A. INTRODUCTION

This chapter assesses the Proposed Actions potential effects on neighborhood character. As defined in the *City Environmental Quality Review* (CEQR) *Technical Manual*, neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use, socioeconomic, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and/or noise conditions; but not all of these elements contribute to neighborhood character in all cases. For a proposed project, a neighborhood character assessment under CEQR first identifies the defining features of the neighborhood and then evaluates whether the project has the potential to affect these defining features, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical analysis areas. Thus, to determine the effects of a proposed project on neighborhood character, the salient features of neighborhood character are considered together. According to the *CEQR Technical Manual*, neighborhood character impacts are rare, and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects to the neighborhood would result in an impact to neighborhood character. Moreover, a significant adverse impact identified in one of the technical areas that contribute to a neighborhood's character is not automatically equivalent to a significant adverse impact on neighborhood character, but, rather, serves as an indication that neighborhood character should be examined.

As outlined in **Chapter 1, "Project Description,"** the Proposed Actions would facilitate the construction of two Projected Development Sites. For conservative analysis purposes, the reasonable worst-case development scenario (RWCDS) anticipates that Projected Development Site 1 would be developed with an approximately 1,154,987 gross square foot (gsf) development containing 1,400 DUs (of which 350 would be affordable), 1,887 gsf of retail space, 22,638 gsf of community facility space, and 525 accessory parking spaces. Projected Development Site 2 would be redeveloped with a 219,296 gsf building containing 265 DUs (of which 66 would be affordable), approximately 15,000 gsf of commercial retail uses, and 115 accessory parking spaces. The Proposed Project would also contain 41,363 sf of publicly accessible open space along the waterfront that would run along the entire length of Projected Development Site 1, providing multi-layered active and passive recreation space.

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

B. PRINCIPAL CONCLUSIONS

The Proposed Actions would not result in significant adverse impacts related to neighborhood character. The neighborhood character of the study area is defined by a few key components, including its mix of land uses and building types, open space resources, vacant and industrial land. As described elsewhere in this EIS, the Proposed Actions would not result in significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; urban design and visual resources; and shadows. The

significant adverse transportation and noise impacts that have been preliminarily identified and described in the Transportation and Noise chapters, respectively, would not affect any defining feature of neighborhood character, nor would a combination of moderately adverse effects affect such a defining feature. Likewise, the impacts on open space resources would not affect any defining feature of neighborhood character.

The Proposed Actions would facilitate the development of a mix of residential, local retail, and community facility uses that would be consistent with the mixed-use character of the surrounding neighborhood. Vacant and underutilized land would be redeveloped at a scale and density that is compatible with, the built character of the surrounding area, including the 8 to 32-story future Astoria Cove development and the 11-31 story buildings associated with the future Halletts Point project. In addition, the Proposed Actions would result in 416 DUs of affordable housing which would help to ensure that a considerable portion of the new households would have incomes that would more closely reflect existing incomes in the study area and help ensure that the neighborhoods continue to serve diverse housing needs.

As shown by preliminary analyses, the Proposed Actions would result in increased transportation activities and significant adverse transportation impacts, the resulting conditions would be similar to those seen in the study area and would not result in levels of activity or service conditions that would be out of character with the surrounding neighborhood, which is already characterized by moderate vehicle and pedestrian volumes. Thus, the changes in transportation due to the Proposed Actions would not result in significant adverse impacts on neighborhood character. In addition, while incremental vehicle volumes introduced as a result of the Proposed Actions would increase noise levels adjacent to the Projected Development Sites to a degree that would be perceptible to individuals at several sensitive residential receptors (i.e., noise levels in exceedance of 3 dBA), the predicted noise levels would not be out of character with the surrounding neighborhood, and therefore, would not result in significant adverse impacts on neighborhood character.

C. METHODOLOGY

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

A preliminary assessment of neighborhood character determines whether changes expected in other technical analysis areas may affect a defining feature of neighborhood character. The key elements that define neighborhood character, and their relationships to one another, form the basis of determining impact significance; in general, the more uniform and consistent the existing neighborhood context, the more sensitive it is to change. A neighborhood that has a more varied context is typically able to tolerate greater change without experiencing significant adverse impacts. If there is no potential for a proposed project to affect the defining features of neighborhood character, a detailed assessment is not warranted.

Study Area

According to the *CEQR Technical Manual*, the study area for a preliminary assessment of neighborhood character is typically consistent with the study areas in the relevant technical areas assessed under CEQR that contribute to the defining features of the neighborhood. Therefore, the study area for this analysis is the same as that used for the analysis of land use, zoning, and public policy, which extends quarter-mile from the Project Area's boundaries, bounded by 14th Street to the east, Astoria Boulevard to the south, and the East River to the west and north.

D. PRELIMINARY ASSESSMENT

Defining Features

The Project Area is located within the western portion of Astoria on the Halletts Point peninsula. The neighborhood character of the study area is defined by a few key components, including its mix of land uses and building types, open space resources, vacant and industrial land.

As presented in **Chapter 2, "Land Use, Zoning, and Public Policy,"** the area surrounding the Project Area contains a general mix of uses, with the predominant land uses being residential, light industrial and vacant land/buildings. Residential and mixed-use properties (residential buildings with commercial and/or community facility uses on the lower floors) collectively occupy approximately 56.4 percent of the total land area. Of the lots with residential use only, the majority (approximately 29.3 percent) are developed as multi-family walkup buildings, while approximately 24.7 percent of residential-only lots are one- and two-family buildings. Although multi-family elevator buildings only comprise approximately 4.7 percent of the tax lots, they cover about 42.3 percent of the total land area.

The predominant land use to the east of the Project Area is industrial and residential. To the southeast of the Project Area, along Astoria Boulevard, uses include a mix of walk-up residential buildings, ground floor local retail uses, institutional uses, and a few industrial uses. The southern portion of the secondary study area is predominantly residential and includes the Astoria Houses, a NYCHA development. The Astoria Houses consist of 24 six- to seven-story residential buildings on a 27-acre campus and contain 1,104 dwelling units. The western portion of the study area is primarily characterized by industrial uses.

Local community facility/institutional uses include several churches and the Astoria Branch of the Queens Public Library. There are also several large open space resources within the secondary study area. A portion of Astoria Park is located to the northeast of the Project Area along the East River. To the south of the Project Area are several open space uses that include the Two Coves Community Garden and Halletts Cove Playground. Additionally, to the south the Astoria Houses campus also includes three playgrounds and two basketball courts. To the west of the Project Area, along the East River, is Whitey Ford Field, a 3.62-acre baseball field.

Like many New York City neighborhoods, Astoria faces various challenges, with many residents in need of affordable housing, economic opportunities, and community facilities and services. The 2014-2018 ACS Five-Year data estimate the median household income within the study area to be approximately $46,690, which was less than $60,762 for New York City and the Queens median household income of $65,534, indicating the presence of lower-income households in the study area. As discussed in **Chapter 3, "Socioeconomic Conditions,"** the New York University Furman Center's State of New York City's Housing and Neighborhoods in 2019 classified Queens CD 1 (Astoria) as severely rent burdened (spent more than 50% of household income on rent).

As a whole, the socioeconomic characteristics of the population living in the study area is already changing and is likely to continue to change over the next several years under the No-Action condition by 2031. At-

risk households are already experiencing rent pressures and the current average asking rents are not affordable to many of existing residents in the primary and secondary study areas. Given current market trends, it is very likely that demand for housing in the study area would continue to escalate in the future without the Proposed Actions, and that rents within the study area would significantly increase in the future without the Proposed Actions. Irrespective of the Proposed Actions, unprotected low- and moderate-income rental households would likely continue to experience indirect residential displacement pressures and could potentially move out of the area and therefore decrease in proportion to other households. The Proposed Actions' increase in supply of affordable housing may lessen the effects by relieving demand pressures and slowing down the pace of rental increase.

The Project Area is located in an area that has been identified by the City as an area that is neither underserved nor well-served by open space. The availability of open space resources in the Project Area are a defining feature of the neighborhood's character. Open space resources within the approximately half-mile study area include the approximately 59.96-acre Astoria Park, 3.62-acrea Whitey Ford Field, and the combined 5.7-acrea Halletts Point playground, Hallett's Cover Playground, and Hallett's Cove Esplanade. Additionally, the Proposed Actions include a 0.95-acre waterfront open space. Pursuant to *CEQR* methodology, the additional residents would result in a significant adverse active open space impact. Potential measures to mitigate the active open space impact are described in **Chapter 18, "Mitigation."**

The proposed With-Action buildings on the Projected Development Sites would be constructed on an existing block and would not entail any significant adverse impacts to urban design, including block shapes, street pattern and hierarchy, topography, open space, or natural features in the Project Area. The Proposed Actions would not create land uses or structures. The Proposed Actions are anticipated to satisfy some of the existing demand for affordable and market-rate units in the Astoria neighborhood.

The character of the study area, like that of many neighborhoods in New York City, is, in part, defined by the levels of pedestrian activity that exist. Preliminary analyses show that foot traffic in the immediate vicinity of the Project Area is moderate, especially along 26th Avenue. This is due in part to the presence of the currently vacant lots on the Projected Development Sites and manufacturing/industrial uses on the future Astoria Cove development site. Vehicular activity is concentrated along 27th Avenue and is much lighter along 26th Avenue.

Based on field measurements and noise monitoring, the Project Area is located in an area with moderate ambient noise levels. As noted in **Chapter 14, "Noise,"** noise levels along 26th Avenue were within the *CEQR* "Marginally Unacceptable (III)" and "Marginally Unacceptable (II)" noise exposure category and the East River monitoring location was within the *CEQR* "Acceptable" category. While predicted noise levels under the Proposed Actions are expected to increase in exceedance of the 3 dBA CEQR threshold, the predicted L_{10} noise levels in proximity to the Projected Development Sites are typical of many neighborhoods in New York City and are not a defining feature of the neighborhood.

Assessment of the Potential to Affect the Defining Features of the Neighborhood

The sections below discuss potential changes resulting from the Proposed Actions in the following technical areas that are considered in the neighborhood character assessment pursuant to the *CEQR Technical Manual*: land use, zoning, and public policy; socioeconomic conditions; open space; urban design and visual resources; shadows; transportation; and noise. The assessment uses the findings from the respective chapters of this EIS to identify whether the Proposed Actions would result in any significant adverse impacts or moderate adverse effects in these technical areas and whether any such changes would have the potential to affect the defining features of neighborhood character. As described below,

defining features of the study area neighborhood would not be affected either through the potential of any significant adverse impacts or a combination of moderate effects in these technical areas.

Land Use, Zoning, and Public Policy

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on land use, zoning, and public policy, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. The Proposed Actions would facilitate the development of a mixed-use development project with residential, local retail, community facility, and open space uses.

The Proposed Actions would allow new residential, commercial, and community facility development at a scale and density that is compatible with the existing zoning designations in the surrounding areas. While the affected area is currently zoned for manufacturing uses, it is located within an area that is largely characterized by residential uses. The affected area contains underutilized and vacant lots, where residential uses are not permitted per the existing zoning. The proposed rezoning would therefore provide opportunities for new affordable and market rate residential development on those underutilized lots. The Proposed Actions would ensure that the zoning designation more accurately reflects the area's development trends. The proposed residential, local retail, and community facility uses would be comparable to existing and planned developments in Astoria, and would directly support several major City policies aimed at increasing supply of affordable housing in New York City.

As described in **Chapter 2, "Land Use, Zoning, and Public Policy,"** no significant adverse impacts related to land use, zoning, or public policy would occur in the future with the Proposed Actions. The Proposed Actions would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policies in the surrounding area. The Proposed Actions would not result in land uses that conflict with surrounding land uses or public policies applicable to the Projected Development Sites or the secondary study area.

Socioeconomic Conditions

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Actions on socioeconomic conditions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed in **Chapter 3, "Socioeconomic Conditions,"** it was concluded that the Proposed Actions would not result in significant adverse socioeconomic impacts.

As discussed in the chapter, there is already an existing trend in the study area toward residential development and the introduction of a more affluent population that is anticipated to accelerate in the future without the Proposed Actions. This trend is expected to continue in the future without the Proposed Actions. Although the population that would be introduced by the Proposed Actions would include a larger proportion of households at higher incomes, the affordable housing component resulting from the Proposed Actions would ensure that a portion of the new population would have incomes that would more closely reflect existing incomes in the study area. The affordable housing units added by the Proposed Actions would maintain a diverse demographic composition within the study area and would not alter the character of the neighborhood.

Open Space

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Development on publicly accessible open space, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed in **Chapter 5,**

"Open Space," the Proposed Actions would not have a direct impact on open space resources in the study area nor would they result in the physical loss of existing public open space resources or significant adverse shadow, air, noise, or other environmental impacts that would affect the usefulness of any study area open space, the detailed analysis determined that the Proposed Actions would result in a decrease in the active open space ratio of over five percent. Therefore, the Proposed Actions would result in significant adverse impacts to open space. Additionally, the Proposed Actions would result in the creation of new publicly accessible open space that would contribute to the open space character of the neighborhood.

However, pursuant to CEQR methodology, as the additional residents would exacerbate existing deficiencies in active open space in the study area, a significant adverse active open space impact would result. Potential measures to mitigate the active open space impact are described in **Chapter 18, "Mitigation."**

Shadows

Defining features of the neighborhood would not be adversely affected due to potential shadow effects of the Proposed Development, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As discussed in **Chapter 6, "Shadows,"** the incremental shadows from the Proposed Development would result in incremental shadow coverage on area one open space resource, Whitey Ford Field and one natural resource, the East River. All open spaces would continue to receive a minimum of four to six hours of direct sunlight throughout the growing season. Additionally, project-generated shadows would not have any adverse impacts on the aquatic biota in the East River.

Urban Design and Visual Resources

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

Street Pattern and Streetscape

While 3rd Street is a mapped street, it is currently unimproved. The Proposed Actions would facilitate the demapping and improvement of 3rd Street to be a two-way 50-foot wide publicly accessible street. The redevelopment of 3rd Street would be a marked improvement over the No-Action condition and would allow enhanced pedestrian and vehicular circulation within the waterfront and would be consistent with the regular grid pattern characteristic of the surrounding area. In addition, streetscape improvements and ground floor retail and community facility space along the public corridors would enhance the pedestrian realm, making the surrounding area more active and inviting.

Buildings

As described in **Chapter 7, "Urban Design and Visual Resources,"** the Proposed Actions would result in a significant change to the urban design character of the Project Area. Projected Development Site 1 would include a building with three towers ranging in height from 238 to 350 feet tall. Projected Development Site 2 would include a building with a height of 150 feet. The height and bulk of the proposed buildings would be substantially taller than the vacant site and existing vacant two-story building within the Project Area. Compared to the future without the Proposed Actions, the visual appearance, and thus the pedestrian experience of the area, would change considerably, with lower-density development pursuant to as-of-right zoning replaced with a mix of uses with a taller and bulkier built character.

The With-Action development would be consistent with planned residential development in Astoria. The Proposed Project's height and bulk will be in keeping with the future of the Halletts Point Peninsula.

Immediately to the east of the Project Area lies Astoria Cove, once completed, will include five buildings with heights ranging from 8 stories (80 feet tall) to 32-stories (320 feet tall). The Halletts Point project will facilitate the construction of 11 buildings ranging in height from 11 to 31 stories. Projected Development Site 1, by comparison, will include three towers ranging in height from 230 to 350 feet in height. The Proposed Project will therefore create continuity in the Halletts Point Peninsula, as three of the proposed developments on the peninsula will be similar in size.

Development of the Project Area would contribute to the urban design character of the neighborhood from the pedestrian perspective by creating a continuous streetwall and visual connectivity. Instead of a stretch of industrial and manufacturing buildings, the pedestrian experience of the area would include new buildings with active ground floor uses. Therefore, the proposed height of the towers and the overall massing of the new development would result in changes to the urban design and visual resources of the study area but do not constitute significant adverse impacts.

Natural Features and Open Space

Additionally, Projected Development Site 1 will include 0.95 acres of publicly accessible waterfront open space that will connect directly to the approved shore public walkway at Astoria Cove. These pedestrian areas and pathways would also improve access to the waterfront and circulation on the Project Area, as well as providing a cohesive transition and connection between the Project Area and surrounding open space resources. The public walkway would help to enhance the pedestrian experience under future conditions with the Proposed Actions.

Visual Resources and View Corridors

The Proposed Actions would result in the construction of large-scale structures on currently vacant or underutilized lots. Development facilitated by the Proposed Actions would be constructed so as to establish new view corridors, opening up new views to the northeast along the proposed and improved 3rd Street. The view corridors are currently obstructed by fencing and would remain obstructed in the No-Action condition. As such, the Proposed Actions would open up views of visual resources in the surrounding area, including the East River and Randall's/Ward's Island, the Manhattan skyline, Roosevelt Island, and the RFK and Hell Gate Bridges. As such, the Proposed Actions would not result in a significant adverse impact to visual resources and view corridors within the primary study area.

Overall, the Proposed Actions would result in an improved street pattern and streetscape more consistent with the surrounding secondary study area, the construction of buildings consistent with the city's goals of development along the waterfront, and the continuation of existing and planned open space in the surrounding area. As such, the Proposed Actions would not result in a significant adverse impact to urban design and visual resources.

As the Proposed Actions would facilitate the construction of a building with multiple large towers along the East River (an area where potentially high wind conditions can occur), a detailed analysis of pedestrian wind conditions was undertaken to determine whether the Proposed Project might result in accelerated ground-level winds. The assessment of pedestrian-level wind effects was completed based on the current conceptual level of design of the Proposed Project. The results of the wind tunnel analysis indicated that wind conditions on the development site, including most entrances, and on the sidewalks surrounding the Proposed Project, are generally suitable for intended use year round. The results of the wind tunnel study (included in Appendix B) indicated that generally, conditions surrounding the Proposed Project are generally comfortable for leisurely walking or better year-round. Stronger wind flows, conducive to fast walking in the winter, occur near the southwest corner of the development site, as well as along the proposed esplanade to the north. Elevated pedestrian wind conditions would be limited to the building entrances for Tower 2 and Tower 3 located off the driveway from Third Street. As the potential high wind conditions at these locations would only occur during the winter months and would occur at a location

where a limited number of pedestrians would be affected, no significant adverse urban design impacts due to pedestrian wind would result at this location.

Transportation

Defining features of the neighborhood would not be adversely affected due to potential effects of the Proposed Development on transportation, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As described in **Chapter 11, "Transportation,"** the preliminary results show that the Proposed Actions would result in significant adverse transit (bus and subway), traffic, and pedestrian impacts. The Proposed Actions would not result in significant adverse parking impacts. As described in **Chapter 18, "Mitigation,"** most of the traffic, pedestrian, bus line haul, and subway station element impacts could be fully or partially mitigated, although some unmitigated traffic impacts would remain.

Of the intersections that would remain unmitigated, most of them would operate under congested conditions in the future without the Proposed Actions. As such, the traffic impacts associated with the Proposed Actions would not be expected to result in substantial changes to neighborhood character. Moreover, as described above, the study area's traffic conditions are not a defining feature of the neighborhood character of the area; the neighborhood includes both narrow one-way streets, often carrying one or two lanes of moving traffic and two-way higher capacity roadways characterized by moderate to moderately congested conditions during peak travel times.

As noted above, the character of the study area, like that of many neighborhoods in New York City, is, in part, defined by the levels of pedestrian activity that exist. Preliminarily, the Proposed Actions would result in increases to pedestrian volumes, sidewalks in the surrounding area have sufficient capacity to absorb new pedestrian users and analyzed sidewalks would continue to operate under slightly restricted conditions or better and would not represent a significant adverse impact on the character of the neighborhood. The introduction of new vehicle volumes, despite the preliminary anticipated impacts that are disclosed in **Chapter 11**, would also not represent a significant adverse impact on the character of the neighborhood. Therefore, no significant adverse impacts to neighborhood character would result.

Noise

Defining features of the neighborhood would not be adversely affected due to potential noise effects of the Proposed Actions, either singularly or in combination with potential impacts in other relevant technical areas discussed in this section. As described in **Chapter 14, "Noise,"** the Proposed Actions would result in significant adverse noise impacts related to traffic-generated noise at 10 existing residential buildings: 3-04 – 3-06 26th Avenue, 3-08 – 3-10 26th Avenue, 26-38 3rd Street, 26-31 3rd Street, 26-24 3rd Street, 26-18 3rd Street, 26-19 3rd Street, 26-15 3rd Street, 26-11 3rd Street, and 26-35 3rd Street. As described in **Chapter 18, "Mitigation,"** practicable and feasible mitigations measures will be explored in consultation with DCP and additional work will be conducted between the DEIS and FEIS to provide a sufficient reduction to the identified noise increments to remain below the CEQR threshold (i.e., 3 dBA) or to lower interior noise levels at the identified impacted existing noise receptors to an acceptable range. If warranted, possible mitigation measures could include installing storm windows or providing an alternate means of ventilation (including, but not limited to, air conditioning) to impacted existing noise receptors where these measures are not already in use. However, if interior noise levels at the identified impacted existing noise receptors are still above the acceptable level (i.e., 45 dBA or lower for residential/community facility uses, and 50 dBA or lower for commercial office uses) and there are no

other feasible and practicable mitigation measures that are identified, the significant adverse mobile source noise impacts would be considered either partially mitigated or would remain unmitigated. However, in the event that the identified noise impact remains unmitigated, the predicted L_{10} noise levels in proximity to the Projected Development Sites are typical of many neighborhoods in New York City and are not a defining feature of the neighborhood.

Additionally, the analysis determined that the 26th Avenue frontage and all other facades within 50 feet of 26th Avenue at the Projected Development Sites would require an (E) Designation that would specify the amount of noise attenuation to be provided by the buildings' windows and walls. in order to maintain an interior noise level of 45 dBA or lower for residential/community facility uses or 50 dBA or lower for commercial office uses, 33 dBA would be required along Projected Development Site 1's 26th Avenue frontage within 140 feet of 3rd Street and the facades facing 2nd Street within 50 feet of 26th Avenue, and 31 dBA along Projected Development Site 1's facades facing 9th Street within 50 feet of 26th Avenue for residential and community facility uses; and attenuation of 31 dBA would be required along Projected Development Site 2's 26th Avenue frontage and all other facades within 50 feet of 26th Avenue for residential and community facility uses .

Therefore, the Proposed Actions would not result in any significant adverse noise impacts related to building attenuation requirements at the Projected Development Sites. While the increase in noise levels would be readily noticeable under the Proposed Actions, the predicted noise levels in proximity to the Project Area are typical of many neighborhoods in New York City and would remain so in the With-Action condition; moreover, noise is not a defining feature of the neighborhood. Therefore, the incremental increase in noise levels resulting from the Proposed Actions would not constitute a significant adverse impact on neighborhood character.