Monitor Point

Final Environmental Impact Statement

PREPARED FOR
GO Quay, LLC
111 5th Avenue, 9th Floor
New York, NY 10003
212-716-2536

NYS Metropolitan Transportation Authority
2 Broadway, A4.94
New York, NY 10004
212-878-7158

PREPARED BY

One Penn Plaza
Suite 715
New York, NY 10119
212.857.7350

LEAD AGENCY
New York City Department of City Planning
120 Broadway, 31st floor
New York, NY 10271

CEQR # 25DCP068K
ULURP # 260110LDK, C260108ZCK, C260105ZMK, N260106ZRK, C260107ZSK, C260109ZSK, C50326MMK

April 30, 2026

MONITOR POINT
Final Environmental Impact Statement (FEIS)

Project Locations:

40 and 50 Quay Street
Brooklyn, NY 11222
Block 2590, Lots 1 & 25

and

213 Meadow Street
Brooklyn, NY 11237
Block 2951, Lots 1, 5, and 45

Lead Agency:

New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Lead Agency Contact:

Evren Ulker-Kacar, AICP, Deputy Director, Environmental Assessment and Review Division

Environmental Counsel:

Herbert Smith Freehills Kramer (US) LLP
1177 Avenue of the Americas
New York, New York 10036

Prepared By:

VHB Engineering, Surveying and Landscape Architecture, P.C.
1 Penn Plaza
Suite 715
New York, NY 10119

with

Gradient Wind Engineers and Scientists
Traffic Data Survey

Acceptance Date:

April 30, 2026

Table of Contents

Chapter Page

Foreword **F-1**

Executive Summary **ES-1**

Introduction ES-1
Development Site and Rezoning Area ES-7
Rezoning Area History *ES-7*
Existing Conditions *ES-7*
NYCTA Relocation Site and ERU Site ES-8
Neighborhood Context ES-9
Development Site and Rezoning Area *ES-9*
NYCTA Relocation Site *ES-10*
ERU Site *ES-10*
Proposed Actions ES-11
Description of Required Approvals *ES-12*
Project Description ES-15
NYCTA Facility Relocation *ES-15*
Proposed Development *ES-15*
Project Purpose and Need ES-27
Analysis Framework and Reasonable Worst-Case Development Scenario ES-28
Analysis (Build) Year *ES-28*
Existing Condition *ES-28*
Future No-Action Condition *ES-29*
Future With-Action Condition *ES-30*
Public Review Process ES-32
ULURP *ES-32*
CEQR and SEQRA *ES-32*
Principal Conclusions of Environmental Analysis ES-33
Land Use, Zoning, and Public Policy *ES-33*
Socioeconomic Conditions *ES-34*
Community Facilities and Services *ES-35*
Open Space *ES-36*
Shadows *ES-37*
Historic and Cultural Resources *ES-38*
Urban Design and Visual Resources *ES-38*
Natural Resources *ES-40*
Hazardous Materials *ES-41*
Water and Sewer Infrastructure *ES-42*
Transportation *ES-44*
Air Quality *ES-45*
Greenhouse Gas Emissions and Climate Change *ES-46*

Noise *ES-47*
Public Health *ES-48*
Neighborhood Character *ES-48*
Construction *ES-48*
Mitigation *ES-53*
Alternatives *ES-54*
Unavoidable Significant Adverse Impacts *ES-57*
Growth-Inducing Aspects of the Proposed Project *ES-59*
Irreversible and Irretrievable Commitments of Resources *ES-60*
Effects on Disadvantaged Communities *ES-62*

Project Description 1-1

Introduction 1-1
Development Site and Rezoning Area 1-8
Rezoning Area History *1-8*
Existing Conditions *1-8*
NYCTA Relocation Site and ERU Site 1-9
Neighborhood Context 1-10
Development Site and Rezoning Area *1-10*
NYCTA Relocation Site *1-11*
ERU Site *1-11*
Proposed Actions 1-12
Description of Required Approvals *1-13*
Project Description 1-16
NYCTA Facility Relocation *1-16*
Proposed Development *1-16*
Project Purpose and Need 1-28
Analysis Framework 1-29
Analysis (Build) Year *1-29*
Existing Condition *1-29*
Future No-Action Condition *1-30*
Future With-Action Condition *1-31*
Public Review Process 1-32
ULURP *1-33*
CEQR and SEQRA *1-33*

Land Use, Zoning, and Public Policy 2-1

Introduction 2-1
Principal Conclusions 2-4
Land Use and Zoning *2-4*
Public Policy *2-4*
Methodology 2-5
Study Area Definition *2-5*
Assessment 2-8
Existing Conditions *2-8*
No-Action Condition *2-19*

With-Action Condition *2-23*

Socioeconomic Conditions **3-1**

Introduction 3-1
Principal Conclusions 3-3
Methodology 3-3
Introduction *3-3*
Analysis Format *3-4*
Initial Screening Assessment 3-4
Preliminary Assessment 3-5
Indirect Residential Displacement Methodology *3-5*
Existing Conditions *3-8*
No-Action Condition *3-10*
With-Action Condition *3-10*

Community Facilities and Services **4-1**

Introduction 4-1
Principal Conclusions 4-2
Indirect Effects on Public Schools *4-2*
Indirect Effects on Early Childhood Programs *4-3*
Indirect Effects on Libraries *4-3*
Methodology 4-3
Public Schools *4-4*
Early Childhood Programs *4-5*
Libraries *4-6*
Detailed Analysis: Public Schools 4-7
Existing Conditions *4-7*
No-Action Condition *4-10*
With-Action Condition *4-10*
Detailed Analysis: Early Childhood Programs 4-11
Existing Conditions *4-11*
No-Action Condition *4-14*
With-Action Condition *4-17*
Detailed Analysis: Libraries 4-17
Existing Conditions *4-17*
No-Action Condition *4-20*
With-Action Condition *4-24*

Open Space **5-1**

Introduction 5-1
Principal Conclusions 5-2
Methodology 5-3
Indirect Analysis *5-3*
Direct Effects Analysis *5-9*
Preliminary Assessment 5-10
Existing Conditions *5-10*

No-Action Condition *5-13*
With-Action Condition *5-14*

Shadows **6-1**

Introduction 6-1
Principal Conclusions 6-2
Methodology 6-3
Sunlight-Sensitive Resources *6-3*
Preliminary Assessment *6-4*
Determination of Significance *6-5*
Preliminary Assessment 6-5
NYCTA Relocation Site *6-5*
Development Site *6-8*
Detailed Analysis 6-16
No-Action Condition *6-16*
With-Action Condition *6-17*

Historic and Cultural Resources **7-1**

Introduction 7-1
Principal Conclusions 7-2
Methodology 7-3
Archaeological Resources *7-3*
Architectural Resources *7-3*
Preliminary Assessment 7-4
Existing Conditions *7-4*
No-Action Condition *7-9*
With-Action Condition *7-10*

Urban Design and Visual Resources **8-1**

Introduction 8-1
Principal Conclusions 8-2
Urban Design *8-2*
Visual Resources *8-4*
Wind *8-4*
Methodology 8-4
Assessment Criteria *8-5*
Study Area *8-6*
Detailed Analysis 8-6
Existing Conditions *8-6*
No-Action Condition *8-20*
With-Action Condition *8-22*

Natural Resources **9-1**

Introduction 9-1
Principal Conclusions 9-2

Methodology 9-4
Existing Conditions 9-4
Habitats and Vegetation *9-4*
Wildlife *9-8*
Rare/Protected Species *9-11*
Wetlands and Surface Waters *9-14*
No-Action Condition 9-17
With-Action Condition 9-17
Habitats and Vegetation *9-17*
Wildlife *9-19*
Rare/Protected Species *9-22*
Wetlands and Surface Waters *9-23*

Hazardous Materials 10-1

Introduction 10-1
Principal Conclusions 10-2
Development Site *10-3*
NYCTA Relocation Site *10-3*
Methodology 10-4
Assessment 10-4
Existing Conditions *10-4*
Future No-Action Condition *10-7*
Future With-Action Condition *10-7*

Water and Sewer Infrastructure 11-1

Introduction 11-1
Principal Conclusions 11-2
Development Site *11-2*
NYCTA Relocation Site *11-3*
Methodology 11-4
Preliminary Assessment 11-5
Existing Conditions *11-5*
No-Action Condition *11-13*
With-Action Condition *11-13*

Transportation 12-1

Introduction 12-1
Principal Conclusions 12-5
Traffic *12-5*
Parking *12-5*
Pedestrians *12-5*
Subways *12-5*
Vehicular and Pedestrian Safety *12-6*
Methodology 12-6
Level 1 Screening Assessment *12-6*
Level 1 Screening Results *12-10*

Level 2 Screening Assessment *12-14*
Level 2 Screening Results *12-27*
Detailed Analysis Methodology 12-32
Traffic *12-32*
Parking *12-33*
Subway *12-33*
Pedestrians *12-35*
Vehicle and Pedestrian Safety *12-38*
Existing Conditions 12-38
Traffic *12-38*
Parking *12-51*
Subway *12-53*
Pedestrians *12-57*
No-Action Condition 12-60
Traffic *12-61*
Parking *12-74*
Subway *12-75*
Pedestrians *12-79*
With-Action Condition 12-82
Traffic *12-83*
Parking *12-100*
Subway *12-103*
Pedestrians *12-106*
Vehicular and Pedestrian Safety *12-110*

Air Quality 13-1

Introduction 13-1
Principal Conclusions 13-5
National Ambient Air Quality Standards 13-5
Pollutants of Concern 13-7
Regulatory Context 13-8
Impact Criteria 13-8
CO De Minimis Criteria *13-9*
$PM_{2.5}$ De Minimis Criteria *13-9*
Non-Criteria Pollutant Thresholds *13-9*
Background Concentrations 13-10
Methodology 13-10
Mobile Sources *13-10*
Stationary Sources *13-14*
Existing Conditions 13-15
Assessment 13-15
Mobile Sources *13-15*
Stationary Sources 13-17

Greenhouse Gas Emissions and Climate Change 14-1

Introduction 14-1

Principal Conclusions 14-2
Pollutants of Concern 14-3
Policy and Regulations on GHG Emissions and Climate Resilience 14-4
Federal *14-4*
State *14-5*
Local *14-6*
Methodology 14-7
GHG Emissions Assessment *14-7*
Climate Change Assessment *14-8*
Assessment 14-9
Direct GHG Emissions *14-9*
Indirect GHG Emissions *14-9*
Mobile Source Emissions *14-10*
Construction Emissions *14-11*
Consistency with GHG Reduction Goals *14-12*
Resilience to Climate Change *14-13*

Noise 15-1

Introduction 15-1
Principal Conclusions 15-4
Receptors Not Introduced by the Proposed Actions *15-4*
Receptors Introduced by the Proposed Actions *15-4*
Noise Background 15-5
Noise Standards and Impact Criteria 15-7
Noise Exposure Guidelines *15-7*
Impact Criteria *15-7*
Assessment Methodology 15-9
General Methodology *15-9*
Mobile Sources *15-10*
Stationary Sources *15-10*
Existing Condition 15-11
No-Action Condition 15-15
With-Action Condition 15-17
Acceptability Assessment *15-20*
Conclusion 15-23

Public Health 16-1

Introduction 16-1
Principal Conclusions 16-2
Methodology 16-2
Assessment 16-2
Hazardous Materials *16-2*
Air Quality *16-3*
Noise *16-4*
Water Quality *16-5*
Construction *16-6*

Neighborhood Character 17-1

Introduction 17-1
Principal Conclusions 17-2
Methodology 17-2
Preliminary Assessment 17-4
Defining Features of the Neighborhood 17-4
Potential to Affect the Defining Features of the Neighborhood 17-5
Potential to Affect the Contributing Elements of Neighborhood Character 17-6

Construction 18-1

Introduction 18-1
Principal Conclusions 18-3
Transportation 18-3
Air Quality 18-4
Noise 18-5
Vibration 18-5
Other Technical Areas 18-6
Methodology 18-7
Construction Regulations and General Practices 18-8
Construction Oversight 18-8
Construction Hours 18-9
Construction Practices 18-10
Construction Description 18-13
Construction Schedule 18-13
Construction Activities 18-17
Number of Construction Workers and Material Deliveries 18-18
Assessment of Project Construction 18-18
Land Use and Neighborhood Character 18-19
Socioeconomic Conditions 18-19
Community Facilities and Services 18-19
Open Space 18-19
Historic and Cultural Resources 18-19
Natural Resources 18-20
Hazardous Materials 18-20
Transportation 18-21
Air Quality 18-50
Noise 18-62
Vibration 18-77

Mitigation 19-1

Introduction 19-1
Principal Conclusions 19-1
Transportation 19-1
Construction 19-2
Transportation 19-3

Traffic *19-3*
Pedestrians *19-23*
Construction 19-25
Transportation *19-25*
Noise *19-36*

Alternatives 20-1

Introduction 20-1
Principal Conclusions 20-2
No-Action Alternative *20-2*
Existing Zoning Alternative *20-3*
No Unmitigated Significant Adverse Impacts Alternative *20-3*
No-Action Alternative 20-4
Description of the No-Action Alternative *20-4*
Land Use, Zoning, and Public Policy *20-5*
Socioeconomic Conditions *20-6*
Community Facilities and Services *20-6*
Open Space *20-7*
Shadows *20-7*
Historic and Cultural Resources *20-7*
Urban Design and Visual Resources *20-7*
Natural Resources *20-8*
Hazardous Materials *20-8*
Water and Sewer Infrastructure *20-8*
Transportation *20-9*
Air Quality *20-9*
Greenhouse Gas Emissions Climate Change *20-9*
Noise *20-9*
Public Health *20-9*
Neighborhood Character *20-10*
Construction *20-10*
Disadvantaged Communities *20-10*
Existing Zoning Alternative 20-10
Description of the Existing Zoning Alternative *20-10*
Land Use, Zoning, and Public Policy *20-11*
Socioeconomic Conditions *20-11*
Community Facilities and Services *20-12*
Open Space *20-12*
Shadows *20-12*
Historic and Cultural Resources *20-12*
Urban Design and Visual Resources *20-13*
Hazardous Materials *20-13*
Water and Sewer Infrastructure *20-13*
Transportation *20-13*
Air Quality *20-14*
Noise *20-14*

Neighborhood Character *20-14*
Public Health *20-15*
Construction *20-15*
Disadvantaged Communities *20-16*
No Unmitigated Significant Adverse Impacts Alternative 20-16
Transportation *20-16*
Construction *20-17*

Unavoidable Significant Adverse Impacts 21-1

Introduction 21-1
Transportation 21-1
Traffic *21-1*
Pedestrians *21-2*
Construction 21-2
Traffic *21-2*
Pedestrians *21-3*
Noise *21-3*

Growth-Inducing Aspects of the Proposed Development 22-1

Introduction 22-1
Principal Conclusions 22-2

Irreversible and Irretrievable Commitments of Resources 23-1

Effects on Disadvantaged Communities 24-1

Introduction 24-1
Principal Conclusions 24-2
Methodology 24-3
Study Area *24-3*
Disadvantaged Communities Assessment 24-6
Impact Summary *24-6*
Determination *24-8*

Response to Comments on the DEIS 25-1

Introduction 25-1
1. List of Elected Officials, Organizations, and Individuals who Commented on the Draft Environmental Impact Statement 25-1
Elected Officials *25-1*
Organizations and Interested Public *25-2*
2. Comments and Responses on the DEIS 25-7
Comments on the Proposed Project *25-7*
Comments Relating to EIS Analyses *25-14*
Comments Received in Support of the Proposed Actions *25-64*

List of Appendices

Appendix A ..... **No-Build Projects by 2032**

Appendix B ..... **Waterfront Revitalization Program Consistency Assessment**

Appendix C ..... **Historic and Cultural Resources Agency Correspondence**

Appendix D ..... **Pedestrian-Level Wind Study**

Appendix E ..... **Natural Resources Documentation**

Appendix F ..... **Phase I & Phase II Reports**

Appendix G ..... **Traffic Signal Assessment for Intersection of Franklin Street and Meserole Avenue**

Appendix H ..... **Hearing Transcript and Written Comments on the Draft Environmental Impact Statement**

List of Tables

Table No.	Title	Page
Table ES-1	No-Action Projects Within Quarter-Mile Study Area	ES-29
Table ES-2	Future No-Action and With-Action Comparison	ES-30
Table 1-1	No-Action Projects Within Quarter-Mile Study Area	1-31
Table 1-2	Future No-Action and With-Action Comparison	1-32
Table 2-1	Development Site – Study Area Generalized Land Use	2-9
Table 2-2	NYCTA Relocation Site – Study Area Generalized Land Use	2-11
Table 2-3	No-Action Projects Within Quarter-Mile Study Area	2-21
Table 3-1	Study Area Population	3-8
Table 3-2	Household and Housing Data	3-8
Table 3-3	Housing Tenure	3-9
Table 3-4	Median Gross Rent	3-9
Table 3-5	Average and Median Household Income	3-10
Table 3-6	Household Income Distribution	3-10

Table 3-7	Estimated Income for Market Rate Units	3-11
Table 4-1	Public School Enrollment, Capacity, and Utilization for Existing Conditions, School District 14, Subdistrict 3*	4-8
Table 4-2	Projected Public School Enrollment, Capacity, and Utilization for No-Action Condition, School District 14, Subdistrict 3*	4-10
Table 4-3	Projected Public School Enrollment, Capacity, and Utilization for With-Action Condition, School District 14, Subdistrict 3*	4-11
Table 4-4	Publicly Funded Early Childhood Programs Serving the Study Area*	4-13
Table 4-5	No-Action Developments	4-15
Table 4-6	Childcare Eligible Children Anticipated from No-Action Developments	4-16
Table 4-7	No-Action Condition Estimated Publicly Funded Childcare Center Enrollment, Capacity and Utilization	4-16
Table 4-8	With-Action Condition Estimated Publicly Funded Child Care Center Enrollment, Capacity and Utilization	4-17
Table 4-9	Population from Census Tracts	4-18
Table 4-10	Existing Catchment Area Population	4-20
Table 4-11	Existing Condition Public Library Catchment Area Population and Holdings	4-20
Table 4-12	No-Action Developments Within Library Catchment Area	4-21
Table 4-13	No-Action Condition Public Library Catchment Area Population and Holdings	4-24
Table 4-14	With-Action Condition Public Library Catchment Area Population and Holdings	4-25
Table 5-1	Percent Change Guidance to Determine Possible Open Space Impact	5-9
Table 5-2	Population from Census Tracts	5-10
Table 5-3	Approximate Total Existing Study-Area Population, Including Developments Completed Since 2021	5-10
Table 5-4	Existing Conditions – Adequacy of Open Space Resources in 0.5-Mile Residential Study Area	5-11
Table 5-5	Exiting Open Space Resources	5-12
Table 5-6	Population from No-Action Projects	5-13
Table 5-7	No-Action Condition – Adequacy of Open Space Resources in 0.5-Mile Residential Study Area	5-13
Table 5-8	No-Action and With-Action Population Comparison	5-14
Table 5-9	With-Action Condition – Adequacy of Open Space Resources in 0.5-Mile Residential Study Area	5-19
Table 5-10	Open Space Ratios Summary	5-22
Table 6-1	Sunlight-Sensitive Resources in the Study Area	6-8

Table 6-2 Tier 1 through 3 Shadows Screening Results 6-16
Table 6-3 Detailed Analysis Summary of Incremental Shadow Entry/Exit Times 6-18
Table 7-1 Historic Resources in the Study Area 7-7
Table 9-1 Ecological Communities 9-5
Table 9-2 USFWS and NYSDEC Listed Species 9-13
Table 11-1 Water Consumption and Wastewater Generation Rates 11-4
Table 11-2 Existing Water Consumption and Sewage Generation 11-6
Table 11-3 Newtown Creek Average Monthly Flows 11-6
Table 11-4 Existing Surface Coverage to Combined Sewer System 11-7
Table 11-5 Existing Surface Coverage to Direct Drainage to the East River 11-7
Table 11-6 NYC DEP Flow Volume Matrix – Existing Conditions to Combined Sewer System 11-8
Table 11-7 NYC DEP Flow Volume Matrix – Existing Conditions to the East River 11-8
Table 11-8 NYCTA Relocation Site Existing Water Consumption and Sewage Generation 11-10
Table 11-9 Redevelopment Site Existing Surface Coverage to Newtown Creek 11-11
Table 11-10 NYC DEP Flow Volume Matrix – Existing Conditions to Newtown Creek 11-11
Table 11-11 With-Action Water Consumption and Sewage Generation 11-13
Table 11-12 With-Action Surface Coverage to Combined Sewer System 11-14
Table 11-13 With-Action Surface Coverage to the East River 11-14
Table 11-14 NYC DEP Flow Volume Matrix – With-Action Condition to Combined Sewer System 11-15
Table 11-15 NYC DEP Flow Volume Matrix – With-Action Condition to the East River 11-15
Table 11-16 Existing and With-Action Comparison of Stormwater Flows to the Combined Sewer System 11-16
Table 11-17 Existing and With-Action Comparison Total Volume to the Combined Sewer System 11-16
Table 11-18 Existing and With-Action Comparison Total Volume to the East River 11-17
Table 11-19 NYCTA Relocation Site With-Action Water Consumption and Sewage Generation 11-18
Table 11-20 With-Action Surface Coverage to Newtown Creek 11-19
Table 11-21 NYC DEP Flow Volume Matrix – With-Action Condition to Newtown Creek 11-19
Table 11-22 Existing and With-Action Comparison Total Volume to Newton Creek 11-20
Table 12-1 Development Comparison 12-4
Table 12-2 Travel Demand Characteristics 12-8

Table 12-3 Summary of Project-Generated Vehicle Trips 12-11
Table 12-4 Summary of Project-Generated Vehicle Trips by Land Use 12-11
Table 12-5 Summary of Project-Generated Person Trips 12-12
Table 12-6 Summary of Project-Generated Person Trips by Land Use 12-13
Table 12-7 Summary of Project-Generated Bus Trips 12-21
Table 12-8 Summary of Project-Generated Subway Trips 12-22
Table 12-9 Level-of-Service Criteria for Subway Station Elements 12-34
Table 12-10 Significant Impact Guidance for Stairs and Passageways 12-34
Table 12-11 Level-of-Service Criteria for Pedestrian Elements 12-36
Table 12-12 Significant Impact Criteria for Sidewalks - Non-CBD Areas 12-37
Table 12-13 Significant Impact Criteria for Corners and Crosswalks - Non-CBD Areas 12-38
Table 12-14 Existing Traffic Levels-of-Service Summary – Overall Intersections 12-45
Table 12-15 Existing Traffic Levels-of-Service Summary – Traffic Movements 12-45
Table 12-16 Existing Traffic Levels of Service 12-46
Table 12-17 Existing On-Street Parking Availability 12-53
Table 12-18 Existing Subway Station Level of Service – Fare Control Areas 12-54
Table 12-19 Existing Subway Station Level of Service – Stairways – AM Peak Hour 12-55
Table 12-20 Existing Subway Station Level of Service – Stairways – PM Peak Hour 12-56
Table 12-21 Existing Conditions Subway Line-Haul* 12-57
Table 12-22 Existing Pedestrian Levels of Service Summary 12-58
Table 12-23 Existing Pedestrian Levels of Service – Sidewalks 12-59
Table 12-24 Existing Pedestrian Levels of Service – Crosswalks 12-60
Table 12-25 Existing Pedestrian Levels of Service – Corners 12-60
Table 12-26 Background Development Projects 12-61
Table 12-27 No-Action Traffic Levels of Service Summary – Overall Intersections* 12-68
Table 12-28 No-Action Traffic Levels of Service Summary – Traffic Movements* 12-68
Table 12-29 No-Action Traffic Levels of Service* 12-69
Table 12-30 No-Action Parking Demand and Utilization 12-75
Table 12-31 No-Action Condition Subway Station Level of Service – Fare Control Areas 12-76
Table 12-32 No-Action Condition Subway Station Level of Service – Stairs – AM Peak Hour 12-77
Table 12-33 No-Action Condition Subway Station Level of Service – Stair – PM Peak Hour 12-78
Table 12-34 No-Action Condition Subway Line-Haul* 12-79

Table 12-35 No-Action Pedestrian Levels of Service Summary 12-80
Table 12-36 No-Action Pedestrian Levels of Service – Sidewalks 12-81
Table 12-37 No-Action Pedestrian Levels of Service – Crosswalks 12-82
Table 12-38 No-Action Pedestrian Levels of Service – Corners 12-82
Table 12-39 With-Action Traffic Level of Service Summary – Overall Intersections* 12-88
Table 12-40 With-Action Traffic Level-of-service Summary – Traffic Movements 12-88
Table 12-41 No-Action vs. With-Action Traffic Level of Service – Weekday AM Peak Hour* 12-89
Table 12-42 No-Action vs. With-Action Traffic Levels of Service – Weekday Midday Peak Hour 12-91
Table 12-43 No-Action vs. With-Action Traffic Levels of Service - Weekday PM Peak Hour* 12-93
Table 12-44 No-Action vs. With-Action Traffic Levels of Service – Saturday Peak Hour 12-96
Table 12-45 Proposed Development Parking Demand 12-101
Table 12-46 With-Action Parking Demand and Utilization* 12-102
Table 12-47 No-Action vs. With-Action Subway Station Level of Service – Fare Control Areas 12-103
Table 12-48 No-Action vs. With-Action Subway Station Level of Service – Stairs – AM Peak Hour 12-104
Table 12-49 No-Action vs. With-Action Subway Station Level of Service – Stairs – P M Peak Hour 12-105
Table 12-50 With-Action Condition Subway Line-Haul 12-106
Table 12-51 With-Action Pedestrian Levels of Service Summary 12-108
Table 12-52 With-Action Pedestrian Levels of Service – Sidewalks 12-109
Table 12-53 With-Action Pedestrian Levels of Service – Crosswalks 12-110
Table 12-54 With-Action Pedestrian Levels of Service – Corners 12-110
Table 12-55 Vehicle and Pedestrian Crash Summary 12-111
Table 13-1 National and New York Ambient Air Quality Standards 13-6
Table 13-2 Background Concentrations 13-10
Table 13-3 Mobile Source Analysis Results at the Intersection of Franklin Street at Oak Street 13-15
Table 13-4 Mobile Source Analysis Results at the Intersection of Franklin Street at Quay Street 13-16
Table 13-5 Results of Industrial Source Analysis 13-20
Table 13-6 Hazard Index Assessment 13-21
Table 14-1 Global Warming Potential for Primary Greenhouse Gases 14-3

Table 14-2 NYCTA Relocation Site – GHG Emissions from Natural Gas Consumption 14-9
Table 14-3 Development Site - GHG Emissions from Purchased Electricity Consumption 14-10
Table 14-4 NYCTA Relocation Site - GHG Emissions from Purchased Electricity Consumption 14-10
Table 14-5 Average One-Way Trip Distances (Miles) 14-11
Table 14-6 Percentages of Daily VMT by Facility Type 14-11
Table 14-7 Development Site – GHG Emissions from Mobile Sources 14-11
Table 15-1 Common Indoor and Outdoor Sound Levels 15-6
Table 15-2 Noise Exposure Guidelines for Use in City Environmental Impact Review[1] 15-8
Table 15-3 Ambient Sound Levels 15-11
Table 15-4 Noise Receptor Locations and Land Use Descriptions 15-11
Table 15-5 Existing Noise Levels 15-12
Table 15-6 No-Action Condition Noise Levels at Receptors 15-15
Table 15-7 With-Action Condition Noise Levels at Receptors 15-17
Table 15-8 With-Action Condition Noise Levels at New Receptors 15-19
Table 15-9 Required Attenuation Values to Achieve Acceptable Interior Noise Levels 15-20
Table 15-10 Sound Level Acceptability 15-20
Table 18-1 Mandated Maximum Noise Levels 18-13
Table 18-2 Average Number of Daily Construction Workers and Trucks by Quarter 18-18
Table 18-3 Average Number of Daily Construction Vehicle and PCE Trips by Quarter 18-22
Table 18-4 Construction Vehicle Trips by Hour (Q4 2029) 18-23
Table 18-5 Existing Traffic Levels of Service 18-26
Table 18-6 No-Action Without Construction Traffic Levels of Service 18-31
Table 18-7 Future Construction Conditions Traffic Levels of Service – Weekday AM Peak Hour 18-39
Table 18-8 Future Construction Conditions Traffic Levels of Service – Weekday PM Peak Hour 18-44
Table 18-9 With-Action with Construction Parking Demand and Utilization 18-49
Table 18-10 Highest Predicted Total Concentrations for Construction Activities 18-59
Table 18-11 Mobile Source Analysis Results 18-61
Table 18-12 Construction Noise Receptor Locations and Land Use Descriptions 18-65
Table 18-13 Construction Mobile Source Analysis (6 AM-7 AM) 18-68
Table 18-14 Construction Equipment by Month of Analysis 18-70

Table 18-15 Construction Mobile Source Analysis (6 AM-7 AM) 18-71
Table 18-16 Worst-Case Construction Noise Levels by Phase (dBA, L_{eq}) 18-74
Table 18-17 Worst-Case Construction Noise Increase by Phase (dBA, L_{eq}) 18-75
Table 18-18 Interior Noise Levels during Construction by Phase (dBA, L_{10}) 18-76
Table 19-1 Traffic Impact Mitigation Summary 19-4
Table 19-3 No-Action vs. With-Action vs. Mitigation Traffic Levels of Service – Weekday AM Peak Hour* 19-6
Table 19-4 No-Action vs. With-Action vs Mitigation Traffic Levels of Service – Weekday Midday Peak Hour 19-10
Table 19-5 No-Action vs. With-Action vs Mitigation Traffic Levels of Service – Weekday PM Peak Hour* 19-14
Table 19-6 No-Action vs. With-Action vs Mitigation Traffic Levels of Service – Saturday Peak Hour 19-18
Table 19-7 Summary of Elements with Significant Adverse Pedestrian Impacts 19-23
Table 19-8 Pedestrian Levels of Service Summary – Significantly Impacted Crosswalks 19-24
Table 19-9 Pedestrian Levels of Service Summary – Significantly Impacted Corners 19-25
Table 19-10 Future Construction Conditions Traffic Levels of Service – Weekday AM Peak Hour 19-27
Table 19-11 Future Construction Conditions Traffic Levels of Service – Weekday PM Peak Hour 19-32
Table 20-1 Proposed Development – Existing Zoning Alternative Comparison 20-11

List of Figures

Figure No. Title Page

Figure ES-1 Location Map – All Sites ES-4
Figure ES-2 Location Map – Development Site ES-5
Figure ES-3 Location Map – NYCTA Relocation Site ES-6
Figure ES-4 NYCTA Replacement Facility Site Plan ES-18
Figure ES-5 NYCTA Replacement Facility Elevation ES-19
Figure ES-6 Proposed Illustrative Site Plan ES-20
Figure ES-7 Proposed Illustrative Elevation - North ES-21

Figure ES-8 Proposed Illustrative Elevation - South ES-22
Figure ES-9 West Building – East and West Illustrative Elevations ES-23
Figure ES-10 East Building – East and West Illustrative Elevations ES-24
Figure ES-11 Proposed Development Axon Diagram ES-25
Figure ES-12 WPAA and PAA Plan ES-26
Figure 1-1 Location Map – All Sites 1-5
Figure 1-2 Location Map – Development Site 1-6
Figure 1-3 Location Map – NYCTA Relocation Site 1-7
Figure 1-4 NYCTA Replacement Facility Site Plan 1-19
Figure 1-5 NYCTA Replacement Facility Elevation 1-20
Figure 1-6 Proposed Illustrative Site Plan 1-21
Figure 1-7 Proposed Illustrative Elevation - North 1-22
Figure 1-8 Proposed Illustrative Elevation - South 1-23
Figure 1-9 West Building – East and West Illustrative Elevations 1-24
Figure 1-10 East Building – East and West Illustrative Elevations 1-25
Figure 1-11 Proposed Development Axon Diagram 1-26
Figure 1-12 WPAA and PAA Plan 1-27
Figure 2-1 Land Use Map – Development Site 2-6
Figure 2-2 Land Use Map – NYCTA Relocation Site 2-7
Figure 2-3 Zoning Map – Development Site 2-13
Figure 2-4 Zoning Map – NYCTA Relocation Site 2-16
Figure 2-5 No-Action Projects 2-22
Figure 2-6 Proposed Zoning 2-26
Figure 3-1 Socioeconomic Study Area 3-7
Figure 4-1 Public Schools District 14, Subdistrict 3 4-9
Figure 4-2 Early Childhood Programs within the Study Area 4-12
Figure 4-3 Libraries Study Area 4-19
Figure 5-1 Residential Open Space Study Area Map 5-5
Figure 5-2 Walk-to-a-Park Service Area 5-6
Figure 5-3 WPAA and PAA Plan 5-15
Figure 5-4 With-Action Pedestrian Connections 5-16
Figure 5-5 Proposed Shore Public Walkway Facing West 5-17

Figure 5-6 Upland Connection from West Street 5-17
Figure 5-7 Upland Connection Seating Area 5-18
Figure 5-8 Proposed Shore Public Walkway Facing South 5-18
Figure 5-9 Future Box Street Park Plan at ERU Site 5-21
Figure 6-1 NYCTA Relocation Site – Tier 1 Screening 6-7
Figure 6-2 Development Site – Tier 1 and Tier 2 Screening 6-10
Figure 6-3 Tier 3 Screening December 21 Analysis Day 6-12
Figure 6-4 Tier 3 Screening March 21 Analysis Day 6-13
Figure 6-5 Tier 3 Screening May 6 Analysis Day 6-14
Figure 6-6 Tier 3 Screening June 21 Analysis Day 6-15
Figure 6-7 December 21- 10:00 AM 6-30
Figure 6-8 December 21- 10:45 AM 6-30
Figure 6-9 December 21- 12:45 PM 6-32
Figure 6-10 December 21- 1:15 PM 6-32
Figure 6-11 December 21- 1:45 PM 6-33
Figure 6-12 December 21- 1:15 PM 6-35
Figure 6-13 December 21 – 1:45 PM 6-35
Figure 6-14 December 21- 2:15 PM 6-36
Figure 6-15 December 21 – 2:45 PM 6-36
Figure 6-16 December 21- 2:15 PM 6-38
Figure 6-17 March 21/December 21- 2:45 PM 6-38
Figure 6-18 December 21- 8:51 AM 6-40
Figure 6-19 December 21- 10:00 AM 6-40
Figure 6-20 December 21- 11:00 AM 6-41
Figure 6-21 December 21- 12:00 PM 6-41
Figure 6-22 December 21- 1:00 PM 6-42
Figure 6-23 March 21/September 21- 7:36 AM 6-42
Figure 6-24 March 21/September 21- 8:30 AM 6-43
Figure 6-25 March 21/September 21- 9:30 AM 6-43
Figure 6-26 March 21/September 21- 10:30 AM 6-44
Figure 6-27 March 21/September 21- 11:30 AM 6-44
Figure 6-28 March 21/September 21- 12:30 PM 6-45

Figure 6-29 May 6/August 6- 8:00 AM 6-45
Figure 6-30 May 6/August 6- 9:00 AM 6-46
Figure 6-31 May 6/August 6- 10:00 AM 6-46
Figure 6-32 May 6/August 6- 11:00 AM 6-47
Figure 6-33 June 21- 8:15 AM 6-47
Figure 6-34 June 21- 9:15 AM 6-48
Figure 6-35 June 21- 10:15 AM 6-48
Figure 6-36 June 21- 11:15 AM 6-49
Figure 6-37 May 6/August 6- 4:30 PM 6-51
Figure 6-38 May 6/August 6- 5:00 PM 6-51
Figure 6-39 June 21- 4:00 PM 6-52
Figure 6-40 June 21- 5:00 PM 6-52
Figure 6-41 June 21- 6:01 PM 6-53
Figure 6-42 December 21- 2:47 PM 6-55
Figure 6-43 December 21- 8:51 AM 6-57
Figure 6-44 December 21- 9:45 AM 6-57
Figure 6-45 December 21- 10:45 AM 6-58
Figure 6-46 March 21/September 21- 7:36 AM 6-59
Figure 6-47 March 21/September 21- 8:45 AM 6-60
Figure 6-48 March 21/September 21- 9:45 AM 6-61
Figure 6-49 May 6/August 6- 6:27 AM 6-61
Figure 6-50 May 6/August 6- 7:00 AM 6-62
Figure 6-51 May 6/August 6- 8:00 AM 6-62
Figure 6-52 May 6/August 6- 9:00 AM 6-63
Figure 6-53 June 21- 5:57 AM 6-63
Figure 6-54 June 21- 7:00 AM 6-64
Figure 6-55 June 21- 8:00 AM 6-64
Figure 6-56 June 21- 9:00 AM 6-65
Figure 6-57 December 21- 8:51 AM 6-66
Figure 6-58 December 21-10:00 AM 6-67
Figure 6-59 March 21/September 21- 7:36 AM 6-67
Figure 6-60 March 21/September 21- 8:15 AM 6-68

Figure 6-61 March 21/September 21- 9:15 AM 6-68
Figure 6-62 March 21/September 21- 10:15 AM 6-69
Figure 6-63 May 6/August 6- 6:27 AM 6-69
Figure 6-64 May 6/August 6- 7:15 AM 6-70
Figure 6-65 May 6/August 6- 8:15 AM 6-70
Figure 6-66 May 6/August 6- 9:15 AM 6-71
Figure 6-67 May 6/August 6- 10:15 AM 6-71
Figure 6-68 June 21- 5:57 AM 6-72
Figure 6-69 June 21- 6:30 AM 6-72
Figure 6-70 June 21- 7:30 AM 6-73
Figure 6-71 June 21- 8:30 AM 6-73
Figure 6-72 June 21- 9:30 AM 6-74
Figure 6-73 June 21- 10:30 AM 6-74
Figure 7-1 Historic Resources Map 7-6
Figure 8-1 Study Area Visual Resources 8-7
Figure 8-2 WPAA and PAA Plan 8-23
Figure 8-3 Proposed Illustrative Site Plan 8-24
Figure 8-4 East and West Building Illustrative Elevation 8-25
Figure 8-5 West Building – East and West Illustrative Elevations 8-26
Figure 8-6 East Building – East and West Illustrative Elevations 8-26
Figure 8-7 Proposed Development Axon Diagram 8-27
Figure 8-8 Greenpoint-Williamsburg Waterfront Built Context 8-30
Figure 8-9 Comparative View Facing West at the Intersection of Quay Street and Franklin Street 8-32
Figure 8-10 Comparative View Facing Northwest on Franklin Street 8-33
Figure 8-11 Comparative View Facing South on West Street 8-34
Figure 8-10 Comparative View Facing Northwest on Franklin Street 8-34
Figure 8-11 Comparative View Facing South on West Street 8-35
Figure 9-1 Ecological Communities 9-6
Figure 9-2 NWI Wetlands and NYSDEC Tidal Wetlands 9-16
Figure 11-1 Development Site Drainage Network 11-9
Figure 11-2 NYCTA Relocation Site Sanitary Network 11-12

Figure 12-1 Location Map – All Sites 12-3
Figure 12-2 Project-Generated Vehicle Trips – Weekday AM Peak Hour 12-16
Figure 12-3 Project-Generated Vehicle Trips – Weekday Midday Peak Hour 12-17
Figure 12-4 Project-Generated Vehicle Trips – Weekday PM Peak Hour 12-18
Figure 12-5 Project-Generated Vehicle Trips – Saturday Peak Hour 12-19
Figure 12-6 Project-Generated Pedestrian Trips – Weekday AM Peak Hour 12-23
Figure 12-7 Project-Generated Pedestrian Trips – Weekday Midday Peak Hour 12-24
Figure 12-8 Project-Generated Pedestrian Trips – Weekday PM Peak Hour 12-25
Figure 12-9 Project-Generated Pedestrian Trips – Saturday Peak Hour 12-26
Figure 12-10 Traffic Study Area 12-28
Figure 12-11 Pedestrian Study Area 12-31
Figure 12-12 Existing Traffic Volumes – Weekday AM Peak Hour 12-41
Figure 12-13 Existing Traffic Volumes – Weekday Midday Peak Hour 12-42
Figure 12-14 Existing Traffic Volumes – Weekday PM Peak Hour 12-43
Figure 12-15 Existing Traffic Volumes – Saturday Peak Hour 12-44
Figure 12-16 Existing Off-Street Public Parking Locations 12-52
Figure 12-17 Background Development Projects 12-62
Figure 12-18 No-Action Traffic Volumes – Weekday AM Peak Hour 12-63
Figure 12-19 No-Action Traffic Volumes – Weekday Midday Peak Hour 12-64
Figure 12-20 No-Action Traffic Volumes – Weekday PM Peak Hour 12-65
Figure 12-21 No-Action Traffic Volumes – Saturday Peak Hour 12-66
Figure 12-22 With-Action Traffic Volumes – Weekday AM Peak Hour 12-84
Figure 12-23 With-Action Traffic Volumes – Weekday Midday Peak Hour 12-85
Figure 12-24 With-Action Traffic Volumes – Weekday PM Peak Hour 12-86
Figure 12-25 With-Action Traffic Volumes – Saturday Peak Hour 12-87
Figure 13-1 Proposed Development Site Plan 13-3
Figure 13-2 NYCTA Relocation Facility Site Plan 13-4
Figure 13-3 NYCTA Relocation Site Screening Analysis on Existing Land Uses 13-18
Figure 14-1 Three Scopes of GHG Emissions 14-8
Figure 14-2 Embodied Carbon of a Building 14-12
Figure 15-1 Development Site Conceptual Plan 15-2
Figure 15-2 Noise Receptor Locations 15-14

Figure 15-3 Composite Window/Wall Sound Attenuation Requirements 15-22
Figure 18-1 Anticipated Construction Schedule 18-16
Figure 18-2 Existing Traffic Volumes – Weekday AM Construction Peak Hour 18-24
Figure 18-3 Existing Traffic Volumes – Weekday PM Construction Peak Hour 18-25
Figure 18-4 No-Action Without Construction Traffic Volumes – Weekday AM Peak Hour 18-29
Figure 18-5 No-Action Without Construction Traffic Volumes – Weekday PM Peak Hour 18-30
Figure 18-6 Construction Increment Traffic Volumes – Weekday AM Peak Hour 18-35
Figure 18-7 Construction Increment Traffic Volumes – Weekday PM Peak Hour 18-36
Figure 18-8 With-Action with Construction Traffic Volumes – Weekday AM Peak Hour 18-37
Figure 18-9 With-Action with Construction Traffic Volumes – Weekday PM Peak Hour 18-38
Figure 18-10 Projected Peak Daily $PM_{2.5}$ Construction Emissions Profile 18-55
Figure 18-11 Projected Rolling Average Annual $PM_{2.5}$ Construction Emissions Profile 18-56
Figure 18-12 Construction Noise Receptor Locations 18-66
Figure 18-13 Cumulative Sound Emissions from Stationary Equipment During Each Month 18-70
Figure 24-1 Disadvantaged Communities Study Area – Development Site 24-4
Figure 24-2 Disadvantaged Communities Study Area – NYCTA Relocation Site 24-5

List of Photos

Photo No. Title Page

Photo 5-1 ERU Site Existing Condition 5-20
Photo 5-2 Future Box Street Park (Paratransit Site) Existing Condition 5-20
Photo 7-1 Greenpoint Historic District, 152 Franklin Street, Current 7-8
Photo 7-2 Photo 7-2 Greenpoint Historic District, Franklin Street (1941) 7-8
Photo 7-3 Greenpoint YMCA, Current 7-9
Photo 7-4 Greenpoint YMCA (1915) 7-9
Photo 7-5 94th Precinct, Current 7-9
Photo 7-6 P.S. 31 Samuel Dupont Elementary School, Current 7-9
Photo 8-1 View of the Development Site from Franklin Street, Facing Northwest 8-11
Photo 8-2 View of the Development Site from the Intersection of Quay Street and West Street, Facing Southwest 8-11

Photo 8-3 View of the Development Site from the Intersection of Calyer Street and West Street, Facing South 8-11
Photo 8-4 View of the Development Site from the Intersection of Franklin Street and Quay Street, Facing West 8-11
Photo 8-5 View of Bushwick Inlet Park from Franklin Street and North 5th Street, Facing Northwest with the Development Site in the Background 8-12
Photo 8-6 View from Franklin Street Looking South 8-12
Photo 8-7 View from Calyer Street Facing West 8-12
Photo 8-8 View from Meserole Avenue and Banker Street, Facing South 8-12
Photo 8-9 View from and Guernsey Street, Facing West 8-13
Photo 8-10 View from Milton Street and Franklin Street, Facing East 8-13
Photo 8-11 View from Banker Street and Meserole Avenue, Facing Northeast 8-13
Photo 8-12 View from Meserole Avenue and Banker Street, Facing Southwest 8-14
Photo 8-13 View from Gem Street, Facing Southeast 8-14
Photo 8-14 View from Norman Street and Dobbin Street, Facing Northeast 8-14
Photo 8-15 View from North 13th Street and Kent Street, Facing Southeast 8-14
Photo 8-16 View of Bushwick Inlet Park from Kent Street, Facing North 8-15
Photo 8-17 View from Bushwick Inlet Park, Facing Northwest 8-15
Photo 8-18 View from Franklin Street and Calyer Street, Facing South 8-17
Photo 8-19 View from Meserole Avenue and Banker Street, Facing North 8-17
Photo 8-20 West Street, Facing North on Rockaway Freeway and Beach 35th Street 8-18