Chapter 1: Project Description

A. INTRODUCTION

This Draft Environmental Impact Statement (EIS) considers the potential for proposed land use actions in support of a new Center East building (Proposed Project) to replace the existing New York Blood Center (NYBC) building to have significant adverse environmental impacts. The Applicant is requesting a rezoning and other discretionary actions (the Proposed Actions) from the City Planning Commission (CPC) to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area which also includes Block 1441, Lots 1001–1202, and Block 1421, p/o Lot 21 (see **Figure 1-1**).

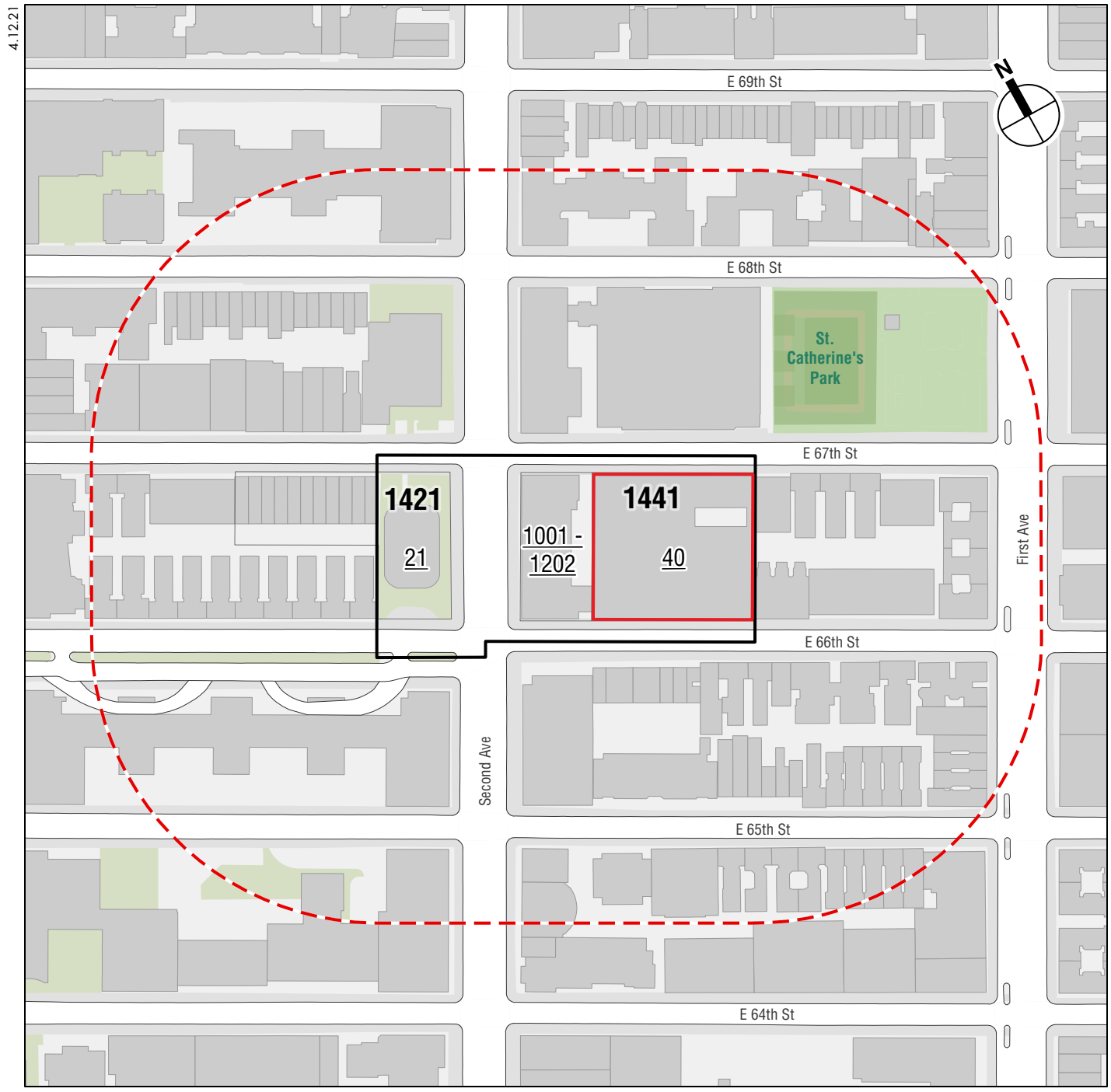
To facilitate the Proposed Project the Applicant is requesting several actions from the New York CPC: a zoning map amendment in order to rezone the Development Site from R8B to C2-7; designation of the Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001–1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8 (see **Figure 1-2**). The Applicant is also requesting a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below, under "Proposed Actions." In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

The New York City Department of City Planning (DCP), acting on behalf of CPC, will be the lead agency for environmental review. Based on the Environmental Assessment Statement (EAS) that has been prepared, the lead agency has determined that the Proposed Actions have the potential to result in significant adverse environmental impacts, requiring that an EIS be prepared. This chapter includes a description of the Proposed Project and the actions necessary for its implementation, presents the proposed framework for the EIS analysis, and discusses the procedures to be followed in the preparation of the Draft EIS (DEIS). The 2020 *City Environmental Quality Review (CEQR) Technical Manual* will serve as a general guide on the methodologies and impact criteria for evaluating the Proposed Actions' effects on the various areas of environmental analysis.

B. PROJECT DESCRIPTION

DESCRIPTION OF THE REZONING AREA AND THE DEVELOPMENT SITE

The Rezoning Area (shown on **Figure 1-1**) is composed of the following tax lots:

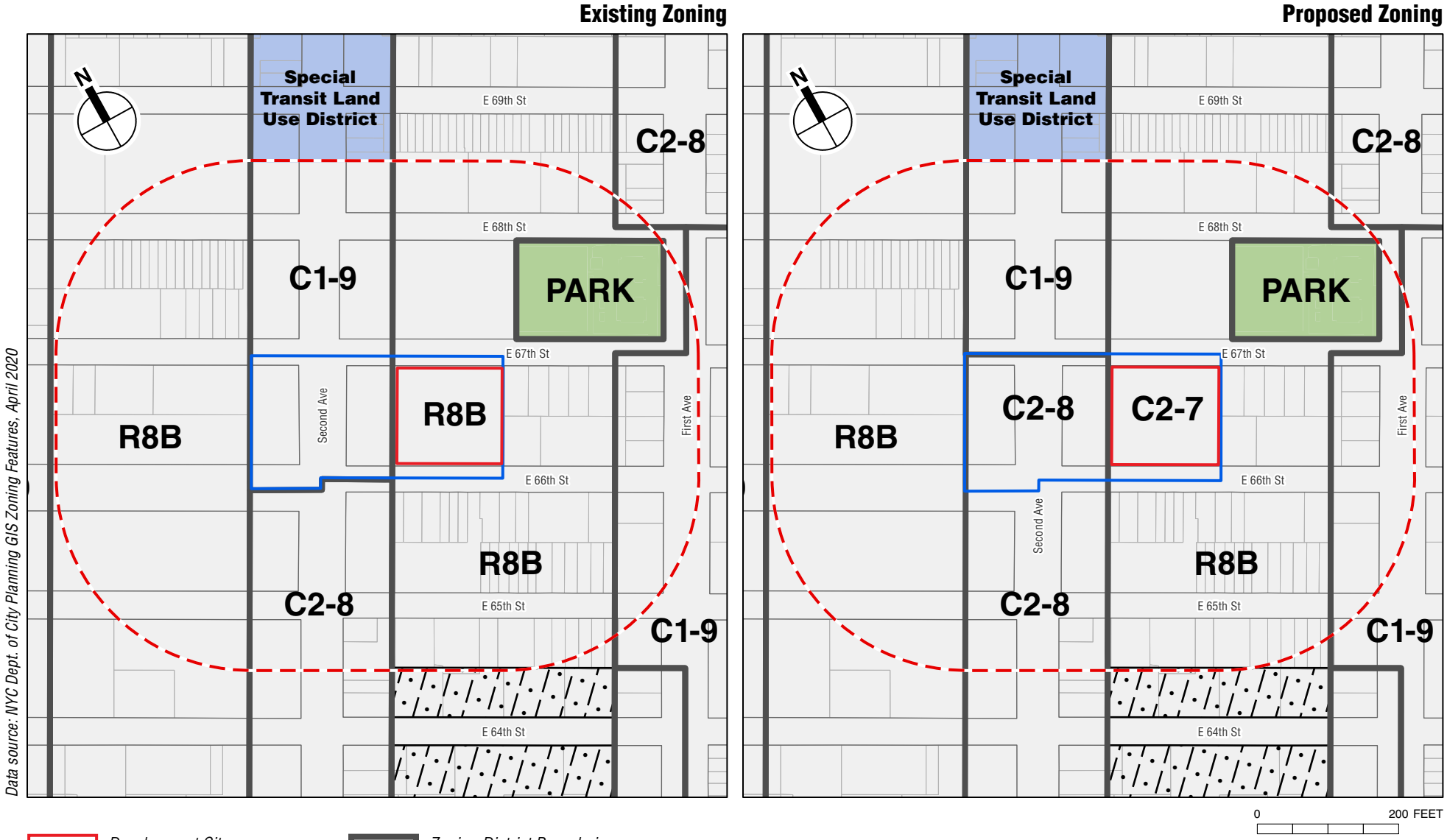


Project Location

NEW YORK BLOOD CENTER—CENTER EAST

Figure 1-1

7.15.20



Data source: NYC Dept. of City Planning GIS Zoning Features, April 2020

Existing and Proposed Zoning

NEW YORK BLOOD CENTER—CENTER EAST

Figure 1-2

- Block 1441, Lot 40 (Development Site);
- Block 1441, Lots 1001–1202 (on the Second Avenue end of the block); and
- The portion of Block 1421, Lot 21 within 100 feet west of Second Avenue.

The Development Site is occupied by a three-story former trade school built in 1930. The existing NYBC structure has been used by the Applicant for their existing operations including laboratories, offices, and van parking since 1964. Among the existing biomedical research laboratories at NYBC there is a Biosafety Level-3 (BSL-3) laboratory. Although the existing NYBC structure has been modernized over the years, it is antiquated and not suitable for modern scientific research. The primary pedestrian entrance is on East 67th Street, while the service entrance, wheelchair entrance, two curb cuts, loading docks, and access to 30 accessory parking spaces are all on East 66th Street. An existing auditorium space inside the building is used for meetings including some meetings of Community Board 8.

In addition to the existing NYBC facility, the Rezoning Area contains two residential buildings, not owned or controlled by the Applicant. Immediately adjacent to the Development Site on Lots 1001–1202 is 310 East 66th Street, a 16-story, approximately 208,000-gsf white brick-clad building on Second Avenue between East 66th and East 67th Streets. It has ground floor retail uses in its Second Avenue frontage. Across Second Avenue is a 45-story approximately 776,206 gsf tower sheathed in dark glass and set back from the surrounding streets (Block 1421, p/o Lot 21). It has a sunken ground level with retail space. It is part of a larger development which includes townhouses on East 67th Street that are outside the rezoning area. Given the existing size and use of these two buildings, neither site is expected to be redeveloped as a result of the rezoning.

DESCRIPTION OF SURROUNDING AREA

The blocks surrounding the Rezoning Area contain a variety of residential and institutional uses. The eastern end of the block on which the Development Site is located is residential except for a small structure which houses a New York Public Library (NYPL) branch and small retail and restaurant uses along and near First Avenue.

The Julia Richman Educational Complex (JREC) occupies the western half of the block to the north of the Development Site between First and Second Avenues. The structure now houses an elementary school, a middle school, and four high schools. St. Catherine's Park occupies the eastern end of the same block. It has play areas for smaller children, sitting areas and paved sports courts. Throughout the park are numerous shade trees and plantings. In the block to the north of JREC and St. Catherine's Park, the Memorial Sloan-Kettering Center for Prostate and Urologic Cancer faces the park and larger residential buildings on the western end of the block face the school.

The block to the south of the Development Site is largely residential with the Memorial Sloan-Kettering Breast Center and Imaging Center on the Second Avenue end of the block and the more typical small scale retail and restaurant uses on the ground floors of buildings on the First Avenue end of the block.

West of Second Avenue and the Rezoning Area between East 66th and 67th Streets are smaller and larger scale residential buildings. The block on the south side of East 66th Street west of Second Avenue is occupied by a full block white brick residential building. The block on the north side of East 67th Street west of Second Avenue is occupied by a variety of residential structures and a large commercial building housing television studios.

The main campuses of Memorial Sloan-Kettering Cancer Center, New York-Presbyterian Hospital, Weill Cornell Medical, the Rockefeller University, and the Hospital for Special Surgery are all located in the blocks east of First Avenue.

DESCRIPTION OF THE PROPOSED PROJECT

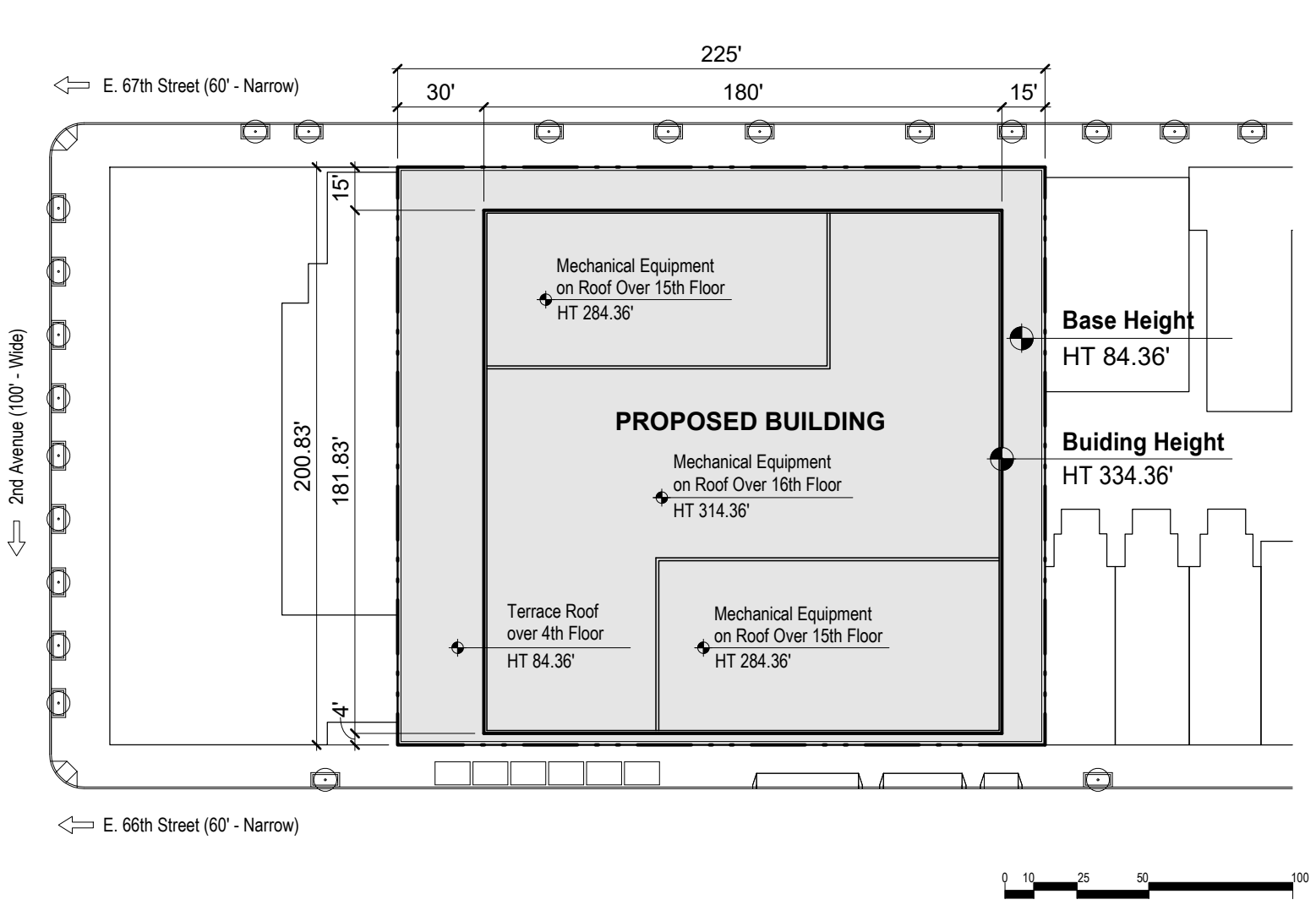
The existing aging NYBC building on the Development Site would be demolished and replaced with a new building of approximately 596,200 gsf, split between 206,400 gsf of Use Group (UG)-4 community facility uses for the Applicant and 389,800 gsf of commercial laboratories and related uses for the Applicant's partners. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall (see **Figures 1-3 through 1-5**).

The design of the Proposed Project comprises a four-story base covering the entire lot and above that would be a laboratory tower providing floor plates of a minimum of 29,000 gsf with 16-foot floor-to-floor heights required to accommodate the robust mechanical systems needed in laboratory buildings. These building dimensions were established based on rigorous laboratory planning dimensions. Three curb cuts are proposed on East 66th Street to accommodate service access, including loading, waste removal, and the Applicant's fleet parking.

The massing of Proposed Project would be a direct outgrowth of the programmatic organization of the building and associated functional requirements (see **Figures 1-6 and 1-7**). The four-story building base would be the modern new home of the Applicant, while the upper stories would contain state-of-the art laboratories for commercial and academic life science partners. Among the biomedical research laboratories in the proposed building, there would be a BSL-3 laboratory space for NYBC that would replace and modernize NYBC's existing BSL-3 laboratory. The proposed building would also include certified clean room facilities that would be approved under Current Good Manufacturing Practice (cGMP) guidelines for use in the small-scale production of cellular therapies, trial vaccines, and other materials used in connection with clinical trials. These facilities would replace similar clean room facilities in the Blood Center's existing building, which are used for the production of cellular therapies and other biological products. Envisioned as a dynamic vertical campus, interaction zones throughout the building would be visible in the façade articulation to break down the scale of the building and express the vibrant community housed there. The Proposed Project would respond to the diverse urban and architectural context of the Upper East Side through its massing and façade materials. The upper portion of the building has been designed to resemble a floating cube over the building base. It would be enclosed in frosted white glass, balancing both vision and opaque zones to meet stringent energy performance metrics. The light tone of the façade, rendered in glass, is intended to evoke the light-colored masonry which is a prevalent building material for both residential and institutional buildings in the surrounding context. Approximately 15,000 square feet of exterior open space would be created in a roof garden where the upper portion of the building is setback from the base. The open space would wrap around the entire building, but it would be widest on the west side. It would feature plantings as well as paved areas. The roof garden would be an important tenant amenity.

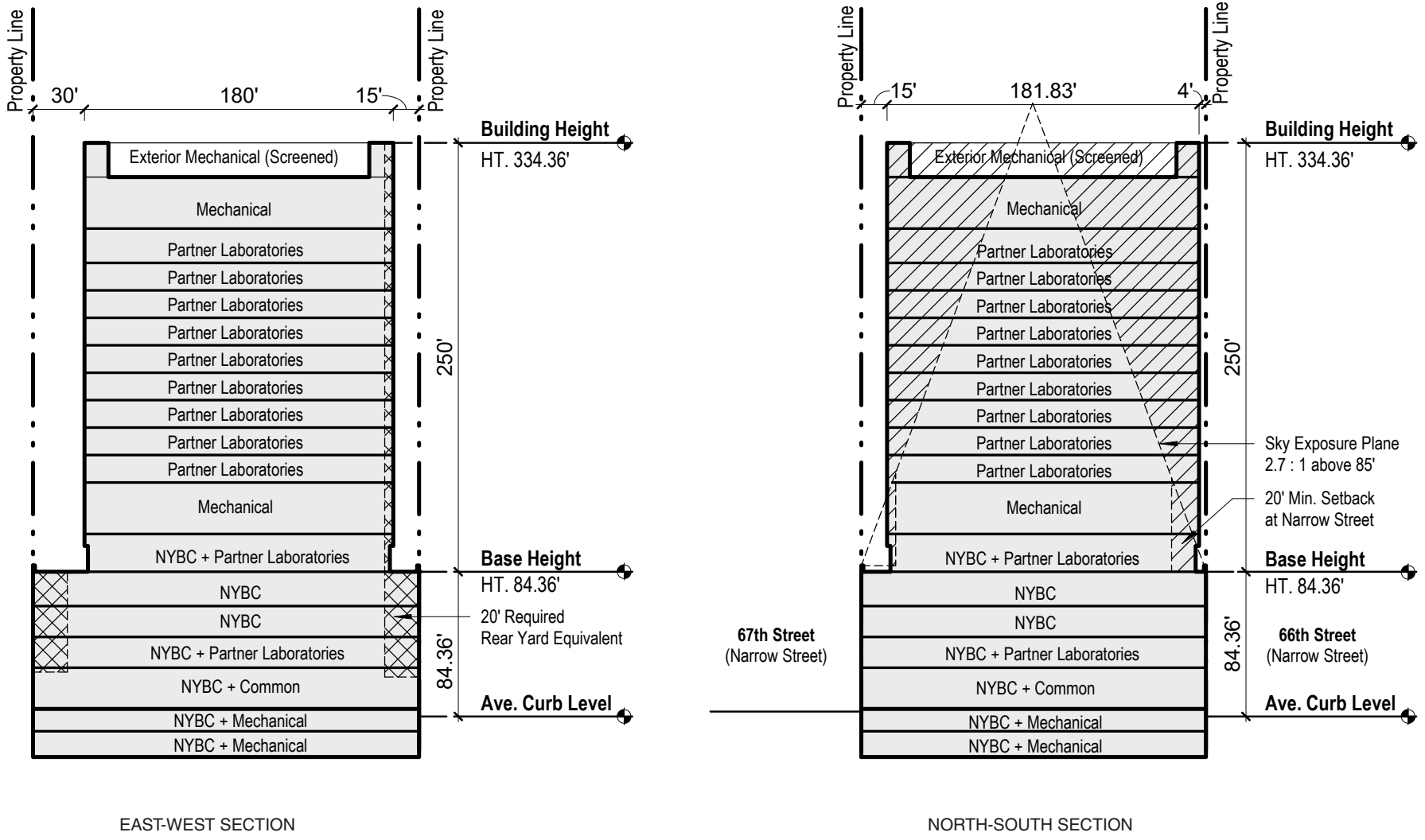
The simplicity of the upper floors is a counterpoint to a more textured pedestrian-scaled building base which would create the street wall along East 66th and East 67th Streets and would relate to the texture, rhythm and scale of row houses. The pedestrian experience along East 66th and East 67th Streets would be transformed with large expanses of glass storefront at the ground floor, exposing activity within the building, enlivening the neighborhood and engaging the city.

In addition to a café open to the public, there would be a multi-purpose room on the ground floor. It would accommodate meetings including evening meetings of Community Board 8. While the



Source: Ennead Architects

Proposed Project - Site Plan

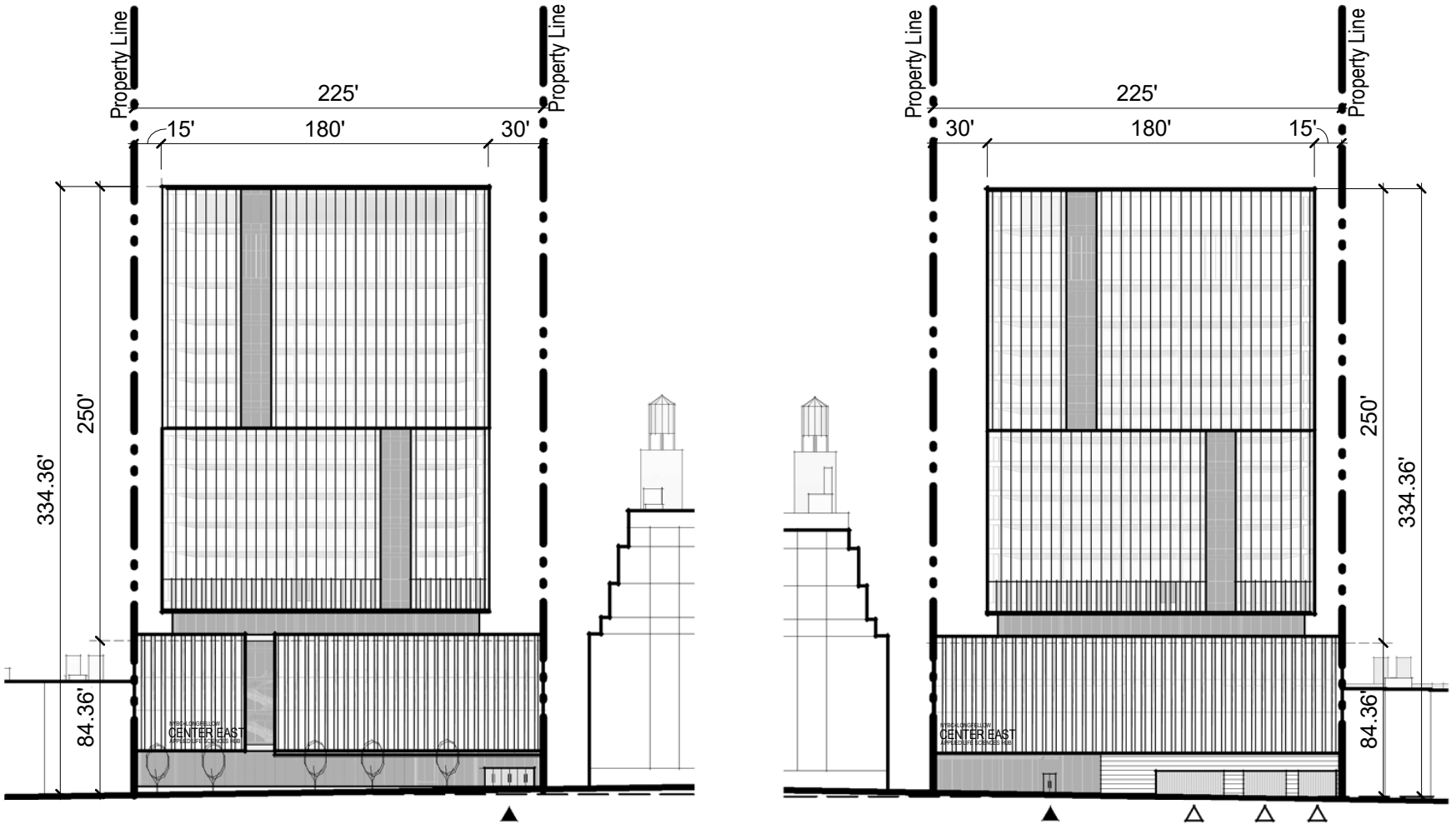


Source: Ennead Architects

Proposed Project - Sections

NEW YORK BLOOD CENTER—CENTER EAST

Figure 1-4



Source: Ennead Architects

Proposed Project - Elevations

4.14.21



Source: Ennead Architects

Transforming 67th Street

NEW YORK BLOOD CENTER—CENTER EAST

Figure 1-6



Source: Ennead Architects

Activating the Street

NEW YORK BLOOD CENTER—CENTER EAST

Figure 1-7

multi-purpose room would be smaller in floor area than the existing auditorium, it has been designed to be more flexible to accommodate different types of meetings.

PROPOSED ACTIONS NECESSARY TO FACILITATE THE PROPOSED PROJECT

In order to accomplish the Proposed Project, the Applicant is requesting the following zoning actions:

1. A zoning map amendment to rezone the Development Site and the block-front parcels on Second Avenue (affecting Lots 1001-1004 of Block 1441 and part of Lot 21 of Block 1421, which, together with the Development Site, constitute the "Rezoning Area"), including (a) changing the current R8B district on the Development Site to a C2-7 district, and (b) changing the current C1-9 district on the Second Avenue to a C2-8 district on both sides of Second Avenue, between East 66th Street and East 67th Street, to a depth of 100 feet (see **Figure 1-2**);
2. Zoning text amendments (a) to Section 74-48 of the Zoning Resolution to allow, by special permit, scientific research and development facilities in C2-7 districts, and in conjunction therewith, to allow modifications of the floor area, height and setback, yard, and sign regulations, and (b) to Appendix F of the Zoning Resolution, to designate the Development Site as a Mandatory Inclusionary Housing (MIH) area (see **Appendix A**); and
3. A zoning special permit pursuant to Section 74-48, as amended, to permit:
    - A scientific research and development facility in a C2-7 district within Community District 8 in the Borough of Manhattan;
    - The floor area of the scientific research and development facility to exceed the 2 FAR permitted in C2-7 districts for commercial uses pursuant to Zoning Resolution Section 33-122, not to exceed the 10 FAR permitted for community facility uses;
    - Modifications of the height and setback regulations of Section 33-432 and the rear yard equivalent regulations of Section 33-283, which will allow the Proposed Development to be built with the large floorplates required for modern, efficient laboratory uses; and
    - Modifications of the sign regulations to allow signs on the zoning lot to exceed the surface area limitation of Section 32-641, 32-642, and 32-643 and the height limitations of Section 32-655, and modification of the regulations of Section 32-67, which require signs in commercial zoning districts facing a residential district or a public park to follow the C1 district sign regulations.

In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

C. PURPOSE AND NEED

The Proposed Actions are necessary to allow the Proposed Project to be suitable for modern, state-of-the-art laboratories, which would further the City's goal of expanding the life sciences industry and would support the academic medical institutions in the area, as well as allow a redevelopment by the Applicant that would greatly improve its facilities.

EXISTING NYBC OPERATIONS AND FACILITY

NYBC is a not-for-profit institution with a dual mission of supplying transfusion products to the New York metro region and conducting scientific research. It supplies blood-products to over 500 hospitals and research organizations. It has been an innovator in cell therapy, precision medicine for blood transfusion, and genomics testing for precise-matched blood products. At the peak of the pandemic, NYBC created the nation's first and largest bank of convalescent blood plasma from recovered patients for use by hospitals as a therapeutic. NYBC continues to conduct leading edge research on the development of a potential COVID-19 vaccine, to develop a pipeline of novel COVID-19 therapeutics, and to analyze the efficacy of existing vaccines against COVID-19 variants.

However, the Applicant is constrained by the existing NYBC building that was constructed as a trade school approximately 90 years ago. While improvements have been made over the years, the existing building does not satisfy the Applicant's current needs and leaves significant untapped potential for the NYC life sciences ecosystem which is a critical economic engine for the city. It is an antiquated structure with low floor-to-floor heights, and four inner courtyards which leave only small and narrow floor plates. It does not have the dimensions or mechanical systems necessary for modern life sciences laboratories, which are essential to enable the Applicant to advance its research mission. Further, the existing approximately 131,000 zoning square foot building limits the Applicant's ability to expand its relationships with its institutional and commercial collaborators, who could foster the translation of basic science research into commercial applications.

The existing R8B zoning constrains the Applicant's ability to build a modern facility on its property and to create co-located commercial life sciences laboratories that can partner with the Applicant. The lack of sufficient modern space and the constraints of the existing zoning do not allow the Applicant to participate in and contribute to the City's life sciences industry to its full potential, and they are inconsistent with the City's policy to promote and expand the life sciences industry.

BENEFITS OF THE PROPOSED PROJECT

The Proposed Actions would allow the existing inefficient building to be replaced with a new building containing state-of-the-art, flexible, and efficient research and development facilities. As noted above the Development Site is conveniently located near one of New York's largest complexes of medical care, education, and research institutions. The Proposed Project would offer space for the Applicant and its research partners with large floor plates and 16-foot floor-to-floor heights to accommodate the mechanical systems needed for both wet and dry laboratories. The combination of location, design, and program would create a vital life sciences hub that encourages collaboration and would be especially well-situated and organized to advance the City's economic development agenda and allow collaboration amongst research partners.

The Proposed Project would also support New York City's policy of strengthening the life sciences industry as a driver of economic development. In 1990, NYC ZR Section 74-48 special permit text was first adopted and allowed Columbia University and the precursor of the City's Economic Development Corporation (EDC) to develop the Columbia Audubon Research Park. EDC has continued this active role and more recently announced the LifeSci NYC initiative to connect research to industry, unlock space for companies to grow and build a pipeline for diverse life sciences talent. With the Proposed Project, the Applicant would provide an ideal platform for collaboration among academic, institutional and commercial entities that make up the City's life sciences ecosystem.

D. ANALYSIS FRAMEWORK

The Proposed Actions would change the regulatory controls governing land use and development at the Development Site. The 2020 CEQR Technical Manual serves as the general guide on the methodologies and impact criteria for evaluating the Proposed Actions' potential effects on the various environmental areas of analysis.

BUILD YEAR

The Proposed Project would be constructed in a single phase, anticipated to begin in 2022 and to be complete in 2026. Construction would consist of the following stages: demolition and abatement (approximately 12 months); excavation and foundation (approximately 10 months); superstructure and exteriors (approximately 28 months); and interiors and finishing (approximately 23 months). The demolition, excavation and foundation, and superstructure and exteriors stages are scheduled to occur sequentially. However, the interiors and finishing stage would begin following the start of the superstructure and exteriors construction stage and would overlap, resulting in a total anticipated construction duration of approximately 51 months. Accordingly, the EIS considers a 2026 Build Year for analysis purposes.

REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

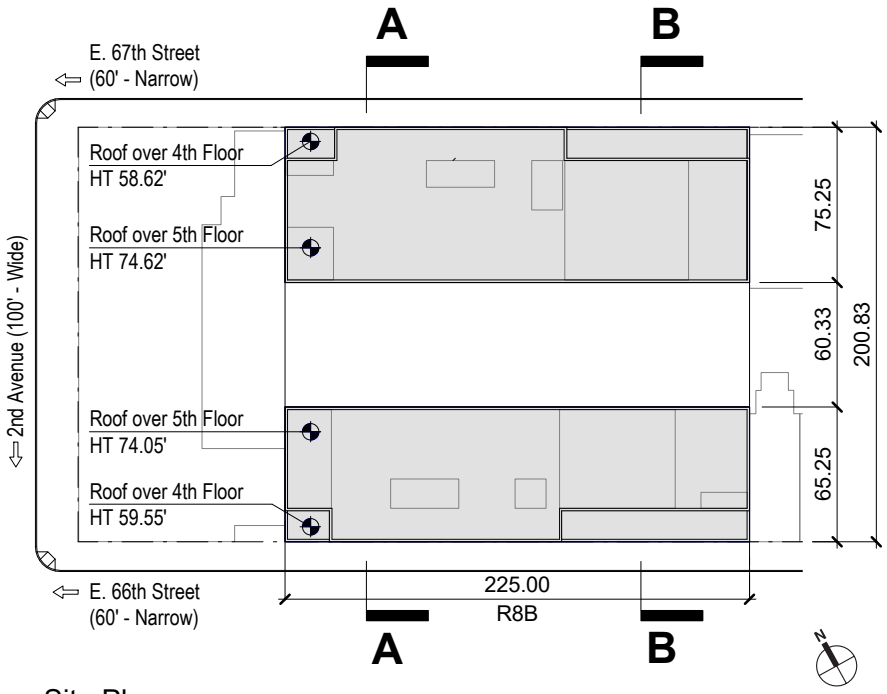
In order to assess the possible effects of the Proposed Actions, a Reasonable Worst-Case Development Scenario (RWCDS) was developed to compare the Future without the Proposed Actions (the No Action condition) and the Future with the Proposed Actions (the With Action condition). The incremental difference between the future No Action condition and future With Action condition serves as the basis for identifying potential environmental impacts, as described below.

IDENTIFICATION OF DEVELOPMENT SITES

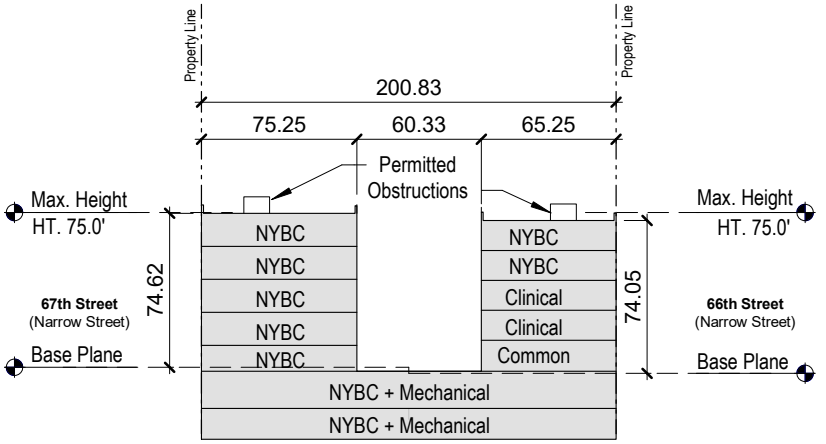
The first step in establishing the development scenario for the Proposed Actions is to identify those sites where new development could be reasonably expected to occur. As described above, the proposed Rezoning Area would cover the Development Site and reach east across Second Avenue 100 feet into Block 1421. However, as described in the "Rezoning Area" above neither of the other two lots in the Rezoning Area is expected to be developed given their size (16 and 45 stories) and the residential use of the buildings. Therefore, the NYBC site would be the only Development Site.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

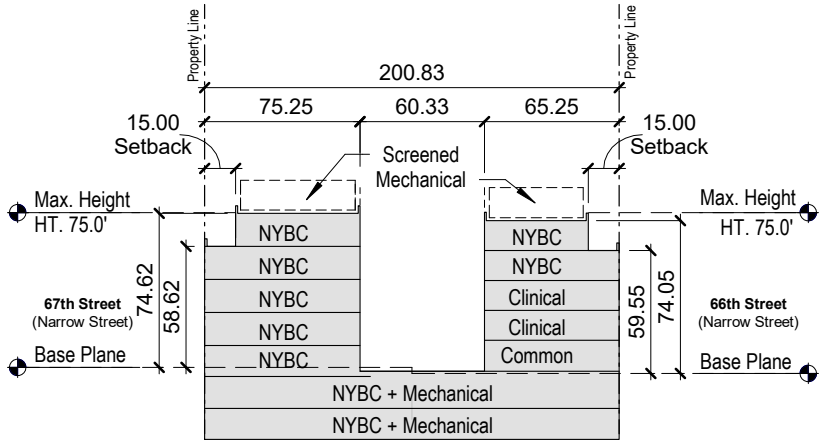
Absent the Proposed Actions, the Applicant would construct a new building as-of-right containing laboratory space (including a BSL-3 laboratory space and certified clean room facility space for NYBC) as well as other UG-4 community facility uses. The new building would be an approximately 229,092-gsf split between 40,161 gsf of medical offices and 188,931 gsf of space for the Applicant's operations. The cellar level of the structure would occupy the entire Development Site and six-story-wings would rise on both street frontages to a maximum base height of approximately 60 feet, a maximum roof height of approximately 75 feet. Six interior parking spaces would be provided for the Applicant's vehicle fleet (see **Figure 1-8)**. No development is anticipated in the remainder of the Rezoning Area.



Site Plan



Section AA



Section BB



Source: Ennead Architects

No Action Construction

No Action Building Site Plan and Sections

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

As described above, the Proposed Project would be a new building making use of the entire 45,000 square foot Development Site. It would provide approximately 596,200 gsf, split between 206,400 gsf of UG-4 community facility uses for the Applicant and 389,800 gsf of commercial laboratories and related uses for the Applicant's partners. The building would have 16 floors and rise to a height of approximately 334 feet to the top of the screen wall. The main pedestrian entrance would be on East 67th Street, and service access would be on East 66th Street where three curb cuts are proposed to accommodate service access, including loading, waste removal, and six spaces for NYBC fleet parking.

The Proposed Project has been designed specifically to accommodate the needs of the Applicant and the Applicant's partners to best house the anticipated wet and dry laboratories. As noted above, among the biomedical research laboratories in the proposed building, there would be a BSL-3 laboratory space for NYBC that would replace and modernize NYBC's existing BSL-3 laboratory. The proposed building would also include certified clean room facilities that would be approved under cGMP guidelines for use in the small-scale production of cellular therapies, trial vaccines, and other materials used in connection with clinical trials. These facilities would replace similar clean room facilities in NYBC's existing building, which are used for the production of cellular therapies and other biological products. The building dimensions were established based on rigorous laboratory planning dimensions and provide floor plates of a minimum of 29,000 gsf with 16-foot floor-to-floor heights required to accommodate the robust mechanical systems needed in laboratory buildings.

The changes in floor area between the No Action condition and the With Action condition are shown below on **Table 1-1**.

Table 1-1
Floor Area and Population Comparisons for Analysis

Program	Existing Conditions	No Action Condition	With Action Condition	Incremental Difference – No Action to With Action Conditions
Community Facility (gsf)	159,347	229,092 (Applicant=188,931/ Medical Office=40,161)	206,400 (Applicant)	(-) 22,692
Commercial (gsf)	-	-	389,800 (Commercial Labs)	(+) 389,800
Workers	230	670	2,630	(+) 1,960
Total	**159,347 gsf 230 workers**	**229,092 gsf 670 workers**	**596,200 gsf 2,630 workers**	**367,108 gsf 1,960 workers**

Source: RWCDS Memorandum and information provided by the Applicant.

Although there would be a small increase in floor area attributed to the Applicant's uses (less than 17,500 gsf) with the Proposed Project as compared to the No Action condition, the additional area is not expected to generate additional trips since the additional area allows the Applicant's facilities to be optimized and right-sized. According to the Applicant, their operations, visitation, and employment would not change between No Action building and the Proposed Project. The Applicant would have the same number of daily visitors for blood donations, the same private vehicle fleet size and operations for transporting blood samples and other related materials, the same daily incoming deliveries for supplies and outgoing waste, and would have the same number of employees (approximately 580) under the No Action and With Action conditions. Pedestrians

and vehicles would approach and depart NYBC using the same travel patterns and use entrances on the same block faces under either condition.

Therefore, for the purposes of the environmental review, the net difference between the No Action and With Action conditions is the approximately 389,800 gsf of commercial research laboratory floor area in the With Action condition as compared to approximately 40,100 gsf of medical offices in the No Action condition.

E. PUBLIC REVIEW PROCESS

The Proposed Actions are subject to the City's Uniform Land Use Review Procedure and City Environmental Quality Review. These review processes are described below.

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process especially designed to allow public review of a proposed project at four levels: the Community Board, the Borough President and (if applicable) Borough Board, the CPC, and the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The ULURP process begins with a certification by CPC that the ULURP application is complete, which includes satisfying CEQR requirements (see the discussion below). If the particular application is subject to environmental review (see below), a negative declaration, conditional negative declaration, or a notice of completion of a DEIS must be issued before an application can be certified.

The application is then forwarded to the Community Board (in this case, CB 8), which has 60 days to review and discuss the proposal, hold public hearings, and adopt recommendations regarding the application. Once this step is complete, the Borough President reviews the application for up to 30 days. CPC then has 60 days to review the application, during which time a ULURP/CEQR public hearing is held. Comments made at the DEIS public hearing and made in writing within 10 days after the hearing are incorporated into a Final Environmental Impact Statement (FEIS); the FEIS must be completed at least 10 days before CPC makes its decision on the application. CPC may approve, approve with modifications, or deny the application.

If the ULURP application is approved, or approved with modifications, it moves to the City Council for review. The City Council does not automatically review all ULURP actions that are approved by CPC. Zoning map changes and zoning text changes (not subject to ULURP) nevertheless must be reviewed by the City Council; the Council may elect to review certain other actions. The City Council, through the Land Use Committee, has 50 days to review the application and, during this time, will hold a public hearing on the proposed project. The Council may approve, approve with modifications, or deny the application. If the Council proposes a modification to the proposed project, the ULURP review process stops for 15 days, providing time for a CPC determination on whether the modification is within the scope of the environmental review and ULURP review. If it is, then the Council may proceed with the modification; if it is not, then the Council may only vote on the project as approved by CPC. Following the Council's vote, the Mayor has five days in which to veto the Council's actions. The City Council may override a Mayoral veto within 10 days.

CITY ENVIRONMENTAL QUALITY REVIEW

The Proposed Actions are classified as Type 1 as defined under 6 NYCRR 617.4 and NYC Executive Order 91 or 1977, as amended, and are subject to environmental review in accordance with CEQR guidelines. An EAS was completed on November 13, 2020. The EAS analyzes the Proposed Actions' potential to generate significant adverse environmental impacts. A Positive Declaration, issued on November 13, 2020, established that the Proposed Actions may have a significant adverse impact on the environment, thus warranting the preparation of an EIS.

The CEQR scoping process is intended to focus the EIS on those issues that are most pertinent to the Proposed Actions. The process allows other agencies and the public a voice in framing the scope of the EIS. The scoping document sets forth the analyses and methodologies to be utilized in the preparation of the EIS. During the period for scoping, those interested in reviewing the Draft Scope may do so and give their comments to the lead agency. The public, interested agencies, CB 8, and elected officials were invited to comment on the Draft Scope, either in writing or orally, at a public scoping meeting held on December 15, 2020. In support of the City's efforts to contain the spread of COVID-19, DCP conducted the public scoping meeting remotely. Comments received during the Draft Scope's public meeting and written comments received by December 31, 2020 were considered and incorporated as appropriate into the Final Scope of Work (the "Final Scope"). The lead agency oversaw preparation of the Final Scope, which incorporates all relevant comments on the Draft Scope and revises the extent or methodologies of the studies, as appropriate, in response to comments made during scoping. The DEIS has been prepared in accordance with the Final Scope and in conformance with all applicable laws and regulations, including SEQRA (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York.

The DEIS is available for public review and comment. A public hearing will be held on the DEIS in conjunction with the CPC hearing on the land use applications to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for 10 days after the public hearing to allow additional written comments on the DEIS. An FEIS will be prepared that will respond to all substantive comments on the DEIS, along with any revisions to the technical analyses necessary to respond to those comments. The FEIS will then be used by decision makers to evaluate CEQR findings, which will address project impacts and proposed mitigation measures in deciding whether to approve the requested discretionary actions with or without modifications. ✷