

## Table of Contents

---

<b>Foreword</b> .....	<b>F-1</b>
<b>Executive Summary</b> .....	<b>S-1</b>
<b>1: Project Description</b> .....	<b>1-1</b>
A. Project Identification .....	1-1
B. History .....	1-2
C. Purpose and Need.....	1-3
D. Project Site .....	1-3
E. Master Plan Development .....	1-4
F. Description of Proposed Project.....	1-5
Design Approach.....	1-5
Description of Park Master Plan .....	1-7
Island Redevelopment .....	1-9
Infrastructure Improvements .....	1-10
Project Phasing.....	1-11
G. Proposed Actions .....	1-12
Phase 1 .....	1-12
Later Phases (Later Phases-Park and Public Spaces; Later Phases-Island Redevelopment) ....	1-13
<b>2: Analytical Framework</b> .....	<b>2-1</b>
A. Introduction .....	2-1
B. Environmental Review Process.....	2-1
Legislative Applicability .....	2-1
Generic Environmental Impact Statement (GEIS) .....	2-2
Process Overview .....	2-2
Coordination with Waterfront Revitalization Process.....	2-4
C. Framework for Environmental Analysis .....	2-4
Scope of Environmental Analysis .....	2-4
Analysis Years.....	2-5
Definition of Study Areas .....	2-5
Defining Baseline Conditions .....	2-5
Defining the Action for Environmental Analysis.....	2-7
Mitigation .....	2-11
Alternatives .....	2-11
<b>3: Land Use, Zoning, and Public Policy</b> .....	<b>3-1</b>
A. Introduction .....	3-1
B. Principal Conclusions.....	3-1
Phase 1 .....	3-1
Later Phases.....	3-2
C. Methodology .....	3-2

**Phased Redevelopment of Governors Island**

---

D. Existing Conditions .....3-3  
    Land Use ..... 3-3  
    Zoning and Deed Restrictions ..... 3-4  
    Public Policy ..... 3-5  
E. The Future Without the Proposed Project ..... 3-7  
    Land Use ..... 3-7  
    Zoning and Deed Restrictions ..... 3-7  
    Public Policy ..... 3-7  
F. Probable Impacts of the Proposed Project ..... 3-7  
    Phase 1 (2013) ..... 3-7  
    Later Phases (Through 2030) ..... 3-8  
G. Waterfront Revitalization Program ..... 3-13  
    Consistency of Proposed Project With the Waterfront Revitalization Program Policies . 3-13

**4: Socioeconomic Conditions ..... 4-1**  
A. Introduction ..... 4-1  
B. Principal Conclusions ..... 4-1  
    Phase 1 ..... 4-1  
    Later Phases ..... 4-2  
C. Methodology ..... 4-3  
    Determining Whether A Socioeconomic Assessment Is Appropriate ..... 4-4  
    Analysis Format ..... 4-5  
    Study Area Delineation ..... 4-5  
    Data Sources ..... 4-5  
D. Preliminary Assessment ..... 4-5  
    Direct Residential Displacement ..... 4-6  
    Direct Business and Institutional Displacement ..... 4-6  
    Indirect Residential Displacement ..... 4-6  
    Indirect Business and Institutional Displacement ..... 4-6  
    Adverse Effects On Specific Industries ..... 4-11

**5: Community Facilities ..... 5-1**  
A. Introduction ..... 5-1  
B. Principal Conclusions ..... 5-1  
    Phase 1 ..... 5-2  
    Later Phases ..... 5-2  
C. Preliminary Assessment ..... 5-3  
    Phase 1 ..... 5-4  
    Later Phases ..... 5-4  
D. Public Schools ..... 5-5  
    Methodology ..... 5-5  
    Existing Conditions ..... 5-6  
    Future Without the Proposed Project ..... 5-6  
    Probable Impacts of the Proposed Project ..... 5-6  
E. Libraries ..... 5-7  
    Methodology ..... 5-7  
    Existing Conditions ..... 5-7  
    Future Without the Proposed Project ..... 5-8

Probable Impacts of the Proposed Project.....	5-9
F. Outpatient Healthcare Facilities .....	5-9
Methodology .....	5-9
Existing Conditions .....	5-9
Future Without the Proposed Project .....	5-10
Probable Impacts of the Proposed Project.....	5-10
G. Police and Fire Services .....	5-10
Methodology .....	5-10
Existing Conditions .....	5-10
Future Without the Proposed Project .....	5-13
Probable Impacts of the Proposed Project.....	5-14
<b>6: Open Space.....</b>	<b>6-1</b>
A. Introduction.....	6-1
B. Principal Conclusions.....	6-1
Phase 1 .....	6-2
Later Phases.....	6-2
C. Methodology .....	6-3
Study Areas .....	6-3
Open Space User Populations .....	6-4
Inventory of Open Space Resources .....	6-4
Adequacy of Open Space Resources.....	6-4
D. Existing Conditions .....	6-5
Study Area Population .....	6-5
Study Area Open Spaces .....	6-6
Adequacy of Open Spaces.....	6-8
E. The Future Without the Proposed Project .....	6-8
Study Area Population .....	6-8
Study Area Open Spaces .....	6-9
Adequacy of Open Spaces.....	6-9
F. Probable Impacts of the Proposed Project.....	6-10
Phase 1 (2013).....	6-10
Later Phases (Through 2030) .....	6-11
Later Phases Impact Assessment.....	6-16
<b>7: Shadows.....</b>	<b>7-1</b>
A. Introduction.....	7-1
B. Principal Conclusions.....	7-1
Phase 1 .....	7-1
Later Phases.....	7-2
C. Definitions and Methodology .....	7-2
Definitions .....	7-2
Methodology .....	7-3
D. Inventory of Sunlight-Sensitive Resources .....	7-4
Open Spaces .....	7-4
Sun-Sensitive Features of Historic Resources.....	7-6
Important Natural Features.....	7-7
E. Daily and Seasonal Variations in Shadows.....	7-7

**Phased Redevelopment of Governors Island**

---

F. Shadows Analysis Framework .....	7-7
Representative Days for Analysis.....	7-8
Timeframe Window of Analysis.....	7-8
Shadow Patterns in New York City .....	7-8
G. The Future Without the Proposed Project .....	7-8
H. Potential Impacts of the Proposed Project .....	7-9
Phase 1 .....	7-9
Later Phases .....	7-9
<b>8: Historic and Cultural Resources .....</b>	<b>8-1</b>
A. Introduction .....	8-1
B. Principal Conclusions .....	8-2
Phase 1 .....	8-2
Later Phases .....	8-2
C. Regulatory Context.....	8-3
State Historic Preservation Act.....	8-3
New York City Landmarks Law.....	8-3
GSA Preservation and Design Manual .....	8-3
D. Existing Conditions .....	8-3
Archaeological Resources .....	8-3
Architectural Resources.....	8-6
E. Future Without the Proposed Project.....	8-16
F. Probable Impacts of the Proposed Project .....	8-17
Phase 1 (2013) .....	8-17
Later Phases (Through 2030).....	8-23
<b>9: Urban Design and Visual Resources .....</b>	<b>9-1</b>
A. Introduction .....	9-1
B. Principal Conclusions .....	9-1
Phase 1 (2013) .....	9-1
Later Phases/Full Development (Through 2030).....	9-1
C. Preliminary Assessment .....	9-3
D. Methodology.....	9-4
E. Existing Conditions .....	9-4
Urban Design .....	9-4
Urban Design Study Area.....	9-9
View Corridors and Visual Resources.....	9-9
F. The Future Without the Proposed Project .....	9-11
Project Site.....	9-11
G. Probable Impacts of the Proposed Project .....	9-12
Phase 1 (2013) .....	9-12
View Corridors and Visual Resources.....	9-14
Later Phases/Full Development (Through 2030).....	9-14
<b>10: Natural Resources .....</b>	<b>10-1</b>
A. Introduction .....	10-1
Principal Conclusions .....	10-1
B. Methodology.....	10-4

Overview .....	10-4
Existing Conditions .....	10-4
The Future Without the Proposed Project .....	10-5
The Future With the Proposed Project .....	10-5
Later Phases.....	10-6
C. Regulatory Context .....	10-6
Federal.....	10-6
New York.....	10-8
D. Existing Conditions.....	10-9
Groundwater.....	10-9
Floodplain.....	10-9
Wetlands.....	10-10
Aquatic Resources.....	10-10
Essential Fish Habitat (EFH).....	10-14
Terrestrial Resources.....	10-14
Rare, Special Concern, Threatened or Endangered Species.....	10-22
Significant Coastal Fish and Wildlife Habitat.....	10-24
E. The Future Without the Proposed Project .....	10-24
Groundwater.....	10-25
Floodplain.....	10-25
Wetlands and Water Quality .....	10-25
Aquatic Biota.....	10-26
Essential Fish Habitat (EFH).....	10-26
Terrestrial Resources.....	10-26
Rare, Special Concern, Threatened or Endangered Species.....	10-27
Significant Coastal Fish and Wildlife Habitat.....	10-28
F. Probable Impacts of the Proposed Project.....	10-28
Phase 1 .....	10-28
Later Phases.....	10-30
Groundwater.....	10-31
Floodplain.....	10-32
Wetlands and Water Quality .....	10-32
Aquatic Biota.....	10-35
Essential Fish Habitat (EFH).....	10-37
Terrestrial Resources.....	10-38
Rare, Special Concern, Threatened, or Endangered Species.....	10-41
Significant Coastal Fish and Wildlife Habitat.....	10-43
G. Natural Resources Literature Cited .....	10-44
<b>11: Hazardous Materials .....</b>	<b>11-1</b>
A. Introduction .....	11-1
B. Principal Conclusions.....	11-1
C. Methodology .....	11-2
D. Potential Contaminants of Concern.....	11-3
E. Existing Conditions.....	11-4
Topography and Subsurface Conditions .....	11-4
Hazardous Materials Assessment.....	11-5
F. The Future Without the Proposed Project .....	11-7

**Phased Redevelopment of Governors Island**

---

G. Probable Impacts of the Proposed Project ..... 11-8

**12: Water and Sewer Infrastructure ..... 12-1**

A. Introduction ..... 12-1

B. Principal Conclusions ..... 12-1

    Phase 1 ..... 12-1

    Later Phases ..... 12-2

C. Methodology ..... 12-3

D. Existing Conditions ..... 12-4

    Water Supply ..... 12-4

    Wastewater and Stormwater Conveyance and Treatment ..... 12-5

E. The Future Without the Proposed Project ..... 12-6

    Water Supply ..... 12-6

    Wastewater and Stormwater Conveyance and Treatment ..... 12-7

F. Probable Impacts of the Proposed Project ..... 12-7

    Water Supply ..... 12-7

    Wastewater and Stormwater Conveyance and Treatment ..... 12-10

**13: Solid Waste and Sanitation Services ..... 13-1**

A. Introduction ..... 13-1

B. Principal Conclusions ..... 13-1

    Phase 1 (2013) ..... 13-1

    Later Phases (2030) ..... 13-1

C. Existing Conditions ..... 13-2

    Description of Current Solid Waste Sanitation Services ..... 13-2

    Solid Waste Generation ..... 13-3

D. Future Without the Proposed Project ..... 13-3

E. Probable Impacts of the Proposed Project ..... 13-4

    Phase 1 (2013) ..... 13-4

    Later Phases (2030) ..... 13-5

**14: Energy ..... 14-1**

A. Introduction ..... 14-1

B. Principal Conclusions ..... 14-1

C. Existing Conditions ..... 14-1

    Energy Provider ..... 14-1

    Recent Energy Conservation Directives ..... 14-2

    Existing Demand ..... 14-2

D. The Future Without the Proposed Project ..... 14-3

E. Probable Impacts of the Proposed Project ..... 14-3

**15: Transportation ..... 15-1**

A. Introduction ..... 15-1

B. Principal Conclusions ..... 15-1

    Phase 1 ..... 15-1

    Phase 1 and Later Phases-Park and Public Spaces ..... 15-2

    Phase 1, Later Phases-Park and Public Spaces, and Later Phases  
    –Island Redevelopment ..... 15-2

C.	Project Trip Generation .....	15-3
	Background .....	15-3
	Travel Demand Factors .....	15-3
	No Build Visitation Projections .....	15-5
	Build Visitation Projections .....	15-5
D.	City Environmental Quality Review (CEQR) Screening Analyses .....	15-8
	Level 1 Screening Analysis Results .....	15-8
	Level 2 Screening Analysis Results .....	15-10
E.	Transportation Analyses Methodology .....	15-12
	Traffic .....	15-12
	Transit Operations .....	15-14
	Pedestrian Operations .....	15-16
	Parking Conditions Assessment .....	15-18
	Vehicular and Pedestrian Safety Evaluation .....	15-19
F.	Traffic .....	15-20
	2011 Existing Conditions .....	15-20
	2030 No Build Condition .....	15-24
	2030 Build Condition .....	15-28
G.	Transit .....	15-32
	Transit Study Areas .....	15-33
	2011 Existing Conditions—Subway Station Operations .....	15-34
	2030 No Build Condition—Subway Station Operations .....	15-38
	2030 Build Condition—Subway Station Operations .....	15-41
	Additional Ferry Landings .....	15-44
H.	Pedestrians .....	15-44
	Pedestrian Study Areas .....	15-44
	2011 Existing Conditions .....	15-45
	2030 No Build Condition .....	15-49
	2030 Build Condition .....	15-53
I.	Parking .....	15-57
	2011 Existing Conditions .....	15-57
	2030 No Build Condition .....	15-61
	2030 Build Condition .....	15-61
J.	Assessment Vehicular and Pedestrian Safety Issues .....	15-62
K.	Full Development of the Proposed Project .....	15-66
<b>16:</b>	<b>Air Quality .....</b>	<b>16-1</b>
	A. Introduction .....	16-1
	B. Principal Conclusions .....	16-2
	Phase 1 .....	16-2
	Later Phases .....	16-2
	C. Pollutants for Analysis .....	16-3
	Carbon Monoxide .....	16-3
	Nitrogen Oxides, VOCs, and Ozone .....	16-3
	Lead .....	16-4
	Respirable Particulate Matter—PM <sub>10</sub> and PM <sub>2.5</sub> .....	16-4
	Sulfur Dioxide .....	16-5
	Noncriteria Pollutants .....	16-5

**Phased Redevelopment of Governors Island**

---

D.	Air Quality Regulations, Standards, and Benchmarks .....	16-6
	National and State Air Quality Standards .....	16-6
	NAAQS Attainment Status and State Implementation Plans .....	16-6
	Determining the Significance of Air Quality Impacts .....	16-9
E.	Methodology.....	16-10
	Mobile Sources .....	16-10
	Stationary Sources .....	16-11
F.	Existing Conditions .....	16-14
G.	The Future Without the Proposed Project .....	16-15
H.	Probable Impacts of the Proposed Project .....	16-15
	Mobile Sources .....	16-15
	Stationary Sources .....	16-16
<b>17:</b>	<b>Climate Change and Greenhouse Gas Emissions .....</b>	<b>17-1</b>
A.	Introduction .....	17-1
B.	Principal Conclusions .....	17-2
C.	GHG Emissions .....	17-2
	Pollutants of Concern .....	17-2
	Policy, Regulations, Standards, and Benchmarks.....	17-3
	Methodology.....	17-5
	Projected GHG Emissions from the Proposed Project .....	17-8
	Strategies That Would Reduce GHG Emissions from the Proposed Project.....	17-10
D.	Adaptation to Climate Change .....	17-10
	Development of Policy to Improve Climate Change Resilience .....	17-11
	Resilience to Climate Change.....	17-12
<b>18:</b>	<b>Noise .....</b>	<b>18-1</b>
A.	Introduction .....	18-1
B.	Principal Conclusions .....	18-1
	Phase 1 .....	18-1
	Later Phases .....	18-2
C.	Methodology.....	18-2
	Acoustical Fundamentals.....	18-2
	Noise Standards and Criteria .....	18-4
	School Playground Methodology .....	18-4
D.	Existing Noise Levels.....	18-6
	Noise Receptor Locations.....	18-6
	Equipment Used During Noise Monitoring.....	18-6
	Noise Measurement Results .....	18-7
E.	The Future Without the Proposed Project .....	18-7
F.	Probable Impacts of the Proposed Project .....	18-7
	Phase 1 .....	18-7
	Later Phases .....	18-8
<b>19:</b>	<b>Public Health .....</b>	<b>19-1</b>
<b>20:</b>	<b>Neighborhood Character.....</b>	<b>20-1</b>
A.	Introduction .....	20-1



B. Principal Conclusions.....	20-1
Phase 1 .....	20-1
Later Phases.....	20-2
C. Methodology .....	20-3
Neighborhood Character Components .....	20-3
Study Area.....	20-3
D. Preliminary Assessment .....	20-3
Defining Features .....	20-3
Potential to Affect the Defining Features of the Neighborhood.....	20-6
<b>21: Construction Impacts .....</b>	<b>21-1</b>
A. Introduction .....	21-1
B. Principal Conclusions.....	21-1
Park Users .....	21-2
Socioeconomics.....	21-2
Historic and Cultural Resources.....	21-2
Hazardous Materials.....	21-3
Transportation .....	21-3
Air Quality.....	21-4
Noise and Vibration .....	21-4
Water Quality and Natural Resources .....	21-4
Rodent Control .....	21-5
C. Construction Phasing and Schedule .....	21-5
Phase 1 .....	21-5
Rehabilitation of the Seawall .....	21-6
Later Phases.....	21-6
D. Construction Practices.....	21-7
General Construction Practices .....	21-7
Governors Island Construction Tasks .....	21-10
Governors Island Logistics.....	21-17
E. Future Without the Proposed Project .....	21-19
F. Probable Impacts of the Proposed Project.....	21-20
Park Use .....	21-20
Socioeconomic Conditions.....	21-20
Historic and Cultural Resources.....	21-21
Hazardous Materials.....	21-22
Transportation .....	21-23
Air Quality.....	21-24
Noise and Vibration .....	21-26
Water Quality and Natural Resources .....	21-28
Rodent Control .....	21-30
<b>22: Alternatives .....</b>	<b>22-1</b>
A. Introduction.....	22-1
B. Alternatives Development Process.....	22-1
C. No Action Alternative .....	22-2
Description .....	22-2
Land Use, Zoning, and Public Policy.....	22-2

**Phased Redevelopment of Governors Island**

---

Socioeconomics .....	22-2
Community Facilities.....	22-3
Open Space .....	22-3
Shadows.....	22-3
Historic and Cultural Resources .....	22-3
Urban Design and Visual Resources .....	22-4
Natural Resources.....	22-4
Hazardous Materials .....	22-5
Water and Sewer Infrastructure .....	22-5
Solid Waste and Sanitation Services .....	22-6
Energy.....	22-6
Transportation.....	22-6
Air Quality .....	22-7
Greenhouse Gas Emissions.....	22-7
Noise.....	22-7
Public Health .....	22-7
Construction.....	22-7
Neighborhood Character.....	22-8
D. Redevelopment Alternatives.....	22-8
<b>23: Mitigation.....</b>	<b>23-1</b>
A. Introduction .....	23-1
B. Transportation.....	23-1
Traffic .....	23-1
Pedestrians .....	23-2
<b>24: Unavoidable Adverse Impacts .....</b>	<b>24-1</b>
<b>25: Growth-Inducing Aspects of the Proposed Project.....</b>	<b>25-1</b>
<b>26: Irreversible and Irretrievable Commitment of Resources.....</b>	<b>26-1</b>
<b>27: Response to Comments Received on the DGEIS.....</b>	<b>27-1</b>
<b>Appendix A: New York City Waterfront Revitalization Program Coast Assessment Form</b>	
<b>Appendix B: Agency Correspondence</b>	
<b>Appendix C: Hazardous Materials</b>	
<b>Appendix D: Written Comments Received on the DGEIS</b>	

## List of Tables

---

S-1	Summary of Phased Development of Governors Island.....	S-17
S-2	Later Phases-Island Redevelopment Potential Development Scenarios (North Island Historic Structures and South Island Future Development Zones) .....	S-18
S-3	Open Space Ratios Summary.....	S-26
S-4	Recommended Traffic Mitigation Measures .....	S-47
2-1	Summary of Phased Development of Governors Island.....	2-7
2-2	Later Phases-Island Redevelopment Potential Development Scenarios (North Island Historic Structures and South Island Future Development Zones) .....	2-9
2-3	Actual and Projected Visitation .....	2-10
4-1	2010 Businesses and Employment in the Manhattan Off-Island ¼-Mile Study Area ...	4-8
4-2	2010 Businesses and Employment in the Brooklyn Off-Island ¼-Mile Study Area.....	4-9
5-1	Preliminary Screening Analysis Criteria .....	5-4
5-2	Students Generated By the Proposed Project.....	5-6
5-3	Public Libraries Serving the Study Areas .....	5-8
5-4	Publicly Funded Outpatient Healthcare Facilities within the Study Area .....	5-11
5-5	NYPD Facilities Serving the Study Area.....	5-12
5-6	FDNY Facilities Serving the Study Area.....	5-13
6-1	Open Space Ratios Summary.....	6-3
6-2	Existing Open Space Resources Located On Governors Island .....	6-6
6-3	Existing Conditions: Adequacy of Open Space Resources .....	6-8
6-4	Future without the Proposed Project: Adequacy of Open Space Resources.....	6-9
6-5	Future with the Proposed Project: Adequacy of Open Space Resources.....	6-14
6-6	Open Space Ratios Summary.....	6-17
8-1	North Island Project Areas: Potential or Identified Archaeological Sensitivity .....	8-4
8-2	Historic Resources within North Island Project Areas .....	8-7
10-1	NYCDEP Water Quality Data for the Battery Sampling Station (2005–2009).....	10-12
10-2	Finfish Species with the Potential to Occur in the Vicinity of Governors Island.....	10-15
10-3	Essential Fish Habitat Designated Species in the Vicinity of Governors Island .....	10-17

**Phased Redevelopment of Governors Island**

---

10-4 Plant Species Observed During Field Visits .....10-19

12-1 Estimated Water Consumption: Existing Conditions.....12-5

12-2 Project Site Surface Coverage: Existing Conditions .....12-6

12-3 Estimated Water Consumption: Future without the Proposed Project .....12-7

12-4 Later Phases Assuming University/Research Option: Projected Water Consumption 12-9

12-5 Later Phases Assuming Mixed-Use Option: Projected Water Consumption .....12-10

12-6 Proposed Outfall Reconstruction.....12-12

12-7 NYCDEP Flow Volume Matrix—Existing and Build Volume Comparison.....12-14

13-1 Solid Waste Generation: Existing Conditions.....13-3

13-2 Solid Waste Generation: Future without the Proposed Project .....13-4

13-3 Solid Waste Generation: Phase 1 of the Proposed Project .....13-5

13-4 Solid Waste Generation: Full Development of the Proposed Project .....13-6

14-1 Estimated Existing Energy Consumption.....14-3

14-2 Projected Energy Consumption of the Proposed Project .....14-4

15-1 Travel Demand Factors .....15-4

15-2 No Build Trip Generation Summary .....15-6

15-3 Build (Phase 1 and Later Phases-Park and Public Spaces): Trip Generation  
Summary .....15-7

15-4 Build Incremental Trip Generation Summary .....15-9

15-5 LOS Criteria for Signalized Intersections .....15-12

15-6 LOS Criteria for Unsignalized Intersections .....15-13

15-7 LOS Criteria for Subway Station Elements .....15-14

15-8 Significant Impact Guidance for Stairs and Passageways.....15-15

15-9 Level of Service Criteria for Pedestrian Elements .....15-17

15-10 Significant Impact Guidance for Sidewalks.....15-18

15-11 Significant Impact Guidance for Corners and Crosswalks.....15-19

15-12 2011 Existing Conditions Level of Service Analysis: Manhattan Intersections .....15-22

15-13 2011 Existing Conditions Level of Service Analysis: Brooklyn Intersections .....15-23

15-14 No Build Projects .....15-25

15-15 2030 No Build Level of Service Analysis: Manhattan Intersections .....15-26

15-16 2030 No Build Level of Service Analysis: Brooklyn Intersections .....15-27

15-17 2030 No Build and Build Level of Service Analysis: Manhattan Intersections.....15-29

15-18 2030 No Build and Build Level of Service Analysis: Brooklyn Intersections.....15-30

## Table of Contents

---

15-19	NYCT Local Bus Routes Serving the Study Area.....	15-34
15-20	2011 Existing Conditions Subway Stairway Analysis.....	15-36
15-21	2011 Existing Conditions Subway Control Area Analysis.....	15-37
15-22	2011 Existing Conditions Subway Escalator Analysis: South Ferry Station.....	15-37
15-23	2030 No Build Condition Subway Stairway Analysis.....	15-39
15-24	2030 No Build Condition Subway Control Area Analysis.....	15-40
15-25	2030 No Build Condition Subway Escalator Analysis: South Ferry Station.....	15-40
15-26	2030 Build Condition Subway Stairway Analysis.....	15-42
15-27	2030 Build Condition Subway Control Area Analysis.....	15-43
15-28	2030 Build Condition Subway Escalator Analysis: South Ferry Station.....	15-43
15-29	2011 Existing Conditions Sidewalk Analysis: Manhattan Locations.....	15-46
15-30	2011 Existing Conditions Corner Analysis: Manhattan Locations.....	15-47
15-31	2011 Existing Conditions Crosswalk Analysis: Manhattan Locations.....	15-47
15-32	2011 Existing Conditions Sidewalk Analysis: Brooklyn Locations.....	15-48
15-33	2011 Existing Conditions Corner Analysis: Brooklyn Locations.....	15-49
15-34	2011 Existing Conditions Crosswalk Analysis: Brooklyn Locations.....	15-49
15-35	2030 No Build Condition Sidewalk Analysis: Manhattan Locations.....	15-50
15-36	2030 No Build Condition Corner Analysis: Manhattan Locations.....	15-51
15-37	2030 No Build Condition Crosswalk Analysis: Manhattan Locations.....	15-51
15-38	2030 No Build Condition Sidewalk Analysis: Brooklyn Locations.....	15-52
15-39	2030 No Build Condition Corner Analysis: Brooklyn Locations.....	15-53
15-40	2030 No Build Condition Crosswalk Analysis: Brooklyn Locations.....	15-53
15-41	2030 Build Condition Sidewalk Analysis: Manhattan Locations.....	15-54
15-42	2030 Build Condition Corner Analysis: Manhattan Locations.....	15-55
15-43	2030 Build Condition Crosswalk Analysis: Manhattan Locations.....	15-55
15-44	2030 Build Condition Sidewalk Analysis: Brooklyn Locations.....	15-56
15-45	2030 Build Condition Corner Analysis: Brooklyn Locations.....	15-57
15-46	2030 Build Condition Crosswalk Analysis: Brooklyn Locations.....	15-57
15-47	On-Street Parking Regulations.....	15-58
15-48	2011 Existing Conditions Public Parking Utilization.....	15-60
15-49	2030 No Build Condition Public Parking Utilization.....	15-61
15-50	2030 No Build and Build Condition Public Parking Utilization.....	15-62
15-51	Crash Summary.....	15-62

**Phased Redevelopment of Governors Island**

---

15-52 Vehicle and Pedestrian Crash Details .....15-64

15-53 Later Phases-Island Redevelopment Potential Development Scenarios .....15-66

16-1 National Ambient Air Quality Standards (NAAQS).....16-7

16-2 Representative Monitored Ambient Air Quality Data.....16-14

17-1 Global Warming Potential (GWP) for Major GHGs.....17-3

17-2 Annual Vehicle Miles Traveled University/Research Option (Miles per Year) .....17-7

17-3 Building Operational Emissions University/Research Option .....17-8

17-4 Mobile Source Emissions (metric tons CO<sub>2</sub>e).....17-9

17-5 Summary of Annual GHG Emissions (metric tons CO<sub>2</sub>e) .....17-9

18-1 Common Noise Levels .....18-3

18-2 Noise Exposure Guidelines for Use in City Environmental Impact Review1 .....18-5

18-3 Required Attenuation Values to Achieve Acceptable Interior Noise Levels .....18-5

18-4 Maximum Hourly Playground Boundary L<sub>eq(1)</sub> Noise Levels (dBA).....18-6

18-5 Noise Receptor Locations .....18-6

18-6 Existing Noise Levels (in dBA) .....18-7

21-1 Phase 1 Construction Schedule .....21-6

21-2 Construction Oversight in New York City.....21-8

21-3 Typical Noise Emission Levels for Construction Equipment .....21-27

22-1 Later Phases-Island Redevelopment Potential Development Scenarios (North Island Historic Structures and South Island Future Development Zones) .....22-9

23-1 Recommended Traffic Mitigation Measures.....23-1

23-2 2030 No Build, Build, and Build with Mitigation Conditions  
Level of Service Analysis .....23-2

23-3 Recommended Pedestrian Mitigation Measures .....23-2

23-4 2030 No Build, Build, and Build with Mitigation Conditions  
Crosswalk Analysis .....23-3

## List of Figures

---

	<i>following page</i>
S-1 Project Location .....	S-1
S-2 Existing Site Plan.....	S-3
S-3 Proposed Site Plan .....	S-7
S-4 Soissons Landing and Yankee Landing .....	S-7
S-5 Great Promenade.....	S-7
S-6 Historic District: South Battery and Parade Ground.....	S-7
S-7 Liggett Terrace.....	S-8
S-8 Hammock Grove.....	S-8
S-9 Play Lawn .....	S-8
S-10 The Hills .....	S-9
S-11 Liberty Terrace .....	S-9
S-12 South Prow.....	S-9
S-13 Off-Island Existing and Proposed Water Mains .....	S-9
S-14 Proposed Seawall Rehabilitation Plan .....	S-10
S-15 Phase 1 Development.....	S-11
S-16 Later Phases (Later Phases-Park and Public Spaces; Later Phases-Island Redevelopment) .....	S-11
1-1 Project Location .....	1-1
1-2 Existing Site Plan.....	1-3
1-3 Proposed Site Plan .....	1-6
1-4 Soissons Landing and Yankee Landing .....	1-7
1-5 Great Promenade.....	1-7
1-6 Historic District: South Battery and Parade Ground.....	1-8
1-7 Liggett Terrace.....	1-9
1-8 Hammock Grove.....	1-9
1-9 Play Lawn .....	1-9
1-10 The Hills .....	1-9

## Phased Redevelopment of Governors Island

---

1-11	Liberty Terrace.....	1-9
1-12	South Prow.....	1-9
1-13	Off-Island Existing and Proposed Water Mains.....	1-10
1-14	Proposed Seawall Rehabilitation Plan.....	1-10
1-15	Phase 1 Development.....	1-11
1-16	Later Phases (Later Phases-Park and Public Spaces; Later Phases-Island Redevelopment).....	1-11
2-1	Project Phasing.....	2-7
3-1	Existing Land Use.....	3-1
3-2	Existing Zoning.....	3-4
4-1	Socioeconomic Conditions.....	4-5
5-1	Library Locations.....	5-7
5-2	Health Care Facilities.....	5-9
5-3	Police and Fire Protection Facilities.....	5-10
6-1	Open Space Resources.....	6-6
6-2	Off-Island Open Spaces.....	6-7
6-3	Phase 1 Open Spaces.....	6-10
6-4	Open Spaces Created in Later Phases-Park and Public Spaces.....	6-12
7-1	Sunlight-Sensitive Resources.....	7-4
7-2	Sun, Earth and Shadows.....	7-7
7-3	Daily and Seasonal Shadow Patterns in New York City.....	7-8
7-4	Range of Shadows Cast by Example 131'-High Buildings December 21.....	7-11
7-5	Range of Shadows Cast by Example 131'-High Buildings March 21/Sept. 21.....	7-11
7-6	Range of Shadows Cast by Example 131'-High Buildings May 6/August 6.....	7-11
7-7	Range of Shadows Cast by Example 131'-High Buildings June 21.....	7-11
8-1	Archeological Probability Map, Governors Island Preservation and Design Manual ...	8-4
8-2	North Island Areas of Potential Subsurface Disturbance.....	8-4
8-3	Off-Island Existing and Proposed Water Mains.....	8-6
8-4	Governors Island Preservation and Design Manual, Map of Resources within Historic District.....	8-6
9-1	Urban Design Study Area.....	9-4
9-2	Urban Design Photographs North Island Views.....	9-5
9-3	Urban Design Photographs North Island Views.....	9-5



**Table of Contents**

---

9-4	Urban Design Photographs North Island Views .....	9-5
9-5	Urban Design Photographs North Island Views .....	9-6
9-6	Urban Design Photographs North Island Views .....	9-6
9-7	Urban Design Photographs North Island Views .....	9-6
9-8	Urban Design Photographs North Island Views .....	9-6
9-9	Urban Design Photographs North Island Views .....	9-7
9-10	Urban Design Photographs South Island Views .....	9-7
9-11	Urban Design Photographs South Island Views .....	9-8
9-12	Urban Design Photographs South Island Views .....	9-8
9-13	Urban Design Photographs South Island Views .....	9-8
9-14	Urban Design Photographs South Island Views .....	9-8
9-15	Urban Design Photographs Views from Governors Island.....	9-9
9-16	Design Manual View Corridors .....	9-9
9-17	Urban Design Photographs Views from Governors Island.....	9-9
9-18	Urban Design Photographs On and Off-Island Views.....	9-10
9-19	Urban Design Photographs Off-Island Views .....	9-10
9-20	Urban Design Photographs Off-Island Views .....	9-11
9-21	Urban Design Photographs Off-Island Views .....	9-11
9-22	Off-Island Views.....	9-11
10-1	FEMA Floodplain .....	10-9
10-2	Aerial Photograph .....	10-18
10-3	Key to Photographs.....	10-18
10-4	Natural Resources Photographs .....	10-18
10-5	Natural Resources Photographs .....	10-18
10-6	Natural Resources Photographs .....	10-18
10-7	Natural Resources Photographs .....	10-18
10-8	Natural Resources Photographs .....	10-18
10-9	Natural Resources Photographs .....	10-18
12-1	Off-Island Existing and Proposed Water Mains .....	12-8
12-2	Proposed Outfall Map .....	12-11
15-1	BMB Project-Generated Traffic Weekday AM Peak Hour .....	15-10
15-2	BMB Project-Generated Traffic Weekday Midday Peak Hour .....	15-10
15-3	BMB Project-Generated Traffic Weekday PM Peak Hour.....	15-10

**Phased Redevelopment of Governors Island**

---

15-4 Pier 6 Project-Generated Traffic Weekday AM Peak Hour ..... 15-10

15-5 Pier 6 Project-Generated Traffic Weekday Midday Peak Hour ..... 15-10

15-6 Pier 6 Project-Generated Traffic Weekday PM Peak Hour..... 15-10

15-7 BMB Project-Generated Pedestrian Volumes Weekday AM Peak Hour..... 15-11

15-8 BMB Project-Generated Pedestrian Volumes Weekday Midday Peak Hour..... 15-11

15-9 BMB Project-Generated Pedestrian Volumes Weekday PM Peak Hour ..... 15-11

15-10 BMB Project-Generated Pedestrian Volumes Saturday Afternoon Peak Hour ..... 15-11

15-11 Pier 6 Project-Generated Pedestrian Volumes Weekday AM Peak Hour ..... 15-11

15-12 Pier 6 Project-Generated Pedestrian Volumes Weekday Midday Peak Hour ..... 15-11

15-13 Pier 6 Project-Generated Pedestrian Volumes Weekday PM Peak Hour..... 15-11

15-14 Pier 6 Project-Generated Pedestrian Volumes Saturday Afternoon Peak Hour ..... 15-11

15-15 BMB Study Area—Manhattan ..... 15-20

15-16 Pier 6 Study Area—Brooklyn ..... 15-20

15-17 BMB Existing (2011) Traffic Volumes Weekday AM Peak Hour ..... 15-21

15-18 BMB Existing (2011) Traffic Volumes Weekday Midday Peak Hour ..... 15-21

15-19 BMB Existing (2011) Traffic Volumes Weekday PM Peak Hour..... 15-21

15-20 Pier 6 Existing (2011) Traffic Volumes Weekday AM Peak Hour..... 15-21

15-21 Pier 6 Existing (2011) Traffic Volumes Weekday Midday Peak Hour..... 15-21

15-22 Pier 6 Existing (2011) Traffic Volumes Weekday PM Peak Hour ..... 15-21

15-23 BMB No Build (2030) Traffic Volumes Weekday AM Peak Hour..... 15-25

15-24 BMB No Build (2030) Traffic Volumes Weekday Midday Peak Hour..... 15-25

15-25 BMB No Build (2030) Traffic Volumes Weekday PM Peak Hour ..... 15-25

15-26 Pier 6 No Build (2030) Traffic Volumes Weekday AM Peak Hour ..... 15-25

15-27 Pier 6 No Build (2030) Traffic Volumes Weekday Midday Peak Hour ..... 15-25

15-28 Pier 6 No Build (2030) Traffic Volumes Weekday PM Peak Hour..... 15-25

15-29 BMB Build (2030) Traffic Volumes Weekday AM Peak Hour..... 15-28

15-30 BMB Build (2030) Traffic Volumes Weekday Midday Peak Hour..... 15-28

15-31 BMB Build (2030) Traffic Volumes Weekday PM Peak Hour ..... 15-28

15-32 Pier 6 Build (2030) Traffic Volumes Weekday AM Peak Hour ..... 15-28

15-33 Pier 6 Build (2030) Traffic Volumes Weekday Midday Peak Hour ..... 15-28

15-34 Pier 6 Build (2030) Traffic Volumes Weekday PM Peak Hour..... 15-28

15-35 BMB—Public Transit Options..... 15-32

15-36 Pier 6- Public Transit Options..... 15-32

**Table of Contents**

---

15-37 Pedestrian Analysis Locations .....15-44  
15-38 Existing Pedestrian Volumes Weekday AM Peak 15 Minutes .....15-45  
15-39 Existing Pedestrian Volumes Weekday Midday Peak 15 Minutes .....15-45  
15-40 Existing Pedestrian Volumes Weekday PM Peak 15 Minutes .....15-45  
15-41 No Build Pedestrian Volumes Weekday AM Peak 15 Minutes .....15-49  
15-42 No Build Pedestrian Volumes Weekday Midday Peak 15 Minutes .....15-49  
15-43 No Build Pedestrian Volumes Weekday PM Peak 15 Minutes .....15-49  
15-44 Project-Generated Pedestrian Volumes Weekday AM Peak 15 Minutes .....15-53  
15-45 Project-Generated Pedestrian Volumes Weekday Midday Peak 15 Minutes .....15-53  
15-46 Project-Generated Pedestrian Volumes Weekday PM Peak 15 Minutes .....15-53  
15-47 Build Pedestrian Volumes Weekday AM Peak 15 Minutes .....15-53  
15-48 Build Pedestrian Volumes Weekday midday Peak 15 Minutes .....15-53  
15-49 Build Pedestrian Volumes Weekday PM Peak 15 Minutes .....15-53  
15-50 BMB On-Street Parking Regulations and Off-Street Public Parking Facilities .....15-57  
15-51 Pier 6 On-Street Parking Regulations and Off-Street Public Parking Facilities .....15-57  
18-1 Noise Receptor Locations .....18-6

\*