

One Police Plaza Security Plan EIS

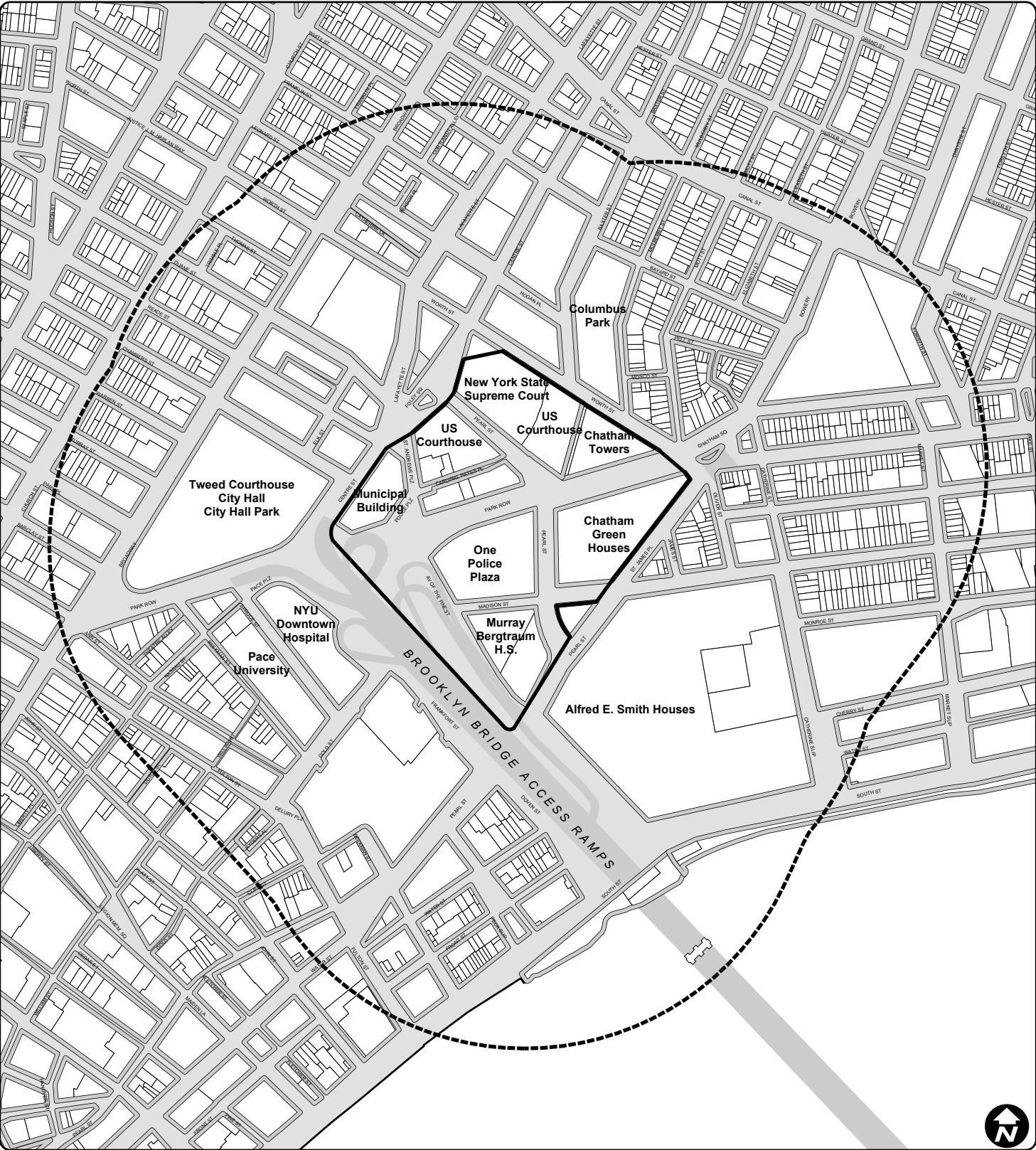
CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY

A. INTRODUCTION

A detailed assessment of land use, zoning, and public policy is appropriate if the proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use or if analyses requiring land use information are being performed in any other technical area. Examples of technical analyses requiring land use information include socioeconomic conditions, neighborhood character, traffic and transportation, air quality, and noise. Under *CEQR Technical Manual* guidelines, an assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use. Similar to zoning, some assessment of public policy typically accompanies an assessment of land use. Under CEQR, a land use analysis characterizes the uses and development trends in the study area, and assesses whether a proposed action is compatible with or may affect those conditions.

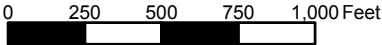
As discussed in Chapter 1, “Project Description,” the security plan consists of the installation of attended security checkpoint booths, planters, bollards and hydraulically operated delta barriers to restrict the access of unauthorized vehicles from the roadways situated [adjacent to the civic facilities] near One Police Plaza following the events of September 11, 2001 (see Figure 2-1 for project area boundary). As the security plan has the potential to indirectly affect land use within the study area, a detailed assessment of its effects on land use, zoning, and public policy is warranted.

According to the *CEQR Technical Manual*, unless the action covers a substantial physical area or is a generic action, the study area should generally include at least the project site and the area within 400 feet of the site’s boundaries. When other, more indirect, effects may also occur, a larger study area should be used. Typically, such secondary impacts can occur within a radius of a quarter-mile from the site of the action. For the purposes of this analysis, the land use study area conservatively extends approximately a quarter-mile from the security zone boundary (see Figure 2-1). The study area is bounded generally by the East River/Market Street to the east, Canal Street to the north, Church Street to the west, and Fulton Street to the south.



Legend

- Security Zone (Closed to Public Vehicular Traffic after 09/11/2001)
- Land Use Study Area (Quarter-Mile Radius)



B. BASELINE CONDITIONS

As set forth in the project description, the One Police Plaza security plan includes the closure of streets adjacent to the civic facilities located near One Police Plaza (see Figure 2-1 for security zone area). Prior to September 11, 2001, the streets were open to all vehicles, with the exception of several streets that have been closed since 1999 for security purposes (see Chapter 1, Figure 1-3) and that were subject to a separate environmental review. In addition, the security features associated with the action such as delta barriers, security booths, sally ports, jersey barriers, and bollards were not in place prior to September 11, 2001. As the creation of the security zone was the result of the September 11, 2001 attacks and subsequent security needs, an understanding of the conditions that existed in the surrounding area prior to the attacks will help provide context for the analysis which follows. Those baseline land use, zoning, and public policy conditions are discussed in this section. To the extent that certain baseline conditions did not exist in 2001, they are also identified herein (e.g. adoption of certain amendments to the Waterfront Revitalization Program in 2002).

Land Use

Security Zone

In 2001 (and today), land uses within the security zone consist mostly of institutional and residential uses. The Police Plaza complex, developed between 1968 and 1972, includes an outdoor plaza, and the police headquarters at One Police Plaza. The 400-space municipal parking garage located under One Police Plaza was closed to the public a few months prior to September 11, 2001. The outdoor plaza, part of the Police Plaza complex, is a landscaped open space with trees and benches connecting police headquarters with the Municipal Building at One Centre Street. The 30-story Municipal Building occupies one square block between Centre Street, St. Andrews Plaza, Park Row, and Tryon Row. The Municipal Building has a street-level passageway to Chambers Street and an arcaded south wing that arches above a subway entrance. The United States Courthouse, containing the U.S. Court of Appeals, is a 31-story structure located to the northeast of the Municipal Building. St. Andrews Plaza separates the two buildings. The block bordered by Centre, Worth, Baxter, and Pearl Streets is occupied by the New York County Courthouse, home to the New York State Supreme Court, and a second U.S. Courthouse containing the U.S. District Court. The Metropolitan Correctional Center is located on the northwestern corner of Park Row and Pearl Street. Murray Bergtraum High School is located on the a block bounded by Pearl Street, Madison Street, and Avenue of the Finest, along with a Verizon telecommunications building.

Two large-scale housing developments, Chatham Towers and Chatham Green Houses, are also located within the security zone. Chatham Towers is the smaller of the two and is located

between Worth Street, Park Row, and Pearl Street. Chatham Towers consists of two 25-story towers with 250 residential units and underground parking for residents and the public. The Chatham Green Houses is a 21-story cooperative apartment building located on the irregularly shaped block bordered by Park Row, St. James Place, Chatham Square, and Pearl and Madison Streets. The S-shaped structure contains 420 residential units. There is an at-grade parking lot located in the front of the building along Park Row and along the back of the building on St. James Place. A two-story office building occupies the portion of the block on Park Row and St. James Place near Worth Street. Offices for doctors, dentists, accountants, real estate brokers, and investment firms are contained in this building. A playground associated with the Chatham Green Houses is located on St. James Place.

Study Area

In 2001, the study area was generally characterized by the same mixed land use pattern that prevails today. Chinatown below Canal Street included mainly commercial and residential uses in small, older buildings, and large residential towers. High concentrations of commercial and mixed-use buildings exist throughout the sub-area, concentrated along Canal Street, between Broadway and Pearl Street, along the north-south streets throughout the area. Restaurants, fresh food markets, tea and rice shops, tourist markets and garment factories are the main businesses in Chinatown, and the area's distinct character, rich history, and mix of businesses make it a popular tourist destination.

The eastern section of the study area includes large-scale residential developments such as the Governor Alfred E. Smith Houses along the East River, Knickerbocker Village, and Confucius Plaza, a large, middle-income residential building on Bowery at Division Street.

Additional uses in the study area include institutional, transportation, office, and open space. Three elementary schools and numerous religious institutions are scattered throughout the area. Cultural institutions include the Museum of Chinese in the Americas at Mulberry and Bayard Streets, and the Eldridge Street Project between Canal and Division Streets, which undertook a massive restoration of the Eldridge Street Synagogue, a National Historic and New York City Landmark. There are several open space areas located in the study area. Columbus Park is a well-used recreation area with a baseball field, playgrounds, swings, basketball courts, benches, and tables for chess games. Located on a block that stretches from Bayard Street to Worth Street, Columbus Park separates the monumental institutions of lower Manhattan's civic center from the smaller-scale businesses and residential uses in Chinatown. Kimlau Square is a small triangle with benches and a statue located at the intersection of Worth Street, Mott Street, Bowery, Park Row, St. James Place, and Oliver Street. Located on St. James Place, the St. James Plaza is a small community plaza. James Madison Plaza is also an open space area with trees and benches bordered by St. James Place and Pearl and Madison Streets.

The western portion of the study area, known as the Civic Center, is characterized by a high concentration of government and government-related uses, including several courthouses, and City and state government office buildings. The City Hall complex, which includes City Hall Park, City Hall, and the former Tweed Courthouse (now municipal offices), occupies a triangular block between Park Row, Broadway, and Chambers Street with the park filling most of the triangle's southern point. The Surrogate's Court/Hall of Records building is located north of the City Hall complex and west of the Municipal Building. There are several additional government office buildings in the northwest portion of the study area, including the Jacob Javits Federal Building and the U.S. Court of International Trade on Lafayette Street at Duane Street. Several small parks are located near the courthouse as well as the African burial ground, located along Duane Street east of Broadway. Historic courthouse buildings line Centre Street, the area's main thoroughfare, which passes through Foley Square.

Several land uses define the southern portion of the study area. The superblock between Frankfort, Gold, Fulton, and Pearl Streets contain the Southbridge Towers residential complex. Southbridge Towers contains seven residential buildings, ground floor retail establishments, underground parking lots, parks, plazas, and restaurants. In addition, the 100 Gold Street office building and St. Margaret's House share the Southbridge Towers superblock. The area surrounding these towers contain small concentrations of residential buildings, most with ground-floor commercial uses. Major institutional uses in this area include Pace University, with an enrollment of approximately 13,498 students, and NY Downtown Hospital, located just south of the Brooklyn Bridge. Also located in the southeastern portion of the study area is the South Street Seaport. The South Street Seaport is a dominant use along the East River Waterfront, attracting large numbers of visitors to shops, restaurants, boat rides and boardwalk entertainment. Also located in this area was the Fulton Fish Market, a wholesale fish market.

One important land use element in the southern portion of the study area is the entry and exit ramp system for the Brooklyn Bridge. These ramps form a network of segregated roadways that divide the Governor Alfred E. Smith Houses, Verizon, and Murray Bergtraum High School corridor from the land uses to the east. A small park at the corner of Frankfort Street and Park Row marks the end of the Brooklyn Bridge pedestrian path. The ramps to the Brooklyn Bridge also creates a physical and visual barrier to the neighborhoods to the south.

Zoning

Security Zone

In the baseline condition, the security zone area was zoned C6-1, C6-4, and R7-2 (see Figure 2-2). C6 districts are General Commercial districts and are zoned for a wide range of high bulk commercial uses requiring a central location. Most C6 districts are in Manhattan and provide for corporate headquarters, large hotels, entertainment facilities, retail stores, and some residential development in mixed buildings. R7 is a medium density apartment house district. Table 2-1 summarizes the zoning and permitted uses and bulk in the security zone area in the baseline condition.

Study Area

The remainder of the study area included C2, C5, C6, and C8 commercial districts, M1 manufacturing districts, and R7 and R8 residential zoning districts. Portions of the Special Lower Manhattan District and Special Tribeca Mixed-Use District are located in the southern and western portions of the study area, respectively. The Special Transit Land Use District is also located in the study area in the vicinity of Chatham Square. Table 2-1 summarizes the zoning in the study area in the baseline condition.

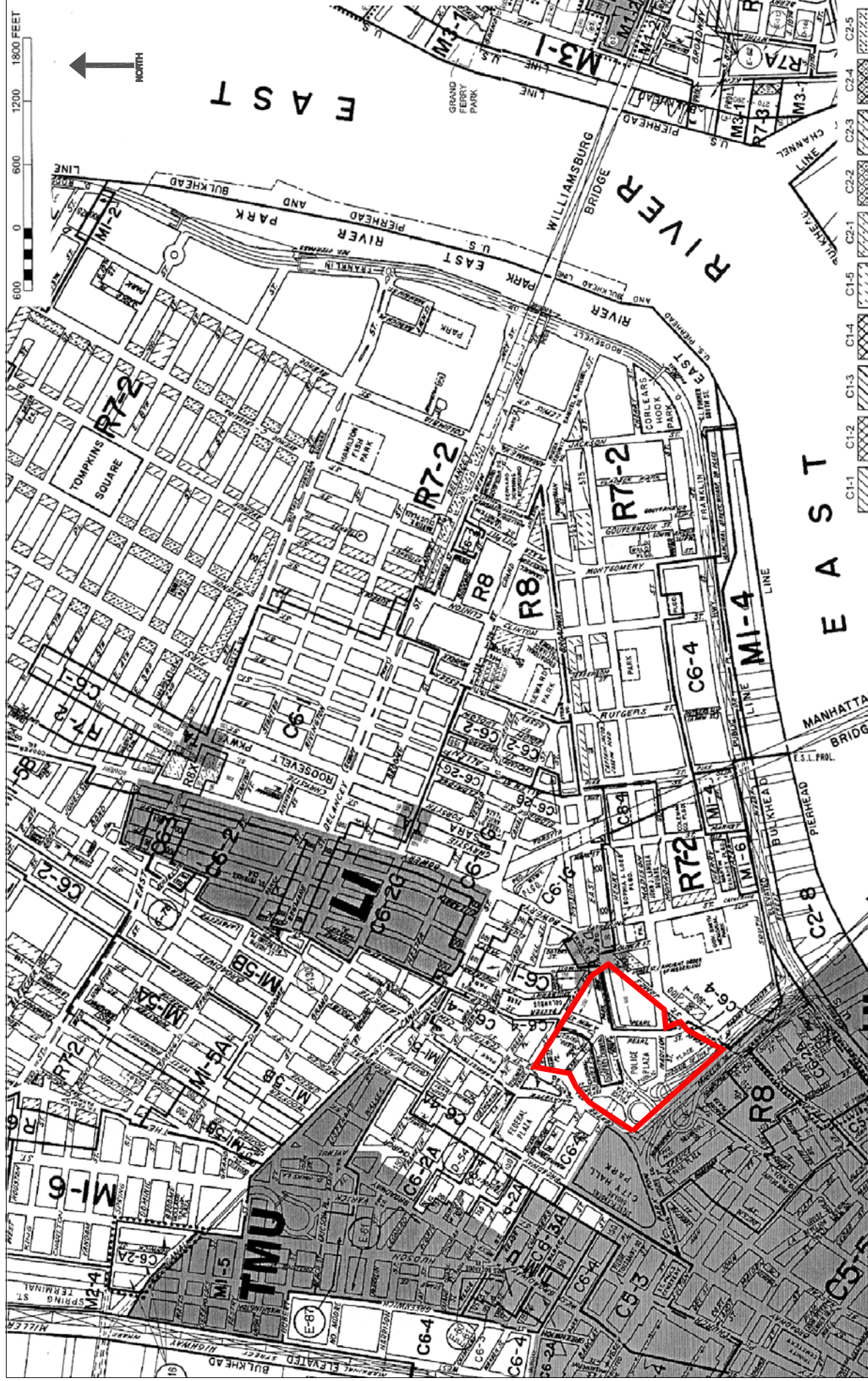
Public Policy

Federal, state, and city agencies as well as community organizations often develop locally specific or neighborhood plans for various areas of New York City. A discussion of specific pre-September 11, 2001 plans addressing the study area is presented below.

Security Zone

There were no specific policies or plans that addressed the security zone area alone. The Lower Manhattan Economic Revitalization Plan (discussed below) applied to areas south of Chambers Street in Lower Manhattan. The southern portion of the security zone is located within that boundary.

The Lower Manhattan Economic Revitalization Plan. The Lower Manhattan Economic Revitalization Plan was enacted into law in 1995 and was recently extended until June 30, 2007. This plan includes benefits for both commercial tenants and residential conversions, as well as other cost-savings programs.



Security Zone

One Police Plaza Security Plan EIS

Figure 2-2
Zoning Map

Table 2-1
Study Area Zoning

Zoning District	Permitted Uses/Bulk
Commercial Districts	
C2-8	Low-density neighborhood shopping/services. High density residential and community facility use.
C4-6	Medium-density general commercial. High-density residential, community facility.
C5-3, C5-5	High-density restricted central commercial district intended for retail and large offices. High-density residential, community facility.
C6-1, C6-2, C6-3	Medium-density general commercial outside CBD (Central Business District). Low- to medium-density residential and community facility.
C6-1G	Medium-density general central commercial district. Allows residential conversion of non-residential floor area only by special permit.
C6-2A, C63-A	Contextual* medium-density general central commercial district outside of CBD. Low- to medium-density residential and community facility.
C6-4, C6-9	High-density general central commercial intended for CBD, allowing medium- to high-bulk offices. High-density residential, community facility.
C6-4A	Contextual high-density general central commercial intended for CBD, allowing medium - to high-bulk offices. High-density residential, community facility.
C8-4	General services district intended to provide for necessary service establishments often involving objectionable influences (noise from operations or truck traffic). Incompatible with residential and retail uses.
Residential Districts	
R7-2	Medium-density residential, community facility.
R8	General residence district. High-density residential, community facility.
Manufacturing Districts	
M1-4	Low-density light industrial uses (high performance) and certain community facilities.
M1-5, M1-6	Medium-density light industrial uses (high performance) and certain community facilities (for loft areas).
Special Purpose Districts	
LM	Special Lower Manhattan District
TMU	Special Tribeca Mixed-Use District
TA	Special Transit Land Use District
Note: * Contextual districts mandate street wall heights, lot coverage and density requirements, which produce lower, bulkier buildings that maintain the scale and street space of existing neighborhoods.	

Study Area

The following is a description of pre-September 11, 2001 public policies or plans that applies to some portion of the study area.

The Alliance for Downtown New York. The Downtown Alliance, the city's largest business improvement district (BID), was established in 1995. The Downtown Alliance's mission is to transform Lower Manhattan into a 24-hour neighborhood and to create a safe, clean, live-work, wired community for the 21st century. The BID covers the area from City Hall to the Battery, and from the East River to Route 9A, and includes approximately 100 million square feet of office space and over 100 city blocks.

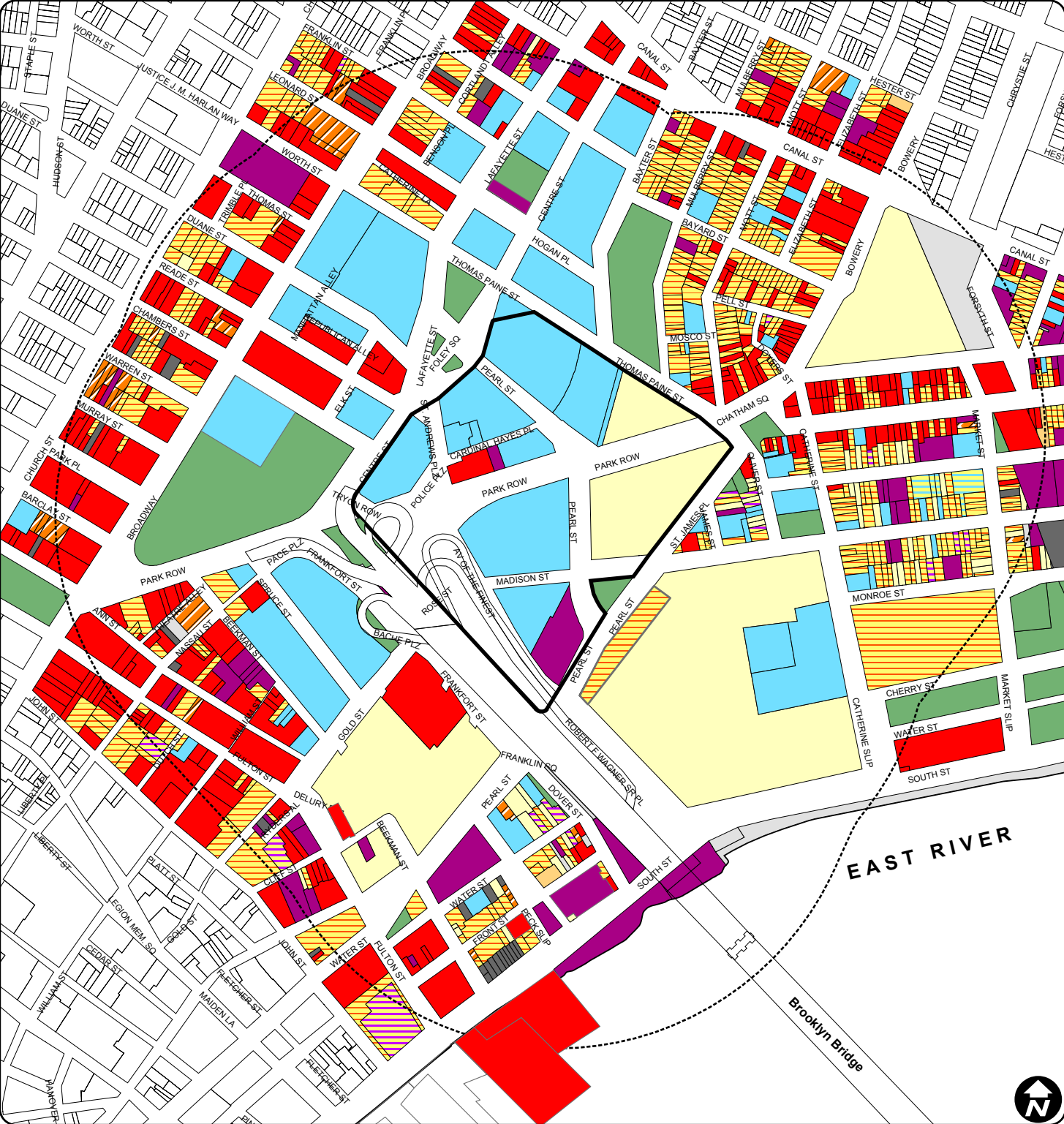
421-g Program. The 421-g program provides a real estate tax exemption and abatement incentive for developers to convert commercial buildings, generally south of Murray and Frankfort Streets, into residential dwellings. Since 1998, more than 50 buildings in the Lower Manhattan area have been converted from office to residential use under the 421-g program.

Local Waterfront Revitalization Program. Although the security zone is not located within the boundaries of the coastal zone, some of the eastern and southern portions of the study area are located within this boundary. Pursuant to federal law, in 1999 and 2002, New York City and State, respectively, adopted policies aimed at protecting resources in the coastal zone. New York City's Waterfront Revitalization Program (WRP) contains 10 major policies, each with several objectives focused on improving public access to the waterfront; reducing damage from flooding and other water-related disasters; abandoned waterfront structures; and promoting development with appropriate land uses. The principles of the WRP formed the basis for a New York City Department of City Planning study and the subsequent adoption of new waterfront zoning.

C. CHANGES IN THE AREA SUBSEQUENT TO SEPTEMBER 11, 2001

This section provides a description of land uses in the study area which have changed since September 11, 2001 when the security plan and resulting street closures were put into place. The land uses that characterize the study area today form the basis for future land use projections as well as the basis for the impact analysis that follows. Figure 2-3 shows a land use map for the study area as it exists today.

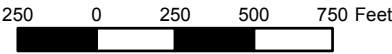
Land Use Study Area



Legend

Land Use

Outside Study Area	Open Space	Quarter Mile Study Area
Residential	Vacant Parcel	Security Zone
Residential with Ground Floor Retail	Residential with Office	(Closed to Public Vehicular Traffic after 9/11/01)
Commercial	Residential with Cultural	
Industrial, Utilities, Transportation, Parking	Hotel	
Institutional	Vacant Building	
	Under Construction	



Land Use

Security Zone

No significant changes to land use have occurred in the security zone since the 2001 baseline year. The 400-space municipal garage located under Police Plaza was closed to the public on June 30, 2001. The plan to demolish the garage was abandoned and, in April 2004, it was re-opened to NYPD authorized vehicles.

Study Area

Since 2001, several new residential and commercial buildings have been constructed, and several other existing buildings have been converted for residential use in the southern and western portions of the study area (see Table 2-2). Figure 2-4 shows those parcels with changes to land use since the 2001 baseline year. As a result, approximately 1,578 residential units have been added within the study area since 2001. Since that time however, there has been little to no new development within Chinatown, besides two new commercial buildings located on East Broadway. Most recently, the historic Fulton Fish Market, a wholesale fish market that existed on South Street for over 120 years, has moved to a new facility in the Hunts Point section of the Bronx. There is no known final plan concerning the reuse or redevelopment of the fish market site. Besides the projects mentioned herein, land uses within the study area have generally remained the same since 2001.

Zoning

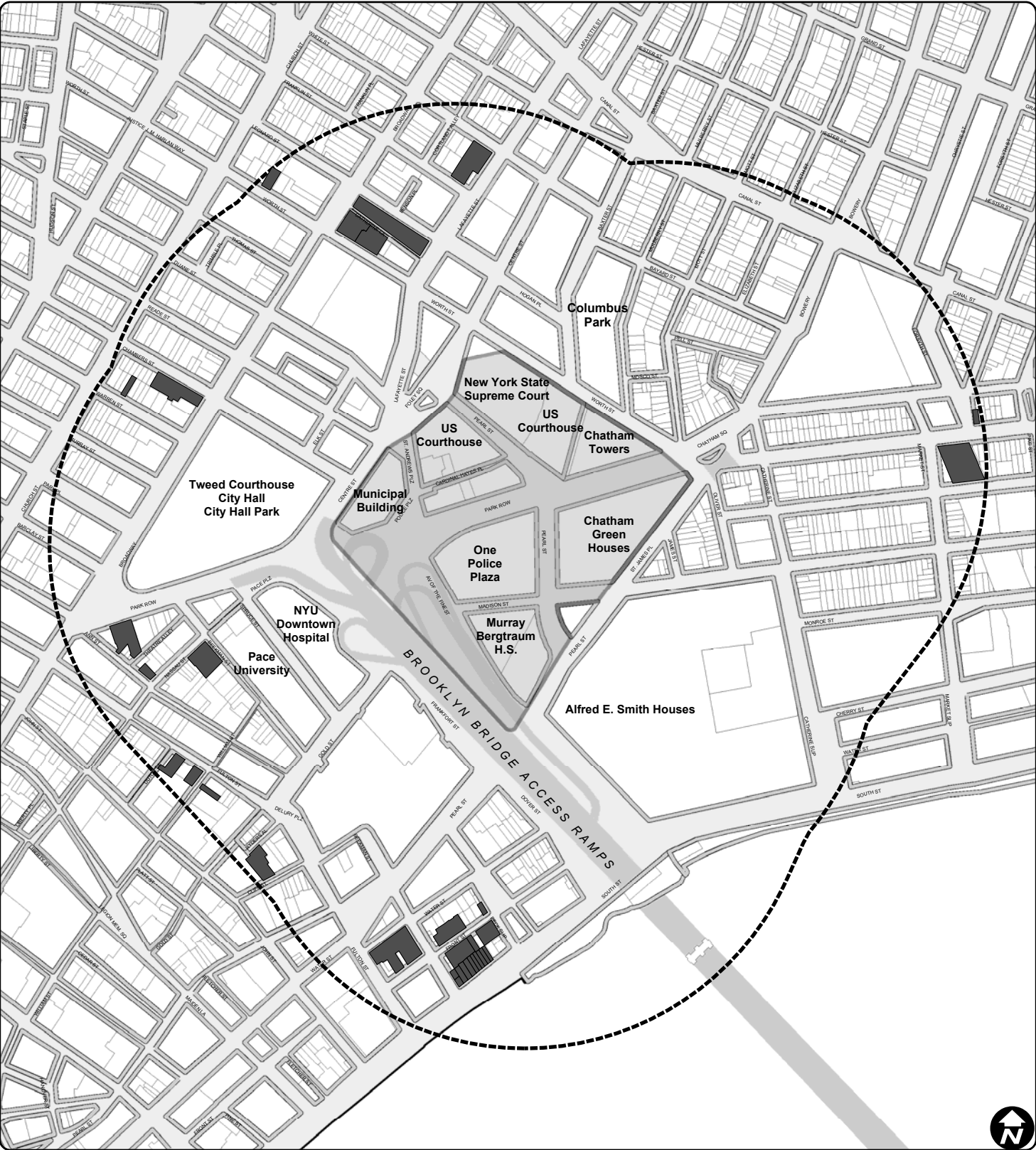
Security Zone

No changes in zoning regulations have occurred within the security zone since the 2001 baseline year.

Study Area

No changes in zoning regulations have occurred within the study area since the 2001 baseline year.

Land Use Changes Since 2001



Legend

- Security Zone (Closed to Public Vehicular Traffic after 09/11/2001)
- Land Use Study Area (Quarter-Mile Radius)
- Parcel with a Change in Land Use Since 2001

Source: NYC Department of City Planning

0 250 500 750 1,000 Feet

Table 2-2
Changes in Land Use since the 2001 Baseline Year

Address	Type of Use	# of Units	Status
New Construction			
336-344 Broadway	Residential	147	Occupied
15 Cliff Street	Residential	156	Occupied
Front Street/Peck Slip	Residential /Commercial	96	Under Construction
90 East Broadway	Commercial	0	Temporary Certificate of Occupancy
75 East Broadway	Commercial	0	Temporary Certificate of Occupancy
Conversions			
200 Water Street	Residential	575	Occupied
136 William Street	Residential	10	Occupied
150 Nassau Street	Residential	124	Occupied
25 Ann Street	Residential	9	Occupied
106 Fulton Street	Residential	84	Occupied
102 Fulton Street	Residential	14	Occupied
135 William Street	Residential/Dorm	35	Occupied
15 Park Row	Residential	210	Completed
270 Broadway	Residential	87	Occupied
79 Worth Street	Residential	35	Occupied
22 Warren Street	Residential	5	Occupied
Vacant			
Fulton Fish Market - 104-115 South Street	Vacant	0	Recently vacated

Source: New York City Department of City Planning

Public Policy

Since September 11, 2001, a number of public policy initiatives have been implemented to assist in the recovery efforts and continued revitalization of Lower Manhattan. These are in addition to policies that continue to be in effect since before the terrorist attacks. The major policies and plans addressing the study area are discussed below.

Security Zone

The public policies and plans discussed below do not apply to the security zone separately. However, the security zone area is located within the geographic boundary of these policies and plans.

Lower Manhattan Development Corporation (LMDC). LMDC was created (by the State) in November 2001 as a subsidiary of the Empire State Development Corporation (ESDC) to help plan and coordinate the rebuilding and revitalization of Lower Manhattan south of Houston Street so that it will re-emerge as a stronger and more vibrant community. LMDC is charged with assisting New York City in its efforts to recover from the terrorist attacks on the Twin Towers. LMDC has sponsored several initiatives and studies relating to short-term and long-term solutions to the challenges facing Lower Manhattan neighborhoods in the wake of September 11, 2001. Among these efforts are open space and streetscape improvements and studies of affordable housing, Chinatown traffic and transportation, the Fulton Street corridor, and Greenwich Street south of the WTC site.

New York City's Vision for a 21st Century Lower Manhattan. In December 2002, Mayor Michael Bloomberg unveiled "A Vision for a 21st Century Lower Manhattan," which includes a series of proposals to connect Lower Manhattan to the world around it, build new neighborhoods, and create public places that make Lower Manhattan an appealing place. Goals include improvements to streetscapes, the expansion and creation of public plazas and parks, and the continued revitalization of the waterfront.

New York Liberty Bond Program. As part of the efforts to rebuild and revitalize New York City in the wake of the September 11, 2001 attack on New York City, the New York Liberty Bond Program was introduced as a cooperative program between New York Liberty Development Corporation, New York City Industrial Development Agency (IDA), New York State Housing Finance Agency (HFA), and New York City Housing Development Corporation (HDC). These agencies offer tax-exempt financing for the construction and renovation of commercial and residential properties that lie primarily within the Liberty Zone, which is the area of Manhattan south of Canal Street, East Broadway, and Grand Street.

Chinatown/Lower East Side Empire Zone. The Empire Zone (EZ) was created in 2002 to address the economic needs of the Chinatown and Lower East Side communities, including high unemployment and poverty rates among local residents and high vacancy rates for commercial office, retail, and industrial spaces. In addition, this area has substantial economic needs which have been exacerbated by the effects of September 11, 2001. The EZ program is a certification program by which businesses that create jobs or make investments in a geographically designated area are made eligible for a variety of New York State tax credits and benefits. The Chinatown/Lower East Side EZ is generally bounded by East Houston Street to the north, Ridge Street, Pitt Street, Essex Street, and Montgomery Street on the east, South Street, Madison Street, Park Row, and Chambers Street to the south, and Broadway to the west.

Study Area

All of the public policies and plans discussed above that apply to the security zone area also apply to the study area, in addition to the public policy initiative described below.

Chinatown Partnership Local Development Corporation. The Chinatown Partnership Local Development Corporation (CPLDC), formed in 2004, is a non-profit, community-based, economic development organization. The CPLDC's goal is to improve business conditions by making Chinatown a cleaner, safer, more attractive place to conduct business; strengthening connections between commerce and culture; enhancing Chinatown's role in New York City; and forming new partnerships with governments and other entities to increase public and private investment in Chinatown.

In addition to the policies discussed above, Lower Manhattan has been the subject of numerous studies and proposed development and revitalization plans since September 11, including disaster relief, discretionary grants, residential grant programs, and storefront improvement programs.

D. 2006 NO-ACTION CONDITION

For analysis purposes, under the No-Action condition, it is assumed that the One Police Plaza security plan implemented by the NYPD after September 11, 2001 is not in place. The roadways would be open with the 1999 street closures and municipal garage closure in place and transportation services would continue as they were prior to September 11, 2001. Under this scenario, all private and commercial vehicles would have access throughout the security zone, with the exception of the streets that were closed in 1999.

Land Use

Security Zone

Land uses within the security zone that presently exist have not changed since the 2001 baseline year. Due to the institutional and residential character of the security zone area, it is expected that the land uses within the security zone will remain the same under the No-Action condition.

Study Area

Land uses and general land use patterns throughout the study area are expected to remain the same under the No-Action condition. Land uses in the study area generally have not changed since the security plan and resulting street closures were implemented. This area of Lower Manhattan is fully developed with little opportunity for new development. As shown in Table 2-2, most land use changes that have occurred since the 2001 baseline year have been in the form of residential conversions of office buildings. It is unlikely that land uses and land use patterns in the study area would be much different than they are in the With-Action condition if the street closures were not in place.

Zoning

Security Zone

Zoning regulations in the security zone have not changed since the 2001 baseline year when the security plan was put into place. It is unlikely that zoning regulations in the security zone would change if the streets that were closed as a result of the security plan were open to all private and commercial vehicles.

Study Area

Zoning regulations in the study area have not changed since the 2001 baseline year when security plan was put into place. It is unlikely that zoning regulations in the study area would be different in 2006 if the streets that were closed under the security plan were open to all private and commercial vehicles.

Public Policy

Security Zone

Public policies and plans that include the security zone area would not be affected under the No-Action condition. Existing public policies and plans discussed above, including policies and plans that were created as a response to the events of September 11, 2001, would still exist under the No-Action condition.

Study Area

Likewise, public policies and plans that include the study area would not be affected under the No-Action condition. Existing public policies and plans discussed above, including policies and plans that were created as a response to the events of September 11, 2001, would exist in the No-Action condition.

E. 2006 WITH-ACTION CONDITION

As discussed above, the action consists of the installation of security booths, rising-plate hydraulic delta barriers, bollards, sally ports, and planters on various streets and intersections within the study area for the purpose of creating a secure perimeter around One Police Plaza and adjacent civic facilities.

Land Use

According to the *CEQR Technical Manual*, the approach to determining whether land use changes are significant and adverse is as follows:

- If the action would directly displace a land use and such a loss would adversely affect surrounding land uses, this displacement may be considered a significant adverse impact;
- In general, if an action would generate a land use that would be incompatible with surrounding uses, such a change may be considered significant and adverse;
- In general, if an action is expected to alter land uses in the surrounding area and the anticipated change is substantial, that change is usually considered significant, but not necessarily adverse.

Security Zone

The With-Action condition has not resulted in a direct displacement of any land use or a land use that would be incompatible with surrounding uses, and has not altered land uses within the security zone.

Study Area

As discussed above, with the exception of some minor residential conversions, the study area has not experienced significant change in land use since September 11, 2001, when the security plan was put in place. The action has not resulted in a change of land use of any parcel located within

the study area. In addition, the proposed action has not adversely impacted the general land use character or trends evident in the study area.

Zoning

According to the *CEQR Technical Manual*, a significant adverse land use impact in terms of zoning would occur if an action would create land uses or structures that substantially do not conform or comply with underlying zoning.

Security Zone

The With-Action condition has not created land uses or structures in the security zone area that do not conform to or comply with underlying zoning.

Study Area

The With-Action condition has not created land uses or structures in the study area that do not conform to or comply with underlying zoning.

Public Policy

According to the *CEQR Technical Manual*, a significant adverse public policy impact would occur when an action would create a land use that conflicts with, or would itself conflict with public policies and plans for the site or surrounding areas or if the action would result in significant material changes to existing regulations or policy.

Security Zone

The action has not resulted in a land use that has or would conflict with public policies for the security zone area. In addition, the action has not resulted in changes to existing regulations or policy for the security zone area. As such, the With-Action condition has not resulted in any significant adverse impacts on public policy.

Study Area

The action has not resulted in a land use that has or would conflict with public policies for the study area. In addition, the action has not resulted in changes to existing regulations or policy

for the study area. As such, the With-Action condition has not resulted in any significant adverse impacts on public policy.

F. CONCLUSION

Overall, the With-Action condition has not resulted in any significant adverse effects on land use, zoning, or public policy. Land uses within the security zone and surrounding study area have not substantially changed from the baseline condition to the With-Action condition. The action has not altered any zoning regulations and has not resulted in any structure that does not conform or comply with the existing underlying zoning. In addition, the action has not altered or conflicted with any public policy or plan that was created prior to or after September 11, 2001. Accordingly, the action has not resulted in any significant adverse impacts on land use, zoning, and public policy.