

# 550 Washington Street Special Hudson River Park District

Final Environmental Impact Statement

CEQR No. : 16DCP031M



ULURP Nos. : N 160308 ZRM  
C 160309 ZMM  
C 160310 ZSM  
C 160311 ZSM  
C 160312 ZSM  
C 160313 ZSM  
N 160314 ZAM  
N 160315 ZAM  
N 160316 ZAM  
N 160317 ZCM

**Lead Agency:**  
New York City Planning Commission  
Carl Weisbrod, Chairman

October 6, 2016

**550 Washington Street/Special Hudson River Park District  
FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS)**

**Project Location:** Community District 2, Borough of Manhattan  
**CEQR No.** 16DCP031M  
**Type of Action:** Type I

**ULURP Nos.**

N 160308 ZRM	C 160313 ZSM
C 160309 ZMM	N 160314 ZAM
C 160310 ZSM	N 160315 ZAM
C 160311 ZSM	N 160316 ZAM
C 160312 ZSM	N 160317 ZCM

**Lead Agency:** New York City Planning Commission  
**Lead Agency Contact:** Robert Dobruskin, AICP  
Director, Environmental Assessment and Review Division  
120 Broadway, 31st Floor  
New York City Department of City Planning  
New York, NY 10007  
212-720-3423  
rdobrus@planning.nyc.gov

**Project Applicants:** SJC 33 Owner 2015 LLC  
New York City Department of City Planning, Manhattan  
Borough Office

**Prepared by:** AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016

**Acceptance Date:** October 6, 2016

The FEIS is available for review on the website of the New York City Department of City Planning:  
<http://www1.nyc.gov/site/planning/applicants/eis-documents.page>

## 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. Introduction.....	1-1
B. Area Affected By the Proposed Actions .....	1-3
Development Site .....	1-3
Granting Site .....	1-4
C. Background.....	1-4
Hudson River Park Act .....	1-4
St. John’s Terminal Building .....	1-4
Surrounding Area.....	1-5
D. Purpose and Need.....	1-6
E. Proposed Actions .....	1-6
F. Proposed Development .....	1-9
Proposed Project.....	1-9
Proposed Project With Big Box Retail.....	1-12
<b>2: Analytical Framework</b> .....	<b>2-1</b>
A. Introduction.....	2-1
B. Public Review Process .....	2-1
Uniform Land Use Review Procedure (ULURP).....	2-2
New York City Environmental Quality Review (CEQR) .....	2-2
C. Framework for Analysis.....	2-3
D. Study Areas .....	2-4
E. Analysis Year.....	2-4
F. Defining Analysis Conditions .....	2-4
Existing Conditions .....	2-4
The Future Without the Proposed Actions .....	2-5
The Future With the Proposed Actions .....	2-9
The Future Without the Proposed Actions .....	2-10
Increment for Analysis .....	2-10
G. Determining Impact Significance.....	2-11
H. Mitigation.....	2-11
I. Alternatives .....	2-12
<b>3: Land Use, Zoning, and Public Policy</b> .....	<b>3-1</b>
A. Introduction.....	3-1
Principal Conclusions.....	3-1

B. Methodology.....	3-4
C. Background and Development History .....	3-5
D. Existing Conditions .....	3-6
Land Use.....	3-6
Zoning.....	3-8
Public Policy.....	3-11
E. The Future Without the Proposed Actions .....	3-12
Land Use.....	3-12
Zoning.....	3-13
Public Policy.....	3-13
F. The Future With the Proposed Actions .....	3-13
Land Use.....	3-13
Zoning.....	3-15
Public Policy.....	3-18
<b>4: Socioeconomic Conditions.....</b>	<b>4-1</b>
A. Introduction .....	4-1
Principal Conclusions .....	4-1
B. Methodology.....	4-2
Determining Whether A Socioeconomic Assessment Is Appropriate.....	4-2
Analysis Format.....	4-4
Study Area Delineation.....	4-4
Data Sources .....	4-5
C. Indirect Residential Displacement.....	4-5
Conclusion .....	4-8
<b>5: Community Facilities and Services .....</b>	<b>5-1</b>
A. Introduction .....	5-1
Principal Conclusions .....	5-1
B. Analysis Approach .....	5-1
C. Preliminary Screening .....	5-2
Direct Effects.....	5-2
Indirect Effects .....	5-2
D. Potential Indirect Effects On Public Elementary and Intermediate Schools .....	5-4
Methodology.....	5-4
Existing Conditions .....	5-4
Future Without the Proposed Actions.....	5-5
Probable Impacts of the Proposed Actions.....	5-6
E. Potential Indirect Effects On Public Libraries.....	5-7
Methodology.....	5-7
Existing Conditions .....	5-8
The Future Without the Proposed Actions .....	5-8
The Future With the Proposed Actions.....	5-9
F. Potential Indirect Effects On Child Care Centers.....	5-10
Methodology.....	5-10
Existing Conditions .....	5-11
The Future Without the Proposed Actions .....	5-11
The Future With the Proposed Actions.....	5-12

<b>6: Open Space.....</b>	<b>6-1</b>
A. Introduction.....	6-1
Principal Conclusions.....	6-1
B. Methodology.....	6-3
Direct Effects Analysis.....	6-4
Indirect Effects Analysis.....	6-4
C. Existing Conditions.....	6-7
Study Area Population.....	6-7
Study Area Open Spaces.....	6-8
Adequacy of Open Spaces.....	6-11
D. The Future Without the Proposed Actions.....	6-12
Direct Effects on Open Spaces.....	6-12
Indirect Effects on Open Spaces.....	6-12
E. The Future With the Proposed Actions.....	6-14
Direct Effects on Open Spaces.....	6-15
Indirect Effects on Open Spaces.....	6-16
<b>7: Shadows.....</b>	<b>7-1</b>
A. Introduction.....	7-1
Principal Conclusions.....	7-1
B. Definitions and Methodology.....	7-1
Definitions.....	7-2
Methodology.....	7-2
C. Preliminary Screening Assessment.....	7-3
Tier 1 Screening Assessment.....	7-3
Tier 2 Screening Assessment.....	7-5
Tier 3 Screening Assessment.....	7-6
D. Detailed Analysis.....	7-7
Analysis Results.....	7-7
Affected Resources.....	7-9
Conclusion.....	7-13
<b>8: Historic and Cultural Resources.....</b>	<b>8-1</b>
A. Introduction.....	8-1
Principal Conclusions.....	8-2
B. Methodology.....	8-2
Overview.....	8-2
Criteria and Regulations.....	8-3
C. Existing Conditions.....	8-4
Development Site.....	8-4
Granting Site.....	8-5
Study Area.....	8-5
D. The Future Without the Proposed Actions.....	8-6
Development Site.....	8-6
Granting Site.....	8-7
Study Area.....	8-7
E. The Future With the Proposed Actions.....	8-8
Development Site.....	8-8

Study Area .....	8-8
<b>9: Urban Design and Visual Resources .....</b>	<b>9-1</b>
A. Introduction .....	9-1
Principal Conclusions .....	9-2
B. Methodology.....	9-4
C. Existing Conditions .....	9-5
Urban Design.....	9-5
View Corridors and Visual Resources.....	9-6
Study Area .....	9-6
D. The Future Without the Proposed Actions .....	9-12
Development Site.....	9-12
Study Area .....	9-13
E. The Future With the Proposed Actions .....	9-15
Development Site.....	9-15
Study Area .....	9-18
<b>10: Natural Resources.....</b>	<b>10-1</b>
A. Introduction .....	10-1
Principal Conclusions .....	10-1
B. Screening Assessment .....	10-2
<b>11: Hazardous Materials .....</b>	<b>11-1</b>
A. Introduction .....	11-1
Principal Conclusions .....	11-1
B. Analysis Approach .....	11-3
C. Existing Conditions .....	11-3
Subsurface Conditions.....	11-3
Hazardous Materials Assessment .....	11-3
D. The Future Without the Proposed Actions .....	11-5
E. The Future With the Proposed Actions .....	11-5
<b>12: Water and Sewer Infrastructure .....</b>	<b>12-1</b>
A. Introduction .....	12-1
Principal Conclusions .....	12-1
B. Methodology.....	12-2
Water Supply .....	12-2
Wastewater and Stormwater Conveyance and Treatment .....	12-2
C. Existing Conditions .....	12-3
Conveyance System.....	12-3
Sanitary Flows .....	12-3
Stormwater Flows.....	12-4
D. The Future Without the Proposed Actions .....	12-4
Conveyance System.....	12-5
Sanitary Flows .....	12-5
Stormwater Flows.....	12-5
E. The Future With the Proposed Actions .....	12-5
Conveyance System.....	12-6

Sanitary Flows.....	12-6
Stormwater Flows .....	12-7
<b>13: Energy.....</b>	<b>13-1</b>
A. Introduction.....	13-1
Principal Conclusions.....	13-1
B. Analysis Approach.....	13-1
C. Existing Conditions.....	13-2
Energy Generation.....	13-2
Project Site Energy Consumption .....	13-2
D. The Future Without the Proposed Actions .....	13-2
E. The Future With the Proposed Actions .....	13-3
<b>14: Transportation.....</b>	<b>14-1</b>
A. Introduction.....	14-1
Principal Conclusions.....	14-2
B. Preliminary Analysis Methodology and Screening Assessment.....	14-5
Level 1 Screening Assessment.....	14-5
Level 2 Screening Assessment.....	14-15
C. Transportation Analysis Methodologies .....	14-25
Traffic Operations .....	14-25
Pedestrian Operations.....	14-27
Vehicular and Pedestrian Safety Evaluation .....	14-28
Parking Conditions Assessment .....	14-29
D. Detailed Traffic Analysis .....	14-30
2015 Existing Conditions .....	14-31
The Future Without the Proposed Actions .....	14-38
The Future With the Proposed Actions .....	14-45
E. Detailed Pedestrian Analysis.....	14-55
2015 Existing Conditions .....	14-55
The Future Without the Proposed Actions .....	14-57
The Future With the Proposed Actions .....	14-59
F. Vehicular and Pedestrian Safety Evaluation .....	14-63
Varick Street and West Houston Street.....	14-65
G. Parking Assessment .....	14-65
2015 Existing Conditions .....	14-65
The Future Without the Proposed Actions .....	14-67
The Future With the Proposed Actions .....	14-67
H. South Site Office Use.....	14-72
Traffic.....	14-74
<b>15: Air Quality .....</b>	<b>15-1</b>
A. Introduction.....	15-1
Principal Conclusions.....	15-2
B. Pollutants for Analysis .....	15-2
Carbon Monoxide.....	15-2
Nitrogen Oxides, VOCs, and Ozone .....	15-3
Lead.....	15-3

Respirable Particulate Matter—PM <sub>10</sub> and PM <sub>2.5</sub> .....	15-3
Sulfur Dioxide .....	15-4
Air Toxics .....	15-4
C. Air Quality Standards, Regulations and Benchmarks .....	15-5
National and State Air Quality Standards.....	15-5
NAAQS Attainment Status and State Implementation Plans .....	15-6
Determining the Significance of Air Quality Impacts .....	15-8
D. Methodology for Predicting Pollutant Concentrations .....	15-9
Introduction .....	15-9
Mobile Sources .....	15-10
Stationary Sources .....	15-17
E. Existing Conditions .....	15-23
F. The Future Without the Proposed Actions .....	15-24
Mobile Sources .....	15-24
G. Probable Impacts of the Proposed Actions.....	15-24
Mobile Sources .....	15-25
Stationary Sources .....	15-27
<b>16: Greenhouse Gas Emissions and Climate Change .....</b>	<b>16-1</b>
A. Introduction .....	16-1
Principal Conclusions .....	16-1
B. Analysis Approach .....	16-2
C. Greenhouse Gas Emissions .....	16-3
Pollutants of Concern .....	16-3
Policy, Regulations, Standards, and Benchmarks for Reducing GHG Emissions.....	16-4
Methodology.....	16-6
Projected GHG Emissions .....	16-9
Elements That Would Reduce GHG Emissions .....	16-11
D. Adaptation to Climate Change .....	16-12
Development of Policy to Improve Climate Change Resilience .....	16-13
Resilience of the Proposed Project to Climate Change .....	16-16
<b>17: Noise .....</b>	<b>17-1</b>
A. Introduction .....	17-1
Principal Conclusions .....	17-1
B. Analysis Approach .....	17-2
C. Acoustics Fundamentals .....	17-2
“A”-Weighted Sound Level (dBA).....	17-2
Sound Level Descriptors.....	17-3
D. Noise Standards and Criteria .....	17-4
New York CEQR Noise Criteria .....	17-4
Impact Definition.....	17-4
E. Existing Noise Levels.....	17-5
Equipment Used During Noise Monitoring.....	17-6
F. Noise Prediction Methodology .....	17-7
General Methodology .....	17-7
Traffic Noise Model (TNM).....	17-7
Analysis Procedure .....	17-7



Proportional Modeling .....	17-8
Analysis Procedure.....	17-9
G. Noise Analysis Results.....	17-9
Mobile Noise Source Screening Analysis .....	17-9
H. Noise Attenuation Measures .....	17-10
I. Noise At Proposed Publicly Accessible Open Space.....	17-11
J. Mechanical Equipment.....	17-12
<b>18: Public Health.....</b>	<b>18-1</b>
A. Introduction.....	18-1
Principal Conclusions.....	18-1
B. Public Health Assessment .....	18-2
Construction Noise .....	18-2
<b>19: Neighborhood Character .....</b>	<b>19-1</b>
A. Introduction.....	19-1
Principal Conclusions.....	19-1
B. Methodology .....	19-2
Study Area.....	19-3
C. Preliminary Assessment .....	19-3
Existing Conditions .....	19-3
The Future Without the Proposed Actions .....	19-4
The Future With the Proposed Actions .....	19-5
<b>20: Construction.....</b>	<b>20-1</b>
A. Introduction.....	20-1
Principal Conclusions.....	20-1
B. Governmental Coordination and Oversight .....	20-6
C. Construction Phasing and Schedule .....	20-7
D. Construction Description .....	20-8
General Construction Practices .....	20-8
General Construction Tasks .....	20-10
E. Future Without the Proposed Project .....	20-14
Granting Site .....	20-14
F. The Future With the Proposed Actions .....	20-14
Transportation .....	20-14
Air Quality.....	20-22
Noise .....	20-31
Vibration.....	20-47
Other Technical Areas.....	20-50
<b>21: Alternatives to the Proposed Actions.....</b>	<b>21-1</b>
A. Introduction.....	21-1
Principal Conclusions.....	21-3
B. No Action Alternative .....	21-8
Description of the No Action Alternative .....	21-8
Land Use, Zoning, and Public Policy.....	21-9
Socioeconomic Conditions.....	21-11

Community Facilities and Services .....	21-11
Open Space .....	21-11
Shadows.....	21-12
Historic and Cultural Resources .....	21-12
Urban Design and Visual Resources .....	21-13
Natural Resources.....	21-14
Hazardous Materials .....	21-14
Water and Sewer Infrastructure.....	21-15
Energy.....	21-15
Transportation.....	21-16
Air Quality .....	21-17
Greenhouse Gas Emissions.....	21-18
Noise.....	21-18
Public Health .....	21-18
Neighborhood Character.....	21-18
Construction Impacts.....	21-19
C. No Unmitigated Significant Adverse Traffic Impact Alternative—Proposed Project With Big Box Retail .....	21-25
D. No Significant Adverse Open Space Impact Alternative .....	21-25
E. Revised Proposed Project Alternative .....	21-26
Open Space .....	21-28
Urban Design and Visual Resources .....	21-28
Transportation.....	21-29
Air Quality .....	21-29
Noise.....	21-30
Neighborhood Character.....	21-30
Construction.....	21-30
Mitigation .....	21-30
F. Revised Proposed Project With Reduced Parking Alternative.....	21-30
Open Space .....	21-32
Urban Design and Visual Resources .....	21-32
Transportation.....	21-33
Air Quality—Mobile Source .....	21-33
Noise.....	21-34
Neighborhood Character.....	21-34
Construction.....	21-34
Mitigation .....	21-34
G. Lesser Density Alternative .....	21-34
<b>22: Mitigation.....</b>	<b>22-1</b>
A. Introduction .....	22-1
Principal Conclusions .....	22-1
B. Open Space.....	22-4
C. Transportation.....	22-5
Traffic .....	22-5
Effects of Traffic Mitigation On Pedestrian Operations.....	22-23
South Site Office Use .....	22-24
Mitigation Implementation .....	22-37

D. Construction .....	22-38
<b>23: Unavoidable Adverse Impacts.....</b>	<b>23-1</b>
A. Introduction .....	23-1
B. Open Space.....	23-1
C. Transportation .....	23-2
D. Construction.....	23-4
<b>24: Growth-Inducing Aspects of the Proposed Actions.....</b>	<b>24-1</b>
A. Introduction.....	24-1
<b>25: Irreversible and Irretrievable Commitments of Resources.....</b>	<b>25-1</b>
<b>26: Response to Comments on the Draft Environmental Impact Statement.....</b>	<b>26-1</b>
A. Introduction.....	26-1
B. List of Organizations and Individuals Who Commented On the Draft Environmental Impact Statement.....	26-1
Elected Officials.....	26-1
Community Board.....	26-2
Organizations and Businesses .....	26-2
General Public .....	26-4
Form Letters/Petitions.....	26-4
C. Comments and Responses.....	26-4
Project Description.....	26-4
Analytical Framework.....	26-44
Land Use, Zoning, and Public Policy.....	26-45
Socioeconomic Conditions.....	26-47
Community Facilities and Services.....	26-48
Open Space.....	26-50
Shadows .....	26-51
Historic and Cultural Resources.....	26-53
Urban Design and Visual Resources .....	26-53
Natural Resources .....	26-58
Water and Sewer Infrastructure.....	26-60
Transportation .....	26-62
Air Quality.....	26-71
Greenhouse Gas Emissions and Climate Change.....	26-71
Neighborhood Character .....	26-72
Alternatives to the Proposed Actions .....	26-73
Mitigation .....	26-73
Growth-Inducing Aspects of the Proposed Actions .....	26-75
General Support.....	26-76
D. Comments Made By the City Planning Commission and Responses .....	26-77
September 2, 2016 Response Letter .....	26-77
September 16, 2016 Response Letter .....	26-82

**APPENDICES**

- Appendix A: Proposed Zoning Text Amendment
- Appendix B: New York City Waterfront Revitalization Program—  
Consistency Assessment Form
- Appendix C: Agency Correspondence
- Appendix D: Construction Noise
- Appendix E: Build Year
- Appendix F: Comments Received on the DEIS

## List of Tables

---

S-1	Development Program for Analysis (Approximate gsf) Proposed Project.....	S-11
S-2	Development Program for Analysis (Approximate gsf) Proposed Project With Big Box Retail .....	S-12
1-1	Development Program for Analysis (Approximate gsf) Proposed Project.....	1-11
1-2	Development Program for Analysis (Approximate gsf) Proposed Project With Big Box Retail .....	1-13
2-1	No Action Scenario—Program for Analysis .....	2-5
2-2	2024 Background Development Projects.....	2-6
2-3	Comparison of No Action and With Action Conditions (gsf) Proposed Project .....	2-10
2-4	Comparison of No Action and With Action Conditions (gsf) Proposed Project With Big Box Retail .....	2-10
3-1	Zoning Districts Located in the Study Area .....	3-9
4-1	Average Household Income (1999, 2009–2013) .....	4-6
4-2	Household Income Distribution (2009–2013) .....	4-6
4-3	Imputed Household Income By Unit Type/Median Rental Rates .....	4-7
4-4	Proposed Project Unit Distribution and Household Incomes .....	4-8
5-1	Preliminary Screening Analysis Criteria: Manhattan .....	5-2
5-2	Public Schools Serving the Study Area, Enrollment and Capacity Data, 2014-2015 School Year .....	5-5
5-3	Projected Estimated Number of New Students Introduced By Development in the No Action Condition.....	5-6
5-4	Estimated Public School Enrollment, Capacity, and Utilization: Future With the Proposed Actions .....	5-7
5-5	Public Libraries Serving the Proposed Project .....	5-8
5-6	Future Without the Proposed Actions: Catchment Area Population .....	5-9
5-7	Future With the Proposed Actions: Catchment Area Population .....	5-9
5-8	Publicly Funded Child Care Facilities Serving the Study Area.....	5-12
5-9	Future With the Proposed Actions: Estimated Public Child Care Facility Enrollment, Capacity, and Utilization .....	5-12
6-1	Study Area Residential Population .....	6-7

**550 Washington Street/Special Hudson River Park District**

---

6-2	Study Area Residential Population Age Distribution.....	6-7
6-3	Existing Residential Study Area Open Spaces.....	6-9
6-4	Existing Conditions: Adequacy of Open Space Resources.....	6-11
6-5	No Action Condition: Study Area Residential Population Age Distribution.....	6-13
6-6	No Action Condition: Adequacy of Open Space Resources.....	6-14
6-7	With Action Condition: Study Area Residential Population Age Distribution.....	6-17
6-8	With Action Condition: Adequacy of Open Space Resources.....	6-17
6-9	Open Space Ratios Summary.....	6-18
7-1	Incremental Shadow Durations.....	7-7
7-2	No Action and With Action Shadow Durations.....	7-8
7-3	No Action and With Action Shadow Durations on the Hudson River.....	7-10
7-4	No Action and With Action Shadow Durations on Hudson River Park.....	7-11
7-5	No Action and With Action Shadow Durations on Pier 40.....	7-12
12-1	Existing Water Consumption and Sewage Generation.....	12-4
12-2	Existing Surface Coverage.....	12-4
12-3	No Action Water Consumption and Sewage Generation.....	12-5
12-4	Proposed Project Water Consumption and Sewage Generation.....	12-7
12-5	Proposed Surface Coverage.....	12-7
12-6	DEP Flow Volume Matrix: Existing and Build Volume Comparison.....	12-8
13-1	Projected Future Energy Consumption of the Proposed Project.....	13-3
14-1	Comparison of the Future With and Without the Proposed Actions.....	14-2
14-2	Summary of Significant Adverse Traffic Impacts Proposed Project.....	14-3
14-3	Summary of Significant Adverse Traffic Impacts Proposed Project With Big Box Retail.....	14-3
14-4	Summary of High Accident Locations.....	14-4
14-5	Travel Demand Assumptions.....	14-6
14-6	Trip Generation Summary: No Action Development.....	14-9
14-7	Trip Generation Summary: Proposed Project.....	14-9
14-8	Trip Generation Summary: Proposed Project With Big Box Retail.....	14-10
14-9	Development Program Parking Demand Summary.....	14-10
14-10a	Proposed Project Parking Demand Analysis—Weekday.....	14-12
14-10b	Proposed Project Parking Demand Analysis—Saturday.....	14-13
14-11	Trip Generation Summary: Proposed Project Net Incremental Trips.....	14-14

14-12	Trip Generation Summary: Proposed Project With Big Box Retail Net Incremental Trips .....	14-14
14-13	Traffic Level 2 Screening Analysis Results— Selected Analysis Locations Proposed Project .....	14-19
14-14	Traffic Level 2 Screening Analysis Results— Selected Analysis Locations Proposed Project With Big Box Retail .....	14-20
14-15	Transit Level 2 Screening Analysis Results Proposed Project .....	14-21
14-16	Transit Level 2 Screening Analysis Results Proposed Project With Big Box Retail .....	14-21
14-17	Pedestrian Level 2 Screening Analysis Results— Selected Analysis Locations Proposed Project .....	14-23
14-18	Pedestrian Level 2 Screening Analysis Results— Selected Analysis Locations Proposed Project With Big Box Retail .....	14-24
14-19	Level of Service Criteria for Signalized Intersections .....	14-25
14-20	Level of Service Criteria for Unsignalized Intersections .....	14-26
14-21	Level of Service Criteria for Pedestrian Elements .....	14-28
14-22	Significant Impact Guidance for Sidewalks .....	14-29
14-23	Significant Impact Guidance for Crosswalks .....	14-30
14-24	Summary of 2015 Existing Traffic Analysis Results .....	14-33
14-25	2015 Existing Conditions Level of Service Analysis Signalized Intersections .....	14-34
14-26	2015 Existing Conditions Level of Service Analysis Unsignalized Intersections .....	14-35
14-27	No Build Projects Expected to Be Complete By 2024 .....	14-39
14-28	Summary of 2024 No Action Traffic Analysis Results .....	14-41
14-29	2015 Existing and 2024 No Action Conditions Level of Service Analysis- Signalized Intersections .....	14-42
14-30	2015 Existing and 2024 No Action Conditions Level of Service Analysis Unsignalized Intersections .....	14-43
14-31	Summary of 2024 With Action Traffic Analysis Results Proposed Project .....	14-46
14-32	2024 No Action and 2024 With Action Conditions Level of Service Analysis Proposed Project Signalized Intersections .....	14-47
14-33	2024 No Action and 2024 With Action Conditions Level of Service Analysis Proposed Project Unsignalized Intersections .....	14-49
14-34	Summary of 2024 With Action Traffic Analysis Results Proposed Project With Big Box Retail .....	14-51
14-35	2024 No Action and 2024 With Action Conditions Level of Service Analysis Proposed Project With Big Box Retail Signalized Intersections .....	14-52

**550 Washington Street/Special Hudson River Park District**

---

14-36 2024 No Action and 2024 With Action Conditions Level of Service Analysis  
Proposed Project With Big Box Retail Unsignalized Intersections ..... 14-53

14-37 Summary of 2015 Existing Pedestrian Analysis Results ..... 14-56

14-38 2015 Existing Conditions: Sidewalk Analysis ..... 14-56

14-39 2015 Existing Conditions: Crosswalk Analysis ..... 14-57

14-40 Summary of 2024 No Action Pedestrian Analysis Results ..... 14-58

14-41 2024 No Action Condition: Sidewalk Analysis ..... 14-58

14-42 2024 No Action Condition: Crosswalk Analysis ..... 14-58

14-43 Summary of 2024 With Action Pedestrian Analysis Results Proposed Project ..... 14-60

14-44 2024 With Action Condition: Sidewalk Analysis Proposed Project ..... 14-60

14-45 2024 With Action Condition: Crosswalk Analysis Proposed Project ..... 14-61

14-46 Summary of 2024 With Action Pedestrian Analysis Results Proposed Project  
With Big Box Retail ..... 14-62

14-47 2024 With Action Condition: Sidewalk Analysis Proposed Project  
With Big Box Retail ..... 14-62

14-48 2024 With Action Condition: Crosswalk Analysis Proposed Project  
With Big Box Retail ..... 14-63

14-49 Accident Summary ..... 14-64

14-50 Vehicle and Pedestrian Accident Details ..... 14-64

14-51 Summary of On-Street Parking Regulations ..... 14-66

14-52 2015 Existing Off-Street Parking Utilization - 1/4 Mile Study Area ..... 14-67

14-53 2015 Existing and 2024 No Action Parking Supply and Utilization ..... 14-68

14-54 Proposed Project Incremental Parking Demand—Weekday ..... 14-68

14-55 Proposed Project Incremental Parking Demand—Saturday ..... 14-69

14-56 2015 Existing and 2024 With Action Parking Supply and Utilization  
Proposed Project ..... 14-70

14-57 Proposed Project With Big Box Retail Incremental Parking Demand—Weekday ..... 14-70

14-58 Proposed Project With Big Box Retail Incremental Parking Demand—Saturday ..... 14-71

14-59 2015 Existing and 2024 With Action Parking Supply and Utilization  
Proposed Project With Big Box Retail ..... 14-72

14-60 Hotel Vs. Office Trip Estimates Comparison ..... 14-73

14-61 2024 No Action and 2024 With Action Conditions Level of Service Analysis  
Proposed Project (South Site Office) ..... 14-76

14-62 2024 No Action and 2024 With Action Conditions Level of Service Analysis  
Proposed Project With Big Box Retail (South Site Office) ..... 14-80



15-1	National Ambient Air Quality Standards (NAAQS) .....	15-7
15-2	Maximum Background Pollutant Concentrations for Mobile Source Sites.....	15-12
15-3	Building Configurations for HVAC Analysis.....	15-17
15-4	Boiler Stack Parameters and Emission Rates .....	15-19
15-5	CHP Stack Parameters and Emission Rates.....	15-20
15-6	Maximum Background Pollutant Concentrations.....	15-22
15-7	Representative Monitored Ambient Air Quality Data .....	15-24
15-8	Maximum Predicted Future (2024) 8-Hour Average Carbon Monoxide No Build Concentrations .....	15-24
15-9	Maximum Predicted Future (2024) Carbon Monoxide Build Concentrations.....	15-25
15-10	Maximum Predicted Future (2024) Build Concentrations at Proposed Open Space Areas Over West Houston Street .....	15-27
15-11	Future Maximum Modeled Pollutant Concentrations from the Proposed Project ( $\mu\text{g}/\text{m}^3$ ).....	15-27
15-12	Future Maximum Modeled Pollutant Concentrations from the Proposed Project at Existing and No Build Receptor Locations ( $\mu\text{g}/\text{m}^3$ ) .....	15-28
15-13	Future Maximum Modeled $\text{PM}_{2.5}$ Concentrations from the Proposed Project (in $\mu\text{g}/\text{m}^3$ ) .....	15-28
15-14	Future Maximum Modeled $\text{PM}_{2.5}$ Concentrations from the Proposed Project at Existing Buildings, No Build Developments and Ground-Level Receptors (in $\mu\text{g}/\text{m}^3$ ) .....	15-29
16-1	Global Warming Potential (GWP) for Major GHGs .....	16-4
16-2	Vehicle Miles Traveled Per Year.....	16-8
16-3	Annual Building Operational Emissions .....	16-9
16-4	Annual Mobile Source Emissions (Metric Tons $\text{CO}_2\text{e}$ , 2024) .....	16-10
16-5	Summary of Annual GHG Emissions, 2021 (Metric Tons $\text{CO}_2\text{e}$ ) .....	16-10
17-1	Common Noise Levels.....	17-3
17-2	Required Attenuation Values to Achieve Acceptable Interior Noise Levels.....	17-4
17-3	Existing Noise Levels in dBA.....	17-6
17-4	Noise Screening Analysis Results in dBA.....	17-10
17-5	CEQR Building Attenuation Requirements.....	17-10
20-1	Summary of Primary Agency Construction Oversight .....	20-7
20-2	Anticipated Construction Schedule.....	20-7
20-3	Average Number of Daily Construction Workers and Trucks By Year and Quarter Proposed Project1 .....	20-13

**550 Washington Street/Special Hudson River Park District**

---

20-4	Average Number of Daily Construction Workers and Trucks By Year and Quarter No Action .....	20-13
20-5	Peak Construction Vehicle Trip Projections Proposed Development .....	20-16
20-6	Peak Construction Vehicle Trip Projections No Action Development .....	20-16
20-7	Incremental Peak Hour Construction Vehicle Trips in PCEs .....	20-17
20-8	Comparison of Incremental Construction and Operational Peak Period Vehicle Trips in PCEs .....	20-17
20-9	North Site Operational and Center/South Sites Construction Cumulative Peak Period Vehicle Trips in PCEs.....	20-18
20-10	Center Site Operational and North/South Sites Construction Cumulative Peak Period Vehicle Trips in PCEs.....	20-18
20-11	South Site Operational and North/Center Sites Construction Cumulative Peak Period Vehicle Trips in PCEs.....	20-19
20-12	North and Center Sites Operational and South Site Construction Cumulative Peak Period Vehicle Trips in PCEs.....	20-19
20-13	North and South Sites Operational and Center Site Construction Cumulative Peak Period Vehicle Trips in PCEs.....	20-19
20-14	Center and South Sites Operational and North Site Construction Cumulative Peak Period Vehicle Trips in PCEs.....	20-20
20-15	Incremental Peak Hour Construction Transit Trip Projections .....	20-21
20-16	Incremental Peak Hour Construction Pedestrian Trip Projections.....	20-21
20-17	Maximum Background Pollutant Concentrations .....	20-29
20-18	Pollutant Concentrations from Construction Site Sources ( $\mu\text{g}/\text{m}^3$ ).....	20-30
20-19	Typical Construction Equipment Noise Emission Levels (dBA).....	20-34
20-20	354-361 West Street Construction Noise Levels (dBA) .....	20-40
20-21	Construction Noise Levels on North Site (dBA).....	20-41
20-22	Construction Noise Levels on Center Site (dBA) .....	20-42
20-23	Construction Noise Levels on South Site (dBA).....	20-44
20-24	Elevated Open Space Construction Noise Levels (dBA).....	20-46
20-25	Vibration Source Levels for Construction Equipment .....	20-49
21-1	No Action Scenario—Program for Analysis.....	21-9
21-2	Significant Adverse Traffic Impacts of the Proposed Project—Avoided With the No Action Alternative .....	21-16
21-3	Significant Adverse Traffic Impacts of the Proposed Project With Big Box Retail—Avoided With the No Action Alternative .....	21-16
21-4	Summary of High Accident Locations.....	21-17

22-1 Summary of Significant Adverse Traffic Impacts Proposed Project ..... 22-2

22-2 Summary of Significant Adverse Traffic Impacts Proposed Project With Big Box Retail .. 22-2

22-3 Recommended Mitigation Measures: Proposed Project Weekday Am Peak Hour ..... 22-6

22-4 Recommended Mitigation Measures: Proposed Project Weekday Midday Peak Hour. 22-6

22-5 Recommended Mitigation Measures: Proposed Project Weekday PM Peak Hour ..... 22-7

22-6 Recommended Mitigation Measures: Proposed Project Saturday Peak Hour ..... 22-7

22-7 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project Weekday Am Peak Hour - Signalized Intersections..... 22-9

22-8 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project Weekday Midday Peak Hour - Signalized Intersections ..... 22-10

22-9 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project Weekday PM Peak Hour - Signalized Intersections ..... 22-11

22-10 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project Saturday Peak Hour - Signalized Intersections..... 22-12

22-11 Recommended Mitigation Measures: Proposed Project With Big Box Retail Weekday Am Peak Hour ..... 22-14

22-12 Recommended Mitigation Measures: Proposed Project With Big Box Retail Weekday Midday Peak Hour ..... 22-14

22-13 Recommended Mitigation Measures: Proposed Project With Big Box Retail Weekday PM Peak Hour..... 22-15

22-14 Recommended Mitigation Measures: Proposed Project With Big Box Retail Saturday Peak Hour ..... 22-16

22-15 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project With Big Box Retail Weekday Am Peak Hour - Signalized Intersections ..... 22-17

22-16 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project With Big Box Retail Weekday Am Peak Hour - Unsignalized Intersections ..... 22-17

22-17 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project With Big Box Retail Weekday Midday Peak Hour - Signalized Intersections ..... 22-18

22-18 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project With Big Box Retail Weekday Midday Peak Hour - Unsignalized Intersections ..... 22-19

22-19 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis Proposed Project With Big Box Retail Weekday PM Peak Hour - Signalized Intersections ..... 22-19

**550 Washington Street/Special Hudson River Park District**

---

22-20 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail Weekday PM Peak Hour - Unsignalized  
Intersections .....22-20

22-21 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail Saturday Peak Hour - Signalized Intersections 22-  
21

22-22 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail Saturday Peak Hour - Unsignalized Intersections  
.....22-21

22-23 Recommended Mitigation Measures: Proposed Project (South Site Office)  
Weekday AM Peak Hour .....22-24

22-24 Recommended Mitigation Measures: Proposed Project (South Site Office)  
Weekday Midday Peak Hour .....22-25

22-25 Recommended Mitigation Measures: Proposed Project (South Site Office)  
Weekday PM Peak Hour .....22-25

22-26 Recommended Mitigation Measures: Proposed Project (South Site Office)  
Saturday Peak Hour.....22-25

22-27 2024 No Action, With Action, and Mitigation Conditions Level of Service  
Analysis Proposed Project (South Site Office) Weekday AM Peak Hour .....22-27

22-28 2024 No Action, With Action, and Mitigation Conditions Level of Service  
Analysis Proposed Project (South Site Office) Weekday Midday Peak Hour .....22-28

22-29 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project (South Site Office) Weekday PM Peak Hour.....22-28

22-30 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project (South Site Office) Saturday Peak Hour .....22-29

22-31 Recommended Mitigation Measures: Proposed Project With Big Box Retail  
(South Site Office) Weekday AM Peak Hour .....22-30

22-32 Recommended Mitigation Measures: Proposed Project With Big Box Retail  
(South Site Office) Weekday Midday Peak Hour .....22-30

22-33 Recommended Mitigation Measures: Proposed Project With Big Box Retail  
(South Site Office) Weekday PM Peak Hour.....22-31

22-34 Recommended Mitigation Measures: Proposed Project With Big Box Retail  
(South Site Office) Saturday Peak Hour .....22-31

22-35 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail (South Site Office)  
Weekday AM Peak Hour .....22-34

22-36 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail (South Site Office)  
Weekday Midday Peak Hour .....22-35

22-37 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail (South Site Office)  
Weekday PM Peak Hour..... 22-36

22-38 2024 No Action, With Action, and Mitigation Conditions Level of Service Analysis  
Proposed Project With Big Box Retail (South Site Office) Saturday Peak Hour ..... 22-37

23-1 Summary of Significant Adverse Traffic Impacts Proposed Project..... 23-2

23-2 Summary of Significant Adverse Traffic Impacts Proposed Project With Big Box Retail .. 23-3

## List of Figures

---

*Following page:*

S-1	Project Location .....	S-2
S-2	Existing Zoning .....	S-6
S-3	Proposed Zoning .....	S-6
S-4	Development Site Identification .....	S-8
S-5	Proposed Cellar Floor Plan .....	S-8
S-6	Proposed Ground Floor Plan .....	S-8
S-7	Proposed Roof Plan .....	S-8
S-8	Proposed Section View Looking West .....	S-8
S-9	Proposed Publicly Accessible Open Space .....	S-10
S-10	Proposed Cellar Plan: Proposed Project With Big Box Retail .....	S-10
S-11	Proposed Ground Floor Plan: Proposed Project With Big Box Retail .....	S-10
S-12	Proposed Section View: Proposed Project With Big Box Retail .....	S-10
S-13	No Action Cellar Floor Plan .....	S-12
S-14	No Action Ground Floor Plan .....	S-12
S-15	No Action Roof Plan .....	S-12
S-16	No Action Section View Looking West .....	S-12
1-1	Project Location .....	1-2
1-2	Existing Zoning .....	1-8
1-3	Proposed Zoning .....	1-8
1-4	Development Site Identification .....	1-10
1-5	Proposed Cellar Floor Plan .....	1-10
1-6	Proposed Ground Floor Plan .....	1-10
1-7	Proposed Roof Plan .....	1-10
1-8	Proposed Section View Looking West .....	1-10
1-9	Proposed Publicly Accessible Open Space .....	1-12
1-10	Proposed Cellar Plan: Proposed Project With Big Box Retail .....	1-12
1-11	Proposed Ground Floor Plan: Proposed Project With Big Box Retail .....	1-12
1-12	Proposed Section View: Proposed Project With Big Box Retail .....	1-12
2-1	No Action Cellar Floor Plan .....	2-6
2-2	No Action Ground Floor Plan .....	2-6
2-3	No Action Roof Plan .....	2-6
2-4	No Action Section View Looking West .....	2-6

2-5	No Builds.....	2-6
3-1	Land Use.....	3-4
3-2	Zoning .....	3-8
3-3	NYC Coastal Zone Boundary.....	3-12
3-4	Proposed Zoning.....	3-16
4-1	Socioeconomic Study Area .....	4-4
5-1	Public Schools Serving Study Area.....	5-4
5-2	Public Libraries Serving Study Area.....	5-8
5-3	Publicly-Funded Child Care Facilities .....	5-12
6-1	Residential Study Area.....	6-6
6-2	Study Area Open Space Resources .....	6-12
7-1	Tier 1 and Tier 2 Assessments.....	7-4
7-2	Tier 3 Assessments.....	7-6
7-3	Detailed Analysis Model .....	7-8
7-4	March/September 21 – Detailed Shadow Analysis .....	7-8
7-5	March/September 21 – Detailed Shadow Analysis .....	7-8
7-6	May/August 6 – Detailed Shadow Analysis.....	7-8
7-7	May/August 6 – Detailed Shadow Analysis.....	7-8
7-8	June 21 – Detailed Shadow Analysis .....	7-8
7-9	June 21 – Detailed Shadow Analysis .....	7-8
7-10	December 21 – Detailed Shadow Analysis .....	7-8
7-11	December 21 – Detailed Shadow Analysis .....	7-8
7-12	Detailed Shadow Analysis.....	7-8
7-13	Hudson River Park Detail.....	7-10
8-1	Historic and Cultural Resources – Project Location .....	8-2
8-2	Historic and Cultural Resources – Development Site Photographs .....	8-4
8-3	Historic and Cultural Resources – Development Site Photographs .....	8-4
8-4	Historic and Cultural Resources – Granting Site Photographs.....	8-6
8-5	Historic and Cultural Resources – Known Architectural Resources.....	8-6
8-6	Historic and Cultural Resources – Known Architectural Resources.....	8-6
8-7	No Action Ground Floor Plan .....	8-8
8-8	No Action Section View Looking West.....	8-8
9-1	Project Location .....	9-2
9-2	Aerial Project Location.....	9-4
9-3	Development Site Photographs .....	9-6
9-4	Development Site Photographs .....	9-6
9-5	Development Site Photographs .....	9-6
9-6	Study Area Views.....	9-6
9-7	Study Area Views.....	9-6

**550 Washington Street/Special Hudson River Park District**

---

9-8	Study Area Views .....	9-6
9-9	Study Area Views .....	9-8
9-10	Study Area Views .....	9-8
9-11	Study Area Views .....	9-8
9-12	Study Area Views .....	9-8
9-13	Study Area Views .....	9-8
9-14	Study Area Views .....	9-8
9-15	Study Area Views .....	9-8
9-16	Study Area Views .....	9-8
9-17	No Action Roof Plan.....	9-12
9-18	No Action Section View Looking West .....	9-12
9-19	Proposed Roof Plan .....	9-12
9-20a	Proposed Ground Floor Plan.....	9-12
9-20b	Proposed Second Floor Plan .....	9-12
9-21	Proposed Section View Looking West .....	9-12
9-22	Illustrative Rendering of the Proposed Project in Southward view on Route 9A/West Street, with the North Site buildings in the foreground .....	9-12
9-23a	Illustrative Rendering on West Houston Street toward the Publicly Accessible Open Space between the North and Center Sites .....	9-12
9-23b	Illustrative Rendering on West Houston Street .....	9-12
9-24a	Illustrative Rendering from the Publicly Accessible Open Space between the North and Center Sites.....	9-12
9-24b	Illustrative Rendering from the Publicly Accessible Open Space at West Houston Street .....	9-12
9-24c	Illustrative Rendering from the Publicly Accessible Open Space at West Houston Street .....	9-12
9-24d	Illustrative Rendering of View from Publicly Accessible Open Space .....	9-12
9-24e	Illustrative Rendering of Westward View on the East–West Driveway from Washington Street .....	9-12
9-24f	Illustrative Rendering of Westward View from the East–West Driveway.....	9-12
9-25	No Action and With Action Comparative Views– Southeast Views from Route 9A/West Street near Morton Street.....	9-12
9-26	No Action and With Action Comparative Views– Northeast Views from Route 9A/West Street near Spring Street .....	9-12
9-27	No Action and With Action Comparative Views– Southeast Views from Hudson River Park near Barrow Street .....	9-12
9-28	No Action and With Action Comparative Views– Southwest Views from Washington Street near Leroy Street.....	9-12
9-29	No Action and With Action Comparative Views– Northwest Views from Washington Street near Spring Street .....	9-12



9-30	No Action and With Action Comparative Views– Northwest Views from West Houston Street near Hudson Street .....	9-12
9-31	No Action and With Action Comparative Views– Northeast Views from Route 9A/West Street near Spring Street .....	9-16
9-32	No Action and With Action Comparative Views– Northwest Views from Washington Street near Spring Street .....	9-16
14-1	No Action Ground Floor Plan .....	14-16
14-2	Proposed Ground Floor Plan .....	14-16
14-3	Proposed Ground Floor Plan: Proposed Project With Big Box Retail .....	14-16
14-4	No Action Project Generated Vehicle Trips – Weekday AM Peak Hour .....	14-18
14-5	No Action Project Generated Vehicle Trips – Weekday Midday Peak Hour .....	14-18
14-6	No Action Project Generated Vehicle Trips – Weekday PM Peak Hour .....	14-18
14-7	No Action Project Generated Vehicle Trips – Saturday Peak Hour .....	14-18
14-8	Proposed Project Generated Vehicle Trips – Weekday AM Peak Hour .....	14-18
14-9	Proposed Project Generated Vehicle Trips – Weekday Midday Peak Hour .....	14-18
14-10	Proposed Project Generated Vehicle Trips – Weekday PM Peak Hour .....	14-18
14-11	Proposed Project Generated Vehicle Trips – Saturday Peak Hour .....	14-18
14-12	Proposed Project Incremental Vehicle Trips – Weekday AM Peak Hour .....	14-18
14-13	Proposed Project Incremental Vehicle Trips – Weekday Midday Peak Hour .....	14-18
14-14	Proposed Project Incremental Vehicle Trips – Weekday PM Peak Hour .....	14-18
14-15	Proposed Project Incremental Vehicle Trips – Saturday Peak Hour .....	14-18
14-16	Proposed Project With Big Box Retail Project Generated Vehicle Trips – Weekday AM Peak Hour .....	14-20
14-17	Proposed Project With Big Box Retail Project Generated Vehicle Trips – Weekday Midday Peak Hour .....	14-20
14-18	Proposed Project With Big Box Retail Project Generated Vehicle Trips – Weekday PM Peak Hour .....	14-20
14-19	Proposed Project With Big Box Retail Project Generated Vehicle Trips – Saturday Peak Hour .....	14-20
14-20	Proposed Project With Big Box Retail Incremental Vehicle Trips – Weekday AM Peak Hour .....	14-20
14-21	Proposed Project With Big Box Retail Incremental Vehicle Trips – Weekday Midday Peak Hour .....	14-20
14-22	Proposed Project With Big Box Retail Incremental Vehicle Trips – Weekday PM Peak Hour .....	14-20
14-23	Proposed Project With Big Box Retail Incremental Vehicle Trips – Saturday Peak Hour .....	14-20
14-24	Traffic Analysis Locations .....	14-20
14-25	Study Area Transit Map .....	14-20
14-26	No Action Project Generated Pedestrian Trips – Weekday AM Peak Hour .....	14-22

**550 Washington Street/Special Hudson River Park District**

---

14-27 No Action Project Generated Pedestrian Trips –  
Weekday Midday Peak Hour ..... 14-22

14-28 No Action Project Generated Pedestrian Trips –  
Weekday PM Peak Hour..... 14-22

14-29 No Action Project Generated Pedestrian Trips –  
Saturday Peak Hour ..... 14-22

14-30 Proposed Project Generated Pedestrian Trips –  
Weekday AM Peak Hour ..... 14-22

14-31 Proposed Project Generated Pedestrian Trips –  
Weekday Midday Peak Hour ..... 14-22

14-32 Proposed Project Generated Pedestrian Trips –  
Weekday PM Peak Hour..... 14-22

14-33 Proposed Project Generated Pedestrian Trips –  
Saturday Peak Hour ..... 14-22

14-34 Proposed Project Incremental Pedestrian Trips –  
Weekday AM Peak Hour ..... 14-22

14-35 Proposed Project Incremental Pedestrian Trips –  
Weekday Midday Peak Hour ..... 14-22

14-36 Proposed Project Incremental Pedestrian Trips –  
Weekday PM Peak Hour..... 14-22

14-37 Proposed Project Incremental Pedestrian Trips –  
Saturday Peak Hour ..... 14-22

14-38 Proposed Project With Big Box Retail Project Generated Pedestrian Trips –  
Weekday AM Peak Hour ..... 14-22

14-39 Proposed Project With Big Box Retail Project Generated Pedestrian Trips –  
Weekday Midday Peak Hour ..... 14-22

14-40 Proposed Project With Big Box Retail Project Generated Pedestrian Trips –  
Weekday PM Peak Hour..... 14-22

14-41 Proposed Project With Big Box Retail Project Generated Pedestrian Trips –  
Saturday Peak Hour ..... 14-22

14-42 Proposed Project With Big Box Retail Incremental Pedestrian Trips –  
Weekday AM Peak Hour ..... 14-22

14-43 Proposed Project With Big Box Retail Incremental Pedestrian Trips –  
Weekday Midday Peak Hour ..... 14-22

14-44 Proposed Project With Big Box Retail Incremental Pedestrian Trips –  
Weekday PM Peak Hour..... 14-22

14-45 Proposed Project With Big Box Retail Incremental Pedestrian Trips –  
Saturday Peak Hour ..... 14-22

14-46 Pedestrian Analysis Locations ..... 14-22

14-47 2015 Existing Traffic Volumes –  
Weekday AM Peak Hour ..... 14-32

14-48 2015 Existing Traffic Volumes –  
Weekday Midday Peak Hour ..... 14-32

14-49	2015 Existing Traffic Volumes – Weekday PM Peak Hour .....	14-32
14-50	2015 Existing Traffic Volumes – Saturday Peak Hour .....	14-32
14-51	2024 No Build Projects .....	14-38
14-52	2024 No Action Traffic Volumes – Weekday AM Peak Hour .....	14-44
14-53	2024 No Action Traffic Volumes – Weekday Midday Peak Hour .....	14-44
14-54	2024 No Action Traffic Volumes – Weekday PM Peak Hour .....	14-44
14-55	2024 No Action Traffic Volumes – Saturday Peak Hour .....	14-44
14-56	Proposed Roadway Striping Plan – Washington Street Between Spring Street and Clarkson Street .....	14-46
14-57	2024 With Action Traffic Volumes: Without Big Box Retail Scenario – Weekday AM Peak Hour .....	14-46
14-58	2024 With Action Traffic Volumes: Without Big Box Retail Scenario – Weekday Midday Peak Hour .....	14-46
14-59	2024 With Action Traffic Volumes: Without Big Box Retail Scenario – Weekday PM Peak Hour .....	14-46
14-60	2024 With Action Traffic Volumes: Without Big Box Retail Scenario – Saturday Peak Hour .....	14-46
14-61	2024 With Action Traffic Volumes: With Big Box Retail Scenario – Weekday AM Peak Hour .....	14-54
14-62	2024 With Action Traffic Volumes: With Big Box Retail Scenario – Weekday Midday Peak Hour .....	14-54
14-63	2024 With Action Traffic Volumes: With Big Box Retail Scenario – Weekday PM Peak Hour .....	14-54
14-64	2024 With Action Traffic Volumes: With Big Box Retail Scenario – Saturday Peak Hour .....	14-54
14-65	2015 Existing Pedestrian Volumes – Weekday AM Peak Hour .....	14-56
14-66	2015 Existing Pedestrian Volumes – Weekday Midday Peak Hour .....	14-56
14-67	2015 Existing Pedestrian Volumes – Weekday PM Peak Hour .....	14-56
14-68	2015 Existing Pedestrian Volumes – Saturday Peak Hour .....	14-56
14-69	2024 No Action Pedestrian Volumes – Weekday AM Peak Hour .....	14-58
14-70	2024 No Action Pedestrian Volumes – Weekday Midday Peak Hour .....	14-58
14-71	2024 No Action Pedestrian Volumes – Weekday PM Peak Hour .....	14-58
14-72	2024 No Action Pedestrian Volumes – Saturday Peak Hour .....	14-58
14-73	2024 With Action Pedestrian Volumes: Without Big Box Retail Scenario – Weekday AM Peak Hour .....	14-60

**550 Washington Street/Special Hudson River Park District**

---

14-74 2024 With Action Pedestrian Volumes: Without Big Box Retail Scenario –  
Weekday Midday Peak Hour ..... 14-60

14-75 2024 With Action Pedestrian Volumes: Without Big Box Retail Scenario –  
Weekday PM Peak Hour..... 14-60

14-76 2024 With Action Pedestrian Volumes: Without Big Box Retail Scenario –  
Saturday Peak Hour ..... 14-60

14-77 2024 With Action Pedestrian Volumes: With Big Box Retail Scenario –  
Weekday AM Peak Hour ..... 14-62

14-78 2024 With Action Pedestrian Volumes: With Big Box Retail Scenario –  
Weekday Midday Peak Hour ..... 14-62

14-79 2024 With Action Pedestrian Volumes: With Big Box Retail Scenario –  
Weekday PM Peak Hour..... 14-62

14-80 2024 With Action Pedestrian Volumes: With Big Box Retail Scenario –  
Saturday Peak Hour ..... 14-62

14-81 On Street Parking Regulations..... 14-66

14-82 Off-Street Parking Facilities ..... 14-66

17-1 Noise Measurement Locations..... 17-6

21-1 Ground Floor Plan-Revised Proposed Project Alternative ..... 21-26

21-2 Section View Looking West-Revised Proposed Project Alternative ..... 21-26

21-3 Illustrative Rendering of Westward View on the East–West Driveway  
from Washington Street ..... 21-30

21-4 Illustrative Rendering of Westward View from the East–West Driveway ..... 21-30

\*