
FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the Broadway Triangle proposal. The Draft Environmental Impact Statement (DEIS) for the Proposed Action was accepted as complete by the New York City Department of Housing Preservation and Development (HPD) as lead agency on May 13, 2009. Public notice of completion of the DEIS was distributed. A public notice addressing the hearing on the DEIS was published in the New York State Department of Environmental Conservation Environmental News Bulletin and was also placed in three local newspapers, the New York Observer, El Diario, and The City Record on August 24, 2009. The City Planning Commission (CPC) held a public hearing on the DEIS at Spector Hall, 22 Reade Street on September 9, 2009 at 9:00 A.M. The period for the public to submit written comments remained open until September 21, 2009.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 29, "Response to Comments on the DEIS." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated by a footnote, this Foreword, and Chapter 29, all changes to text since publication of the DEIS are marked by double-underlining the text in this FEIS. Where appropriate, deleted text is indicated with strikethroughs.

Key changes between the DEIS and FEIS for the Broadway Triangle proposal are as follows:

- Technical analyses throughout the FEIS were updated to reflect corrections to the Reasonable Worst-Case Development Scenario (RWCDS).
- Technical analyses throughout the FEIS were updated to reflect the addition of a new No-Build development located at 845 Broadway, which includes 48 units of affordable housing and approximately 10,000 square feet of retail space.
- Chapter 24, "Mitigation" was revised to include a discussion of mitigation measures for significant adverse shadows and open space impacts that was further refined through consultation with appropriate City agencies.
- Chapter 25, "Alternatives" was revised to include a new alternative developed in response to comments received during the DEIS public comment period concerning additional open space.
- Chapter 26, "Unavoidable Adverse Impacts" was revised for the technical areas of open space and shadows based on consultation with appropriate City agencies.
- A new chapter containing comments and responses on the DEIS is included as Chapter 29.