363-365 BOND STREET



Final Environmental Impact Statement
CEQR No.: 08DCP033K

Lead Agency:

City Planning Commission

Applicant:

Toll Brothers, Inc.

Prepared by:

AKRF, Inc.
with
GreenbergFarrow
Halcrow Group Limited
HydroQual, Inc.
Lee Weintraub Landscape Architecture
P.W. Grosser Consulting

February 2009

FINAL ENVIRONMENTAL IMPACT STATEMENT
for
363-365 BOND STREET
February 6, 2009

CEQR No.: 08 DCP 033K
ULURP Nos.: 090047 ZMK
090048 ZSK
N 090049 ZRK

Action Location: Brooklyn, New York

LEAD AGENCY:

City Planning Commission
City of New York
Amanda M. Burden, FAICP, Chair

LEAD AGENCY CONTACT:

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007
(212) 720-3423

PREPARED BY:

AKRF, Inc.
GreenbergFarrow
Halcrow Group Limited
HydroQual, Inc.
Lee Weintraub Landscape Architecture
P.W. Grosser Consulting

Table of Contents

Foreword **F-1**

Executive Summary **S-1**

1: Project Description **1-1**
- A. Project Identification 1-1
- B. Development Goals and Objectives 1-2
- C. Description of the Proposed Rezoning Area and Project Site 1-3
- D. Proposed Actions 1-3
  - New York City Planning Commission Approvals 1-3
  - Other City, State, and Federal Approvals 1-6
- E. Proposed Development Program 1-6
  - Proposed Uses and Building Configurations 1-6
  - Proposed Open Spaces 1-8
  - Proposed Site and Infrastructure Improvements 1-9
  - Proposed Waterfront Open Space and Bulkhead Improvements 1-9
- F. Framework for Analysis 1-10
- G. Public Review and Decision-Making Process 1-11
  - Uniform Land Use Review Procedure 1-11
  - Environmental Review 1-12

2: Land Use, Zoning, and Public Policy **2-1**
- A. Introduction 2-1
  - Principal Conclusions 2-1
- B. Study Area Definition 2-1
- C. Area History 2-2
- D. Existing Conditions 2-3
  - Land Use 2-3
  - Zoning 2-5
  - Public Policy 2-7
- E. The Future Without the Proposed Project 2-10
  - Land Use 2-10
  - Zoning 2-12
  - Public Policy 2-13
- F. Probable Impacts of the Proposed Project 2-14
  - Land Use 2-14
  - Zoning 2-16
  - Public Policy 2-17

3: Socioeconomic Conditions 3-1
A. Introduction 3-1
Principal Conclusions 3-1
B. Methodology 3-1
C. Preliminary Assessment 3-2
Direct Residential Displacement 3-2
Direct Business and Institutional Displacement 3-3
Indirect Residential Displacement 3-6
Indirect Business and Institutional Displacement 3-10
Adverse Effects on Specific Industries 3-12

4: Community Facilities and Services **4-1**
A. Introduction 4-1
Principal Conclusions 4-1
B. Methodology 4-1
Day Care 4-2
Schools 4-2
C. Public Schools 4-2
Existing Conditions 4-3
The Future Without the Proposed Project 4-3
Probable Impacts of the Proposed Project 4-6
D. Day Care Facilities 4-8
Existing Conditions 4-9
The Future Without the Proposed Project 4-9
Probable Impacts of the Proposed Project 4-10

5: Open Space and Recreational Facilities **5-1**
A. Introduction 5-1
Principal Conclusions 5-1
B. Methodology 5-2
Study Area 5-2
Open Space User Populations 5-2
Inventory of Open Space Resources 5-2
Adequacy of Open Space Resources 5-3
C. Initial Quantitative Assessment 5-3
D. Existing Conditions 5-4
Study Area Population 5-4
Study Area Open Spaces 5-5
Adequacy of Open Spaces 5-7
E. The Future Without the Proposed Project 5-8
Study Area Population 5-8
Study Area Open Spaces 5-9
Adequacy of Open Spaces 5-9
F. Probable Impacts of the Proposed Project 5-10
Study Area Population 5-10
Study Area Open Spaces 5-11
Adequacy of Open Spaces 5-11
Impact Significance 5-12

6: Shadows **6-1**
A. Introduction 6-1
Principal Conclusions 6-1
B. Methodology 6-1
C. Screening Analysis 6-2
D. Detailed Assessment of Shadows 6-3

7: Historic Resources **7-1**
A. Introduction 7-1
Principal Conclusions 7-1
B. History of the Gowanus Canal and Vicinity 7-4
C. Existing Conditions 7-5
Archaeological Resources 7-5
Architectural Resources 7-7
D. The Future Without the Proposed Project 7-22
Project Site 7-22
Primary and Secondary Study Areas 7-22
E. Probable Impacts of the Proposed Project 7-23
Archaeological Resources 7-23
Architectural Resources 7-24

8: Urban Design and Visual Resources **8-1**
A. Introduction 8-1
Principal Conclusions 8-1
B. Existing Conditions 8-2
Project Site 8-2
Primary Study Area 8-3
Secondary Study Area 8-5
C. The Future Without the Proposed Project 8-7
Project Site 8-7
Study Area 8-7
D. Probable Impacts of the Proposed Project 8-8
Project Site 8-8
Study Area 8-9

9: Neighborhood Character **9-1**
A. Introduction 9-1
Principal Conclusions 9-1
B. Methodology 9-2
C. Existing Conditions 9-3
Study Area 9-4
D. The Future Without the Proposed Project 9-8
Rezoning Area and Project Site 9-8
Study Area 9-8
E. Probable Impacts of the Proposed Project 9-9
Rezoning Area and Project Site 9-9
Study Area 9-10

10: Natural Resources **10-1**
A. Introduction 10-1
Principal Conclusions 10-2
B. Methodology 10-4
Regulatory Context 10-4
Site Description 10-6
Impact Assessment Methodology 10-6
C. Existing Conditions 10-8
Groundwater 10-8
Wetlands 10-8
Terrestrial Resources 10-9
Aquatic Resources 10-9
Endangered, Threatened, and Special Concern Species 10-16
Essential Fish Habitat 10-17
D. The Future Without the Proposed Project 10-17
New York/New Jersey Harbor Estuary Program Projects 10-17
New York City Projects 10-18
State And Regional Projects 10-18
E. Probable Impacts of the Proposed Project 10-19
Groundwater 10-19
Wetlands 10-20
Terrestrial Resources 10-20
Aquatic Resources 10-21
Endangered, Threatened, and Special Concern Species 10-25
Essential Fish Habitat 10-25
F. References 10-25

11: Hazardous Materials **11-1**
A. Introduction 11-1
Principal Conclusions 11-1
B. Existing Conditions 11-2
Topography and Subsurface Conditions 11-2
Project Site and Area History 11-2
Environmental Database Search 11-2
C. Previous Reports 11-3
Phase I Environmental Site Assessment 11-3
Phase II Investigations 11-4
D. Future Without the Proposed Project 11-4
E. Future With the Proposed Project 11-4

12: Waterfront Revitalization Program **12-1**
A. Introduction 12-1
Principal Conclusions 12-2
B. Consistency With LWRP Policies 12-2

13: Infrastructure 13-1
A. Introduction 13-1
Principal Conclusions 13-1

B. Methodology 13-4
C. Existing Conditions 13-5
Water Supply 13-5
Sanitary Sewage 13-5
Gowanus Canal and Combined Sewer Overflows 13-7
Stormwater 13-10
Floodplains 13-11
D. The Future Without the Proposed Project 13-12
E. Probable Impacts of the Proposed Project 13-13
Water Supply 13-13
Sanitary Sewage 13-14
Stormwater 13-14
Combined Sewer Overflows (CSO) and Water Quality Analysis 13-16
Floodplains 13-19

14: Solid Waste and Sanitation Services **14-1**
A. Introduction 14-1
Principal Conclusions 14-1
B. Methodology 14-1
C. Existing Conditions 14-1
Description of Solid Waste and Sanitation Services 14-1
Solid Waste Generation 14-3
D. Future Without the Proposed Project 14-3
E. Probable Impacts of the Proposed Project 14-3

15: Energy **15-1**
A. Introduction 15-1
Principal Conclusions 15-1
B. Methodology 15-1
C. Existing Conditions 15-1
Energy Providers 15-1
Energy Initiatives 15-2
Existing Project Site Demand 15-3
D. Future Without the Proposed Project 15-3
E. Probable Impacts of the Proposed Project 15-4

16: Traffic and Parking **16-1**
A. Introduction 16-1
Principal Conclusions 16-1
B. Methodology 16-2
Signalized Intersections 16-2
Unsignalized Intersections 16-2
C. Existing Conditions 16-3
Introduction 16-3
Roadway Network 16-3
Traffic Volumes 16-4
Level of Service 16-5
Parking 16-5

D. The Future Without the Proposed Project 16-7
Traffic 16-7
Level of Service 16-7
Parking Supply and Utilization 16-9
E. Probable Impacts of the Proposed Project 16-9
Trip Generation 16-10
Trip Distribution and Assignment 16-16
Traffic Volumes and Level of Service 16-16
Parking 16-18
F. Pedestrian Safety 16-20

17: Transit and Pedestrians **17-1**
A. Introduction 17-1
Principal Conclusions 17-1
B. Existing Conditions 17-2
Introduction 17-2
Subways and Buses 17-2
Pedestrians 17-2
C. The Future Without the Proposed Project 17-2
D. Probable Impacts of the Proposed Project 17-3
Transit Screening Analysis 17-3
Pedestrian Screening Analysis 17-3

18: Air Quality **18-1**
A. Introduction 18-1
Principal Conclusions 18-2
B. Air Quality Standards 18-2
National and State Air Quality Standards 18-2
NAAQS Attainment Status and State Implementation Plans (SIP) 18-4
Odor Regulations 18-4
Determining the Significance of Air Quality Impacts 18-5
C. Methodology for Predicting Pollutant Concentrations 18-6
HVAC Screening Analysis 18-6
Industrial Source Screening Analysis 18-6
Parking Analysis 18-7
Odors 18-7
D. Existing Conditions 18-8
Existing Monitored Air Quality Conditions (2006) 18-8
E. The Future Without the Proposed Project 18-8
F. Probable Impacts of the Proposed Action 18-9
Introduction 18-9
Analysis for HVAC Equipment Impacts 18-9
Analysis for Industrial Source Impacts 18-10
Analysis for Parking Garage Impacts 18-11
Analysis for Odors 18-11

19: Noise **19-1**
A. Introduction 19-1

Principal Conclusions 19-1
B. Noise Standards and Criteria 19-1
New York CEQR Noise Standards 19-2
C. Existing Noise Levels 19-3
D. Noise Attenuation Measures 19-3
E. Noise Levels in the Proposed Project Newly Created Publicly-Accessible Open Spaces 19-4

20: Construction **20-1**
A. Introduction 20-1
Principal Conclusions 20-1
B. Construction Stages and Practices 20-3
Overall Schedule 20-3
Abatement and Demolition, Excavation/Grading and Foundation 20-3
Superstructure 20-5
Building Finishes and Open Space 20-5
Proposed Infrastructure Improvements 20-6
Proposed Waterfront Open Space and Bulkhead Improvements 20-6
General Construction Practices 20-6
C. Probable Impacts of the Proposed Action 20-9
Land Use and Neighborhood Character 20-9
Socioeconomic Conditions 20-9
Historic Resources 20-10
Natural Resources 20-10
Hazardous Materials 20-11
Traffic and Transportation 20-11
Air Quality 20-12
Noise 20-13

21: Public Health **21-1**
A. Introduction 21-1
Principal Conclusions 21-1
B. Methodology 21-2
CEQR Guidelines 21-2
Screening Assessment 21-2
C. Screening Assessment Conclusions 21-8

22: Mitigation **22-1**
A. Introduction 22-1
B. Historic Resources 22-1
Overview 22-1
Proposed Mitigation 22-1
C. Air Quality 22-2
D. Traffic 22-2
Overview 22-2
Proposed Mitigation Measures 22-3

23: Alternatives **23-1**
A. Introduction 23-1
B. No Action Alternative 23-1
Land Use, Zoning, and Public Policy 23-1
Socioeconomic Conditions 23-1
Community Facilities and Services 23-2
Open Space 23-2
Shadows 23-2
Historic Resources 23-3
Urban Design and Visual Resources 23-3
Neighborhood Character 23-3
Natural Resources 23-3
Hazardous Materials 23-4
Waterfront Revitalization Program 23-5
Infrastructure 23-5
Solid Waste and Sanitation and Energy 23-6
Traffic and Parking 23-6
Transit and Pedestrians 23-6
Air Quality 23-7
Noise 23-7
Construction Impacts 23-7
Public Health 23-7
C. As-of-Right Alternative 23-7
Land Use, Zoning, and Public Policy 23-8
Socioeconomic Conditions 23-8
Community Facilities and Services 23-9
Open Space 23-9
Shadows 23-9
Historic Resources 23-10
Urban Design and Visual Resources 23-10
Neighborhood Character 23-10
Natural Resources 23-11
Hazardous Materials 23-13
Waterfront Revitalization Program 23-13
Infrastructure 23-13
Solid Waste and Sanitation And Energy 23-14
Traffic and Parking 23-14
Transit and Pedestrians 23-16
Air Quality 23-17
Noise 23-17
Construction Impacts 23-17
Public Health 23-17
D. Lesser Density Alternative 23-17
Land Use, Zoning, and Public Policy 23-18
Socioeconomic Conditions 23-18
Community Facilities and Services 23-18
Open Space 23-18
Shadows 23-19

Historic Resources 23-19
Urban Design and Visual Resources 23-19
Neighborhood Character 23-20
Natural Resources 23-21
Hazardous Materials 23-22
Waterfront Revitalization Program 23-22
Infrastructure 23-22
Solid Waste and Sanitation And Energy 23-23
Traffic and Parking 23-23
Transit and Pedestrians 23-23
Air Quality 23-25
Noise 23-26
Construction Impacts 23-26
Public Health 23-26

24: Unavoidable Significant Adverse Impacts 24-1
A. Introduction 24-1
B. Air Quality 24-1

25: Irreversible and Irretrievable Commitment of Resources 25-1

26: Growth-Inducing Aspects of the Project 26-1

27: Response to Comments on the DEIS 27-1

APPENDICIES

Appendix A: Historic Resources

Appendix B: Natural Resources

Appendix C: Infrastructure and Water Quality Analysis

Appendix D: Groundwater and Flooding Analysis

Appendix E: Bulkhead Design

Appendix F: New York City Waterfront Revitalization Program Consistency Assessment Form

Appendix G: Proposed Zoning Text Amendments

Appendix H: Air Quality

Appendix I: DEIS Public Hearing Written Comments

List of Tables

S-1 Project Site Current Uses S-3
S-2 Proposed Development Approximate Land Coverage (Excluding Streets) S-6
S-3 Proposed Mitigation Measures S-27
1-1 Project Site Current Uses 1-3
1-2 Proposed Development Approximate Land Coverage (Excluding Streets) 1-7
2-1 Zoning Districts Located in Study Area 2-6
2-2 Projects Under Construction or Proposed in the Study Area: 2011 No Build List 2-11
3-1 Study Area Businesses in 2000 3-4
3-2 Study Area Employees in 2000 3-4
3-3 Population and Income Characteristics of Bond Street Study Area[1] 3-6
3-4 Housing Unit Characteristics of Bond Street Study Area 3-7
3-5 Households and Housing Value Characteristics of Bond Street Study Area[1] 3-8
4-1 Public Elementary and Intermediate Schools Serving the Study Area 4-4
4-2 Expected Residential Development in CSD 15: 2011 Future Without the Proposed Project 4-5
4-3 Projected New Housing Units and Estimated Number of Students Generated in Study Area: 2011 Future Without the Proposed Project 4-5
4-4 Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2011 Future Without the Proposed Project 4-6
4-5 Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2011 Future With the Proposed Project 4-7
5-1 Initial Quantitative Assessment of Adequacy of Open Space Resources 5-3
5-2 Existing Population In Commercial and Residential Study Areas 5-4
5-3 Age Distribution of 2000 Population in Residential Study Area 5-5
5-4 Open Space Inventory 5-6
5-5 Existing Conditions: Adequacy of Open Space Resources 5-7
5-6 The Future Without the Proposed Project: Adequacy of Open Space Resources 5-9
5-7 The Future With the Proposed Project: Adequacy of Open Space Resources 5-11
6-1 Shadow Durations on the Gowanus Canal 6-3
7-1 Architectural Resources Within Project Site and Study Area 7-8
13-1 Monthly Average Dry Weather Flows at the Red Hook WPCP 13-6
13-2 Annual CSO Discharge to Gowanus Canal: Baseline Conditions 13-8
13-3 Annual CSO Discharge (MG) to Gowanus Canal and Adjacent Waterbodies With Proposed Improvement Project 13-13
13-4 Projected Water Consumption 13-13
13-5 Projected Water Consumption: Project-Specific Calculation 13-14

13-6	Projected Site Characteristics	13-15
13-7	Comparison of Existing and Proposed Total Flows to the Combined Sewer System Rainfall Intensity of 5.95 In/Hr (5-Year Storm)	13-17
14-1	Solid Waste Generation for the Proposed Project	14-4
15-1	Energy Consumption for the Proposed Project in 2011	15-4
16-1	2008 Existing Conditions Level of Service Analysis	16-6
16-2	2008 Existing and 2011 No Build Conditions Level of Service Analysis	16-8
16-3	2011 No Build—Overnight on-Street Parking Utilization	16-9
16-4	Residential Trip Generation	16-11
16-5	Commercial Trip Generation	16-12
16-6	Community Facility Trip Generation	16-13
16-7	Waterfront Open Space Trip Generation	16-14
16-8	Total Project-Generated Trips	16-15
16-9	2011 No Build and Build Conditions Level of Service Analysis	16-17
16-10	Parking Accumulation	16-19
16-11	2011 Build—Overnight on-Street Parking Utilization	16-20
16-12	Accident Data	16-21
18-1	National Ambient Air Quality Standards (NAAQS)	18-3
18-2	Representative Monitored Ambient Air Quality Data	18-8
18-3	Maximum Predicted Impacts on Proposed Project from the Industrial Source	18-11
19-1	Required Attenuation Values to Achieve Acceptable Interior Noise Levels	19-1
19-2	Noise Exposure Guidelines for Use in City Environmental Impact Review[1]	19-2
19-3	Existing Noise Levels at Receptor Sites 1, 2, and 3 (in dBA)	19-3
22-1	Proposed Mitigation Measures	22-3
22-2	2011 No Build, Build and Build With Mitigation Conditions Level of Service Analysis	22-4
23-1	As-of-Right Alternative Storage Facility Trip Generation	23-15
23-2	Trip Generation Comparison—Proposed Project vs. As-of-Right	23-16
23-3	Total Project-Generated Trips	23-24
23-4	Trip Generation Comparison—Proposed Project vs. Lesser Density Alternative	23-25

List of Figures

		Page following
S-1	Site Location	S-1
S-2	Aerial View	S-6
S-3	Proposed Site Plan	S-6
S-4	Proposed Ground Floor Plan	S-6
S-5	Proposed Open Space Plan	S-7
1-1	Site Location	1-1
1-2	Project Blocks	1-1
1-3	Existing Zoning	1-3
1-4	Proposed Zoning	1-4
1-5	Aerial Plan	1-6
1-6	Proposed Site Plan	1-6
1-7	Proposed Ground Floor Plan	1-6
1-8	Proposed Land Coverage	1-6
1-9	Proposed Open Space Plan	1-6
1-10	Proposed Building Section (Block 452)	1-6
1-11a	Proposed Waterfront Open Space (View North)	1-8
1-11b	Proposed Waterfront Open Space (View South)	1-8
1-11c	Carroll Street Bridge in Open Position	1-8
1-12	Conceptual Infrastructure Improvements	1-9
1-13	Intertidal Area	1-9
2-1	Land Use	2-1
2-2	Land Use Subareas	2-2
2-3	Existing Zoning	2-5
2-4	Existing Zoning by Subarea	2-5
2-5	Southwest Brooklyn Industrial Business Zone	2-8
2-6	No Build Projects	2-10
3-1	Socioeconomic Study Area	3-2
3-2	Industrial Business Zones	3-5
4-1	Public Elementary and Middle Schools Serving the Study Area	4-3
4-2	Publicly Funded Day Care and Head Start Programs	4-9
5-1	Open Space Study Area	5-2
5-2	Study Area Open Spaces	5-4
5-3	Publicly Accessible Open Spaces	5-5
6-1	Screening Analysis—Extent of Shadows from Proposed Buildings	6-2

6-2 Detailed Analysis—Shadows on the Gowanus Canal 6-3
7-1 Historic Resources 7-1
7-2 Location of Former Mills Relative to Project Site 7-4
7-3 Project Site Buildings: Key to Photographs 7-8
7-4 Views of the Project Site 7-9
7-5 Views of the Project Site 7-9
7-6 Views of the Project Site 7-9
7-7 Views of the Project Site 7-10
7-8 Views of the Project Site and Study Area 7-10
7-9 Views of the Project Site 7-10
7-10 Primary Study Area and Key to Photographs 7-10
7-11 Project Site Historic Resources 7-10
7-12 Primary Study Area Historic Resources 7-10
7-13 Primary Study Area Historic Resources 7-10
7-14 Project-Identified Historic Resources in Primary Study Area 7-12
7-15 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District 7-13
7-16 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District 7-14
7-17 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District 7-14
7-18 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District 7-15
7-19 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase 7-17
7-20 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase 7-17
7-21 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase 7-18
7-22 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase 7-18
7-23 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Wyckoff Street Rowblock between Smith and Hoyt Streets 7-18
7-24 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Wyckoff Street Rowblock between Smith and Hoyt Streets 7-19
7-25 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: ASPCA Shelter 7-19
7-26 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Saint Agnes Church Complex 7-19
7-27 Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Saint Agnes Church Complex 7-20
7-28 Project-Identified S/NR-Eligible Architectural Resources in Secondary

	Study Area: Our Lady of Peace Roman Catholic Church	7-20
7-29	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: IND Subway Viaduct	7-21
7-30	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Wood-Frame Houses on 12th and 11th Streets	7-21
8-1	Key to Photographs	8-1
8-2	Urban Design and Visual Resources	8-1
8-3	Views of the Project Site	8-2
8-4	Views of the Project Site	8-2
8-5	Views of the Project Site	8-2
8-6	Views of the Project Site	8-2
8-7	Views of the Project Site and Study Area	8-2
8-8	Views of the Project Site	8-3
8-9	Views of the Study Area	8-4
8-10	Views of the Study Area	8-4
8-11	Views of the Project Site	8-4
8-12	Views of the Project Site	8-4
8-13	Bond Street at Third Street Looking North	8-8
8-14	West Bank of Gowanus Canal at 2nd Street, Looking North	8-8
8-15	Carroll Street Bridge in Open Position, Looking West to Project Site	8-8
8-16	Looking Southeast Towards Third Street Bridge from First Street at Gowanus Canal	8-8
8-17	Looking East towards Hoyt Street from Carroll Street at Smith Street	8-8
9-1	Neighborhood Character	9-3
10-1	National Wetlands Inventory	10-8
10-2	NYSDEC Tidal Wetlands	10-8
10-3	Natural Resources Photo Key	10-9
10-3a	Natural Resources Photographs	10-9
10-3b	Natural Resources Photographs	10-9
10-3c	Natural Resources Photographs	10-9
10-3d	Natural Resources Photographs	10-9
10-3e	Natural Resources Photographs	10-9
10-4	NYCDEP Major Sewer System Components	10-9
10-5	NYSDEC Water Use Classification	10-10
10-6	NYCDEP Harbor Survey Program Sampling Locations	10-11
12-1	Waterfront Revitalization Program	12-2
12-2	Sunset Park Significant Maritime and Industrial Area	12-4
13-1	Gowanus Canal Sewershed—Sewer System Components	13-1
13-2	Gowanus Canal Sewershed Detail	13-7
13-3	Existing Stormwater Flow Pattern (Approximately One-Third of Project Site Area) (Drains to Combined Sewer)	13-10
13-4a	FEMA Flood Hazard Areas	13-11

13-4b FEMA Flood Hazard Areas 13-11
13-5 Proposed Stormwater Flow Pattern (No Proposed Storm Sewer Connections to Combined Sewer) 13-14
16-1 Traffic Study Area 16-3
16-2 2008 Baseline Traffic Volumes Weekday AM Peak Hour 16-5
16-3 2008 Baseline Traffic Volumes Weekday PM Peak Hour 16-5
16-4 On-Street Parking Regulations 16-5
16-5 2011 No Build Traffic Volumes Weekday AM Peak Hour 16-7
16-6 2011 No Build Traffic Volumes Weekday PM Peak Hour 16-7
16-7 2011 Project Generated Traffic Volumes Weekday AM Peak Hour 16-16
16-8 2011 Project Generated Traffic Volumes Weekday PM Peak Hour 16-16
16-9 2011 Build Traffic Volumes Weekday AM Peak Hour 16-16
16-10 2011 Build Traffic Volumes Weekday PM Peak Hour 16-16
17-1 Bus and Subway Routes near the Project Site 17-2
17-2 Pedestrian Access to Proposed Project 17-4
19-1 Noise Receptor Locations 19-2
23-1 As-of-Right Alternative—View West 23-8
23-2 Lesser Density Alternative: Site Plan 23-18
27-1 Toll Brothers Rendering in Comparison to Hatheway & McVoy's Interpretation 27-10
27-2 View Down Carroll Street from Smith Street 27-25

✷