

53 West 53rd Street Environmental Impact Statement Final Scope of Work

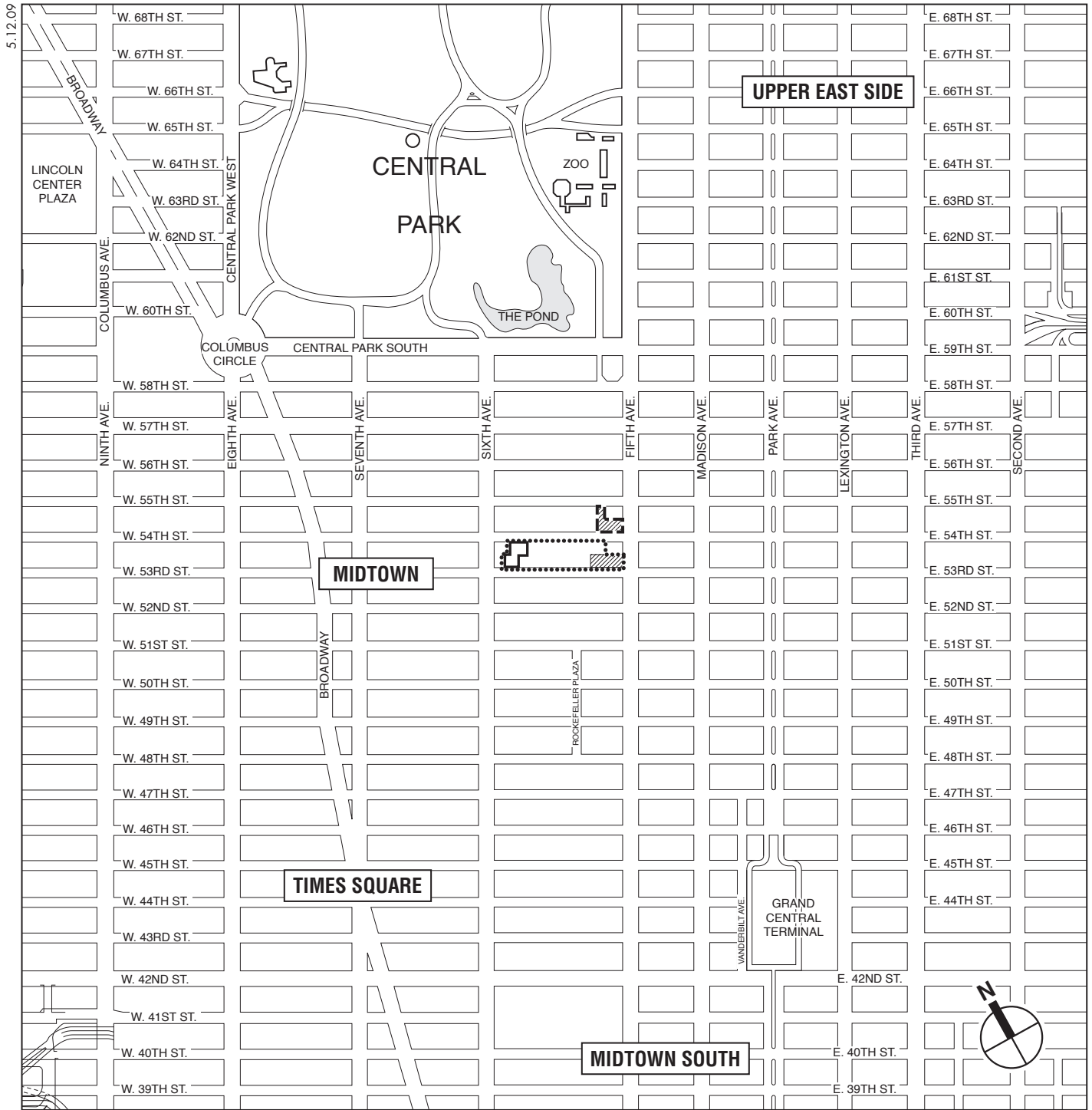
A. INTRODUCTION





The proposed 53 West 53rd Street project would be located on a vacant site on the block in Midtown Manhattan bounded by West 53rd and 54th Streets, Fifth Avenue and the Avenue of the Americas (see **Figure 1**). The applicant intends to construct a mixed-use building of approximately 786,562 gross square feet (gsf) with space for The Museum of Modern Art (MoMA) and hotel and residential components. The project is expected to be complete by 2013.

To develop the proposed building, the applicant is seeking a special permit to allow the transfer of development rights from the University Club at 1 West 54th Street (the transfer site) to the project site for utilization on the development site (see **Figure 2**) and an additional special permit to allow (in connection with the use of excess development rights from St. Thomas Church) the distribution of floor area without regard to zoning district boundaries and to allow the modification of certain bulk requirements relating to height and setback requirements, pedestrian circulation space, and rear yard equivalent requirements. These two proposed discretionary actions require approval from the New York City Planning Commission (CPC) and are subject to review under the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR). The Department of City Planning (DCP) will act as the CEQR lead agency for this proposal.

The proposed actions would facilitate the redevelopment of a vacant site with a mix of museum, hotel, and residential uses while providing important monetary compensation to two landmarked buildings—the St. Thomas Church and University Club—for continued maintenance of these landmarks.

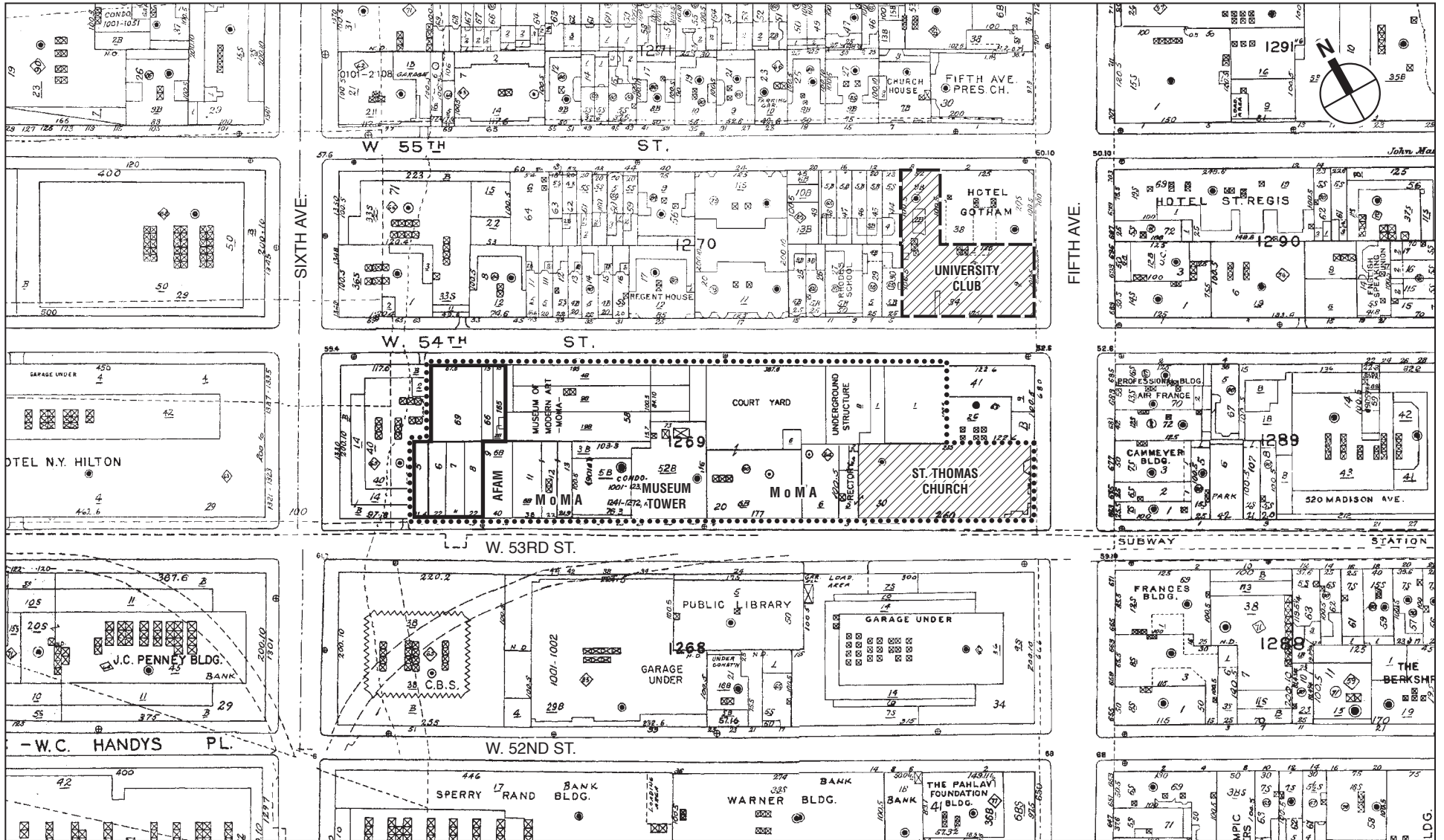
The proposed project may potentially result in significant adverse environmental impacts, requiring that an Environmental Impact Statement (EIS) be prepared. Scoping is the first step in the EIS preparation and provides an early opportunity for the public and other agencies to be involved in the EIS process. The scoping process is intended to determine the range of issues and considerations to be evaluated in the EIS. A draft EIS Scope of work was prepared that described the proposed 53 West 53rd Street project, presented the proposed framework for the EIS analysis, and discussed the procedures to be followed in the preparation of the Draft EIS (DEIS). The Draft Scope of work was issued on October 16, 2008 and a public scoping meeting to solicit public comments on the draft scope was held on November 18, 2008 at the City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York, 10007. Oral and written comments were received during this session and written comments were accepted through the end of the public comment period on December 3, 2008. Modifications to the draft scope of work were made as a result of public and interested agency input during the scoping process and are reflected in this Final Scope of Work.



-  Development Site Boundary
-  Project Site/Combined Zoning Lot
-  Transfer Site
-  Landmark Site, subject to Special Permit

Project Location
Figure 1

53 West 53rd Street



-  Development Site Boundary
-  Transfer Site
-  Project Site/Combined Zoning Lot
-  Landmark Site, subject to Special Permit

0 200 FEET
SCALE

53 West 53rd Street

Project Site
Figure 2

B. PROJECT DESCRIPTION

DEVELOPMENT SITE AND PROJECT SITE

The project site consists of a combined zoning lot that includes the development site (Lots 5, 6, 7, 8, 66, 69, 165, and a portion of Lot 58 on Block 1269), which is vacant and located near the western end of the block; the American Folk Art Museum (Lot 9); The Museum of Modern Art (MoMA) (Lots 11, 12, 13, 14, 20, 58), which occupies most of the midblock; a residential high-rise building (Museum Tower) on West 53rd Street (Lot 7501); and St. Thomas Church at the corner of Fifth Avenue and West 53rd Street (Lot 30) (see **Figure 2**).

The project block also contains a 40-story commercial office building that fronts on the Avenue of the Americas and a 26-story commercial office building at the corner of Fifth Avenue and West 54th Street (see **Figure 3**).

The project site is located partly within the C5-2.5, the C5-P, the C5-3, and the C6-6 commercial districts. The project site is also located within the Special Midtown District (see **Figure 4**).

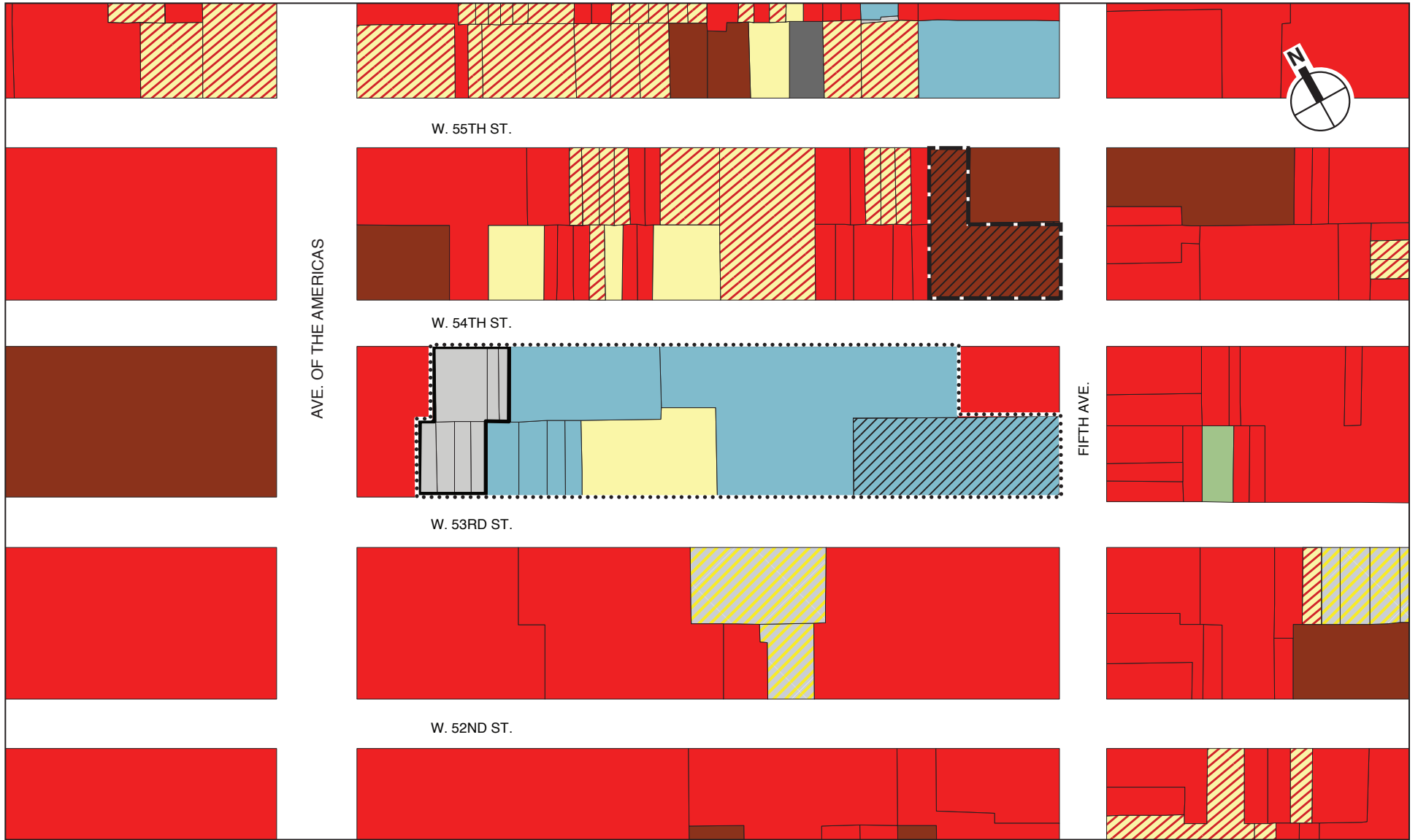
PROPOSED ACTIONS

To facilitate the proposed project, the applicant would seek a special permit pursuant to Sections 74-79 and 81-212 of the New York City Zoning Resolution (ZR) to allow the transfer of development rights from the University Club to the project site for utilization on the development site (see **Figure 2**). In addition, in connection with the use of excess development rights from St. Thomas Church, the applicant would seek a special permit pursuant to Sections 74-711 and 81-277 of the New York City Zoning Resolution to permit the distribution of floor area without regard to zoning district boundaries and to allow the modification of certain bulk requirements relating to height and setback requirements, pedestrian circulation space, and rear yard equivalent requirements. Both the University Club and St. Thomas Church are New York City Landmarks. On May 13, 2008, the New York City Landmarks Preservation Commission (LPC) voted to issue favorable reports regarding the Continuing Maintenance Programs for the University Club and St. Thomas Church and regarding the relationship between the landmarks and the proposed project. Certificates of No Effect (CNEs) were issued by LPC for St. Thomas Church on October 6, 2008 and the University Club on November 28, 2008. On October 22 and November 28, 2008, LPC issued reports to CPC in support of the project's application for these special permits.

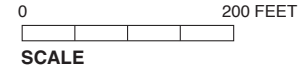
SECTION 74-79 AND 81-212

The special permit pursuant to Sections 74-79 and 81-212 would allow the transfer of 136,000 square feet of unused floor area from the University Club to the project site for utilization on the development site and incorporation into the proposed building. Section 74-79 permits the transfer of development rights from lots occupied by landmark buildings to adjacent lots. An adjacent lot is defined as a lot that is contiguous to the lot occupied by the landmark building or that is across a street and opposite to the lot occupied by the landmark building. Within the C6-6 commercial district, adjacent lots are defined as a lot contiguous or one that is across a street and opposite to another lot that except for the intervention of streets or street intersections, form a series extending to the lot occupied by the landmark building. Section 74-79 defines a landmark building as any structure designated as a landmark by LPC.

ZR Section 74-79 requires as a precondition that LPC issue a report on the proposed transfer of development rights, any zoning modifications or waivers requested, and the Continuing

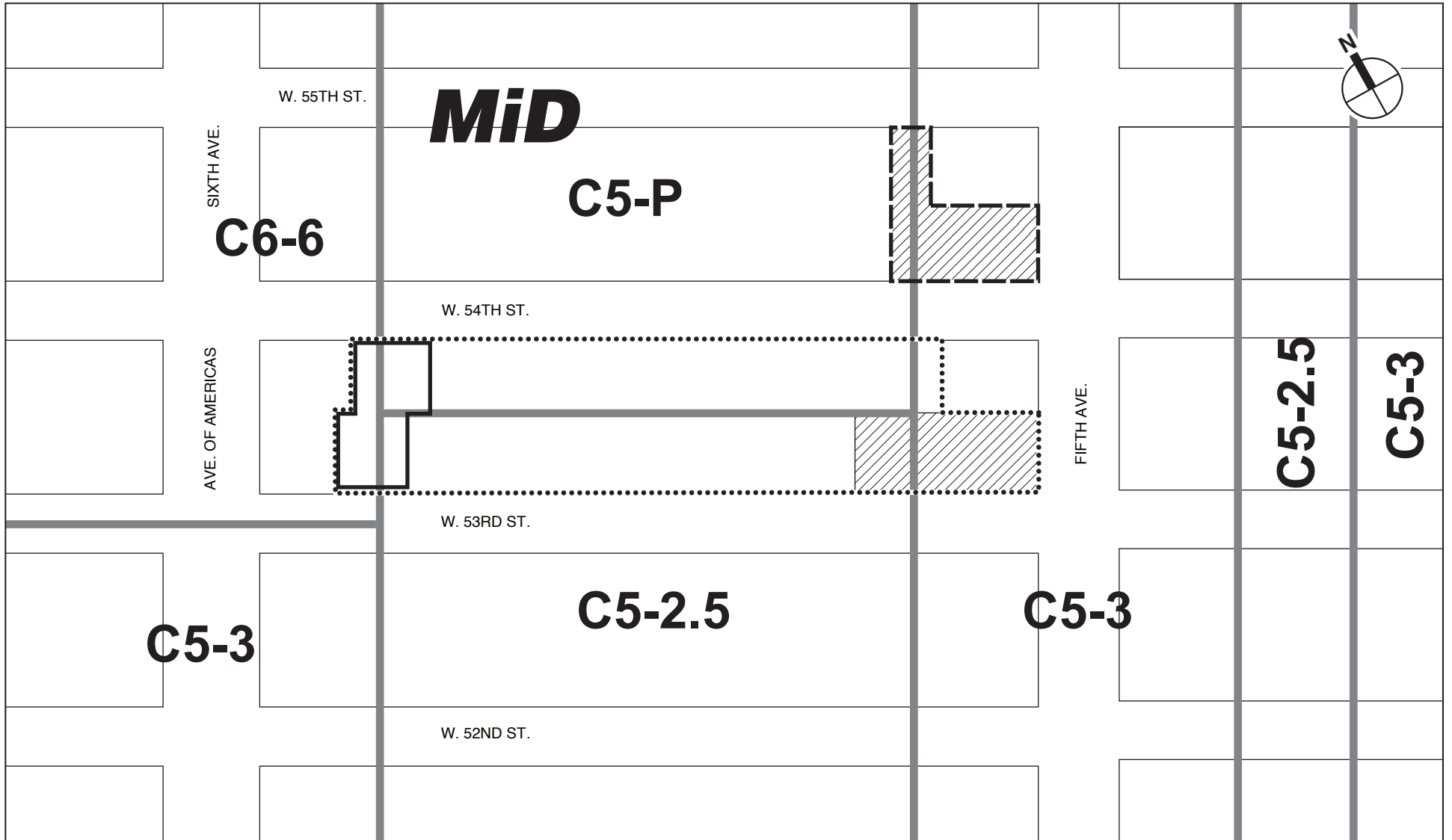


- Development Site Boundary
- Project Site/Combined Zoning Lot
- Transfer Site
- Landmark Site, subject to Special Permit
- Residential
- Residential with Commercial Below
- Hotels
- Commercial and Office Buildings
- Public Facilities and Institutions
- Parking Facilities
- Open Space and Outdoor Recreation
- Vacant Land
- Under Construction



53 West 53rd Street

Existing Land Use
Figure 3



- Development Site Boundary
- Project Site/Combined Zoning Lot
- Transfer Site
- Landmark Site, subject to Special Permit

Zoning District Boundary

NOTE: Mapped Area in Special Midtown District (MiD)



Maintenance Plan for the landmark building. As stated above, on November 28, 2008 LPC issued a CNE for restorative work and other general, non-restoration work at the University Club.

SECTION 74-711 AND 81-277

The project would also involve the use of 275,000 square feet from St. Thomas Church, which would be made available to the development site through a zoning lot merger (the zoning lot merger has not yet occurred). Of the 275,000 square feet, most of the square footage can be used-of-right. To permit the use of the remainder of the development rights (52,429 sf) on the development site, and to facilitate the use of the entire 275,000 sf of floor area in the proposed building, a Section 74-711 special permit would be sought to allow certain zoning modifications, including the distribution of floor area without regard to zoning district boundaries; the height and setback requirements in the Special Midtown District; the rear yard equivalent requirements; and the pedestrian circulation space requirements. Section 74-711 permits the modification of the use and bulk regulations governing zoning lots that contain landmarks provided that certain conditions are met. The application must include a report from LPC stating that a program has been established to preserve the landmark building and that this maintenance program or any use or bulk modifications will contribute to a preservation purpose. The application must also include a Certificate of Appropriateness, other permit, or a report from the LPC stating that bulk modifications relate harmoniously to the historic building. As stated above, on October 6, 2008 LPC issued a CNE for the repair and restoration work at St. Thomas Church. The CPC will grant a special permit if it finds that bulk modifications will have minimal adverse impacts on buildings or open space within the area and if use modifications will have minimal adverse effects on the conforming uses within the historic building and in the surrounding area.

The special permit pursuant to ZR Section 74-711 and 81-277 would permit the distribution of floor area on the development site without regard to zoning district boundaries, as follows:

- The development site is located in C5-2.5, C5-P, and C6-6 zoning districts, while St. Thomas Church is located partially in a C5-3 zoning district and partially in a C5-2.5 zoning district. Because the C5-3, C5-2.5, and C6-6 zoning districts are all R10 equivalent districts, which have the same allowable floor area ratio for residential uses, most of the available St. Thomas Church development rights may be utilized on the development site on an as-of-right basis. However, there are 52,429 square feet of development rights available from the C5-3 portion of the St. Thomas Church site that may only be used for commercial or community facility uses, and their transfer for use in another zoning district requires a special permit.
- In addition, the proposed special permit would enable the transfer of approximately 68,240 square feet of floor area from the C5-P portion of the zoning lot to those portions of the zoning lot located in the higher density C5-2.5 zoning districts, such that the C5-P portion of the zoning lot would remain underbuilt. This transfer across district boundary lines would result in more of the floor area being located away from the lower density C5-P district and from St. Thomas Church and the University Club. This floor area would be developed within the higher density C5-2.5 (12 FAR) zoning district on West 53rd Street and the C6-6 (15 FAR) Sixth Avenue zoning district, which comprise the greatest portion of the footprint of the proposed building.

In addition, the special permit would allow the modification of height and setback requirements, which would allow the proposed project to extend its volume slightly beyond the limits of the

zoning envelope. The applicant believes that this would allow a more usable and efficient floor plate and would enable the project to provide useable circulation and program areas around the elevator and stair shafts at the upper levels where the building narrows. In addition, the proposed building would not achieve the minimum score under the Special Midtown District Daylight Evaluation requirements because the distribution of floor area would be skewed toward the western end of the site, away from the landmarks and away from the MoMA Garden. The special permit would allow this distribution, with the goal of underbuilding the portion of the zoning lot located within the C5-P zoning district and moving development to the higher density C6-6 (15 FAR) and C5-2.5 (12 FAR) districts, closer to West 53rd Street and the Avenue of the Americas.

The special permit would also allow the modification of the pedestrian circulation space requirements, which would accommodate the unique constraints of this site and design of this building. The applicant is seeking this with the goal of creating an active and engaging street frontage.

The special permit would also allow the modification of the rear yard equivalent requirements. As proposed, the building would encroach into a portion of the required rear yard equivalent facing West 54th Street. The special permit would enable the building to rise in a tapering spire above an 85-foot streetwall.

On May 13, 2008, LPC voted to issue favorable reports regarding the continuing maintenance programs for the University Club and St. Thomas Church and regarding the relationship between the landmarks and the proposed project; these reports were issued on October 22 and November 28, 2008.

PROPOSED PROJECT

It is the applicant’s intention to develop the 786,562 gsf building to include approximately 68,097 gsf of museum-related space and 718,465 gsf of space that would be divided between hotel and residential use (see **Table 1**). The hotel use would occupy between 100,000 and 200,000 gsf of space and would include approximately 7,000 gsf of associated restaurant space. The residential use would occupy between 518,465 and 618,465 gsf of space. The project sponsor has stated that no more than 150 residential units and 100 hotel rooms would be constructed (however, for purposes of environmental review, it is assumed that the proposed project would include up to 300 residential units and 167 hotel rooms; see section C, “Analysis Framework for Environmental Review,” below).

**Table 1
Proposed Project by Use**

Use	Gross Square Feet
Museum Space	68,097
Hotel	100,000 to 200,000 (includes 7,000 gsf of restaurant use)
Residential Use	518,465 to 618,465
Total	786,562
Source: SLCE Architects, LLC	

The proposed building would expand and connect MoMA’s existing gallery space into a new wing of galleries to be located on the second, fourth, and fifth floors of the proposed project. The new second floor would have the same double height space as in the Museum’s current galleries; there would be no third floor. These new galleries would enable MoMA to showcase more

works of art, including large-scale works, from its permanent collection, as well as special exhibitions. MoMA would have approximately 9,400 gsf of below-grade storage space which would connect to its existing basement space, as well as some sixth floor mechanical space.

As currently contemplated, the hotel portion of the project would be located above the museum portion of the building and would include a substantial number of suites. The residential use would be located above the hotel portion of the building (see **Figure 5**). An amenity floor of approximately 16,672 gsf, to be shared by the hotel and residential uses, would be located within the building. An approximately 7,000 gsf restaurant and restaurant kitchen would be located on the first and second basement level.

The main hotel lobby would be located on West 53rd Street, just west of the American Folk Art Museum (see **Figures 6 and 7**). A through-block lobby to allow hotel patrons to exit on 54th Street would also be provided. The residential entrance would be located on 54th Street west of the secondary hotel entrance. A residential service entrance would be located to the west of the residential entrance. The project's required loading dock would be located on 54th Street just west of the existing MoMA loading docks.

The proposed building would rise to a height of approximately 1,250 feet, including a decorative spire. The building would have a tapered shape, resulting in smaller floorplates at the higher levels of the building (see **Figures 8, 9, and 10**). It is expected that the building would be clad with glass and aluminum mullions.

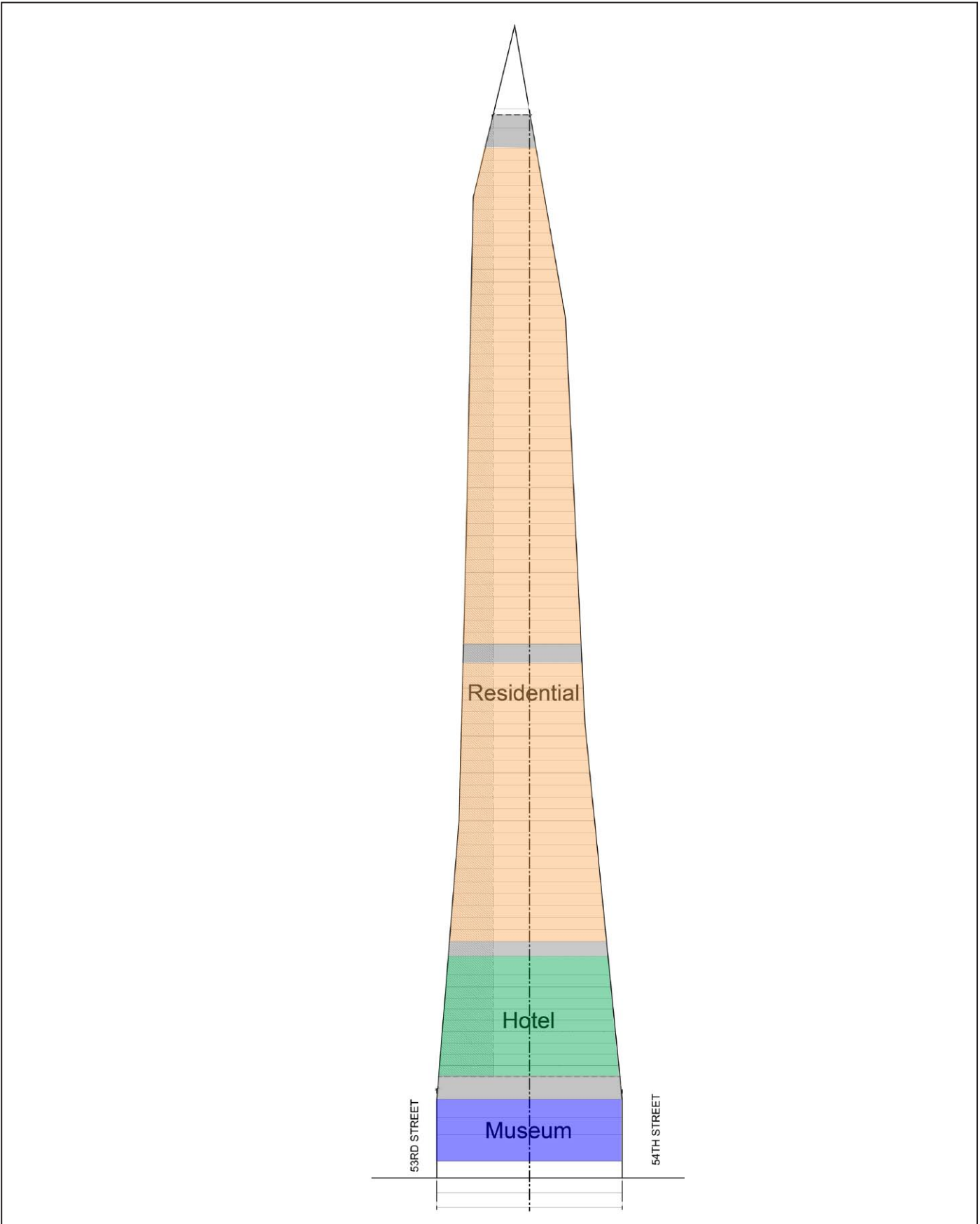
PROJECT PURPOSE AND NEED

The proposed project would make use of a vacant site adjacent to MoMA. Among the applicant's goals and objectives for this project is to add to the Midtown Manhattan skyline and complement the architectural heritage represented on West 53rd Street (which includes on this block of West 53rd Street the 1939 MoMA building designed by Goodwin and Stone, the Philip Johnson wing from 1953, César Pelli's Museum Tower from 1984, the 2004 expanded MoMA building by Yoshio Taniguchi, and the American Folk Art Museum, designed by Tod Williams and Billie Tsien. In addition, across the street is Eero Saarinen's "Blackrock").

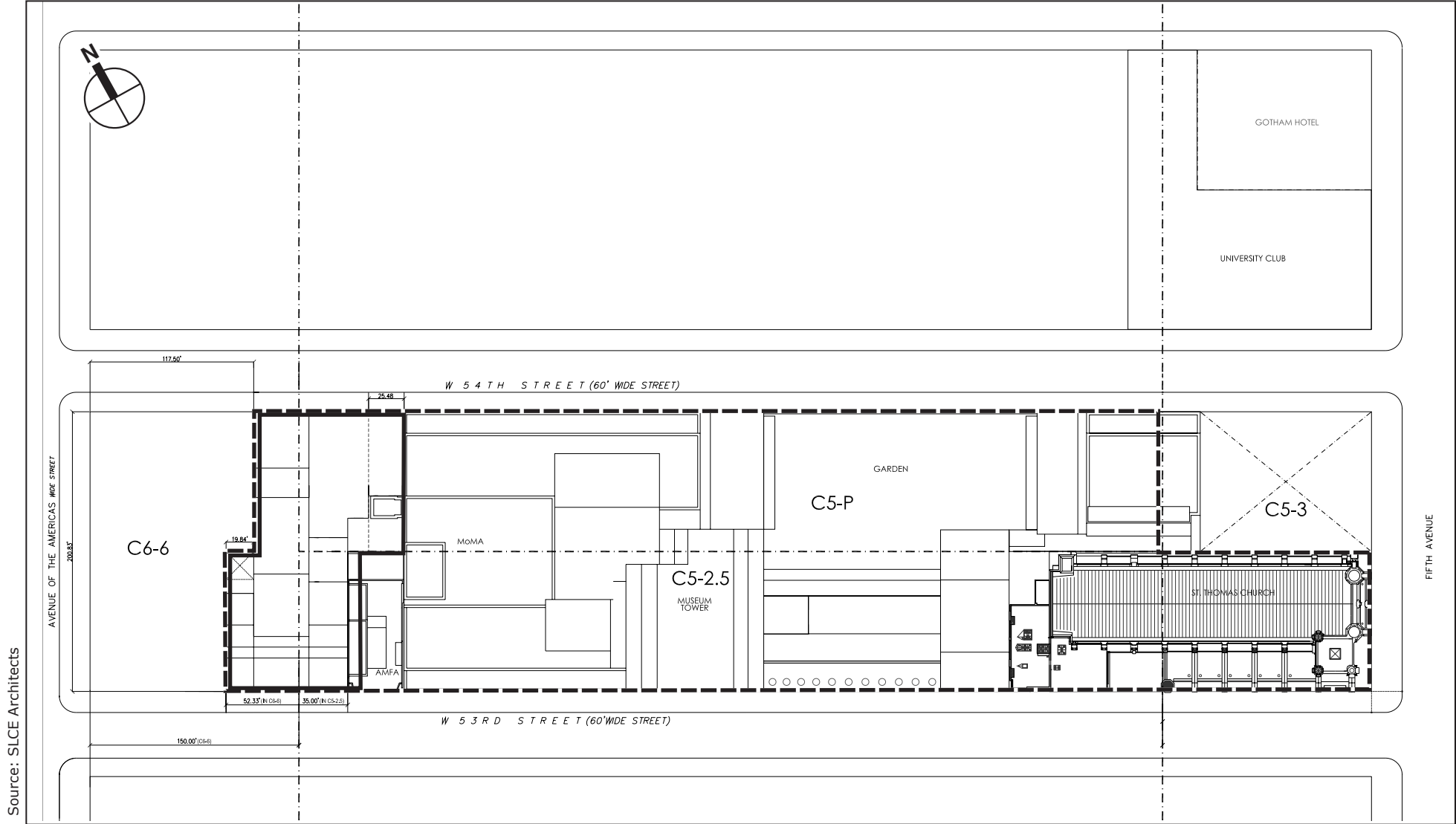
The special permit pursuant to ZR Sections 74-79 and 81-212 would allow the transfer of 136,000 square feet of floor area from the zoning lot containing the University Club (1 West 54th Street, Block 1270, Lot 34) to the project site for use on the development site. As a condition of the ZR Section 74-79 special permit, the landmark building would be required to be renovated to a sound, first-class condition, and would be required to establish a Continuing Maintenance Plan for the landmark.

As a condition of the ZR Section 74-711 special permit, St. Thomas Church would be required to be renovated to a sound, first-class condition, and would be required to establish a Continuing Maintenance Plan to guarantee that the landmark remains in such condition forever. The work at St. Thomas includes the largest stained glass restoration project ever undertaken in the United States, and is also, in dollar terms, one of the largest restoration programs ever associated with a 74-711 application.

The owners of St. Thomas Church and the University Club would enter into a restrictive declaration that would run with the deed on the property in perpetuity. As part of the restrictive declaration, each building owner has agreed to put aside 5 percent of the proceeds from the sale of its development rights in a dedicated account to provide for the future maintenance of the buildings. Each owner would be required to conduct a facade inspection at least once every five



Note: The museum space was approved under a previous project and would be permitted without the proposed actions.



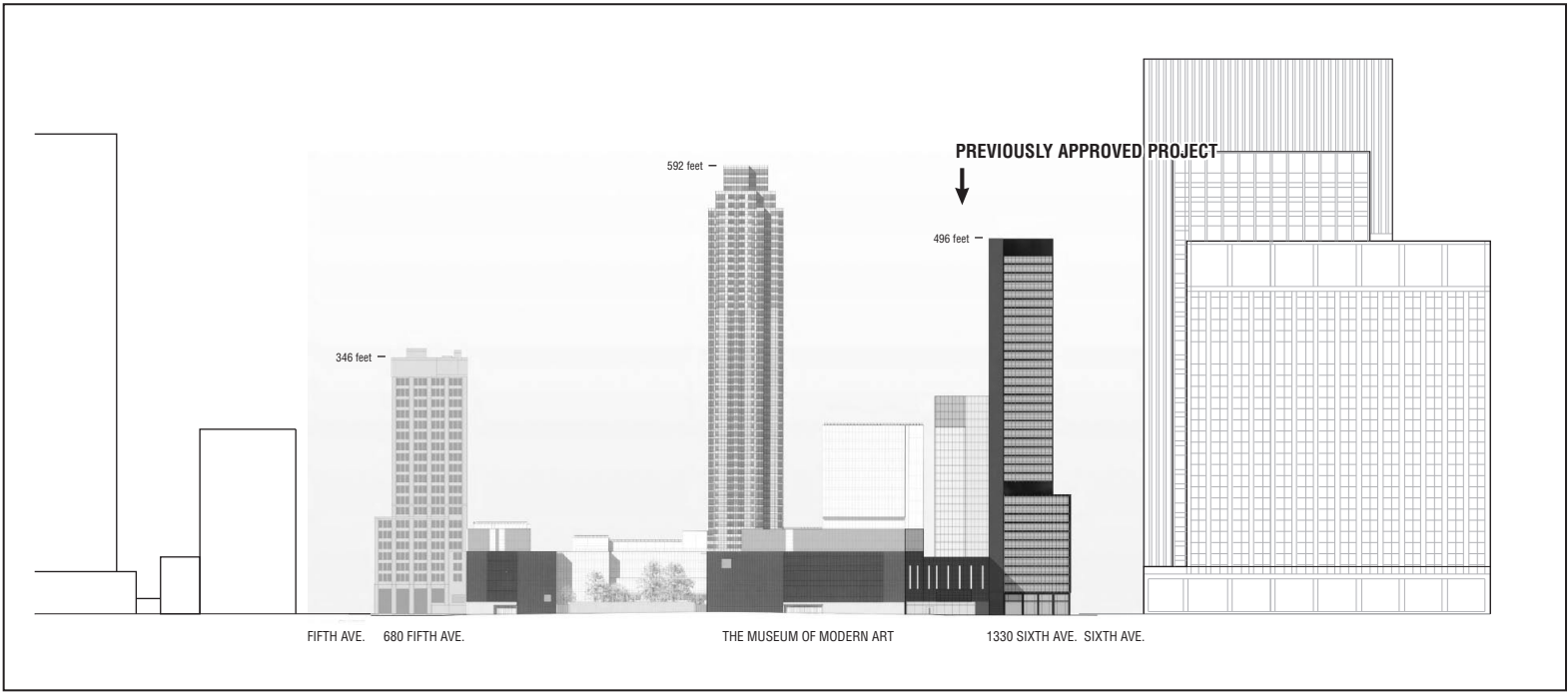
Source: SLICE Architects

- Development Site Boundary
- Project Site/Combined Zoning Lot
- Zoning District Boundary

NOTES:

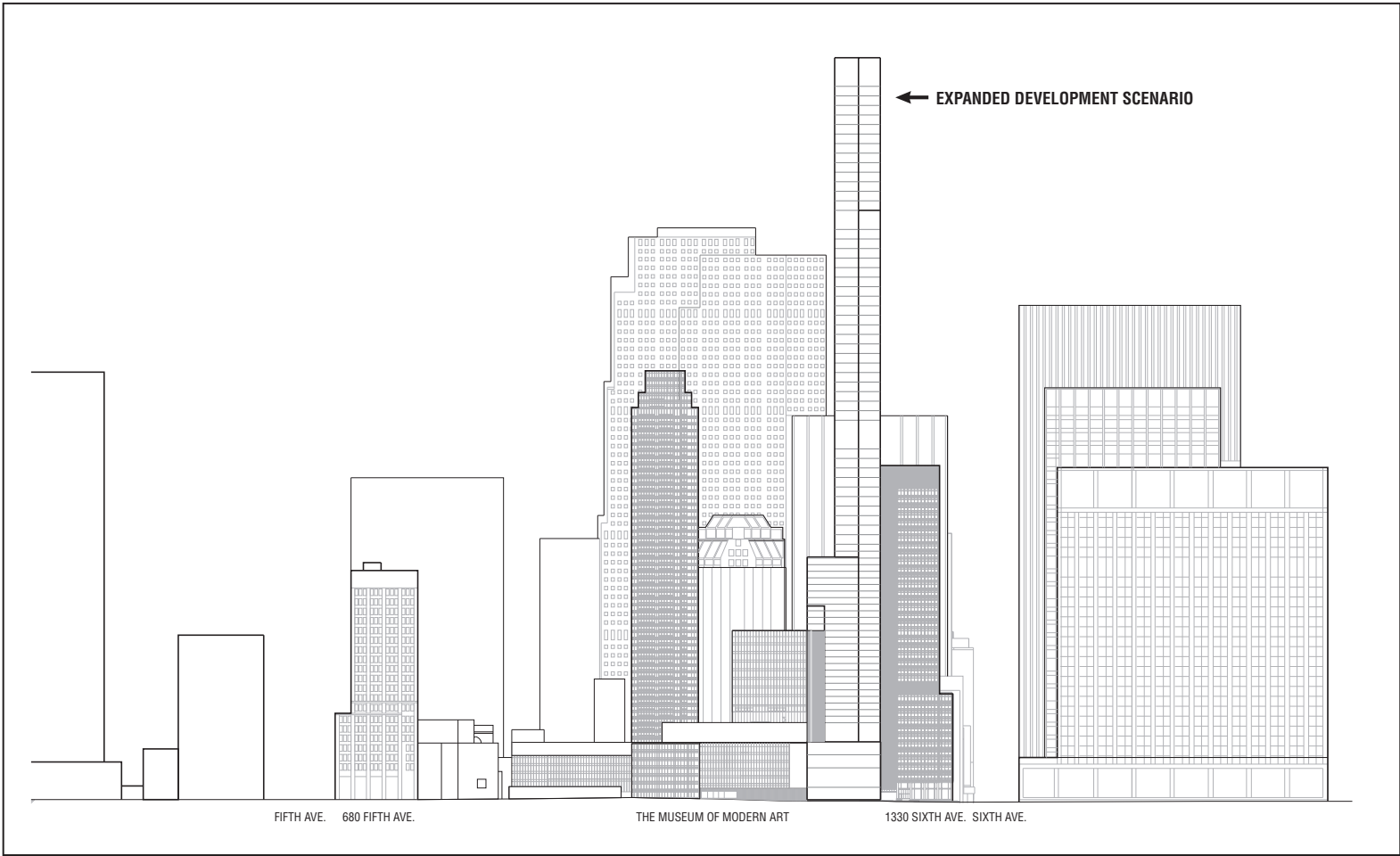
- In order to ensure an acceptable interior noise environment, the building will include the use of well-sealed double-glazed windows and central air conditioning. The facades of the proposed building will provide 30 dBA of window/wall attenuation. The proposed building will be designed with a composite Outdoor-Indoor Transmission Class (OITC) to meet these attenuation requirements.
- The building will utilize heat and hot water provided by Con Edison steam and electric chillers for its HVAC systems.
- No more than 300 residential units and 167 hotel units will be provided in the proposed building.

Source: Kohn Pedersen Fox Associates P.C.



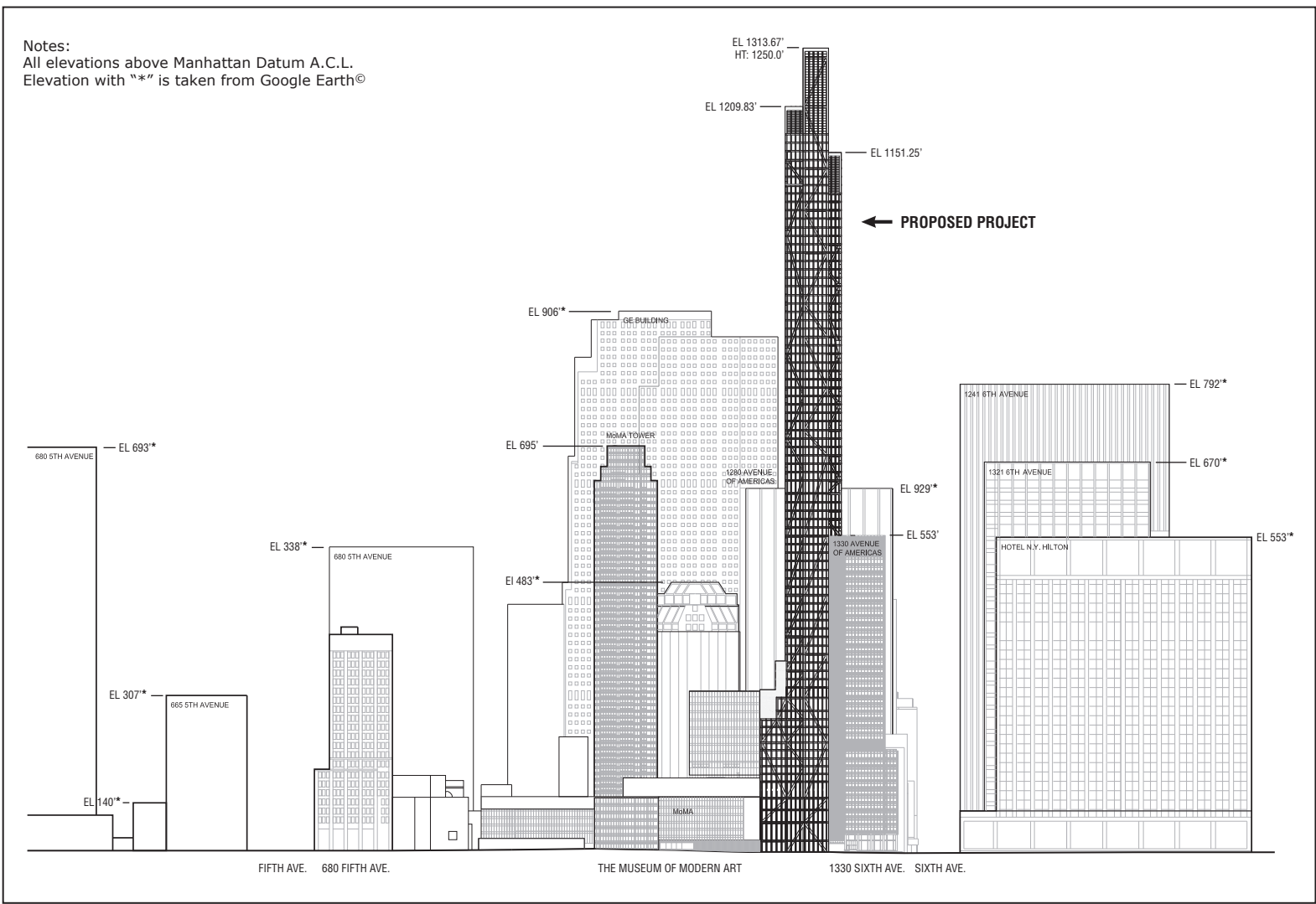
Previously Approved Project

Source: SLCE Architects



Expanded Development Scenario

Source: SLCE Architects

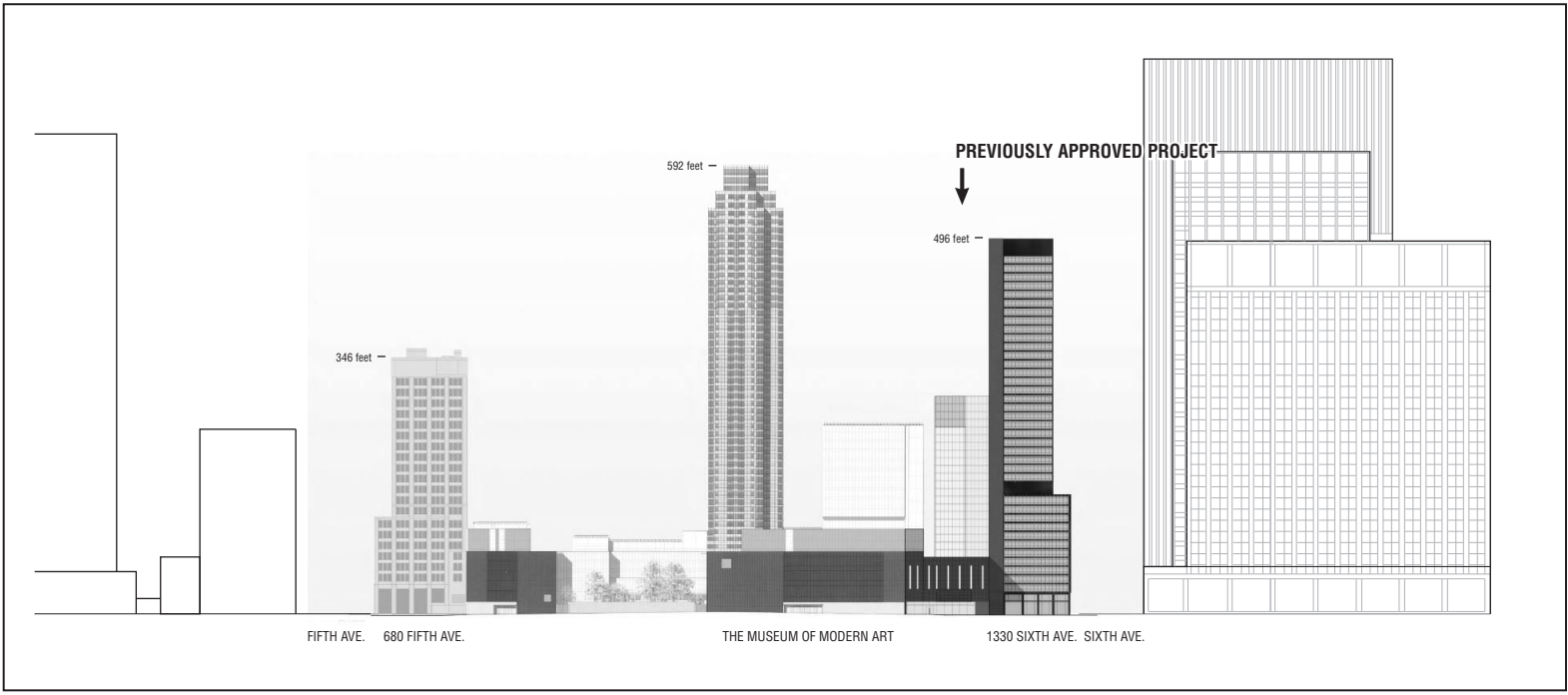


Notes:
All elevations above Manhattan Datum A.C.L.
Elevation with "*" is taken from Google Earth®

Building Materials shown for Illustrative Purposes Only

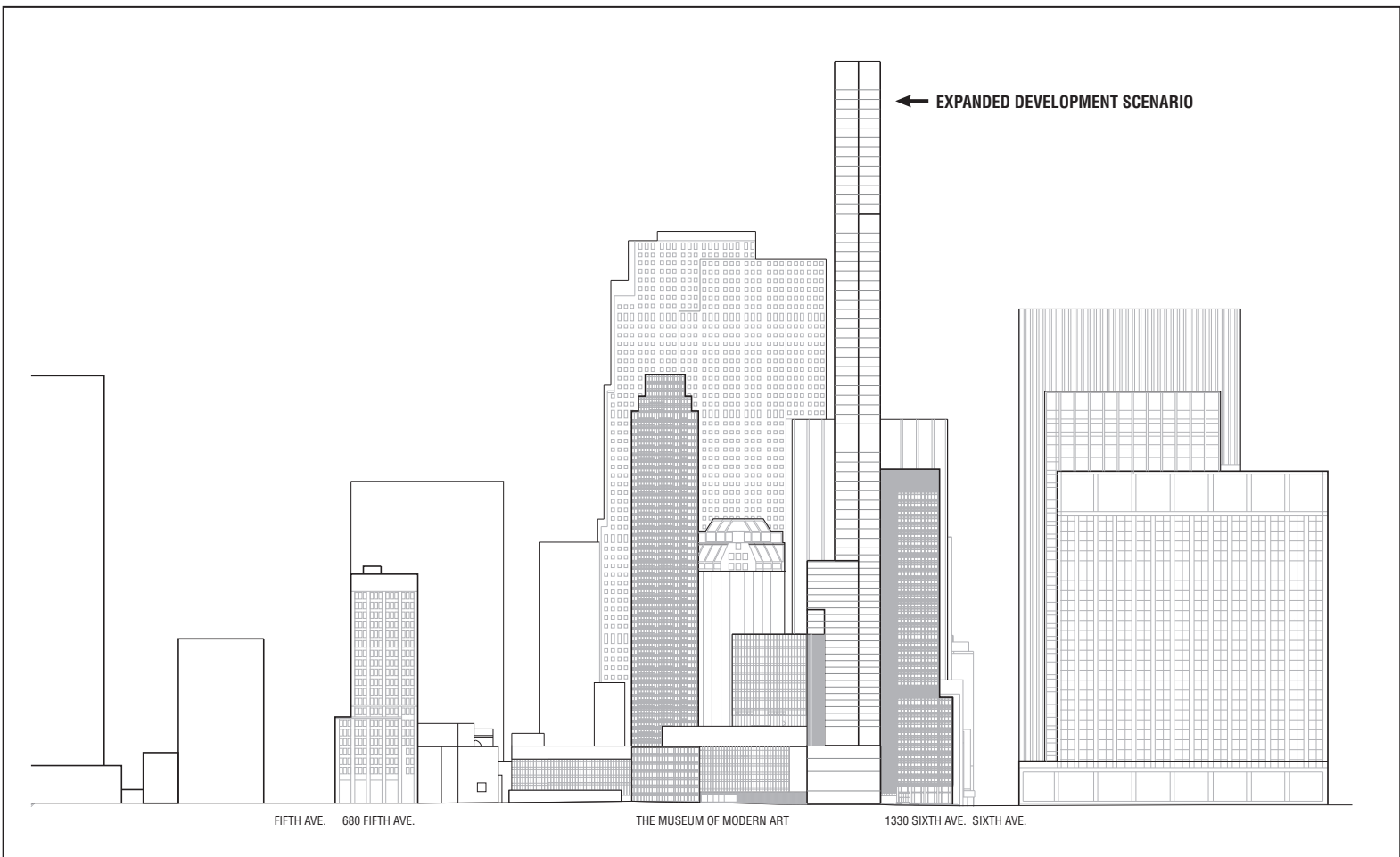
Proposed Project (with building heights)

Source: Kohn Pedersen Fox Associates P.C.



Previously Approved Project

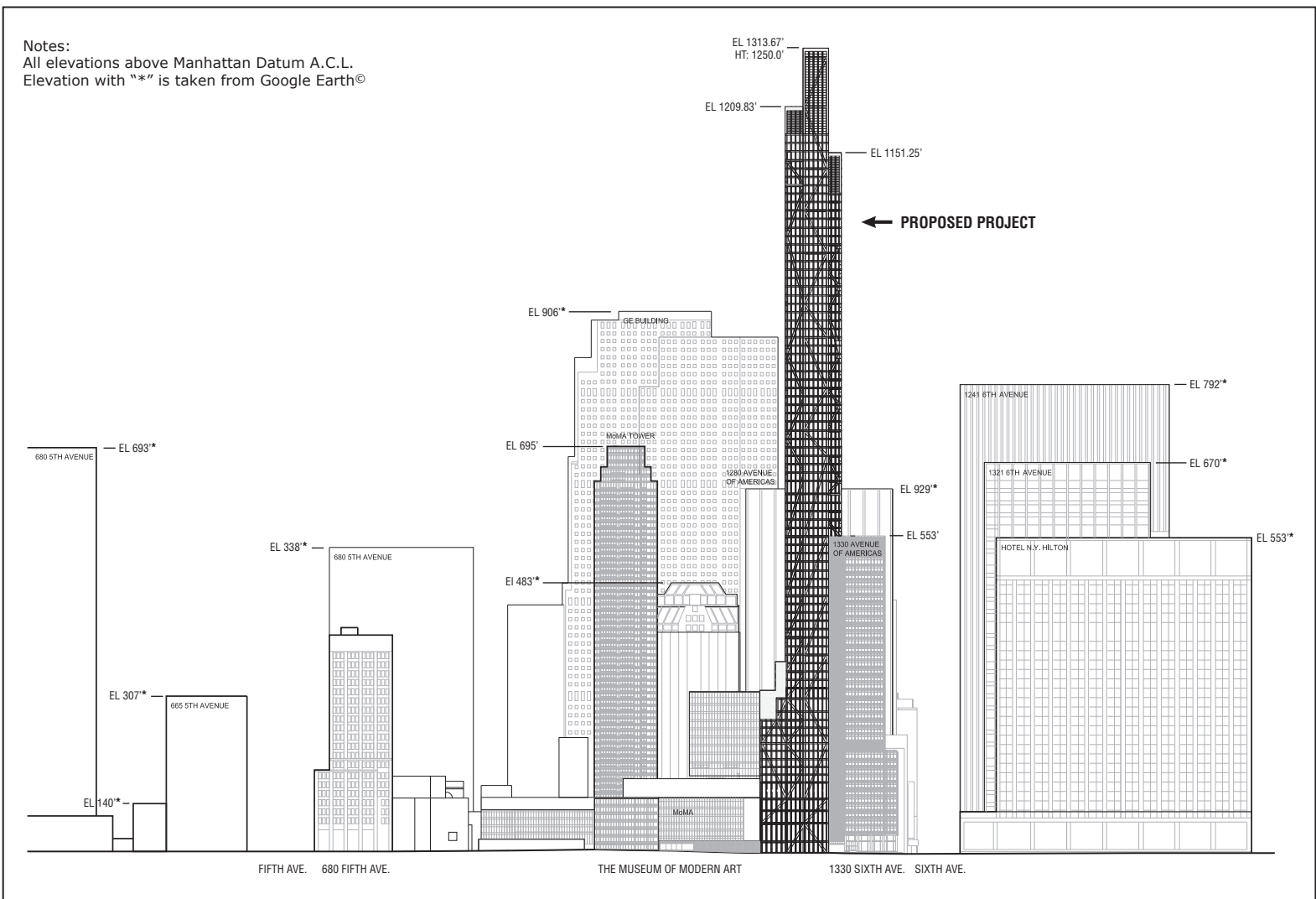
Source: SLCE Architects



Expanded Development Scenario

Notes:
All elevations above Manhattan Datum A.C.L.
Elevation with "*" is taken from Google Earth®

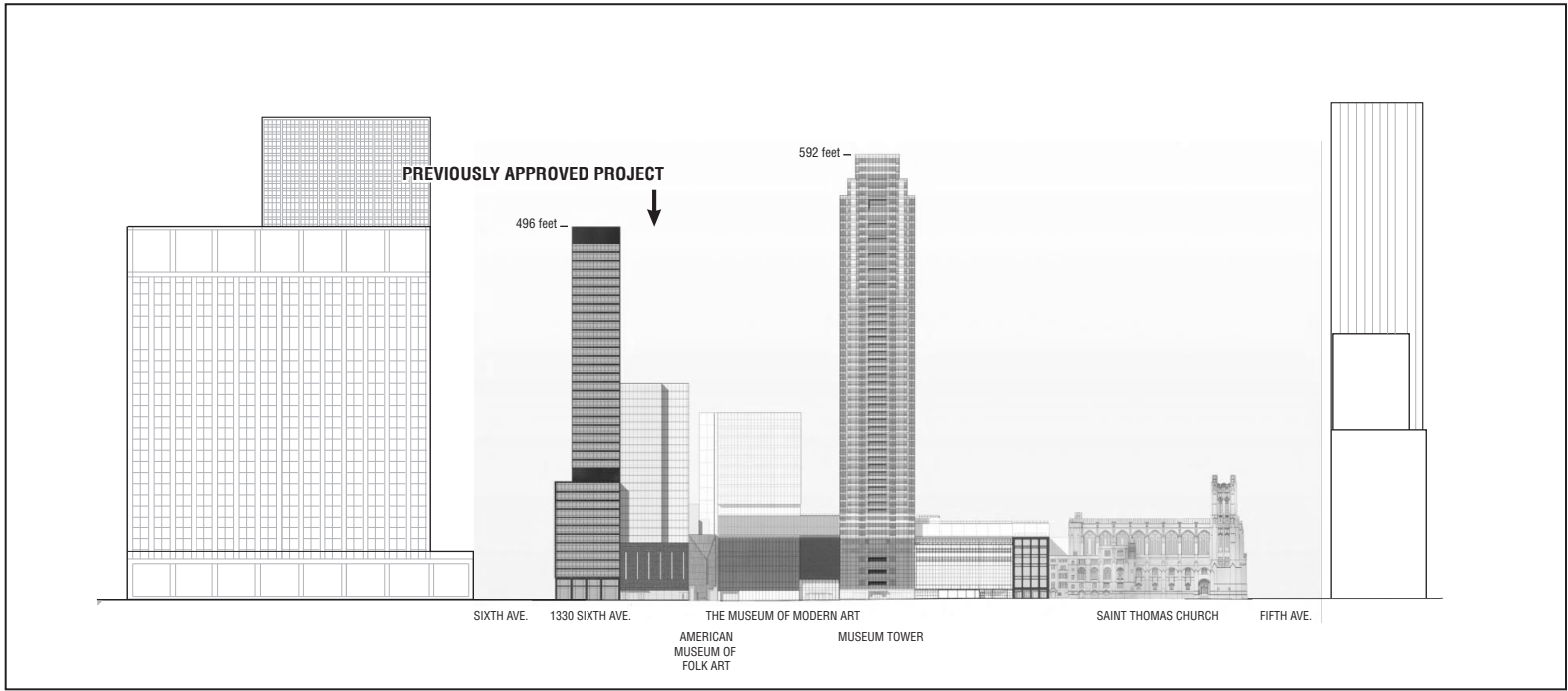
Source: SLCE Architects



Proposed Project (with building heights)

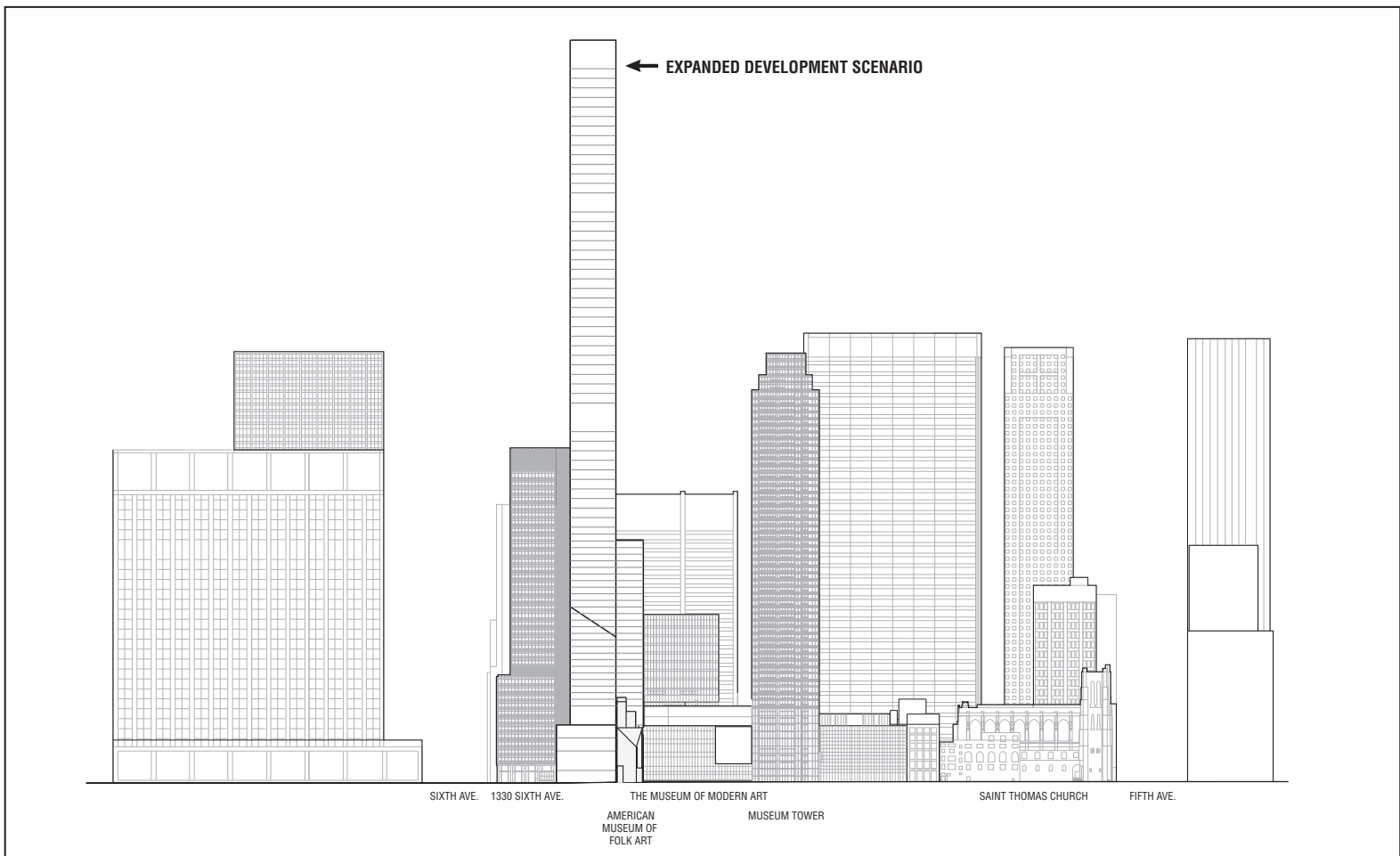
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Source: Kohn Pedersen Fox Associates P.C.



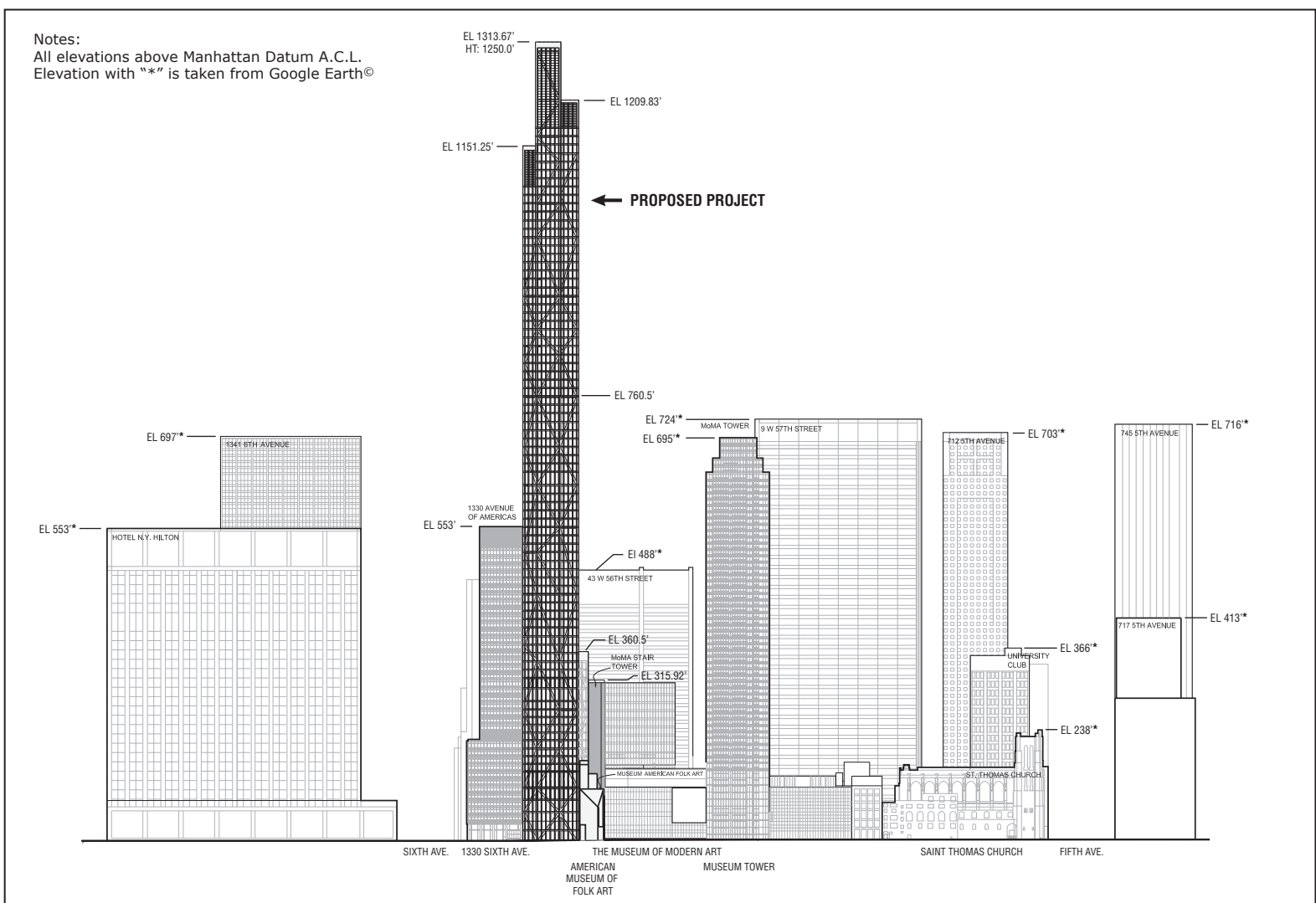
Previously Approved Project

Source: SLCE Architects



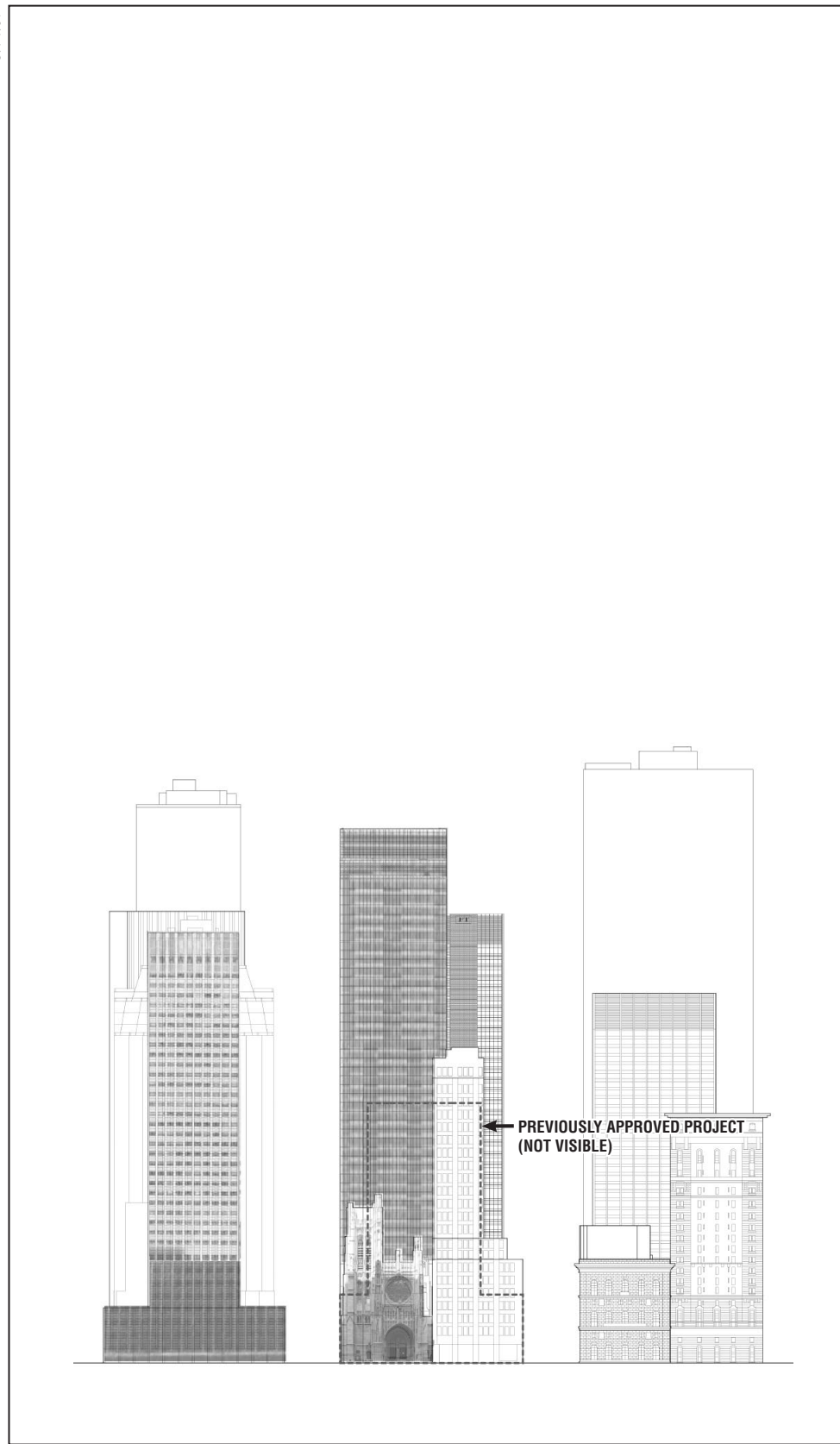
Expanded Development Scenario

Source: SLCE Architects

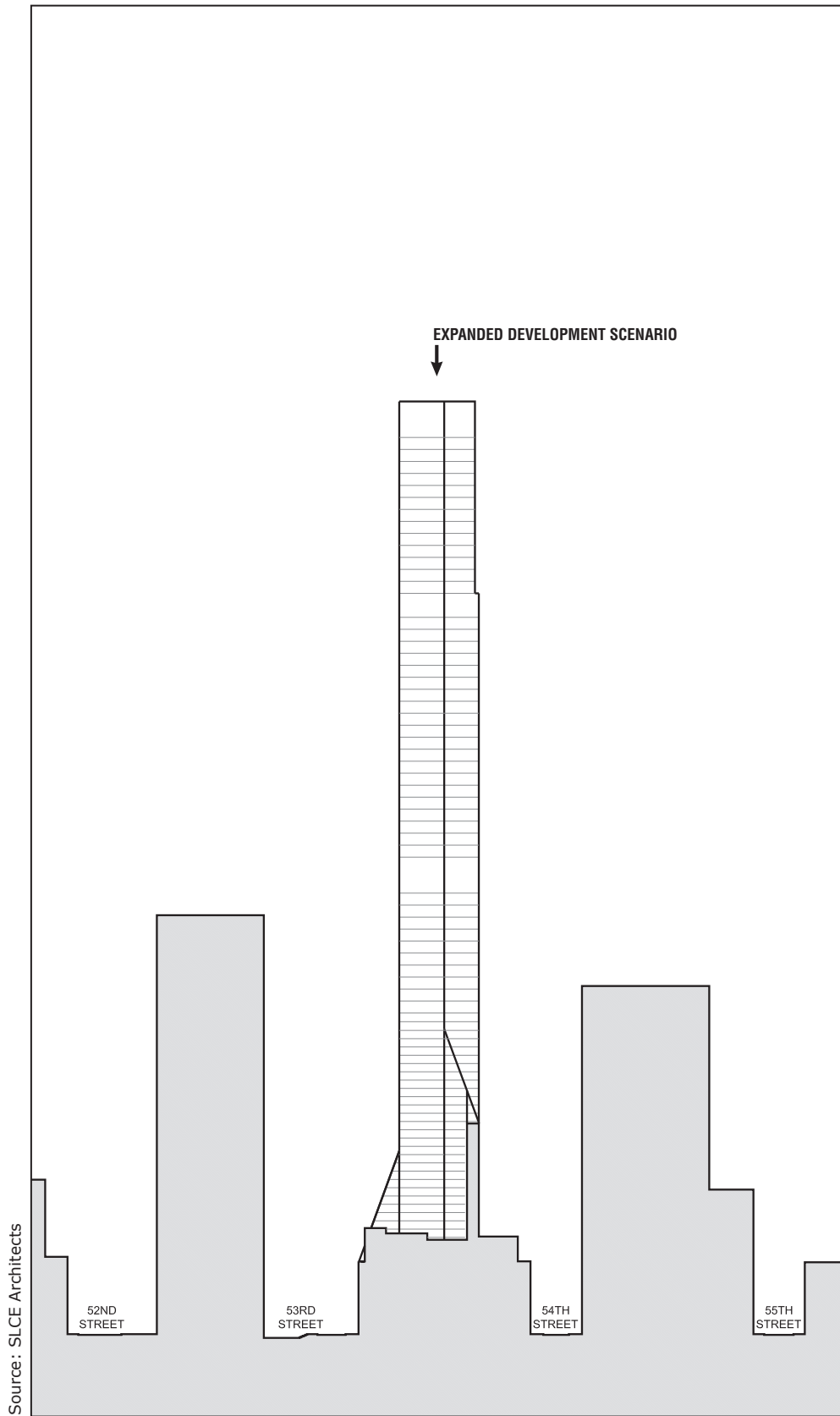


Proposed Project (with building heights)

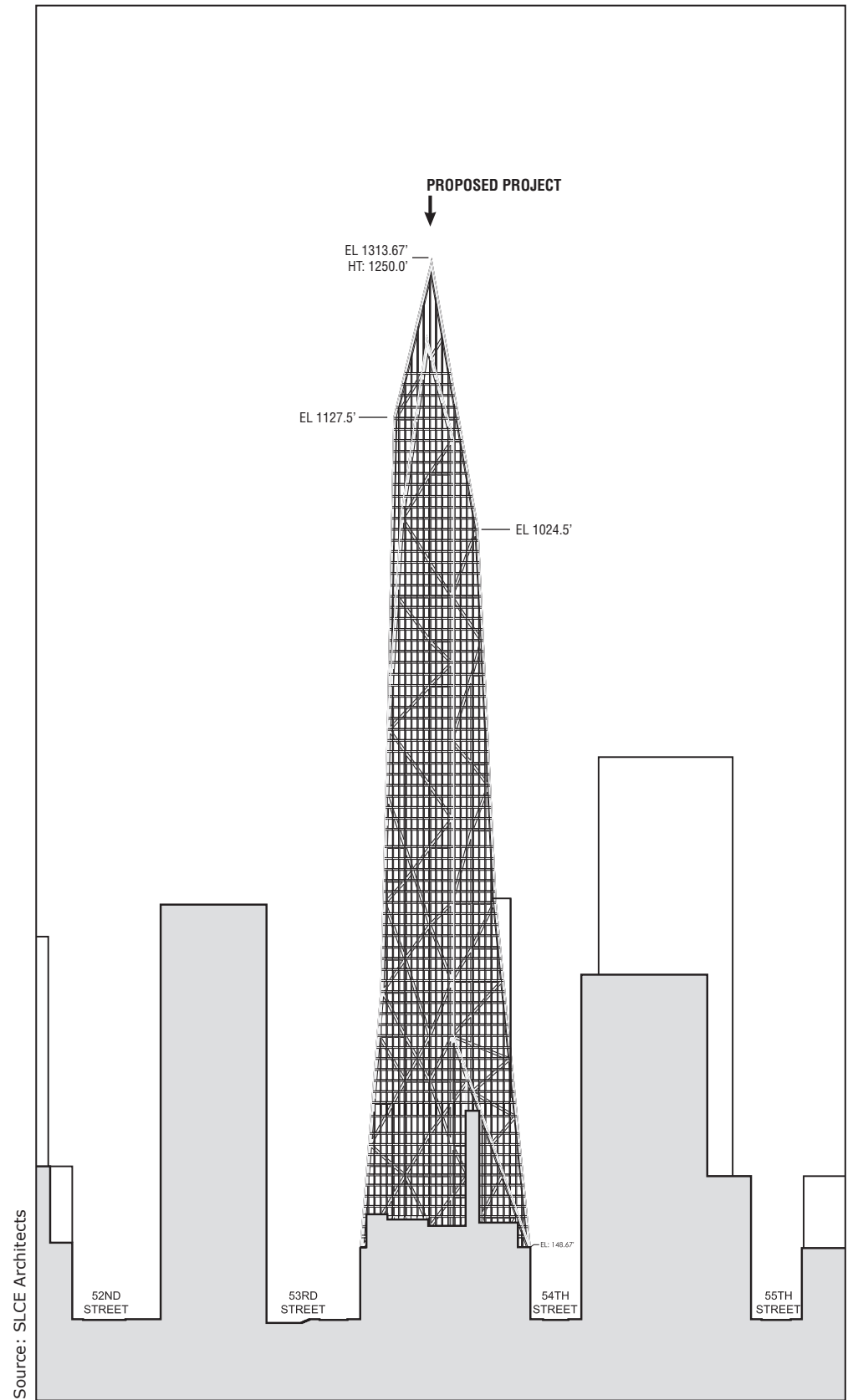
Building Materials shown for Illustrative Purposes Only



Previously Approved Project



Expanded Development Scenario



Building Materials shown for Illustrative Purposes Only

Proposed Project

years, and any work necessary to maintain the exterior elements of the building in a sound first-class condition would be required to be undertaken at the expense of the owner. LPC will also have the right to access the buildings to conduct inspections of its own, and will be empowered to undertake repairs (at the owner's expense) if the owner fails to maintain the building in sound first-class condition.

As mentioned above, on May 13, 2008, LPC voted to issue favorable reports regarding the Continuing Maintenance Programs for the University Club and St. Thomas Church and regarding the relationship between the landmarks and the proposed project.

The Special Permit, pursuant to ZR Sections 74-711 and 81-277, would allow the modification of height and setback requirements which would allow the proposed project to extend its volume slightly beyond to the limits of the zoning envelope in order to create the unique, faceted, tapered shape proposed.

C. ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

The City Environmental Quality Review (CEQR) Technical Manual will serve as the general guide on the methodologies and impact criteria for evaluating the proposed project's potential effects on the various environmental areas of analysis.

In disclosing impacts, the EIS considers the proposed project's potential adverse impacts on the environmental setting. Because the proposed project would be operational in 2013, its environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives assess current conditions and forecast these conditions to 2013 for the purposes of determining potential impacts. The EIS will provide a description of "Existing Conditions" for the 2008 analysis year and assessments of future conditions without the proposed project ("Future Without the Proposed Project") and with the proposed project ("Probable Impacts of the Proposed Project").

The future without the proposed project in all technical areas assumes that none of the discretionary actions are approved. In this case, the project sponsor has stated that the development site will be developed with either of two as-of-right projects that can be built without any additional discretionary approvals. These two projects are referred to as the Previously Approved Project and the Expanded Development Scenario.

The Previously Approved Project is a 250,000 gsf building to be located on Lots 5, 6, 7, 8, 66, and 69 of Block 1269 and a smaller infill building to be located on Lot 165 and a portion of Lot 58. Together, these buildings will contain 68,097 gsf of museum-related space, 180,000 gsf of commercial office use, and 10,000 gsf of ground-floor retail space (see **Table 2** and **Figures 8, 9, and 10**). The larger building will be 285 feet in height with an office entrance on West 53rd Street and retail entrances on both West 53rd and 54th Streets. Access to the museum-related space will be provided through the existing MoMA entrances on the second, fourth, and fifth floors. The infill building will be a 6-story building that will link the existing MoMA space to the additional gallery space to be constructed in the larger building.

**Table 2
Future Without the Proposed Project:
Previously Approved Project**

Use	Gross Square Feet
Museum Space	68,097
Commercial Office	180,000
Retail	10,000
Total	258,097
Note:	This program will be located in a larger building of 210,238 zoning square feet and a smaller infill structure.
Source:	<i>Museum of Modern Art Technical Memorandum</i> , CEQR No. 00DCP007M, ULURP Nos. C00649ZMN, N000650ZRM, March 23, 2007

The Expanded Development Scenario will produce a 508,013 gsf building containing 68,097 gsf of museum-related space, 125,679 gsf of hotel use, and 314,236 gsf of residential space (see **Table 3** and **Figures 8, 9, and 10**). It will be 1,089 feet in height with an entrance on West 53rd Street. Access to the museum-related space will be provided through the existing MoMA entrances, with connections at the second, fourth, and fifth floors.¹

**Table 3
Future Without the Proposed Project:
Expanded Development Scenario**

Use	Gross Square Feet
Museum Space	68,097
Hotel Use	125,679
Residential Use	314,236
Total	508,012
Notes:	This building totals 424,867 zoning square feet. Approximately 35,980 gross square feet of the total space would be located in the building's two basement levels.
Source:	SLCE Architects, LLC

While the Expanded Development Scenario is similar to the proposed project in terms of building program and size, it would not allow the creation of the unique, faceted, tapered shape proposed (as described above, it would also not meet the project goals of providing Continuing Maintenance Programs for the University Club and St. Thomas Church).

¹ This no action scenario will contain more floor area than the Previously Approved Project because the zoning lot for this scenario will include the existing MoMA zoning lot, the American Museum of Folk Art, and St. Thomas Church. It will be smaller than the proposed project because it would not use development rights from the University Club, and it would not use all of the development rights from St. Thomas Church (see "Purpose and Need"). In addition, the height and setback requirements of the C5-P zoning district effectively limit the amount of floor area that can be developed on the development site on an as-of-right basis.

The proposed actions would allow the development of an approximately 786,562 gsf building containing museum, hotel, and residential uses. The proposed project is described in **Table 4**, and in **Tables 5 and 6**, it is compared to each of the as-of-right development scenarios.

Table 4
Reasonable Worst-Case Development Scenario for Analysis

Use	Proposed Project (gsf)
Museum	68,097
Hotel	100,000 to 200,000 (up to 167 rooms) (includes 7,000 gsf of restaurant use)
Residential	518,465 to 618,465 (up to 300 units)
Total	786,562
Note: Project component measurements are approximate and measured in gross square feet.	
Source: SLCE Architects, LLP.	

Table 5
Increment for Analysis—Comparison to Previously Approved Project

Use	Future Without the Proposed Project: Previously Approved Project	Proposed Project	Increment (Comparison of Proposed Project to Previously Approved Project)
Museum Space	68,097	68,097	No increment
Hotel Use	0	100,000 to 200,000 167 hotel rooms	167 hotel rooms
Residential Use	0	518,465 to 618,465 300 residential units	300 residential units
Commercial Office	180,000	0	(180,000)
Retail	10,000	0	(10,000)
Total	258,097	786,562	528,465
Note: Square footages are in gsf.			

Table 6
Increment for Analysis—Comparison to Expanded Development Scenario

Use	Future Without the Proposed Project: Expanded Development Scenario	Proposed Project	Increment (Comparison of Proposed Project to Expanded Development Scenario)
Museum Space	68,097	68,097	No increment
Hotel Use	125,679 105 hotel rooms	100,000 to 200,000 167 hotel rooms	62 hotel rooms
Residential Use	314,236 300 residential units *	518,465 to 618,465 300 residential units	No increment
Total	508,013	786,562	278,549
Notes: Square footages are in gsf.			
* While the total residential floor area in the Expanded Development Scenario will be less than in the proposed project, it is anticipated that the same number of units (up to 300) will be developed because the floor plates in the Expanded Development Scenario will allow a greater number of smaller units due to its standard rectilinear shape, which allows for units with a traditional configuration.			

As discussed above, the project sponsor has stated that no more than 150 residential units and 100 hotel rooms would be constructed. However, for the purposes of environmental review, it is assumed that the proposed project would include up to 300 residential units and 167 hotel rooms. This provides a reasonable worst-case assumption for purposed of analysis. The number of residential units and hotel rooms within the building is limited because of the building's tapering design, along with its side-core configuration due to MoMA's open gallery space prerequisite, the elevating requirements, code-required light and air standards, and layout efficiency considerations.

In each of the technical areas of the EIS, the proposed project will be compared to both of the No Build scenarios (to the Previously Approved Project and to the Expanded Development Scenario).

D. PROPOSED SCOPE OF THE ENVIRONMENTAL IMPACT STATEMENT

The EIS will contain:

- A. A description of the proposed project and its environmental setting;
- B. A statement of the environmental impacts of the proposed project, including its short- and long-term effects and typical associated environmental effects;
- C. An identification of any adverse environmental effects that cannot be avoided if the project is implemented;
- D. A discussion of reasonable alternatives to the proposed project;
- E. An identification of irreversible and irretrievable commitments of resources that would be involved if the proposed project is built; and
- F. A description of mitigation proposed to minimize any significant adverse environmental impacts.

Based on preliminary screening assessments outlined in the *CEQR Technical Manual*, the following environmental areas would not require detailed analysis in the EIS:

- Waterfront Revitalization Program. The development site is not within the boundaries of New York City's Coastal Zone. Therefore, no detailed assessment of the proposed project's conformance with the City's Waterfront Revitalization Program is necessary.
- Natural Resources. The development site and its surrounding area are fully developed and substantially devoid of natural resources, as defined by the *CEQR Technical Manual*.

The specific areas to be included in the EIS, as well as their respective tasks, are described below.

TASK 1—PROJECT DESCRIPTION

This opening chapter of the EIS introduces the reader to the proposed actions and sets the context in which to assess impacts. The chapter will contain a brief history of the project site, including previous development proposals for the site; the proposed development program; a description of the design of the proposed building; figures to depict the proposed development; and a discussion of the approvals required, procedures to be followed, and the role of the EIS in the process. The project description chapter provides the public and decision-makers with basic information to evaluate the project against No Build and alternative options.

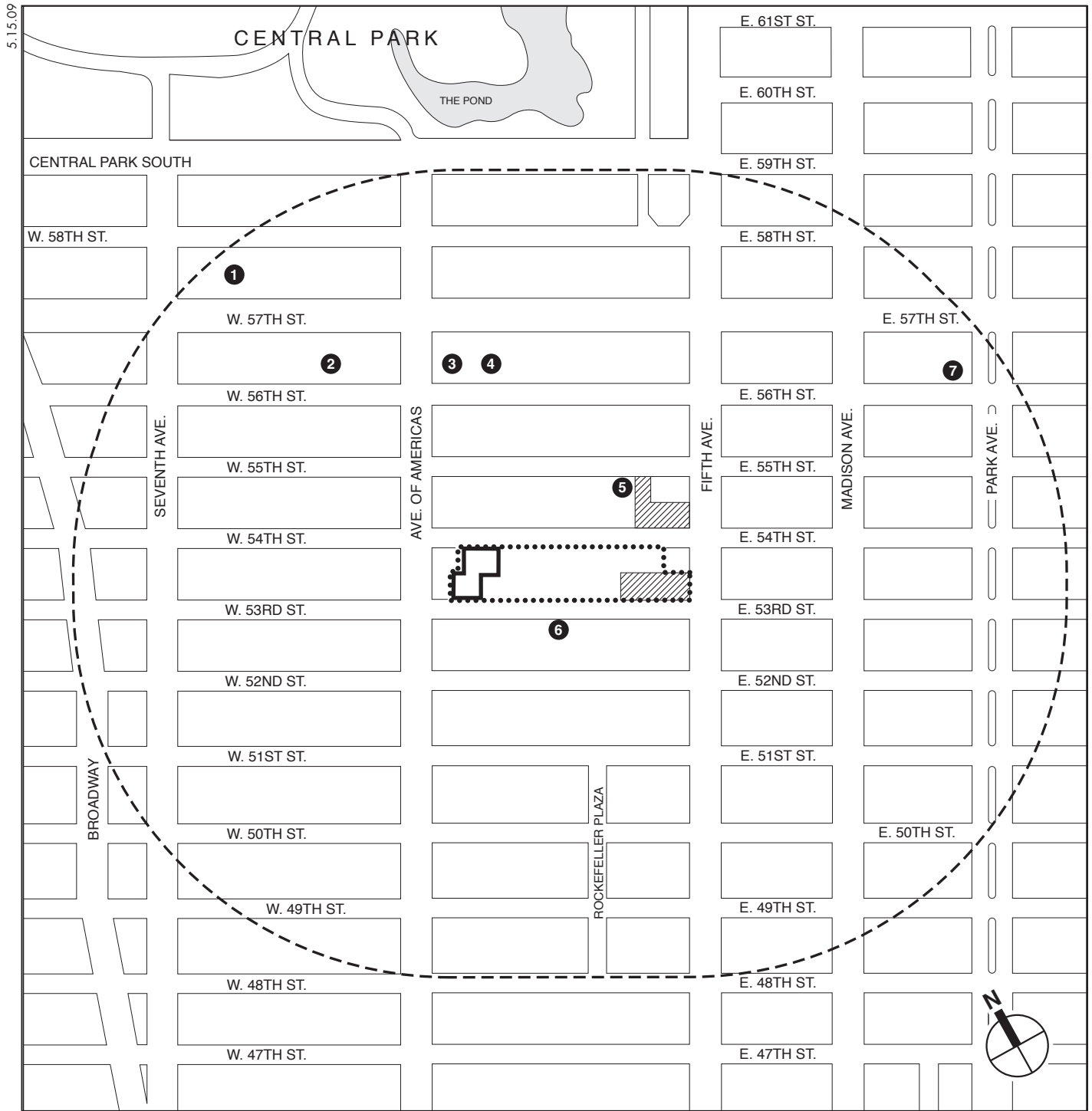
The project description will include appropriate data from the ULURP application. The role of the lead agency for CEQR will also be described as well as the purpose of the EIS as a full disclosure document to aid in decision-making. Any need for environmental requirements (e.g., E-designations) necessary as part of the proposed actions will also be identified.

This chapter will also explain the analysis framework for the EIS analyses. This section of the chapter will set the regulatory context in which the EIS is being undertaken (i.e., ULURP and CEQR—their timing, public review, hearings, etc), and then explain the basic approach to the technical chapters (see Section C, “Analysis Framework for Environmental Review,” above).

TASK 2—LAND USE, ZONING, AND PUBLIC POLICY

The land use, zoning, and public policy analysis will assess the potential impacts of the expected changes in land uses resulting from the proposed project. The study area for land use, zoning, and public policy analysis encompasses the area within a ¼-mile of the development site. The ¼-mile study area is a distance that, based on *CEQR Technical Manual* guidelines, defines the area in which the proposed project could reasonably be expected to create potential direct and indirect impacts. The ¼-mile study area is generally bounded by Central Park South to the north, Madison Avenue to the east, West 48th Street to the south, and Broadway to the west. The land use assessment will include a description of existing land use, zoning, and public policy conditions and evaluations of the future with the proposed project and the future without the proposed project in 2013. Tasks include:

- A. Provide a brief development history of the development site and ¼-mile land use study area.
- B. Describe conditions in the development site and study area, including existing land uses, the current zoning, and relevant public policies.
- C. Describe predominant land use patterns in the study area, including recent development trends.
- D. Describe the existing zoning and recent zoning actions in the study area.
- E. Describe other public policies that may apply to the development site and study area, including any applicable Special Zoning Districts and any formal neighborhood or community plans.
- F. List development projects in the study area expected to be built (“No Build” projects) that would be completed before or concurrent with the project’s build year (see **Table 7** and **Figure 11**). Describe the effects of these projects on land use patterns and development trends. Also, describe any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area, including plans for public improvements.
- G. Describe the proposed actions and provide an assessment of the impacts of the proposed project on land use and land use trends, zoning, and public policy. Consider the effects related to issues of compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the project on development trends and conditions in the area.



- Development Site Boundary
- Project Site/Combined Zoning Lot
- Study Area Boundary (1/4-Mile Perimeter)
- Landmark Site, subject to Special Permit
- Development Project



Table 7
No Build Development Projects

Map No.	Address	Program Description	Build Year
1	147-161 West 57th Street	50-story mixed-use building with hotel rooms and luxury residential units	2010
2	102-108 West 57th Street	28-story building with 128,484 sq. ft., with 55 hotel rooms	2009
3	52 West 57th Street	24-story residential building	2010
4	33 West 56th Street	16-story, 47 unit residential building	2009
5	12 West 55th Street	22-story building with 54 residential units	2010
6	24 West 53rd Street	150-Room hotel, restaurant, and 28,000 sq. ft. Donnell Library	2011
7	434 Park Avenue	Mixed-use residential building with hotel, residential, and retail	2010
Notes: See Figure 11 for development project locations.			
Sources: AKRF, Inc., New York City Department of City Planning			

TASK 3—SOCIOECONOMIC CONDITIONS

Socioeconomic impacts can occur when a proposed project directly or indirectly changes economic activities in an area. The purpose of the socioeconomic conditions analysis is to disclose changes that could be introduced by the proposed action and identify whether such changes could result in significant adverse impacts. The socioeconomic chapter will examine the proposed project's effects on socioeconomic conditions in the surrounding study area, which will generally conform to the land use study area outlined in Task 2.

The *CEQR Technical Manual* provides guidelines to determine whether a socioeconomic assessment is appropriate. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry. According to guidelines in the *CEQR Technical Manual*, commercial development of 200,000 square feet or less or residential development of 200 units or less would typically not result in significant socioeconomic impacts. As discussed above, the proposed project could exceed these thresholds. Therefore, an analysis of socioeconomic conditions will be undertaken.

In conformance with the *CEQR Technical Manual* guidelines, the assessment of each area of concern will begin with a screening assessment or preliminary assessment. Detailed analyses will be conducted for those areas in which the preliminary assessment cannot definitively rule out the potential for significant adverse impacts. The detailed assessments will be framed in the context of existing conditions and evaluations of the future with the proposed project and the future without the proposed project in 2013.

DIRECT RESIDENTIAL DISPLACEMENT

The proposed development site does not currently contain any residential uses. Therefore, the issue of direct residential displacement will be addressed summarily in a preliminary assessment.

INDIRECT RESIDENTIAL DISPLACEMENT

As described earlier, the proposed 53 West 53rd Street project would introduce up to 300 residential units when compared to the Previously Approved Project. The concern with respect to indirect displacement is whether the proposed residential component—by introducing a substantial new development that is markedly different from existing uses, development, and activities within the neighborhood—could lead to increases in property values, and thus rents, making it difficult for some residents to remain in the area. The indirect residential displacement analysis will follow *CEQR Technical Manual* guidelines and will use 1990 and 2000 U.S. Census data, as well as current real estate market data, to present demographic and residential market trends and conditions for the study area. The assessment will respond to the following criteria outlined in the *CEQR Technical Manual* for determining the potential for significant adverse impacts:

- If the project would add substantial new population with different socioeconomic characteristics compared to the size and character of the existing population;
- If the project would directly displace uses or properties that have a “blighting” effect on property values in the area;
- If the project would introduce a substantial amount of a more costly type of housing compared to existing housing and housing expected to be built in the study area by the time the action is implemented;
- If the project would introduce a “critical mass” of non-residential uses such that the surrounding area becomes more attractive as a residential neighborhood complex; and
- If the actions would introduce a use that offsets positive trends in the study area or impedes efforts to attract investment.

DIRECT BUSINESS AND INSTITUTIONAL DISPLACEMENT

The proposed development site is entirely vacant and does not currently contain any business or institutional uses. Therefore, the issue of direct business and institutional displacement will be addressed summarily in a preliminary assessment.

INDIRECT BUSINESS DISPLACEMENT

The primary concern with respect to business displacement is whether a proposed action could lead to increases in property values, and thus rents, making it difficult for some businesses to remain in the area. Using the most recent available data from public and private sources such as New York State Department of Labor, the US Census Bureau, and ESRI, the analysis will describe existing economic activity in the study area, including the number and types of businesses and institutions and employment by key sectors. In accordance with *CEQR Technical Manual* guidelines, the analysis will use these data to consider whether the proposed action would have the potential to result in significant indirect business or institutional displacement impacts by altering existing economic patterns in the study area or by altering or accelerating an ongoing economic trend.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

Based on *CEQR Technical Manual* guidelines, the analysis of effects on specific industries will determine whether the proposed project could significantly affect business conditions in any industry or category of businesses within or outside the study area, and whether the proposed

project would substantially reduce employment or impair viability in a specific industry or category of businesses.

TASK 4—COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from the proposed project. According to the *CEQR Technical Manual*, preliminary thresholds indicating the need for detailed analyses are as follows:

- Public Schools: More than 50 new elementary/middle school or 150 high school students.
- Libraries: A greater than 5 percent increase in ratio of residential units to libraries in the borough. For Manhattan, this is equivalent to a residential population increase of 901 residential units.
- Health Care Facilities (outpatient): More than 600 low- to moderate-income residential units.
- Day Care Centers (publicly funded): More than 50 eligible children based on the number of new low/moderate-income residential units by borough.
- Fire Protection: The ability of the fire department to provide fire protective services for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of fire protective services is included only if a proposed project would affect the physical operations of, or access to and from, a station house.
- Police Protection: The ability of the police department to provide public safety for a new project usually does not warrant a detailed assessment under CEQR. Generally, an assessment of police protective services is included only if the proposed project would affect the physical operations of, or access to and from, a precinct house.

The proposed project would add 300 market-rate residential units, 300 residential units more than the Previously Approved Project. These 300 residential units could generate 36 elementary school students and 12 intermediate school students, less than the CEQR threshold of 50 elementary/intermediate school students. Therefore, a more detailed public schools analysis is not warranted. Because the proposed project does not include any affordable housing, more detailed day care and health care facilities analyses are not warranted. The project's residential component is well below the CEQR threshold for a library analysis. Therefore, a detailed library analysis is not warranted. However, information on the fire and police facilities that serve the development site will be identified in the EIS for informational purposes.

TASK 5—OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population size. Typically, an assessment is conducted if the proposed project's population is greater than 200 residents or 500 employees. Because the proposed 53 West 53rd Street project would exceed the CEQR thresholds, a detailed open space analysis will be performed.

This analysis will determine whether the project will affect the quantitative, and if needed, qualitative measures of open space adequacy within the ½-mile study area recommended for residential projects in the *CEQR Technical Manual*. Tasks include:

- A. Inventory existing open space and recreational facilities within approximately ½-mile of the development site. Tally open space acreage for passive and active, publicly accessible open space.
- B. Estimate daytime worker and residential population of the open space study area based on the 2000 Census data and accounting for population changes between 2000 and 2008.
- C. In conformance with *CEQR Technical Manual* methodologies, assess the adequacy of existing publicly accessible open space facilities. The assessment of adequacy is based on a comparison of the ratio of open space per 1,000 people to City guidelines.
- D. Assess expected changes in future levels of open space supply and demand in the Build year, based on other planned development projects in the study area. Develop open space ratios for future conditions and compare them with existing ratios to determine changes in future levels of adequacy.
- E. Based on the project's estimated population, assess the project's effects on open space supply and demand. This assessment will be based on a comparison of open space ratios with the project to open space ratios without the project.
- F. In coordination with other tasks, identify any potential impacts on nearby open space from shadows, air quality, or noise generated by the proposed project.
- G. If necessary, identify potential mitigation measures to address significant project impacts.

TASK 6—SHADOWS

As described in the *CEQR Technical Manual*, generally, shadow impacts could occur if an action would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent on sunlight. The proposed actions would permit a development increment greater than 50 feet in height (specifically, the proposed project would be 1,250 feet, which is 161 feet taller than the Expanded Development Scenario building and 965 feet taller than the Previously Approved Project building, either of which will be constructed absent the proposed project); therefore, the EIS will include a shadow assessment. Tasks include:

- A. Undertake a screening analysis to determine whether project shadows might reach any open spaces or sunlight-sensitive architectural resources.
- B. Prepare a three-dimensional CAD model of the development site and adjacent area that will include existing buildings and topographical information. Add proposed building envelope data, including both of the as-of-right developments, to the existing conditions CAD model in order to perform analysis of the future without the proposed project.
- C. Identify any publicly-accessible open space, sunlight-dependent historic resources, and important natural features in the path of the proposed project's shadows. In coordination with a survey for the open space and historic analyses, map and describe any such sun-sensitive resources.
- D. Prepare shadow diagrams for time periods when shadows from the new building could fall onto sun-sensitive resources. The four analysis days are:
 - March 21—the vernal equinox, which is the equivalent of September 21—the autumnal equinox

- May 6—the midpoint between the equinox and the longest day of the year, which is the equivalent to August 6—the midpoint between the equinox and the shortest day of the year
 - June 21—the longest day of the year
 - December 21—the shortest day of the year
- E. Describe the effect of the incremental shadows on the sun-sensitive resources based on the shadow diagrams for each of the analysis dates for each of the comparison scenarios.
- F. Create a duration table that will show the entering and exiting times when an incremental shadow would fall on each affected sun-sensitive resource.

TASK 7—HISTORIC RESOURCES

This section of the EIS will assess the potential of the proposed project to affect any historic architectural and archaeological resources, either directly through construction activities or indirectly by altering the context in which the resources are located. The proposed project would require purchasing and transferring unused development rights from St. Thomas Church (New York City Landmark [NYCL], listed on the State and National Registers of Historic Places [S/NR]) and the University Club (NYCL, S/NR). There are a number of other historic resources in the vicinity of the development site, including the Rockefeller Apartments (NYCL), 13 and 15 West 54th Street (NYCL, S/NR-listed), the CBS Building (NYCL), and the former Esso Building (NYCL). Therefore, an analysis of the project's potential effects on historic resources will be undertaken.

LPC evaluated the development site's potential to contain archaeological resources as part of an environmental review for a project that was previously approved for the development site. In a letter dated February 2, 2007, LPC concluded that the development site has no archaeological significance. Therefore, the historic resources analysis will focus on architectural resources only. Tasks include:

- A. Identify and describe any designated architectural resources within the study area. The study area will be defined for this analysis as the area within approximately 400 feet of the development site and adjacent to, facing or diagonally opposite the University Club and St. Thomas Church. Historic resources include New York City Landmarks and New York City Historic Districts, properties pending NYCL designation, sites listed on or determined eligible for inclusion on the State and/or National Register of Historic Places, and National Historic Landmarks.
- B. Conduct a field survey of the study area to determine whether there are any potential architectural resources that could be affected by the proposed project. Potential architectural resources comprise properties that appear eligible for listing on the S/NR and or/designation as a NYCL or New York City Historic District.
- C. Describe the potential for any changes in the study area and its architectural resources in the future without the proposed project.
- D. Assess the project's impacts on any designated or potential architectural resources, including visual and contextual impacts as well as any direct physical impacts, in comparison to the potential effects of the as-of-right projects.

TASK 8—URBAN DESIGN/VISUAL RESOURCES

This analysis will consider the effects of the proposed project on the urban design and visual resources of the surrounding area in comparison to conditions in the future without the proposed project. The analysis will include a primary study area of 400 feet from the project site, as well as a secondary study area of ¼-mile from the project site. The assessment will be based on *CEQR Technical Manual* methodologies and will include the following tasks:

- A. Based on field visits, describe the urban design of the development site and study area, using photographs and text as appropriate. A description of existing natural features, block forms, streetscape elements, street patterns and street hierarchy, as well as building bulk, use, type, and arrangement of the study area will be included as per the *CEQR Technical Manual*.
- B. As per the *CEQR Technical Manual*, based on field visits, describe visual resources and view corridors in the area.
- C. Based on planned development projects, including both of the as-of-right development scenarios, describe the changes expected in the urban design and visual character of the study area that are expected in the future without the project.
- D. Assess the changes in urban design characteristics and visual resources that are expected to result from the project on the development site and in the study area in comparison to each of the as-of-right development scenarios, and evaluate the significance of the change.
- E. Consider the effects of potential wind conditions related to the proposed project in comparison to each of the as-of-right development scenarios, and evaluate any differences.

TASK 9—NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use patterns, the characteristics of its population and economic activities, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include noise levels, traffic, and pedestrian patterns. The neighborhood character chapter will consider whether the proposed project could have moderate effects on several of the elements that contribute to neighborhood character or that in combination could have an effect on neighborhood character, and will assess the potential impact of the proposed project on the character of the study area. CEQR impact categories that will be considered in the neighborhood character assessment include land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise. Tasks include:

- A. Based on other EIS sections, describe the predominant factors that contribute to defining the character of the neighborhood surrounding the development site.
- B. Based on planned development projects (including both of the as-of-right development scenarios), public policy initiatives, and planned public improvements, summarize changes that can be expected in the character of the area in the future without the proposed actions.
- C. Assess and summarize the proposed project's effects on neighborhood character using the analysis of impacts as presented in other pertinent EIS sections (particularly urban design and visual resources, historic resources, socioeconomic conditions, traffic, and noise).

TASK 10—HAZARDOUS MATERIALS

The EIS will address the potential presence of hazardous materials on the development site. The EIS will summarize any hazardous materials assessments (including any Phase I Environmental Site Assessments and Phase II Subsurface Site Investigations, as applicable) conducted for the development site. The EIS will include any necessary recommendations for additional testing or other activities that would be required either prior to or during construction and/or operation of the project, including at least a conceptual discussion of any necessary remedial or related measures. The EIS will include a general discussion of the health and safety measures that would be implemented during project construction. The appropriate remediation measures specific to the proposed end use of the development site will be provided in the EIS, as appropriate.

TASK 11—INFRASTRUCTURE

As described in the *CEQR Technical Manual*, due to the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressure for all users, few actions would have the potential to result in a significant adverse impact on the water supply system. The proposed project would result in increased demand for infrastructure services, including an increase in the area's demand for water and wastewater treatment services.

This chapter will analyze the project's demand for water and its generation of sewage and stormwater. Tasks include:

- A. Estimate water demand for the proposed project.
- B. Assess the potential effects of the incremental demand on the City's water supply system and local area water pressure.
- C. Describe the existing sewer system serving the development site based on information obtained from the New York City Department of Environmental Protection (DEP). The existing flows to the Water Pollution Control Plant (WPCP) serving the study area will be obtained for the latest 12-month period. The average annual monthly flow will be presented.
- D. Estimate sanitary sewage generation for the proposed project and projected development. The effects of the incremental demand on the system will be assessed to determine if the project would result in any impacts on operations of the WPCP.

TASK 12—SOLID WASTE AND SANITATION SERVICES

This chapter will assess the project's generation of solid waste and demand for sanitation services. Tasks include:

- A. Describe existing and expected future solid waste disposal practices in New York City solid waste, based on the 2006 Comprehensive Solid Waste Management Plan.
- B. Estimate the current solid waste generation on the development site.
- C. Assess the impacts of the proposed project's incremental solid waste generation on the public and private solid waste collection and disposal systems.

TASK 13—ENERGY

This chapter will present an estimate of the project's energy demand as compared to the demand expected in the future without the proposed project.

TASK 14—TRAFFIC AND PARKING

As per the criteria established in the *CEQR Technical Manual*, a quantified traffic and parking analysis may be warranted if the proposed project would result in more than 50 vehicle-trips through any one intersection during a given peak hour. A travel demand projection will be developed to estimate the peak hour person and vehicle trips associated with the proposed project. These trip estimates are expected to conclude that project trip generation would be below the CEQR threshold; hence, no further detailed analysis would be warranted. The EIS will present the trip generation estimates in detail.

TASK 15—TRANSIT AND PEDESTRIANS

As per the criteria established in the *CEQR Technical Manual*, a quantified transit and pedestrians analysis may be warranted if the proposed project would result in more than 200 transit or pedestrian trips during a given peak hour. Based on the travel demand projection prepared for Task 14, it is expected that the CEQR threshold would not be exceeded; hence no further detailed analyses would be warranted.

TASK 16—AIR QUALITY

As stated in Task 14, the project trip generation estimates are expected to be below the CEQR threshold (75 or more peak hour vehicle trips for air quality), and it is anticipated that a detailed analysis of mobile source air quality impacts is not warranted. This will be presented in the EIS.

Impacts from the proposed project's stationary sources are anticipated to be insignificant since the proposed project would utilize steam from Con Edison. However, heating, ventilation and air conditioning (HVAC) systems at existing or proposed developments could affect the proposed project building. Therefore, a screening analysis will be performed to determine whether emissions from nearby fossil fuel-fired HVAC system equipment (e.g., boilers/hot water heaters) are significant. The screening analysis will use the procedures outlined in the *CEQR Technical Manual*. The procedure involves determining the distance (from exhaust point) within which potential significant impacts may occur, on elevated receptors (such as open windows, air intake vents, etc.) that are of an equal or greater height when compared to the height of the building's HVAC stack(s). The distance within which a significant impact may occur is dependent on a number of factors, including the height of the discharge, type(s) of fuel burned and development size.

TASK 17—NOISE

For the proposed project, there are two major areas of concern regarding noise:

- What effect will the proposed project have on noise levels in the adjacent community; and
- What level of building attenuation will be necessary to achieve interior noise levels that satisfy CEQR requirements?

Existing noise levels in the area immediately adjacent to the development site are relatively high and reflect the level of activity (particularly vehicular activity) in the area. Autos, taxis, and trucks along with noise generated by aircraft flyovers, mechanical equipment, and people going about their normal business all contribute to the total ambient noise levels.

Based on the trip generation estimates that will be developed as part of Task 14, it will be determined if the proposed project would double the volume of traffic on any roadway. In addition,

the noise analysis will examine the level of building attenuation necessary to meet CEQR interior noise level requirements. This study will be limited to an assessment of noise levels in the surrounding area associated primarily with traffic and nearby uses and their potential effect on the proposed project as follows.

Existing noise levels will be measured at the development site. Measurements will be made at two receptor locations adjacent to the development site. At each receptor site, 20-minute measurements will be made during a typical weekday AM, midday, and PM peak period to determine conformance with CEQR guideline levels. Hourly L_{eq} , L_1 , L_{10} , L_{50} , and L_{90} values will be recorded.

The *CEQR Technical Manual* provides recommended levels of building attenuation to achieve acceptable levels of interior noise (which are assumed to be 45 dBA $L_{10(1)}$ for residential and 50 dBA $L_{10(1)}$ for commercial uses). The level of building attenuation necessary to satisfy CEQR requirements is a function of the exterior noise levels, and will be determined. Measured values will be compared to appropriate standards and guideline levels. As necessary, noise attenuation measures will be recommended for the proposed project to achieve compliance with standards and guideline levels. Due to the relatively high ambient noise levels adjacent to the development site, any development in the area would be expected to require double-glazed windows together with provision of some kind of alternative ventilation (i.e., air conditioning) to achieve acceptable interior noise levels.

TASK 18—CONSTRUCTION IMPACTS

The EIS will assess potential project construction-related impacts. The likely construction schedule for development at the site and an estimate of activity on-site will be described. Construction impacts will be evaluated according to the *CEQR Technical Manual* guidelines. The construction assessment for the proposed project will generally be qualitative, focusing on areas where construction activities may pose specific environmental problems. Suggestions on how to reduce potential effects will also be included. Technical areas to be analyzed include:

- A. **Historic Resources.** The integrity of nearby historic resources adjacent to the development site could be adversely affected by construction vibrations; thus, the maintenance of the integrity of such resources will be assessed.
- B. **Transportation Systems.** This assessment will consider losses in lanes, sidewalks, off-street parking on the development site, and effects on other transportation services, if any, during the construction periods, and identify the increase in vehicle trips from construction workers and equipment, as well as the increase in person trips on the transit system and pedestrian network.
- C. **Air Quality.** The construction air quality impact section will contain a qualitative discussion of both mobile source emissions from construction equipment and worker and delivery vehicles, and fugitive dust emissions. It will discuss measures to reduce impacts.
- D. **Noise.** The construction noise impact section will contain a qualitative discussion of noise from each phase of construction activity.
- E. **Hazardous Materials.** In coordination with Task 10, determine whether the construction of the project has the potential to expose construction workers to contaminants.
- F. **Other Technical Areas.** As appropriate, discuss other areas of environmental assessment for potential construction-related impacts.

TASK 19—PUBLIC HEALTH

Following the guidelines presented in the *CEQR Technical Manual*, this task will provide a screening assessment to examine the project’s potential to significantly impact public health concerns related to the construction and operation of the proposed project. Drawing on other EIS sections, this task will use all relevant information to assess and summarize the potential for significant adverse impacts on public health from project activities.

TASK 20—ALTERNATIVES

The purpose of an alternatives analysis is to examine reasonable and practicable options that avoid or reduce project-related significant adverse impacts and achieve the stated goals and objectives of the proposed actions. The specific alternatives to be analyzed are typically finalized with the lead agency as project impacts become clarified. However, they would at least include two No Action Alternatives—the Previously Approved Project and the Expanded Development Scenario, which will be analyzed through the EIS as the future without the proposed project; and an alternative that reduces any unmitigated significant impacts. The description and evaluation of each alternative will be provided at a level of detail sufficient to permit a comparative assessment of each alternative discussed.

TASK 21—MITIGATION

Where significant project impacts have been identified, measures to mitigate those impacts will be identified and described. This task summarizes the findings of the relevant analyses and discusses potential mitigation measures. Where impacts cannot be practicably mitigated, they will be disclosed as unavoidable adverse impacts (see Task 22, “Unavoidable Adverse Impacts”).

TASK 22—UNAVOIDABLE ADVERSE IMPACTS

Any significant impacts for which no mitigation can be implemented will be presented as unavoidable adverse impacts.

TASK 23—EIS SUMMARY CHAPTERS

In accordance with CEQR guidelines, the EIS will include the following three summary chapters, where appropriate to the proposed project:

- A. Unavoidable Adverse Impacts—Any significant impacts for which no mitigation can be put forth or implemented will be presented as unavoidable adverse impacts;
- B. Growth-Inducing Aspects of the Proposed Actions—Any growth-inducing aspects of the proposed actions, focusing on whether they are expected to trigger further development, will be described; and
- C. Irreversible and Irretrievable Commitments of Resources—This section summarizes the proposed actions and their impacts in terms of the loss of environmental resources, both in the immediate future and the long term.

TASK 24—EXECUTIVE SUMMARY

The executive summary will summarize relevant material from the body of the EIS to describe the proposed actions, their environmental impacts, measures to mitigate those impacts, and alternatives to the proposed actions. *