
CONCOURSE VILLAGE
North
Legend
Project Site
Roof above Top Floor
Roof above Bulkheads
8:51am
Shadow Cast / Analysis Time
Sunlight-sensitive open space resource
Potentially Affected Open Space Resource

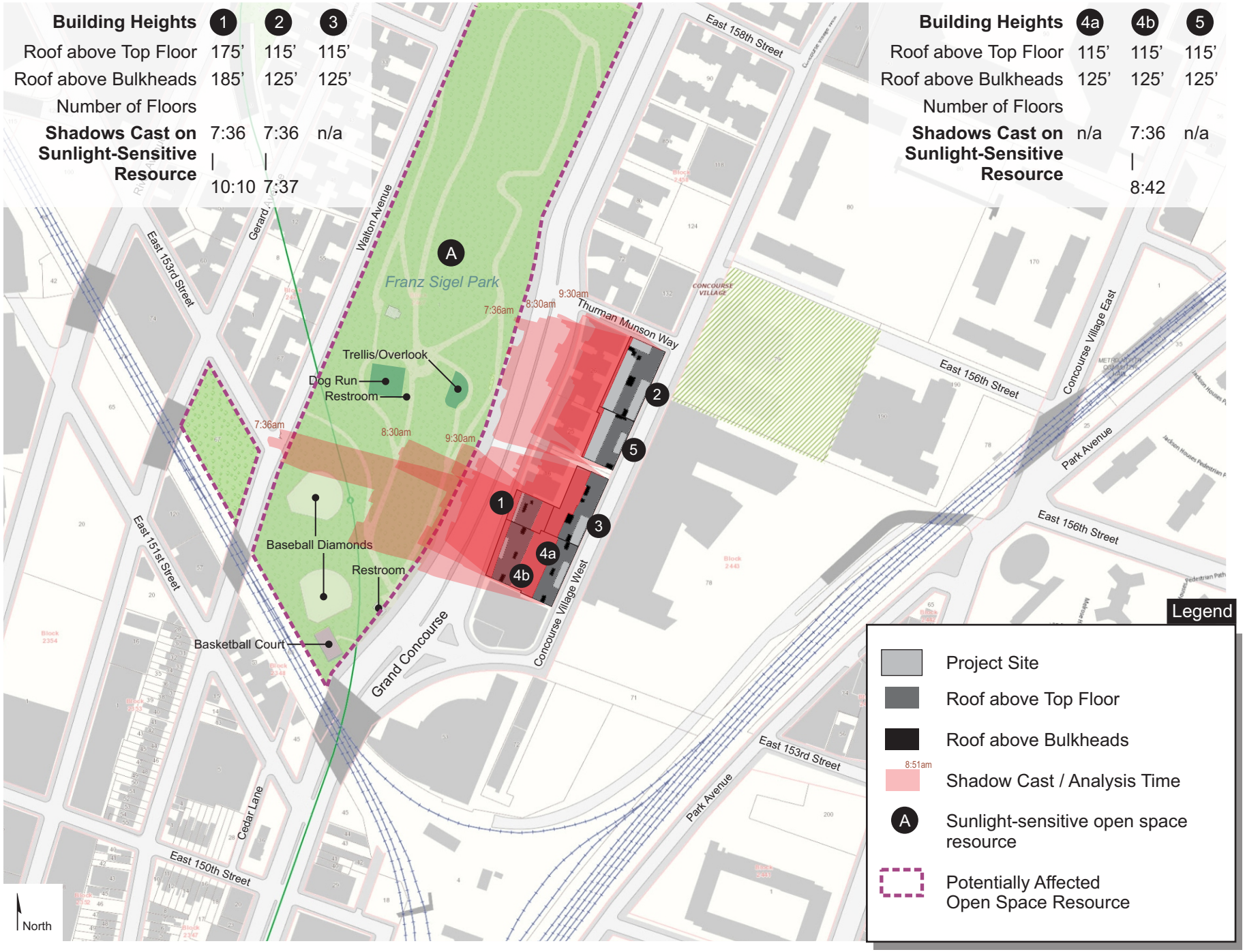
Building Heights	1	2	3
Roof above Top Floor	175’	115’	115’
Roof above Bulkheads	185’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	8:51 | 11:23	8:51 | 8:58	8:51 | 9:02

Building Heights	4a	4b	5
Roof above Top Floor	115’	115’	115’
Roof above Bulkheads	125’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	n/a	8:51 | 10:28	8:51 | 8:55



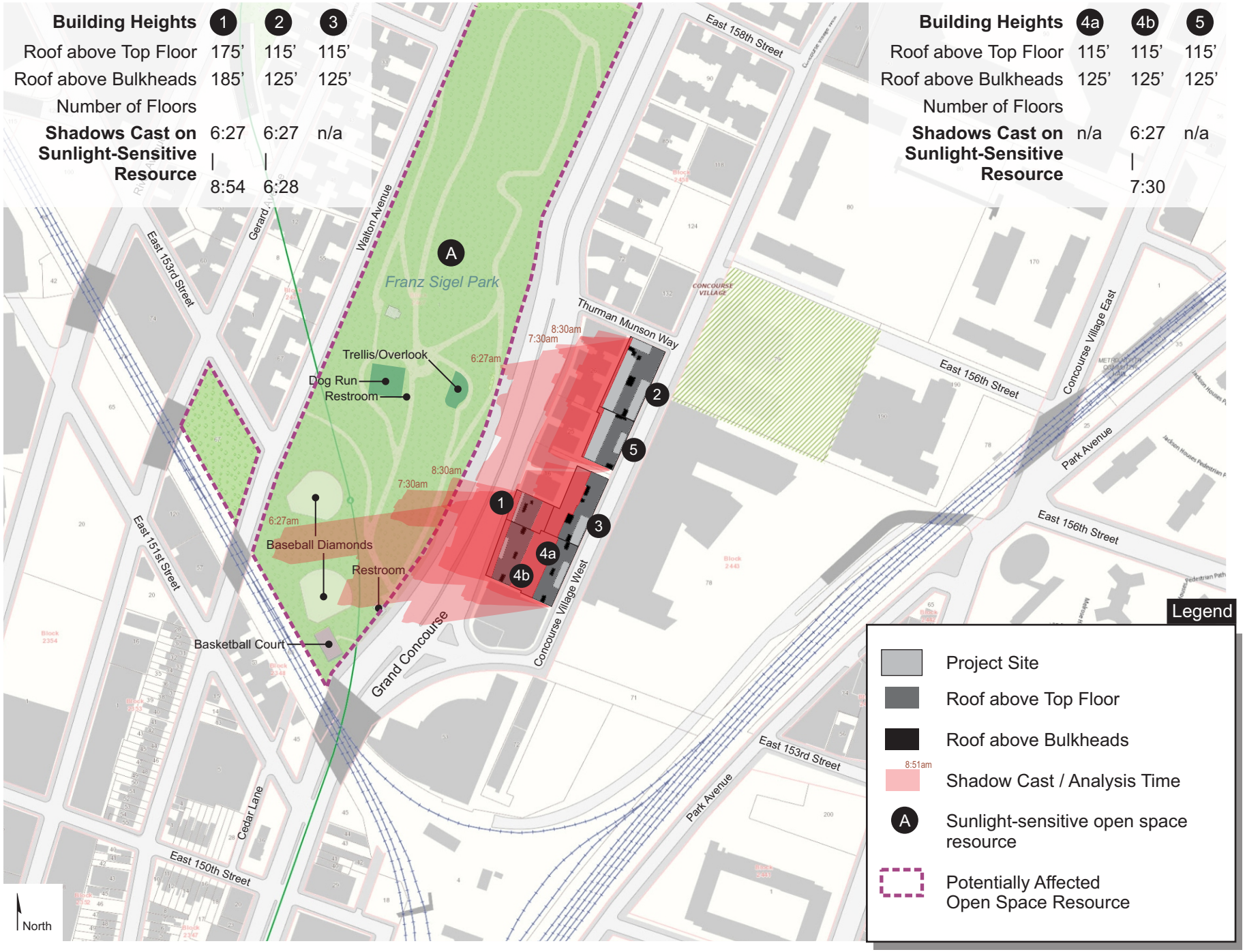
Building Heights	1	2	3
Roof above Top Floor	175’	115’	115’
Roof above Bulkheads	185’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	7:36 | 10:10	7:36 | 7:37	n/a

Building Heights	4a	4b	5
Roof above Top Floor	115’	115’	115’
Roof above Bulkheads	125’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	n/a	7:36 | 8:42	n/a



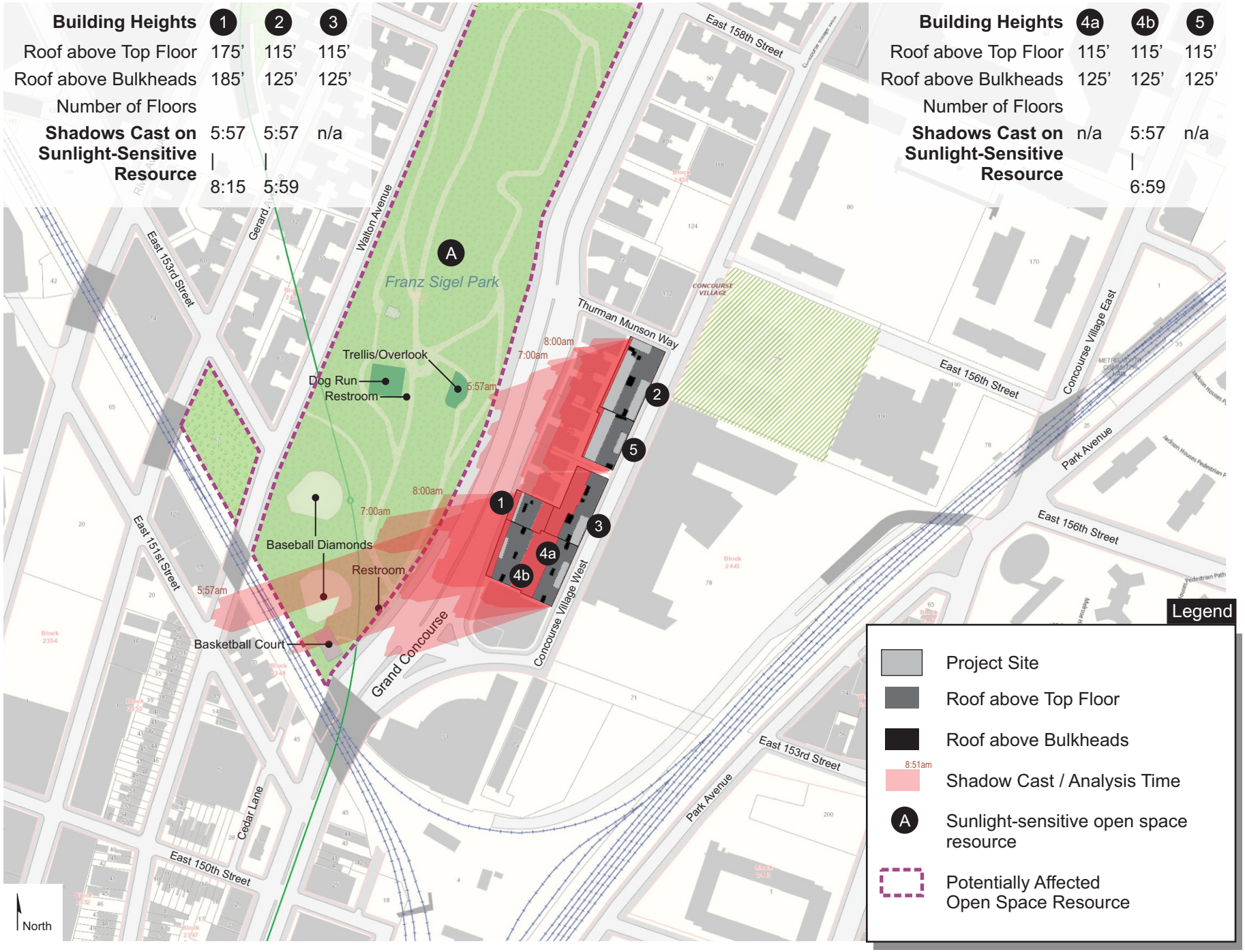
Building Heights	1	2	3
Roof above Top Floor	175’	115’	115’
Roof above Bulkheads	185’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	6:27 | 8:54	6:27 | 6:28	n/a

Building Heights	4a	4b	5
Roof above Top Floor	115’	115’	115’
Roof above Bulkheads	125’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	n/a	6:27 | 7:30	n/a



Building Heights	1	2	3
Roof above Top Floor	175’	115’	115’
Roof above Bulkheads	185’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	5:57 | 8:15	5:57 | 5:59	n/a

Building Heights	4a	4b	5
Roof above Top Floor	115’	115’	115’
Roof above Bulkheads	125’	125’	125’
Number of Floors			
Shadows Cast on Sunlight-Sensitive Resource	n/a	5:57 | 6:59	n/a



9. HISTORIC AND CULTURAL RESOURCES

INTRODUCTION

The 2014 *City Environmental Quality Review* (CEQR) *Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

As discussed in the Project Description, the Applicant is seeking a zoning map amendment that would rezone a portion of Block 2458 in Bronx Community District 4 from the existing C8-3 district to a R8 district (Lot 13), a R7D district (Lots 49, 6, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The Applicant is also proposing a zoning text amendment to Zoning Resolution (ZR) Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Affected Area. The unaffected lots that are partially within the Rezoning Area (Lots 16, 25, and 26) are situated within the LPC designated Grand Concourse Historic District. A larger extent of the Rezoning Area, including portions of Lots 6, 13, 16, and 25, are within the National Register listed Grand Concourse Historic District (see attached map). The Rezoning Area is therefore subject to New York City and New York State landmarks preservation regulations due to its location either in or adjacent to the Grand Concourse Historic District, as further discussed below.

An assessment of archaeological resources is typically required for projects that involve in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. While the Proposed Actions are expected to cause additional in-ground disturbance, LPC determined on December 14, 2015 that there are no archaeological resources associated with the project site. As such, an archaeological analysis is not warranted for the Proposed Actions, and this assessment focuses exclusively on historic architectural resources. (See LPC determinations in the Historic and Cultural Resources Appendix.)

EXISTING CONDITIONS

Rezoning Area

The Rezoning Area is occupied with 4,250 gsf of general service use (Use Group 16), 9,800 gsf of community facility use (Use Group 4), 43,146 gsf of manufacturing use (Use Group

17), and 399 public parking spaces. Specifically, Block 2458, Lot 13 ("Projected Development Site 1") is occupied by an existing parking facility with 150 public parking spaces. Block 2458, Lot 35 ("Projected Development Site 2") is occupied by a 4,250 gsf general service building shared between an automotive repair service and a laundromat, and 99 unenclosed public parking spaces. Block 2458, Lot 49 ("Projected Development Site 3") contains a 150-space public parking lot. Block 2458, Lot 6 ("Projected Development Site 4") is developed with a three-story industrial/manufacturing building built in 1923 that also is not architecturally significant. 3,000 square feet of the rear of Lot 26 located within the Historic District is located within the Rezoning Area. Block 2458, Lot 43 ("Projected Development Site 5") is developed with a one-story church located in a former supermarket which was built in 1968 and is not architecturally significant. The included portions of Lots 16, 25, and 26 function as driveways for the residential buildings fronting on the Grand Concourse that are located within the Historic District designated by LPC and the National Register of Historic Places (discussed below).

Through consultation with LPC, the unaffected lots within the Rezoning Area, Block 2458, Lots 16 ("730 Grand Concourse"), 25 ("740 Grand Concourse"), and 26 ("750 Grand Concourse"), located within the LPC eligible Historic District and a National Register Historic District, were identified as properties with architectural significance. 730 and 740 Grand Concourse are art-deco style apartment buildings with 6 stories and a basement. Built in 1939, their architectural features include decorative brickwork with vertical bands above the main entry portico, dark brick bands between window openings, and rounded-corner bricks at outer-bay window openings. The two buildings also include a cast-stone main entry portico with Art Deco-style details. Similarly, 750 Grand Concourse is an art deco apartment building with 6 stories and a basement. Built in 1937, the building has decorative brickwork, including slightly projected beige brick borders, dark brick banding and dark brick header details. It also includes a marble main entry portico with rounded corners raised on one marble step.

Study Area

As discussed above, the Rezoning Area is adjacent to and partially within the LPC-designated Grand Concourse Historic District. Generally, the Historic District serves to preserve and enhance the existing scale and form of the distinctive art-deco style apartment buildings situated around the Grand Boulevard and Concourse (commonly known as the "Grand Concourse"). The Historic District consists of 78 properties located along, or on the streets adjacent to, a one-mile stretch of the Grand Concourse between East 153rd and 167th Streets. In addition to 61 apartment houses, constructed between 1917 and 1959, the historic district also contains two parks and several public institutions, including the Bronx County Courthouse and Andrew Freedman Home, both designated New York City individual landmarks.

Nearly half of the apartment houses within the historic district were built during the first period of development, between 1922 and 1931. The buildings of this era typically reflected the fashions of Manhattan, characterized by revivalist architectural styles such as Tudor,

Renaissance, and Colonial Revival. The largely brick and terra-cotta buildings were evocative of faraway places and featured decorative elements such as corner towers, faux half-timbering, elaborate brickwork, and classically decorated main entry porticos.

A second wave of development was precipitated by the 1933 opening of the northern leg of the IND Subway, which provided much improved access to the Garment District and other parts of Manhattan's West Side. Once again influenced by Manhattan tastes, Art Deco and Moderne became the residential styles of choice for the Bronx – as evidenced in the 27 apartments within the historic district constructed between 1935 and 1945. In the Bronx, the Art Deco style was marked by streamlined elements such as curving walls, recessed spandrels creating an effect of continuous window strips, brickwork arranged in vertical or horizontal patterns, wrap-around corner window openings, and materials suggestive of the "Machine Age," such as steel-and-glass casement windows. The related Moderne style was also characterized by streamlined geometry, but with more minimal ornamentation, and by a fascination with aerodynamics. The Art Deco and Moderne style buildings of the historic district, which utilized materials including terra cotta, cast stone, beige brick, and mosaic tile, are typically found in small clusters interspersed among the apartment houses of the earlier boom.

Among the architects who designed buildings within the historic district are several prolific local firms (some more well-known than others), including Charles Kreymborg, Gronenberg & Leuchtag, Springsteen & Goldhammer, Horace Ginsbern, H. Herbert Lilien, and Jacob M. Felson. Many of the firms were responsible for buildings constructed in both the earlier and later waves of development. Kreymborg, and the successor firm Charles Kreymborg & Son, are credited with the design of the greatest number of apartment houses within the district, totaling 10, followed by Felson, credited with the design of eight apartment houses. Emery Roth, one of New York City's most renown apartment house architects, is credited with the design of the striking Art Deco-style apartment house at 888 Grand Concourse.

Several of the apartment houses within the historic district are representative of the garden apartment, an innovative housing form that took shape in the late 1910s and 1920s. The type was characterized by low-rise apartment buildings on large lots organized around an interior and/or exterior courtyard. The Thomas Garden Apartments (840 Grand Concourse) was designed in 1926- 28 by Andrew Jackson Thomas. Credited as the innovator of the garden apartment, Thomas had already made a name for himself designing garden apartments in Jackson Heights, Queens when John D. Rockefeller hired him to design Thomas Garden. The garden apartment type was so influential that even the less-grand apartment houses of the historic district are typically built to lot lines and feature large light courts, thereby giving the effect of the garden apartment on more constricted sites.

Covering a larger extent, the National Register listed Grand Concourse Historic District, extends for over a mile along the Grand concourse, from north of 153rd Street to 174th Street, and includes 83 contributing buildings on all or part of 36 blocks, and one contributing

park. On the eastside of the Grand concourse, the historic district includes most of the buildings north to Mt. Eden Avenue, while to the west, the boundary begins with the Bronx County Courthouse. As with the LPC-designated historic district, the vast majority of the buildings are apartment houses, with all of the contributing buildings erected between 1916 and 1941. The design of these buildings ranges from the historically derived styles of the 1910s and 1920s to the Art Deco designs of the 1930s and early 1940s. Although the styles vary, the apartment buildings are related in scale, materials, and use of ornament and they form a cohesive street wall extending the length of the historic district. Most of the buildings in the historic district are five or six stories tall, with the tallest being ten stories, forming a fairly uniform scale. The five contributing institutional buildings interspersed throughout the historic district are more varied in height and design but they are symmetrically massed masonry structures and they use the same ornamental vocabulary found on the apartment houses.

FUTURE NO-ACTION CONDITION

Under the No-Action Scenario for the project build year of 2021, it is assumed that the Rezoning Area would remain in its existing underutilized condition. No new as-of-right development would occur as the Area's existing C8-3 zoning precludes the development of any residential uses on the property. C8-3 districts are designed for heavy commercial and industrial uses. In addition, market conditions and recent development trends in the area are not supportive of the development of new or expanded (without the development of residential uses) commercial uses at this location. Although a maximum community facility FAR of 6.5 would be permitted on these lots, it is not considered likely that new or enlarged community facility uses would be marketable without additional associated residential development.

FUTURE WITH-ACTION CONDITION

In the With-Action Scenario, the existing uses and structures on the Applicant-owned Projected Development Sites 1, 2, and 3, would be removed to accommodate the following developments:

- Projected Development Site 1 - 17-story and cellar, 175' tall, 60,044 gsf residential building containing 60 dwelling units.
- Projected Development Site 2 - 11-story and basement, 115' tall, 116,817 gsf mixed-use (residential + retail) building containing 89 dwelling units, 6,300 gsf of UG 6 commercial retail space, and 62 basement and cellar level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West.
- Projected Development Site 3 - 11-story and cellar, 115' tall, 97,963 gsf mixed-use use (residential + community facility) building containing 85 dwelling units and 12,605 gsf of community facility space.

It is also anticipated that the following development would occur on the Non-Applicant owned Projected Development Sites 4 and 5:

- Projected Development Site 4 - 11-story, 115' tall, 193,054 gsf mixed-use (residential + community facility) building containing 150 dwelling units, 12,400 gsf of community facility space, and 52 basement and cellar level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West.
- Projected Development Site 5 - 11-story, 115' tall, 64,497 gsf mixed-use (residential + community facility) building containing 49 dwelling units and 15,241 gsf of community facility floor area.

As mentioned, Block 2458, Lots 16, 25, and 26 (identified as architecturally significant resources) would not be affected by the Proposed Actions as they are developed with multi-story apartment buildings. These lots are fully developed and have no additional development potential. These lots are primarily zoned R8 with small portions of their rear lot areas extending into the C8-3 zoning district. The areas of the C8-3 zoned portions of these lots are as follows: Lot 16: 4,107.14 square feet; Lot 25: 4,043.37 square feet; and Lot 26: 3,000 square feet. The C8-3 portions of these lots would be rezoned to R7D. Based on ZoLa information, lot 16 is developed to an FAR of 4.83; lot 25 is developed to an FAR of 4.76; and lot 26 is developed to an FAR of 5.91. As only the small C8-3 portions of these lots would be rezoned to R7D, the FAR of 5.6 that would be permitted on a lot fully within the R7D district would not be relevant to these parcels and no new development would occur.

Rezoning Area

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to an historic building or replacement of the resource's entrance could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features. The Proposed Actions would involve construction of several new buildings that would involve subsurface disturbance and the proposed buildings would be located adjacent to an LPC designated Historic District. As mentioned above, LPC has determined that the Rezoning Area has no archaeological sensitivity. An archeological assessment was therefore not warranted for the Proposed Actions.

- *New construction, demolition, or significant physical alteration to any building, structure, or object.*

  While the existing buildings in the Rezoning Area would be demolished, this would not result in a significant adverse impact to historic resources as these structures have not been identified as having significant architectural character. The Proposed Actions, including the demolition of the existing structures and the construction of new buildings in the Rezoning Area, would therefore have no significant adverse effect on the historic character of these properties.

The Proposed Actions would not have any impacts on architectural resources within the Rezoning Area.

Study Area

Contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to a resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. The following section discusses the potential for impacts on the adjacent properties with architectural resources (Block 2458, Lots 16, 25, and 26) and Grand Concourse Historic District:

- *A change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature. Visual prominence is generally the way in which a building, structure, object, or landscape feature is viewed. Visual context is the character of the surrounding built or natural environment. This may include the following: the architectural components of an area's buildings (e.g., height, scale, proportion, massing, fenestration, ground-floor configuration, style), streetscapes, skyline, landforms, vegetation, and openness to the sky.*

  The Proposed Actions would result in the removal of the existing one- to three-story buildings in the Rezoning Area to be replaced by new buildings of between eight- and fourteen-stories in height. The Actions would also change the partially open character of the site, which contains several at-grade parking lots, to be replaced by structures that would cover larger portions of their lot areas. The project would therefore result in a change in scale and visual prominence relative to the surrounding area.

  This change in scale and visual prominence would be appropriate to the surroundings as it would result in a development that is more in character with the existing six-story structures lining the Grand Concourse behind which the new structures would be built than it is with the existing one- to three-story buildings. The taller buildings would be developed along the Grand Concourse, a wide street, while the shorter structures would be built along Concourse Village West, a narrow street. Although the buildings would be somewhat larger and taller than the existing residential structures in the neighborhood, they would be fairly close in size and form and provide enough floor area to meet the goals of the project to develop a reasonable number of affordable units.

- *Construction, including but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects.*

  Since multiple buildings are projected to be developed adjacent to the properties within the Historic District, LPC requested that Construction Protection Plans be prepared on Projected Development Sites 1, 2, 3, and 5 prior to any construction on those sites to prevent potential construction-related impacts. With or without the Proposed Actions however, any construction on these sites would already be subject to all applicable construction regulations to protect nearby historic resources. These

regulations include the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88 (see Historic and Cultural Resources Appendix), which supplements the standard building protections afforded by the Building Code C26.112.4 by requiring a monitoring program to reduce the likelihood of construction damage to adjacent S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. Under TPPN 10/88, a construction protection plan (CPP) must be provided to LPC for review and approval prior to construction. When required, a CPP would follow the guidelines set forth in LPC's Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings. With the implementation of the appropriate construction protection measures mandated by TPPN #10/88, no construction-related impacts on architectural resources are anticipated as a result of the Proposed Actions.

- *Additions to or significant removal, grading, or replanting of significant historic landscape features.*
  The Proposed Actions would not result in the conditions above.

- *Screening or elimination of publicly accessible views.*
  The Proposed Actions would not result in the conditions above.

- *Introduction of significant new shadows or significant lengthening of the duration of existing shadows on an historic landscape or on an historic structure if the features that make the structure significant depend on sunlight.*

  The Grand Concourse Historic District is located adjacent to the Rezoning Area to the west and in part to the north. In the vicinity of the Rezoning Area, the Historic District consists of a row of six-story buildings lining the Concourse Grand as well as Franz Sigel Park. The proposed project would only cast shadows on the rear of these buildings and would therefore not result in any significant adverse shadow impacts to historic resources.

  As discussed in the shadows section above, buildings on Projected Development Sites 2, 3, and 5 would cast new shadows of minimal length and duration on Franz Sigel Park and these shadows would not be considered significant. Although new shadows of greater length and duration would result from the buildings on Projected Development Sites 1 and 4, these shadows would also not be considered to be significant as they would not be of sufficient duration to significantly affect the survival of vegetation in the park. Therefore, the Proposed Actions would not result in any significant shadows impacts on Franz Sigel Park.

Conclusion

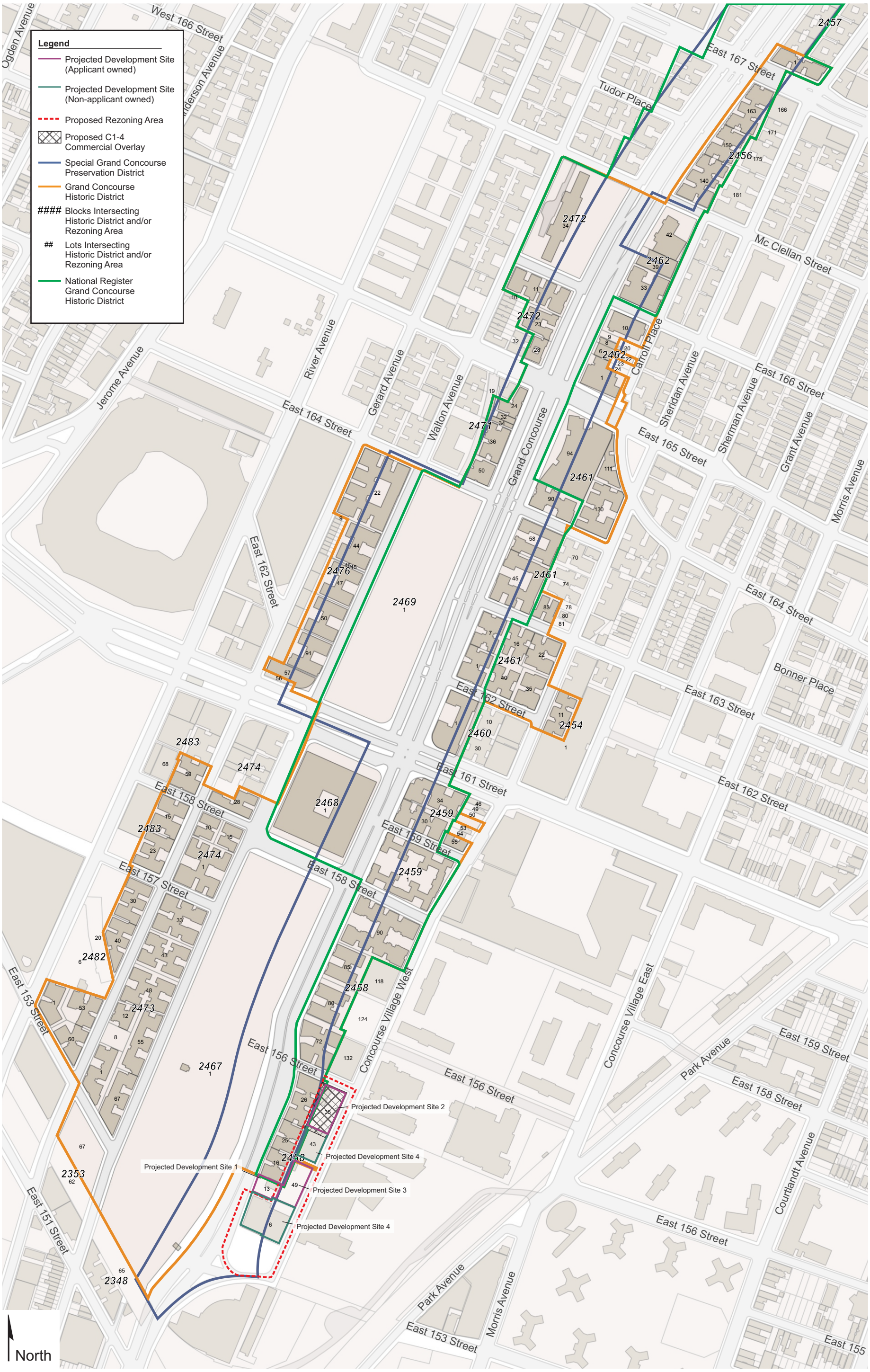
An assessment of historic and archaeological resources was conducted for the proposed Rezoning Area. The Rezoning Area is adjacent to and partially within the LPC designated and National Register listed Grand Concourse Historic District. Three lots (Block 2458, Lots

16, 25, 26), that are partially within the Rezoning Area, are located in the Historic District and were identified by LPC as properties with architectural significance. Since the Rezoning Area would cover less than 25 feet in width of these lots, currently developed with multi-story apartment buildings, they would have no additional development potential, and would therefore not be affected by the Proposed Actions.

The With-Action development scenario assumes projected development on multiple sites adjacent to these properties within the Historic District. With or without the Proposed Actions however, any construction on these sites would be subject to all applicable construction regulations to protect nearby historic resources. These regulations include the New York City Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88.Under TPPN 10/88, a construction protection plan (CPP) must be provided to LPC for review and approval prior to construction. When required, a CPP would follow the guidelines set forth in LPC's Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings. With the implementation of the appropriate construction protection measures mandated by TPPN #10/88, no construction-related impacts on architectural resources are anticipated as a result of the Proposed Actions.

While the Proposed Actions are expected to cause additional in-ground disturbance, LPC determined that there are no archaeological resources associated with the project site. As such, an archaeological analysis was not warranted for the Proposed Actions.

On the basis of the above, the Proposed Actions would have no significant adverse effect on historic resources within the project study area. No impact to any individual historic properties would be expected as a result of the Proposed Actions. The Proposed Actions would not result in any significant adverse impacts to historic or archaeological resources.


Legend
Projected Development Site (Applicant owned)
Projected Development Site (Non-applicant owned)
Proposed Rezoning Area
Proposed C1-4 Commercial Overlay
Special Grand Concourse Preservation District
Grand Concourse Historic District
Blocks Intersecting Historic District and/or Rezoning Area
Lots Intersecting Historic District and/or Rezoning Area
National Register Grand Concourse Historic District
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
North
West 166 Street
East 167 Street
Tudor Place
Mc Clellan Street
East 166 Street
East 165 Street
East 164 Street
East 163 Street
East 162 Street
East 161 Street
East 159 Street
East 158 Street
East 157 Street
East 156 Street
East 155
East 153 Street
East 151 Street
Ogden Avenue
Jerome Avenue
River Avenue
Gerard Avenue
Walton Avenue
Grand Concourse
Carroll Place
Sheridan Avenue
Sherman Avenue
Grant Avenue
Morris Avenue
Bonner Place
Concourse Village West
Concourse Village East
Park Avenue
Courtlandt Avenue
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10. URBAN DESIGN AND VISUAL RESOURCES

Introduction

An assessment of urban design is needed when a project may have effects on any of the elements that contribute to the pedestrian experience of public space. A preliminary assessment is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;

2. Projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

The Proposed Actions include:

(1) A Zoning Map Change to Sectional Map # 6a - Rezoning of the Proposed Development Site (Block 2458, Lots 13, 35, and 49) from its existing C8-3 and C8-3 (C) zoning to the proposed R7D (C), R7D/C1-4, and R8 (C) zoning[11]. Rezoning of the Non-Applicant owned sites (Block 2458, Lots 6, 43, and portions of Lots 16, 25, and 26) from their existing C8-3 zoning to the proposed R7D and R7D/C1-4 zoning[12].

(2) A Zoning Text Amendment - Modify ZR §23-933, Appendix F to designate the newly mapped R7D and R7D/C1-4 districts and most of the R8 (C)[13] district as a Mandatory Inclusionary Housing area.

The maximum amount of floor area that would be permitted in the Rezoning Area in the future under the existing zoning is up to 167,086 zoning square feet of commercial space or up to 543,029 square feet of community facility space. However, in the Future Without the Action it is not anticipated that any new development would occur in the Rezoning Area as the Area's existing C8-3 zoning precludes the development of any residential uses on the property. C8-3 districts are designed for heavy commercial and industrial uses. Market conditions and recent development trends in the area are not supportive of the development of relatively small new 'free-standing' (without the development of residential uses) commercial uses at this location without the support of government tax incentives. In addition, it is not considered likely that new or enlarged community facility uses in the Rezoning Area would be marketable without additional associated residential development.

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11 Lot 49, currently zoned C8-3/C (partial) is proposed to be rezoned to R7D/C (partial). Lot 35, currently zoned C8-3, is proposed to be rezoned to R7D/C1-4. Lot 13, currently zoned C8-3/C, is proposed to be rezoned to R8/C. (C designates the Special Grand Concourse Preservation District.)

12 Lot 6, currently zoned C8-3/C (partial) is proposed to be rezoned to R7D/C (partial). Lot 43, currently zoned C8-3, is proposed to be rezoned to R7D/C1-4. The affected portions of Lots 16, 25, and 26, currently zoned C8-3, are proposed to be rezoned to R7D.

13 2.41' of the 75.19' dimension of the area to be rezoned to R8 along the Grand Concourse (Lot 13) would lie outside of the Inclusionary Housing designated area.

The maximum amount of floor area that would be permitted in the Rezoning Area in the future under the proposed zoning is up to 416,413 zoning square feet of residential floor area, up to 31,196 square feet of commercial space, or up to 319,889 square feet of community facility space. In the Future With the Action, it is anticipated that 432,964 gsf of residential space would be constructed accommodating 433 dwelling units. The With Action scenario would also include the development of 6,300 gsf of new local retail space (a net increase of 4,175 gsf) and 40,246 gsf of new community facility space (a net increase of 30,446 gsf). The projected developments would have a range of heights between 115 and 175 feet.

Based on a comparison of the Future No-Action and Future With-Action scenarios, the requested rezoning would facilitate the development in the Rezoning Area of 433 additional dwelling units, 4,175 gsf of new/additional local retail space, 30,446 gsf of additional community facility space. It would result in the loss of an existing church building, a manufacturing/warehouse building, and several garage structures. It would also result in the loss of 399 at-grade public parking spaces and the addition of 114 accessory garage spaces. The proposed action would also permit the modification of the existing yard, height, and setback requirements of the lots within the Rezoning Area and introduce new buildings with greater height. A preliminary urban design assessment is therefore required.

Preliminary Assessment

Existing Conditions

Rezoning Area

The Rezoning Area is an irregularly shaped portion of Block 2458 in the West Concourse neighborhood of the Bronx, between East 153rd Street, East 156th Street, the Grand Boulevard and Concourse (commonly known as the "Grand Concourse"), and Concourse Village West. Concourse Village West is a one-way north-south roadway with parking on both sides. The Grand Concourse is a major thoroughfare stretching four miles between Community Districts 4, 5, and 7 in the Bronx. The Rezoning Area consists of approximately 83,543 square feet of land area. Existing development in the Rezoning Area is as follows:

- Projected Development Site 1 – An attended parking lot with a permitted capacity of 150 public parking spaces and an approximately 1,680 gsf one-story (12-foot tall) garage building used as an office for the parking lot.
- Projected Development Site 2 – An attended parking lot with a permitted capacity of 99 public parking spaces and an approximately 4,250 gsf one-story and basement (20-foot tall) garage building used for vehicle parking, auto body repair, and accessory office space. The building also contains a small laundromat at the street level along East 156th Street.
- Projected Development Site 3 - An attended parking lot with a capacity of 150 public parking spaces (with use of a combination indoor garage/outdoor lot license from the adjacent Lot 6) and a one-story (12- foot tall) parking attendant's booth.

- Projected Development Site 4 - A three-story 43,146 gsf building which contains a furniture warehouse and a vivero (live animal market) on the ground floor with warehouse and accessory office space on the second and penthouse floors above.
- Projected Development Site 5 - A 9,800 gsf one-story building occupied by a church.
- Partial Lots 16, 25, and 26 - These lots are primarily zoned R8 with small portions of their rear lot areas extending into the C8-3 zoning district. The C8-3 portions of these lots are included in the proposed rezoning area. The areas of the C8-3 zoned portions of these lots are as follows: Lot 16: 4,107.14 square feet; Lot 25: 4,043.37 square feet; and Lot 26: 3,000 square feet.

400-Foot Radius Project Study Area

The five Projected Development Sites and the other lots in the Rezoning Area discussed above occupy the bulk of the block on which they are located, Block 2458. The remaining uses on the block consist of three 6-story apartment houses fronting on the Grand Concourse. The portion of Block 2458 within the 400-foot radius to the north of East 156th Street is developed with two 6-story apartment houses (one of which contains ground floor retail space) fronting on the Grand Concourse, a parking lot, and a parking garage.

These apartment buildings with frontages on the Grand Concourse are within the LPC-designated and National Register listed Grand Concourse Historic District. Generally, the Historic District serves to preserve and enhance the existing scale and form of the distinctive art-deco style apartment buildings situated around the Grand Concourse. The design of these buildings ranges from the historically derived styles of the 1910s and 1920s to the Art Deco designs of the 1930s and early 1940s. Although the styles vary, the apartment buildings are related in scale, materials, and use of ornament and they form a cohesive street wall extending the length of the historic district. Most of the buildings in the historic district are five or six stories tall, with the tallest being ten stories, forming a fairly uniform scale. The southern tip of the block consist of a composting site.

The project study area to the east of the Rezoning Area is developed with a full block of community facility uses on Block 2443. The three-story P.S. 385 and the three-story P.S. 359 are located within 400 feet of the Rezoning Area. A small corner of a two-story industrial building on the block to the north is also located within the 400-foot radius.

The 400-foot radius project study area to the south of the Rezoning Area across East 153rd Street contains a small portion of Cardinal Hayes Catholic High School as well as two small landscaped traffic islands.

Finally, the 400-foot radius project study area directly to the west of the Rezoning Area covers a portion of Franz Sigel Park.

In summary, visual resources in the vicinity of the Rezoning Area include the group of art-deco style apartment buildings with the Grand Concourse Historic District, and Franz Sigel Park, a 15.99 acre park located across the Grand Concourse from the Area.

An aerial photograph of the project study area and 8 ground level photographs of the Rezoning Area and the immediate context are attached which show existing conditions on the site and in the surrounding area. Zoning calculations of the existing conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 10-1 below.

No-Action Scenario

Rezoning Area

As stated above, in the Future Without the Action it is not anticipated that any new development would occur in the Rezoning Area. The Area's existing C8-3 zoning precludes the development of any residential uses on the property. C8-3 districts are designed for heavy commercial and industrial uses. Market conditions and recent development trends in the area are not supportive of the development of relatively small new 'free-standing' (without the development of residential uses) commercial uses at this location without the support of government tax incentives. In addition, it is not considered likely that new or enlarged community facility uses in the Rezoning Area would be marketable without additional associated residential development.

The future No-Action Development Scenario in the Rezoning Area would be the same as the existing condition discussed in the previous section. The existing parking lots and garages, the church, and the warehouse, and the small rear yard areas of the residential buildings fronting on the Grand Concourse would remain as they currently exist. Therefore, no changes would occur to the existing urban design and visual character of the Rezoning Area.

400-Foot Radius Project Study Area

No new development projects are identified for the 400-foot radius project study area based on a review of the NYC Department of City Planning's (DCP) Land Use & CEQR Application Tracking System (LUCATS) for Bronx Community District 4. No development plans are known to exist for the existing parking lots or other uses within the project study area as identified above by the project build year of 2021.

Therefore, surrounding land uses within the immediate study area are expected to remain largely unchanged by the project build year of 2021. The 400-foot area surrounding the project site is developed with a stable mixed-use community containing residential apartment buildings, community facilities, open space, and a few scattered commercial and light industrial uses. Other than the parking lots which are heavily utilized, few if any undeveloped parcels remain within the project study area and it is therefore anticipated that no significant new development would occur within this area by 2021. The character of the surrounding project study area would therefore not be expected to change significantly in the absence of the project.

Since no significant changes are expected to occur in the future with the existing zoning districts, the No-Action Scenario would not result in any significant impacts to the visual

resources in the vicinity of the site. The design features of the art-deco style apartment buildings within the Historic District would remain and views to Franz Sigel Park would still be available from the streets bordering the project site. Zoning calculations of future No-Action conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 10-1 below.

Future With-Action Scenario

The future With-Action Development Scenario Projected Development Sites 1, 2, and 3 would result in a denser development on the property as compared to the future Existing/No-Action Development Scenario. The Applicant seeks to develop the three Projected Development Sites with one 17-story residential and two 12-story mixed-use buildings totaling 274,824 gsf in floor area. The buildings would be comprised of 234,042 gsf of residential floor area for 234 dwelling units, 6,300 gsf of UG 6 commercial retail space, 12,605 gsf of community facility space (day care center), and 21,877 gsf of accessory parking floor area in the buildings to accommodate 62 parking spaces. 50% of the residential floor area would be for affordable housing units for residents with incomes averaging 60% AMI (118 units), 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 60%-80% AMI (71 units), and 20% of the residential floor area would be for affordable housing units for residents with incomes averaging 90%-100% AMI (45 units). The remaining 45 units would be market rate rentals. The existing garage structures on the site would be demolished and the at-grade parking areas would be removed in order to facilitate the proposed development.

New development is also projected to occur on two of the Non-Applicant controlled sites in the Rezoning Area, Projected Development Sites 4 and 5. The existing 43,146 square foot warehouse building on the 26,141 square foot Projected Development Site 4 would be demolished and a new 12-story 193,054 gsf building containing 149,666 gsf square feet of residential floor area for 150 dwelling units and 12,400 gsf of community facility space (medical offices) would be constructed. 52 accessory parking spaces would also be provided within 30,998 gsf of floor area. The existing 9,800 square foot church building on the 9,817 square foot Projected Development Site 5 would be demolished and a new 12-story 64,497 gsf building containing 15,241 gsf of community facility floor area, to accommodate the church, and 49,256 square feet of residential floor area for 49 dwelling units would be constructed. For the Non-Applicant owned sites 4 and 5, 30% of the residential floor area would be for affordable housing units for residents with incomes averaging 80% AMI (60 units). The remaining 139 units would be market rate rentals.

The difference between the No-Action and With-Action Scenarios would be the development under the With-Action Scenario of 433 additional dwelling units, 4,175 gsf of additional retail space, 30,446 gsf of additional community facility space, and 114 accessory garage parking spaces. Approximately 43,146 gsf of manufacturing and warehouse space and 399 at-grade public parking spaces would be removed.

The With-Action development would change the low-density parking, warehouse, and community facility character of the Rezoning Area to a higher density residential community with accessory retail and community facility space and parking. In addition to a significantly greater amount of floor area, building heights would be significantly greater under the With-Action Scenario with new buildings ranging from 12- to 17-stories. The existing buildings in the Rezoning Area are all one-story in height with the exception of the warehouse which is three stories. All parking for the With-Action development would be provided underground while most of the parking spaces for the Existing/No-Action Scenario is provided at-grade.

Zoning calculations of future With-Action conditions on the site, including floor area calculations, lot coverage, and building heights, are shown in Table 10-1 below. A three-dimensional representation of the future With-Action condition streetscape is also attached.

Table 10-1
Zoning Calculations Relevant to Urban Design Analysis

Item	Existing Conditions	No-Action Conditions	With-Action Conditions
Development Scenario	399 public parking spaces in lots & garages; one 43,146 sf warehouse; one 9,800 sf church; rear lot areas	399 public parking spaces in lots & garages; one 43,146 sf warehouse; one 9,800 sf church; rear lot areas	433 DUs in 5 bldgs; 6,300 gsf retail in 1 bldg; 40,246 gsf UG 3/4 comm facil in 3 bldgs; 114 accessory garage parking spaces
Building Floor Area	58,876 sf	58,876 sf	532,375 gsf
Lot Coverage	30,112 sf (36.0%)	30,112 sf (36.0%)	55,515 sf (76.7%)
Building Heights	Three 1-story (12'-20') bldgs; one 3-story (30') bldg	Three 1-story, (12'-20') bldgs; one 3-story (30') bldg	One 17-story (175') residential bldg, four 12-story (125') mixed-use bldgs

Conclusion

The proposed action would result in the development of residential, local retail, and community facility uses and accessory parking on five parcels located in an area characterized by a mix of public parking, community facility, and warehouse uses.

The mapping of the proposed R7D, R7D/C1-4, and R8 districts is the most appropriate zoning for the area as these districts would result in a development that would be closest in size and form to the existing neighborhood context while also providing enough floor area to develop a reasonable number of affordable dwelling units. The R8 district was chosen for the Projected Development Site located along the Grand Concourse, a wide street, while the lower density R7D district was chosen for the Projected Development Sites located along Concourse Village West, a narrow street. It was determined that an R7D district

would result in new development closer in size and form to the existing neighborhood development pattern along Concourse Village West. The R7D district provides for a slightly larger building than exists in the neighborhood but is fairly close in size and form and provides enough floor area to develop a reasonable number of affordable units. The Applicant proposes to map a C1-4 commercial overlay at the corner of East 156th Street and Concourse Village West to facilitate local retail services. The proposed zoning districts are appropriate for the subject property given its proximity to the Grand Concourse which is a wide street with access to multiple modes of mass transit within walking distance of the proposed development.

The With-Action Development Scenario on the project site would not result in any significant impacts to the visual resources in the vicinity of the site as compared to the No-Action Development on the property. Views to the Franz Sigel Park would still be available from the streets bordering the Rezoning Area.

The proposed action would not partially or totally block a view corridor or a natural or built visual resource that is rare in the area or considered a defining feature of the neighborhood. Although the project would alter the context of natural or built visual resources, specifically the open space area in the vicinity of the site, the development that would be facilitated by the rezoning would represent a visual improvement to the area and would be more compatible with the existing six-story residential apartment buildings located along the Grand Concourse that comprise most of the balance of the project site block. The context of the open space area would be significantly improved by the replacement of the existing warehouse, church (which occupies a former supermarket), and public parking lots and garages. A detailed urban design analysis would not be required.

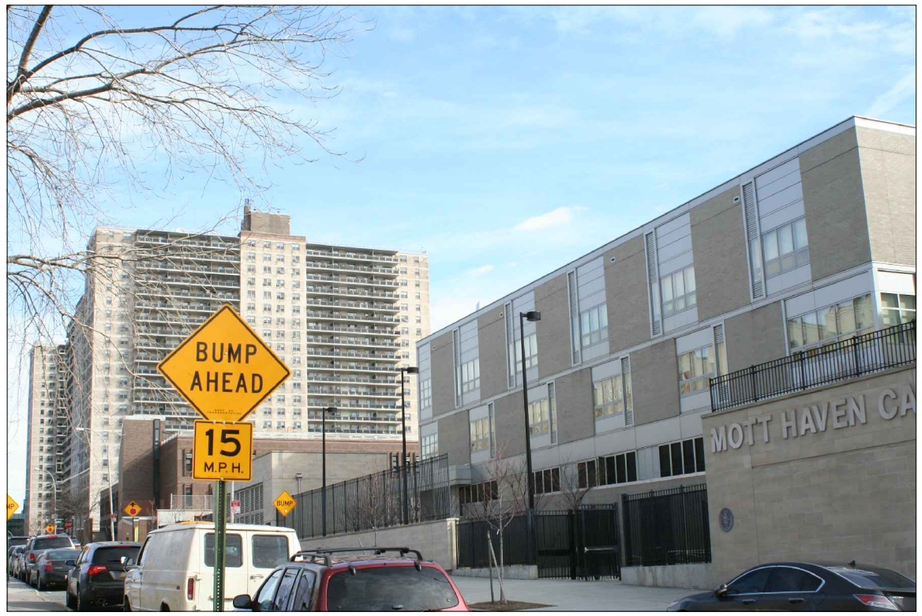

Legend
Projected Development Site (Applicant-owned)
Projected Development Site (Non-applicant-owned)
Proposed Rezoning Area
Existing Zoning Boundaries
Proposed C1-4 Commercial Overlay
Zoning Boundaries to be Removed
Special Grand Concourse Preservation District
Projected Development Site 1
Projected Development Site 2
Projected Development Site 3
Projected Development Site 4
Projected Development Site 4
C8-3
C8-3
R7D
400 Feet
Franz Sigel Park
GRAND CONCOURSE
E 156 ST
E 153 ST
E 151 ST
E 150 ST
GERARD AV
WALTON AV
RIVER AV
CEDAR LA
PARK AV
MORRIS AV



1. View of Site A from Concourse Village West and E. 156th Street.



2. View of Site B and Site A beyond along Concourse Village West.



3. View of Mott Haven Campus along Concourse Village West.



4. View of Site A from E. 156th Street and Mott haven Campus beyond.



Photographs Taken on February 22, 2013

N



1. View of Grand Concourse at East 156th Street.



2.View of Franz Sigel Park at East 156th Street.



3. View of Site C (702 Grand Concourse) from Bing



4. View of Site B and rear of Site C.



Photographs Taken on February 22, 2013

N

Grand Concourse facing northeast (Site at right)



Existing Site and Context

Grand Concourse facing northeast (Site at right)



Proposed Project
(Block 2458, Lots 6 & 13)

Concourse Village West facing north (Site at left)



Existing Site and Context

Concourse Village West facing north (Site at left)



Proposed Project
(Block 2458, Lot 6)

Concourse Village West facing north (Site at left)



Existing Site and Context

Concourse Village West facing north (Site at left)



Proposed Project
(Block 2458, Lot 49)

Concourse Village West facing south (Site at right)



Existing Site and Context

Concourse Village West facing south (Site at right)



Proposed Project
(Block 2458, Lot 43)

Concourse Village West facing south (Site at right)

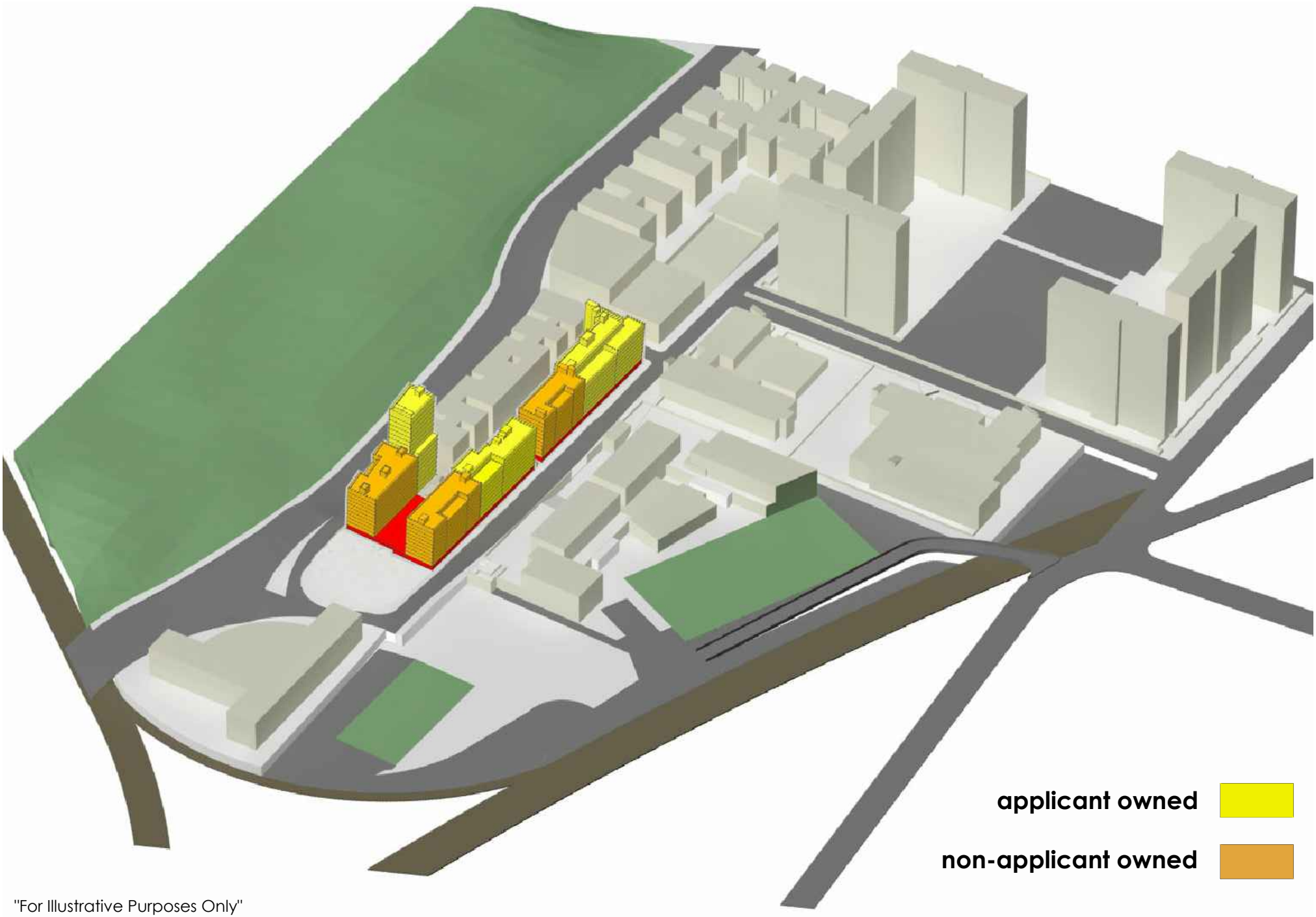


Existing Site and Context

Concourse Village West facing south (Site at right)



Proposed Project
(Block 2458, Lot 35)



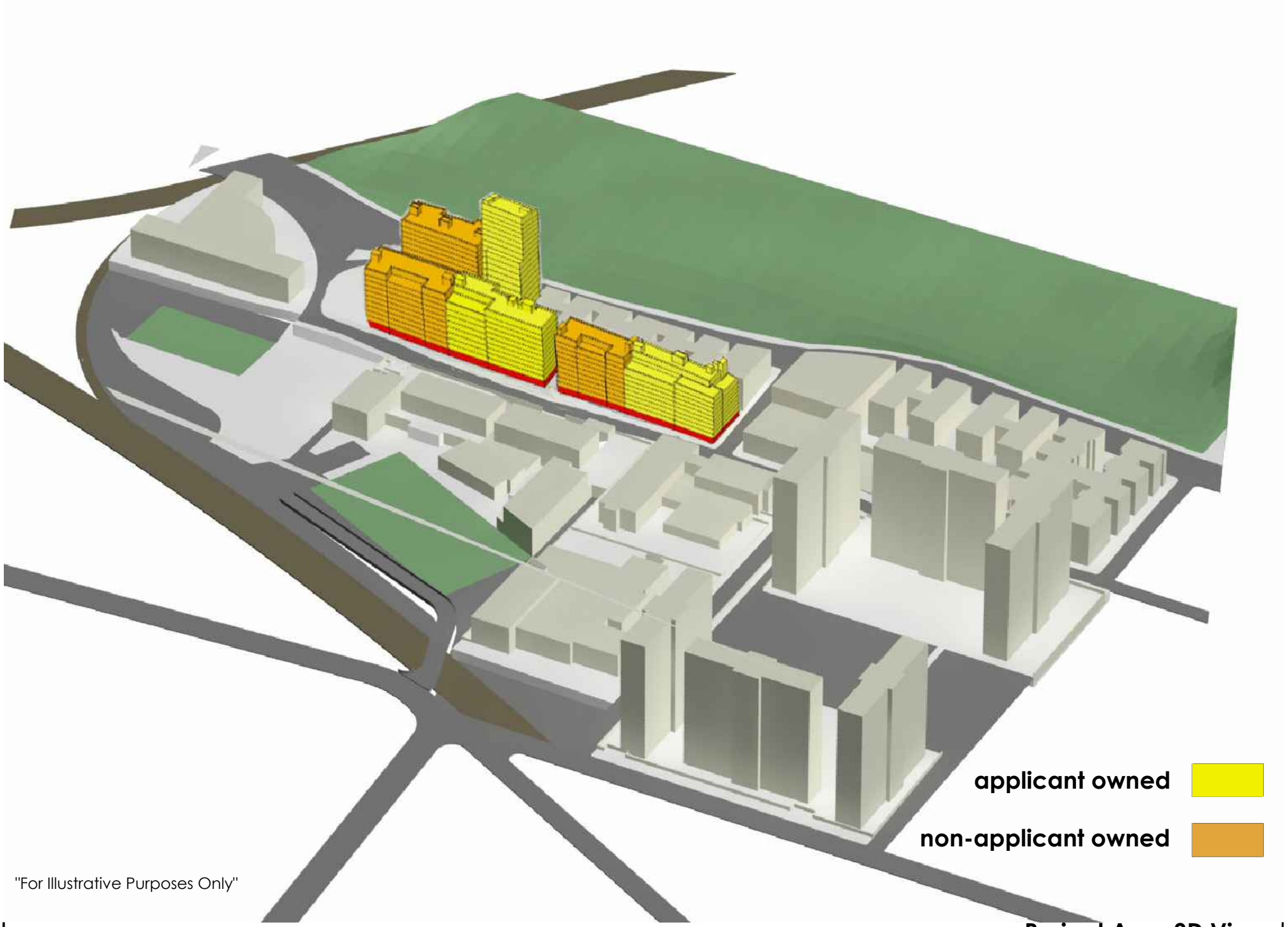
"For Illustrative Purposes Only"

Concourse Village West Apartments

Project Area 3D View

DANOIS ARCHITECTS, P.C.

September 23, 2016



"For Illustrative Purposes Only"

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

Project Area 3D View

September 23, 2016

12. HAZARDOUS MATERIALS

Introduction

The Proposed Development Site (Projected Development Sites 1, 2, and 3) consists of three separate parcels identified as 702 Grand Concourse, 180 East 156th Street, and 741 Concourse Village West (Block 2458, Lots 13, 35, and 49) in the Borough of the Bronx in the City of New York. EPDSCO, Inc., has performed a Phase I Environmental Site Assessment (ESA) of each of these properties. The ESAs, prepared between April and August 2013, were prepared in accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation E 1527-05).

The purpose of the ESA is to identify, to the extent feasible in accordance with ASTM E 1527-05, recognized environmental conditions in connection with the site with regard to hazardous materials as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and petroleum products. Additionally, several ASTM "Non-Scope" items including asbestos-containing materials, lead-based paints, and radon are also discussed. Recognized Environmental Conditions are identified through research into the history and uses of the site and surrounding area, an inspection of the subject property and a survey of adjoining and nearby uses, and a review of available regulatory agency records and environmental databases.

The following summarizes the findings, conclusions, and recommendations of the three Phase I ESAs.

Projected Development Site 1

The subject property, located at 702 Grand Concourse, Bronx, New York, consists of a 6,000+/- square foot, roughly rectangular shaped parcel which is occupied by an attended parking lot (Precise Park Associates). There is a 1-story (on slab), masonry and wood frame, garage building on the northern portion of the lot that contains a small office, storage room, bathroom, and three former repair bays with overhead doors. At the time of the site visit, the building was being used for automobile parking. In addition, there is a small parking attendant's kiosk located on the northwest corner of the site. The remainder of the lot is paved with concrete and asphalt and is used for automobile parking. The topography in the area slopes steeply downward and to the east. The eastern half of the lot is constructed on a concrete slab supported by steel columns and is elevated approximately 15 feet above the lot to the east.

Research into the history of the property indicates that the site was undeveloped land in 1891, as indicated by the Sanborn map for that year. By 1908, the site contained a 2-story residential dwelling. This structure was demolished sometime prior to 1935. From 1935 to 2005, identified former occupants/uses of the site included a gasoline filling station, auto repair garages, the U-Haul Corporation, Meineke Discount Mufflers, Meineke Car Care Center, A.G. Concourse Auto Service and Reliable Parking Service, Inc. Although, it could not be determined when the gasoline dispensing operations ceased at the site, Sanborn

maps show a filling station until 2007, and there were no visible indications of recent gasoline station operations noted during the site visit, i.e. old dispenser islands, gas station signage, tank fillports, etc. The property has been occupied by an attended parking lot since at least 2007.

Floor drains were observed in the site building and two storm drains were observed in the parking area. The drainage destination of these structures is not known; however, it is likely that they discharge to the municipal sewer system. No staining or other indications of recent spills or discharges of hazardous materials or petroleum products were observed around any of the drains at the site.

No tank fill ports or vent lines were observed at the property during the site visit. No aboveground petroleum storage tanks were observed at the site.

According to Sanborn maps and NYCDOB records, the site was formerly used as a gasoline filling station. The 1935, 1944, and 1946 Sanborn maps show four 550-gallon buried gasoline tanks on the eastern portion of the site. At the time of the site visit, five 1.5 inch diameter pipes were observed protruding from the ground along the northern boundary of the site, outside the west wall of the subject building. These pipes had been cut off approximately one inch above grade. The purpose of these pipes could not be determined; however, they are suspected of being former underground storage tank vent lines. No evidence of the closure or removal of the underground storage tanks from the site was found in the information reviewed for this report therefore, it is possible that five or more underground tanks exist at the site.

The property appears in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons. According to information in the database, there was formerly a 275-gallon, aboveground waste/used oil tank registered at the site (Facility ID: 2-609472). The registration is in the name A.G. Concourse Auto Service. The PBS registration for this tank expired on 2/26/09.

Given the age of the building, it is possible that it contains asbestos building materials and lead-based paints. Possible asbestos-containing materials in the building include roofing materials, vinyl floor tiles, ceiling tiles and others. No equipment suspected of containing PCBs was observed at the property during the site visit.

The property is identified in the NYSDEC Spill Logs database. According to information in the database, Spill Number 0607307 was assigned to the site on 9/26/06 from a spill of an unspecified quantity of petroleum due to sloppy housekeeping. The DEC Remarks section of the spill report states “Surface staining, in soil underneath property.” The DEC Memo section of the spill report states “Tyree submitted a report concerning this site. Joe Sun reviewed the report and then noticed there was no active spill number for the site. Tyree called in the spill number today. DEC needs to request info from Tyree if they dug out the pocket of contaminated soil from the location discussed in the report. Unknown if this

work has already been done. 9/27 Sangesland spoke to Roland Fisher at Tyree about the site. He will dig out the site, manifest the waste and do a PID scan on the endpoints. If they look clean the case will be closed out. 11/26/06 Tyree submitted a letter (with photos) saying they dug out the area. Filled 4-55 gal drums with contaminated soil. Hole was approximately 3 feet square by 2 feet deep. 5 endpoint samples were screened with a PID and all found to be clean. 4 drums of material were manifested and removed. Spill Case Closed." This spill incident was closed by the NYSDEC on 11/2/06. Based on this information, it is considered unlikely that this spill incident would have significantly impacted the project site.

The site does not appear in the other Federal or State environmental databases reviewed including the USEPA's Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the NYSDEC's Solid Waste Facilities database or Registry of Inactive Hazardous Waste Disposal Sites.

The property is adjoined to the north by a residential apartment building. Adjacent and to the south of the site is an old, 2-story industrial/warehouse building occupied by the Nationwide Mattress and Furniture Warehouse and the Bronx Live Poultry Corp. Adjacent and to the east is a parking lot and adjacent and to the west is Grand Concourse, beyond which is Franz Sigel Park. Land uses in the area are predominantly comprised of a mix of residential, commercial/retail and auto-related (e.g., repair garages, parking garages and parking lots) uses, parks and schools. No gasoline filling stations or large industrial facilities were observed in the immediate vicinity of the project site.

According to Sanborn historical maps, the two-story industrial building to the south of the site was formerly occupied by the Morgan Steam Laundry Company from the 1930s to the 1950s. The 1951 Sanborn map shows a gasoline filling station located at 180 East 156th Street, approximately 300 feet northeast of the project site. This site is currently occupied by a laundromat and an attended parking lot. There are not any open NYSDEC-reported spill incidents identified at either of these locations. The 1951 through 2007 Sanborn maps show the presence of 4, 550-gallon underground gasoline tanks in the building at 751 Concourse Village West (A.K.A. 173 East 156th Street), which is located approximately 400 feet northeast of the project site. According to information regarding the spill investigation at this site, the plume of contamination is flowing towards the south and east, and away from the subject property. Based on this information, it is considered unlikely to have impacted the project site.

There were not any potential off-site sources of contamination which are considered likely to have impacted the subject property identified in the regulatory agency database information reviewed for this report.

Conclusions

EPDSCO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 702 Grand Concourse, Bronx, N.Y., the

property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, with the following exceptions:

- The potential for site contamination from past spills or leaks from underground storage tanks at the site.
- The potential for site contamination from past spills, leaks or discharges of hazardous materials/petroleum products from former on-site auto repair operations.
- The possible presence of out-of-service underground storage tanks at the site which have not been closed or removed in accordance with New York City Fire Department and New York State Department of Environmental Conservation requirements.

Projected Development Site 2

Site History

The subject property, located at 180 East 156th Street, Bronx, New York, consists of a 15,600+/- square foot, rectangular shaped parcel. A 2-story, masonry and wood frame commercial building is located on the northwest corner of the site. The first floor of the building contains a five bay auto service repair garage which was not in use at the time of the site visit. The second floor of the building contains a retail coin-operated laundromat. Building heat and hot water are provided by gas-fired systems. A small, wood frame parking attendant's kiosk is located just to the south of the subject building. The remainder of the site is occupied by an attendant parking lot with aboveground, steel frame auto lifts located along the eastern and western boundaries of the site.

Research into the history of the property indicates that the site was occupied by 2-small wood-frame buildings in 1891, as is shown on the 1891 Sanborn map. The use in these buildings is not indicated on the Sanborn map. The property was an undeveloped lot from at least 1908 to 1950, at which time the existing building was constructed at the site. Identified former uses of the site since 1950 include a gasoline filling station (from 1951 to the late 1960s), auto repair and auto body shops (1950 to the 1990s), automobile parking, office uses, a retail store and a retail, coin operated laundromat. Gasoline filling stations, auto repair shops and auto body shops are types of operations that typically involve the storage and use of significant quantities of petroleum products and/or hazardous materials, including motor fuels, lubricating oils, antifreeze, brake and transmission fluids, parts cleaning solvents, paints and others. Any past spills, leaks or discharges of such materials would be a potential source of contamination to the project site. Oil staining was observed in several areas on the concrete floor inside the repair bays on the first floor of the building. This staining appeared to be old and weathered and was most likely a remnant of the former auto repair operations which took place in the building.

Investigation of NYSDEC Spill Number 05-51708

In 2006, an investigation was initiated to identify potential sources of Volatile Organic Compounds (VOCs) discovered in groundwater in the area of the project site prior to the construction of the adjoining Mott Haven School Campus (MHSC). This investigation focused on potential sources of contamination in the area, including the subject property at 180 East 156th Street, and the adjoining garage located at 751 Concourse Village West (A.K.A. 173 East 156th Street). This investigation was performed by EnviroTrac Ltd. on behalf of the New York State Department of Environmental Conservation (NYSDEC), under NYSDEC Spill Number 05-51708, which is listed at 173 East 156th Street.

As part of this investigation, four soil borings were conducted and four groundwater monitoring wells were installed at the project site. Laboratory results from soil samples collected at the site show that no significant quantities of VOCs were detected in the samples collected from above the groundwater table (i.e., above 30 feet below grade). VOCs and Semi Volatile Organic Compounds (SVOCs) were detected at concentrations which exceed applicable NYSDEC standards in soil samples collected below the water table (i.e., below 30 feet below grade).

The investigation has revealed that a plume of VOC contaminated groundwater exists in the area of the project site. This plume is oriented in a north to south direction and extends beyond the project site to the north, south and east. The direction of groundwater flow was shown to be generally in an easterly direction, but natural or man-made structures in the area may affect the direction of localized groundwater flow. Groundwater samples collected at the project site in 2007 showed the presence of VOCs and SVOCs in excess of applicable regulatory standards in the groundwater below the site. The Discussion of Findings of the 2007 EnviroTrac Ltd. *Subsurface Investigation, NYSDEC Spill #05-51708, Mott Haven SCA, Bronx, New York* report states that the exact source of contamination in the area of the site is still unknown; however, it is most likely migrating from 751 Concourse Village West. The report concludes that further investigation into 180 East 156th Street may be required, focusing on the areas beneath the existing building and on the northern portion of the site.

According to the most recent status report provided to EPDSCO for review (*2011 Status Report, NYSDEC Spill #05-51708, Concourse Village West & 156th Street, Bronx, New York*), groundwater samples collected at the project site in 2011 show that elevated levels of VOCs exist in at least two of the on-site monitoring wells. This report also shows an area of elevated VOC contamination in the groundwater near the southeast corner of the site. This report concludes "The installation of MW-27 and MW-28 indicate that 751 Concourse Village West is a likely source of the VOCs detected in the groundwater at 180 East 156th Street. Thus, further investigation and delineation are required at 751 Concourse Village West."

On-Site Fill Material

The soil samples collected at the site as part of the investigation of Spill Number 05-51708 show that the site is underlain by approximately 30 feet of fill material consisting primarily of ash and cinders. The origin of this fill material is not known. Laboratory results of soil samples collected at the site show that no significant quantities of VOCs are present in the fill material. Analysis of additional potential contaminants such as Semi Volatile Organic Compounds (SVOCs) or heavy metals was not performed on the samples of this material.

Petroleum Storage Tanks

No tank fill ports, vent lines, tank mats, dispensers or other visible indications of the presence of underground tanks were observed at the subject property, or in the sidewalk in front of the property during the site visit. No aboveground fuel oil tanks were observed at the site. The subject property does not appear in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons.

The 1951 Sanborn map shows a "Filling Station" located on the northern portion of the property. This map does not show the number or location of any underground gasoline tanks. Sanborn maps from 1977 and later do not show a filling station at the site. NYCDOB records show that COs for gasoline filling/service stations were issued to the site in 1950, 1959 and 1965. No information regarding the installation or removal of gasoline tanks from the project site was found in the information reviewed for this report. A Freedom of Information Law (FOIL) request was submitted to the New York City Fire Department (FDNY) for information regarding the installation or removal of underground petroleum storage tanks at the site. No response has been received from the FDNY to date.

On April 19th, 2006 and December 1st, 2006, GPR surveys were performed at 180 East 156th Street as part of the investigation of NYSDEC Spill Number 05-51708. Neither of the GPR surveys produced any evidence, such as parabolic reflections or other anomalies indicative of USTs at the site. Furthermore, neither of the two surveys produced any anomalies that would be indicative of large scale excavations, such as UST installations or removals, being performed at the site.

At the time of the site visit, two 1.5 inch diameter steel pipes were observed in the floor of one of the repair bays. These pipes, which were located near one of the out-of-service underground hydraulic lifts, had been cut off approximately 2 inches above the floor. It is not known if these pipes are former tank vent lines, or if they were part of the control system for the former hydraulic lift in the bay.

Any past spills or leaks from underground storage tanks at the site would be a potential source of contamination to the property.

Underground Hydraulic Lift Units

Indications of the presence of two out-of-service underground hydraulic lift units were observed in the repair bays on the first floor of the building. Underground hydraulic lift units contain hydraulic fluid in belowground reservoirs, pipes and lift cylinders. Any past spills or leaks of hydraulic fluid from underground hydraulic lift units at the site would be a potential source of contamination to the property.

Drainage Structures

Drainage structures including toilets, sinks and washing machine drains were observed in the building. In addition, several storm drains were observed in the parking area. A rectangular steel cover was observed in the floor of one of the repair bays, adjacent to an out-of-service underground hydraulic lift. It is not known if a drainage structure exists below this cover (e.g., oil/water separator, floor drain, etc.), or if it is associated with the hydraulic lift. Oil staining was observed on the floor around this cover. The drainage destination of the structures observed at the site is not known; however, it is likely that they discharge to the municipal sewer system. No significant staining or other visible indications of past spills or discharges of hazardous materials or petroleum products were observed around any of the other drains at the site. Any past spills, leaks or discharges of hazardous materials or petroleum products to on-site drainage structures which are not connected to the municipal sewer system or are damaged would be a potential source of contamination to the property.

Asbestos-Containing Materials/Lead-Based Paints/PCBs

Given the age of the subject building (constructed in 1950), it is possible that it contains asbestos building materials and lead-based paints. No equipment suspected of containing PCBs was observed at the subject property during the site visit.

Regulatory Agency Database Records

The subject site does not appear in the Federal or State environmental databases reviewed including the USEPA's Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the NYSDEC's Spill Logs database, Solid Waste Facilities database, Petroleum Bulk Storage database or the Registry of Inactive Hazardous Waste Disposal Sites.

Conclusions

EPDSCO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 180 East 156th Street, Bronx, N.Y., the property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property, with the following exceptions:

- Concentrations of VOCs in excess of applicable regulatory standards exist in the groundwater below the site.

- The site is underlain by approximately 30 feet of fill material consisting primarily of ash and cinders. The origin of this fill material is not known.

- The potential for site contamination from past on-site gasoline filling station/auto repair operations, including spills, leaks from underground tanks or hydraulic lift units and discharges to on-site drainage structures, particularly on the northern portion of the site, in and around the subject building, and near the southeast corner of the property.

Projected Development Site 3

The subject property, located at 741 Concourse Village West (a/k/a 729 Sheridan Avenue/729 Concourse Village West), consists of a 14,000+/- square foot, roughly rectangular parcel. A small, 1-story (on slab), wood-frame storage building is located on the northwest portion of the site. This building was vacant at the time of the site visit and contains no plumbing or heating systems. The remainder of the site is an open, asphalt paved automobile parking lot.

Research into the history of the property indicates that the site has been used as an automobile parking lot since the 1950s. Prior to the 1950s, the site was an undeveloped lot, with the exception of a produce garden on the site in 1908. The identified former uses of the project site are not types of operations which typically involve the storage or use of hazardous materials or petroleum products. Given the identified former uses of the site, it is considered unlikely that they would have significantly impacted the project site.

No floor drains, storm drains, trench drains, drywells or other drainage structures were observed on the project site.

No tank fill ports, vent lines, tank mats, dispensers or other visible indications of the presence of underground storage tanks were observed at the subject property, or in the sidewalk in front of the property during the site visit. No aboveground fuel oil tanks were observed. The subject property does not appear in the New York State Department of Environmental Conservation (NYSDEC) Petroleum Bulk Storage (PBS) database, which lists all registered facilities with a total combined petroleum storage capacity in excess of 1,100 gallons.

No suspected asbestos-containing building materials, lead-based paints or equipment suspected of containing PCBs were observed at the subject property during the site visit.

The site does not appear in the Federal or State environmental databases reviewed including the USEPA's Superfund, CERCLIS or ERNS databases, the RCRA Hazardous Waste Generators list or hazardous waste Treatment/Storage/Disposal Facilities list, or the NYSDEC's Spill Logs database, Solid Waste Facilities database, Petroleum Bulk Storage database or the Registry of Inactive Hazardous Waste Disposal Sites.

The subject site is adjoined to the north by a one-story building occupied by a church (Calvary Deliverance Christian Assembly). Adjacent and to the south of the site is an old, 2-

story industrial/warehouse building occupied by the Nationwide Mattress and Furniture Warehouse. To the east of the site is Concourse Village West, beyond which is the Mott Haven School Campus, which institution includes a high school, elementary school and associated facilities. Adjacent and to the west of the site is a residential apartment building and an attended parking lot. Land uses in the area of the site are predominantly comprised of a mix of residential, commercial/retail and auto-related use (e.g., repair garages, parking garages and parking lots), and schools. No gasoline filling stations or large industrial facilities were observed in the immediate vicinity of the project site.

According to Sanborn historical maps, the two-story industrial building located to the south of the site was formerly occupied by the Morgan Steam Laundry Company from the 1930s to the 1950s. The property adjacent and to the east of the site was formerly a rail yard with a machine shop, paint area, carpenter shop and electrical warehouse. This site also contained a manufactured gas plant (MGP) in the late 1800s. The 1935 through 2007 Sanborn maps show a gasoline station with four 550-gallon underground gasoline tanks located adjacent and to the west of the project site at 702 Grand Concourse. This site is currently an attended parking lot. The 1951 Sanborn map shows a gasoline filling station located at 180 East 156th Street, approximately 300 feet north of the project site. This site is currently occupied by a laundromat and an attended parking lot. There are not any Active NYSDEC-reported spill incidents listed at any of these sites. The 1951 through 2007 Sanborn maps show the presence of four (4), 550-gallon underground gasoline tanks in the building at 751 Concourse Village West. There is one Active NYSDEC-reported spill incident at this location, NYSDEC Spill Number 05-51708.

According to previous environmental reports for the investigation of Spill Number 05-51708 provided to EPDSCO, a subsurface investigation has been performed on behalf of the New York State Department of Environmental Conservation (NYSDEC) in the area surrounding the subject property since 2006. Several areas of concern were identified for investigation, including a former gasoline filling station at 180 East 156th Street and 751 Concourse Village West (A.K.A. 173 East 156th Street), both of which sites are located to the north of the project site. According to the investigation reports, the plume of contaminated groundwater in the area was determined to be located to the north and east of the project site, generally oriented from northwest to southeast. As part of the investigation, two groundwater monitoring wells were installed in the sidewalk adjacent to the project site. The well designated MW-20 is located adjacent to the northeast corner of the project site and MW-21 is located adjacent to the southeast corner of the site. The direction of groundwater flow was shown to be generally in an easterly direction, but natural or man-made structures in the area may affect the direction of localized groundwater flow.

According to the 2011 Status Report for spill 05-51708, low levels of volatile organic compounds (VOCs) were detected in samples collected from MW-20 (0.80 parts per billion) and MW-21 (2.19 parts per billion) in January of 2011. No VOCs were detected in groundwater samples collected from these wells in June of 2011 and September of 2011.

The Discussion of Findings of the 2011 Status Report states "Comparing the 2011 sampling results to the prior data collected in 2007-2010 shows that generally VOC concentrations at the site decreased from 2008 to 2009 but increased in 2010 and spiked in 2011. In 2011, the trend appeared to be increased VOC concentrations in the wells located in the central portion of the site. The increase in 2011 was higher than was seen historically at the site." The Conclusions and Recommendations section of the report states "The installation of MW-27 and MW-28 indicate that 751 Concourse Village West is a likely source of the VOCs detected in the groundwater at 180 East 156th Street. Thus, further investigation and delineation are required at 751 Concourse Village West."

Based on a review of available information regarding Spill Number 05-51708, it is considered unlikely that this off-site source of contamination has significantly impacted the project site.

Conclusions

EPDSCO has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of 741 Concourse Village West (A.K.A. 729 Sheridan Avenue/729 Concourse Village West), Bronx, N.Y., the property. This assessment has revealed no evidence of recognized environmental conditions in connection with the property.

NYC Department of Environmental Protection Review and Recommendations

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the June 2015 Environmental Assessment Statement and the April 2013 and August 2013 Phase I Environmental Site Assessment Reports (Phase I) prepared by EPDSCO on behalf of the Upper Manhattan Development Corp. (Applicant) for the above referenced project. In their July 28, 2015 letter to Mr. Robert Dobruskin, Director, Environmental Assessment and Review Division, NYC Department of City Planning, they recommend the following (see Hazardous Materials Appendix):

Block 2458, Lots 13, 35 and 49 (Applicant owned Sites)

DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcels. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by

EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method T0-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

Block 2458, Lots 6, 43 (Sites not owned by Applicant)

It should be noted that the above Lots are not under the control or ownership of the applicant and they are not included in the proposed development plans for this project. DEP recommends that an "E" designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject properties. The "E" designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. These applicant(s) should be directed to coordinate further hazardous materials assessments through the Mayor's Office of Environmental Remediation.

Phase II Testing/(E) Designation

It is not feasible to conduct subsurface testing on the Applicant owned parcels (Block 2458, Lots 13, 35, and 49) at the present time as these parcels are currently in active use. It is therefore recommended that an (E) designation be placed on the property to ensure that testing for and mitigation and/or remediation of any hazardous materials contamination of the property be completed prior to, or as part of, future development of the site.

As stated in DEP's July 28, 2015 letter, the Non-Applicant parcels (Block 2458, Lots 6, 43, are not under the control or ownership of the Applicant and they are not included in the proposed development plans for this project. DEP recommends that an (E) designation for hazardous materials be placed on the zoning map for the subject properties. The (E) designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance.

To avoid any potential impacts associated with hazardous materials, an (E) designation (E-386) will be assigned for hazardous materials on the following properties:

Block 2458, Lots 6, 13, 35, 43, 49

The text for the (E) designations related to hazardous materials is as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely

represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this (E) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted. Therefore, there is no potential for the Proposed Actions to result in significant adverse impacts related to hazardous materials.

13. WATER AND SEWER INFRASTRUCTURE

Introduction

A waste water and storm water infrastructure analysis is required for the proposed project because the Rezoning Area is located in a combined sewer area and the development would exceed the *CEQR Technical Manual* threshold of 400 residential units in the Bronx. The Proposed Actions would result in the development of approximately 433 dwelling units on the five Projected Development Sites within the Rezoning Area.

Infrastructure Analysis

Water Supply

The proposed project does not require an analysis of impacts to water supply as it would not result in an exceptionally large demand for water (i.e., more than one million gallons per day) and the Rezoning Area is not located in an area that experiences low water pressure (such as areas at the end of the water supply distribution system).

Sanitary Sewage and Storm Water

The proposed project would result in the development in the Rezoning Area of a net increase 433 residential dwelling units, 4,175 gsf of retail space, and 30,446 gsf of community facility space. Although the Proposed Actions would also result in the loss of 43,146 gsf of warehouse space, no credit has been taken for this loss as sewage generation factors for warehouse uses are not provided in the *CEQR Technical Manual.*

Based on the sewage generation rate factors shown in Table 13-2 of the Water and Sewer Infrastructure chapter of the *CEQR Technical Manual,* the project would generate 106,247 gallons per day (gpd) of sanitary sewage as shown in the table below.

Table 13-1

Project Sanitary Sewage Generation

Use	Rate Factor	Sewage Generation Amount
Residential	100 gpd/person x 1,022 persons*	102,200 gpd
Retail Stores	0.24 gpd/sf (4,175 sf)	1,002 gpd
Community Facility (office)	0.10 gpd/sf (30,446 sf)	3,045 gpd
TOTAL		**106,247 gpd**

* Based on average household size of 2.36 persons

Based on the sewage generation rate factors in *CEQR Technical Manual* Table 13-2, the existing development of approximately 46,951 gsf of accessory office and warehouse space on the 5 Projected Development Sites would generate 4,695 gpd of sanitary sewage.

Table 13-2 below presents the existing surface area conditions on the five Projected Development Sites.

Table 13-2

Existing Surface Area Conditions

Projected Development Site	Lot Area (SF)	Roof Area	Open Area	Open Area Material
1	6,890	1,680	5,210	Concrete
2	15,598	2,125	13,473	Asphalt
3	13,945	0	13,945	Asphalt
4	26,141	21,573	4,568	Asphalt
5	9,817	9,817	0	
TOTAL	**72,391**	**35,195**	**37,196**	

Table 13-3 below presents the proposed surface area conditions on the five Projected Development Sites.

Table 13-3

Proposed Surface Area Conditions

Projected Development Site	Lot Area	Roof Area	Open Area	Open Area Material
1	6,890	4,000	2,890	600 SF Concrete 2,290 SF Grass
2	15,598	15,598	0	
3	13,945	9,582	4,363	3,272 SF Concrete 1,091 SF Grass
4	26,141	16,518	9,623	2,000 SF Concrete 7,623 SF Grass
5	9,817	9,817	0	
TOTAL	**72,391**	**55,515**	**5,872 concrete; 11,004 grass**	

The Rezoning Area is located in a combined sanitary and storm sewer area. The attached matrix table presents the sanitary and stormwater drainage generation characteristics of the existing and proposed developments on the combined five Projected Development Sites.

Sanitary sewage and storm water flows generated by the proposed building on Projected Development Sites 1 and 4 would be directed to an existing 15″ combined sanitary and storm sewer located in the bed of the Grand Concourse. Sanitary sewage and storm water

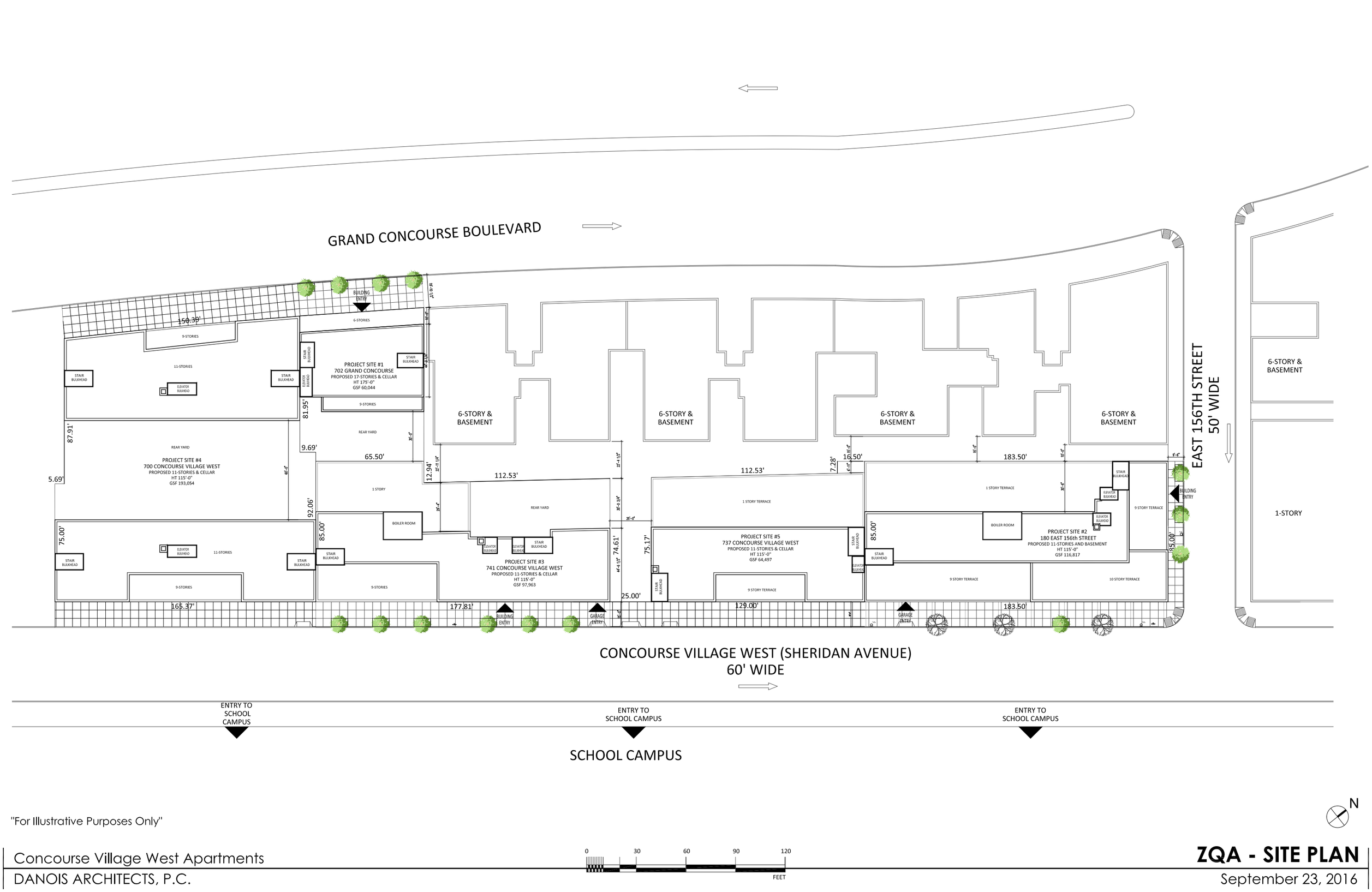
flows generated by the proposed buildings on Projected Development Sites 2, 3, and 5 would be directed to an existing 15" combined sanitary and storm sewer located in the bed of Concourse Village West. The combined sanitary and storm sewer flows would flow to the Ward's Island Wastewater Treatment Plant (WWTP) which has a capacity of 275 million gallons per day.

Storm water flows generated by the proposed project would not be appreciably different from current flows as the properties that would be developed are currently totally covered with impervious surfaces for buildings, pavement, etc. and would continue to be mostly covered by buildings and other paved surfaces following project completion.

Conclusion

The proposed actions would not result in significant impacts on water supply since the projected developments are not anticipated to yield an exceptionally large demand in water. Additionally, the rezoning area is not within an area that experiences low water pressure. Based on the sewage generation factors provided in the *CEQR Technical Manual*, future development in the rezoning area could result in 106,247 gpd of sanitary sewage. While the proposed rezoning may cause a 238% increase in sanitary flow in adjacent sewers, further measures are enforced by DEP during the Sewer Certification application process to evaluate the adequacy of the existing abutting sewer to receive site storm and sanitary discharge from new development. If determined that there is potential for a significant increase in sanitary flow, DEP may request a hydraulics analysis, prior to issuing a Site Connection Permit, to further assess whether the existing sewer system is capable of supporting potential increase in wastewater flow from any new development (with or without the Proposed Actions). Due to change in zoning, an amendment to the existing City Drainage Plan is required to ensure that the capacity of the sewer system is capable of supporting higher density development and related increase in wastewater flow. Given these measures, it is not anticipated that the increase in sanitary sewage flows generated by the proposed rezoning would result in significant adverse impacts. Assessing the surface area conditions resulting from the Proposed Actions, storm water flows would not increase significantly with the proposed development scenario. No significant adverse impacts to the water and sewer infrastructure are therefore anticipated.

It is not anticipated that the relatively modest increase in sanitary sewage flows generated by the project would exceed the capacity of existing sewer lines servicing the Rezoning Area or the design capacity of the Ward's Island WWTP. As discussed above, storm water flows would not increase with the proposed development. No significant adverse impacts to the water and sewer infrastructure would be anticipated.



"For Illustrative Purposes Only"

N

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

0 30 60 90 120 FEET

ZQA - SITE PLAN

September 23, 2016

COMPARISON OF EXISTING AND WITH-ACTION VOLUME

CSO SUBCATCHMENT AREA:[1]

EXISTING

		Area = 72,391 SF (1.66 ACRES)								
		SITES 1-5								SITES 1-5
RAINFALL VOLUME (in)	RAINFALL DURATION (hr)[3]	RUNOFF VOLUME DIRECT DRAINAGE (MG)[4]	RUNOFF VOLUME TO CSS (MG)	SANITARY VOLUME TO CSS (MG)	TOTAL VOLUME TO CSS (MG)	RUNOFF VOLUME TO RIVER (MG)	RUNOFF VOLUME TO CSS (MG)	SANITARY VOLUME TO CSS (MG)	TOTAL VOLUME TO CSS (MG)	TOTAL VOLUME TO CSS (MG)
0.00	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.40	3.80	0.00	0.02	0.00	0.02	0.00	0.00	0.00	0.00	0.02
1.20	11.30	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.05
2.50	19.50	0.00	0.10	0.00	0.10	0.00	0.00	0.00	0.00	0.10

With-Action

		Area = 72,391 SF (1.66 ACRES)								
		SITE A								SITES 1-5
RAINFALL VOLUME (in)	RAINFALL DURATION (hr)[3]	RUNOFF VOLUME DIRECT DRAINAGE (MG)[4]	RUNOFF VOLUME TO CSS (MG)	SANITARY VOLUME TO CSS (MG)	TOTAL VOLUME TO CSS (MG)	RUNOFF VOLUME TO RIVER (MG)	RUNOFF VOLUME TO CSS (MG)	SANITARY VOLUME TO CSS (MG)	TOTAL VOLUME TO CSS (MG)	TOTAL VOLUME TO CSS (MG)
0.00	3.80	0.00	0.00	0.02	0.02	0.00	0.00	0.00	0.00	0.02
0.40	3.80	0.00	0.02	0.02	0.04	0.00	0.00	0.00	0.00	0.04
1.20	11.30	0.00	0.05	0.05	0.10	0.00	0.00	0.00	0.00	0.10
2.50	19.50	0.00	0.10	0.09	0.19	0.00	0.00	0.00	0.00	0.19

[1] If the proposed project crosses over several different CSO subcatchment areas, the above summary table should be completed for each CSO sub-catchment area.

[2] If proposed project includes a phased implementation plan or discrete sites, assess volumes using additional cells above (e.g., Site B).

[3] Based on ***Intensity/duration/Frequency Rainfall Analysis, New York City and the Catskill Mountain Water Supply Reservoirs,*** Vieux & Associates, Inc., April 4, 2006. The 24-hour rainfall volume is based on average rainfall intensity over 24-hours (inch/per) times 24 hrs. (Duration information provided by T. Newman & P. Jadhav, HydroQual).

[4] The volume (calculated in WS2) of stormwater runoff from any portion of the proposed project site draining to a separate storm sewer or as overland flow directly to a waterbody should be entered here.

16. TRANSPORTATION

Introduction

To determine the potential for the proposed mixed-use development to result in significant adverse transportation impacts, trip generation analyses for both the Existing/Future No-Action and Future With-Action Scenarios were performed pursuant to the methodologies identified in the *2014 CEQR Technical Manual.* Based on the proposed mixed-use development and the result of trip generation analysis, it was determined that the Proposed Actions would not result in significant adverse impacts as is summarized below.

Existing Conditions

The Rezoning Area is developed with 2,125 gsf of accessory office space and a Laundromat, a furniture manufacturer and vivero comprising 43,146 gsf of manufacturing floor area, a 9,800 gsf church, and 399 at-grade public parking spaces as detailed below. The remainder of the Rezoning Area consists of rear lot areas for properties not included in the Area.

Projected Development Site 1 is developed with an attended parking lot with a permitted capacity of 150 public parking spaces and an approximately 1,680 gsf one-story (12-foot tall) garage building used as an office for the parking lot.

Projected Development Site 2 is developed with an attended parking lot with a permitted capacity of 99 public parking spaces and an approximately 4,250 gsf one-story and basement garage building used for vehicle parking, auto body repair, and 2,125 gsf of accessory office space and small Laundromat.

Projected Development Site 3 is developed with an attended parking lot with a capacity of 150 public parking spaces (with use of a combination indoor garage/outdoor lot license from the adjacent Lot 6) and a one-story parking attendant's booth.

Projected Development Site 4 is developed with a 43,146 gsf building which contains a furniture warehouse and a vivero (live animal market) on the ground floor with warehouse and accessory office space on the second and penthouse floors above.

Projected Development Site 5 is developed with a 9,800 gsf one-story building occupied by a church.

Reasonable Worst Case Development Scenario

No-Action Scenario

Under the No-Action Scenario for the Project Build Year of 2021, it is assumed that the five Projected Development Sites and the remainder of the Rezoning Area would remain in their existing condition as detailed above.

With-Action Scenario

Under the With-Action Scenario, it is assumed that the five Projected Development Sites would be developed with five new buildings containing a total of 532,375 gsf of floor area including 433 dwelling units (based on an average size of 1,000 gsf per dwelling unit), 6,300

gsf of local retail space, 40,246 gsf of community facility space (approximately 12,605 gsf of day care center space, 12,400 gsf of professional medical office space, 15,241 gsf of church space), and 114 accessory garage parking spaces. No new development would occur on the remaining lots in the Rezoning Area. The development on each projected site is detailed below.

Projected Development Site 1 would be developed with a 17-story and cellar, 60,044 gsf building containing 60 dwelling units. Approximately 48 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 12 units would be market rate rentals.

Projected Development Site 2 would be developed with a 11-story, basement, and cellar, 116,817 gsf building containing 89 dwelling units, 6,300 gsf of UG 6 local commercial retail space, and 62 basement and cellar level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West. Approximately 72 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 17 units would be market rate rentals.

Projected Development Site 3 would be developed with a 11-story and cellar, 97,963 gsf building containing 85 dwelling units, 12,605 gsf of community facility space (day care center). Approximately 69 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 16 units would be market rate rentals.

Projected Development Site 4 would be developed with a 11-story, 193,054 gsf building containing 150 dwelling units, 12,400 gsf of community facility space (medical offices), and 52 basement and cellar level accessory attended parking spaces accessed via two new curb cuts from Concourse Village West. It is assumed that 30% of the residential floor area or 45 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 105 units would be market rate rentals.

Projected Development Site 5 would be developed with a 11-story, 64,497 gsf building containing 49 dwelling units, and 15,241 gsf of community facility floor area (church). It is assumed that 30% of the residential floor area or 15 of the dwelling units would be reserved for low-income households at 80% AMI or below and the remaining 34 units would be market rate rentals.

The project analysis year is 2021.

Increment

Under No-Action conditions the five Projected Development Sites would be developed with the existing development on these sites, which include 43,146 gsf of manufacturing/retail floor area, 2,125 gsf of office space and Laundromat, a 9,800 gsf church, and 399 at-grade public parking spaces. Under With-Action conditions, the five Projected Development Sites would be developed with five new buildings containing 433 dwelling units, 249 of which would be affordable, 6,300 gsf of retail space, 40,246 gsf of community facility space, and 114 accessory attended garage parking spaces. The

increment between the No-Action and With-Action development scenarios would consist of an increase of 433 dwelling units, 249 of which would be affordable, 4,175 gsf of local commercial retail space (includes a loss of 2,125 gsf of existing commercial space), 30,446 gsf of community facility space (includes a loss of 9,800 gsf of existing church), and 114 accessory attended garage parking spaces. There would also be a loss of 43,146 gsf of manufacturing/retail space and 399 at-grade public parking spaces.

TRIP GENERATION RATES, MODAL SPLIT DATA, AND SOURCES

Residential Development

Project generated person and vehicular trips, including truck trips are based upon the rates and percent peak hours temporal distribution provided in the *2014 CEQR Technical Manual,* Table 16-2 for the residential development. The modal split information and vehicle occupancy rates both are based on the latest 5-Year 2008-2012 ACS Journey-to-Work (JTW) information for affordable housing, PUMA number 3708 in the Bronx (CD 4), NY.

The results found that approximately 15.8% would travel by car, 1.1% would travel by taxi, 17.7% would travel by bus, 48.5% would travel by subway, 1.8% would travel by railroad, 15.1 % would travel by foot and other mode of travel, such as bicycle.

Local Retail

Project generated person and vehicular trips, including truck trips are based upon the rates and percent peak hours temporal distribution provided in the *2014 CEQR Technical Manual,* Table 16-2 for the local retail development. The modal split information is based on the NYCDOT data, recommended for the study area outside of Manhattan, NY. The *Urban Space for Pedestrians by Pushkarev and Zupan* is used for vehicle occupancy rates.

The results found that approximately 15% would travel by car, zero (0)% would travel by taxi, 10% would travel by bus, 5% would travel by subway, and 70 % would travel by foot and other mode of travel, such as bicycle.

Professional Medical Office

Project generated person and vehicular trips are based upon the rates and percent peak hours temporal distribution provided by NYCDOT. The modal split information and vehicle occupancy rates are also based on the NYCDOT data. The *2014 CEQR Technical Manual, Table 16-2* is utilized to estimate truck trips for the office use.

The results found that approximately 30% would travel by car, two (2)% would travel by taxi, 18% would travel by bus, 33% would travel by subway, and 17 % would travel by foot and other mode of travel, such as bicycle.

Manufacturing Use

Project generated person and vehicular trips, including truck trips are based upon the rates and percent peak hours temporal distribution provided in the *Lower Concourse Rezoning and Related Actions FEIS*. The modal split information and vehicle occupancy rates are both

based on the 2006-2010 ACS Reverse-Journey-to-Work (RJTW) for census tract #'s 59.02, 61, 63, and 183.01 in the Bronx, NY.

The results found that approximately 43% would travel by car, one (1)% would travel by taxi, 17% would travel by bus, 30% would travel by subway, and 9 % would travel by foot and other mode of travel, such as bicycle.

Day Care Center

Project generated person, vehicular trips, including truck trips, modal split information and vehicle occupancy rates, are all based upon the rates and percent peak hours temporal distribution provided in the *East New York Rezoning Proposal FEIS, Feb. 12, 2016*.

The results found that approximately 5% would travel by car, one (1)% would travel by taxi, 6% would travel by bus, 3% would travel by subway, and 85% would travel by foot and other mode of travel, such as bicycle.

Church

Project generated person, vehicular trips, including truck trips, modal split information and vehicle occupancy rates, are all based upon the rates and percent peak hours temporal distribution provided in the *East New York Rezoning Proposal FEIS, Feb. 12, 2016*.

The results found that approximately 5% would travel by car, one (1)% would travel by taxi, 6% would travel by bus, 3% would travel by subway, and 85% would travel by foot and other mode of travel, such as bicycle.

Existing/No-Action Parking Facilities

EPDSCO has conducted a parking survey on March 18, 2015 during the 7:00 AM- 6:15 PM for the three parking facilities, located on the Applicant's owned lots, which would be all demolished under the proposed action scenario. As shown in Tables 3, 4, and 5, all three parking facilities, with a total capacity of 399 parking spaces, generate a total of 69, 18, and 39 auto trip ends during the 8:00-9:00 AM, 12:00 Noon-1:00 PM Midday, and 5:00-6:00 PM peak hour periods.

The above trip generation information is summarized in Table 16-1.

The proposed project would result in the elimination of 399 public parking spaces in the three parking lots currently located on the Applicant's property (Projected Development Sites 1, 2, and 3). Numerous public parking facilities with ample parking capacity are located in close proximity to the Applicant owned lots. The Yankee Stadium garages along River Avenue between East 153rd and East 157th Streets approximately three blocks west of the Applicant owned properties contain 2,301 public parking spaces as shown on the facility's April 7, 1976 Certificate of Occupancy. It is therefore not anticipated that the loss of public parking on the Applicant owned property would result in significant adverse parking impacts.

PERSON AND VEHICLE TRIPS

Person Trips

The Proposed Actions would generate a total of 367 net person trip ends during the 8:00-9:00 AM peak hour time period, -323 net person trip ends during the 12:00 Noon-1:00 PM Midday peak hour time period, and 287 net person trip ends during the 5:00-6:00 PM peak hour time period, as summarized in Table 16-2.

Vehicle Trips

The Proposed Actions would generate a total of -14 net vehicle trip ends during the 8:00-9:00 AM peak hour time period, -14 net vehicle trip ends during the 12:00 Noon-1:00 PM Midday peak hour time period, and 35 net vehicle trip ends during the 5:00-6:00 PM peak hour time period, as summarized in Table 16-2.

The Proposed Actions would generate less than 50 vehicle trip ends during each peak hour time period, and in accordance with the *CEQR Technical Manual* criteria, would not result in any conditions that would typically trigger the need for a detailed assessment of traffic and parking impacts.

Transit and Pedestrians

Bus Trips

The Proposed Actions would generate a total of 65 net bus trip ends during the 8:00-9:00 AM peak hour time period, -7 net bus trip ends during the 12:00 Noon -1:00 PM Midday peak hour time period, and 69 net bus trip ends during the 5:00-6:00 PM peak hour time period, as summarized in Table 16-2.

The Proposed Actions would generate less than 200 bus trip ends/and 50 bus trip ends per bus per direction during each peak hour time period. The study area includes two bus lines, BX1 and BX2, along Grand Concourse Blvd. for northbound and southbound in the vicinity of the project site. In accordance with the *CEQR Technical Manual* criteria, the Proposed Actions would not result in any conditions that would typically trigger the need for a detailed assessment of bus impacts.

Subway Trips

The Proposed Actions would generate a total of 183 net subway trip ends during the 8:00-9:00 AM peak hour period, 103 net subway trip ends during the 12:00 Noon-1:00 PM Midday peak hour time period, and 229 net subway trip ends during the 5:00-6:00 PM peak hour time period, as summarized in Table 16-2.

The Proposed Actions would generate less than 200 subway trip ends during each peak hour time period, except in the PM peak hour period. The study area includes two subway stations, located on 149th Street and the Grand Concourse, for three subway lines including the lines 2, 4, and 5. The project would not result in 200 or more subway trips per station or subway line. In accordance with the *CEQR Technical Manual* criteria, the Proposed Actions

would not result in any conditions that would typically trigger the need for a detailed assessment of subway impacts.

Pedestrian Trips

The Proposed Actions would generate a total of 305 net pedestrian (bus, subway, walk and other) trip ends during the 8:00-9:00 AM peak hour period, -300 net pedestrian trip ends during the 12:00 Noon-1:00 PM Midday peak hour time period, and 217 net pedestrian trip ends during the 5:00-6:00 PM peak hour time period, as summarized in Table 16-2.

The Proposed Actions would generate less than 200 pedestrian trip ends during any peak hour period, except in the AM and PM peak hour periods. According to the proposed site plan, there are three pedestrian ingress and egress points; one along Grand Concourse Blvd., one along Concourse Village West, and one along East 156th Street. Therefore, none of the pedestrian elements in the study area would experience more than 200 pedestrian trips during the (8:00-9:00) AM or the (5:00-6:00) PM peak hour periods.

Thus, in accordance with the *CEQR Technical Manual* criteria, the Proposed Actions would not result in any conditions that would typically trigger the need for a detailed assessment of pedestrian impacts.

The project would not result in 200 or more transit trips at any one subway station or subway or bus line, or 200 or more pedestrian trips at any pedestrian elements in the study area during all peak hour periods. Therefore, and in accordance with the threshold guidelines as detailed in the 2014 *CEQR Technical Manual*, the Proposed Actions are not expected to result in significant adverse impacts related to transit or pedestrian conditions. Specifically, the Proposed Actions are unlikely to have a significant effect on traffic flow, operating conditions, vehicular safety, transit provision, and pedestrian safety.

Conclusion

The results of the transportation analysis indicate that the proposed project would generate fewer than 50 net vehicle trip ends during the AM, Midday, and PM periods. It would also generate less than 200 transit trips at any one subway station or subway or bus line, or 200 pedestrian trips at any pedestrian elements in the study area during any peak hour. No significant adverse impacts related to traffic, parking, transit, and pedestrian conditions are anticipated to occur. No significant adverse impacts related to transportation would occur as a result of the Proposed Actions, and no further assessment is warranted.

Table 16-1 : Transportation Planning Factors

702 Grand Concourse/180 East 156th Street/741 Cocourse Village West, Broonx NY

Land Use	Proposed Action Components					Proposed No-Action Components		
							Lot 6	
	Residential	Medical Office	Daycare Center	Church	Local Retail	Local Retail	Manufacturin	Parking Facilities
	d.u.	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*Total Capacity*
Size/Units:	*433*	*12,400*	*12,605*	*5,441*	*4,175*	*-21,566*	*-21,566*	*399*
	(1)	**(4)**	**(5)**	**(5)**	**(1)**	**(1)**	**(6)**	***(8)***
Trip Generation:								Please see Tables
Weekday	8.075	127	33	19.18	205	205	4.5	***3, 4 and 5***
	per d.u.	per 1,000 s.f	per 1,000 s.f.	per 1,000 s.f.	per 1,000 s.f.	per 1,000 s.f.	Per 1,000 s.f.	***For Parking***
Temporal Dist.:	**(1)**	**(4)**	**(5)**	**(5)**	**(1)**	**(1)**	**(6)**	survey
AM Peak Hour	10%	4%	16%	8%	3%	3%	14.0%	
MD Peak Hour	5%	11%	5%	4%	19%	19%	19%	
PM Peak Hour	11%	12%	19%	7%	10%	10%	17.0%	
	(2)	**(4)**	**(5)**	**(5)**	**(9)**	**(9)**	**(7)**	
Modal Split :	AM/MD/PM	AM/MD/PM	AM/MD/PM	AM/MD/PM	AM/MD/PM	AM/MD/PM	AM/MD/PM	
Auto	15.8%	30%	5%	5%	15%	15%	43%	
Taxi	1.1%	2%	1%	1%	0%	0%	1%	
Subway	48.5%	33%	3%	3%	5%	5%	30%	
RR	1.80%	0%	0%	0%	0%	0%	0%	
Bus	17.7%	18%	6%	6%	10%	10%	17%	
Walk/Other	15.1%	17%	85%	85%	70%	70%	9%	
Total	100%	100%	100%	100%	100%	100%	100%	
	(3)	**(4)**	**(5)**	**(5)**	**(9)**	**(9)**	**(6)**	
In/Out Splits:	In/Out	In/Out	In/Out	In/Out	In/Out	In/Out	In/Out	
AM Peak Hour	20/80	89/11	53/47	54/46	50/50	50/50	77/23	
MD Peak Hour	51/49	50/50	50/50	50/50	50/50	50/50	50/50	
PM Peak Hour	65/35	5/95	47/53	52/48	50/50	50/50	36/64	
Vehicle Occu.	**(2)**	**(4)**	**(5)**	**(5)**	**(9)**	**(9)**	**(7)**	
Auto	1.204	1.5	1.65	1.65	2	2	1.11	
Taxi	1.40	1.5	1.4	1.4	2	2	2	
	(1)	**(1)**	**(5)**	**(5)**	**(1)**	**(1)**	**(6)**	
Truck Trip Gen.								
Weekday	0.06	0.32	0.07	0.29	0.35	0.35	0.52	
	per d.u.	per 1,000s.f.	per 1,000 s.f.	per 1,000 s.f.	per 1,000 s.f.	per 1,000 s.f.	per 1,000 s.f.	
	(1)	**(1)**	**(5)**	**(5)**	**(1)**	**(1)**	**(6)**	
AM Peak Hour	12%	10%	9.6%	9.6%	8%	8%	14%	
MD Peak Hour	9%	11%	11%	11%	11%	11%	9%	
PM Peak Hour	2%	2%	1%	1%	2%	2%	1%	
	(1)	**(1)**	**(1)**	**(1)**	**(1)**	**(1)**	**(6)**	
AM/MD/PM	50/50	50/50	50/50	50/50	50/50	50/50	50/50	

Sources:

(1)-2014 CEQR Technical Manual, Table 16-2.

(2)-2008-2012 American Community Survey (ACS) for affordable housing, PUMA # 3708 data, Bronx N.Y.

(3)_P & Z

(4)-NYCDOT, 2014.

(5)-East New York FEIS.

(6)-Lower Concourse Rezoning and Related Actions FEIS.

(7)-2006-2010 U.S. Census, American Community Survey (ACS) Reverse-Journey-to-Work (RJTW) for census tract #'s 59.02, 61, 63 and 183.01, Bronx N.Y.

(8)- Auto trips Resulted from parking survey conducted for all three parking facilities located at the existing sites on March18,2015, please see tables 3,4, and 5.

(9)-Trip rate and modal split data recommended by NYCDOT for local retail use located outside of Manhattan.

Table 16-2 : Estimated Person and Vehicular Trips

702 Grand Concourse/180 East 156th Street/741 Cocourse Village West, Broonx NY

Land Use:	*Residential*	*Medical Offic*	*Day Care*	*Church*	*Local Retail*	*Local Retail*	*nufactureing,*	*parking Facility*	*Total Net*	
	d.u.	*sq.ft.*	*sq.ft*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*sq.ft.*	*Total Capacity*	*Demand*	
Size/Units:	***433***	***12,400***	***12,605***	***5,441***	***6,300***	***-21,566***	***-21,566***	***-399***		
Peak hour Trips										
AM Peak Hour	***350***	***63***	***67***	***8***	***26***	***-133***	***-14***		***367***	
MD Peak Hour	***175***	***173***	***21***	***4***	***163***	***-840***	***-18***		***-323***	
PM Peak Hour	***385***	***189***	***79***	***8***	***86***	***-442***	***-16***		***287***	
Person Trips:										
AM Peak Hour										
Auto	55	19	3	0	4	-20	-6		56	
Taxi	4	1	1	0	0	0	0		6	
Subway	170	21	2	0	1	-7	-4		183	
R.R.	6	0	0	0	0	0	0		6	
Bus	62	11	4	0	3	-13	-2		65	
Walk/Other	53	11	57	7	18	-93	-1		51	305
Total	350	63	67	8	26	-133	-14		367	
MD Peak Hour										
Auto	28	52	1	0	24	-126	-8		-29	
Taxi	2	3	0	0	0	0	0		5	
Subway	85	57	1	0	8	-42	-6		103	
R.R.	3	0	0	0	0	0	0		3	
Bus	31	31	1	0	16	-84	-3		-7	
Walk/Other	26	29	18	4	114	-588	-2		-399	-300
Total	175	173	21	4	163	-840	-18		-323	
PM Peak Hour										
Auto	61	57	4	0	13	-66	-7		61	
Taxi	4	4	1	0	0	0	0		9	
Subway	187	62	2	0	4	-22	-5		229	
R.R.	7	0	0	0	0	0	0		7	
Bus	68	34	5	0	9	-44	-3		69	
Walk/Other	58	32	67	6	60	-309	-1		-87	217
Total	385	189	79	8	86	-442	-16		287	
Vehicular Trips										
AM Peak Hour										
Auto (Total)	46	13	2	0	2	-10	-5		**47**	
Taxi	3	1	0	0	0	0	0		**4**	
Taxi (Balanced)	6	2	0	0	0	0	0		**8**	
Truck	3	0	0	0	0	-1	-2		**2**	
Truck(Balanced)	4	0	0	0	0	-2	-2		**0**	
Total	56	15	2	0	2	-12	-7	-69	***-14***	
MD Peak Hour										
Auto (Total)	23	35	1	0	12	-63	-7		**0**	
Taxi	1	2	0	0	0	0	0		**4**	
Taxi (Balanced)	2	4	0	0	0	0	0		**6**	
Truck	2	0	0	0	0	-1	-1		**1**	
Truck(Balanced)	2	0	0	0	0	-2	-2		**-2**	
Total	27	39	1	0	12	-65	-9	-18	***-14***	
PM Peak Hour										
Auto (Total)	50	38	2	0	6	-33	-6		**58**	
Taxi	3	3	1	0	0	0	0		**6**	
Taxi (Balanced)	6	6	2	0	0	0	0		**14**	
Truck	1	0	0	0	0	0	0		**0**	
Truck(Balanced)	2	0	0	0	0	0	0		**2**	
Total	58	44	4	0	6	-33	-6	-39	***35***	

Table 1

Parking Survey Form

702 Grand Concourse

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 702 Grand Concourse		Number of Cars Parked before survey Starts
	Inbound	Outbound	
Before 7:00 am			10
7:00-7:15 am	0	1	
7:15-7:30	0	1	
7:30-7:45	0	0	
7:45-8:00 am	2	0	
8:00-8:15	2	0	
8:15-8:30	4	0	
8:30-8:45	2	0	
8:45-9:00	0	0	
9:00-9:15	4	2	
9:15-9:30	5	1	

Table 1

Parking Survey Form

702 Grand Concourse

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 702 Grand Concourse		Number of Cars Parked before survey Starts
	Inbound	Outbound	
9:30-9:45	3	0	
9:45-10:00	3	2	
10:00-10:15	3	1	
10:15-10:30	0	0	
10:30-10:45	1	0	
10:45-11:00	0	3	
11:00-11:15	2	0	
11:15-11:30	1	1	
11:30-11:45	0	1	
11:45-12:00 n	0	2	

Table 1

Parking Survey Form

702 Grand Concourse

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from		Number of Cars Parked before survey Starts
	702 Grand Concourse		
	Inbound	Outbound	
12:00n-12:15	0	2	
12:15-12:30	0	1	
12:30-12:45	0	2	
12:45-1:00 pm	0	2	
1:00-1:15 pm	1	1	
1:15-1:30	0	0	
1:30-1:45	0	2	
1:45-2:00	0	1	
2:00-2:15	1	1	
2:15-2:30	0	0	
2:30-2:45	1	0	
2:45-3:00	1	1	

Table 1

Parking Survey Form

702 Grand Concourse

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 702 Grand Concourse		Number of Cars Parked before survey
	Inbound	Outbound	Starts
3:00-3:15	0	5	
3:15-3:30	0	1	
3:30-3:45	2	0	
3:45-4:00	0	1	
4:00-4:15	1	1	
4:15-4:30	1	1	
4:30-4:45	1	3	
4:45-5:00	1	1	
5:00-5:15	0	0	
5:15-5:30	0	0	
5:30-5:45	0	0	
5:45-6:00	0	0	

Table 1

Parking Survey Form

702 Grand Concourse

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from		Number of Cars Parked before survey Starts
	702 Grand Concourse		
	Inbound	Outbound	
6:00-6:15	0	0	

Table 2

Parking Survey Form

747 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from East 156th Street/ Thurman Munson Way		Curb-cut from 747 Concourse Village West		Number of Cars Parked before survey
	Inbound	Outbound	Inbound	Outbound	Starts
Before 7:00 am					65
7:00-7:15 am	2	1	2	1	
7:15-7:30	3	1	2	1	
7:30-7:45	5	0	3	0	
7:45-8:00 am	10	0	0	1	
8:00-8:15	5	0	1	1	
8:15-8:30	3	1	3	1	
8:30-8:45	4	0	2	1	
8:45-9:00	1	0	4	1	
9:00-9:15	3	0	2	0	
9:15-9:30	2	0	3	0	

Table 2

Parking Survey Form

747 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from East 156th Street/ Thurman Munson Way		Curb-cut from 747 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	Inbound	Outbound	
9:30-9:45	2	0	1	2	
9:45-10:00	7	1	1	3	
10:00-10:15	2	0	0	2	
10:15-10:30	1	0	1	1	
10:30-10:45	1	0	0	1	
10:45-11:00	0	0	0	4	
11:00-11:15	0	0	1	0	
11:15-11:30	0	0	0	0	
11:30-11:45	0	0	0	1	
11:45-12:00 n	0	0	0	1	

Table 2

Parking Survey Form

747 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from East 156th Street/ Thurman Munson Way		Curb-cut from 747 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	Inbound	Outbound	
12:00n-12:15	0	0	0	1	
12:15-12:30	0	0	1	0	
12:30-12:45	0	1	0	1	
12:45-1:00 pm	0	1	1	1	
1:00-1:15 pm	0	0	0	2	
1:15-1:30	0	0	1	2	
1:30-1:45	1	1	0	2	
1:45-2:00	2	1	0	1	
2:00-2:15	2	0	1	1	
2:15-2:30	0	0	0	0	
2:30-2:45	0	0	0	3	
2:45-3:00	1	0	0	1	

Table 2

Parking Survey Form

747 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from East 156th Street/ Thurman Munson Way		Curb-cut from 747 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	Inbound	Outbound	
3:00-3:15	0	2	0	5	
3:15-3:30	1	1	0	7	
3:30-3:45	1	1	0	3	
3:45-4:00	0	0	0	1	
4:00-4:15	2	3	0	5	
4:15-4:30	0	2	0	2	
4:30-4:45	0	1	0	0	
4:45-5:00	0	1	2	5	
5:00-5:15	1	2	0	2	
5:15-5:30	0	3	0	2	
5:30-5:45	0	3	1	4	
5:45-6:00	0	0	0	0	

Table 2

Parking Survey Form

747 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from East 156th Street/ Thurman Munson Way		Curb-cut from 747 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	Inbound	Outbound	
6:00-6:15	0	0	0	0	

Table 3

Parking Survey Form

741 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 741 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	
Before 7:00 am			65
7:00-7:15 am	3	3	
7:15-7:30	10	0	
7:30-7:45	14	0	
7:45-8:00 am	10	1	
8:00-8:15	14	1	
8:15-8:30	8	0	
8:30-8:45	7	0	
8:45-9:00	3	0	
9:00-9:15	0	1	
9:15-9:30	0	0	

Table 3

Parking Survey Form

741 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 741 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	
9:30-9:45	2	0	
9:45-10:00	1	1	
10:00-10:15	2	0	
10:15-10:30	3	1	
10:30-10:45	0	0	
10:45-11:00	0	1	
11:00-11:15	0	0	
11:15-11:30	1	0	
11:30-11:45	2	2	
11:45-12:00 n	0	2	

Table 3

Parking Survey Form

741 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 741 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	
12:00n-12:15	1	0	
12:15-12:30	0	0	
12:30-12:45	1	2	
12:45-1:00 pm	0	0	
1:00-1:15 pm	1	1	
1:15-1:30	0	2	
1:30-1:45	0	2	
1:45-2:00	3	1	
2:00-2:15	0	0	
2:15-2:30	2	1	
2:30-2:45	2	3	
2:45-3:00	2	4	

Table 3

Parking Survey Form

741 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 741 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	
3:00-3:15	0	7	
3:15-3:30	1	7	
3:30-3:45	1	6	
3:45-4:00	0	7	
4:00-4:15	4	4	
4:15-4:30	0	9	
4:30-4:45	0	4	
4:45-5:00	3	5	
5:00-5:15	1	3	
5:15-5:30	1	7	
5:30-5:45	0	1	
5:45-6:00	2	6	

Table 3

Parking Survey Form

741 Concourse Village West

Parking Lot Capacity:

Parking lot layout:

Date:03/18/2015

Time	Curb-cut from 741 Concourse Village West		Number of Cars Parked before survey Starts
	Inbound	Outbound	
6:00-6:15	0	0	

Table 3

Parking Survey

702 Grand Concours, Bronx NY

Time	*Inbound*	*Outbound*	*Total*	*Accu.*	Rolling 15 Min. Hourly Volumes						Grand Total for all three Parking Facilities
Before 7:00 am				*10*							
7:00-7:15am	0	1	1	9							
7:15-7:30	0	1	1	8							
7:30-7:45	0	0	0	8							
7:45-8:00	2	0	2	10	*7:00-8:00am*	2	2	*4*	32	*41*	*77*
8:00-8:15	2	0	2	12	**7:15-8:15**	4	1	5	33	50	88
8:15-8:30	4	0	4	16	**7:30-8:30**	8	0	8	34	48	*90*
8:30-8:45	2	0	2	18	**7:45-8:45**	10	0	10	33	41	84
8:45-9:00	0	0	0	18	*8:00-9:00*	*8*	*0*	*8*	*28*	*33*	*69*
9:00-9:15	4	2	6	20	**8:15-9:15**	10	2	12	26	19	57
9:15-9:30	5	1	6	24	**8:30-9:30**	11	3	14	23	11	48
9:30-9:45	3	0	3	27	**8:45-9:45**	12	3	15	21	6	42
9:45-10:00	3	2	5	28	*9:00-10:00*	*15*	*5*	*20*	*27*	*5*	52
10:00-10:15	3	1	4	30	**9::15-10:15**	14	4	18	26	6	50
10:15-10:30	0	0	0	30	**9:30-10:30**	9	3	12	24	10	46
10:30-10:45	1	0	1	31	**9:45-10:45**	7	3	10	21	8	39
10:45-11:00	0	3	3	28	*10:00-11:00*	*4*	*4*	*8*	13	*7*	28
11:00-11:15	2	0	2	30	**10:15-11:15**	3	3	6	10	5	21
11:15-11:30	1	1	2	30	**10:30-11:30**	4	4	8	7	2	17
11:30-11:45	0	1	1	29	**10:45-11:45**	3	5	8	6	6	20
11:45-12:00N	0	2	2	27	*11:00-12:00n*	*3*	*4*	7	3	7	17
12:00-12:15	0	2	2	25	**11:15-12:15**	1	6	7	3	8	18
12:15-12:30	0	1	1	24	**11:30-12:30**	0	6	6	4	7	17
12:30-12:45	0	2	2	22	**11:45-12:45**	0	7	7	5	6	18
12:45-1:00PM	0	2	2	20	*12:00-1:00pm*	*0*	*7*	*7*	*7*	*4*	*18*
1:00-1:15	1	1	2	20	**12:15-1:15**	1	6	7	8	5	20
1:15-1:30	0	0	0	20	**12:30-1:30**	1	5	6	10	7	23
1:30-1:45	0	2	2	18	**12:45-1:45**	1	5	6	12	6	24
1:45-2:00	0	1	1	17	*1:00-2:00*	*1*	*4*	5	13	*10*	*28*
2:00-2:15	1	1	2	17	**1:15-2:15**	1	4	5	15	8	28
2:15-2:30	0	0	0	17	**1:30-2:30**	1	4	5	12	9	26
2:30-2:45	1	0	1	18	**1:45-2:45**	2	2	4	11	12	27
2:45-3:00	1	1	2	18	*2:00-3:00*	*3*	*2*	*5*	9	*14*	28
3:00-3:15	0	5	5	13	**2:15-3:15**	2	6	8	12	21	41
3:15-3:30	0	1	1	12	**2:30-3:15**	2	7	9	21	26	56
3:30-3:45	2	0	2	14	**2:45-3:45**	3	7	10	23	28	61
3:45-4:00	0	1	1	13	*3:00-4:00*	*2*	*7*	*9*	22	*29*	60
4:00-4:15	1	1	2	13	**3:15-4:15**	3	3	6	25	30	61
4:15-4:30	1	1	2	13	**3:30-4:30**	4	3	7	20	31	58
4:30-4:45	1	3	4	11	**3:45-4:45**	3	6	9	16	28	53
4:45-5:00	1	1	2	11	*4:00-5:00*	*4*	*6*	*10*	23	*29*	*62*
5:00-5:15	0	0	0	11	**4:15-5:15**	3	5	8	18	25	51
5:15-5:30	0	0	0	11	**4:30-5:30**	2	4	6	19	24	49
5:30-5:45	0	0	0	11	**4:45-5:45**	1	1	2	26	21	49
5:45-6:00	0	0	0	11	*5:00-6:00*	*0*	*0*	*0*	18	*21*	39
6:00-6:15PM	*0*	*0*	*0*	*11*	**5:15-6:15**	0	0	0	13	17	30

Sourse: EPDSCO field survey at 702 Grand Concourse parking lot, Bronx NY, dated Wed. March 18th, 2015.

Table 4

Parking Survey

747 Concours Village West, Bronx NY

Time	Inbound	Outbound	Subtotal	Inbound	Outbound	Subtotal	Grand Total	Total Accu.
	East 156th Street Curb cut			747 Concourse Village West Curb				
Before 7:00 am								65
7:00-7:15am	2	1	3	2	1	3	6	67
7:15-7:30	3	1	4	2	1	3	7	70
7:30-7:45	5	0	5	3	0	3	8	78
7:45-8:00	10	0	10	0	1	1	11	87
8:00-8:15	5	0	5	1	1	2	7	92
8:15-8:30	3	1	4	3	1	4	8	96
8:30-8:45	4	0	4	2	1	3	7	101
8:45-9:00	1	0	1	4	1	5	6	105
9:00-9:15	3	0	3	2	0	2	5	110
9:15-9:30	2	0	2	3	0	3	5	115
9:30-9:45	2	0	2	1	2	3	5	116
9:45-10:00	7	1	8	1	3	4	12	120
10:00-10:15	2	0	2	0	2	2	4	120
10:15-10:30	1	0	1	1	1	2	3	121
10:30-10:45	1	0	1	0	1	1	2	121
10:45-11:00	0	0	0	0	4	4	4	117
11:00-11:15	0	0	0	1	0	1	1	118
11:15-11:30	0	0	0	0	0	0	0	118
11:30-11:45	0	0	0	0	1	1	1	117
11:45-12:00N	0	0	0	0	1	1	1	116
12:00-12:15	0	0	0	0	1	1	1	115
12:15-12:30	0	0	0	1	0	1	1	116
12:30-12:45	0	1	1	0	1	1	2	114
12:45-1:00PM	0	1	1	1	1	2	3	113
1:00-1:15	0	0	0	0	2	2	2	111
1:15-1:30	0	0	0	1	2	3	3	110
1:30-1:45	1	1	2	0	2	2	4	108
1:45-2:00	2	1	3	0	1	1	4	108
2:00-2:15	2	0	2	1	1	2	4	110
2:15-2:30	0	0	0	0	0	0	0	110
2:30-2:45	0	0	0	0	3	3	3	107
2:45-3:00	1	0	1	0	1	1	2	107
3:00-3:15	0	2	2	0	5	5	7	100
3:15-3:30	1	1	2	0	7	7	9	93
3:30-3:45	1	1	2	0	3	3	5	90
3:45-4:00	0	0	0	0	1	1	1	89
4:00-4:15	2	3	5	0	5	5	10	83
4:15-4:30	0	2	2	0	2	2	4	79
4:30-4:45	0	1	1	0	0	0	1	78
4:45-5:00	0	1	1	2	5	7	8	74
5:00-5:15	1	2	3	0	2	2	5	71
5:15-5:30	0	3	3	0	2	2	5	66
5:30-5:45	0	3	3	1	4	5	8	60
5:45-6:00	0	0	0	0	0	0	0	60
6:00-6:15PM	0	0	0	0	0	0	0	60

	East 156th Street Curb cut			747 Concourse Village West Curb cut			Toal
	Rolling 15 Min.Hourly Volumes			Rolling 15 Min.Hourly Volumes			
7:00-8:00am	*20*	*2*	*22*	*7*	*3*	*10*	32
7:15-8:15	23	1	24	6	3	9	33
7:30-8:30	23	1	24	7	3	10	34
7:45-8:45	22	1	23	6	4	10	33
8:00-9:00	*13*	*1*	*14*	*10*	*4*	*14*	28
8:15-9:15	11	1	12	11	3	14	26
8:30-9:30	10	0	10	11	2	13	23
8:45-9:45	8	0	8	10	3	13	21
9:00-10:00	*14*	*1*	*15*	*7*	*5*	*12*	27
9::15-10:15	13	1	14	5	7	12	26
9:30-10:30	12	1	13	3	8	11	24
9:45-10:45	11	1	12	2	7	9	21
10:00-11:00	*4*	*0*	*4*	*1*	*8*	*9*	13
10:15-11:15	2	0	2	2	6	8	10
10:30-11:30	1	0	1	1	5	6	7
10:45-11:45	0	0	0	1	5	6	6
11:00-12:00n	*0*	*0*	*0*	*1*	2	3	3
11:15-12:15	0	0	0	0	3	3	3
11:30-12:30	0	0	0	1	3	4	4
11:45-12:45	0	1	1	1	3	4	5
12:00-1:00pm	*0*	*2*	*2*	*2*	*3*	*5*	7
12:15-1:15	0	2	2	2	4	6	8
12:30-1:30	0	2	2	2	6	8	10
12:45-1:45	1	2	3	2	7	9	12
1:00-2:00	*3*	*2*	*5*	*1*	*7*	*8*	13
1:15-2:15	5	2	7	2	6	8	15
1:30-2:30	5	2	7	1	4	5	12
1:45-2:45	4	1	5	1	5	6	11
2:00-3:00	*3*	*0*	*3*	*1*	*5*	*6*	9
2:15-3:15	1	2	3	0	9	9	12
2:30-3:15	2	3	5	0	16	16	21
2:45-3:45	3	4	7	0	16	16	23
3:00-4:00	*2*	*4*	*6*	*0*	*16*	*16*	22
3:15-4:15	4	5	9	0	16	16	25
3:30-4:30	3	6	9	0	11	11	20
3:45-4:45	2	6	8	0	8	8	16
4:00-5:00	*2*	*7*	*9*	*2*	*12*	*14*	23
4:15-5:15	1	6	7	2	9	11	18
4:30-5:30	1	7	8	2	9	11	19
4:45-5:45	1	9	10	3	13	16	26
5:00-6:00	*1*	*8*	*9*	*1*	*8*	*9*	18
5:15-6:15	0	6	6	1	6	7	13

Sourse: EPDSCO field survey at 747 Concourse Village West parking lot, Bronx NY, dated Wed. March 18th, 2015.

Table 5

Parking Survey

741 Concours Village West, Bronx NY

Time	*Inbound*	*Outbound*	*Total*	*Accu.*
Before 7:00 am				*65*
7:00-7:15am	3	3	6	65
7:15-7:30	10	0	10	75
7:30-7:45	14	0	14	89
7:45-8:00	10	1	11	98
8:00-8:15	14	1	15	111
8:15-8:30	8	0	8	119
8:30-8:45	7	0	7	126
8:45-9:00	3	0	3	129
9:00-9:15	0	1	1	128
9:15-9:30	0	0	0	128
9:30-9:45	2	0	2	130
9:45-10:00	1	1	2	130
10:00-10:15	2	0	2	132
10:15-10:30	3	1	4	134
10:30-10:45	0	0	0	134
10:45-11:00	0	1	1	133
11:00-11:15	0	0	0	133
11:15-11:30	1	0	1	134
11:30-11:45	2	2	4	134
11:45-12:00N	0	2	2	132
12:00-12:15	1	0	1	133
12:15-12:30	0	0	0	133
12:30-12:45	1	2	3	132
12:45-1:00PM	0	0	0	132
1:00-1:15	1	1	2	132
1:15-1:30	0	2	2	130
1:30-1:45	0	2	2	128
1:45-2:00	3	1	4	130
2:00-2:15	0	0	0	130
2:15-2:30	2	1	3	131
2:30-2:45	2	3	5	130
2:45-3:00	2	4	6	128
3:00-3:15	0	7	7	121
3:15-3:30	1	7	8	115
3:30-3:45	1	6	7	110
3:45-4:00	0	7	7	103
4:00-4:15	4	4	8	103
4:15-4:30	0	9	9	94
4:30-4:45	0	4	4	90
4:45-5:00	3	5	8	88
5:00-5:15	1	3	4	86
5:15-5:30	1	7	8	80
5:30-5:45	0	1	1	79
5:45-6:00	2	6	8	75
6:00-6:15PM	*0*	*0*	*0*	*75*

Rolling 15 Min.Hourly Volumes			
7:00-8:00am	*37*	*4*	*41*
7:15-8:15	48	2	50
7:30-8:30	46	2	48
7:45-8:45	39	2	41
8:00-9:00	*32*	*1*	*33*
8:15-9:15	18	1	19
8:30-9:30	10	1	11
8:45-9:45	5	1	6
9:00-10:00	*3*	*2*	*5*
9::15-10:15	5	1	6
9:30-10:30	8	2	10
9:45-10:45	6	2	8
10:00-11:00	*5*	*2*	*7*
10:15-11:15	3	2	5
10:30-11:30	1	1	2
10:45-11:45	3	3	6
11:00-12:00n	*3*	*4*	*7*
11:15-12:15	4	4	8
11:30-12:30	3	4	7
11:45-12:45	2	4	6
12:00-1:00pm	*2*	*2*	*4*
12:15-1:15	2	3	5
12:30-1:30	2	5	7
12:45-1:45	1	5	6
1:00-2:00	*4*	*6*	*10*
1:15-2:15	3	5	8
1:30-2:30	5	4	9
1:45-2:45	7	5	12
2:00-3:00	*6*	*8*	*14*
2:15-3:15	6	15	21
2:30-3:15	5	21	26
2:45-3:45	4	24	28
3:00-4:00	*2*	*27*	*29*
3:15-4:15	6	24	30
3:30-4:30	5	26	31
3:45-4:45	4	24	28
4:00-5:00	*7*	*22*	*29*
4:15-5:15	4	21	25
4:30-5:30	5	19	24
4:45-5:45	5	16	21
5:00-6:00	*4*	*17*	*21*
5:15-6:15	3	14	17

Sourse:EPDSCO field survey at 741 Concourse Village West parking lot, Bronx NY, dated Wed. Mar. 18, 2015.

Exhibit 1

Modal Split Information

2008-2012 ACS 5-YEAR Journey-to-Work (JTW) for affordable housing, PUMA # 3708 in Bronx

741 Concourse Village West/ 702 Grand Concourse/ East 156th Street, Bronx, New York

2008-2012 ACS 5-Year, Journey-to-Work:

PUMA Number	Total Workers	Car or Van Drive-Alone	Carpool	Bus	Street Car	Subway	R.R.	Ferry	Taxi	Motor cycle	Bic	Walked	Other Means	Worked @ Home	Total
3708	34,552	3,796	1,653	5,806	293	16,765	628	0	390	0	82	3,275	106	1,758	34,552
Total	34,552	3,796	1,653	5,806	293	16,765	628	0	390	0	82	3,275	106	1,758	34,552
		0.110	***0.048***	***0.168***	***0.01***	***0.485***	***0.018***	***0.00***	***0.01***	***0.00***	##	***0.095***	***0.00***	***0.051***	***1.00***

Exhibit 2

Modal Split summary

Auto	0.158
Taxi	0.011
Bus	0.177
Subway	0.485
R.R.	0.018
Walk	0.095
Other	0.056
Total	1.000

Vehicle Occupancy Information

PUMA # 4103 Queens, New York

2008-2012 ACS-5 Year, Vehicle Occupancy Rate:

				carpool					
PUMA Number	Total	Drove alone	Total	2 person	3 Person	4 Person	5 or 6 Persor	=7 or> Person	Total
	0	0	0	0	0	0	0	0	0
3708	5449	3,796	1,653	1,083	570	0	0	0	1,653
		3,796		542	190	0	0	0	4,528

Vehicle Occupancy = 1.204

Exhibit A

Modal Split Information

2006-2010 ACS 5-YEAR Reverse-Journey-to-Work (R JTW) for Census Tract #'s 59.02, 61, 63, and 183.01 in Bronx, NY

702 Grand Concourse Blvd./741 Concurse Village West/180 East 156th street, Bronx New York

2006-2010 ACS 5-Year, Reverse-Journey-to-Work:

Census Tract	Total Workers	Car or Van Drive-Alone	Carpool	Bus	Street Car	Subway	R.R.	Ferry	Taxi	Motor cycle	Bicycle	Walked	Other Means	Worked @ Home	Total
59.02	1605	600	65	240	30	345	20	0	0	0	25	245	0	35	1,605
61	2590	1020	200	530	0	615	45	0	20	0	0	120	10	30	2,590
63	7380	2465	625	1135	45	2145	330	0	110	0	0	425	10	90	7,380
183.01	1005	405	75	105	0	210	10	0	0	0	0	115	0	85	1,005
Total	12,580	4,490	965	2,010	75	3,315	405	0	130	0	25	905	20	240	####
		0.357	*0.077*	*0.160*	*0.01*	*0.264*	*0.032*	*0.00*	*0.01*	*0.00*	*0.00*	*0.072*	*0.00*	*0.019*	*1.00*

Exhibit B

Vehicle Occupancy Information

Census Tract #'s 59.02, 61, 63 and 183.01 Bronx, New York

2006-2010 ACS-5 Year (RJTW), Vehicle Occupancy Rate:

Census Tract	Total	Drove alone	Total carpool	2person	3 Person	4 Person	5 or 6 Person	7 or more Person	Total
59.02	665	600	65	50	0	15	0	0	65
61	1220	1020	200	125	50	25	0	0	200
63	3090	2465	625	415	75	80	0	55	625
183.01	480	405	75	75	0	0	0	0	75
	5,455	4,490		333	42	30	0	8	4,902

Vehicle Occupancy = **1.11**

Modal Split summary

Auto	**0.43**
Taxi	**0.01**
Bus	**0.17**
Subway	**0.30**
Walk	**0.07**
Other	**0.02**
Total	**1.00**

17. AIR QUALITY

Introduction

Under *CEQR*, two potential types of air quality impacts are examined. These are mobile and stationary source impacts. Potential mobile source impacts are those which could result from an increase in traffic in the area, resulting in greater congestion and higher levels of carbon monoxide (CO). Potential stationary source impacts are those that could occur from stationary sources of air pollution, such as the heat and hot water boiler of a proposed development which could adversely affect other buildings in proximity to the proposed development.

Mobile Source

Project Trip Generation

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. As explained in the Transportation section above, the Proposed Actions would generate a total of -14 net vehicle trip ends during the 8:00-9:00 AM peak hour time period, -14 net vehicle trip ends during the 12:00 Noon-1:00 PM Midday peak hour time period, and 35 net vehicle trip ends during the 5:00-6:00 PM peak hour time period. These trip generation numbers are based on the net difference in traffic generation between the existing/Future No-Action condition and the Future With Action condition. The Proposed Actions would result in the removal of 399 public parking spaces which explains the negative trip generation numbers. Vehicular trips generated by the proposed development would not exceed the 170 vehicle trip threshold noted above. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual,* and no significant mobile source air quality impacts would be generated by the proposed development.

Mobile Sources

The 2014 *CEQR Technical Manual* indicates that if a project would result in new sensitive uses (e.g. residential) adjacent to large existing parking facilities or parking garage exhaust vents, an analysis is warranted. The Proposed Actions would result in the provision of new residential uses on the Applicant controlled site at Block 2458, Lot 35, which is across the street from a parking garage at 751 Concourse Village West (Block 2458, Lot 132). NYC Buildings Department Certificate of Occupancy (March 30, 1995) records for this property indicate that this public parking garage contains 128 attended parking spaces on the building's basement and first floor levels plus 110 attended parking spaces on the open portions of the lot.

An analysis of this parking garage is not warranted since the proposed residential uses on Block 2458, Lot 35 would not be "adjacent to large existing parking facilities or parking garage exhaust vents." The parking garage located across East 156th Street from the subject site and the proposed residential uses would not be adjacent to it but rather would be

separated from it by the 50-foot width of East 156th Street. Therefore, based on *CEQR Technical Manual* criteria, a mobile air quality analysis should not be necessary.

Garage Analysis

A garage analysis is not required for the project since the proposed development would result in the removal of 399 public parking spaces on the Projected Development Sites 1, 2, and 3 to be replaced by 114 accessory parking spaces on Projected Development Sites 1 through 5 resulting in a net loss of 285 parking spaces. In addition, the proposed accessory parking would be located in two separate facilities containing 52 and 62 parking spaces each. The Rezoning Area is located in Zone 2 per Table 16-1 of the Transportation chapter of the *CEQR Technical Manual* where a garage analysis is only required for parking facilities containing in excess of 85 parking spaces. Therefore, the proposed project would screen out and no further garage analysis would be required.

Stationary Source

A stationary source analysis is required for the proposed development as further discussed in the Air Quality report below.

I. INTRODUCTION

The Proposed Project, under the ZQA plan, encompasses development of five projected sites on one block in the Bronx Concourse Village West (see Figure 17-1). The parameters of each of the five sites are as follows:

- Projected Development Site 1 (Block 2458, Lot 13) - 17-story and cellar, 175' tall, 60,044 gross square foot (gsf) residential building;

- Projected Development Site 2 (Block 2458, Lot 35) - 11-story and basement, 115' tall, 116,817 gsf mixed-use (residential plus retail) building;

- Projected Development Site 3 (Block 2458, Lot 49) - 11-story and cellar, 115' tall, 97,963 gsf mixed-use use (residential plus community facility) building;

- Projected Development Site 4 (Block 2458, Lot 6) - Two 11-story towers (Tower 4a and Tower 4b) connected with a 1-story base and cellar, each tower is 115' tall, 193,054 gsf mixed-use (residential plus community facility) building (total of both towers); and

- Projected Development Site 5 (Block 2458, Lot 43) - 11-story and cellar, 115' tall 64,497 gsf mixed-use (residential plus community facility) building.

In summary, four of the five proposed developments are the same height (115 feet) and one development (Site 1) is taller than the others at 175 feet.

Emissions released from heating, ventilation, and air conditioning (HVAC) systems of each building could potentially impact the other proposed building. Buildings of the same height can impact each other and the buildings on Sites 2, 3, 4, and 5 can impact the taller building on Site 1.

Also, Towers 4a and 4b (on Site 4) will have one HVAC system, and the emissions of this system would be exhausted through a roof-top stack located on Tower 4a, and, as such, the emissions from this stack can impact Tower 4b. In addition, emissions from the four shorter sites combined could cumulatively impact the taller Site 1.

A project-on-project analysis and a cumulative analysis were conducted to determine whether the potential impacts of these emissions would be significant.

A review of existing land uses using NYC Oasis interactive mapping application and Google imaging software show that there are no existing buildings taller than the proposed developments within 400 feet of the study area. As such, no project-on-existing analysis is warranted. Also, there are no existing large or major emission sources within 1,000 feet of the proposed developments.

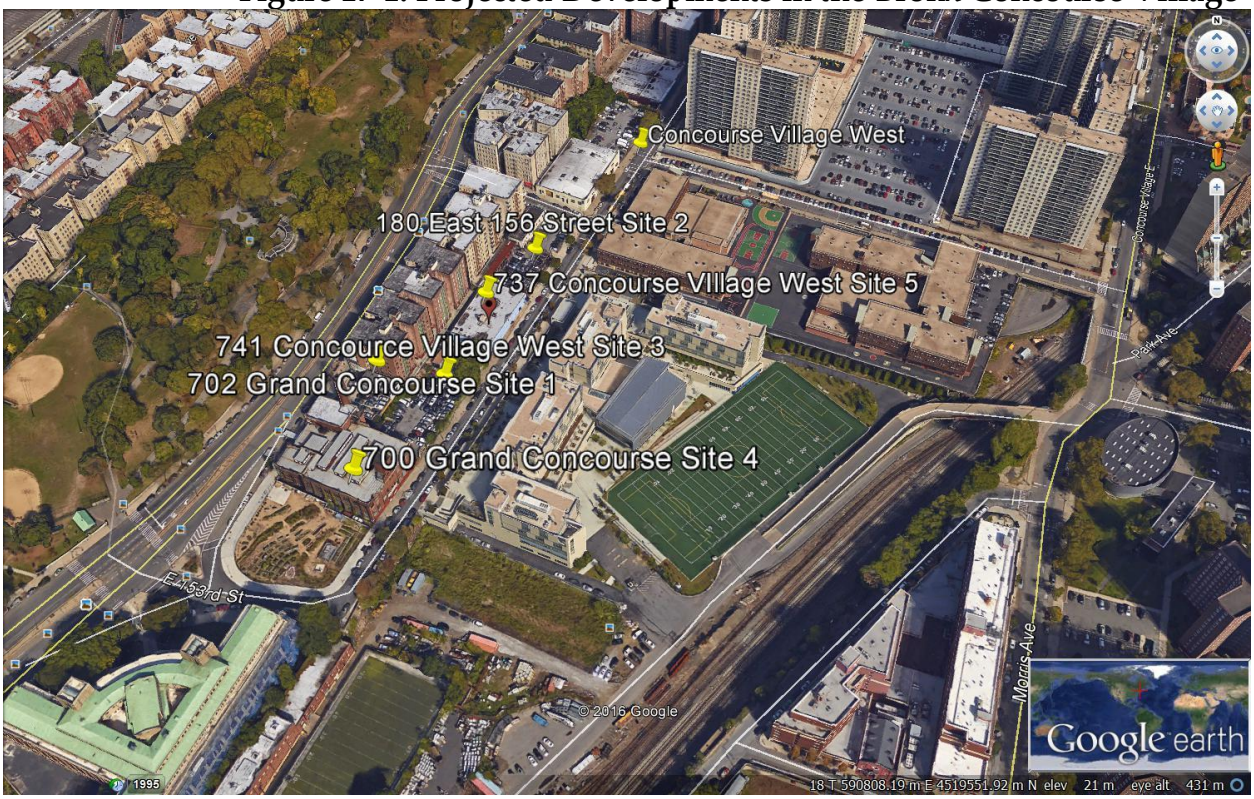
The potential air quality impacts were estimated following the procedures and methodologies prescribed in the *New York City Environmental Quality Review 2014 Technical Manual (CEQR TM)*.

II. HVAC ANALYSIS

Relevant Air Pollutants

The EPA has identified several pollutants, which are known as criteria pollutants, as being of concern nationwide. As the proposed developments would be heated by natural gas, the two criteria pollutants associated with natural gas combustion – nitrogen dioxide (NO_2) and particulate matter smaller than 2.5 microns ($PM_{2.5}$) – were considered for analysis.

Figure 17-1: Projected Developments in the Bronx Concourse Village



Applicable Air Quality Standards and Significant Impact Criteria

As required by the Clean Air Act, National Ambient Air Quality Standards (NAAQS) have been established for the criteria pollutants by EPA. The NAAQS are concentrations set for each of the criteria pollutants in order to protect public health and the nation's welfare, and New York has adopted the NAAQS as the State ambient air quality standards. This analysis addressed compliance of the potential impacts with the 1-hour and annual NO_2 NAAQS.

In addition to the NAAQS, the *CEQR TM* requires that projects subject to CEQR apply a $PM_{2.5}$ significant impact criteria (based on concentration increments) developed by the New York City to determine whether potential adverse $PM_{2.5}$ impacts would be significant. If the estimated impacts of a proposed project are less than these increments, the impacts are not considered to be significant. This analysis addressed compliance of the potential impacts with the 24-hour and annual $PM_{2.5}$ CEQR significant incremental impact criteria.

The current standards and CEQR significant impact criteria that were applied to this analysis, together with their health-related averaging periods, are provided in Table 17-1.

TABLE 17-1
APPLICABLE NATIONAL AMBIENT AIR QUALITY STANDARDS AND CEQR THRESHOLD VALUES

Pollutant	Averaging Period	NAAQS	CEQR Thresholds
NO_2	1 Hour	0.10 ppm (188 μg/m^3)	--
	Annual	.053 ppm (100 μg/m^3)	--
$PM_{2.5}$	24 Hour	35 μg/m^3	4.65
	Annual	12 μg/m^3	0.3

NO_2 NAAQS

Nitrogen oxide (NOx) emissions from gas combustion consist predominantly of nitric oxide (NO) at the source. The NOx in these emissions are then gradually converted to NO_2, which is the pollutant of concern, in the atmosphere (in the presence of ozone and sunlight as these emissions travel downwind of a source).

The 1-hour NO_2 NAAQS standard of 0.100 ppm (188 ug/m^3) is the 3-year average of the 98th percentile of daily maximum 1-hour average concentrations in a year. For determining compliance with this standard, the EPA has developed a modeling approach for estimating 1-hour NO_2 concentrations that is comprised of 3 tiers: Tier 1, the most conservative approach, assumes a full (100%) conversion of NOx to NO_2; Tier 2 applies a conservative ambient NOx/NO_2 ratio of 80% to the NOx estimated concentrations; and Tier 3, which is the most precise approach, employs AERMOD's Plume Volume Molar Ratio Method (PVMRM) module. The PVMRM accounts for the chemical transformation of NO emitted from the stack to NO_2 within the source plume using hourly ozone background concentrations. When Tier 3 is utilized, AERMOD generates 8th highest daily maximum 1-hour NO_2 concentrations or total 1-hour NO_2 concentrations if hourly NO_2 background concentrations are added within the model, and averages these values over the numbers of the years modeled. Total estimated concentrations are generated in the statistical form of the 1-hour NO_2 NAAQS format and can be directly compared with the 1-hour NO_2 NAAQS standard.

Based on EPA guidance, Tier 1, as the most conservative approach, should initially be applied as a preliminary screening tool to determine whether violations of the NAAQS is likely to occur. If exceedances of the 1-hour NO_2 NAAQS were estimated, the less conservative (more detail) Tier 3 approach should be applied.

The annual NO_2 standard is 0.053 parts per million (ppm or 100 ug/m^3). In order to conservatively estimate annual NO_2 impacts, a NO_2 to NOx ratio of 0.75 percent, which is recommended by the city for an annual NO_2 analysis, was applied.

$PM_{2.5}$ CEQR Significant Impact Criteria

CEQR TM guidance includes the following criteria for evaluating significant adverse $PM_{2.5}$ incremental impacts:

> *Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour $PM_{2.5}$ background concentration and the 24-hour standard.*

A 24-hour $PM_{2.5}$ background concentration of 25.7 ug/m^3 was obtained from the Bronx Botanical Garden (Pfizer Lab) monitoring station as the average of the 98th percentile for the latest 3 years of available monitoring data collected by the NYSDEC for 2012-2014. As the applicable background value is 25.7 ug/m^3, half of the difference between the 24-hour $PM_{2.5}$ NAAQS and this background value is 4.65 ug/m^3. As such, an impact criterion of 4.65 ug/m^3 was used for determining whether the potential 24-hour $PM_{2.5}$ impacts of the proposed development are considered to be significant. Similarly, an annual 3-year average background concentration of 9.3 ug/m^3 was used for determining whether the potential annual $PM_{2.5}$ impacts would exceed the annual significant impact criteria.

For an annual average adverse $PM_{2.5}$ incremental impact, according to *CEQR* guidance:

> *Predicted annual average $PM_{2.5}$ concentration increments greater than 0.3 ug/m^3 at any receptor location for stationary sources.*

The above 24-hour and annual significant impact criteria were used to evaluate the significance of predicted $PM_{2.5}$ impacts.

Scenarios Considered

The project-on-project HVAC analysis included the consideration of multiple scenarios and combinations as the HVAC emissions from each proposed development may impact one or more of the other proposed developments. The following project-on-project scenarios were analyzed:

1. Tower 4a on Tower 4b
2. Tower 4a on Site 1
3. Tower 4a on Site 3
4. Site 3 on Site 1
5. Site 3 on Tower 4a
6. Site 3 on Site 5
7. Site 5 on Site 1
8. Site 5 on Site 2
9. Site 5 on Site 3
10. Site 2 on Site 1
11. Site 2 on Site 5
12. Sites 2, 3, 4a, and 5 (cumulatively) on Site 1.

CEQR Screening Analysis

Based on CEQR guidance, a preliminary screening analysis usually has to be conducted as a first step to predict whether the potential impacts of the HVAC emissions would be

significant and therefore require a detailed analysis. However, the CEQR screening procedure is only applicable to single sites (buildings) that are less than 30 feet apart from the nearest site (building) of similar or greater height.

Because all sites, except sites 3 and 5, are adjacent to each other and site 3 and site 5 are less than 30 feet apart from each other, the CEQR screening procedure is not applicable and it wasn't used. Therefore, detailed analyses were conducted.

Detailed Analysis

A dispersion modeling analysis was conducted to estimate impacts from the HVAC emissions of each of the proposed Sites using the latest version of EPA's AERMOD dispersion model 7.10.1 (EPA version 15181). In accordance with CEQR guidance, this analysis was conducted assuming stack tip downwash, urban dispersion surface roughness length, and elimination of calms. AERMOD's Plume Volume Molar Ratio Method (PVMRM) module can be utilized for 1-hour NO_2 analysis -- to account for NOx to NO_2 conversion. Analyses were conducted with and without the effects of wind flow around the proposed sites (i.e., with and without downwash) utilizing AERMOD Building Profile Input Program (BPIP) algorithm and the highest results are reported.

Emission Rates

Emission rates were estimated as follows:

- As all the proposed sites is assumed to be heated by natural gas, emission rates of NOx and $PM_{2.5}$ were calculated based on annual natural gas usage corresponding to the gross floor area of the each site (gsf), EPA AP-42 emission factors for firing natural gas combustion in small boilers, and gross heating values of natural gas;
- $PM_{2.5}$ emissions from natural gas combustion accounted for both filterable and condensable particulate matter;
- Short-term NO_2 and $PM_{2.5}$ emission rates were estimated by accounting for seasonal variation in heat and hot water demand; and
- The natural gas fuel usage factor 59.1 cubic foot per square foot per year was obtained from CEQR Table US1, Total Energy Consumption, Expenditures and Intensities, 2005, Part I: Housing Unit Characteristics and Energy Use Indicators for New York using the conservative factor for residential uses.

Table 17-2 provides estimated $PM_{2.5}$ and NO_2 short-term (e.g., 24-hour and 1-hour) and annual emission rates for each site from the boiler firing natural gas. The diameter of the stacks and the exhaust's exit velocities were estimated based on values obtained from NYCDEP "CA Permit" database for the corresponding boiler sizes (i.e., rated heat input or million BTUs per hour). Boiler sizes were estimated based on assumption that all fuel would be consumed during the 100 day (or 2,400 hour) heating season. A stack exit temperature was assumed to be 300°F (423°K), which is appropriate for boilers.

Table 17-2: Estimated Pollutant Short-term and Annual Emission Rates

Site ID	Lot	Stack Height	Total Floor Area	$PM_{2.5}$ Emission Rate (1)		NO_2 Emission Rate (2)	
		feet	ft^2	g/sec	g/sec	g/sec	g/sec
				24-hr	Annual	1-hr	Annual
Site 1	13	178.0	0,044	03	-04	02	03
Site 2	35	118.0	116,817	2.75E-03	7.55E-04	3.62E-02	9.93E-03
Site 3	49	118.0	97,963	2.31E-03	6.33E-04	3.04E-02	8.33E-03
Site 4	6	118.0	193,054	4.55E-03	1.25E-03	5.99E-02	1.64E-02
Site 5	43	118.0	64,497	1.52E-03	4.17E-04	2.00E-02	5.48E-03

1. $PM_{2.5}$ emission factor for natural gas combustion of 7.6 lb/10^6 cubic feet included filterable and condensable particulate matter (Filterable $PM_{2.5}$ =1.9 lb/10^6 cubic feet and condensable $PM_{2.5}$=5.7 lb/10^6 cubic feet (AP-42, Table 1.4-2).

2. NOx emission factor for natural gas of 100 lb/10^6 cubic feet for uncontrolled boilers with <100MMBtu/hr (AP-42, Table 1.4-1).

Meteorological Data

All analyses were conducted using the five consecutive years of meteorological data (2010-2014). Surface data was obtained from La Guardia Airport and upper air data was obtained from Brookhaven station, New York. The data were processed by Trinity Consultants, Inc. using the current EPA AERMET version (12345) and EPA procedures. These meteorological data provide hour-by-hour wind speeds and directions, stability states, and temperature inversion elevations over the 5-year period.

Five years of meteorological data were combined into a single multiyear file to conduct 24-hour $PM_{2.5}$ and 1-hour NO_2 modeling. The $PM_{2.5}$ procedure which incorporated into AERMOD calculates concentrations at each receptor for each year modeled, averages those concentrations across the number of years of data, and then selects the highest values across all receptors of the 5-year averaged highest values.

Background Concentrations

For the purpose of conducting the 1-hour NO_2 Tier 3 analysis, hourly NO_2 and hourly ozone background concentrations was developed from available monitoring data collected by the New York State Department of Environmental Conservation (NYSDEC) at the Queens College monitoring station for the 5 consecutive years (2012-2014), and compiled into AERMOD's required hourly emission (NO_2) and concentration (ozone) data format.

The maximum 1-hour NO_2 background concentration at Pfizer Lab in Bronx of 58.16 ppb or 109 ug/m^3, which is 3-year average of the 98th percentile of daily maximum 1-hour concentrations for 2012-2014, and the annual NO_2 background concentration of 18.06 ppb or 34 ug/m^3, which is the maximum annual average for latest 5 years from Queens College monitoring station, were also used.

Stack and Receptor Locations

For the project-on-project analysis, it was assumed that emissions from each projected development site would be released through a single stack located on the roof at the minimum distance (feet) from the nearest taller or similar building. Therefore, the HVAC exhaust stack on each building was initially placed at the 10 feet distance from the nearest building if buildings were attached to each other or at 10 feet distance from the lot line when buildings were apart from each other (as per NYC Building Code provision). If exceedances of the CEQR significant threshold values or NAAQS were predicted, setback distances were increased until the threshold distance at which no exceedances of the CEQR thresholds or NAAQS were predicted. Stack heights were assumed to be 3 feet above the height on the building roof, as per CEQR recommendation.

Receptors were placed around all facades of each building that is being impacted, except for the common sides of each structure when buildings are attached to each other, in 10 foot increments on all floor levels, starting 10 feet above the ground and extending up to 105 feet (the level of the upper windows that was assumed to be approximately 10 feet below roof level) for the four 115-foot tall developments and up to 165 feet for 175-foot tall Site 1 development. In order to assure that maximum impacts are estimated, more than 500 receptors were placed on each proposed development for a total of more than 4,000 receptors.

Modeling parameters used in the analysis are provided in Table 17-3.

Table 17-3: Modeling Parameters

Model	AERMOD (EPA Version 15181)
Source Type	Point Source
Number of emission points (stacks)	Five Stacks (one on each building)
Emission Sources and Receptor Coordinates	UTM NAD83 Datum and UTM Zone 18
Surface Characteristic	Urban Area Option
Urban Surface Roughness Length	1
Downwash effect	BPIP Program
Meteorological Data	Preprocessed by the AERMET meteorological preprocessor program by Trinity Consultants, Inc. Yearly meteorological data for 2010-2014 concatenated into single multiyear file for $PM_{2.5}$
Surface Meteorological Data	LaGuardia 2010-2014
Profile Meteorological Data	Brookhaven Station 2010-2014
Pollutant Background Concentrations	Bronx Pfizer Lab or Queen College 2 monitoring stations data for 2010-2014
$PM_{2.5}$ Analysis	Special procedure incorporated into AERMOD where model calculates concentration at each receptor for each year modeled, averages those concentrations across the number of years of data, and then selects the highest across all receptors of the N-year averaged highest values

Results

$PM_{2.5}$ Results

Results of the potential project-on-project $PM_{2.5}$ emission impact analysis are provided in Table 17-4. As shown, the greater impacts occur when the shorter buildings impact the taller building on Site 1 and lesser impacts occur when buildings of the same height impact each other. In the latter case, this is because the exhaust stacks are 3 feet above the height of the roof and the upper windows of the nearby building (where the highest impacts occur) are 10 feet below the height of the roof – resulting in a height separation of 13 feet, which results in reduced plume impact. This condition occurs with Tower 4a impacting Tower 4b, Tower 4a impacting Site 3 (as well as Site 3 impacting Tower 4a), Site 5 impacting Site 2 (as well as Site 2 impacting Site 5), and with Site 5 impacting Site 3 (as well as Site 3 impacting Site 5), which are located 25 feet apart from each other.

However, when emissions from the shorter buildings impact the taller Site 1, the exhaust plume has the potential to impact window receptors that are at or above the stack height. In analysis of the Tower 4a (which is 115 feet tall) emissions as it impacts Site 1 (which is 175 feet tall), the highest impact without downwash modeling occurs at a height of approximately 130 feet.

Therefore, the results of the analysis is that the potential impacts of Tower 4a on Tower 4b, Tower 4a on Site 3 (or Site 3 on Tower 4a), Site 5 on Site 3 (or Site 3 on Site 5), Site 2 on Site 5 (or Site 5 on Site 2) are all within the applicable CEQR significant impact criteria and NAAQS, and no stack setbacks are required. However, the impact of Tower 4a on Site 1 would exceed these criteria, and, as such, the stack on Tower 4a have to be setback from Site 1 to avoid a potentially significant impact. This setback requirement only applies to Tower 4a, which includes the HVAC system for both Towers 4a and 4b, as it is the biggest projected development site (with 193,054 gross square feet of floor area), and which results in the highest amounts of estimated emissions. In addition, the result of the cumulative analysis is that Tower 4a contributes approximately 85% of the combined impacts from all four sites.

Based on multiple dispersion modeling analyses, the following are the minimum setback requirements for the Tower 4a exhaust stack that are required to avoid any potentially significant impacts on Site 1 as well as cumulative impacts from Sites 2, 3, 4a, and 5 on Site 1):

- 32 feet from Concourse Village West (south of the site); and
- 68 feet from East 153rd Street.

An E-designation will therefore be required for the Tower 4a stack location. With this stack setback requirement, no exceedances of the CEQR significant impact criteria or NAAQS would occur. As shown in Table 17-4, the maximum 24-hour and annual $PM_{2.5}$ impacts from HVAC emissions of each site and cumulatively are less than the 24-hour and annual $PM_{2.5}$ significant incremental impact criteria of 4.65 ug/m^3 and 0.3 ug/m^3, respectively.

Therefore, with these stack setback requirements for Tower 4a, the emissions from each site would not significantly impact any of the other sites -- individually or cumulatively.

Table 17-4: Project-on-Project $PM_{2.5}$ Analysis Results

Site ID	Receptor Sites	24-hr $PM_{2.5}$ Impacts	Annual $PM_{2.5}$ Impacts	CEQR Significant Impact Criteria 24hr/Annual
		μg/m³	μg/m³	μg/m³
Tower 4a	Site 1	2.95 (1)	0.09	4.65/0.3
Tower 4a	Site 3	0.49	0.02	4.65/0.3
Site 2	Site 1	1.26	0.03	4.65/0.3
Site 2	Site 5	0.42	0.04	4.65/0.3
Site 3	Site 1	2.29	0.04	4.65/0.3
Site 3	Tower 4a	0.84	0.04	4.65/0.3
Site 3	Site 5	1.21	0.02	4.65/0.3
Site 5	Site 1	1.62	0.035	4.65/0.3
Site 5	Site 2	0.36	0.015	4.65/0.3
Site 5	Site 3	0.15	0.012	4.65/0.3
Cumulative Impact of Sites 2, 3, 4a, 5 on Site 1		3.16(1)	0.19	4.65/0.3

(1) With Tower 4a setback.

NO_2 Results

The results of the potential project-on-project NO_2 emission impacts are provided in Table 17-5. For the 1-hour NO_2 analysis for the individual developments, a Tier 1 analysis was sufficient to demonstrate the compliance with 1-hour NO_2 NAAQS of 188 ug/m³. With the Tier 1 analysis, the background concentration should be added to estimate 1-hour NO_2 impact, and the total 1-hour NO_2 concentration compared to the 1-hour NO_2 NAAQS.

For the cumulative 1-hour NO_2 impact assessment, a Tier 3 analysis was conducted. With the Tier 3 analysis, background NO_2 concentrations are internally added to the NO_2 8th highest daily 1-hour concentration, and the model produces the total 1-hour NO_2 concentrations, which can be directly compared to the 1-hr NO_2 NAAQS.

The results of the analysis are that the total NO_2 8-highest daily 1-hour concentrations are less than the 1-hour NO_2 NAAQS of 188 ug/m³ for each individual site and cumulatively for all sites together. The estimated annual NO_2 total concentrations, which included impacts and the NO_2 annual background concentration, are also less than the annual NO_2 NAAQS of 100 ug/m³ for all sites considered.

Therefore, NO_2 emissions would not cause significant impacts with the proposed E-designations.

Table 17-5: Project-on-Project NO_2 Analysis Results

Site ID	Source and Receptor Sites	1-hr NO_2 Total Conc.(1)	Annual NO_2 Total Conc.(1)	NAAQS 1-hr/Annual
		µg/m³	µg/m³	µg/m³
Tower 4a	Tower 4b	100.8 (3)	34.3	
Tower 4a	on Site 1	165.7 (3)(2,3)	34.6	188/100
Tower 4a	on Site 3	126	34.1	188/100
Site 2	on Site 1	140	34.3	188/100
Site 2	on Site 5	119	34.3	188/100
Site 3	on Site 1	162.9 (3)	34.4	188/100
Site 3	Tower 4a	132.8	34.3	188/100
Site 3	on Site 5	134.5	34.2	188/100
Site 5	on Site 1	152	34.3	188/100
Site 5	on Site 2	120.9	34.2	188/100
Site 5	on Site 3	115.9	34.1	188/100
Cumulative Impact of Sites 2, 3, 4a, 5 on Site		182.9(3)	35.9	188/100

1. Total 1-hr and annual NO_2 concentrations include corresponding background values 109 ug/m³ and 34 ug/m³, respectively.

2. With Tower 4a stack setback

3. With Tier 3 analysis

III. E- DESIGNATIONs

An (E) designation (E-386) would be required to restrict fuel to the exclusive use of natural gas in the HVAC systems for all of proposed development sites.

The text of the (E) designations for Site 1 would be as follows:

Any new residential and/or commercial development on Block 2458 Lot 13 (Site 1) must use exclusively natural gas for HVAC systems and ensure that the heating, ventilating and air conditioning stack is located at the highest tier or 178 feet above grade and setback at least 10 feet from any roof lot line to avoid any potential significant adverse air quality impacts.

The text of the (E) designations for Site 2 would be as follows:

Any new residential and/or commercial development on Block 2458 Lot 35 (Site 2) must use exclusively natural gas for HVAC systems and ensure that the heating, ventilating and air conditioning stack is located at the highest tier or 118 feet above grade and setback at least 10 feet from any roof lot line to avoid any potential significant adverse air quality impacts.

The text of the (E) designations for Site 3 would be as follows:

Any new residential and/or commercial development on Block 2458 Lot 49 (Site 3) must use exclusively natural gas for HVAC systems and ensure that the heating, ventilating and air conditioning stack is located at the highest tier or 118 feet above grade and setback at least 10 feet from any roof lot line to avoid any potential significant adverse air quality impacts.

The text of the (E) designation for Site 4 would be as follows:

Any new residential and/or commercial development on Block 2458 Lot 6 (Site 4) must use exclusively natural gas for HVAC systems and ensure that the heating, ventilating and air conditioning stack is located at the highest tier or 118 feet above grade and at least 151 feet from the lot line facing Grand Concourse and 93 feet from the lot line facing East 156 Street to avoid any potential significant adverse air quality impacts.

The text of the (E) designations for Site 5 would be as follows:

Any new residential and/or commercial development on Block 2458 Lot 43 (Site 5) must use exclusively natural gas for HVAC systems and ensure that the heating, ventilating and air conditioning stack is located at the highest tier or 118 feet above grade and setback at least 10 feet from any roof lot line to avoid any potential significant adverse air quality impacts.

Odors

Within the Rezoning Area is an existing poultry establishment. In the Future with the Proposed Actions, the poultry establishment would be developed as a projected development site (Site 4), it is expected to be redeveloped in the future by 2021. It should be noted that prior to any development on the site, the facility would continue to be subject to the provisions of State law prohibiting the emission of odors that could adversely affect new action-induced development within the affected area. Specifically, odor emissions are regulated by the State under 6 NYCRR 211-1, which states:

> "No person shall cause or allow emissions of air contaminants to the outdoor atmosphere of such quantity, characteristic or duration which are injurious to human, plant or animal life or to property, or which unreasonably interfere with the comfortable enjoyment of life or property. Notwithstanding the existence of specific air quality standards or emission limits, this prohibition applies, but is not limited to, any particulate, fume, gas, mist, odor, smoke, vapor, pollen, toxic or deleterious emission, either alone or in combination with others."

Given the poultry establishment is expected to be redeveloped by 2021, the Proposed Actions would not result in adverse impacts associated with odors. In addition, the provisions of NYCRR 211-1 would ensure that the existing establishment would not adversely affect new action-induced development within the Rezoning Area.

IV. CONCLUSION

The result of the analysis is as follows:

- No significant adverse air quality impacts from the HVAC emissions of each projected site on each other are predicted without stack setbacks, except for Tower 4a as it impacts Site 1;
- Tower 4 would require an E-designation, which will restrict stack location to set it back from Site 1 by requiring a specific distance from Concourse Village West and East 153rd Street. With the required setback, no significant adverse air quality impact associated with Site 4 would occur;
- No significant adverse cumulative air quality impacts from the HVAC emissions of the all projected sites on Site 1 are predicted with the E-designation imposed on Site 4; and
- All sites would require E-designations that will limit fuel in the HVAC systems to natural gas exclusively.

These E-designations will assure that no significant adverse air quality impacts will occur from the proposed developments HVAC emissions.

19. NOISE

Introduction

Two types of potential noise impacts are considered under CEQR. These are potential mobile source and stationary source noise impacts. Mobile source impacts are those which could result from a proposed project adding a substantial amount of traffic to an area. Potential stationary source noise impacts are considered when a proposed development would cause a stationary noise source to be operating within 1,500 feet of a receptor, with a direct line of sight to that receptor, if the project would include unenclosed mechanical equipment for building ventilation purposes, or if the project would introduce receptors into an area with high ambient noise levels.

Noise Analysis

Subject Site

The Proposed Actions would allow for redevelopment of multiple lots in the Concourse Village section of the Bronx in close proximity to the tracks of the Metro North Railroad. The subject sites are located on a block with western frontage on Grand Concourse, eastern frontage on Concourse Village West, and are bounded by East 153rd Street to the south and by East 156th Street to the north. Vehicular traffic is the predominant source of noise, and therefore the proposed development warrants an assessment of the potential for adverse effects on project occupants from ambient noise. The proposed development would not create a significant noise generator. Additionally, project-generated traffic would not double vehicular traffic on nearby roadways, and therefore would not result in a perceptible increase in vehicular noise. This noise assessment is limited to an assessment of ambient noise that could adversely affect occupants of the development.

Monitoring was conducted at three locations within the Rezoning Area: the southwest intersection of East 156th Street and Concourse Village West, the Grand Concourse (western) frontage of the Area, and at the Concourse Village West (eastern) frontage of the Area (see Map). Grand Concourse is a two-way street with three moving lanes in each direction. East 156th Street is a one-way eastbound street with one moving lane. Concourse Village West is a one-way northbound street with one moving lane. The intersection of East 156th Street and Concourse Village West is controlled by a stop sign. The area in which the subject property is located is primarily public institutions, residences, parking lots, and a community garden.

Framework of Noise Analysis

Noise is defined as any unwanted sound, and sound is defined as any pressure variation that the human ear can detect. Humans can detect a large range of sound pressures, from 20 to 20 million micropascals, but only those air pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

Because the human ear can detect such a wide range of sound pressures, sound pressure is converted to sound pressure level (SPL), which is measured in units called decibels (dB). The decibel is a relative measure of the sound pressure with respect to a standardized reference quantity. Because the dB scale is logarithmic, a relative increase of 10 dB represents a sound pressure that is 10 times higher. However, humans do not perceive a 10-dB increase as 10 times louder. Instead, they perceive it as twice as loud. The following Table Noise-1 lists some noise levels for typical daily activities.

Table Noise-1: Noise Levels of Common Sources

Table 19-1 Noise Levels of Common Sources	
Sound Source	**SPL (dB(A)**
Air Raid Siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of Hearing	0

Notes: A change in 3dB(A) is a just noticeable change in SPL. A change in 10 dB(A) Is perceived as a doubling or halving in SPL.

Source: 2014 CEQR Technical Manual

Sound is often measured and described in terms of its overall energy, taking all frequencies into account. However, the human hearing process is not the same at all frequencies. Humans are less sensitive to low frequencies (less than 250 Hz) than mid-frequencies (500 Hz to 1,000 Hz) and are most sensitive to frequencies in the 1,000- to 5,000-Hz range. Therefore, noise measurements are often adjusted, or weighted, as a function of frequency to account for human perception and sensitivities. The most common weighting networks used are the A- and C-weighting networks. These weight scales were developed to allow sound level meters, which use filter networks to approximate the characteristic of the human hearing mechanism, to simulate the frequency sensitivity of human hearing. The A-weighted network is the most commonly used, and sound levels measured using this weighting are denoted as dBA. The letter "A" indicates that the sound has been filtered to reduce the strength of very low and very high frequency sounds, much as the human ear does. C-weighting gives nearly equal emphasis to sounds of most frequencies. Mid-range frequencies approximate the actual (unweighted) sound level, while the very low and very high frequency bands are significantly affected by C- weighting.

The following is typical of human response to relative changes in noise level:

- 3-dBA change is the threshold of change detectable by the human ear;
- 5-dBA change is readily noticeable; and
- 10-dBA change is perceived as a doubling or halving of the noise level.

The SPL that humans experience typically varies from moment to moment. Therefore, various descriptors are used to evaluate noise levels over time. Some typical descriptors are defined below.

- Leq is the continuous equivalent sound level. The sound energy from the fluctuating SPLs is averaged over time to create a single number to describe the mean energy, or intensity, level. High noise levels during a measurement period will have a greater effect on the Leq than low noise levels. Leq has an advantage over other descriptors because Leq values from various noise sources can be added and subtracted to determine cumulative noise levels.
- Leq(24) is the continuous equivalent sound level over a 24-hour time period.

The sound level exceeded during a given percentage of a measurement period is the percentile- exceeded sound level (LX). Examples include L10, L50, and L90. L10 is the A-weighted sound level that is exceeded 10% of the measurement period.

The decrease in sound level caused by the distance from any single noise source normally follows the inverse square law (i.e., the SPL changes in inverse proportion to the square of the distance from the sound source). In a large open area with no obstructive or reflective surfaces, it is a general rule that at distances greater than 50 feet, the SPL from a point source of noise drops off at a rate of 6 dB with each doubling of distance away from the source. For "line" sources, such as vehicles on a street, the SPL drops off at a rate of 3 dBA with each doubling of the distance from the source. Sound energy is absorbed in the air as a function of temperature, humidity, and the frequency of the sound. This attenuation can be up to 2 dB over 1,000 feet. The drop-off rate also will vary with both terrain conditions and the presence of obstructions in the sound propagation path.

Measurement Location and Equipment

Because the predominant noise source in the area of the proposed project is vehicular and train traffic, noise monitoring was conducted during peak vehicular travel periods, 8:00-9:00 am, 12:00-1:00 pm, 5:00-6:00 pm, as well as during the off-peak afternoon school dismissal period from 3:00-4:00 pm. Pursuant to *CEQR Technical Manual* methodology, readings were conducted for 20-minute periods during the three peak hours at locations where the predominant noise source is vehicular traffic, and for one hour where train traffic may be a contributing source of noise. Additionally, monitoring was conducted for a one-hour period during the afternoon school dismissal time. Noise monitoring for the two 20-minute locations was conducted using a Type 2 Larson-Davis LxT2 sound meter, and for the one-hour location using a Casella CEL-633C meter, both

with wind screens. The monitors were placed on a tripod at a height of approximately three feet above the ground, away from any other surfaces. The monitors were calibrated prior to and following each monitoring session. Monitoring was conducted at the southwest intersection of East 156th Street and Concourse Village West, at the Grand Concourse (western) frontage, and at the Concourse Village West (eastern) frontage of the subject property. Commercial planes and security helicopters flying above the subject site constitute a worst-case condition for noise at the project site.



Photo 1: Intersection of E. 156th St and Concourse Village West monitoring location (note that East 156th Street is discontinuous. The part east of Concourse Village West is somewhat north of the portion west of Concourse Village West. The location shown is at the part that extends west, up to the Grand Concourse. This section is co-named Thurman Munson Way.)

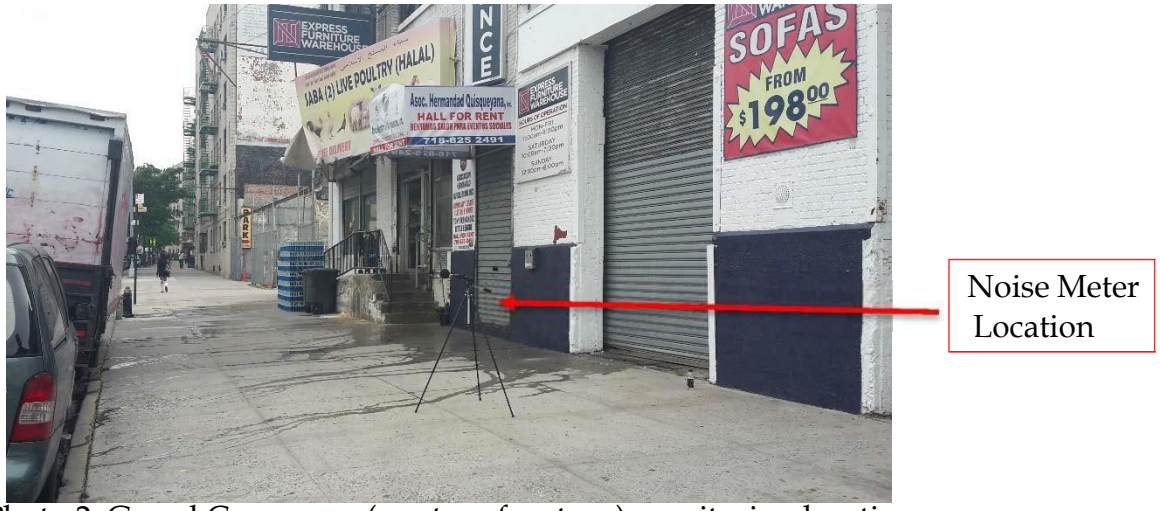


Photo 2: Grand Concourse (western frontage) monitoring location



Photo 3: Concourse Village West (eastern frontage) monitoring location

Measurement Conditions

Monitoring was conducted during typical midweek conditions, on Thursday, June 11, 2015. The weather was dry and wind speeds were moderate throughout the day. Traffic volumes and vehicle classification were documented during the noise monitoring. Both sound meters were calibrated before and after each monitoring session.

Existing Conditions

Based on the noise measurements taken at the project site, the predominant source of noise at the site is commercial vehicular traffic. The volume of traffic, and its corresponding level of noise, is light to moderate at the intersection of E. 156th Street and Concourse Village West, moderate to heavy on Concourse Village West, and is heavy on Grand Concourse. The three tables (Table Noise-2) below contain the results for the measurements taken at each frontage of the subject property.

Table Noise-2 (1 of 3): Noise Levels at Intersection of E. 156th St. and Concourse Village West

	Thursday, June 11, 2015		
	8:14 – 8:35 am	12:00 – 12:20 pm	5:04 – 5:25 pm
Lmax	76.6	83.8	89.7
L5	70.5	70.5	72.4
L10	**68.1**	**67.1**	**68.4**
Leq	64.8	66.0	67.0
L50	62.1	60.5	61.9
L90	58.7	57.0	58.6
Lmin	57.0	55.3	56.2

Table Noise-2 (2 of 3): Noise Levels at Grand Concourse

	Thursday, June 11, 2015		
	8:39 – 9:00 am	12:24 – 12:49 pm	5:28 – 5:51 pm
Lmax	91.8	82.7	88.1
L5	72.7	73.3	75.1
L10	**71.3**	**71.0**	**73.3**
Leq	69.6	68.1	70.0
L50	66.4	65.6	67.8
L90	62.2	60.3	60.2
Lmin	59.4	58.0	58.2

Table Noise-2 (3 of 3): Noise Levels at Concourse Village West

	Thursday, June 11, 2015			
	8:11 – 9:11 am	12:01 – 13:01 pm	3:07 – 4:07 pm	5:02 – 6:02 pm
Lmax	96.2	95.4	105.5	98.2
L5	69.0	71.0	71.0	69.5
L10	**67.5**	**68.0**	**68.0**	**66.5**
Leq	65.4	68.0	67.4	65.1
L50	59.5	58.5	59.5	58.5
L90	56.0	54.0	56.0	54.5
Lmin	51.8	50.3	52.0	50.3

Table Noise-3: Traffic Volumes and Vehicle Classifications (20-minute counts for duration of each monitoring session*)

6/11/2015	**AM**			**MD**			**O-P**	**PM**		
Frontage:	CVW[a]	Int[b]	GC[c]	CVW	Int	GC	CVW	CVW	Int	GC
Car /Taxi	167	46	281	92	21	221	64	155	30	270
Van/ Light Truck/ SUV	8	48	239	7	29	161	78	3	29	246
Heavy Truck	3	2	22	2	2	14	2	0	0	12
Bus	3	3	14	4	2	10	3	5	0	14
Mini-Bus	0	1	9	0	1	6	5	0	1	2
Airplanes	20	4	6	16	7	8	13	8	4	2

* The traffic count near the Concourse Village West frontage was a 1-hour count to address concerns about a direct line of site to the Metro North train line along Park Avenue.

a – Concourse Village West

b – Intersection of E. 156th St. and CVW

c – Grand Concourse

Conclusions

The 2014 *CEQR Technical Manual* Table 19-2 contains noise exposure guidelines. For proposed redevelopment residential, commercial, or public institution use, an L10 of between 65 and 70 dB(A) is identified as marginally acceptable general external exposure.

The highest recorded L10 at the southwest intersection of E. 156th St. and Concourse Village West of the subject property was 68.4 during evening period. This reading would apply to the Applicant owned property at Block 2458, Lot 35.

The highest recorded L10 at the Grand Concourse frontage of the subject property was 73.3 during the evening period. This reading would apply to the Applicant owned property at Block 2458, Lot 13 and the Non-Applicant property at Block 2458, Lot 6.

The highest recorded L10 at the Concourse Village West frontage of the subject property was 68.0 during both the mid-day and the off-peak school dismissal periods. This reading would apply to the Applicant owned property at Block 2458, Lot 49 and the Non-Applicant property at Block 2458, Lot 43.

The 2014 *CEQR Technical Manual* Table 19-3 contains noise attenuation requirements to ensure acceptable indoor noise environment. Based on this table, window-wall noise attenuation of 31 dB(A) will be required for the Grand Concourse (western) frontage of the proposed building on Block 2458, Lot 13 and any future residential development on the Non-Applicant property at Block 2458, Lot 6. With this level of noise attenuation, the proposed project does not have the potential for adverse impacts related to noise

Conclusions and Recommendations

To avoid any potential impacts associated with noise, the Proposed Actions will place an (E) designation (E-386) for noise on the following property:

Block 2458, Lots 6 and 13

The text of the (E) designation is as follows:

> "In order to ensure an acceptable interior noise environment, future residential uses must provide a closed window condition with a minimum of 31 dBA window/wall attenuation on the façades facing the Grand Concourse in order to maintain an interior noise level of 45 dBA. In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning."

The owner of the project site will record the above-referenced (E) designation related to noise with the Mayor's Office of Environmental Remediation (OER) prior to the City Planning Commission's approval of the Proposed Actions.

With the implementation of the (E) designation, no significant adverse impacts related to noise would occur.

Therefore, the Actions would not result in any potentially significant adverse stationary or mobile source noise impacts, and further assessment is not warranted.

ZoLa zoning & land use

DISCLAIMER FEEDBACK FORM [1] HELP

NYC PLANNING



Search for a Location

Searched Locations

ONX Block: 2458 Lot: 6

Hide Additional Information...

-Zoning

Zoning Information:

Borough: The Bronx **Block:** 2458 **Lot:** 6

Zoning: C8-3

Special Purpose District:
Special Grand Con course Preservation District

Zoning Map: .§..§.

Historical Zoning Maps: 6a

Department of City Planning, Zoning Database (updated monthly)

-Additional Zoning Information

- Building & Property Information

22. CONSTRUCTION

Introduction

A preliminary construction analysis may be required because the proposed development would result in the following:

- Construction activities would occur along an arterial or major thoroughfare;
- Construction activities may require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities (*e.g.,* sidewalks, crosswalks, corners/corner reservoirs), parking lanes and/or parking spaces in on-site or nearby parking;
- Construction activities would occur on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap;
- The operation of several pieces of diesel equipment in a single location at peak construction; and
- Construction activities would occur within 400 feet of a historic resource.

Proposed Construction Schedule

Construction would occur on five development sites located on the same block including three Applicant Owned sites and two Non-Applicant owned parcels as further described below. The total construction period is projected to be 39 months with project completion by 2021 as further discussed below.

Applicant Owned Sites

Construction of Projected Development Site 2 is expected to begin first. Construction of Projected Development Sites 1 and 3 would begin approximately six to eight months, respectively, following the start of construction on Projected Development Site 2. Construction of Projected Development Sites 1, 2, and 3 would be completed within approximately 21 months of beginning. However, only 17 of months would involve exterior construction activities. Construction is anticipated to begin in 2017 and be completed in 2019. See Figure 22-1, Construction Schedule.

Non-Applicant Owned Sites

It is not known when construction on the Non-Applicant owned sites would occur but it is assumed that it would occur following the completion of construction on the Applicant owned parcels. As with the Applicant owned parcels, it is assumed that demolition of the existing structures on Projected Development Sites 4 and 5 would take two months to complete and construction of each new building would take 16 months to complete. Therefore, assuming a total construction period of approximately 1 and ½ years, the final project build year would be 2021.

Proposed Construction Activities

Applicant Owned Sites

Construction activities would begin with the demolition of the existing structures on Projected Development Sites 1, 2, and 3. Following this, the major construction activities for each of the three Projected Development Sites would include site preparation and excavation, construction of the building foundations, construction of the superstructure and building envelope, and interior fit-out work. The demolition of the existing structures on the sites would take approximately two months. The construction of each of the three structures would include one month for site preparation and excavation, three months for the construction of the building foundation, six months (Projected Development Sites 1 and 2) to eight months (Projected Development Site 3) for the construction of the superstructure and building envelope, and six months for interior fit-out work.

Construction of Projected Development Sites 1 and 2 would take 16 months to complete with 10 months involving exterior construction activities. Construction of Projected Development Site 3 would take 18 months to complete with 12 months involving exterior construction activities. Exterior construction activities on Projected Development Sites 1 and 3 would parallel each other with a two month lag and would occur during and extend beyond the period that the superstructure and building envelope work is being conducted on Projected Development Site 2.

Non-Applicant Owned Sites

Construction activities would begin with the demolition of the existing structures on Projected Development Sites 4 and 5. Following this, the major construction activities for each of these two Projected Development Sites would include site preparation and excavation, construction of the building foundations, construction of the superstructure and building envelope, and interior fit-out work. The demolition of the existing structures on the sites would take approximately two months. The construction of each of the two structures would include one month for site preparation and excavation, three months for the construction of the building foundation, six months for the construction of the superstructure and building envelope, and six months for interior fit-out work.

Construction of Projected Development Sites 4 and 5 would take 16 months to complete with 10 months involving exterior construction activities. Construction activities on these sites would parallel each other.

Project construction activities are expected to be typical for larger building construction projects in New York City. Construction activities would predominantly occur Monday through Friday, although limited delivery of certain critical pieces of equipment (e.g., cranes) may be necessary on weekend days if required in order to minimize traffic disruptions. Any weekend work would be contingent upon any conditions that may be imposed by City agencies that approve and monitor construction activities such as the NYC Department of Buildings (DOB) and the NYC Department of Transportation (DOT). DOB also regulates the permitted hours of construction. In accordance with those

regulations, typical construction activities in New York City begin no earlier than 7 AM during the week, and workers typically arrive and begin to prepare work areas between 6 and 7 AM. The standard weekday construction work day ends by 3:30 PM with an occasional extended shift until 6 PM.

Potential Construction Impacts

In accordance with the 2014 *CEQR Technical Manual*, the proposed project was reviewed to determine whether further analysis of the proposed construction activities is needed for any technical area, as follows.

Transportation

According to the *CEQR Technical Manual*, a number of factors should be considered before determining whether a preliminary assessment of the effect of construction on transportation is needed including:

• *Whether the project's construction would be located in a Central Business District (CBD) or along an arterial or major thoroughfare;*

• *Whether the project's construction activities would require closing, narrowing, or otherwise impeding moving lanes, roadways, key pedestrian facilities, parking lanes and/or parking spaces, bicycle routes and facilities, bus lanes or routes, or access points to transit; and*

• *Whether the project would involve construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap, and last for more than two years overall.*

Two of the five proposed/projected buildings (Projected Development Sites 1 and 4) would be constructed along the Grand Concourse, a major thoroughfare comprised of a divided roadway with six travel lanes and two parking lanes. The construction of the proposed development may require the temporary closing of the sidewalks adjacent to Projected Development Sites 1 through 5 along the Grand Concourse, Concourse Village West, and East 156th Street. The sidewalks adjacent to these sites are likely to be reconstructed, which may temporarily impact pedestrian flow and the availability of parking spaces along these streets. However, changes to moving traffic lanes are not likely.

Projected Development Sites 2 through 5 along Concourse Village West and East 156th Street are located across the street from two public elementary schools, P.S. 385 and P.S. 359. However, any sidewalk closures adjacent to these Projected Development Sites would have minimal effects on the sidewalks adjacent to the schools across the street and would primarily be limited to some increased pedestrian volumes on the school sidewalks. The affected locations would not be particularly sensitive to such a closure as they are not areas with high pedestrian activity, and the sidewalks and roadways affected by the proposed construction would not be considered to be near capacity. Any potential closure of the sidewalks adjacent to the project site would be considered a routine closure that would be addressed by a permit and pedestrian access plan issued by NYC DOT Office of Construction Mitigation and Coordination at the time of closure.

Although the project would involve construction on multiple development sites on the same block with some overlap in construction activities, construction of the proposed development on the Applicant owned sites would occur over a relatively short time period of approximately 21 months and only 17 of these months would involve exterior construction activities. Construction on the non-Applicant owned sites would occur following the completion of construction on the Applicant owned sites and would take approximately 18 months to complete. It is not known when construction would begin on the non-Applicant owned sites but it is possible that there would be a gap of between 6 months to one year before construction would occur on these parcels.

On the basis of the above, construction of the proposed project would not be expected to result in significant adverse impacts on transportation.

Air Quality and Noise

According to the *CEQR Technical Manual*, an assessment of air quality and noise for construction activities is likely not warranted if the project's construction activities:

- *Are considered short-term (less than two years);*
- *Are not located near sensitive receptors; and*
- *Do not involve construction of multiple buildings where there is a potential for on-site receptors on buildings to be completed before the final built-out.*

All five Projected Development Sites are located near sensitive receptors as they all adjoin or are very close to existing residential development. In addition, Projected Development Sites 2 through 5 along Concourse Village West and East 156th Street are located across the street from two public elementary schools, P.S. 385 and P.S. 359. The proposed development would also result in the construction of multiple buildings where there is a potential for on-site receptors on buildings to be completed before the final build-out. This would occur in the case of Projected Development Site 2 which would be completed while construction on Projected Development Sites 2 and 3 is still on-going. It would also occur in the case of Projected Development Sites 1 through 3 which would be completed while construction on Projected Development Sites 4 and 5 would be occurring. However, construction activities on Projected Development Sites 1 through 3 would be considered short term (less than two years) as they would occur over a period of 21 months with only 17 of these months involving exterior construction activities that could result in air and noise impacts to the surrounding area. Construction of Projected Development Sites 4 and 5 would take place over a period of 18 months. As these two sites are separated by a distance of approximately 200 feet, their air quality and noise impacts would not be cumulative as they would affect different buildings in the surroundings.

The *CEQR Technical Manual* states that if a project meets one or more of the criteria above, a preliminary air quality or noise assessment is not automatically required. Instead, various factors should be considered, such as the types of construction equipment (*e.g.*, gas, diesel, electric), the nature and extent of any commitment to use the Best Available Technology

(BAT) for construction equipment, the physical relationship of the project site to nearby sensitive receptors, the type of construction activity, and the duration of any heavy construction activity. These measures are discussed below.

Demolition, excavation, and foundation activities, which often generate the highest levels of air emissions, would be temporary and limited in duration and would take approximately 24 months to complete. These activities would be spread out over five separate locations on the block and, in the case of the Applicant owned sites, would only overlap for a period of approximately three months for Projected Development Sites 1 and 3 as indicated on the Construction Schedule. For the non-Applicant owned Projected Development Sites 4 and 5, these activities would occur following the completion of all construction on Projected Development Sites 1, 2, and 3 and would be separated by a distance of approximately 200 feet. In addition, any heavy equipment associated with the construction of the buildings (such as a crane) would operate from at least five different locations during construction.

Projected Development Site 2 would be completed while construction activities are still occurring on Projected Development Sites 1 and 3. However, overlapping construction on Projected Development Site 1 would only consist of interior fit-out work while overlapping construction on Projected Development Site 3 would consist of approximately three to four months of work on the building's superstructure and envelope plus interior fit-out work. These overlapping construction activities would generate relatively low air quality and noise impacts on the surroundings, in the case of building superstructure and envelope work, and no external air and noise impacts for the interior fit-out work. It should also be noted that Projected Development Site 3 is located at the opposite end of the block from Projected Development Site 1 so air and noise impacts to Site 1 from exterior construction activities would be further minimized.

Air Quality

The project would make use of the Best Available Technology to minimize impacts to the public schools and residential uses in the vicinity of the Projected Development Sites as further discussed below.

As with most construction projects in the City, the proposed project would require the operation of several pieces of diesel equipment at one time during the heavier periods of construction, such as demolition and excavation. The Applicant would implement the following measures that would minimize air quality and noise impacts on the surrounding community.

• *Diesel Equipment Reduction.* Construction of the proposed project would minimize the use of diesel engines and use electric engines, to the extent practicable. This would reduce the need for on-site generators, and require the use of electric engines in lieu of diesel where practicable.

• *Clean Fuel.* To the extent practicable, ultra-low sulfur diesel (ULSD) would be used for diesel engines on the Projected Development Sites.

• *Best Available Tailpipe Reduction Technologies.* To the extent practicable, non-road diesel engines with a power rating of 50 horsepower (hp) or greater would utilize the best available tailpipe (BAT) technology for reducing diesel particulate matter (DPM) emissions. Diesel particle filters (DPF) have been identified as being the tailpipe technology currently proven to have the highest PM reduction capability.

To the extent practicable, construction contracts would specify that all diesel non-road engines rated at 50 hp or greater would utilize DPFs, either installed on the engine by the original equipment manufacturer (OEM) or retrofit with a DPF verified by EPA or the California Air Resources Board, and may include active DPFs if necessary; or other technology proven to reduce DPM by at least 90 percent.

• *Utilization of Newer Equipment.* EPA's Tier 1 through 4 standards for non-road engines regulate the emission of criteria pollutants from new engines, including PM, CO, NOx, and hydrocarbons (HC). To the extent practicable, all non-road construction equipment in the project would meet at least the Tier 2 emissions standard, and construction equipment meeting Tier 3 and/or Tier 4 emissions standards would be used where conforming equipment is widely available, and the use of such equipment is practicable.

• *Dust Control.* Fugitive dust control plans will be implemented as part of the construction process. For example, stabilized truck exit areas would be established for washing off the wheels of all trucks that exit the construction sites. Truck routes within the sites would be watered as needed to avoid the re-suspension of dust. All trucks hauling loose material will be equipped with tight fitting tailgates and their loads securely covered prior to leaving the sites. In addition to regular cleaning by the City, streets adjacent to the site would be cleaned as frequently as needed by the construction contractor. Water sprays will be used for all transfer of spoils to ensure that materials are dampened as necessary to avoid the suspension of dust into the air.

• *Restrictions on Vehicle Idling.* In addition to adhering to local laws restricting unnecessary idling on roadways, on-site vehicle idle time will also be restricted to three minutes, to the extent practicable, for all equipment and vehicles that are not using their engines to operate a loading, unloading, or a processing device (e.g., concrete mixing trucks) or otherwise required for the proper operation of the engine.

Overall, these air emission control commitments would significantly reduce DPM emissions to a level otherwise achieved by applying the currently defined best available control technologies under NYC Local Law 77, which are required only for publically funded City capital projects. In addition as stated in the *CEQR Technical Manual*, all the necessary measures would be implemented to ensure compliance with the NYC Air Pollution Control Code regulating construction-related dust emissions. Based on the project size and the construction work involved, construction activities for the proposed

project would not be considered out of the ordinary or exceptional in terms of intensity and would be of a relatively short duration. Therefore, based on above and with the implementation of an emissions control program, the proposed project would not result in any significant adverse impacts on air quality.

Noise

While increases in ambient noise levels due to construction exceeding the *CEQR* impact criteria for two years or less may be noisy and intrusive, they are not considered to be significant adverse noise impacts. As described above, construction of the proposed development on Projected Development Sites 1, 2, and 3 would occur over a relatively short time period of approximately 21 months and only 17 of these months would involve exterior construction activities. In addition, demolition, excavation, and foundation activities, which are the noisiest construction activities, would be temporary and limited in duration and would take approximately 14 months to complete. These activities would be spread out over three separate locations on the block and would only overlap for a period of approximately three months for Projected Development Sites 1 and 3.

As described above, construction of Projected Development Sites 4 and 5 would take 16 months to complete with 10 months involving exterior construction activities. Construction activities on these sites would parallel each other and would occur following the completion of all construction on Projected Development Sites 1, 2, and 3. These activities would be located on two separate locations on the block and would be separated by a distance of approximately 200 feet.

Construction noise is regulated by the NYC Noise Control Code and by EPA's noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emission standards; that construction activities be limited to weekdays between the hours of 7 AM and 6 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. If weekend or after hour work is necessary, permits would be required to be obtained, as specified in the NYC Noise Control Code. In addition, the Applicant would commit to a preparing a noise control plan that would be implemented during project construction. The measures to be contained in the plan would avoid noise impacts on the community, as well as the future residents of Projected Development Site 2 which would be completed while construction on Projected Development Sites 1 and 3 is still on-going. The plan would be prepared to be compliant with the NYC Noise Control Code (which requires a "Construction Noise Mitigation Plan") and would include such measures as construction noise source controls, path controls, and receiver controls. With these measures in place, no significant noise impacts are expected to occur as a result of the project construction.

Historic and Cultural Resources

Construction activities would occur within 400 feet of the Grand Concourse Historic District. Projected Development Sites 1, 2, 3, and 5 are located adjacent to the Historic District.

The *CEQR Technical Manual* indicates that construction impacts may occur to historic and cultural resources if in-ground disturbances or vibrations associated with project construction could undermine the foundation or structural integrity of nearby resources. LPC-approved construction procedures would be followed to protect historic structures in the adjacent area from damage from vibration, subsidence, dewatering, or falling objects. Construction procedures would comply with the NYC Department of Buildings memorandum Technical Policy and Procedure Notice # 10/88 (TPPN # 10/88) and with the site safety requirements of the 2008 NYC Building Code, as amended, which stipulate that certain procedures be followed for the avoidance of damage to historic and other structures resulting from construction. TPPN # 10/88 pertains to any structure which is a designated NYC Landmark or located within a historic district, or listed on the National Register of Historic Places and is contiguous to or within a lateral distance of 90 feet from a lot under development or alteration. With the implementation of these procedures, no adverse construction impacts would occur to any historic resources within 400 feet of the project site.

Hazardous Materials

As explained in the Hazardous Materials section above, DEP has reviewed the EAS and the Phase I Environmental Site Assessment Reports prepared for the Projected Development Sites and they recommend that Phase II Environmental Site Assessment (Phase II) reports be prepared for Projected Development Sites 1, 2, and 3. DEP also recommends that an "E" designation for hazardous materials be placed on the remaining properties within the Rezoning Area including Projected Development Sites 4 and 5 and portions of Lots 16, 25, and 26. The "E" designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance on these parcels.

It is not feasible to conduct subsurface testing at the present time on Projected Development Sites 1, 2, and 3 as these Sites are currently in active use or on Projected Development Sites 4 and 3 as these Sites are not controlled by the Applicant. It is therefore recommended that an (E) designation be placed on these Sites, and the remainder of the Rezoning Area as recommended by DEP, to ensure that testing for and mitigation and/or remediation of any hazardous materials contamination be completed prior to, or as part of, future development of these properties.

With the implementation of the above noted (E) designation and the preparation of the above noted Phase II reports, no significant adverse impacts related to hazardous materials during construction of the project would occur.

Natural Resources

According to the *CEQR Technical Manual*, a construction assessment is not needed for natural resources unless the construction activities would disturb a site or be located adjacent to a site containing natural resources. The Projected Development Sites and the adjacent properties are fully developed and do not contain any natural resources. Therefore, there is no potential for significant adverse construction impacts on natural resources.

Open Space, Socioeconomic Conditions, Community Facilities, Land Use and Public Policy, Neighborhood Character, and Infrastructure

According to the *CEQR Technical Manual*, a preliminary construction assessment is generally not needed for these technical areas unless the following are true:

- *The construction activities are considered "long-term" (more than 2 years);*

- *Short-term construction activities would not directly affect a technical area, such as impeding the operation of a community facility.*

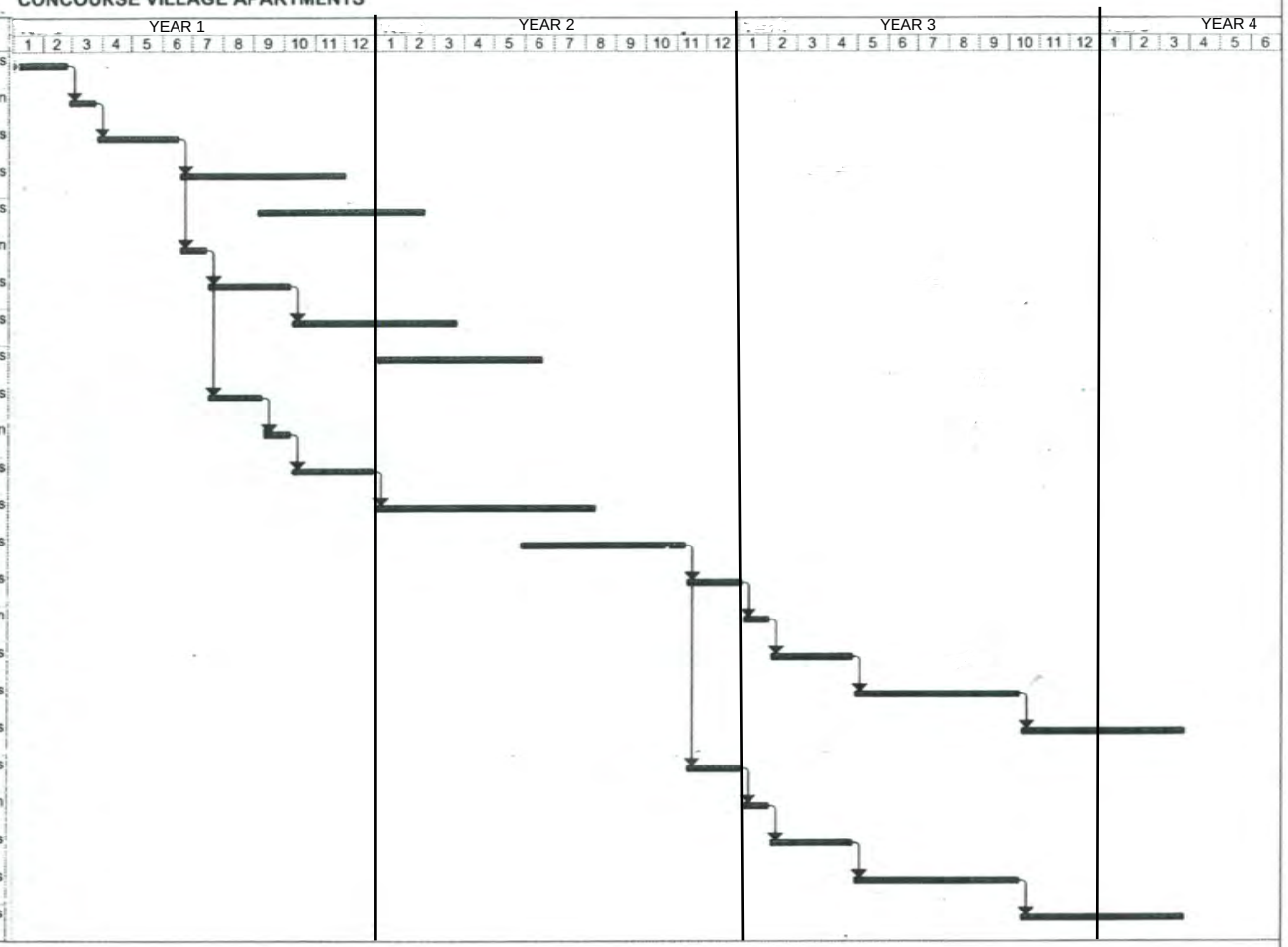
As discussed above, construction activities on the Applicant controlled parcels would be considered short term (less than two years) as they would occur over a period of 21 months. Although construction activities on the non-Applicant controlled parcels would extend the total construction period to more than two years (39 months), construction of the proposed project would not have any significant direct effects on open space areas, socioeconomic conditions, community facilities, or infrastructure conditions, and would not have cumulative impacts on land use or neighborhood character. Therefore, construction of the proposed project would not be expected to result in any significant adverse construction impacts on these technical areas.

Conclusion

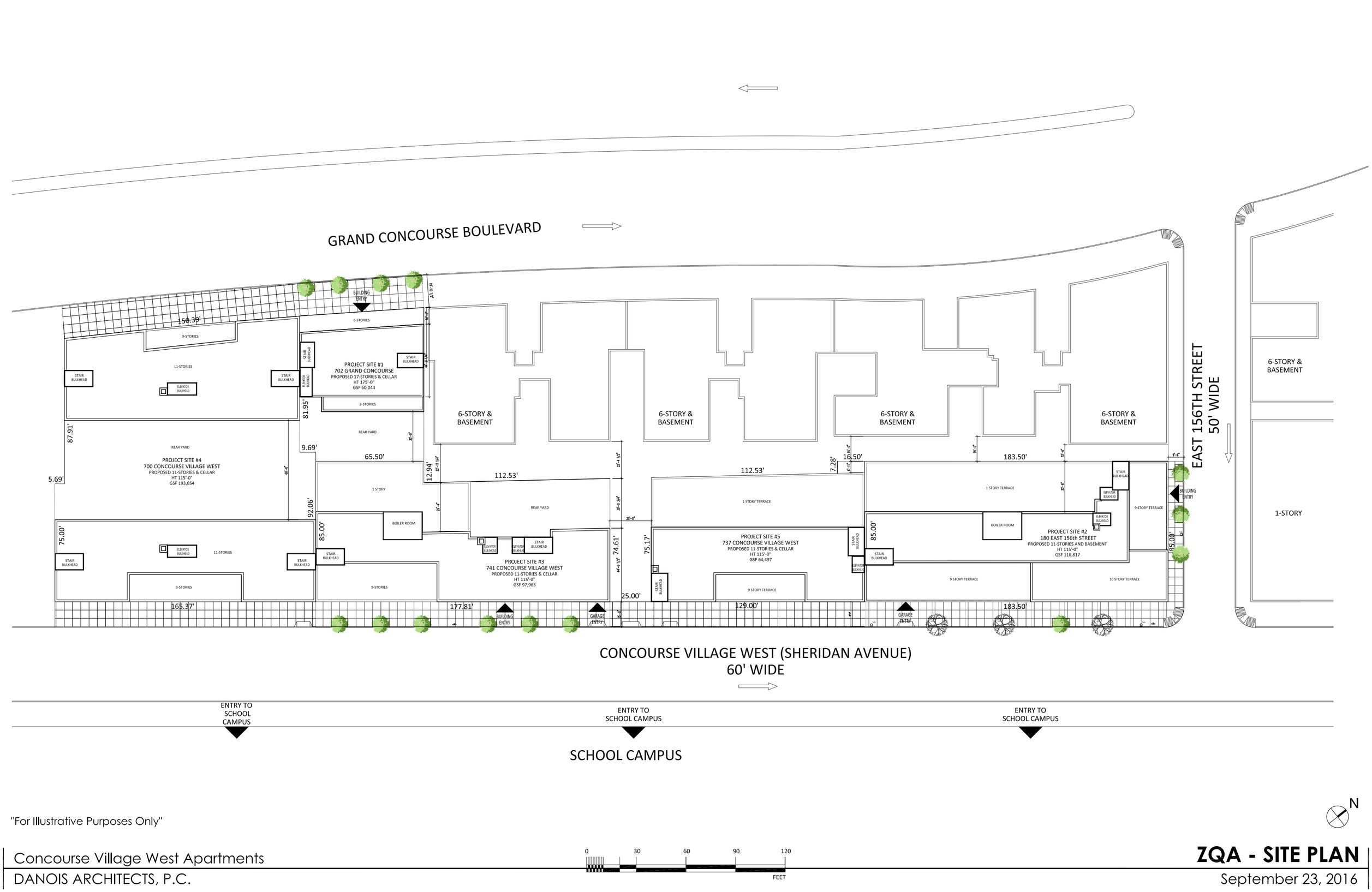
On the basis of the above analysis, the Proposed Actions would not have any potentially significant adverse construction impacts, and further analysis would not be warranted.

CONCOURSE VILLAGE APARTMENTS

ID	Task Name	Duration
1	Site 2 - Demoliton of Existing Structures	2 mons
2	Site 2 - Site preparation and Excavation	1 mon
3	Site 2 - Foundation	3 mons
4	Site 2 - Superstructure and Building Envelope	6 mons
5	Site 2 - Interior Fit-out	6 mons
6	Site 3 - Site preparation and Excavation	1 mon
7	Site 3 - Foundation	3 mons
8	Site 3 - Superstructure and Building Envelope	6 mons
9	Site 3 - Interior Fit-out	6 mons
10	Site 1 - Demoliton of Existing Structures	2 mons
11	Site 1 - Site preparation and Excavation	1 mon
12	Site 1 - Foundation	3 mons
13	Site 1 - Superstructure and Building Envelope	8 mons
14	Site 1 - Interior Fit-out	6 mons
15	Site 4 - Demoliton of Existing Structures	2 mons
16	Site 4 - Site preparation and Excavation	1 mon
17	Site 4 - Foundation	3 mons
18	Site 4 - Superstructure and Building Envelope	6 mons
19	Site 4 - Interior Fit-out	6 mons
20	Site 5 - Demoliton of Existing Structures	2 mons
21	Site 5 - Site preparation and Excavation	1 mon
22	Site 5 - Foundation	3 mons
23	Site 5 - Superstructure and Building Envelope	6 mons
24	Site 5 - Interior Fit-out	6 mons



LAND USE
APPENDIX



"For Illustrative Purposes Only"

N

Concourse Village West Apartments

DANOIS ARCHITECTS, P.C.

0 30 60 90 120 FEET

ZQA - SITE PLAN

September 23, 2016

HISTORIC AND CULTURAL RESOURCES APPENDIX

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Final Sign-Off (Multiple Sites)

Project number: DEPARTMENT OF CITY PLANNING / 77DCP111X
Project: CONCOURSE VILLAGE WEST
Date received: 12/14/2015

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 180 EAST 156 STREET, BBL: 2024580035
2) ADDRESS: 741 CONCOURSE VILLAGE W, BBL: 2024580049
3) ADDRESS: 700 GRAND CONCOURSE, BBL: 2024580006
4) ADDRESS: 737 CONCOURSE VILLAGE W, BBL: 2024580043
5) ADDRESS: 730 GRAND CONCOURSE, BBL: 2024580016
6) ADDRESS: 740 GRAND CONCOURSE, BBL: 2024580025
7) ADDRESS: 750 GRAND CONCOURSE, BBL: 2024580026

Properties with Architectural significance:

1) ADDRESS: 702 GRAND CONCOURSE, BBL: 2024580013, LPC
FINDINGS: ADJACENT HISTORIC DISTRICT, STATE/NATIONAL REGISTER
FINDINGS: ADJACENT POTENTIAL NR HD A construction protection plan for the S/NR listed properties should be prepared and submitted to LPC for review and comment as per the CEQR Technical Manual: 2015.

Properties with no Archaeological significance:

1) ADDRESS: 702 GRAND CONCOURSE, BBL: 2024580013, LPC
FINDINGS: ADJACENT HISTORIC DISTRICT, STATE/NATIONAL REGISTER
FINDINGS: ADJACENT POTENTIAL NR HD A construction protection plan for the S/NR listed properties should be prepared and submitted to LPC for review and comment as per the CEQR Technical Manual: 2015.

Gina Santucci

12/18/2015

SIGNATURE DATE

Landmarks Preservation Commission

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Gina Santucci, Environmental Review Coordinator

File Name: 31062_FSO_DNP_12182015.doc

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http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 77DCP111X
Project: CONCOURSE VILLAGE WEST
Date received: 1/26/2016

REVISED OF THIS DATE

Properties with no Architectural or Archaeological significance:

1) ADDRESS: 180 EAST 156 STREET, BBL: 2024580035
2) ADDRESS: 741 CONCOURSE VILLAGE W, BBL: 2024580049
3) ADDRESS: 700 GRAND CONCOURSE, BBL: 2024580006
4) ADDRESS: 737 CONCOURSE VILLAGE W, BBL: 2024580043

5) ADDRESS: 702 GRAND CONCOURSE, BBL: 2024580013, LPC FINDINGS: ADJACENT LPC ELIGIBLE HISTORIC DISTRICT BUT NOT LPC ELIGIBLE; STATE/NATIONAL REGISTER FINDINGS: ADJACENT NATIONAL REGISTER HISTORIC DISTRICT BUT NOT LISTED.

Properties with Architectural significance and No Archaeological significance:

2) ADDRESS: 730 GRAND CONCOURSE, BBL: 2024580016, LPC FINDINGS: WITHIN LPC ELIGIBLE HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
3) ADDRESS: 740 GRAND CONCOURSE, BBL: 2024580025, LPC FINDINGS: WITHIN LPC ELIGIBLE HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
4) ADDRESS: 750 GRAND CONCOURSE, BBL: 2024580026, LPC FINDINGS: WITHIN LPC ELIGIBLE HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT

Comments:

A construction protection plan (CPP) is required for construction on the following lots: 35, 43, 49, and 13.



1/26/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31062_FSO_GS_01262016.doc

The City of New York

DEPARTMENT OF BUILDINGS

EXECUTIVE OFFICES
60 HUDSON STREET, NEW YORK, NY 10013

CHARLES M. SMITH, Jr., R.A., Commissioner
312-8100

RECEIVED
ENVIRONMENTAL REVIEW

MAR 0 5 1993

LANDMARKS PRESERVATION
COMMISSION

Issuance #109

TECHNICAL
POLICY AND PROCEDURE NOTICE # 10/88

TO: Borough Superintendents

FROM: Irving Polsky, P.E., Executive Engineer

DATE: June 6, 1988

SUBJECT: Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction When Subject to Controlled Inspection by Section 27-724 and for Any Existing Structure Designated by the Commissioner.

BACKGROUND: Approval of the Landmarks Preservation Commission is required before any changes may be made to protected features of any individually designated landmark or properties within historic districts. A listing of these was furnished to each Borough. Building Code Section 27-166 (C26-112.4) serves to protect historic structures by requiring that all lots, buildings and service facilities adjacent to foundation and earthwork areas shall be protected and supported in accordance with the requirements of Building Construction Subchapter 7 (Article) and Building Code Subchapters 11 and 19 (Article). The intent of these procedures is to supplement the latter and require a monitoring program to reduce the likelihood of construction damages to adjacent historic structures and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

It is also intended that these procedures shall be used to safeguard any existing structure in accordance with Section 27-127 (C26-105.1) if deemed necessary by the Commissioner.

DEFINITION: ADJACENT HISTORIC STRUCTURE. A structure which is a designated New York City Landmark or located within an historic district, or listed on the National Register of Historic Places and is contiguous to or within a lateral distance of ninety feet from a lot under development or alteration.

SUPPLEMENTARY PROCEDURES: The architect or engineer designated for Controlled Inspection of Construction Required for or Affecting the Support of Adjacent Properties or Buildings required by Section 27-724 (C26-1112.6) shall institute a monitoring program for adjacent historic structures and for any existing structure designated by the Commissioner. The following supplementary procedures shall be considered and adhered to:

1.0. Subsurface conditions and effects that might influence performance of structures.

Subsurface Conditions		Effect that Might Influence Performance of Structures
1.1.	Large obstructions in the fill	Vibrations during excavating and pile driving operations
1.2.	Shallow water table	Drawdown of water table and loss of ground during excavation operations
1.3.	Previous layers within and under the hardpan stratum	Loss of ground during excavation operations
1.4.	Dense nature of hardpan	Vibrations during excavating and pile driving operations
1.5.	Boulders	Vibrations during pile driving and/or blasting operations
1.6.	Bedrock	Vibrations during pile driving and/or blasting operations

2.0. Construction vehicular traffic and construction equipment movement which might increase existent vibration levels.

3.0. Establishment of a peak particle velocity design criteria during the driving of sheeting or blasting operations.

3.1. The maximum permissible peak particle velocity shall be 0.5 in./sec. (13mm/sec.) with no distance criterion.

3.2. The maximum permissible peak velocity shall be reduced if movements or cracking is detected.

3.3. Maintaining accurate records, including the location of the blast, total explosive weight in the blast, maximum explosive weight per delay (or the explosive weight in each blast hole and the designation of the delay cap used in each hole).

4.0. Establishment of criteria for any temporary retaining wall structure.

4.1. The maximum permissible horizontal and vertical movement of the temporary retaining wall system shall be designed in accordance with generally accepted engineering practice.

5.0. Establishment of movement criteria for the historic building.

5.1. The maximum permissible vertical and horizontal movement shall be ¼in. (6mm.).

6.0. Establishment of criteria for ground water.

6.1. The lowest water level shall be determined by periodic ground water monitoring at observation wells, seasonably adjusted and designated as the "low datum" prior to the start of excavation operations.

6.2. Limitation on water drawdown shall be considered in the criteria for the retaining system.

7.0. Establishment of a monitoring program.

8.1. A licensed surveyor shall be retained to monitor movements and tilting of the historic buildings and the temporary retaining system.

8.1.1. Settlements of the street and of selected points on the ground are to be monitored.

8.1.2. Survey measurements shall be made a minimum of two times per week.

8.1.3. Optical survey readings shall be taken to an accuracy of ±0.01 ft. (3mm.).

8.2. "Telltales" shall be installed across existing cracks and in other sensitive areas to permit changes in crack width to be measured.

8.2.1. A micrometer sensitive to 0.001 in. (0.003mm.) shall be used to monitor crack widths at least once a day.

8.3. Water levels in observation wells are to be monitored at least twice a day for the period that active dewatering is in progress.

8.4. Requirements for seismographic test data. -

8.4.1. Obtain seismographic test data showing the vibration transmission characteristics of the area around the blasting site.

8.4.2. Vibrations from the driving of sheet piles, from excavating and blasting, shall be monitored with a portable seismograph placed adjacent to or within the historic structure closest to the vibration source.

8.5. Requirements for photographs. -

8.5.1. Photographs of the affected historic buildings of sufficient clarity to view the "telltales" shall be taken weekly during construction.

8.5.2. The photographs shall be identified on the back with the building address, direction, date, time and photographer.

9.0. Controlled Inspection Report. -

9.1. Records of the monitoring program shall be retained.

9.2. Controlled inspection reports as to the monitoring program shall be submitted to the department per amendment on B Form 10E within thirty days of completion of the excavation.

9.2.1. The report shall include a set of photographs taken pursuant to Item 8.8.

REFERENCES: "The Avoidance of Damage to Historic Structures Resulting from Adjacent Construction", Melvin I. Esrig and Andrew J. Ciancia, American Society of Civil Engineers, Preprint 81-052; "Effects of Blasting Vibrations on Buildings and People", John F. Wiss, P.E., Civil Engineering-ASCE - July 1968.

IP/gt
cc: Distribution

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 16DCP146X
Project: CONCOURSE VILLAGE WEST
Date received: 5/11/2016

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with Architectural significance:
1) ADDRESS: 702 GRAND CONCOURSE, BBL: 2024580013, LPC FINDINGS: ADJACENT HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: ADJACENT NR HISTORIC DISTRICT
2) ADDRESS: 730 GRAND CONCOURSE, BBL: 2024580016, LPC FINDINGS: ELIGIBLE NYC HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
3) ADDRESS: 740 GRAND CONCOURSE, BBL: 2024580025, LPC FINDINGS: ELIGIBLE NYC HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
4) ADDRESS: 750 GRAND CONCOURSE, BBL: 2024580026, LPC FINDINGS: ELIGIBLE NYC HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT

As requested by DCP and HPD, LPC accepts the requirements set forth in TPPN 10/88 as sufficient for the purposes of the requested construction protection plan in this case.

Gina Santucci 5/12/2016

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 31062_FSO_GS_05122016.doc

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

May 26, 2016

Mr. Christopher Lee
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: HPD
Concourse Village Rezoning
180 East 156th Street, 737 and 741 Concourse Village West, and 700, 702, 730, 740, and 750 Grand Concourse, Bronx, NY
16PR02865

Dear Mr. Lee:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We note that the former Morgan Steam Laundry building, located at 700 Grand Concourse, is eligible for listing in the State and National Registers of Historic Places. Please see attached, the Resource Evaluation for the property. We further note that the buildings located at 180 East 156th Street, 737 Concourse Village West, and 702 Grand Concourse are not eligible for listing in the State and National Registers of Historic Places. We also note that the project site is directly adjacent to three contributing historic buildings within the State and National Register-listed Grand concourse Historic District, including 730, 740, and 750 Grand Concourse.

We have reviewed the project description, photographs, and draft Environmental Assessment Statement that were submitted to our office in May, 2016, and we understand that the project proposes to demolish the former Morgan Steam Laundry building, as well as the above-mentioned buildings that have been determined not eligible, for mixed-use redevelopment of the sites, and that the project will also entail rezoning of the project area.

Under the provisions of Section 14.09, demolition of an historic property is deemed an Adverse Impact. This finding triggers an exploration of prudent and feasible alternatives that might avoid or reduce the project effects. As a matter of policy and practice, this exploration must occur before mitigation measures can be developed and before demolition can occur. If no prudent and feasible alternatives are identified in the analysis, we would enter into a formal agreement document, which would identify proper mitigation measures to be incorporated into the work.

Please note that the former Morgan Steam Laundry building is eligible for the Federal and State Historic Rehabilitation Tax Credit Programs. These programs enable developers of historic properties to earn a tax credit equal to as much as 40% of the certified rehabilitation expenditures. Eligible costs include all hard and soft costs attributed to the rehabilitation of the historic property and can be used in conjunction with other tax credit programs. The potential 40% credit is a combination of 20% from the Federal Program and 20% from the New York State Program. See the attached documentation for more information on the New York State Program. Information regarding the Federal program can be found at http://www.nps.gov/tps/tax-incentives/before-you-apply.htm Please note that to receive the state credits, you must first be approved for the federal program; please investigate this program's requirements first.

Based upon our review, we offer the following comments and make the following requests:

1. Please submit a written analysis of prudent and feasible alternatives to demolition of the Morgan Steam Laundry building. It is our hope that this building could be adaptively reused and integrated into the overall project.
2. We note that the EAS chapter on Historic and Cultural Resources did not identify the former Morgan Steam Laundry complex as a historic resource, and therefore we recommend a re-analysis of this building complex and a corresponding revision of this chapter of the EAS. We also note that this chapter incorrectly refers to the National Register-listed "Concourse Village West Historic District"; this should be revised to refer to the correct name, which is the Grand Concourse Historic District.
3. We note that the project site is directly adjacent to the locally designated Grand Concourse Historic District, and as such, the full project should be reviewed and approved by the NYC LPC.
4. Our office has no concerns with the proposed demolition of the buildings at 180 East 156th Street, 737 Concourse Village West, and 702 Grand Concourse.
5. Our office strongly recommends implementation of a Construction Protection Plan for 730, 740, and 750 Grand Concourse.
6. Our office has no concerns with the proposed rezoning of the project area, noting that the area surrounding the project site is characterized by large apartment and institutional buildings and tall residential towers.
7. Our office has no archeological concerns relating to the proposed project.
8. Please clarify the involvement of state/federal funds and/or permits/licenses for Sites 4 and 5. Has a Project Applicant been identified for Sites 4 and 5? If so, is this applicant seeking HPD/HDC funding? If not yet, is it anticipated that a future Applicant will be seeking such funding?

We would appreciate the requested information be provided via our Cultural Resource Information System (CRIS) at www.nysparks.com/shpo/online-tools/ Once on the CRIS site, you can log in as a guest and choose "submit" at the very top menu. Next choose "submit new information for an existing project". You will need this project number and your e-mail address.

If you have any questions, I can be reached at (518) 268-2182.

Sincerely,



Olivia Brazee
Historic Preservation Technical Specialist via e-mail only

NEW YORK STATE OF OPPORTUNITY. Parks, Recreation and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

RESOURCE EVALUATION

DATE: May 26, 2016 STAFF: Daria Merwin

PROPERTY: Morgan Steam Laundry

ADDRESS: 700 Grand Concourse USN: 00501.002022

MCD: Borough of the Bronx COUNTY: Bronx

I. ☐ Property is individually listed on SR/NR:
name of listing:
☐ Property is a contributing component of a SR/NR district:
name of district:

II. ☒ Property meets eligibility criteria.
☐ Property contributes to a district which appears to meet eligibility criteria.
Pre SRB: ☐ Post SRB: ☐ SRB date

Criteria for Inclusion in the National Register:

A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;

B. ☐ Associated with the lives of persons significant in our past;

C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

Based on preliminary research, the former Morgan Steam Laundry located at 700 Grand Concourse in the South Bronx is eligible for the New York State and National Registers under Criteria A and C, for significance in the areas of industry and architecture. The large complex dates to around 1917, and fills the lot between Grand Concourse and Concourse Village West. It is comprised of a roughly rectangular two-story brick boiler room with attached 105 foot tall polygonal smokestack at the northwest corner, a one-story brick loading/truck bay on the west, and a roughly rectangular plan two-story brick industrial structure with elevator tower that fills the remainder of the lot. This plan is depicted on the 1921 Bromley and Co. *Atlas of the Borough of the Bronx*. Despite some losses and alterations, the building retains integrity of location, design, setting, materials, feeling, and association. The Morgan Steam Laundry is significant as a relatively intact representative example of an important, but often overlooked, service industry.

History

The parcel bounded by Grand Concourse, Concourse Village West, East 153rd Street, and East 156th Street was a truck farm with a wood frame house and outbuilding in the early years of the twentieth century. The Real Estate section of *The New York Times* from March 18, 1916 reported that 12 lots of the Arthur Morris estate were sold "to the Morgan Steam Laundry Company, which will at once begin the erection of a building for its own use and business."

The origins of the Morgan Steam Laundry date to 1887, when John Alden Spoor and three partners bought the American Steam Laundry in St. Louis. Spoor owned a railroad sleeping car business, and acquired the laundry to wash sleeping car bed linens. His cousin, Kendrick E. (K.E.) Morgan took over the business the following year, and by the turn of the twentieth century, business headquarters were moved to Chicago ("Chicago Marks Morgan Services' 125th Anniversary," http://www.trsa.org/news/chicago-marks-morgan-services-125th-anniversary). The company had a history in New York at least as early as 1902, based on a report in *The Chicago Tribune* (February 2, 1902, page 4), describing business concerns of K.E. Morgan: "Mr. Morgan is not a stranger to the laundry business, having been for several years the President and manager of the American Steam Laundry Co. of St. Louis, Mo. and of the Morgan Steam Laundry Co. of New York, both large and successful concerns." Under Morgan's leadership, the company became the key supplier of linens for Pullman sleeping cars, with washing done at a chain of laundries across the county (http://www.trsa.org/news/chicago-marks-morgan-services-125th-anniversary). Prior to opening the facility at 700 Grand Concourse, the laundry operated from a building at 546 East 133rd Street in the South Bronx (*Seventh Annual Report of the Commissioner of Labor*, Albany: State Department of Labor, 1908); it is likely that both buildings were situated to take advantage of adjacent rail lines.

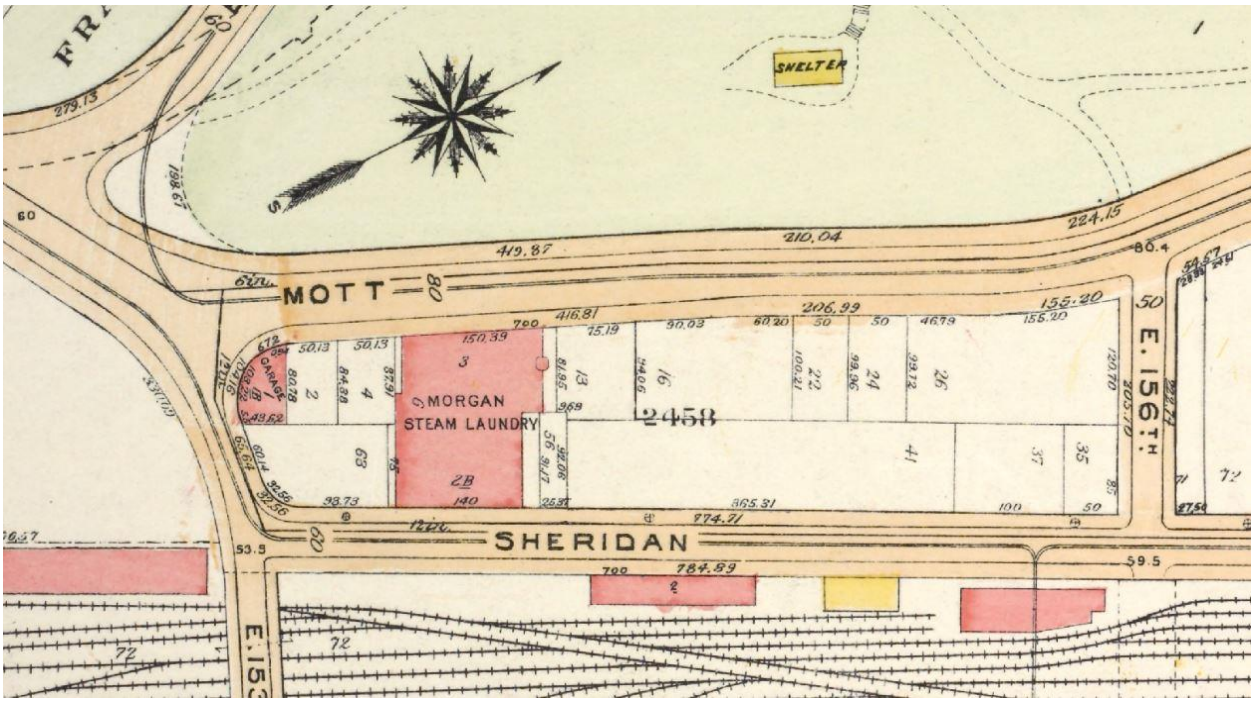
After World War II and under the leadership of K.E. Morgan's grandson John Alden Morgan, the company's business model was reshaped in response to declining overnight passenger rail travel. Many of the factories were converted to provide rental textiles to restaurants, hospitals, and other businesses. In 1971, the various Morgan companies were merged into a single corporation, Morgan Services, Inc., which continues to operate to this day (http://www.morganservices.com/our-story#). New York City property records indicate that the Bronx building was deeded from Morgan Laundry, Inc. to Elzee Estates, Inc. in 1973. It currently houses a live animal market and a furniture store.

Description

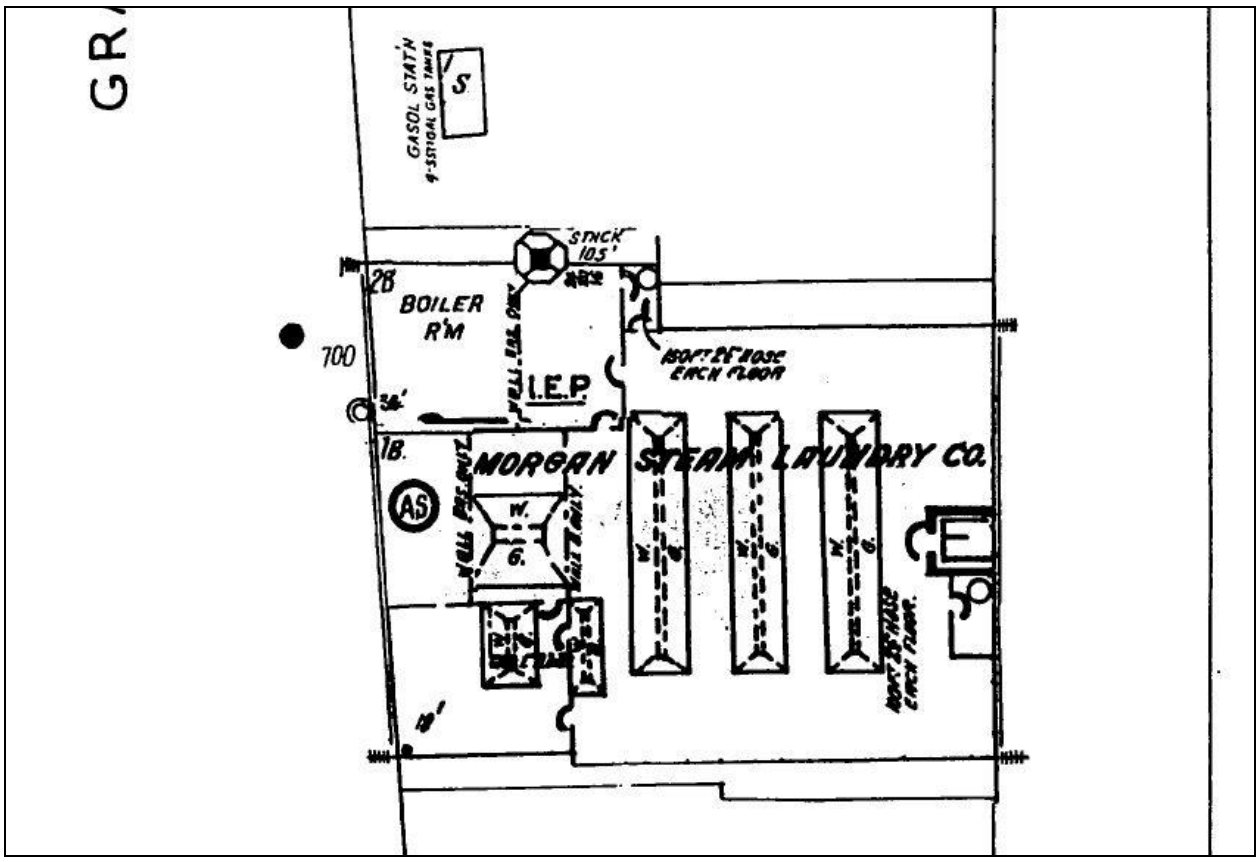
The Morgan Steam Laundry building appears to consist of load-bearing brick walls, though it has some traits of early twentieth century Daylight Factory design, such as open floor plans, flat roofs, broad expanses of windows, and three long rows of skylights above the main work area. The laundry provided its own power with boilers (likely coal-fired) in the room at the northwest corner of the building, adjacent to the character-defining 105 foot tall brick polygonal smokestack with two decorative rows of corbelled brick. The 1935 Sanborn Fire Insurance Company map illustrates other then-modern features of the building, including hoses and an automatic sprinkler system for fire suppression, and an elevator tower in the center of the east wall (originally topped by a water tank). Most parts of the building contain two floors but the heights vary, as the building is stepped to accommodate the natural topography of the site, sloping downward from west to east. Other notable features include stepped parapet roofs with limestone coping, window bays separated by shallow square pilasters, some surviving original multi-light windows (especially on the south façade), decorative linear brickwork above window openings with stone lintels below, a corbelled brick cornice on the elevator tower and vestiges of an ornamental metal cornice elsewhere.

Comparison of photographs taken in 1936 with modern street views suggests that the Morgan Steam Laundry has lost some integrity mostly through deterioration (e.g., the loss of large sections of the metal cornice, boarded up and replaced windows, loss of the water tank and most likely all interior equipment related to textile laundering, and new doors). However, the plan, massing, and fenestration patterns are intact, and the building still clearly conveys its industrial function with its flat roofs, large windows, minimal ornament, and smokestack.

Figures



1921 Bromley and Co. *Atlas of the Borough of the Bronx* (NYPL digital collections)



1935 Sanborn Fire Insurance Company Map, *New York City 1908-1947, Volume 9*, page 77 (NYSL digital collections).



1936 view of the Morgan Steam Laundry, looking south along Grand Concourse (NYC Municipal Archives).



1936 view of the Morgan Steam Laundry, looking north at East 153rd Street (NYC Municipal Archives).



Circa 2015 Google street view looking south along Grand Concourse.



Circa 2015 Google street view looking at the south elevation of the Morgan Steam Laundry building.

HAZARDOUS MATERIALS APPENDIX

NYC Environmental Protection

Emily Lloyd
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
Fax (718) 595-4479
alicata@dep.nyc.gov

July 28, 2015

Mr. Robert Dobruskin
Director, Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, New York 10007

Re: Concourse Village West Apartments Rezoning
702 Grand Concourse –Block 2458, Lot 13
180 East 156 Street- Block 2458, Lot 35
729 Sheridan Avenue- Block 2458, Lot 49
Block 2458, Lots 13, 35 and 49 (Applicant Owned Sites)
Block 2458, Lots 6, 43, and portions of Lot 16, 25, and 26
CEQR # 77DCP111X
Bronx, New York

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the June 2015 Environmental Assessment Statement and the April 2013 and August 2013 Phase I Environmental Site Assessment Reports (Phase I) prepared by environmental project data statements company (EPDSCO) on behalf of Upper Manhattan Development Corp. (applicant) for the above referenced project. It is our understanding that the applicant is requesting a zoning map amendment and a zoning text amendment from the New York City Department of City Planning (DCP) to rezone Block 2458, Lots 13, 35 and 39 (applicant own proposed development site) from an existing C8-3 and C8-3 (C) zoning to the proposed R7D (C), R7D/C1-4 and R8 zoning. In addition the applicant is also requesting a zoning text amendment to modify zoning resolution 23-933, Appendix F to designate the newly mapped R7D and R7D/C1-4 districts and most of R8 (C) 3 districts inclusionary housing designated areas. It should be noted that the rezoning action also consisted of non-applicant owned sites (Block 2458, Lots 6, 43, and portions of Lots 16, 25, and 26) from their existing C8-3 zoning to the proposed R7D and R7D/C1-4 zoning. The rezoning action will facilitate the development of one residential and two mixed used buildings on the three applicant-owned parcels (Lots 13, 35 and 39) totaling 273,971.6 gross square feet in floor area in Bronx community District 4. As currently proposed, the buildings would be comprised of 213 dwelling units, 6,300 gsf of use group 6 commercial retail space, 9,500 gsf of Use Group 3 community space and 39,554.42 gsf of accessory parking floor area in the buildings.

Block 2458, Lot 13 (Applicant owned Site)

The August 2013 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including a parking lot, a garage building, gasoline filling station, auto repair garage, a U-Haul facility, Meineke Discount Muffler, Meineke car care center, A.G. Concourse auto service and reliable parking service, and a Laundromat. The New York State Department of Environmental Conservation (NYSDEC) Spills database identified 58 spill incidents within an approximate 1/2-mile radius of the project site of which 49 of these SPILLS have been closed by NYSDEC and nine SPILLS remain open.

Block 2458, Lot 35 (Applicant owned Site)

The April 2013 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including gasoline filling stations, automobile parking, auto repair and auto body shop, office uses, retail stores and coin operated laundromat facility. It should be noted that the NYSDEC conducted an investigation under spill numbed 05-51708 in the area surrounding the project site. Four groundwater monitoring wells were observed on the project site and numerous groundwater monitoring wells were also observed in the sidewalks surrounding the project site. The NYSDEC Spills database identified 54 spill incidents within an approximate 1/2-mile radius of the project site, of which seven are active spills within more that ¼ mile radius of the site.

Block 2458, Lot 49(Applicant owned Site)

The April 2013 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including automobile parking, mattress and furniture warehouse, auto repair and auto body shop, office uses and retail stores uses, steam laundry company, laundromat, gasoline station, etc.,. It should be noted that the NYSDEC conducted an investigation under spill numbed 05-51708 in the area of the project site. Two groundwater monitoring wells were observed in the sidewalks surrounding the project site. The NYSDEC Spills database identified 47 spill incidents within an approximate 1/2-mile radius of the project site, of which six are active spills within more that ¼ mile radius of the site.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Block 2458, Lots 13, 35 and 49 (Applicant owned Sites)

DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcels. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental

Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.

Block 2458, Lots 6, 43, and portions of Lots 16, 25, and 26 (Sites not owned by applicant)

It should be noted that the above Lots are not under the control or ownership of the applicant and they are not included in the proposed development plans for this project. DEP recommends that an "E" designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject properties. The "E" designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. These applicant(s) should be directed to coordinate further hazardous materials assessments through the Mayor's Office of Environmental Remediation.

DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork. Future correspondence and submittals related to this project should include the following CEQR number **77DCP111X**. If you have any questions, you may contact Maurice Winter at (718) 595-4514.

Sincerely,

Maurice S. Winter
Deputy Director, Site Assessment

c: E. Mahoney
M. Winter
W. Yu
T. Estesen
M. Wimbish
O. Abinader – DCP
I. Young – DCP
File

INFRASTRUCTURE APPENDIX

Environmental Protection

Emily Lloyd
Commissioner

James J. Roberts, P.E.
Deputy Commissioner
Bureau of Water &
Sewer Operations

59-17 Junction Boulevard
Flushing, NY 11373

watersewerplanning@dep.nyc.gov

MEMORANDUM

To: Mitchell Wimbish
Terrell Estesen
BEPA

From: Guo Zhan Wu GWU
BWSO

Subject: CEQR # 77DCP111X
Concourse Village West - Preliminary Draft Environmental Impact Study
Borough of the Bronx

Date: April 29, 2016

This is in reference to the Environmental Assessment Statement received by BEPA from the Department of City Planning dated April 1, 2016, which BWSO received on March 4, 2016. Please be advised of the following comments.

1. Distribution Engineering has no comments in regards to water demand. Please note that there is an existing 12" water main located within the sidewalk of Grand Concourse. Extra care should be taken during any proposed construction activities in the vicinity of this water main.

2. The proposed rezoning results in an increase of 238% for the sanitary flow in the adjacent sewers. This will also have implications to the downstream regulators and the CSO.

    a. A sanitary connection to the combined sewer in Grand Concourse will direct the flow to Regulator WIB-59. A sanitary connection to the combined sewer in Concourse Village West will direct the flow to Regulator WIB-58. Regulator WIB-58 has a lower capacity than Regulator WIB-59, and thus will be more impacted by the development if a connection is made into Concourse Village West.

    b. There will be a need to amend the existing/pending City Drainage Plan. In addition, a hydraulic analysis of the existing sewer system may be needed to determine whether the existing sewer system is capable of supporting higher density development and related increase in wastewater flow.

3. There are combined sewers fronting the property. Please restrict the storm flow per the following:

    a. As per the new stormwater requirements, the Stormwater Release Rate must be no more than the greater of 0.25 cfs or 10% of the Allowable Flow or, if the Allowable Flow is less than 0.25 cfs, no more than the Allowable Flow. Allowable Flow is defined as the stormwater flow from a development that can be released into an existing storm or combined sewer based on existing sewer design criteria.

    b. A method of retaining or detaining the site generated storm flow must be provided and must adhere to the Stormwater Release Rate requirements stated above.

C: Jannine McColgan, P.E., Director, Water & Sewer Planning
Ketki Patel, P.E., EIC, Drainage & Modeling
Andy Lu, Review Engineer
File; AL/al
Record No.: 38358

AIR QUALITY APPENDIX

BLOCK	LOT	ADDRESS	INDUSTRIAL INSTALLATION NUMBERS
5 BEMENT AVENUE, STATEN ISLAND 10310			
150	9	45 ELIZABETH AVENUE	GA0050-90
184	80	RICHMOND TERRACE	NO RECORD
184	400	RICHMOND TERRACE	NO RECORD
184	100	RICHMOND TERRACE	NO RECORD
184	360	RICHMOND TERRACE	NO RECORD
184	33	RICHMOND TERRACE	NO RECORD
157	9	1320 RICHMOND TERRACE	GB000506
157	4	1380 RICHMOND TERRACE	CANCELLED
157	1	1388 RICHMOND TERRACE	NO RECORD
125 EDGEWATER STREET 10305			
2822	1	951 BAY STREET	GA003993 & GB004309
2823	31	100 EDGEWATER STREET	NO RECORD
2820	110	181 EDGEWATER STREET	NO RECORD
2825	19	1025 BAY STREET	NO RECORD
2825	4	110 EDGEWATER STREET	NO RECORD
CONCOURSE VILLAGE, BRONX 10451			
2458	35	180 EAST 156 STREET	NO RECORD
2458	6	700 GRAND CONCOURSE	NO RECORD
BEACH GREEN NORTH, QUEENS 11691			
15853	40	ROCKAWAY BEACH BLVD	NO RECORD
15853	48	ROCKAWAY BEACH BLVD	NO RECORD
15853	53	ROCKAWAY BEACH BLVD	NO RECORD
15853	90	ROCKAWAY BEACH BLVD	NO RECORD
15855	1	48-09 ROCKAWAY BEACH BLVD	NO RECORD

January 19, 2016

John,

I searched by block and lot and street address. There are no industrial permits or boiler permits on file.

Gerry

From: jstrauss-css@nyc.rr.com [mailto:jstrauss-css@nyc.rr.com]
Sent: Friday, January 15, 2016 11:44 AM
To: Kelpin, Gerry <Gerryk@dep.nyc.gov>
Subject: DCP Request for Proposed Concourse Village Apts

Hi Gerry:

We received the following comment from DCP on our EAS for the Concourse Village Apts in the South Bronx.

"Since industrial uses were identified on Block 2443, Lot 80 (790 Concourse Village West), please conduct a permit search for that parcel (e.g. from DEP)."

Could you provide me with that information?

Thank you.

John Strauss, President
Compliance Solutions Services, LLC
434 West 20th Street, Suite 8
New York, NY 10011
212-741-3432 (phone); 917-941-2723 (cell)