RECEIVED
OCT 29 2008
OFFICE OF
ENVIRONMENTAL COORDINATION

DRAFT ENVIRONMENTAL IMPACT STATEMENT

770 ELEVENTH AVENUE MIXED-USE DEVELOPMENT REZONING

October 2008

CEQR No.: 07DCP071M

ULURP Nos.: 080008ZMM, 080010ZSM, 080011ZSM, 080012PCM

LEAD AGENCY:
City Planning Commission, City of New York
City of New York
Amanda M. Burden, AICP, Chair

LEAD AGENCY CONTACT:
Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, 4E
New York, New York 10007

PREPARED FOR:
Two Trees Management Corp.

PREPARED BY:
Philip Habib & Associates, PE, PC
Sandstone Environmental Associates, Inc.

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

TABLE OF CONTENTS

Executive Summary **S-1**

Chapter 1: Project Description **1-1**
A. Introduction/Project Overview 1-1
B. Purpose and Need 1-1
C. Project Approvals 1-3
D. Proposed Project 1-7
E. Reasonable Worst Case Development Scenario 1-9
Future No-Action Conditions (No-Build Scenario) 1-10
Future With-Action Conditions (Build Scenario) 1-11
F. Analysis Framework 1-11
G. Public and Environmental Review 1-13

Chapter 2: Land Use, Zoning and Public Policy **2-1**
A. Introduction 2-1
B. Methodology 2-1
C. Background and Development History 2-2
D. Existing Conditions 2-4
Land Use 2-4
Zoning 2-11
Public Policy 2-16
E. Future Without the Proposed Action 2-17
Land Use 2-17
Zoning 2-21
Public Policy 2-22
F. Future With the Proposed Action 2-22
Land Use 2-23
Zoning 2-25
Public Policy 2-27
G. Conclusion 2-27
Land Use 2-27
Zoning 2-28
Public Policy 2-28

Chapter 3: Socioeconomic Conditions **3-1**
A. Introduction 3-1
B. Methodology 3-1
CEQR Overview 3-1
Analysis Format and Data Sources 3-2
C. Preliminary Assessment 3-4
Direct Residential Displacement 3-5
Direct Business and Institutional Displacement 3-5
Indirect Residential Displacement 3-5
Indirect Business and Institutional Displacement 3-16
Potential Effects on Specific Industries 3-21
D. Conclusion 3-22

Chapter 4: Community Facilities **4-1**
A. Introduction 4-1
B. Screening Assessment 4-1
Public Education Facilities 4-2
Libraries 4-2
Health Care Facilities 4-3
Public Day Care Centers 4-3
Fire Protection 4-4
Police Protection 4-4

C. Public Schools 4-5
Methodology 4-5
Existing Conditions 4-5
Future Without the Proposed Action 4-8
Future With the Proposed Action 4-11
Assessment 4-12
D. Libraries 4-13
Methodology 4-13
Existing Conditions 4-13
Future Without the Proposed Action 4-16
Future With the Proposed Action 4-17
E. Conclusion 4-18

Chapter 5: Open Space 5-1
A. Introduction 5-1
B. Methodology 5-1
Open Space Study Area 5-2
Residential Study Area Population 5-3
Worker Study Area Population 5-4
Inventory of Publicly-Accessible Open Space 5-4
Adequacy of Open Space Resources 5-5
C. Existing Conditions 5-6
Residential Study Area Population 5-6
Worker Population 5-8
Inventory of Publicly-Accessible Open Space 5-8
Analysis of the Adequacy of Open Space Resources 5-16
D. Future Without the Proposed Action 5-18
Open Space Study Area Population 5-18
Open Space Resources 5-18
Quantitative Analysis of Open Space Adequacy 5-20
Qualitative Analysis of Open Space Adequacy 5-21
E. Future With the Proposed Action 5-22
Open Space Study Area Population 5-22
Quantitative Analysis of Open Space Adequacy 5-22
Qualitative Analysis of Open Space Adequacy 5-23
F. Conclusion 5-24

Chapter 6: Shadows 6-1
A. Introduction 6-1
B. Methodology 6-1
Building Heights 6-1
Resources of Concern 6-2
C. Assessment of Shadow Impacts 6-5
Shadows Analysis 6-6
March 21 (September 21) 6-7
May 6 (August 6) 6-7
June 21 6-8
December 21 6-8
D. Conclusion 6-8

Chapter 7: Historic Resources 7-1
A. Introduction 7-1
B. Background History 7-2
C. Methodology 7-3
D. Architectural Resources 7-3
Existing Conditions 7-3
Future Without the Proposed Action 7-8
Future With the Proposed Action 7-9

E. Archaeological Resources 7-12
Existing Conditions 7-12
Future Without the Proposed Action 7-12
Future With the Proposed Action 7-12
F. Conclusion 7-12
Architectural Resources 7-12
Archaeological Resources 7-13

Chapter 8: Urban Design and Visual Resources 8-1
A. Introduction 8-1
B. Methodology 8-1
C. Existing Conditions 8-3
Project Site 8-3
Remainder of the Block 8-4
Study Area and Vicinity 8-4
D. Future Without the Proposed Action 8-9
Project Site 8-9
Study Area 8-9
E. Future With the Proposed Action 8-10
F. Conclusion 8-13

Chapter 9: Neighborhood Character 9-1
A. Introduction 9-1
B. Existing Conditions 9-2
C. Future Without the Proposed Action 9-4
D. Future With the Proposed Action 9-4
E. Conclusion 9-7

Chapter 10: Hazardous Materials 10-1
A. Introduction 10-1
B. Site Conditions 10-1
C. Background 10-2
D. Current Activities 10-5
E. Conclusion 10-6

Chapter 11: Infrastructure 11-1
A. Introduction 11-1
B. Methodology 11-2
C. Existing Conditions 11-2
Water System 11-2
Wastewater Treatment and Stormwater Management 11-5
D. Future Without the Proposed Action 11-8
Water System 11-8
Wastewater Treatment and Stormwater Management 11-8
E. Future With the Proposed Action 11-9
Water System 11-9
Wastewater Treatment and Stormwater Management 11-9
F. Conclusion 11-10

Chapter 12: Solid Waste & Sanitation Services 12-1
A. Introduction 12-1
B. Methodology 12-1
C. Existing Conditions 12-2
Description of Current Sanitation Services 12-2
Project Site 12-4
D. Future Without the Proposed Action 12-4
Changes to Sanitation Services 12-4
Project Site 12-4
E. Future With the Proposed Action 12-4
F. Conclusion 12-7

Chapter 13: Traffic and Parking 13-1
A. Introduction 13-1
B. Methodology 13-1
C. Existing Conditions 13-2
Vehicular Traffic 13-2
Capacity Analysis 13-3
Parking 13-9
D. Future Without the Proposed Action 13-11
Vehicular Traffic 13-11
Parking 13-14
E. Future With the Proposed Action 13-16
Vehicular Traffic 13-19
Traffic Safety 13-23
Parking 13-25
F. Conclusion 13-28

Chapter 14: Transit and Pedestrians 14-1
A. Introduction 14-1
Subway 14-1
Bus 14-2
Pedestrians 14-3
B. Existing Conditions 14-4
Subway 14-4
Pedestrians 14-6
C. Future Without the Proposed Action 14-10
Subway 14-10
Pedestrians 14-11
D. Future With the Proposed Action 14-12
Subway 14-12
Pedestrians 14-15
E. Conclusion 14-16

Chapter 15: Air Quality 15-1
A. Introduction 15-1
B. Standards and Criteria 15-1
National Ambient Air Quality Standards 15-1
NYC De Minimis Criteria 15-3
State Implementation Plan (SIP) 15-4
C. Preliminary Screening for Potential Impacts 15-4
Mobile Source Screen 15-4
D. Existing Conditions 15-7
E. Future Without the Proposed Action 15-8
Mobile Sources 15-8
Parking Facilities 15-10
Stationary Sources 15-10
F. Future With the Proposed Action 15-10
Mobile Sources 15-11
Parking Facilities 15-12
Heating, Ventilating, and Air Conditioning (HVAC), Proposed Action 15-17
Odors 15-20
Survey of Surrounding Establishments with Air Quality Emissions 15-22
Construction Impacts 15-29
G. Conclusion 15-29

Chapter 16: Noise 16-1
A. Introduction 16-1
B. Noise Fundamentals 16-1
C. Noise Standards and Guidelines 16-4
D. Noise Monitoring 16-4
E. Existing Conditions 16-6

F. Future Without the Proposed Action 16-7
G. Future With the Proposed Action 16-8
Traffic Noise 16-9
Heating, Ventilation, and Air Conditioning (HVAC) 16-11
H. Conclusions and Recommendations 16-14

Chapter 17: Construction Impacts 17-1
A. Introduction 17-1
B. Future Without the Proposed Action 17-1
C. Construction Stages and Activities 17-1
Below-grade Construction: Excavation and Foundation 17-2
Above-grade Construction: Superstructure, Exteriors, and Interiors 17-2
Typical Construction Activities 17-4
D. Analyses of Project Construction 17-5
Land Use 17-6
Economic Benefits 17-6
Historic Resources 17-6
Hazardous Materials 17-7
Traffic and Transportation 17-7
Air Quality 17-10
Noise 17-11
E. Conclusion 17-13

Chapter 18: Public Health 18-1
A. Introduction 18-1
B. Assessment 18-1
C. Conclusion 18-2

Chapter 19: Mitigation 19-1
A. Introduction 19-1
B. Community Facilities 19-1
Elementary Schools 19-1
Day Care Centers (Publicly Funded) 19-2
C. Shadows 19-2
D. Traffic 19-3
Recommended Mitigation Measures 19-3
E. Conclusion 19-10
Elementary Schools 19-10
Day Care 19-10
Shadows 19-10
Traffic 19-11

Chapter 20: Alternatives 20-1
A. Introduction 20-1
B. No Action Alternative 20-1
Land Use, Zoning, and Public Policy 20-1
Socioeconomic Conditions 20-3
Community Facilities 20-3
Open Space 20-3
Shadows 20-4
Historic Resources 20-4
Urban Design and Visual Resources 20-4
Neighborhood Character 20-5
Hazardous Materials 20-5
Infrastructure and Solid Waste and Sanitation 20-5
Traffic and Parking 20-5
Transit and Pedestrians 20-6
Air Quality 20-6
Noise 20-6

Construction Impacts 20-7
Public Health 20-7
C. As-of-Right Alternative 20-7
Land Use, Zoning, and Public Policy 20-8
Socioeconomic Conditions 20-8
Community Facilities 20-9
Open Space 20-9
Shadows 20-9
Historic Resources 20-10
Urban Design and Visual Resources 20-11
Neighborhood Character 20-11
Hazardous Materials 20-11
Infrastructure and Solid Waste and Sanitation 20-11
Traffic and Parking 20-12
Transit and Pedestrians 20-12
Air Quality 20-15
Noise 20-15
Construction Impacts 20-15
Public Health 20-15
D. No NYPD Mounted Unit Facility Alternative 20-17
Neighborhood Character 20-18
Infrastructure and Solid Waste and Sanitation 20-18
Traffic and Parking 20-18
Transit and Pedestrians 20-21
Air Quality 20-22
Public Health 20-22
E. Lesser Density/CB4 Alternative 20-23
Land Use, Zoning, and Public Policy 20-24
Socioeconomic Conditions 20-24
Community Facilities 20-24
Open Space 20-25
Shadows 20-25
Historic Resources 20-27
Urban Design and Visual Resources 20-27
Neighborhood Character 20-27
Hazardous Materials 20-28
Infrastructure and Solid Waste and Sanitation 20-28
Traffic and Parking 20-28
Transit and Pedestrians 20-31
Air Quality 20-31
Noise 20-32
Construction Impacts 20-32
Public Health 20-32
F. No Impact Alternative 20-32
Community Facilities 20-34
Shadows 20-35
Traffic 20-35

Chapter 21: Conceptual Analysis of Proposed Text Amendments 21-1
A. Introduction 21-1
B. Proposed Zoning Text Amendments 21-1
C. Area of Applicability 21-1
D. Conclusion 21-2

Chapter 22: Unavoidable Adverse Impacts 22-1
A. Introduction 22-1
B. Shadows 22-1

Chapter 23: Growth-Inducing Aspects of the Proposed Action 23-1

Chapter 24: Irreversible and Irretrievable Commitment of Resources 24-1

Appendices

Appendix A: Air Quality .....
Appendix B: Noise .....

LIST OF TABLES

On page #

Executive Summary

Table S-1, Summary of Proposed Actions S-5
Table S-2, Reasonable Worst Case Development Scenario/Proposed Project S-7
Table S-3, Summary of Impacted Intersections S-18

Chapter 1: Project Description

Table 1-1, Proposed Zoning Map Amendment 1-3
Table 1-2, Comparison of Existing and Proposed Zoning, Manhattan Block 1082, Lot 1 1-5
Table 1-3, Summary of Proposed Actions 1-8
Table 1-4, Reasonable Worst Case Development Scenario/Proposed Project 1-12

Chapter 2: Land Use, Zoning and Public Policy

Table 2-1, Summary of Generalized Land Uses in Study Area 2-5
Table 2-2, Major Developments Completed 2000 to 2006 in or Immediately Adjacent to the 770 11th Ave. Land Use Study Area 2-6
Table 2-3, Underlying Zoning Districts in the Study Area 2-14
Table 2-4, 770 11th Ave. Land Use Study Area Major Developments Completed in Future Without the Proposed Project 2007 to 2011 2-19
Table 2-5, Comparison of Existing and Proposed Zoning Regulations for the Project Site 2-26

Chapter 3: Socioeconomic Conditions

Table 3-1, Demographic Characteristics of Socioeconomic Conditions Study Area 3-6
Table 3-2, Demographic Characteristics of Socioeconomic Conditions Study Area in 2006 3-6
Table 3-3, Economic Characteristics of Socioeconomic Conditions Study Area 3-7
Table 3-4, Rent Protected Dwelling Units in Study Area 3-8
Table 3-5, Demographic Characteristics of Socioeconomic Conditions Study Area No-Build 2011 3-9
Table 3-6, Median Contract Rent in the Socioeconomic Conditions Study Area 3-12
Table 3-7, Private Sector Employment 2000 - 2006 3-18
Table 3-8, Automotive Dealerships on Eleventh Avenue in the Vicinity of the Project Site 3-19

Chapter 4: Community Facilities

Table 4-1, Preliminary Screening Analysis Criteria 4-2
Table 4-2, Estimated Number of New Children Eligible for Publicly Funded Daycare for Year 2011 With the Proposed Action 4-3
Table 4-3, Existing CSD 2 Public Elementary/K-8 School Enrollment, Capacity, and Utilization 2005-2006 School Year 4-7
Table 4-4a, Residential Developments in the Study Area: 2011 Future Without the Proposed Action 4-10
Table 4-4b, Estimated Number of New School-aged Children for Year 2011: Without the Proposed Action 4-10
Table 4-5, Estimated Public School Utilization, Capacity and Enrollment Figures for Year 2011: Future Without the Proposed Action 4-11
Table 4-6, Estimated Number of New School-aged Children as a Result of the Proposed Action 4-11
Table 4-7, Estimated Public School Utilization, Capacity and Enrollment Figures for Year 2011: Future With the Proposed Action 4-12
Table 4-8, New Residents Introduced to Study Area in the Future: 2011 With Proposed Action 4-17

Chapter 5: Open Space

Table 5-1, Existing Conditions Worker Population 5-4
Table 5-2, Residential Study Area Population 5-7
Table 5-3a, Study Area Age Groups 5-8
Table 5-3b, New York City Age Groups 5-8
Table 5-4, Inventory of Existing Open Space and Recreational Facilities in the Study Area 5-10
Table 5-5, Analysis of Adequacy of Open Space Resources in the Study Area Under Existing Conditions 5-16

	On page #
Table 5-6, 2011 Study Area Population Without the Proposed Action	5-19
Table 5-7, Open Space Changes in the Study Area - No Build Conditions	5-19
Table 5-8, Analysis of Adequacy of Open Space Resources in the Study Area Under No-Build Conditions	5-21
Table 5-9, Analysis of Adequacy of Open Space Resources in the Study Area Under Build Conditions	5-22
Chapter 6: Shadows	
Table 6-1a, Open Space Resources Within the Shadow Radius of the Project Site	6-3
Table 6-1b, Open Space Resources Outside the Shadow Radius of the Project Site	6-3
Table 6-2, Incremental Shadow Durations on Open Space Resources Within the Shadow Radius	6-7
Chapter 7: Historic Resources	
Table 7-1, Study Area Historic Resources	7-4
Table 7-2, Study Area Properties Determined "Not Eligible" for Listing on the State/National Registers of Historic Places	7-6
Chapter 8: Urban Design and Visual Resources	
No tables.	
Chapter 9: Neighborhood Character	
No tables.	
Chapter 10: Hazardous Materials	
No tables.	
Chapter 11: Infrastructure	
Table 11-1, North River WPCP Sewage Flows Between Feb. 2005 and Jan. 2006	11-6
Table 11-2, Estimated Water Usage/Sewage Generation for the Proposed Project	11-10
Chapter 12: Solid Waste & Sanitation Services	
Table 12-1, Estimated Solid Waste Generation for the Proposed Project	12-5
Chapter 13: Traffic and Parking	
Table 13-1, 2008 Existing Traffic Conditions	13-5
Table 13-2, 2008 Existing Off-street Public Parking Inventory and Utilization	13-10
Table 13-3, 2011 No-Build Traffic Conditions	13-12
Table 13-4, 2011 No-Build Public Off-street Parking Conditions	13-15
Table 13-5, Transportation Planning Assumptions	13-17
Table 13-6, Transportation Planning Calculations	13-18
Table 13-7, 2011 Build Traffic Conditions	13-20
Table 13-8, Summary of Impacted Intersections	13-23
Table 13-9, Annual Pedestrian and Bicycle Injuries/Fatalities at Study Area Intersections	13-24
Table 13-10, Parking Accumulation Calculations: Total Accessory and Public Parking Demand	13-26
Table 13-11, 2011 Build Public Off-Street Parking Conditions	13-28
Chapter 14: Transit and Pedestrians	
Table 14-1, Study Area Subway Services and Stations	14-2
Table 14-2, Average Weekday Turnstile Registrations at the 59th Street-Columbus Circle Station (non-students)	14-4
Table 14-3, Stairway Level of Service Definitions	14-5
Table 14-4, 2008 Existing Subway Stairway Analysis, 59th Street-Columbus Circle Station	14-6
Table 14-5, Level of Service Criteria for Pedestrian Elements	14-8
Table 14-6, 2008 Existing Sidewalk Conditions	14-9
Table 14-7, 2008 Existing Corner Conditions	14-9

On page #

Table 14-8, 2008 Existing Crosswalk Conditions 14-10
Table 14-9, 2011 No-Build Subway Stairway Analysis, 59th Street-Columbus Circle Station 14-11
Table 14-10, 2011 No-Build Sidewalk Conditions 14-11
Table 14-11, 2011 No-Build Corner Conditions 14-12
Table 14-12, 2011 No-Build Crosswalk Conditions 14-12
Table 14-13, Build Subway Stairway Analysis, 59th Street-Columbus Circle Station - PM Peak Hour 14-14
Table 14-14, 2011 Build Sidewalk Conditions 14-15
Table 14-15, 2011 Build Corner Conditions 14-15
Table 14-16, 2011 Build Crosswalk Conditions 14-16

Chapter 15: Air Quality
Table 15-1, National and New York State Ambient Air Quality Standards 15-3
Table 15-2, Traffic Volume CO Screening Analysis 15-5
Table 15-3, PM2.5 Screening Analysis 15-7
Table 15-4, No-Action 8-Hour Mobile Source CO (ppm) 15-10
Table 15-5, Eight Hour Mobile Source CO Concentration (ppm), Action Conditions 15-11
Table 15-6, Parking Facility Volumes, Action Conditions 15-13
Table 15- 7, CO from Mezzanine Parking 15-14
Table 15-8, CO from Auto Dealership Garage 15-16
Table 15-9, Worst-Case Nox Concentrations from HVAC Combustion 15-20
Table 15-10, NH3 Concentrations from Horse Stables 15-22
Table 15-11, Industrial Sites Within 400-foot Radius of Rezoning Area 15-26
Table 15-12, Generic Pollutant Concentrations 15-27
Table 15-13 PM10 Concentrations (ug/m^3) @ 200' Compared with National Ambient Air Quality Standards 15-28
Table 15-14 Non-Criteria Pollutant Concentrations (ug/m^3) @ 200' Compared with NYSDEC Standards 15-28
Table 15-15 PM2.5 Concentrations (ug/m^3) @ 200' Compared with NYCDEP Interim Guidelines 15-29

Chapter 16: Noise
16-1, Sound Pressure Level and Loudness of Typical Noises in Indoor and Outdoor Environments 16-2
16-2, Noise Exposure Guidelines for Use in City Environmental Impact Review 16-5
16-3, Required Attenuation Values to Achieve Acceptable Interior Noise Levels 16-5
16-4, Monitored Noise Levels (dBA) 16-6
16-5, 1-Hour Existing Traffic Volumes and PCEs 16-7
16-6, Existing Noise Levels (dBA) 16-7
16-7, 1-Hour No-Build Traffic Equivalent and PCEs 16-8
16-8, No-Build Noise Levels (dBA) 16-8
16-9, 1-Hour Build Traffic Equivalent & PCEs 16-10
16-10, Build Noise Levels (dBA) 16-10
16-11, Manufacturers' Specifications, Cooling Tower Noise Levels 16-12
16-12, Worst-Case Noise Levels for Window Adjacent to BAC Cooling Towers 16-13

Chapter 17: Construction
Table 17-1, Tentative Project Construction Worker Schedule - Peak Workers per Day by Quarter 17-3
Table 17-2, Tentative Quarterly Construction Schedule 17-3
Table 17-3, Peak Construction Transportation Planning Calculations 17-9
Table 17-4, Typical Noise Emissions Levels for Construction Equipment 17-12

Chapter 18: Public Health
No tables.

On page #

Chapter 19: Mitigation

Table 19-1, Proposed 2011 Traffic Mitigation Measures 19-4
Table 19-2, 2011 Traffic Mitigation 19-5

Chapter 20: Alternatives

Table 20-1, Proposed Action and Alternatives: Program 20-2
Table 20-2, Proposed Action and Alternatives: Vehicle and Person Trips 20-2
Table 20-3, Incremental Shadows Cast by the As-of-Right Alternative Development 20-10
Table 20-4, Transportation Planning Assumptions, As-of-Right Alternative 20-14
Table 20-5, Transportation Planning Calculations, As-of-Right Alternative 20-11
Table 20-6, Peak Hour Vehicle Trips: As-of-Right Alternative 20-15
Table 20-7, Comparison of Traffic Impacts for Proposed Project and Alternatives 20-16
Table 20-8, Peak Hour Subway & Bus Trips: As-of-Right Alternative 20-17
Table 20-9, Peak Hour Pedestrian Trips: As-of-Right Alternative 20-17
Table 20-10, Transportation Planning Assumptions: No NYPD Mounted United Facility Alternative 20-19
Table 20-11, Transportation Planning Calculations: No NYPD Mounted Unit Facility Alternative 20-20
Table 20-12, Peak Hour Vehicle Trips: No NYPD Mounted Unit Facility Alternative 20-21
Table 20-13, Peak Hour Subway & Bus Trips: No NYPD Mounted Unit Facility Alternative 20-21
Table 20-14, Peak Hour Pedestrian Trips: No NYPD Mounted Unit Facility Alternative 20-22
Table 20-15, Estimated Number of New School-aged Children as a Result of Lesser Density/CB4 Alternative 20-25
Table 20-16, Estimated Public School Utilization, Capacity and Enrollment Figures for Year 2011: Lesser Density/CB4 20-25
Table 20-17, Incremental Shadows Cast by the Lesser Density Alternative Development 20-26
Table 20-18, Lesser Density/CB4 Alternative: Transportation Planning Assumptions 20-29
Table 20-19, Lesser Density/CB4 Alternative: Transportation Planning Calculations 20-30
Table 20-20, Peak Hour Vehicle Trips: Lesser Density/CB4 Alternative 20-31
Table 20-21, Estimated Number of New School-aged Children as a Result of No Impact Alternative 20-34
Table-20-22, Estimated Public School Utilization, Capacity and Enrollment Figures for Year 2011: No Impact Alternative 20-34
Table 20-23, Transportation Planning Assumptions: No Impact Alternative 20-36
Table 20-24, Transportation Planning Calculations: No Impact Alternative 20-37
Table 20-25, Peak Hour Vehicle Trips: No Impact Alternative 20-38

Chapter 21: Conceptual Analysis of Proposed Text Amendments

No tables.

Chapter 22: Unavoidable Adverse Impacts

No tables.

Chapter 23: Growth Inducing Aspects of the Proposed Project

No tables.

Chapter 24: Irreversible and Irretrievable Resources

No tables.

LIST OF FIGURES

Follows page #

Executive Summary

Chapter 1: Project Description

Figure 1-1, Project Location 1-2
Figure 1-2, Project Site Aerial Map 1-2
Figure 1-3, Tax Map 1-2
Figure 1-4, Existing Zoning 1-4
Figure 1-5, Proposed Zoning 1-4
Figure 1-6, Proposed Site Plan 1-8
Figure 1-7, Proposed Ground Floor Plan 1-8
Figure 1-8a, Illustrative Building Elevations - North Elevation 1-8
Figure 1-8b, Illustrative Building Elevations - South Elevation 1-8
Figure 1-8c Illustrative Building Elevations - West Elevation 1-8
Figure 1-9a, Illustrative Renderings - Park, Retail, 11th Avenue View 1-8
Figure 1-9b, Illustrative Renderings - Aerial Eastward, 54th Street, Stable Views 1-8
Figure 1-10, Location of Proposed Sign 1-8
Figure 1-11a, Cellar Level 1 Floor Plan 1-8
Figure 1-11b, Cellar Level 2 Floor Plan 1-8
Figure 1-11c, Cellar Level 3 Floor Plan 1-8
Figure 1-12, Project Site: No Action Conditions 1-10

Chapter 2: Land Use, Zoning and Public Policy

Figure 2-1, Land Use Study Area 2-2
Figure 2-2, Study Area Generalized Land Use 2-4
Figure 2-3, Major Developments Completed 2000 to 2007 In or Adjacent to Study Area 2-4
Figure 2-4, Existing Zoning 2-12
Figure 2-5, Special Clinton District Map 2-14
Figure 2-6, Clinton Urban Renewal Area Land Acquisition Map 2-16
Figure 2-7, 2011 No-Build Projects In or Adjacent to the Study Area 2-18

Chapter 3: Socioeconomic Conditions

Figure 3-1, Socioeconomic Conditions Study Area 3-2
Figure 3-2, Residential Developments in Socioeconomic Conditions Study Area from 2000-2006 3-6
Figure 3-3, 2011 No-Build Projects Within the Socioeconomic Conditions Study Area 3-8
Figure 3-4, Zip Code Boundaries in the Vicinity of the Project Site 3-18
Figure 3-5, Automotive Dealerships in the Vicinity of the Project Site 3-20

Chapter 4: Community Facilities

Figure 4-1, Community Facilities Study Area 4-2
Figure 4-2, Public Libraries and Census Tracts within Library Study Area 4-4
Figure 4-3, Community School District and Zone Boundaries 4-6
Figure 4-4, Elementary/Intermediate Schools in the Vicinity of the Project Site 4-6

Chapter 5: Open Space

Figure 5-1, Open Space Study Area 5-4
Figure 5-2, Open Space Inventory 5-8
Figure 5-3, Open Space Changes in the Study Area Boundary Under No-Build Conditions 5-18

	Follows page #
Chapter 6: Shadows	
Figure 6-1, Open Spaces within Shadow Radius	6-2
Figure 6-2, Open Spaces within Triangular Area South of the Project Site	6-4
Figure 6-3, Centro Maria Residence	6-6
Figure 6-4a, Incremental Shadows Cast by Proposed Project - March 21, 9:15 AM	6-6
Figure 6-4b, Incremental Shadows Cast by Proposed Project- March 21, 12:45 PM	6-6
Figure 6-5a, Incremental Shadows Cast by Proposed Project - May 6, 7:30 AM	6-6
Figure 6-5b, Incremental Shadows Cast by Proposed Project - May 6, 11:40 AM	6-6
Figure 6-6a, Incremental Shadows Cast by Proposed Project - June 21, 7:00 AM	6-6
Figure 6-6b, Incremental Shadows Cast by Proposed Project - June 21, 1:15 PM	6-6
Figure 6-6c, Incremental Shadows Cast by Proposed Project - June 21, 4:30 PM	6-6
Figure 6-7a, Incremental Shadows Cast by Proposed Project - December 21, 8:51 AM	6-6
Figure 6-7b, Incremental Shadows Cast by Proposed Project - December 21, 11:45 AM	6-6
Chapter 7: Historic Resources	
Figure 7-1, Project Site	7-4
Figure 7-2, Historic Resources Study Area	7-4
Figure 7-3, Eligible Historic Resources: 552 & 554 W. 53rd Street and 539 W. 54th St.	7-4
Chapter 8: Urban Design and Visual Resources	
Figure 8-1, Urban Design and Visual Resources Study Area	8-2
Figure 8-2, Study Area Views: Project Site	8-4
Figure 8-3, Study Area Views: AT&T Switching Tower	8-4
Figure 8-4, Study Area Views: W. 55th Street, Tenth to Eleventh Avenue	8-6
Figure 8-5, Study Area Views: W. 54th Street North Side, Tenth to Eleventh Avenues	8-8
Figure 8-6, Study Area Views: W. 53rd Street South Side, Tenth to Eleventh Avenues	8-8
Figure 8-7, Study Area Views: W. 52nd Street, Tenth to Eleventh Avenues	8-8
Figure 8-8, Study Area Views: Tenth Avenue from W. 52nd to W. 55th Streets	8-8
Figure 8-9, Study Area Views: De Witt Clinton Park	8-10
Figure 8-10, Proposed Site Plan	8-10
Figure 8-11, Proposed Ground Floor Plan	8-10
Figure 8-12a, Illustrative Building Elevations - North Elevation	8-10
Figure 8-12b, Illustrative Building Elevations - South Elevation	8-10
Figure 8-12c, Illustrative Building Elevations - West Elevation	8-10
Figure 8-13a, Illustrative Renderings - Park, Retail, 11th Avenue View	8-10
Figure 8-13b Illustrative Renderings - Aerial Eastward, 54th Street, Stable Views	8-10
Figure 8-14, Location of Proposed Sign	8-10
Chapter 9: Neighborhood Character	
No Figures.	
Chapter 10: Hazardous Materials	
No Figures.	
Chapter 11: Infrastructure	
No Figures.	
Chapter 12: Solid Waste & Sanitation Services	
No Figures.	

	Follows page #
Chapter 13: Traffic and Parking	
Figure 13-1, Traffic Study Area	13-2
Figure 13-2, 2007 Existing AM Traffic Volumes	13-2
Figure 13-3, 2007 Existing MD Traffic Volumes	13-2
Figure 13-4, 2007 Existing PM Traffic Volumes	13-2
Figure 13-5, 2007 Existing Sat MD Traffic Volumes	13-2
Figure 13-6, Off-Street Parking in Vicinity of Study Area	13-10
Figure 13-7, Parking Regulations	13-10
Figure 13-8, 2011 No-Build AM Traffic Volumes	13-12
Figure 13-9, 2011 No-Build MD Traffic Volumes	13-12
Figure 13-10, 2011 No-Build PM Traffic Volumes	13-12
Figure 13-11, 2011 No-Build Sat MD Traffic Volumes	13-12
Figure 13-12, Build Increment AM Traffic Volumes	13-20
Figure 13-13, Build Increment MD Traffic Volumes	13-20
Figure 13-14, Build Increment PM Traffic Volumes	13-20
Figure 13-15, Build Increment Sat MD Traffic Volumes	13-20
Figure 13-16, 2011 Build AM Traffic Volumes	13-20
Figure 13-17, 2011 Build MD Traffic Volumes	13-20
Figure 13-18, 2011 Build PM Traffic Volumes	13-20
Figure 13-19, 2011 Build Sat MD Traffic Volumes	13-20
Chapter 14: Transit and Pedestrians	
Figure 14-1, Local Bus Routes	14-2
Figure 14-2, 59th Street-Columbus Circle Station Mezzanine Level	14-4
Chapter 15: Air Quality	
Figure 15-1, Traffic Study Area	15-4
Figure 15-2, Proposed Project Site Plan	15-12
Figure 15-3, Floor Plan Parking Level	15-12
Figure 15-4, Proposed Project South View	15-12
Figure 15-5, Annotated South View	15-16
Figure 15-6, PTAC Unit Specifications	15-18
Figure 15-7, Section-South Cooling Tower	15-20
Figure 15-7a, Boiler Flue Location- Auto Dealership, Retail and Mid-Rise Residential	15-20
Figure 15-7b, Boiler Flue Location- High-Rise Residential	15-20
Figure 15-8, 400- and 1,000-foot Radii from Rezoning Boundaries	15-24
Figure 15-9, Sites with Air Quality Permits for Non-Criteria Pollutants	15-26
Chapter 16: Noise	
Figure 16-1, Noise Monitoring Locations	16-4
Figure 16-2, Proposed Project Site Plan	16-12
Chapter 17: Construction	
No Figures.	
Chapter 18: Public Health	
No Figures.	
Chapter 19: Mitigation	
No Figures	

Follows page #

Chapter 20: Alternatives
Figure 20-1, As-of-Right Section and Plan 20-8
Figure 20-2, Rendering of As-of-Right Alternative Development 20-8
Figure 20-3, No NYPD Mounted Unit Facility Ground Floor Plan 20-18
Figure 20-4, Lesser Density/CB4 Alternative Section and Plan 20-24
Figure 20-5, Rendering of Lesser Density Alternative Development 20-26

Chapter 21: Conceptual Analysis of Proposed Zoning Text Amendments
No Figures.

Chapter 22: Unavoidable Adverse Impacts
No Figures.

Chapter 23: Growth-Inducing Aspects of the Proposed Action
No Figures.

Chapter 24: Irreversible and Irretrievable Commitment of Resources
No Figures.