# SPARC Kips Bay Foreword[1]

This document is the Final Environmental Impact Statement (FEIS) for the proposed Science Park and Research Campus (SPARC) Kips Bay redevelopment project (the Proposed Action). The New York City Economic Development Corporation (NYCEDC), the Office of the Chief Medical Examiner (OCME), and the New York City Department of Citywide Administrative Services (DCAS) (collectively, the Applicants), in affiliation with the New York City Health and Hospitals Corporation (H+H), New York City Public Schools (NYCPS), the New York City School Construction Authority (SCA), and the City University of New York (CUNY), are seeking several Uniform Land Use Review Procedure (ULURP) and discretionary actions (collectively, the Proposed Actions) to redevelop the southern, approximately 4.75-acre portion of Manhattan Block 962, Lot 100[2] (the Development Site) located at 425 East 25th Street in the Kips Bay area of Manhattan Community District 6 (CD 6). As part of the SPARC Kips Bay project, the Applicants seek to transform Hunter College's antiquated Brookdale Campus into approximately 2.19 million gross square feet (gsf) of state-of-the-art academic, health care, and Life Sciences space, as well as retail space and public realm improvements (the Proposed Project).

The Office of the Deputy Mayor for Housing, Economic Development and Workforce (ODMHEDW), acting in its role as lead agency, determined the Draft Environmental Impact Statement (DEIS) for the Proposed Action to be complete and issued a Notice of Completion for the DEIS on June 20, 2024.

Public notices of the DEIS public hearing were published in the *City Record*, the *Environmental Notice Bulletin*, and *The New York Post* on October 23, 2024. The public hearing on the DEIS was held on November 6th, 2024, at the City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY, 10271 at 10:00 AM. The public hearing was accessible to view and

[1] This foreword is new to the FEIS.

[2] In addition to the Development Site, Block 962, Lot 100, which is irregularly shaped, encompasses the area to the north of former East 26th Street, extending north to East 29th Street at First Avenue and north to East 30th Street along Franklin D. Roosevelt (FDR) Drive. The Proposed Project would be developed on just the southern approximately 4.75-acre portion of this lot, with components north of that being untouched by the Proposed Project.

participate in both in-person and remotely via NYC Engage. The period for submitting written comments remained open through 5:00 PM on November 18th, 2024.[3]

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in a new chapter, **Chapter 22, Response to Comments**. Written comments on the DEIS are included in a new **Appendix D**. Changes to the text from the DEIS were made in this FEIS, as necessary. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Principal changes between the DEIS and this FEIS include:

- Universal revisions include:
  - The name of the floodwall project has been updated from Kips Bay Coastal Resiliency (KBCR) to East Midtown Coastal Resiliency (EMCR).
  - All references to the potential construction of two buildings on the Eastern Parcel (Parcel A) have been removed as there is no longer a proposal to provide two separate buildings.
  - The Design Flood Elevation (DFE) for SPARC and the floodwall has been updated to reflect an elevation of 19 feet, replacing the previous DFE of 16.5 feet.
  - The FEIS was updated to clarify that up to 32,000 gsf of use group (UG) VII production laboratory space (space that does not comply with Section 427 of the New York City Building Code) is proposed.
  - The FEIS reflects clarification on the capacity of the existing CUNY dormitory space. While the CUNY Hunter Brookdale campus buildings on site currently contain 711 beds, due to significant disrepair and long-term deferred maintenance at the campus, the total number of occupiable beds has ranged between 630-648 beds over the past five years. Consequently, the 648 beds represent the uppermost capacity of the existing Brookdale dorms, which will be replaced on a one-for-one basis at 569 Lexington Avenue.
  - A hypothetical scenario in the DEIS considered the absence of EMCR, but this is unlikely as there are no plans to discontinue the EMCR project, so it was removed.
  - The FEIS removes mention of a floodgate crossing East 25th Street as a different floodwall configuration is being pursued by the design team.
  - The FEIS includes a discussion of the proposed publicly accessible plaza that is planned for the Alexandria Center. This space was added to the detailed analysis in **Chapter 5, Shadows**.
- Revisions to **Chapter 6, Historic Resources**, that reflect that the Alternatives Analysis has been accepted by the NYS Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). The chapter was also updated to specify that a Letter of Resolution (LOR) is being developed in consultation with OPRHP to stipulate mitigation measures.
- Revisions to **Chapter 7, Urban Design and Visual Resources**, to expand the discussion of the appropriateness of the proposed height of the maximum building envelope.
- Revisions to **Chapter 8, Hazardous Materials**, to update the E-Designation from E-1006 to E-776.

[3] This application was referred for information and review by the affected community board and borough president in accordance with the procedures for referring Zoning Resolution amendments as described in the Rules of the City of New York and Section 200 of the Charter.

- Revisions to **Chapter 9, Water and Sewer Infrastructure**, to clarify that up to 32,000 gsf of UG VII production laboratory space (space that does not comply with Section 427 of the New York City Building Code) is proposed. The chapter was updated to reflect that the production space would have a higher water and wastewater generation rate than commercial office.
- Revisions to **Chapter 10, Transportation**, to reflect the New York City Department of Transportation (NYCDOT) proposal for the Second Avenue Bus and Bike Lane Enhancements project.

  This chapter and the corresponding analysis were updated to reflect traffic improvements that were implemented at the intersection of Second Avenue and East 30th Street in the spring of 2024. These improvements include realignment of the north crosswalk and extension of the concrete median along the east side of Second Avenue.

  This chapter and the corresponding analysis were updated to reflect updated signal timing plans at select analysis locations.
- Revisions to **Chapter 11, Air Quality**, to clarify that up to approximately 32,000 gsf of UG VII production laboratory space (space that does not comply with Section 427 of the New York City Building Code) is proposed.
- Revisions to **Chapter 12, Greenhouse Gas and Climate Change**, to clarify that OCME, ambulatory care, and commercial life sciences uses, base the GHG emission intensity on Local Law 97 of 2019 emission factors for the 2029 to 2034 compliance period. The chapter also has also been revised to reflect the updated traffic volumes.
- Revisions to **Chapter 16, Construction**, to add construction pedestrian analysis. The chapter also has also been revised to reflect the updated traffic volumes.
- Revisions to **Chapter 18, Mitigation**, that Post-FEIS, NYCEDC will collaborate with NYS OPRHP to finalize and document acceptable mitigation measures in a LOR. NYCEDC will create a comprehensive digital photo documentation report of the CUNY Hunter College Brookdale Campus before demolition, including architectural descriptions, historical narratives, and select images, to be archived by OPRHP and the New York State Archives. NYCEDC will collaborate with design and construction teams to identify and potentially reuse salvaged architectural elements from the Brookdale Campus in the new SPARC buildings or outdoor plazas.

  Updated to reflect revised transportation and construction findings with updated mitigation measures.
- **Appendix D** has been created to include the comments received during the public comment period for the DEIS.

Except where indicated, all text changes since publication of the DEIS are marked by <u>double underlining</u> and ~~strikethroughs~~ in this FEIS. No underlining is used for the **Foreword** or **Chapter 22, Response to Comments**, both of which are entirely new.