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1460 & 1480 Sheridan Boulevard
Waterfront Revitalization Program Consistency Assessment

LANGAN

FOR INTERNAL USE ONLY	WRP No. #20-147
Date Received: _____	DOS No. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM
Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP or other local, state or federal discretionary review procedures, and that are within New York City's Coastal Zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program (WRP)* which has been approved as part of the State's Coastal Management Program.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

A. APPLICANT INFORMATION

Name of Applicant: West Farms Realty LLC and 1480 Sheridan Realty LLC

Name of Applicant Representative: Ashley Doukas

Address: 180 Maiden Lane

Telephone: 212-806-5772 Email: adoukas@strook.com

Project site owner (if different than above): _____

B. PROPOSED ACTIVITY

If more space is needed, include as an attachment.

1. Brief description of activity

The Applicant, Westfarms Realty LLC and 1480 Sheridan Realty LLC, seek approval of a series of discretionary land use actions, including zoning map and text amendments, and a waterfront authorization from the New York City Planning Commission (CPC), discretionary financing for affordable housing, and waterfront actions (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the redevelopment of the "Rezoning Area," located along the Bronx River in the Crotona Park East neighborhood of the Bronx Community District 9, with residential, commercial and privately owned public open space. The Proposed Rezoning Area is bound by Starlight Park to the north, the Bronx River and the Amtrak line to the east, a line 270 feet north of Westchester Avenue to the south, and the centerline of Sheridan Boulevard to the west. It comprises Block 3017, Lots 29, 60, 65, 68, 74, and portions of Lots 6 and 28.

2. Purpose of activity

Response B2
The Proposed Development would build upon recent improvements to Starlight Park, Concrete Plant Park, and Sheridan Boulevard, as well as the Department of City Planning's Southern Boulevard Neighborhood Study. The Proposed Actions would rezone the Proposed Rezoning Area from M1-1 to R7-3/C2-4 and create a coterminus Mandatory Inclusionary Housing (MIH) Area. They would allow the Applicant to develop approximately 866,017 gross square feet (gsf) of floor area within three buildings across two development sites (the "Proposed Development"). "Projected Development Site 1" (Block 3017, Lot 74) would be developed with a 24-story (225-foot-tall plus 15-foot-tall mechanical bulkhead), 263,862-gsf building containing approximately 304 dwelling units, all of which would be affordable units. Up to 5,000 gsf would be developed as ground floor retail. "Projected Development Site 2" (Block 3017, Lot 29) would be developed with two 24-story (225-foot-tall plus 15-foot-tall mechanical bulkhead) buildings totaling 602,155 gsf, including up to 16,229 gsf of retail and 666 dwelling units. The concrete seawall on Projected Development Site 1 would be repaired and the waterfront structures on Projected Development Site 2 would be replaced.

C. PROJECT LOCATION

Borough: Bronx Tax Block/Lot(s): 3017, Lots 29, 60, 65, 68, 74

Street Address: 1460-1480 Sheridan Boulevard

Name of water body (if located on the waterfront): Bronx River

D. REQUIRED ACTIONS OR APPROVALS

Check all that apply.

City Actions/Approvals/Funding

City Planning Commission ☑ Yes ☐ No

- ☐ City Map Amendment
- ☑ Zoning Map Amendment
- ☑ Zoning Text Amendment
- ☐ Site Selection – Public Facility
- ☐ Housing Plan & Project
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____
- ☑ Zoning Certification
- ☑ Zoning Authorizations
- ☐ Acquisition – Real Property
- ☐ Disposition – Real Property
- ☐ Other, explain: _____
- ☐ Concession
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Franchise

Board of Standards and Appeals ☐ Yes ☑ No

- ☐ Variance (use)
- ☐ Variance (bulk)
- ☐ Special Permit
  (if appropriate, specify type: ☐ Modification ☐ Renewal ☐ other) Expiration Date: _____

Other City Approvals

- ☐ Legislation
- ☐ Rulemaking
- ☐ Construction of Public Facilities
- ☐ 384 (b) (4) Approval
- ☐ Other, explain: _____
- ☐ Funding for Construction, specify: _____
- ☐ Policy or Plan, specify: _____
- ☐ Funding of Program, specify: _____
- ☐ Permits, specify: _____

State Actions/Approvals/Funding

- ☑ State permit or license, specify Agency: NYSDEC Permit type and number: Tidal Wetlands, Protection of Waters, SPDES
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Federal Actions/Approvals/Funding

- ☑ Federal permit or license, specify Agency: USACE Permit type and number: Nationwide 7 and 13
- ☐ Funding for Construction, specify: _____
- ☐ Funding of a Program, specify: _____
- ☐ Other, explain: _____

Is this being reviewed in conjunction with a Joint Application for Permits? ☑ Yes ☐ No

E. LOCATION QUESTIONS

1. Does the project require a waterfront site? ☑ Yes ☐ No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters? ☑ Yes ☐ No
3. Is the project located on publicly owned land or receiving public assistance? ☐ Yes ☑ No
4. Is the project located within a FEMA 1% annual chance floodplain? *(6.2)* ☑ Yes ☐ No
5. Is the project located within a FEMA 0.2% annual chance floodplain? *(6.2)* ☑ Yes ☐ No

Is the project located adjacent to or within a special area designation? *See Maps – Part III of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).* ☐ Yes ☑ No

- ☐ Significant Maritime and Industrial Area (SMIA) (*2.1*)
- ☐ Special Natural Waterfront Area (SNWA) (*4.1*)
- ☐ Priority Maritime Activity Zone (PMAZ) (*3.5*)
- ☐ Recognized Ecological Complex (REC) (*4.4*)
- ☐ West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (*2.2, 4.2*)

F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder *or* Not Applicable (N/A). *For more information about consistency review process and determination, see* ***Part I*** *of the NYC Waterfront Revitalization Program. When assessing each policy, review the full policy language, including all sub-policies, contained within* ***Part II*** *of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).*

For those policies checked Promote *or* Hinder, *provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.*

		Promote	Hinder	N/A
1	**Support and facilitate commercial and residential redevelopment in areas well-suited to such development.**	☑	☐	☐
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	☑	☐	☐
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	☑	☐	☐
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	☑	☐	☐
1.4	In areas adjacent to SMIAs, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	☐	☐	☑
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	☑	☐	☐

		Promote	Hinder	N/A
2	**Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.**	☐	☐	☑
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	☐	☐	☑
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	☐	☐	☑
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	☐	☐	☑
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	☐	☐	☑
3	**Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.**	☑	☐	☐
3.1.	Support and encourage in-water recreational activities in suitable locations.	☑	☐	☐
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	☐	☐	☑
3.3	Minimize conflicts between recreational boating and commercial ship operations.	☐	☐	☑
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	☐	☐	☑
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	☐	☐	☑
4	**Protect and restore the quality and function of ecological systems within the New York City coastal area.**	☑	☐	☐
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	☐	☐	☑
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	☐	☐	☑
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	☑	☐	☐
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	☑	☐	☐
4.5	Protect and restore tidal and freshwater wetlands.	☑	☐	☐
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	☑	☐	☐
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	☑	☐	☐
4.8	Maintain and protect living aquatic resources.	☑	☐	☐

		Promote	Hinder	N/A
5	**Protect and improve water quality in the New York City coastal area.**	☑	☐	☐
5.1	Manage direct or indirect discharges to waterbodies.	☑	☐	☐
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	☑	☐	☐
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	☑	☐	☐
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	☑	☐	☐
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	☐	☐	☑
6	**Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.**	☑	☐	☐
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	☑	☐	☐
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in *New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms*) into the planning and design of projects in the city's Coastal Zone.	☑	☐	☐
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	☐	☐	☑
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	☐	☐	☑
7	**Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.**	☑	☐	☐
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	☑	☐	☐
7.2	Prevent and remediate discharge of petroleum products.	☑	☐	☐
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	☑	☐	☐
8	**Provide public access to, from, and along New York City's coastal waters.**	☑	☐	☐
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	☑	☐	☐
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	☑	☐	☐
8.3	Provide visual access to the waterfront where physically practical.	☑	☐	☐
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	☐	☐	☑

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	☑	☐	☐
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	☑	☐	☐
9	**Protect scenic resources that contribute to the visual quality of the New York City coastal area.**	☑	☐	☐
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	☑	☐	☐
9.2	Protect and enhance scenic values associated with natural resources.	☑	☐	☐
10	**Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.**	☐	☐	☑
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	☐	☐	☑
10.2	Protect and preserve archaeological resources and artifacts.	☐	☐	☑

G. CERTIFICATION

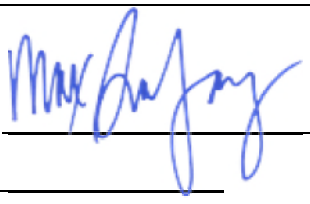
The applicant or agent must certify that the proposed activity is consistent with New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If this certification can be made, complete this Section.

"The proposed activity complies with New York State's approved Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

Applicant/Agent's Name: Max Stember-Young

Address: 360 W 31st Street, 8th floor, New York, NY 10001

Telephone: 212-479-5594 Email: mstemberyoung@langan.com

Applicant/Agent's Signature: 

Date: 4/7/23

Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the NYS Department of State Office of Planning and Development and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

New York City Department of City Planning
Waterfront and Open Space Division
120 Broadway, 31st Floor
New York, New York 10271
212-720-3696
wrp@planning.nyc.gov
www.nyc.gov/wrp

New York State Department of State
Office of Planning and Development
Suite 1010
One Commerce Place, 99 Washington Avenue
Albany, New York 12231-0001
518-474-6000
www.dos.ny.gov/opd/programs/consistency

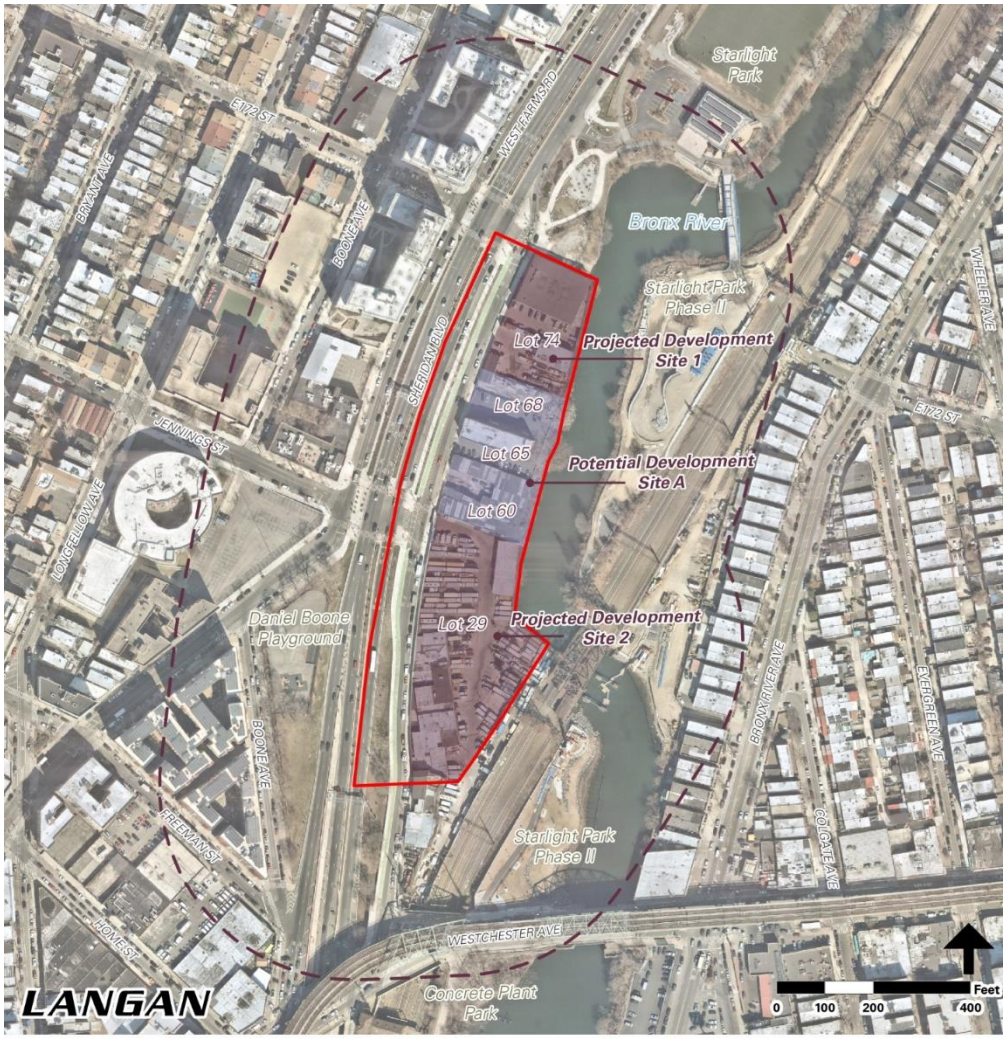
Applicant Checklist

- ☑ Copy of original signed NYC Consistency Assessment Form
- ☑ Attachment with consistency assessment statements for all relevant policies
- ☐ For Joint Applications for Permits, one (1) copy of the complete application package
- ☑ Environmental Review documents
- ☑ Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.
- ☑ Policy 6.2 Flood Elevation worksheet, if applicable. For guidance on applicability, refer to the WRP Policy 6.2 Guidance document available at www.nyc.gov/wrp

WRP ASSESSMENT

The Applicant, Westfarms Realty LLC and 1480 Sheridan Realty LLC, seek a series of discretionary actions, including zoning map and text amendments, and a zoning authorization from the City Planning Commission (CPC), as well as discretionary financing for affordable housing and waterfront actions (collectively, the "Proposed Actions"). The Proposed Actions would apply to the "Proposed Rezoning Area," the portion of Bronx Block 3017 bound by Sheridan Boulevard, Starlight Park, the western pierhead and bulkhead line of the Bronx River, the Amtrak right-of-way, and a line 300 feet from Westchester Avenue (see Figure 1).

Figure 1: Aerial Map



The Proposed Rezoning Area, located in the Crotona Park East neighborhood of the Bronx Community District 9, contains Bronx Block 3017, Lots 29, 60, 65, 68, and 74, and portions of Lots 6 and 28. The Proposed Actions would enable the development of approximately 866,017 gross-square-feet (gsf) of floor area within three buildings across two waterfront development sites in the Crotona Park East neighborhood of the Bronx, Community District 9.

The Applicant owns the two projected development sites – Lot 74 ("Projected Development Site 1") and Lot 29 ("Projected Development Site 2") – both of which front along the Bronx River. Projected Development Site 1's waterfront is improved with a concrete seawall. Projected Development Site 2's waterfront consists of a high-level timber platform and a gravity wall. The three intervening lots between the projected development sites – Lots 60, 65, and 68 – also have Bronx River frontage but are not owned by the Applicant. These three lots comprise "Potential Development Site A."

The Applicant proposes to demolish the existing buildings on Projected Development Sites 1 and 2 to allow development of one mixed-use building on Projected Development Site 1 ("Building 1"), and two mixed-use buildings ("Building 2" and "Building 3") on Projected Development Site 2. The buildings would contain ground floor and cellar commercial uses and a fully affordable residential component comprising up to 970 dwelling units. The Applicant would also undertake waterfront and open space improvements on Projected Development Sites 1 and 2 by constructing 1.3 acres of new publicly accessible open space comprising shore public walkways (at a minimum of 40-feet-wide), upland connections and visual corridors, supplemental public access areas, and an additional open space.

The Proposed Rezoning Area is within the City's Coastal Zone; accordingly, the Proposed Actions are subject to review for consistency with the policies of the New York City Waterfront Revitalization Program (WRP). The WRP outlines policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront while minimizing the conflicts among those objectives.

The WRP Consistency Form lists the WRP policies and indicates in a checklist format whether the Proposed Actions would promote or hinder a WRP policy, or if a policy would not be applicable. This section provides additional information for the policies identified to "promote" or "hinder" in the WRP Consistency Assessment Form, and follows the guidance established in the November 2018 update of New York City's WRP policies.

Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development

Policy 1.1: Encourage commercial and residential redevelopment in appropriate Coastal Zone areas

The Proposed Rezoning Area is currently improved with open parking, industrial, and hotel uses rendering the area nearly wholly impervious with buildings and pavement. The area fronts on Sheridan Boulevard and is served by existing water and sewer lines. The Proposed Actions would enable three mixed-use buildings containing residential, commercial, and accessory parking uses. On Projected Development Sites 1 and 2, publicly accessible open space, including a shore public walkway, would be integrated with the buildings. New visual connections to the Bronx River as well as physical access to the shoreline would be established. The Proposed Rezoning Area is in a mature urban area surrounded by residential, commercial and community facility uses, and parks. The

Proposed Rezoning Area is in an area of the Coastal Zone that is appropriate for mixed-use development.

Policy 1.2: Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public

The Proposed Actions would transform sites with open parking, industrial, and hotel uses along the Bronx River into mixed-use buildings with publicly accessible open spaces, which would including a 40-foot-wide shore public walkway, upland connections, visual corridors, seating, an amphitheater, waterfront overlooks, and landscaping. These features would attract the public to the waterfront. The open spaces on Projected Development Site 1 would provide a direct pedestrian connection to Starlight Park, a 13-acre NYC Park containing playgrounds, ballfields, the Bronx River House environmental center, and a kayak launch. New upland connections, where no waterfront access currently exists, would provide pedestrian connections between Sheridan Boulevard (and Edgewater Road, the boulevard's eastern service road) and the Bronx River's shoreline on Projected Development Sites 1 and 2. The Proposed Actions would therefore draw the public and further activate this part of the Bronx River.

Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.

The Proposed Rezoning Area is currently improved with open parking, industrial, and hotel uses, and is in a mature urban area with a range of public facilities and infrastructure. It is serviced by existing police, fire, and libraries. It is also well-served by four MTA New York City Transit (NYCT) bus lines and one NYCT subway line, including the 6 train at the Whitlock Avenue station located approximately 0.3 miles to the south. The Proposed Rezoning Area is also adjacent to Starlight Park. The Proposed Actions would introduce 1.3 acres of additional publicly accessible open space to the neighborhood. New development would use existing connections to water, sewer, and utility lines within the surrounding streets. Sanitary flows would continue to be directed to the Hunts Point Wastewater Treatment Plant (WPCP) via existing sewer connections. The Proposed Rezoning Area is proximate to existing schools and essential retail options.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of the waterfront residential and commercial development, pursuant to WRP Policy 6.2.

The development sites would be improved with permeable pavers, native bioswale plantings and vegetation (bushes, grasses, perennial flowers, and trees) along the proposed shore public walkway, upland connections, and in other landscaped areas. The Proposed Rezoning Area currently consists of impervious surfaces and the Proposed Actions would enable a decrease in the stormwater runoff coefficient compared to existing conditions at each of the development sites. The stability and resiliency of the waterfront would be improved with the replacement of the waterfront structures on Projected Development Site 2 and with the repairs to the existing concrete seawall on Projected Development Site 1. Pursuant to New York City Building Code, the design flood elevation would be at least one foot above the base flood elevation. See response to Policy 6.2 for more details.

Policy 3: Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation

Policy 3.1: Support and encourage in-water recreational activities in suitable locations

The Proposed Actions would enable a direct connection to Starlight Park to the north. The park provides a kayak launch in the Bronx River, and enables an access point for in-water recreational activities.

Currently, fencing along the development sites near the shoreline limits sightlines to and through the Proposed Rezoning Area from the Bronx River. The proposed shore public walkway would activate the Bronx River. The shore public walkway would be well lit, contain benches for passive recreation, and a mix of native and non-invasive plantings throughout. These improvements would enhance the in-water experience for boaters along this stretch of the Bronx River over the existing industrial waterfront conditions. The Proposed Development would complement recent improvements along the river's eastern shoreline as part of the Starlight Park Phase II project. When built, the Proposed Development would facilitate a continuum of green, publicly accessible open spaces along both sides of the Bronx River along its entire Starlight Park frontage.

Policy 4: Protect and restore the quality and function of the ecological systems within the New York City coastal area

Policy 4.3: Protect designated Significant Coastal Fish and Wildlife Habitats

Per the Essential Fish Habitat (EFH) Mapper published by the National Oceanic and Atmospheric Administration (NOAA), 14 commercially or recreationally important fishes spend one or more life stages in the adjacent section of the Bronx River. These species include: Black Sea Bass; Summer Flounder; Atlantic Butterfish; Bluefish; Atlantic Mackerel; Longfin Inshore Squid; Scup; Winter Skate; Windowpane Flounder; Red Hake; Pollock; Atlantic Herring; Little Skate; and Winter Flounder. In-water construction activities would only take place outside of the spring months (when fish breeding takes place) to limit disturbances to the marine environment during this critical time. Project-generated construction would likely cause temporary shading, noise, vibration from construction equipment; however, in-water disturbance requires a discretionary Joint Permit from the New York State Department of Environmental Conservation (NYSDEC) and US Army Corps of Engineers (USACE). The permitting process would require any in-water disturbance to adhere to the applicable standards and regulations of NYSDEC and USACE to minimize the temporary construction-related effects on the river. By repairing the existing concrete seawall on Projected Development Site 1 and by replacing the waterfront structures on Projected Development Site 2, the Proposed Actions would improve the conditions of the Bronx River. Further, the proposed replacement structures on Projected Development Site 2 would be installed inboard of the existing structures, which is expected to increase the area and volume of the Bronx River.

Policy 4.4 Identify, remediate and restore ecological functions within Recognized Ecological Complexes

The Proposed Rezoning Area is proximate to the Starlight Park Recognized Ecological Complex (REC). The WRP defines RECs as ecological complexes where clusters of valuable natural features are somewhat more fragmented than those in the Special Natural Waterfront Areas and are often interspersed with developed sites.

The Proposed Rezoning Area is adjacent to Starlight Park and the Bronx River. As described in Chapter 9, "Natural Resources," the portion of the Bronx River adjacent to the Proposed Rezoning Area is unlikely to support aquatic vegetation, and the waterfront is improved with engineered structures. The upland portion of the Proposed Rezoning Area is nearly entirely impervious, except for vegetative overgrowth. The development sites were previously used for industrial activities, and subsurface contamination may be present. Stormwater generated in the Proposed Rezoning Area is currently discharged directly to the Bronx River.

With the Proposed Actions, an E-Designation would be mapped across the development sites for hazardous materials, and new development in the Proposed Rezoning Area would be required to complete remedial investigations. If warranted, remedial activities would be completed with agency oversight. These remedial actions would be expected to reduce the potential for hazardous materials to migrate off-site into Starlight Park or the Bronx River. New stormwater outfalls to the Bronx River would be designed and constructed to current NYSDEC standards. New landscaped areas to the upland portion of the Proposed Rezoning Area would expand the diversity of flora on the development sites and potentially provide new habitat for wildlife, such birds an insects.

On Projected Development Site 2, the existing waterfront structure would be replaced with a new waterfront structure that is anticipated to be installed inboard of the existing structure, resulting in a net increase (of both volume and area) of open water in the Bronx River. As described in Chapter 18, "Construction," in-water construction would be temporary and would be subject NYSDEC's joint application permitting process.

Policy 4.5: Protect and restore tidal and freshwater wetlands

There are no freshwater wetlands adjacent to the Proposed Rezoning Area. Adjacent to the Proposed Rezoning Area, the Bronx River is tidal and contains littoral wetlands. Both the terrestrial and waterfront portions of the development sites are largely developed, with little pervious surface present. The portion of the Bronx River that runs along the Proposed Rezoning Area's eastern edge is tidal. As described in the Chapter 9, "Natural Resources" of this Draft Environmental Impact Statement, the adjacent portion of the Bronx River is unfavorable to support aquatic vegetation because of the lack of surrounding wetlands. The development sites also discharge untreated stormwater runoff directly into the Bronx River.

A dive inspection was completed for Projected Development Site 1 and 2 in March 2021 to document the condition of the waterfront structure, primarily bulkhead, along the Bronx River for these two sites. The bulkhead on Projected Development Site 1 is functional and based on dive report findings, it is expected that some repair will be required. The waterfront structure on Project Development Site 2 is failing and will need to be rebuilt as part of the project. Following the dive inspection, a concept plan for the rebuilt Projected Development Site 2 waterfront structure was development by Langan and shared with NYSDEC in a pre-application meeting with NYSDEC on August 3, 2022. Following the meeting, the dive inspection report and meeting minutes were sent to NYCDEC.

In February 2023, NYSDEC sent an email to Langan with feedback on the condition of the waterfront structures in relation to its jurisdiction on the development sites, paraphrased in the bullets below:

- 1460 Sheridan Boulevard (Projected Development Site 1) has an intact 254-foot concrete seawall that has been functional since 1977. NYSDEC does not claim jurisdiction beyond the seawall. The proposed repairs to the seawall by the Applicant could require permitting, to be determined based on final project plans; and
- 1480 Sheridan Boulevard (Projected Development Site 2) extends in an L-shape along 235 feet of the shoreline. The existing waterfront structures are considered non-functional; however, NYSDEC suspects that there are additional stabilizing structures landward of the failing bulkheads and retaining walls. The presence of these additional structures would dictate where NYSDEC jurisdiction ends. If those structures do not exist, NYSDEC tidal wetland adjacent area (TWAA) jurisdiction would end at the USGS 1966/1979 10-foot contour line which appears to be approximately 40 feet inland of the shoreline.

Figure 2 shows the 10-foot contour line from the USGS 1966/1979 topographic quadrangle map. If the stabilizing structures referenced by NYSDEC do not exist, the portions of Projected Development Site 2 between the Bronx River and the 10-foot contour line would be within NYSDEC jurisdiction. The impervious surface (comprised of building and decking) would total approximately 978 square feet or about 8.5 percent of the area within the TWAA. The proposed impervious surface would be well below the maximum 20 percent allowable area pursuant 6 CRR-NY 661.6(a)(4).

Figure 2: USGS 1966/1979 10-foot Contour at Projected Development Site 2



The Proposed Actions would introduce new landscaped areas to the upland portion of the Proposed Rezoning Area, expanding the diversity of flora on the development sites and providing potential habitats for wildlife along the Bronx River. The existing waterfront structure on Projected Development Site 2 would be replaced with more resilient high-level pile-supported platform and an anchored bulkhead. The bulkhead would prevent discharges from site into the Bronx River, thereby providing greater protection for the river. Stormwater discharged directly to the Bronx River would comply with current NYSDEC standards. Accordingly, the Proposed Actions would protect and the tidal and freshwater wetlands in other locations along the Bronx River.

Policy 4.6: In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.

The Proposed Rezoning Area's ecological and societal benefits would improve with the Proposed Actions compared to existing conditions. The Proposed Rezoning Area comprises open parking, industrial, and hotel uses, and is largely impervious. Existing vegetation is largely limited to overgrowth. Project-generated development would contain native bioswale plantings and a mix of native and non-invasive species (bushes, perennial flowers, grasses, and trees). New vegetation on Projected Development Sties 1 and 2 would improve the overall ecological value of the waterfront over existing conditions in these areas. The new bulkhead on Projected Development Site 2 would be designed and constructed to prevent material from being discharged into the Bronx River.

Policy 4.7: Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or capability with the identified ecological community.

The Proposed Rezoning Area is outside any Special Natural Waterfront Areas. The upland portion of the Proposed Rezoning Area is fully developed and almost entirely impervious, with sparse overgrowth vegetation. Birds and small mammals accustomed to disturbed areas may transiently occupy portions of the Proposed Rezoning Area; however, the Proposed Rezoning Area does not have characteristics that indicate it is able to support significant local populations of terrestrial wildlife, including vulnerable species.

The terrestrial portions of the development sites are currently occupied with open parking, industrial, and hotel uses. With mixed-use development proposed, the Proposed Rezoning Area is not anticipated to serve as a habitat for significant populations of wildlife, but would improve the ecological value of the development sites over existing conditions. The portion of the Bronx River that runs along the Proposed Rezoning Area's eastern edge is tidal and unfavorable to support aquatic vegetation. Existing waterfront structures occupy the shoreline on each of the development sites.

Project-generated in-water construction would be subject to the conditions of a Joint Permit from NYSDEC and USACE, which would minimize the effects of project-generated construction on the Bronx River. The Applicant would be restricted from conducting in-water construction during fish spawning season in the spring. By adhering to the requirements of the Joint Application, disturbances to wildlife species in the Bronx River would be limited. Further, waterfront improvements on Projected Development Site 2 would install a new structure landward of the existing waterfront structure, increasing both the footprint and volume of the Bronx River and resulting in additional aquatic habitat over existing conditions.

Policy 4.8: Maintain and protect living aquatic resources.

The Proposed Actions do not involve the construction of new structures within the Bronx River, nor would they create barriers for species that travel along the Bronx River. By restricting in-water construction during the spring fish spawning period, potential disturbances to living aquatic resources would be minimized and would comply NYSDEC regulations. Once construction is complete, the project-generated development would not have the potential to affect living aquatic resources. Currently, stormwater is discharged directly to the Bronx River from the Proposed Rezoning Area. With the Proposed Actions, stormwater discharged directly into the Bronx River would comply with current NYSDEC regulations. Therefore, the Proposed Actions would maintain and protect living aquatic resources.

Policy 5: Protect and improve water quality in the New York Coastal area

Policy 5.1: Manage direct or indirect discharges to waterbodies

The Proposed Rezoning Area is in a combined sewer overflow area (CSO) and the nearest outfall is the Bronx River (HP-004). Some stormwater generated in the Proposed Rezoning Area is currently directly discharged to the Bronx River. With the proposed project, stormwater generated on the shore public walkways would be discharged directly to the Bronx River in accordance with current NYSDEC and NYCDEP regulations. Because the new discharges would be to current standards, the Proposed Actions would improve the quality of stormwater discharged directly to the Bronx River over existing conditions.

Sanitary wastewater would be directed to the City's CSO system and conveyed to the Hunts Point Wastewater Treatment Plant, where the water would be treated and discharged.

During construction, Best Management Practices (BMPs) would be implemented to support stormwater management. A Stormwater Pollution Prevention Program (SWPPP) would be implemented on the development sites, along with a monitoring program to document that construction is consistent with and meets the requirements of the NYSDEC-approved SWPPP.

The goal of a SWPPP is to protect the quality of the City's drinking water supply by preventing erosion and sedimentization during construction, ensuring that pollutants in stormwater discharges are minimized, and that the rate and quantity of post-construction stormwater runoff are reduced or properly managed. There are four basic components to a SWPPP:

- A project description or narrative report including a pre- and post-development description of the site;
- An erosion and sediment control plan that describes methods for controlling runoff during construction;
- A post-construction stormwater management plan that describes permanent measures to capture and treat runoff from a development site; and
- An operation and maintenance plan that details long-term inspection and maintenance protocols.

Project-generated development would be required to prepare and implement a NYCDEP-approved SWPPP in conjunction with new development.

Policy 5.2: Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution

Activities that generate nonpoint source pollution would be managed with the Proposed Actions in accordance with NYCDEP and NYSDEC's guidelines. The development sites are currently nearly wholly impervious and are improved with open parking, industrial, and hotel uses. Stormwater is currently discharged directly to the Bronx River.

The proposed shore public walkway would span along Proposed Rezoning Area's waterfront and would be designed and constructed to NYSDEC standards. Stormwater that falls on the shore public walkway would be directly discharged into the Bronx River and discharged in accordance with NYSDEC standards. Stormwater generated landward of the shore public walkway would be directed to the CSO system.

Policy 5.3: Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.

Project-generated construction and excavation would be implemented per NYCDEP and NYCDEC guidelines to minimize effects on water quality in or near the Bronx River. The specific protection measures would be reviewed and approved by NYSDEC as part of the joint application permit process. During construction, a NYCDEP-approved SWPPP would be implemented on the development sites, along with a monitoring program to document that construction is consistent with and meets the requirements of the NYCDEP-approved SWPPP.

Policy 5.4: Protect the quality of groundwater, streams, and the sources of water for wetlands.

Other than stormwater that falls on the shore public walkway, all stormwater would be directed to the City's CSO network. The development sites have historically been used for industrial purposes, are nearly fully impervious, and currently drain stormwater directly to the Bronx River. The Proposed Actions would facilitate the removal of hazardous materials on the Applicant's sites pursuant to the NYSDEC's Brownfield Cleanup Program or by mapping an E-Designation. On Projected Development Site 2, the waterfront structures would be replaced with a bulkhead that would prevent material from the site from entering the river. With these measures, the Proposed Actions would protect the quality of groundwater, streams, and sources of water for the Bronx River.

Policy 6: Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area

The Proposed Actions would facilitate three new mixed-use buildings (containing residential, commercial, accessory parking uses) and publicly accessible open space along the Bronx River waterfront. The project-generated development would be designed and constructed to minimize damage from flooding and erosion.

On Projected Development Site 1, the existing concrete seawall would be repaired. On Projected Development Site 2, the existing high-level timber platform and a gravity wall

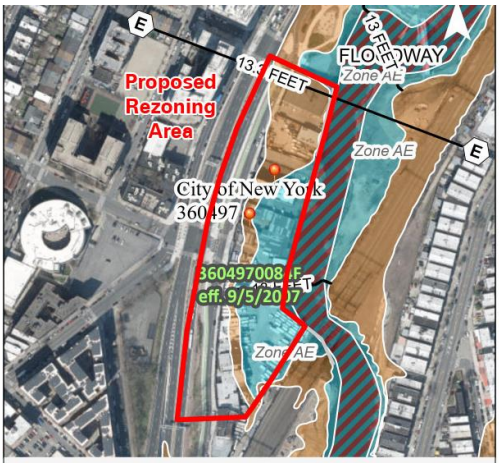
are functional but show signs of deterioration. The timber platform and cribbing wall do not appear to have sufficient service life to support the proposed upland development and are planned to be replaced by a high-level pile supported platform and an anchored bulkhead. These proposed structures would be designed and constructed to current NYSDEC standards, thereby improving the site's waterfront protections from flooding. Within the flood zone, fixtures such as bench seating and lampposts would be designed and constructed to withstand flooding. The Proposed Actions would introduce new native vegetation along the waterfront, potentially reducing the potential for erosion along the riverfront. See the response to Policy 6.2 for more details.

Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the City's Coastal Zone.

Coastal floodplains are influenced by astronomic tide and meteorological forces and not by fluvial flooding. As such, costal floodplains are not affected by the placement of obstructions within the floodplain. Therefore, the Proposed Actions would not exacerbate future projected flooding conditions.

The Preliminary Flood Insurance Rate Maps published by the Federal Emergency Management Agency identifies the Proposed Rezoning Area has a Base Flood Elevation (BFE) of 13 feet, as measured in the North American Vertical Datum of 1988 (NAVD88). The Proposed Rezoning Area is within the one percent (1 in 100 year) and the 0.2 percent (1 in 500 year) annual chance floodplains. The eastern portion of the Proposed Rezoning Area that abuts the Bronx River and is mostly within the one percent annual floodplain. Areas of the 0.2 percent annual chance flood hazard are in the western portion of the Proposed Rezoning Area near Sheridan Boulevard. The western-most portion of the Proposed Rezoning Area are in an area of minimal flood hazard (see Figure 3).

Figure 3: Effective and Preliminary Flood Hazard Comparison



Effective	
POI Longitude/Latitude	-73.8848, 40.8308
Effective FIRM Panel	3604970084F
Effective Date	9/5/2007
Flood Zone	X

Preliminary	
POI Longitude/Latitude	-73.8848, 40.8308
Preliminary FIRM Panel	3604970084G
Preliminary Issue Date	1/30/2015
Flood Zone	X

Source: FEMA

Per New York City Department of City Planning (DCP) Climate Change Adaptation Guidance, the three-step process below assesses the Proposed Actions' consistency with Policy 6.2. Step 1 identifies the vulnerabilities and consequences, Step 2 identifies adaptive strategies, and Step 3 assesses policy consistency (see attached flood evaluation spreadsheets for the Proposed Development).

Figure 4 shows the future Mean Higher High Water (MHHW) levels when accounting for projected sea level rise (SLR) scenario, and Figure 5 shows the projected changes to the one percent annual flood hazard chance elevations under projected SLR scenarios.

Figure 4: Mean Higher High Water + Sea Level Rise Projections

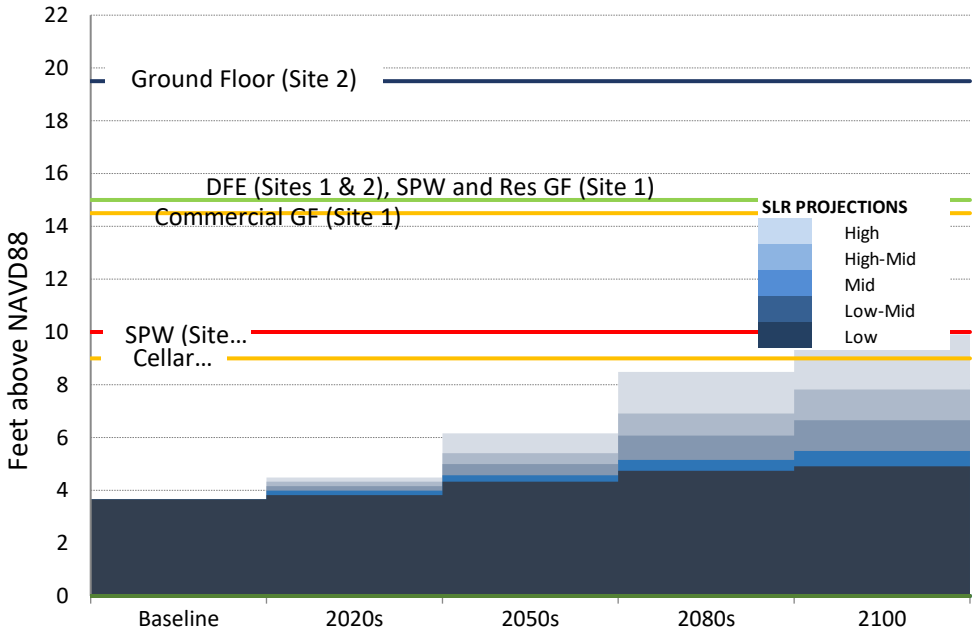
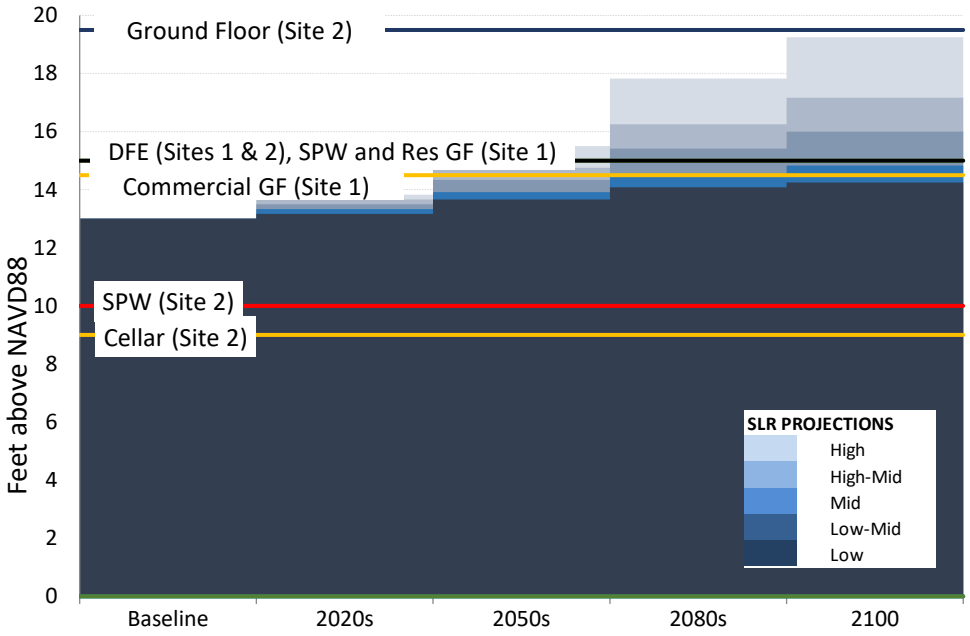


Figure 5: One Percent Flood Elevation + Sea Level Rise



Project Features

The Proposed Development would have project features that are categorized as "vulnerable" and "critical." Of the analyzed features, the lowest "vulnerable" feature contemplated is the cellar and shore public walkway on Projected Development Site 2. The cellar across Buildings 2 and 3 – sited at a top-of-slab elevation of approximately 9 feet – would contain accessory parking and commercial space. The shore public walkway's lowest points on Projected Development Site 2 would be sited at an elevation of approximately 10 feet. The shore public walkway would contain features such as bench seating, lampposts, and native vegetation. Fixtures such as lampposts and bench seating would be "wet floodproofed," and designed and constructed to withstand projected flood conditions.

Projected Development Site 1 (Building 1) would have a ground floor elevation of approximately 14.5 feet for its commercial uses, and approximately 16.5 feet for its other uses. Building 1 would not have a cellar. The ground floor would contain residential lobbies and commercial spaces. Residential units would be on floors 2 – 24. The shore public walkway on Projected Development Site 1 would be at an elevation of approximately 15 feet.

At an elevation of 19.5 feet, Building 2's ground floor would contain the residential lobby and commercial space. The second floor – the lowest floor containing residential units - would have an approximate elevation of at least 30.5 feet. For Building 3, the ground floor would be sited at elevation 27.5 feet, and residential units would be sited above the ground floor at an elevation of at least 38.5 feet.

The design flood elevation (DFE) for the Proposed Development is 15 feet. At 15 feet, the DFE would be two feet above the current base flood elevation (BFE), as required by Appendix G of the New York City Building Code. Any mechanical space would be dry floodproofed up to at least the DFE. The proposed floodproofing to the DFE would be

achieved by a combination of waterproofed concrete walls and, where applicable, automatic flood gates at the building entrances.

Mean Higher High Water (MHHW)

All of the features analyzed are projected to be above the MHHW through the 2080s. The cellar between Buildings 2 and 3 would be below the MHHW under high SLR projections by 2100. All other features on both projected development sites would be above the MHHW through 2100 under all SLR projections.

One Percent Annual Chance Flood Hazard Area

The shore public walkway and the cellar on Projected Development Site 2 would be constructed at an elevation that is completely within the current one percent annual flood hazard area. These areas are projected to remain above the MHHW elevation and in the one percent annual flood hazard area throughout 2100.

At an elevation of approximately 14.5 feet, the commercial component of Building 1's ground floor would be within the one percent annual flood hazard area by the 2050s under mid-SLR projections, and by the 2080s under low-mid SLR projections. The commercial ground floor would be dry floodproofed; if the commercial entrance is below the DFE, a deployable flood barrier would be installed.

The DFE of 15 feet at both sites would be in the one percent annual flood hazard area by the 2050s under high SLR projections, and by the 2080s under mid and high-mid SLR projections.

The ground and second floors of the buildings on Projected Development Site 2 would be above the one percent annual chance flood through 2100 under all SLR projections.

Potential Future Adaptive Solutions

Project-generated development would not increase the potential for flooding or flooding severity. All mechanical space would be dry floodproofed up to at least the DFE, and the minimum DFE of 15 feet would be above the projected MHHW level through 2100 under all SLR projections.

Potential Development Site A is not under the Applicant's control and the site's existing flood resiliency measures (such as the precise height of the engineered waterfront structure) are not available. In the absence of flood resiliency measures on this site, flooding on Potential Development Site A has the potential to extend into the projected development sites. The areas of Projected Development Sites 1 and 2 within the current flood hazard areas would be designed and constructed to withstand flooding events.

The Proposed Actions would not preclude the ability to floodproof the Applicant's building s (Buildings 1, 2 and 3) to a higher DFE as flood conditions change with SLR. Specifically, the waterproofed foundation and flood barriers could be increased vertically to address changing future flood levels. The Proposed Actions also would not preclude the implementation of adaptive solutions in the future, including any technological advancements not yet developed. Based on this information, the Proposed Actions are consistent with Policy 6.2.

Policy 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutant, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety

Policy 7.1: Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems

As described in Chapter 10, "Hazardous Materials," previous environmental investigations on Projected Development Sites 1 and 2 identified the presence of seven Recognized Environmental Conditions (RECs) and other items of environmental concern: historic use, underground and aboveground storage tanks, drainage, hydraulic lifts, vapor intrusion, staining and potentially hazardous material/debris, potential off-site contamination. Solid waste material, hazardous wastes, toxic pollutants, and other substances hazardous to the environment would be managed through the NYSDEC BPC or the E-Designation program, and the NYCDEP-approved SWPPP. These programs would protect public health, control pollution, and prevent degradation of coastal ecosystems during and after construction.

The Applicant plans to enter Projected Development Sites 1 and 2 into the BCP. The BCP would require remediation in accordance with a Brownfield Cleanup Agreement (BCA) that would be executed between the applicant and NYSDEC. As part of the BCP, the Applicant would be required to submit a Phase 1 Environmental Site Assessment (ESA) along with a soil, groundwater and soil vapor sampling protocol (a Remedial Investigation Work Plan), including a description of methods and a site map with all sampling locations clearly and precisely represented. Additionally, a written report with findings and a summary of the data (a Remedial Investigation Report [RIR]) must be submitted to NYSDEC after completion of the testing phase and laboratory analysis for review and approval. After NYSDEC receives the Phase 1 ESA, Remedial Investigation Work Plan (RAWP), and RIR, a determination is made on the necessary remedial measures.

Construction on the Applicant's sites would be performed in accordance with the provisions of the RAWP and Construction Health and Safety Plan (CHASP) approved by NYSDEC. If the Applicant's sites are not accepted into the BCP or the Applicant withdraws a site from the program, an E-Designation would be in place to ensure remedial oversight is provided through the New York City Mayor's Office of Environmental Remediation (OER). Similarly, an E-Designation on Potential Development Site A would require appropriate remedial measures on this site with oversight from OER when being redeveloped. Accordingly, the Proposed Development would be consistent with this policy because the Proposed Actions would facilitate remediation of the development sites.

Policy 7.2: Prevent and remediate discharge of petroleum products

The Phase I ESA for the Applicant's sites identified underground and aboveground storage tanks associated with former business operations on the property. These historical uses may have affected subsurface conditions. As part of the BCP, a RAWP and RIR, including a description of methods and sampling locations, would be submitted to NYSDEC. After the submission, NYSDEC will determine the necessary remedial measures. A proposed remediation plan would be submitted to NYSDEC for review and approval if remediation is necessary.

The Applicant is intending to enroll Projected Development Sites 1 and 2 in the BCP. All construction activity would adhere to the requirements of the BCP and in accordance to the RAWP and CHASP approved by NYSDEC. With the enrollment in the BCP in place, the Proposed Development would be consistent with this policy.

Policy 7.3: Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources

Project-generated solid waste and hazardous materials would be transported per Best Management Practices (BMPs), and all applicable regulations. Chapter 4, Part 364 of Title 6 of the Codes, Rules, and Regulations of the State of New York (6 CRR-NY) sets forth operating requirements for the transport of hazardous materials. Adhering to these guidelines and regulations would minimize the potential degradation of the surroundings, including coastal resources. Because NYSDEC has jurisdiction along the Bronx River waterfront, solid waste or hazardous materials generated along the waterfront would be removed per NYSDEC requirements, thereby minimizing the potential degradation of coastal resources. Any hazardous materials would be handled with oversight from NYSDEC through the BCP.

Policy 8: Provide public access to, from, and along New York City's coastal waters

Policy 8.1: Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront

The Proposed Actions would facilitate visual and ecological improvements at the Proposed Rezoning Area's frontage along the Bronx River. The development sites are currently improved with open parking, industrial, and hotel uses that limit the potential for visual and physical access to the waterfront.

With the Proposed Actions, the Applicant would develop new upland connections, shore public walkways, and other publicly accessible open spaces on Projected Development Sites 1 and 2. These areas would contain landscaped areas and provide new recreational opportunities; benches, seating and tables, bike racks, and litter/recycling bins would also be provided for public use. A new waterfront structure on Projected Development Site 2 would be designed and constructed to current NYSDEC standards, and would protect the existing waterfront. The proposed publicly accessible open spaces on Projected Development Site 1 would connect to Starlight Park, which contains an array of open space resources. With these connections, the project would enhance and extend existing physical and visual access along the Bronx River. Accordingly, project-generated development would improve physical, visual, and recreational access to the waterfront on the development sites.

Policy 8.2: Incorporate public access into new public and private development where compatible with proposed land use and coastal location.

Development sites within the Proposed Rezoning Area are privately owned and do not provide physical public access to the Bronx River; visual access is limited. The Proposed Actions would enable mixed-use development that incorporates approximately 1.3 acres of publicly accessible open space on privately owned land along the Bronx River waterfront. A visual connection from Sheridan Boulevard to the Bronx River would be established. A publicly accessible physical connection would also be established to the

river's shoreline. Private owners would be responsible to maintain the open spaces, reducing the City's share of required maintenance. Accordingly, the Proposed Actions would incorporate public waterfront access into new mixed-use development by private developers.

A minimum 40-foot-wide shore public walkway would be developed along the projected development sites' waterfront. An upland connection and visual corridor would be developed along Projected Development Site 2's northern lot line between Sheridan Boulevard and the Bronx River. The proposed CPC authorization pursuant to ZR 62-822 would allow the flexibility to align the required 50-foot-wide visual corridor and upland connection along this northern lot line instead of along the prolongation of Jennings Street to respond to a bend in the Bronx River and allow more efficient development. The proposed publicly accessible open space and visual corridor between Buildings 2 and 3 would be improved with an amphitheater, vegetation, lighting, and other passive recreational uses.

Policy 8.3: Provide visual access to the waterfront where physically practical.

The proposed publicly accessible open space would provide new opportunities for unobstructed physical and visual access to the Bronx River waterfront. Walkways, benches, tables with seating, and an array of native and non-invasive plantings would encourage waterfront-focused passive recreation. New areas from which to observe and interact with Bronx River would be created. Accordingly, the Proposed Actions would advance this policy.

Policy 8.5: Preserve the public interest in and use of lands and waters held in public trust by the State and City

The Proposed Actions would enhance the western bank of the Bronx River. On Projected Development Site 2, a new bulkhead would be relocated farther inland from its existing location, which would increase both the volume and footprint of the Bronx River. With in-water access available from Starlight Park's kayak launch to the north, the Bronx River would continue to be available for in-water recreational activities. Accordingly, the Proposed Actions would advance this policy.

Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area

Policy 9.1: Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.

Project-generated development would improve visual quality because the Proposed Rezoning Area's predominately industrial waterfront sites would be redeveloped with modern mixed-use buildings, a shore public walkway, an active street frontage, and landscaped areas. The landscaped areas would contain a variety of native and non-invasive vegetation, enhancing the visual quality of the development sites. The Proposed Actions would facilitate a net increase of 1.3 acres of open space and would activate the Bronx River waterfront in this area. Accordingly, the Proposed Actions would improve the aesthetics of the waterfront.

Policy 9.2: Protect and enhance scenic values associated with natural resources

Currently, the Proposed Rezoning Area's waterfront cannot be accessed or seen by the public through the development sites, which are predominately industrial. The Proposed Actions would facilitate the creation of new publicly accessible open space and open new opportunities for views to the Bronx River. The new open spaces would contain seating, tables, native and non-invasive plantings, and walking paths. New development would be set back from the river's shoreline to allow a minimum 40-foot-wide shore public walkway. Along this project-generated shore public walkway, public access would be provided along the Bronx River waterfront, allowing for new publicly accessible views of the Bronx River and Starlight Park that do not currently exist. Views towards the Proposed Rezoning Area from the Bronx River and Starlight Park would be enhanced because the Proposed Rezoning Area's waterfront would be redeveloped with a shore public walkway that would contain a variety of native and non-invasive plantings and modern building materials. Accordingly, the Proposed Actions would be protect and enhance the scenic values associated with natural resources.

NYC Waterfront Revitalization Program - Policy 6.2 Flood Elevation Workhsheet

COMPLETE INSTRUCTIONS ON HOW TO USE THIS WORKSHEET ARE PROVIDED IN THE "CLIMATE CHANGE ADAPTATION GUIDANCE" DOCUMENT AVAILABLE AT www.nyc.gov/wrp

Enter information about the project and site in highlighted cells in Tabs 1-3. Tab 4, "Summary Charts" contains primary results. Tab 5, "0.2%+SLR" produces charts to be used for critical infrastructure or facilities. Tab 6, "Calculations" contains background computations. Appendix A contains tide elevations for station across the city to be used for the elevation of MHHW if a site survey is not available. Non-highlighted cells have been locked.

Background Information	
Project Name	1460-1480 Sheridan Boulevard
Location	1460-1480 Sheridan Boulevard, Bronx Block 3017, Lots 60, 65, 68, 74
Type(s)	☑ Residential, Commercial, Community Facility ☑ Parkland, Open Space, and Natural Areas ☐ Tidal Wetland Restoration ☐ Critical Infrastructure or Facility ☐ Industrial Uses ☑ Over-water Structures ☑ Shoreline Structures ☐ Transportation ☑ Wastewater Treatment/Drainage ☑ Coastal Protection
Description	The Proposed Actions would facilitate the "Proposed Development," three buildings totaling 866,017 gross square feet (gsf) across Lots 74 (1460 Sheridan Boulevard, "Proposed Development Site 1") and Lot 29 (1480 Sheridan Boulevard, "Proposed Development Site 2"). Projected Development Site 1 would be developed with a 24-story (225-foot-tall plus a 15-foot-tall mechanical bulkhead), 263,862-gsf building containing approximately 304 dwelling units (DUs), all of which are proposed to be affordable units. Up to 5,000 gsf would be developed as ground floor retail. Projected Development Site 2 would be developed with two 24-story (225-foot-tall plus a 15-foot-tall mechanical bulkhead) buildings totaling approximately 602,155
Planned Completion Date	2031
Expected Project Lifespan	2100

The New York City Waterfront Revitalization Program Climate Change Adaptation Guidance document was developed by the NYC Department of City Planning. It is a guidance document only and is not intended to serve as a substitute for actual regulations. The City disclaims any liability for errors that may be contained herein and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this information. The City reserves the right to update or correct information in this guidance document at any time and without notice.

For technical assistance on using this worksheet, email wrp@planning.nyc.gov, using the message subject "Policy 6.2 Worksheet."

Last update: Sept. 7, 2018

Establish current tidal and flood heights.

	FT (NAVD88)	Feet	Datum	Source
MHHW	3.66	**3.66**	**NAVD88**	*Appendix A*
1% flood height	13.00	**13.00**	**NAVD88**	*Pfirm*
Design flood elevation	15.00	**15.00**	**NAVD88**	*Architectural Drawings*
As relevant:				
0.2% flood height	-->		**NAVD88**	

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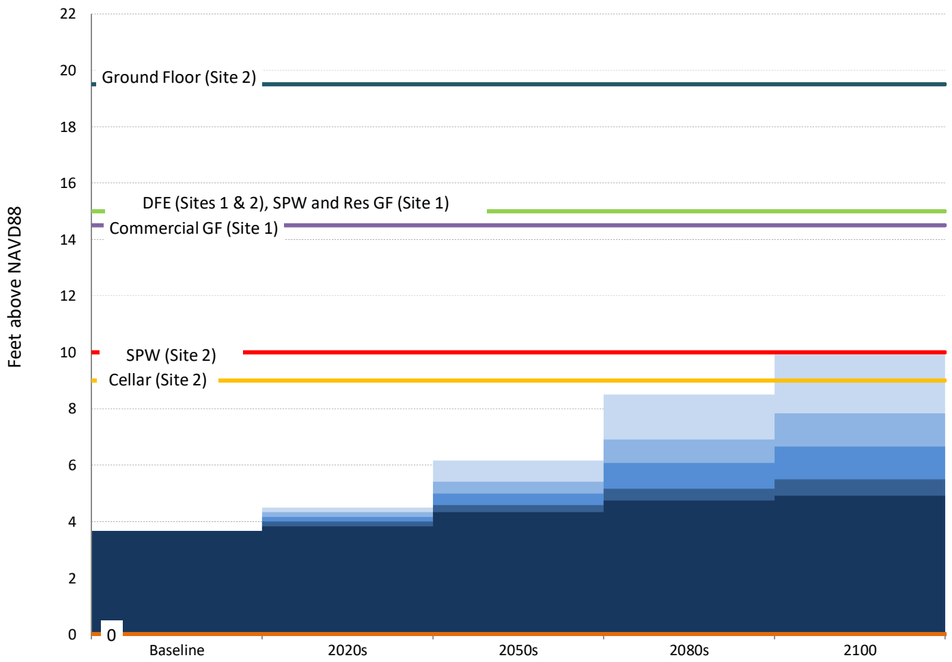
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Brooklyn Datum (Sewer)	*0.61*
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Queens Datum	*1.63*
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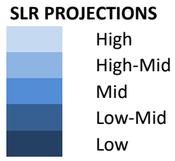
Describe key physical features of the project.

Feature *(enter name)*	Feature Category	Lifespan	Elevation	Units	Datum	Ft	Ft Above NAVD88	Ft Above MHHW	Ft Above 0.2% flood height
SPW (Site 2)	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2100	10.0	Feet	NAVD88	*10.0*	*10.0*	*6.3*	*#VALUE!*
Bench seating, walkways, waterfront bulkhead, recreational space, and vegetation									
Cellar (Site 2)	☐ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2100	9.0	Feet	NAVD88	*9.0*	*9.0*	*5.3*	*#VALUE!*
Building mechanical space, parking and commercial									
DFE (Sites 1 & 2), SPW and Res GF (Site 1)	☑ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2100	15.0	Feet	NAVD88	*15.0*	*15.0*	*11.3*	*#VALUE!*
Design Flood Elevation of Sites 1 and 2. On Site 1, this would be the elevation of the residential lobby, commerical spac, and shore public walkway.									
Ground Floor (Site 2)	☑ Vulnerable ☑ Critical ☐ Potentially Hazardous ☐ Other	2100	19.5	Feet	NAVD88	*19.5*	*19.5*	*15.8*	*#VALUE!*
Residential lobby and commerical space. El: 19.5 in Building 2, and EL: 27.5 for Building 3.									
Commercial GF (Site 1)	☑ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other	2100	14.5	Feet	NAVD88	*14.5*	*14.5*	*10.8*	*#VALUE!*
Lowest level of commercial space in Building 1.									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									
	☐ Vulnerable ☐ Critical ☐ Potentially Hazardous ☐ Other			Feet	NAVD88				
Description of Planned Uses and Materials									

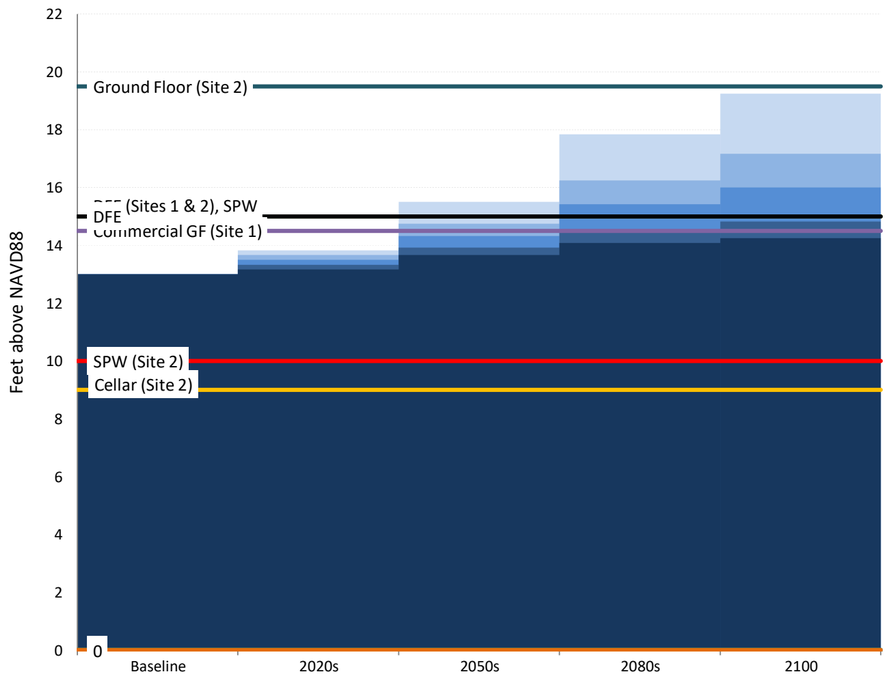
Assess project vulnerability over a range of sea level rise projections.

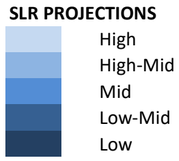
Mean Higher High Water + Sea Level Rise

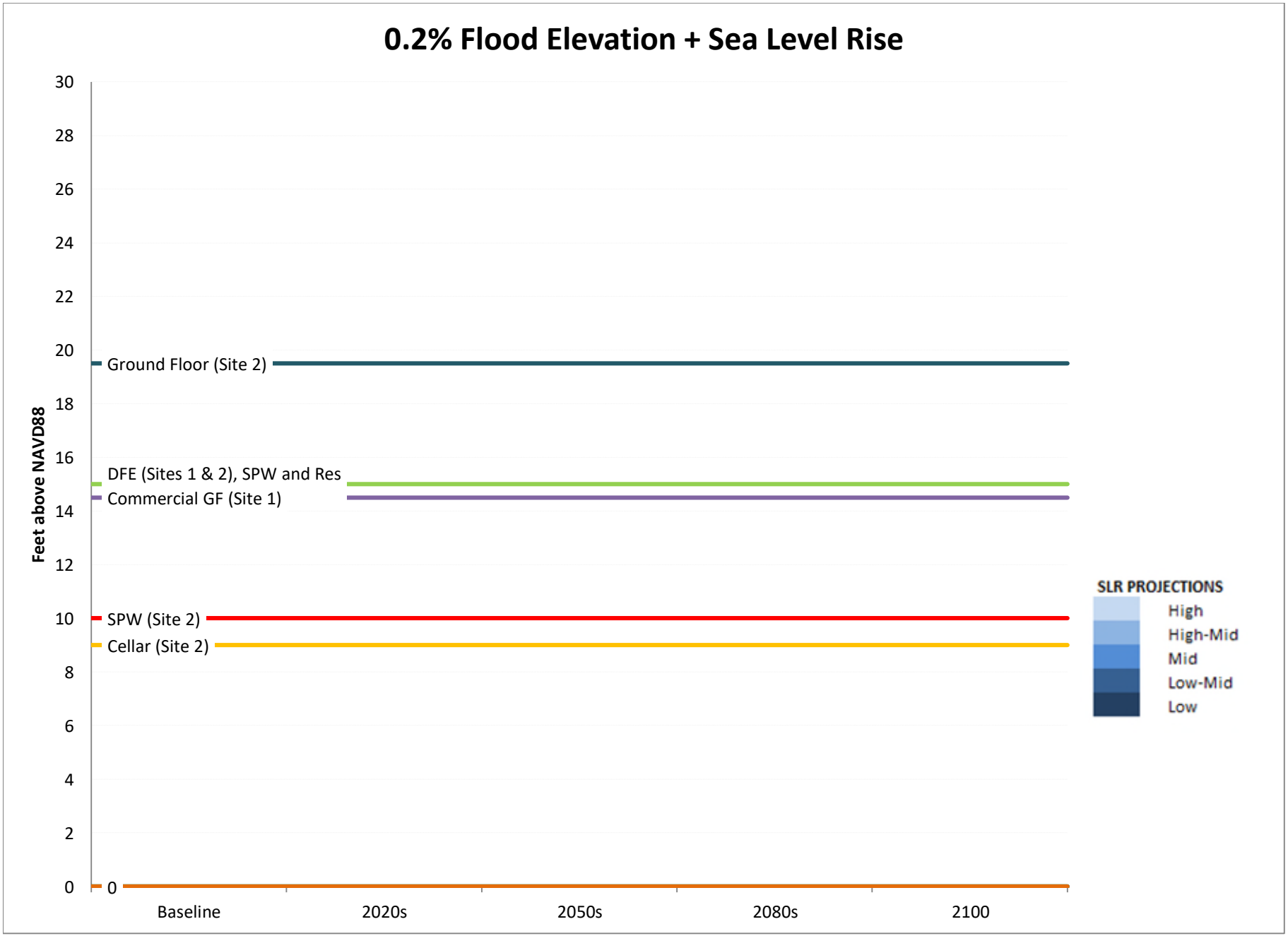




1% Flood Elevation + Sea Level Rise






0.2% Flood Elevation + Sea Level Rise
Feet above NAVD88
30
28
26
24
22
20
18
16
14
12
10
8
6
4
2
0
Ground Floor (Site 2)
DFE (Sites 1 & 2), SPW and Res
Commercial GF (Site 1)
SPW (Site 2)
Cellar (Site 2)
0
Baseline
2020s
2050s
2080s
2100
SLR PROJECTIONS
High
High-Mid
Mid
Low-Mid
Low

SLR (ft)

	Low	Low-Mid	Mid	High-Mid	High	
Baseline	0.00	0.00	0.00	0.00	0.00	**2014**
2020s	0.17	0.33	0.50	0.67	0.83	**2020s**
2050s	0.67	0.92	1.33	1.75	2.50	**2050s**
2080s	1.08	1.50	2.42	3.25	4.83	**2080s**
2100	1.25	1.83	3.00	4.17	6.25	**2100**

MHHW+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	3.66	3.66	3.66	3.66	3.66
2020s	3.83	3.99	4.16	4.33	4.49
2050s	4.33	4.58	4.99	5.41	6.16
2080s	4.74	5.16	6.08	6.91	8.49
2100	4.91	5.49	6.66	7.83	9.91

1%+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	13.00	13.00	13.00	13.00	13.00
2020s	13.17	13.33	13.50	13.67	13.83
2050s	13.67	13.92	14.33	14.75	15.50
2080s	14.08	14.50	15.42	16.25	17.83
2100	14.25	14.83	16.00	17.17	19.25

0.2%+SLR (ft above NAVD88)

	Low	Low-Mid	Mid	High-Mid	High
Baseline	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2020s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2050s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2080s	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2100	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

	0	1
SPW (Site 2)	10	10
Cellar (Site 2)	9	9
DFE (Sites 1 & 2), SPW and Re	15	15
Ground Floor (Site 2)	19.5	19.5
Commercial GF (Site 1)	14.5	14.5
0	0	0
0	0	0
0	0	0
DFE	15.00	15.00

SLR (in)				
Low	**Low-Mid**	**Mid**	**High-Mid**	**High**
0	0	0	0	0
2	4	6	8	10
8	11	16	21	30
13	18	29	39	58
15	22	36	50	75

NOAA Tide Station Data

(to be used only when a site survey is unavailable)

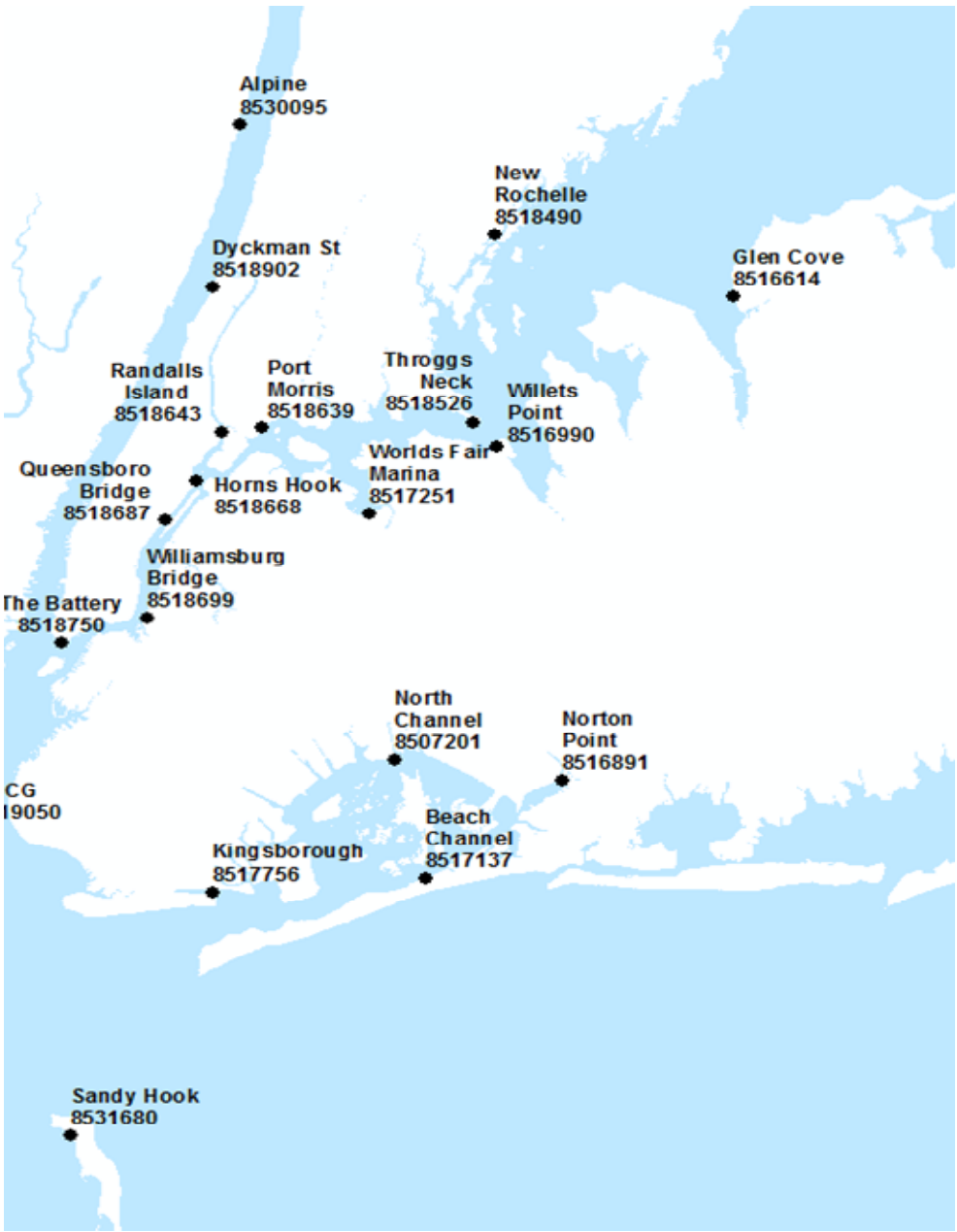
Station ID	*Station Name*	*Source MHHW (Feet, NAVD88)**	*Adjusted MHHW (Feet, NAVD88)**
8518687	Queensboro Bridge	2.27	2.60
8530095	Alpine	2.11	2.44
8516614	Glen Cove	3.72	4.05
8516990	Willets Point	3.72	4.05
8518639	Port Morris	3.33	3.66
8518699	Williamsburg Bridge	2.14	2.47
8518750	The Battery	2.28	2.61
8531680	Sandy Hook	2.41	2.74
8518490	New Rochelle	3.71	4.04
8531545	Keyport	2.66	2.99
8516891	Norton Point	2.08	2.41
8517201	North Channel	2.72	3.05
8517137	Beach Channel	2.10	2.43
8517756	Kingsborough	2.13	2.46
8519436	Great Kills	2.22	2.55
8531142	Port Reading	2.82	3.15
8519483	Bergen Point	2.56	2.89
8519050	USCG	2.28	2.61
8518902	Dyckman St	2.01	2.34
8517251	Worlds Fair Marina	3.59	3.92
8518668	Horns Hook	2.54	2.87
8518643	Randalls Island	2.60	2.93
8518526	Throggs Neck	3.68	4.01

* MHHW values include an addition 0.33 feet to account for changes in sea level since the 1983-20(

Source
NOAA Tides and Currents
NOAA Tides and Currents
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NOAA Tides and Currents
NOAA Tides and Currents
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NOAA VDATUM
NOAA VDATUM
NOAA VDATUM
NOAA Tides and Currents

)1 tidal epoch.




Alpine
8530095
New
Rochelle
8518490
Dyckman St
8518902
Glen Cove
8516614
Randalls
Island
8518643
Port
Morris
8518639
Throggs
Neck
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