

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the East Midtown Rezoning and Related Actions proposal consisting of zoning map and zoning text amendments, and a potential change to the City Map (collectively, the “Proposed Action”) affecting an approximately 70-block area within East Midtown, in Manhattan Community Districts 5 and 6. The Draft Environmental Impact Statement (DEIS) for the Proposed Action was accepted as complete on April 19, 2013, by the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as lead agency, and the notice of completion of the DEIS was distributed. A public notice for the hearing on the DEIS was published in the *City Record* and the New York State Department of Environmental Conservation *Environmental News Bulletin* on July 24, 2013, and was also placed in a local newspaper, the *New York Post*, on July 22, 2013. The City Planning Commission held a public hearing on the DEIS in the George Gustav Heye Center, National Museum of the American Indian, Alexander Hamilton U.S. Custom House, One Bowling Green, New York, NY 10004 on August 7, 2013 beginning at 9:00 a.m. The period for the public to submit written comments remained open until August 19, 2013.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 25, “Response to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated, all changes to text since publication of the DEIS are marked by double-underlining the text in this FEIS.

In addition, this FEIS addresses a series of modifications to the proposed zoning text amendment analyzed as part of the proposed action in the DEIS. The Department of City Planning proposed the modifications, pursuant to ULURP Number 130247(A)ZRM, after the issuance of the DEIS and in response to recommendations made during the ULURP process. The modifications, as noted below, have been analyzed in Chapter 20, “Alternatives,” in the Modified Proposal Alternative. The modifications affect the allowed uses for buildings utilizing the District Improvement Bonus, permit greater opportunities for floor area transfers from area landmarks, allow limited modification of the Qualifying Site requirements through discretionary action, and make a series of corrections and clarifications to the original proposal. The changes expanded the scope of the original ULURP application while allowing the public review process for the overall proposal to continue.

¹ This Foreword is new to the FEIS.

Other changes between the DEIS and this FEIS include:

- Revised Chapter 1, “Project Description,” to add a description of the modified zoning text amendment proposal pursuant to ULURP Number 130247(A)ZRM, which was filed on July 17, 2013, subsequent to the publication of the DEIS.
- Revised (E) designation language in Chapter 8, “Hazardous Materials,” to clarify under what conditions requirements related to hazardous materials would apply to a development under the Proposed Action.
- Updates to Chapter 12, “Transportation,” and the transportation-related analyses as follows:
 - Traffic – Revised analyses in response to NYC Department of Transportation (DOT) comments on the existing (e.g., UNDC and UN security projects) and no-build (e.g., mitigation assumptions for First Avenue Properties) conditions. The revisions to existing and no-build conditions were then carried through to the build conditions traffic analysis.
 - Pedestrian – Corrected tables to address typographical errors.
 - Transit – Revised analysis for the Grand Central subway station to address math errors and an error in existing ridership volumes; as a consequence, an additional improvement for this station was identified. For the 51st/53rd Street subway station, revised analysis as the result of updated projections of ridership movements within the station’s transfer area.
- Revised (E) designation language in Chapter 13, “Air Quality,” to clarify under what conditions the restrictions pertaining to a building’s heat and hot water demands would apply to a development under the Proposed Action.
- Revised (E) designation language in Chapter 15, “Noise,” to clarify under what conditions the restrictions pertaining to window/wall noise attenuation would apply to a development under the Proposed Action. In addition, revised mobile noise analysis as the result of the updated operational traffic analysis noted above.
- Revised construction-related traffic analysis in Chapter 18, “Construction,” as the result of the updated operational traffic analysis noted above. In addition and for clarity purposes, revised the analysis basis descriptions for construction air quality and construction noise. Lastly, added text that reaffirmed the findings for construction noise.
- Updated conclusions in Chapter 19, “Mitigation,” and Chapter 22, “Unavoidable Adverse Impacts,” in the areas of Shadows, Historic and Cultural Resources, Transportation, and Construction, to reflect further evaluation of potential mitigation measures conducted between Draft and Final EIS and correction of editorial errors.

- In Chapter 20, “Alternatives,” updates were made to the each alternative’s traffic analyses as the result of the updated operational traffic analysis noted above.
- Revisions to Chapter 21, “Conceptual Analysis,” as the result of the updated operational transportation analysis noted above.
- Updated Appendix 4, “Transportation,” with revised traffic supporting materials as the result of the updated operational traffic analysis noted above.
- Addition of supporting materials to Appendix 6, “Alternatives,” pertaining to shadows, visual resources, open space, and transportation assessments under the “Modified Proposal Alternative.”
- Updated Appendix 9, “Noise,” with revised mobile noise supporting materials as the result of the updated operational traffic analysis noted above.
- Appendix 10, “(E) Designations,” which is new to the document and contains (E) designations language by development site related to hazardous materials, air quality, and noise.
- Appendix 11, “Written Comments on the DEIS,” which is entirely new to the document.

All text changes since publication of the DEIS are marked by double-underlining in this FEIS. No double-underlining is used for the Foreword, Chapter 25, or Appendix 10, which are entirely new to the EIS.