

Table of Contents

Volume 1:

Foreword	F-1
Executive Summary	S-1
1: Project Description	1-1
A. Project Identification.....	1-1
B. Project Purpose and Need	1-2
Purpose of the Proposed Actions.....	1-2
Project Background and Prior Environmental Review	1-2
Project Goals and Objectives	1-4
C. Project Description	1-5
Description of the Development Parcels	1-5
Proposed Development Program.....	1-6
D. Required Public Approvals.....	1-9
Zoning Map Amendments.....	1-9
Zoning Text Amendments.....	1-9
Special Permits.....	1-12
Miscellaneous Approvals	1-14
Restrictive Declaration	1-14
E. Environmental Review	1-15
City Environmental Quality Review	1-16
F. Framework for Analysis	1-16
Overview	1-16
Comparison of the FGEIS Rezoning Scenario and the SEIS	
Proposed Actions and Development Program.....	1-17
Analytical Approach to the SEIS	1-17
2: Land Use, Zoning, and Public Policy	2-1
A. Introduction.....	2-1
B. Summary of FGEIS Findings.....	2-1
C. Methodology	2-2
D. Development History of Development Parcels and Study Area.....	2-2
E. Existing Conditions.....	2-3
Land Use	2-3
Zoning	2-5
Public Policy	2-11
F. The Future Without the Proposed Actions.....	2-14
Land Use	2-14
Zoning	2-17

First Avenue Properties Rezoning Final SEIS

Public Policy.....2-17

G. Probable Impacts of the Proposed Actions.....2-18

 Land Use.....2-19

 Zoning.....2-21

 Public Policy.....2-23

H. Future Conditions With the UNDC Project2-24

I. Conclusions2-24

3: Socioeconomic Conditions.....3-1

A. Introduction.....3-1

B. Summary of FGEIS Findings.....3-1

C. Methodology3-2

 Analysis Framework.....3-3

 Study Area and Sources of Analysis.....3-4

D. CEQR Preliminary Assessment3-5

 Direct Residential Displacement3-5

 Direct Business and Institutional Displacement3-5

 Indirect Residential Displacement.....3-5

 Indirect Business and Institutional Displacement.....3-11

 Adverse Effects on Specific Industries.....3-13

E. Future Conditions With the UNDC Project3-14

F. Comparison to FGEIS Findings3-14

4: Community Facilities.....4-1

A. Introduction.....4-1

B. Summary of FGEIS Findings.....4-1

C. Methodology4-2

D. Fire Protection and Emergency Services.....4-3

 Existing Conditions4-3

 The Future Without the Proposed Actions4-4

 Probable Impacts of the Proposed Actions4-4

E. Police Protection4-5

 Existing Conditions4-5

 The Future Without the Proposed Actions4-6

 Probable Impacts of the Proposed Actions4-6

F. Public Schools.....4-8

 Existing Conditions4-8

 The Future Without the Proposed Actions4-9

 Probable Impacts of the Proposed Actions4-11

G. Libraries4-13

 Existing Conditions4-13

 Future Without the Proposed Actions.....4-14

 Probable Impacts of the Proposed Actions4-14

H. Health Care Facilities (Outpatient).....4-15

 Existing Conditions4-16

 Future Without the Proposed Actions.....4-16

 Probable Impacts of the Proposed Actions4-20

I.	Day Care Centers	4-20
	Existing Conditions	4-21
	Future Without the Proposed Actions	4-22
	Probable Impacts of the Proposed Actions	4-22
J.	Future Conditions With the UNDC Project	4-23
K.	Conclusions.....	4-23
	Fire Protection and Emergency Services.....	4-23
	Police Protection	4-24
	Public Schools	4-24
	Libraries	4-24
	Hospitals and Health Care Facilities	4-24
	Day Care Centers	4-25
5:	Open Space.....	5-1
A.	Introduction.....	5-1
B.	Summary of FGEIS Findings.....	5-2
C.	Methodology	5-3
	Study Areas	5-3
	Open Space User Populations	5-4
	Inventory of Open Space Resources	5-4
	Adequacy of Open Space Resources.....	5-5
D.	Existing Conditions.....	5-5
	Open Space Study Area Populations.....	5-5
	Age of Open Space User Populations	5-11
	Inventory of Open Space Resources	5-11
	Other Nearby Open Spaces	5-14
	Analysis of the Adequacy of Open Space Resources.....	5-15
E.	Future Without the Proposed Actions.....	5-17
	Open Space Study Area Populations.....	5-17
	Age of Open Space User Populations	5-18
	Inventory of Open Space Resources	5-19
	Other Nearby Open Spaces	5-19
	Analysis of the Adequacy of Open Space Resources.....	5-20
F.	Probable Impacts of the Proposed Development Program	5-21
	Open Space Study Area Populations.....	5-21
	Age of Open Space User Populations	5-21
	Inventory of Open Space Resources	5-22
	Analysis of the Adequacy of Open Space Resources.....	5-25
	Determination of Impact Significance	5-28
G.	Probable Impacts of the Affordable Housing Scenario	5-30
	Open Space Study Area Populations.....	5-30
	Age of Open Space User Population.....	5-30
	Inventory of Open Space Resources	5-31
	Analysis of the Adequacy of Open Space Resources.....	5-32
H.	Probable Impacts of the Proposed Actions Prior to 2014 Build Year.....	5-33
I.	Future Conditions With the UNDC Project	5-36
J.	Conclusion	5-37

First Avenue Properties Rezoning Final SEIS

6: Shadows 6-1

- A. Introduction 6-1
- B. Comparison to FGEIS Findings 6-1
- C. Methodology 6-2
- D. Identification of Sensitive Receptors 6-3
 - Screening Analysis 6-3
- E. Assessment of Shadow Impacts 6-5
 - Rivergate (Joseph Slifka Park) 6-6
 - St. Vartan Park..... 6-7
 - Manhattan Place Plaza..... 6-9
 - Corinthian Plaza..... 6-12
 - Robert Moses Playground..... 6-13
 - Trygve Lie Plaza..... 6-14
 - Tudor City Greens (North & South)/Mary O’Connor Playground/
Tudor Grove Playground 6-16
 - Ford Foundation..... 6-18
 - Ralph J. Bunche Park..... 6-18
 - United Nations Headquarters..... 6-19
 - Glick Esplanade 6-19
 - 240 East 38th Street 6-20
 - 330 East 39th Street—New York Tower 6-21
 - East River 6-21
 - Proposed Open Space Resources 6-22
- F. Future Conditions With the UNDC Project 6-24
 - Ralph J. Bunche Park..... 6-24
 - Trygve Lie Plaza..... 6-26
 - Robert Moses Playground..... 6-26

7: Historic Resources 7-1

- A. Introduction 7-1
- B. Conclusions of the FGEIS 7-1
- C. Existing Conditions 7-2
 - Archaeological Resources 7-2
 - Architectural Resources..... 7-2
- D. Future Without the Proposed Actions 7-3
 - Development Parcels 7-3
 - Study Area 7-3
- E. Probable Impacts of the Proposed Actions..... 7-4
 - Archaeological Resources 7-4
 - Architectural Resources..... 7-4
- F. Future Conditions With the UNDC Project 7-5

8: Urban Design 8-1

- A. Introduction 8-1
- B. Summary of FGEIS Findings 8-2

C.	Existing Conditions.....	8-2
	Development Parcels.....	8-2
	Study Area.....	8-4
D.	Future Without the Proposed Actions.....	8-15
	Development Parcels.....	8-15
	Study Area.....	8-15
E.	Probable Impacts of the Proposed Actions	8-16
	Development Parcels.....	8-16
	Study Area.....	8-21
F.	Future Conditions With the UNDC Project	8-26
9: Neighborhood Character		9-1
A.	Introduction.....	9-1
B.	Methodology	9-1
C.	Summary of FGEIS Findings.....	9-2
D.	Existing Conditions.....	9-4
	Development Parcels and Immediate Surroundings.....	9-4
	Study Area.....	9-5
E.	The Future Without the Proposed Actions.....	9-8
	Development Parcels and Immediate Surroundings.....	9-9
	Study Area.....	9-9
F.	Probable Impacts of the Proposed Actions	9-10
	Proposed Development Program.....	9-11
	Conclusions	9-17
G.	Future Conditions With the UNDC Project.....	9-17
10: Natural Resources.....		10-1
A.	Introduction.....	10-1
B.	Methodology	10-1
C.	Existing Conditions.....	10-3
	Terrestrial Resources.....	10-3
	Floodplains and Wetlands	10-3
	Aquatic Resources.....	10-4
	Endangered, Threatened, and Special Concern Species.....	10-10
D.	The Future Without the Proposed Actions.....	10-10
	Project Site	10-10
	Outside Project Site.....	10-10
E.	Probable Impacts of the Proposed Actions	10-10
	Terrestrial Resources.....	10-10
	Floodplains and Wetlands	10-12
	Aquatic Resources.....	10-13
	Endangered, Threatened, and Special Concern Species.....	10-14
F.	Future Conditions With the UNDC Project	10-14
11: Hazardous Materials		11-1
A.	Introduction.....	11-1
B.	Background.....	11-1

First Avenue Properties Rezoning Final SEIS

C. Summary of Remediation Activities11-2
685 First Avenue.....11-2
616 First Avenue.....11-2
708 First Avenue.....11-3
700 First Avenue (Waterside Station)11-4
D. Site Management Plans11-4
E. Restrictive Declaration.....11-5
F. Conclusions11-5
12: Infrastructure12-1
A. Introduction12-1
B. Summary of FGEIS Findings12-1
C. Existing Conditions12-2
Water Supply12-2
Sanitary Sewage.....12-3
Stormwater.....12-4
D. The Future Without the Proposed Actions12-5
Water Supply12-5
Sanitary Sewage.....12-6
Stormwater.....12-6
E. Probable Impacts of the Proposed Actions.....12-6
Water Supply12-6
Sanitary Sewage.....12-7
Stormwater.....12-7
Combined Sewage Flows12-8
F. Future Conditions With the UNDC Project12-9
Water Supply12-10
Sanitary Sewage.....12-10
Stormwater.....12-10
G. Conclusions12-10
13: Solid Waste and Sanitation Services13-1
A. Introduction13-1
B. Summary of FGEIS Findings13-1
C. Existing Conditions13-2
D. Future Without the Proposed Actions13-2
E. Probable Impacts of the Proposed Actions.....13-4
F. Future Conditions With the UNDC Project13-5
G. Conclusions13-5
14: Energy14-1
A. Introduction14-1
B. Summary of FGEIS Findings14-1
Energy.....14-1
Electromagnetic Fields14-1
Telecommunications.....14-2
Decommissioning of Waterside Station14.2

C.	Existing Conditions.....	14-3
D.	Future Without the Proposed Actions.....	14-3
E.	Probable Impacts of the Proposed Actions	14-3
F.	Future Conditions With the UNDC Project.....	14-5
G.	Conclusions.....	14-5
15:	Traffic and Parking.....	15-1
A.	Introduction.....	15-1
B.	Summary of Final SEIS and FGEIS Findings	15-2
	Existing Conditions	15-2
	Future Conditions Without the Proposed Actions.....	15-3
	Future Conditions With the Proposed Actions.....	15-3
	FDR Drive Analyses	15-4
	Portals Analysis for QMT and Queensboro Bridge	15-4
	Future Conditions With the UNDC Project	15-4
	Conditions in the Queens Plaza Area.....	15-4
C.	Existing Conditions.....	15-5
	Roadway Network and Traffic Study Areas	15-5
	Existing Traffic Volumes and Levels Of Service.....	15-6
	Parking	15-12
D.	Future Without the Proposed Actions.....	15-15
	Traffic Conditions	15-15
	Parking	15-23
E.	Future With the Proposed Actions	15-24
	Trip Generation and Modal Split.....	15-24
	Travel Demand Analysis Results	15-30
	Trip Distribution and Assignment to The Roadway Network.....	15-32
	Traffic Levels Of Service and Impacts.....	15-35
	Parking	15-39
F.	FDR Drive Analysis.....	15-41
	Existing Conditions.....	15-42
	Future Without the Proposed Actions	15-43
	Probable Impacts of the Proposed Actions.....	15-44
G.	Portals Analysis for QMT and Queensboro Bridge	15-46
	Existing Conditions	15-46
	Future Without the Proposed Actions	15-47
	Probable Impacts of the Proposed Actions.....	15-48
H.	Future Conditions With the UNDC Project.....	15-49
	Future Conditions Without the Proposed Actions With the UNDC Project	15-49
	Probable Impacts of the Proposed Actions With the UNDC Project	15-52
	FDR Drive Analysis With the UNDC Project.....	15-53
	Portals Analysis for QMT and Queensboro Bridge With the UNDC Project.....	15-53
I.	Queens Plaza Approach to the Queensboro Bridge.....	15-54
	Introduction	15-54
	Existing Conditions	15-54
	Future Without the Proposed Actions	15-57
	Future With the Proposed Actions	15-59

First Avenue Properties Rezoning Final SEIS

- J. Bus Rapid Transit for First and Second Avenues15-61
- K. Conditions With Special Events at the United Nations..... 15-62
- 16: Transit and Pedestrians.....16-1**
 - A. Introduction 16-1
 - B. Summary of FGEIS Findings 16-1
 - C. Methodology 16-2
 - Study Area 16-2
 - Subway Station Elements 16-2
 - Bus Line-Haul Capacities 16-4
 - Pedestrian Operations 16-4
 - D. Existing Conditions 16-5
 - Transit Service in the Study Area 16-5
 - Capacity and LOS Analysis 16-8
 - E. Future Without the Proposed Actions 16-12
 - Transit and Pedestrian Volume Projections 16-12
 - Transit Improvements 16-12
 - Capacity and LOS Analysis 16-14
 - F. Probable Impacts of the Proposed Actions..... 16-17
 - Trip Generation and Assignment 16-17
 - Capacity and LOS Analysis 16-18
 - Conditions With a Special United Nations Event..... 16-25
 - G. Future Conditions With the UNDC Project 16-26
- 17: Air Quality 17-1**
 - A. Introduction 17-1
 - B. Summary of FGEIS Findings 17-2
 - C. Pollutants for Analysis 17-3
 - Carbon Monoxide 17-3
 - Nitrogen Oxides, VOCs, and Ozone..... 17-4
 - Lead 17-4
 - Respirable Particulate Matter—PM₁₀ and PM_{2.5}..... 17-4
 - Sulfur Dioxide 17-5
 - Air Toxics 17-5
 - D. Air Quality Regulations, Standards, and Benchmarks 17-6
 - National and State Air Quality Standards..... 17-6
 - NAAQS Attainment Status and State Implementation Plans 17-6
 - Determining the Significance of Air Quality Impacts 17-9
 - E. Methodology for Predicting Pollutant Concentrations..... 17-11
 - Mobile Sources 17-11
 - Parking Facilities 17-16
 - Industrial Sources 17-17
 - Heating, Ventilation, and Cooling Systems..... 17-18
 - Queens Midtown Tunnel Ventilation Building 17-20
 - Existing HVAC Emission Sources 17-21
 - HVAC Emissions from the UNDC Project 17-21

F.	Existing Conditions.....	17-21
	Existing Monitored Air Quality Conditions	17-22
	Existing Simulated Pollutant Concentrations in the Study Area.....	17-22
G.	Future Without the Proposed Actions.....	17-23
H.	Probable Impacts of the Proposed Actions	17-23
	Mobile Sources.....	17-23
	Parking Facilities.....	17-25
	Industrial Sources	17-25
	Heating, Ventilation, and Cooling Systems	17-25
	Queens Midtown Tunnel Ventilation Building	17-28
I.	Future Conditions With the UNDC Project.....	17-30
	Mobile Sources.....	17-30
	Conditions With Special Events at the United Nations.....	17-30
	Heating, Ventilation, and Cooling Systems	17-30
	HVAC Emissions From the UNDC Project	17-30
18: Noise.....		18-1
A.	Introduction.....	18-1
B.	Summary of FGEIS Findings.....	18-1
C.	Background and Methodology.....	18-1
	Noise Fundamentals	18-1
	Noise Standards and Criteria.....	18-4
	Impact Definition	18-5
	Noise Prediction Methodology.....	18-7
D.	Existing Conditions.....	18-8
	Site Description	18-8
	Selection of Noise Receptor Locations	18-8
	Noise Monitoring	18-8
	Equipment Used	18-9
	Results of Measurements	18-9
E.	Future Without the Proposed Actions.....	18-10
F.	Probable Impacts of the Proposed Actions	18-11
G.	Future Conditions With the UNDC Project.....	18-12
H.	Attenuation Requirements	18-15
I.	Conditions With Special Events at the United Nations	18-18
J.	Conclusion	18-18
19: Coastal Zone Management		19-1
A.	Introduction.....	19-1
	Background	19-1
B.	Summary of FGEIS Findings.....	19-2
C.	New York City’s New Local Waterfront Revitalization Program Policies	19-2
D.	East River Bikeway and Esplanade Plan	19-8
20: Construction Impacts.....		20-1
A.	Introduction.....	20-1
B.	Summary of FGEIS Findings.....	20-1

First Avenue Properties Rezoning Final SEIS

C.	Construction Activities.....	20-2
	Schedule.....	20-2
	General Construction Practices.....	20-3
	Number of Construction Workers and Material Deliveries	20-6
	Construction of Buildings.....	20-6
D.	Probable Impacts of the Proposed Actions.....	20-9
	Land Use.....	20-9
	Socioeconomic Conditions	20-9
	Community Facilities.....	20-10
	Open Space	20-10
	Historic Resources	20-10
	Hazardous Materials	20-11
	Infrastructure	20-11
	Traffic and Parking	20-12
	Transit and Pedestrians	20-17
	Air Quality	20-17
	Noise	20-24
E.	Alternative Construction Scenario	20-40
	Traffic and Parking	20-41
	Air Quality	20-41
	Noise.....	20-42
F.	Future Conditions With Other Projects	20-44
	UNDC Project.....	20-44
	FDR Drive Reconstruction	20-45
21:	Public Health	21-1
A.	Introduction	21-1
B.	Methodology	21-1
C.	Summary of Air and Noise Pollution Sources From the Proposed Actions.....	21-2
	Construction.....	21-2
	Project Operations	21-3
D.	Pollutants of Concern	21-3
	Particulate Matter.....	21-3
E.	Air Quality and Noise Regulations and Standards	21-5
	Air Quality	21-5
	Noise	21-5
F.	Determining the Significance of Public Health Impacts	21-6
	Air Quality	21-6
	Noise.....	21-8
G.	Health Effects Related to Asthma	21-8
	Background.....	21-8
	Causes and Triggers.....	21-9
	Prevalence, Morbidity, and Mortality.....	21-9
H.	Probable Impacts of the Proposed Actions.....	21-10
	Air Quality	21-10
	Noise.....	21-12
	Hazardous Materials	21-12

I.	Future Conditions With the UNDC Project	21-12
	Air Quality.....	21-13
	Noise	21-13
	Hazardous Materials.....	21-13
J.	Conclusion	21-13
22: Conceptual Analysis of the Proposed Text Amendments		22-1
A.	Introduction.....	22-1
B.	Description of the Proposed Text Amendments	22-4
	Proposed Text Amendments	22-4
	Purpose and Need of the Proposed Text Amendments	22-9
	Areas of Applicability	22-11
	Future Applicability	22-12
C.	Assessment of the Potential Environmental Effects of the Proposed Text Amendments.....	22-12
	ZR Sections 12-10 and 74-743(A)(5).....	22-12
	ZR Inclusionary Housing Provisions and ZR Section 74-743(A)(6)	22-17
23: Mitigation		23-1
A.	Introduction.....	23-1
B.	Community Facilities.....	23-1
	Public Schools	23-1
	Public Day Care Centers	23-11
C.	Shadows	23-12
D.	Traffic	23-16
	First Avenue Corridor	23-17
	Second Avenue Corridor.....	23-20
	Third Avenue Corridor.....	23-23
	Queens-Midtown Tunnel Approach Street Corridor	23-24
	Queens-Midtown Tunnel Exit Street Corridor.....	23-25
	FDR Drive Service Road Corridor.....	23-26
	34th Street Corridor Locations Between Lexington and Eighth Avenues	23-27
	42nd Street Corridor Locations Between Lexington and Ninth Avenues	23-27
	Garage Entrances and Exits.....	23-29
	Queens Plaza Area Approach to the Queensboro Bridge.....	23-31
	FDR Drive	23-31
	Portals Analysis.....	23-31
	Mitigation With the UNDC Building.....	23-32
	Implementation.....	23-34
E.	Transit and Pedestrians	23-34
	Subways	23-34
	NYCT Buses	23-35
	Pedestrian Circulation	23-36
	Mitigation With the UNDC Building.....	23-39
F.	Air Quality	23-39
	Effects of Proposed Traffic Mitigation Measures	23-39
G.	Construction.....	23-39
	Noise	23-39

24: Alternatives..... 24-1

- A. Introduction 24-1
- B. No Action Alternative 24-2
 - Description of the No Action Alternative 24-2
 - No Action Alternative Compared With the Proposed Actions 24-2
 - Future Conditions With the UNDC Project 24-6
- C. As-Of-Right Alternative 24-6
 - Description of the As-of-Right Alternative 24-6
 - As-Of-Right Alternative Compared With the Proposed Actions 24-8
 - Future Conditions With the UNDC Project 24-22
- D. 12 Far All-Residential Alternative 24-23
 - Description of the 12 FAR All-Residential Alternative 24-23
 - 12 FAR All-Residential Alternative Compared With the Proposed Actions 24-25
 - Future Conditions With the UNDC Project 24-43
- E. Community Board 6 Alternative 24-45
 - Description of the Community Board 6 Alternative 24-44
 - Community Board 6 Alternative Compared With the Proposed Actions 24-51
 - Future Conditions With the UNDC Project 24-74

25: Unavoidable Significant Adverse Impacts 25-1

- A. Introduction 25-1
- B. Community Facilities 25-1
 - Public Schools 25-1
- C. Shadows 25-2
 - Partial Mitigation for Tudor City Open Space and Manhattan Place Plaza 25-5
- D. Traffic 25-4
- E. Transit and Pedestrians 25-7
- F. Construction 25-7
 - Noise 25-7

26: Growth-Inducing Aspects of the Proposed Actions 26-1

- A. Introduction 26-1
- B. Potential Growth in Off-Site Uses 26-1

27: Irreversible And Irretrievable Commitments of Resources 27-1

**28: Relationship Between Local Short-Term Uses of the Environment
and the Maintenance and Enhancement of Long-Term Productivity 28-1**

- A. Introduction 28-1
- B. Short-Term Uses 28-1
- C. Long-Term Productivity 28-2
- D. Conclusion 28-2

29: Response to Comments 29-1

Volume 2: Appendices

Appendix A	PSC Order
Appendix B	Traffic Impact Analyses (provided as separate document)
Appendix C	Traffic Volume Networks (provided as separate document)
Appendix D	Transit and Pedestrians
Appendix E	Air Quality
Appendix F	Construction
Appendix G	Noise
Appendix H	Mitigation

List of Tables

S-1	Summary of Proposed Development Program	S-6
S-2	2014 Build with Mitigation Conditions—AM and PM Peak Hour Bus Line-Haul	S-52
S-3	2014 Build with Potential UNDC Building and Mitigation Conditions— AM and PM Peak Hour Bus Line-Haul	S-53
S-4	Summary of As-Of-Right Alternative	S-69
S-5	Summary of All-Residential Alternative	S-71
S-6	Summary of CB6 Alternative	S-72
1-1	Summary of Proposed Development Programs	1-6
2-1	Zoning Districts Located in Primary and Secondary Study Areas	2-6
2-2	Projects Under Construction, Proposed or Recently Completed for Land Use Study Areas	2-15
2-3	Comparison of FGEIS and SDEIS Development Scenarios	2-18
3-1	Comparison of 12.0 FAR Development Programs in the FGEIS and SEIS	3-4
3-2	Household Income Distribution	3-6
3-3	2000 Housing Value and Rent Data	3-8
3-4	Condominium Sales in the Surrounding Area	3-9
3-5	Residential Rents in the Surrounding Area	3-9
4-1	Preliminary Screening Analysis Criteria	4-2
4-2	Public School Utilization, Capacity, and Enrollment 2005-2006 School Year	4-8
4-3	Proposed Residential Development	4-9
4-4	2014 Future Without the Proposed Actions: Projected Enrollment in Public Schools	4-10
4-5	2014 Future With the Proposed Action/Market Rate Development: Projected Enrollment in Public Schools	4-11
4-6	2014 Future With the Proposed Actions: Affordable Housing Scenario Projected Enrollment in Public Schools	4-12
4-7	Public Libraries Within ¾-Mile Study Area	4-13
4-8	Hospitals and Emergency Rooms Within One-Mile Study Area	4-16
4-9	Outpatient Health Care Facilities Within One-Mile Study Area	4-17

5-1	Proposed Development Program Populations and On-Site Publicly Accessible Open Space	5-1
5-2	¼-Mile Open Space Resources	5-6
5-3	½-Mile Open Space Resources	5-8
5-4	Year 2000 Population in the ¼-Mile Study Area.....	5-10
5-5	Year 2000 Population in the ½-Mile Study Area.....	5-10
5-6	Age Distribution of ¼-Mile Study Area Residential Population in 2000	5-11
5-7	Age Distribution of ½-Mile Study Area Residential Population in 2000	5-12
5-8	Open Space Ratios: Existing Conditions	5-15
5-9	Age Distribution of ¼-Mile Study Area Residential Population in Future Without the Proposed Actions: 2014.....	5-18
5-10	Age Distribution of ½-Mile Study Area Residential Population in Future Without the Proposed Actions: 2014.....	5-18
5-11	No Action Open Space Resources Changes in ½-Mile Study Area	5-19
5-12	Open Space Ratios: Future Without the Proposed Actions: 2014	5-20
5-13	Age Distribution of ¼-Mile Study Area Residential Population in Future With the Proposed Actions	5-21
5-14	Age Distribution of ½-Mile Study Area Residential Population in Future With the Proposed Actions	5-22
5-15	Comparison of Open Space Ratios: No Action and Proposed Actions Conditions in the ¼-Mile Study Area.....	5-25
5-16	Comparison of Open Space Ratios: No Action and Proposed Actions Conditions in the ½-Mile Study Area.....	5-27
5-17	Age Distribution of ¼-Mile Study Area Residential Population in Future With the Proposed Actions (Affordable Housing Scenario)	5-31
5-18	Age Distribution of ½-Mile Study Area Residential Population in Future With the Proposed Actions (Affordable Housing Scenario)	5-31
5-19	Affordable Housing Scenario Comparison of Impacts	5-32
5-20	Open Space Ratios: Future Without the Proposed Actions (2014).....	5-33
5-21	Open Space Ratios: Future With the Proposed Actions (2010).....	5-34
5-22	Open Space Ratios: Future With the Proposed Actions (2011).....	5-34
5-23	Open Space Ratios: Future With the Proposed Actions (2012).....	5-35
5-24	Open Space Ratios: Future With the Proposed Actions (2013).....	5-35
5-25	Open Space Ratios: Future With the Proposed Actions (2014).....	5-36
5-26	Summary Table Comparison of Impacts Between Mitigated and Unmitigated UNDC Project.....	5-37

First Avenue Properties Rezoning Final SEIS

5-27 Summary Table: Comparison of Impacts.....5-38

6-1 Open Spaces within Shadow Sweep6-4

6-2 Potential Extent and Duration of New Shadows: Proposed Development Program.....6-6

6-3 Potential Extent and Duration of New Shadows:
Proposed Development Program with UNDC Building as a Background Project.....6-25

9-1 Comparison of FGIS and DSEIS Development Programs..... 9-12

9-2 Comparison of FGEIS and DSEIS Building Heights and Placements..... 9-12

10-1 2000-2004 NYCDEP Water Quality Data for the
East 23rd Street Sampling Station..... 10-5

10-2 Fish Species with the Potential to Occur in the East River 10-9

10-3 Bird Strike Data Compiled by NYCAS for Buildings in the
Vicinity of the Project Site 10-12

12-1 Daily Average Actual Flows to Newtown Creek WPCP 12-3

12-2 Water Usage for the Proposed Development Program..... 12-7

13-1 Solid Waste Generation for the Proposed Development Program 13-4

14-1 Energy Usage for the Proposed Project..... 14-4

15-1 Existing Traffic Level of Service Summary..... 15-8

15-2 Inventory of Existing Public Parking Lots and Garages 15-13

15-3 Vehicle Trip Generation from Background Development
Projects—Weekday Peak Hours 15-16

15-4 Mitigation Measures for Inclusion in 2014 No Build Traffic Analyses..... 15-18

15-5 Traffic Level of Service Summary Comparison Existing vs.
Future No Build Conditions (2014)..... 15-21

15-6 Proposed Development Alternatives Program 15-24

15-7 Travel Demand Factors—Residential 15-25

15-8 Travel Demand Factors—Office 15-26

15-9 Travel Demand Factors—Medical Office Employees 15-27

15-10 Travel Demand Factors—Medical Office Patients and Visitors 15-27

15-11 Travel Demand Factors—Destination Retail 15-28

15-12 Travel Demand Factors—Local Retail..... 15-29

15-13 Travel Demand Factors—Open Space 15-30

15-14 Travel Demand Factors—Delivery Trips..... 15-30

15-15 Proposed Development Program—Person Trips By Mode..... 15-31

15-16 Proposed Development Program—Vehicle Trips By Type 15-32

15-17 Traffic Level of Service Summary Comparison
No Build vs. Build Conditions (2014)..... 15-37

15-18	Weekday Accumulation—2014 Build Conditions	15-40
15-19	Existing Traffic Levels of Service on the FDR Drive	15-43
15-20	2014 No Build Traffic Levels of Service on the FDR Drive	15-44
15-21	2014 Build Traffic Levels of Service on the FDR Drive	15-45
15-22	Queens-Midtown Tunnel Existing Portals Analysis.....	15-47
15-23	Queensboro Bridge Existing Portals Analysis	15-47
15-24	Queens-Midtown Tunnel 2014 No Build Portals Analysis	15-48
15-25	Queensboro Bridge 2014 No Build Portals Analysis.....	15-48
15-26	Queens-Midtown Tunnel 2014 Build Portals Analysis	15-49
15-27	Queensboro Bridge 2014 Build Portals Analysis	15-49
15-28	Person Trip Estimates for the Proposed UNDC Building.....	15-50
15-29	Vehicle Trip Estimates for the Proposed UNDC Building	15-50
15-30-	Queens Plaza Approach to Queensboro Bridge Existing LOS Summary.....	15-55
15-31	Queens Plaza Approach to Queensboro Bridge 2014 No Build LOS Summary	15-59
15-32	Queens Plaza Approach to Queensboro Bridge Traffic Level of Service Summary Comparison No Build Vs. Build Conditions (2014).....	15-60
16-1	Level of Service Criteria for Subway Station Elements	16-3
16-2	Level of Service Criteria for Pedestrian Elements.....	16-5
16-3	Local Bus Service Within the Study Area	16-7
16-4	Ferry Service Within the Study Area.....	16-8
16-5	Existing Conditions—Subway Stairway Level of Service	16-10
16-6	Existing Conditions—Subway Control Area Level of Service	16-11
16-7	Existing Conditions—AM and PM Peak Hour Bus Line-Haul	16-11
16-8	2014 No Build Conditions—Subway Stairway Level of Service.....	16-15
16-9	2014 No Build Conditions—Subway Control Area Level of Service	16-16
16-10	2014 No Build Conditions—AM and PM Peak Hour Bus Line-Haul.....	16-17
16-11	Project-Generated Weekday Peak Hour Transit and Pedestrian Person Trips	16-18
16-12	2014 Build Conditions—Subway Stairway Level of Service.....	16-19
16-13	Analysis of Significant Adverse Subway Stairway Impacts.....	16-21
16-14	2014 Build Conditions—Subway Control Area Level of Service	16-21
16-15	Project-Generated Express Bus Ridership by Route.....	16-22
16-16	2014 Build Conditions—AM and PM Peak Hour Bus Line-Haul.....	16-22
16-17	Summary of Accidents Within the Pedestrian Study Area	16-24
16-18	Detailed Accident Data for High Accident Locations	16-25
17-1	National Ambient Air Quality Standards (NAAQS)	17-7

First Avenue Properties Rezoning Final SEIS

17-2 New York State Ambient Air Quality Standards 17-8

17-3 Maximum Background Pollutant Concentrations ($\mu\text{g}/\text{m}^3$)..... 17-15

17-4 Mobile-Source Analysis Sites 17-15

17-5 Representative Monitored Ambient Air Quality Data..... 17-22

17-6 Maximum Simulated Existing 8-Hour Average CO Concentrations for 2006 17-23

17-7 Pollutant Concentrations and Increments at Mobile-Source Sites ($\mu\text{g}/\text{m}^3$) with UNDC 17-24

17-8 Future Maximum Predicted 24-Hour Average $\text{PM}_{2.5}$ Concentrations..... 17-24

17-9 Future Maximum Predicted Annual Average $\text{PM}_{2.5}$ Concentrations 17-24

17-10 Total 8-Hour CO Concentrations Near Garage Ventilation Outlets (ppm) with UNDC 17-25

17-11 Highest Predicted Pollutant Concentrations from Boiler Emissions ($\mu\text{g}/\text{m}^3$) 17-26

17-12 Future Maximum Predicted $\text{PM}_{2.5}$ Concentration Increments..... 17-27

17-13 CO and PM_{10} Concentrations and Increments on 708 First Avenue from the QMT Ventillation System ($\mu\text{g}/\text{m}^3$) 17-29

17-14 $\text{PM}_{2.5}$ Increments on 708 First Avenue from the QMT Ventillation System ($\mu\text{g}/\text{m}^3$)..... 17-29

18-1 Common Noise Levels 18-2

18-2 Average Ability to Perceive Changes in Noise Levels 18-3

18-3 Community Response to Increases in Noise Levels 18-3

18-4 New York City Noise Codes 18-5

18-5 Noise Exposure Guidelines for Use in City Environmental Impact Review 18-6

18-6 Required Attenuation Values to Achieve Acceptable Interior Noise Levels 18-6

18-7 Measured Existing Noise Levels (in dBA)..... 18-9

18-8 Future Noise Levels Without the Proposed Actions (in dBA) 18-10

18-9 Future Noise Levels With the Proposed Actions (in dBA) 18-11

18-10 Future No Build Noise Levels With UNDC Project (in dBA)..... 18-13

18-11 Future Build Noise Levels With UNDC Project (in dBA)..... 18-14

18-12 Building Attenuation (in dBA): Year 2014..... 18-16

20-1 Construction Activities and Projected Durations 20-4

20-2 Maximum Numbers of Construction Workers And Delivery Trucks (Per Day) 20-6

20-3 Peak Construction Trip Projections—Third Quarter of 2009 20-14

20-4 Pollutant Concentrations from Construction Site Sources ($\mu\text{g}/\mu^3$) 20-23

20-5 Construction Equipment Noise Emission Levels 20-30

20-6 Construction Noise Receptor Locations..... 20-32

20-7 Construction Noise Analysis Results ($L_{\text{eq}(1)}$ Values in dBA) 20-34

20-8	Vibration Source Levels for Construction Equipment.....	20-39
20-9	Comparison of Construction Schedules for Proposed Development Scenario and Alternative Construction Scenario.....	20-40
21-1	1997 and 2005 Hospitalization Rates Per 1,000 Persons (Aged 0 To 14 Years).....	21-10
23-1	Manhattan Traffic Study Areas’ Traffic Impact Mitigation Summary—Year 2014 ..	23-16
23-2	Queens Plaza Area Approach to the Queensboro Bridge Traffic Impact Mitigation Summary—Year 2014	23-29
23-3	Summary of Traffic Mitigation Measures	Following page 23-36
23-4	2014 Build With Mitigation Conditions—AM and PM Peak Hour Bus Line-Haul...	23-34
23-5	2014 Build With Potential UNDC Building and Mitigation Conditions— AM and PM Peak Hour Bus Line-Haul	23-36
24-1	Open Space Ratios: No Action Alternative	24-3
24-2	Summary of As-of-Right Alternative	24-7
24-3	Projected Typical Permanent Employment from Operation of the As-Of-Right Alternative	24-11
24-4	Comparison of Open Space Impacts: As-Of-Right Alternative and Proposed Development Program (¼-Mile Study Area).....	24-12
24-5	Comparison of Open Space Impacts: As-Of-Right Alternative and Proposed Development Program (½-Mile Study Area).....	24-12
24-6	2014 Vehicle Trip Generation Comparison—As-Of-Right Alternative	24-17
24-7	Number of Intersections with Significant Traffic Impacts Comparison of As-Of-Right Alternative vs. the Proposed Actions.....	24-18
24-8	Vehicle Trips Generated by the As-Of-Right Alternative vs. the Proposed Actions in the Queens Plaza Area	24-19
24-9	As-Of-Right Alternative Crosswalk Level of Service Analysis	24-20
24-10	Summary of All-Residential Alternative	24-24
24-11	2014 Future With the All-Residential Alternative/Market Rate Development: Projected Enrollment in Public Schools.....	24-27
24-12	2014 Future With the All-Residential Alternative/Affordable Housing Development: Projected Enrollment in Public Schools.....	24-30
24-13	Comparison of Open Space Impacts: All-Residential Alternative and Proposed Development Program.....	24-32
24-14	Comparison of Open Space Impacts: All-Residential Alternative and Proposed Development Program Affordable Housing Scenarios	24-33
24-15	2014 Vehicle Trip Generation Comparison—All-Residential Alternative	24-37
24-16	Number of Intersections with Significant Traffic Impacts Comparison of All-Residential Alternative vs. the Proposed Actions.....	24-37
24-17	Vehicle Trips Generated by the All-Residential Alternative Vs. The Proposed Actions in the Queens Plaza Area.....	24-39

First Avenue Properties Rezoning Final SEIS

24-18 All Residential Alternative Crosswalk Level of Service Analysis..... 24-40

24-19 Summary of CB6 Alternative..... 24-48

24-20 2014 Future With the CB6 Alternative: Projected Enrollment in Public Schools 24-54

24-21 Comparison of Open Space Impacts: CB6 Alternative and
Proposed Development Program (without Deck and Esplanade) 24-57

24-22 Comparison of Open Space Impacts: CB6 Alternative
(with Deck and Esplanade) and Proposed Development Program..... 24-58

24-23 2014 Vehicle Trip Generation Comparison—CB6 Alternative 24-66

24-24 Number of Intersections with Significant Traffic Impacts Comparison
of CB6 Alternative Vs. Proposed Actions..... 24-67

24-25 Vehicle Trips Generated by the CB6 Alternative vs. the Proposed Actions
in the Queens Plaza Area 24-69

24-26 CB6 Alternative—HVAC Analysis Results..... 24-70

List of Figures

		<u>Following</u> <u>Page</u>
S-1	Project Location	S-2
S-2	Site Locations	S-6
S-3	Existing Zoning.....	S-6
S-4	Site Plan	S-6
S-5	616 First Avenue Open Space and Ground Floor Plan.....	S-6
S-6	685 First Avenue Open Space and Ground Floor Plan.....	S-6
S-7	708 First Avenue Open Space and Ground Floor Plan.....	S-6
S-8	Proposed Development Program—View West.....	S-8
S-9	Proposed Development Program—Southwest Aerial View	S-8
S-10	Proposed Open Space—Illustrative View East Along 40th Street Pedestrian Way	S-8
S-11	Section of the Proposed Open Space on the Waterside/708 First Avenue Parcel	S-8
S-12	Proposed Zoning	S-8
S-13	Proposed General Large-Scale Development Plan Boundary	S-10
1-1	Project Location	1-2
1-2	Site Locations	1-6
1-3	Existing Zoning.....	1-6
1-4	Proposed Zoning	1-6
1-5	Site Plan	1-8
1-6	616 First Avenue Open Space and Ground Floor Plan.....	1-8
1-7	708 First Avenue Open Space and Ground Floor Plan.....	1-8
1-8	685 First Avenue Open Space and Ground Floor Plan.....	1-8
1-9	Proposed Development Program—View West.....	1-10
1-10	Proposed Development Program—Southwest Aerial View	1-10
1-11	Proposed Development Program—Axonometric View West	1-10
1-12	Proposed Development Program—Axonometric View Southwest	1-10
1-13	Proposed Development Program—Axonometric View Northwest	1-10
1-14	Proposed Open Space Illustrative—View East Along 40th Street Pedestrian Way	1-10
1-15	Section of the Proposed Open Space on the Waterside/708 First Avenue Parcel	1-10
1-16	Proposed General Large-Scale Development Plan Boundary	1-10
2-1	Sanborn Map/Site Locations.....	2-4
2-2	Study Area Boundaries/Anticipated Development Projects	2-4

First Avenue Properties Rezoning Final SEIS

2-3 Land Use—Primary Study Area..... 2-4

2-4 Land Use—Secondary Study Area..... 2-4

2-5 Existing Zoning 2-6

2-6 Existing Zoning: Primary Study Area 2-6

2-7 Existing Zoning: Secondary Study Area 2-6

3-1 ¼-Mile Socioeconomic Study Area 3-2

4-1 Study Area Police and Fire Companies..... 4-4

4-2 Area Schools 4-7

4-3 Study Area Libraries 4-12

4-4 Health Care Facilities 4-15

5-1 Census Tracts 5-4

5-2 ¼-Mile Study Area Public Open Space Resources 5-6

5-3 ½-Mile Study Area Public Open Space Resources 5-6

5-4 2014 No Action Open Space Resource Changes in ½-Mile Study Area 5-20

5-5 616 First Avenue Open Space 5-22

5-6 708 First Avenue Open Space 5-24

5-7 685 First Avenue Open Space 5-24

6-1 Proposed Building Heights (heights include rooftop mechanical space) 6-27

6-2 Open Spaces within Proposed Buildings’ Shadow Sweeps 6-27

6-3 Shadow Diagram March 21—8:36 AM EDT 6-27

6-4 Shadow Diagram March 21—9:45 AM EDT 6-27

6-5 Shadow Diagram March 21—11:00 AM EDT 6-27

6-6 Shadow Diagram March 21—3:45 PM EDT 6-27

6-7 Shadow Diagram March 21—5:29 PM EDT 6-27

6-8 Shadow Diagram May 6—7:27 AM EDT 6-27

6-9 Shadow Diagram May 6—9:45 AM EDT 6-27

6-10 Shadow Diagram May 6—11:00 AM EDT 6-27

6-11 Shadow Diagram May 6—1:00 PM EDT 6-27

6-12 Shadow Diagram May 6—4:30 PM EDT 6-27

6-13 Shadow Diagram June 21—6:57 AM EDT 6-27

6-14 Shadow Diagram June 21—11:00 AM EDT 6-27

6-15 Shadow Diagram June 21—1:00 PM EDT 6-27

6-16 Shadow Diagram June 21—3:30 PM EDT 6-27

6-17 Shadow Diagram December 21—8:51 AM EST 6-27

6-17a Shadow Diagram Manhattan Place Open Space December 21—8:51 AM EST 6-27

6-17b Shadow Diagram Tudor City Open Space December 21—8:51 AM EST 6-27

6-18 Shadow Diagram December 21—11:15 AM EST 6-27

6-18a Shadow Diagram Manhattan Place Open Space December 21—11:15 AM EST 6-27

6-18b Shadow Diagram Tudor City Open Space December 21—11:15 AM EST 6-27

6-19	Shadow Diagram December 21—12:45 PM EST	6-27
6-19a	Shadow Diagram Manhattan Place Open Space December 21—12:45 PM EST.....	6-27
6-19b	Shadow Diagram Tudor City Open Space December 21—12:45 PM EST.....	6-27
6-20	Shadow Diagram December 21—1:30 PM EST	6-27
6-20a	Shadow Diagram Manhattan Place Open Space December 21—1:30 PM EST	6-27
6-20b	Shadow Diagram Tudor City Open Space December 21—1:30 PM EST.....	6-27
6-21	Shadow Diagram December 21—2:53 PM EST	6-27
6-21a	Shadow Diagram Manhattan Place Open Space December 21—2:53 PM EST	6-27
6-21b	Shadow Diagram Tudor City Open Space December 21—2:53 PM EST.....	6-27
6-22	Shadow Diagram with UNDC March 21—11:00 AM EDT.....	6-27
6-23	Shadow Diagram with UNDC March 21—3:45 PM EDT	6-27
6-24	Shadow Diagram with UNDC May 6—4:30 PM EDT	6-27
6-25	Shadow Diagram with UNDC June 21—3:30 PM EDT	6-27
6-26	Shadow Diagram with UNDC December 21—2:53 PM EST	6-27
7-1	Location of Tudor City, Kips Bay Brewery, and the United Nations Headquarters.....	7-2
8-1	Urban Design and Visual Resources Study Area.....	8-2
8-2	Urban Design and Visual Resources Study Area.....	8-2
8-3	Urban Design and Visual Resources Development Parcels.....	8-4
8-4	Urban Design and Visual Resources Development Parcels.....	8-4
8-5	Urban Design and Visual Resources Development Parcels.....	8-4
8-6	Urban Design and Visual Resources Development Parcels and Study Area View West	8-4
8-7	Urban Design and Visual Resources Development Parcels and Study Area View Southwest	8-4
8-8	Urban Design and Visual Resources Study Area.....	8-4
8-9	Urban Design and Visual Resources Study Area.....	8-6
8-10	Urban Design and Visual Resources Study Area.....	8-6
8-11	Urban Design and Visual Resources Study Area.....	8-6
8-12	Urban Design and Visual Resources Study Area.....	8-8
8-13	Urban Design and Visual Resources Study Area.....	8-10
8-14	Urban Design and Visual Resources Study Area.....	8-10
8-15	Urban Design and Visual Resources Study Area.....	8-10
8-16	Urban Design and Visual Resources Study Area.....	8-10
8-17	Urban Design and Visual Resources Study Area.....	8-10
8-18	Urban Design and Visual Resources Study Area.....	8-10
8-19	Urban Design and Visual Resources Development Parcels and Study Area View West from Queens.....	8-16
8-20	Site Plan	8-16
8-21	Proposed Development Program View West	8-16
8-22	Proposed Development Program Southwest View	8-18

First Avenue Properties Rezoning Final SEIS

8-23 Proposed Open Space on the Waterside/708 First Avenue Parcel 8-20

8-24 Proposed Open Space on the Waterside/708 First Avenue Parcel 8-20

8-25 Proposed Pedestrian Way Along the Alignment of East 39th Street 8-20

8-26 Proposed Development Program: View Northeast at First Avenue and 38th Street.... 8-20

8-27 Section of the Proposed Open Space on the Waterside/708 First Avenue Parcel 8-20

8-28 Proposed Open Space on the Waterside/708 First Avenue Parcel 8-20

8-29 Proposed Promenade on the Waterside/708 First Avenue Parcel 8-20

8-30 Proposed Development Program: View South on First Avenue from 42nd Street 8-24

8-31 Proposed Development Program: View North on First Avenue from 36th Street 8-24

8-32 Proposed Development Program: View South on First Avenue from 41st Street 8-24

8-33 Proposed Development Program: View North on First Avenue at 39th Street..... 8-24

9-1 Neighborhood Character Context Study Area..... 9-2

10-1 Project Location 10-2

10-2 Floodplains 10-4

10-3 NWI Wetlands..... 10-4

10-4 DEC Tidal Wetlands 10-4

15-1 Primary Traffic Study Area..... 15-63

15-2 Secondary Traffic Study Areas: Queensboro Bridge and West Side Areas..... 15-63

15-3 Existing Levels Of Service: Primary Traffic Study Area AM Peak Hour 15-63

15-4 Existing Levels Of Service: Primary Traffic Study Area Midday Peak Hour 15-63

15-5 Existing Levels Of Service: Primary Traffic Study Area PM Peak Hour 15-63

15-6 Existing Levels Of Service: Primary Traffic Study Area
Saturday Midday Peak Hour 15-63

15-7 Existing Levels Of Service: Queensboro Bridge Secondary Study Area..... 15-63

15-8 Existing Levels Of Service: West Side Secondary Study Area 15-63

15-9 Existing Public Parking Facilities 15-63

15-10 2014 No Build Levels Of Service: Primary Traffic Study Area AM Peak Hour 15-63

15-11 2014 No Build Levels Of Service: Primary Traffic Study Area Midday Peak Hour . 15-63

15-12 2014 No Build Levels Of Service: Primary Traffic Study Area PM Peak Hour..... 15-63

15-13 2014 No Build Levels Of Service: Primary Traffic Study Area
Saturday Midday Peak Hour 15-63

15-14 2014 No Build Levels Of Service: Queensboro Bridge Secondary Study Area 15-63

15-15 2014 No Build Levels Of Service: West Side Secondary Study Area 15-63

15-16 2014 Build Levels Of Service: Primary Traffic Study Area AM Peak Hour..... 15-63

15-17 2014 Build Levels Of Service: Primary Traffic Study Area Midday Peak Hour..... 15-63

15-18 2014 Build Levels Of Service: Primary Traffic Study Area PM Peak Hour 15-63

15-19 2014 Build Levels Of Service: Primary Traffic Study Area Saturday
Midday Peak Hour 15-63

15-20 2014 Build Levels Of Service: Queensboro Bridge Secondary Study Area 15-63

15-21 2014 Build Levels Of Service: West Side Secondary Study Area..... 15-63

15-22	2014 No Build Levels Of Service: Primary Traffic Study Area With the UNDC Project AM Peak Hour.....	15-63
15-23	2014 No Build Levels Of Service: Primary Traffic Study Area With the UNDC Project Midday Peak Hour.....	15-63
15-24	2014 No Build Levels Of Service: Primary Traffic Study Area With the UNDC Project PM Peak Hour	15-63
15-25	2014 No Build Levels Of Service: Primary Traffic Study Area With the UNDC Project Saturday Midday Peak Hour	15-63
15-26	2014 No Build Levels Of Service: Queensboro Bridge Secondary Study Area With the UNDC Project	15-63
15-27	2014 No Build Levels Of Service: West Side Secondary Study Area With the UNDC Project	15-63
15-28	2014 Build Levels Of Service: Primary Traffic Study Area With the UNDC Project AM Peak Hour.....	15-63
15-29	2014 Build Levels Of Service: Primary Traffic Study Area With the UNDC Project Midday Peak Hour.....	15-63
15-30	2014 Build Levels Of Service: Primary Traffic Study Area With the UNDC Project PM Peak Hour	15-63
15-31	2014 Build Levels Of Service: Primary Traffic Study Area With the UNDC Project Saturday Midday Peak Hour	15-63
15-32	2014 Build Levels Of Service: Queensboro Bridge Secondary Study Area With the UNDC Project.....	15-63
15-33	2014 Build Levels Of Service: West Side Secondary Study Area With the UNDC Project.....	15-63
15-34	Existing Levels Of Service: Queens Plaza Study Area AM Peak Hour	15-63
15-35	Existing Levels Of Service: Queens Plaza Study Area Midday Peak Hour	15-63
15-36	Existing Levels Of Service: Queens Plaza Study Area PM Peak Hour.....	15-63
15-37	Existing Levels Of Service: Queens Plaza Study Area Saturday Midday Peak Hour.....	15-63
15-38	2014 No Build Levels Of Service: Queens Plaza Study Area AM Peak Hour.....	15-63
15-39	2014 No Build Levels Of Service: Queens Plaza Study Area Midday Peak Hour.....	15-63
15-40	2014 No Build Levels Of Service: Queens Plaza Study Area PM Peak Hour	15-63
15-41	2014 No Build Levels Of Service: Queens Plaza Study Area Saturday Midday Peak Hour.....	15-63
15-42	2014 Build Levels Of Service: Queens Plaza Study Area AM Peak Hour.....	15-63
15-43	2014 Build Levels Of Service: Queens Plaza Study Area Midday Peak Hour.....	15-63
15-44	2014 Build Levels Of Service: Queens Plaza Study Area PM Peak Hour	15-63
15-45	2014 Build Levels Of Service: Queens Plaza Study Area Saturday Midday Peak Hour	15-63
16-1	Transit Service in the Study Area	16-2
16-2	Pedestrian Analysis Locations	16-2
16-3	Existing AM Pedestrian LOS.....	16-12

First Avenue Properties Rezoning Final SEIS

16-4	Existing Midday Pedestrian LOS	16-12
16-5	Existing PM Pedestrian LOS.....	16-12
16-6	No Build AM Pedestrian LOS	16-18
16-7	No Build Midday Pedestrian LOS.....	16-18
16-8	No Build PM Pedestrian LOS	16-18
16-9	Build AM Pedestrian LOS	16-24
16-10	Build Midday Pedestrian LOS	16-24
16-11	Build PM Pedestrian LOS	16-24
17-1	Mobile-Source Analysis Sites	17-14
18-1	Noise Receptor Locations	18-8
18-2	Noise Receptor Locations	18-16
20-1	Construction Plan	20-2
20-2	Construction Schedule.....	20-2
20-3	Peak (24-hr Average) PM _{2.5} Construction Emissions Profile	20-22
20-4	Annual (Moving 12-Month Average) PM _{2.5} Construction Emissions Profile.....	20-22
20-5	Maximum Predicted 24-Hour Average Increase in PM _{2.5} Concentration	20-24
20-6	Maximum Predicted Annual Average Increase in PM _{2.5} Concentration	20-24
20-7	Noise Receptor Locations	20-32
20-8	Alternative Construction Scenario	20-38
20-9	Alternative Construction Scenario Schedule.....	20-38
22-1	C5 and C6 Zoning Districts Containing at Least 5 Contiguous Acres of Land	22-2
22-2	Existing Assemblages of 5 Acres or Greater under Single Ownership in C5 and C6 Zoning Districts.....	22-2
22-3	Proposed Map 14 for Amendment to ZR Section 23-922 Inclusionary Housing Designated Area.....	
23-1	Traffic Mitigation Overview: Primary Traffic Study Area AM Peak Hour.....	23-16
23-2	Traffic Mitigation Overview: Primary Traffic Study Area Midday Peak Hour.....	23-16
23-3	Traffic Mitigation Overview: Primary Traffic Study Area PM Peak Hour	23-16
23-4	Traffic Mitigation Overview: Primary Traffic Study Area Saturday Midday Peak Hour	23-16
23-5	Traffic Mitigation Overview: Queensboro Bridge Secondary Study Area	23-16
23-6	Traffic Mitigation Overview: West Side Secondary Study Area	23-16
23-7	Traffic Mitigation Overview: Queens Plaza Secondary Study Area AM Peak Hour	23-28
23-8	Traffic Mitigation Overview: Queens Plaza Secondary Study Area Midday Peak Hour	23-28
23-9	Traffic Mitigation Overview: Queens Plaza Secondary Study Area PM Peak Hour	23-28
23-10	Traffic Mitigation Overview: Queens Plaza Secondary Study Area Saturday Midday Peak Hour	23-28

24-1	As-of-Right Alternative Site Plan.....	24-8
24-2	As-of-Right Alternative Axonometric View Northwest	24-8
24-3	As-of-Right Alternative Axonometric View Southwest	24-8
24-4	Shadows: As-of-Right Alternative March 21—9:45 AM EDT	24-14
24-5	Shadows: As-of-Right Alternative March 21—11:00 AM EDT	24-14
24-6	Shadows: As-of-Right Alternative March 21—3:45 PM EDT	24-14
24-7	Shadows: As-of-Right Alternative May 6—9:45 AM EDT	24-14
24-8	Shadows: As-of-Right Alternative May 6—1:00 PM EDT	24-14
24-9	Shadows: As-of-Right Alternative May 6—4:30 PM EDT	24-14
24-10	Shadows: As-of-Right Alternative June 21—11:00 AM EDT	24-14
24-11	Shadows: As-of-Right Alternative June 21—1:00 PM EDT	24-14
24-12	Shadows: As-of-Right Alternative June 21—3:30 PM EDT	24-14
24-13	Shadows: As-of-Right Alternative December 21—11:15 AM EST	24-14
24-14	Shadows: As-of-Right Alternative December 21—12:45 PM EST	24-14
24-15	Shadows: As-of-Right Alternative December 21—1:30 PM EST	24-14
24-16	Traffic Mitigation Overview: As-of-Right Development Alternative Primary Traffic Study Area AM Peak Hour	24-18
24-17	Traffic Mitigation Overview: As-of-Right Development Alternative Primary Traffic Study Area Midday Peak Hour	24-18
24-18	Traffic Mitigation Overview: As-of-Right Development Alternative Primary Traffic Study Area PM Peak Hour.....	24-18
24-19	Traffic Mitigation Overview: As-of-Right Development Alternative Primary Traffic Study Area Saturday Midday Peak Hour	24-18
24-20	Traffic Mitigation Overview: As-of-Right Development Alternative Queensboro Bridge Secondary Study Area	24-18
24-21	Traffic Mitigation Overview: As-of-Right Development Alternative West Side Secondary Study Area	24-18
24-22	All-Residential Alternative Site Plan.....	24-24
24-23	All-Residential Alternative View Northwest.....	24-24
24-24	All-Residential Alternative View Southwest.....	24-24
24-25	All-Residential Alternative View West	24-34
24-26	Shadows: All-Residential Alternative March 21—9:45 AM EDT	24-34
24-27	Shadows: All-Residential Alternative March 21—11:00 AM EDT	24-34
24-28	Shadows: All-Residential Alternative March 21—3:45 PM EDT	24-34
24-29	Shadows: All-Residential Alternative May 6—9:45 AM EDT	24-34
24-30	Shadows: All-Residential Alternative May 6—1:00 PM EDT	24-34
24-31	Shadows: All-Residential Alternative May 6—4:30 PM EDT.....	24-34
24-32	Shadows: All-Residential Alternative June 21—11:00 AM EDT	24-34
24-33	Shadows: All-Residential Alternative June 21—1:00 PM EDT	24-34
24-34	Shadows: All-Residential Alternative June 21—3:30 PM EDT.....	24-34

First Avenue Properties Rezoning Final SEIS

24-35 Shadows: All-Residential Alternative December 21—11:15 AM EST 24-34

24-36 Shadows: All-Residential Alternative December 21—12:45 PM EST 24-34

24-37 Shadows: All-Residential Alternative December 21—1:30 PM EST 24-34

24-38 Traffic Mitigation Overview: All-Residential Development Alternative
Primary Traffic Study Area AM Peak Hour 24-38

24-39 Traffic Mitigation Overview: All-Residential Development Alternative
Primary Traffic Study Area Midday Peak Hour 24-38

24-40 Traffic Mitigation Overview: All-Residential Development Alternative
Primary Traffic Study Area PM Peak Hour 24-38

24-41 Traffic Mitigation Overview: All-Residential Development Alternative
Primary Traffic Study Area Saturday Midday Peak Hour 24-38

24-42 Traffic Mitigation Overview: All-Residential Development Alternative
Queensboro Bridge Secondary Study Area..... 24-38

24-43 Traffic Mitigation Overview: All-Residential Development Alternative
West Side Secondary Study Area..... 24-38

24-44 CB6 Alternative Site Plan 24-48

24-45 CB6 Alternative View Northwest 24-48

24-46 CB6 Alternative View Southwest 24-48

24-47 CB6 Alternative View West..... 24-48

24-48 CB6 Alternative: Alignment of East 39th Street..... 24-48

24-49 CB6 Alternative: View Northeast at First Avenue and 38th Street..... 24-48

24-50 CB6 Alternative: View South on First Avenue from 42nd Street..... 24-48

24-51 CB6 Alternative: View North on First Avenue from 36th Street..... 24-48

24-52 CB6 Alternative: View South on First Avenue from 41st Street 24-48

24-53 CB6 Alternative: View North on First Avenue at 39th Street..... 24-48

24-54 Shadows: Community Board 6 Alternative March 21—9:45 AM EDT 24-58

24-55 Shadows: Community Board 6 Alternative March 21—11:00 AM EDT 24-58

24-56 Shadows: Community Board 6 Alternative March 21—3:45 PM EDT..... 24-58

24-57 Shadows: Community Board 6 Alternative May 6—9:45 AM EDT 24-58

24-58 Shadows: Community Board 6 Alternative May 6—1:00 PM EDT 24-58

24-59 Shadows: Community Board 6 Alternative May 6—4:30 PM EDT 24-58

24-60 Shadows: Community Board 6 Alternative June 21—11:00 AM EDT 24-58

24-61 Shadows: Community Board 6 Alternative June 21—1:00 PM EDT 24-58

24-62 Shadows: Community Board 6 Alternative June 21—3:30 PM EDT 24-58

24-63 Shadows: Community Board 6 Alternative December 21—11:15 AM EST 24-58

24-64 Shadows: Community Board 6 Alternative December 21—12:45 PM EST 24-58

24-65 Shadows: Community Board 6 Alternative December 21—1:30 PM EST 24-58

24-66 Traffic Mitigation Overview: CB6 Alternative Primary Traffic Study Area
AM Peak Hour 24-66

24-67 Traffic Mitigation Overview: CB6 Alternative Primary Traffic Study Area
Midday Peak Hour 24-66

List of Figures

24-68 Traffic Mitigation Overview: CB6 Alternative Primary Traffic Study Area
PM Peak Hour.....24-66

24-69 Traffic Mitigation Overview: CB6 Alternative Primary Traffic Study Area
Saturday Midday Peak Hour.....24-66

24-70 Traffic Mitigation Overview: CB6 Alternative Queensboro Bridge
Secondary Study Area24-66

24-71 Traffic Mitigation Overview: CB6 Alternative West Side Secondary Study Area24-66

29-1 Travel Demand Census Tracts29-90

*