



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

Part I: GENERAL INFORMATION					
PROJECT NAME Industry City Rezoning					
1. Reference Numbers					
CEQR REFERENCE NUMBER (to be assigned by lead agency) #18DCP034K			BSA REFERENCE NUMBER (if applicable)		
ULURP REFERENCE NUMBER (if applicable)			OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)		
2a. Lead Agency Information			2b. Applicant Information		
NAME OF LEAD AGENCY New York City Department of City Planning			NAME OF APPLICANT Andrew Kimball 1-10 Bush Terminal Owner LP		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Ethan Goodman Fox Rothschild, LLP		
ADDRESS 120 Broadway			ADDRESS 100 Park Avenue, Suite 1500		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE 212-720-3420	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212-878-7929	EMAIL egoodman@foxrothschild.com	
3. Action Classification and Type					
SEQRA Classification					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR Part 617.4 (b 3) and (6 v)					
Action Type (refer to Chapter 2 , "Establishing the Analysis Framework" for guidance)					
<input type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC		<input checked="" type="checkbox"/> LOCALIZED ACTION, SMALL AREA		<input type="checkbox"/> GENERIC ACTION	
4. Project Description					
1-10 Bush Terminal Owner LP proposes to redevelop the Industry City complex, located in Sunset Park, Brooklyn, with a mixed-use project containing manufacturing, commercial, and community facility uses (the Proposed Project). The proposed project would result in the renovation of approximately 5.3 million square-foot (sf) of existing structures, as well as the construction of approximately 1.27 million sf of new structures. For a complete description of the project, refer to page 1A of this EAS, "Project Description."					
Project Location					
BOROUGH Brooklyn		COMMUNITY DISTRICT(S) 7		STREET ADDRESS 220 36th Street	
TAX BLOCK(S) AND LOT(S) Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lots 1 and 44; Block 695, Lots 1, 20, and 37 through 43; Block 706, Lots 1, 20, 24R, and 101; Block 710, Lot 1; and Block 622, p/o Lot 1.			ZIP CODE 11232		
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS					
The northern portion of the Project Area (the "Finger Buildings") is bounded by: 32nd Street to the north, 3rd Avenue to the east, 37th Street to the south, and 2nd Avenue to the west; it includes Buildings 1 through 10, a power plant, and three boiler houses. The southern portion of the Project Area (the "39th Street Buildings") is bounded by: 39th Street to the north, 2nd Avenue to the east, 41st Street to the south, and Upper New York Bay to the west; it includes Buildings 19 through 26 and a vacant lot formerly used as a gasoline station. The Project Area also includes several smaller parcels that are not currently part of the Industry City complex, but are planned to be acquired and redeveloped as part of the Proposed Project (Block 695, Lots 37-42; and Block 706, Lot 20, and a portion of Block 662, Lot 1); these parcels are not controlled by 1-10 Bush Terminal Owner LP and are currently occupied by residential, commercial, manufacturing uses and vacant land.					
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M3-1; M1-2			ZONING SECTIONAL MAP NUMBER 16b		
5. Required Actions or Approvals (check all that apply)					
City Planning Commission: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)					

PROJECT DESCRIPTION

The Applicant, 1-10 Bush Terminal Owner LP, is seeking several discretionary actions: a Zoning Text amendment to establish the Special Sunset Park Innovation District; a Zoning Map amendment to map the Special Sunset Park Innovation District and to change the zoning district from an M3-1 to an M2-4 district; a Special Permit to modify, bulk, use, parking, and public access area requirements pursuant to findings and a site plan; a Special Permit for a hotel use; and a change to the City Map to demap 40th Street between 1st Avenue and 2nd Avenue (the “Proposed Actions”). The Proposed Actions would facilitate a proposal by the Applicant to redevelop and retenant the Industry City complex (the “Project Area”) with a mixed-use project containing manufacturing, commercial, and community facility uses that would together establish what the Applicant terms an “Innovation Economy Hub,” described below (the “Proposed Project”). The Project Area is located in the Sunset Park neighborhood of Brooklyn, in Community Board 7 (see **Figure 1**).

The Project Area is comprised of the Industry City complex (Block 679, Lot 1; Block 683, Lot 1; Block 687, Lot 1; Block 691, Lots 1 and 44; Block 695, Lots 1, 20, and 43; Block 706, Lots 1, 24, and 101; and Block 710, Lot 1) and certain immediately adjacent properties that the Applicant plans to acquire (Block 695, Lots 37-42; and Block 706, Lot 20, and a portion of Block 662, Lot 1). The Affected Area (the “Rezoning Area”) is comprised of the aforementioned blocks and lots, as described within the Project Area, as well as Block 691, Lots 45, and 46.

The Proposed Actions could result in the retenanting of a substantial portion of the approximately 5.30 million square feet (sf) of existing structure and the construction of three new buildings consisting of approximately 1.27 million sf. The Proposed Project would affect a total area of approximately 30 acres. The Applicant seeks to revitalize the Project Area by introducing a broader range of land uses to the South Brooklyn Waterfront—such as large-scale retail, academic, and hotel uses—which are not permitted under existing zoning. The Applicant believes that these additional uses would support and strengthen Innovation Economy uses, as defined below, within the “Innovation Economy Hub.”

The Applicant envisions the “Innovation Economy Hub” as a supportive environment where a diverse range of Innovation Economy businesses can come together. Innovation Economy businesses are typically involved in every step of the “making” process, from research and development to design and engineering, as well as the actual manufacturing of products. The Applicant broadly defines Innovation Economy uses as those that consist of or combines elements of certain Use Groups (UG), including office/tech uses (UG 6B), light manufacturing and creative uses (select UG 9A, 10A, and 11A), and more traditional manufacturing uses (UG 16A, 16B, 17B, 17C, and 18), with local and destination retail uses (UG 6A, 6C, 9A, and 10A), hotel uses (UG 5), and colleges/universities (UG 3A).

The breakdown of component uses projected to comprise this Innovation Economy space is based upon the current breakdown of Innovation Economy space at Industry City, which is approximately 50 percent manufacturing, 25 percent artisanal manufacturing including art/design studio space, and 25 percent office. The specific breakdown of the Proposed Project, in square feet, would comprise approximately:

- 1.78 million sf of manufacturing (16A, 16B, 17B, 17C, 18 equivalent);
- 893,445 sf of artisanal manufacturing and art/design studio (UG10A, UG 11A, 9A equivalent); and
- 893,445 sf of office (UG 6B equivalent).

The Proposed Actions would rezone the Rezoning Area to allow a wide range of uses at a greater density and establish the Special Sunset Park Innovation District. The special district and special permits would establish use and bulk controls to develop Innovation Economy uses within the Project Area; nurture and enhance the growth of industries producing jobs that are accessible to employees with a broad range of skills and varying levels of educational attainment; preserve, protect, and enhance the built form and character of the existing industrial and manufacturing district; and encourage a pedestrian-friendly environment with ground-floor uses.

The Proposed Actions would also demap 40th Street to reflect the existing condition of the street and to further facilitate development within the Project Area. The Proposed Project requires discretionary approvals from the New York City Planning Commission (CPC), including a zoning text amendment, a zoning map amendment, a special permit to modify bulk, use, parking and public access area requirements, a special permit for hotel use, and a change to the City Map to demap 40th Street (see **Figure 2**).

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> CITY MAP AMENDMENT | <input type="checkbox"/> ZONING CERTIFICATION | <input type="checkbox"/> CONCESSION |
| <input checked="" type="checkbox"/> ZONING MAP AMENDMENT | <input type="checkbox"/> ZONING AUTHORIZATION | <input type="checkbox"/> UDAAP |
| <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT | <input type="checkbox"/> ACQUISITION—REAL PROPERTY | <input type="checkbox"/> REVOCABLE CONSENT |
| <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY | <input type="checkbox"/> DISPOSITION—REAL PROPERTY | <input type="checkbox"/> FRANCHISE |
| <input type="checkbox"/> HOUSING PLAN & PROJECT | <input type="checkbox"/> OTHER, explain: | |
| <input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: | | |

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **New Special Permits**

Board of Standards and Appeals: YES NO

- VARIANCE (use)
 VARIANCE (bulk)
 SPECIAL PERMIT (if appropriate, specify type: modification; renewal; other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: YES NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: |
| <input type="checkbox"/> RULEMAKING | <input type="checkbox"/> POLICY OR PLAN, specify: |
| <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES | <input type="checkbox"/> FUNDING OF PROGRAMS, specify: |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> PERMITS, specify: |
| <input type="checkbox"/> OTHER, explain: | |

Other City Approvals Not Subject to CEQR (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) | <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL |
| <input type="checkbox"/> OTHER, explain: | |

State or Federal Actions/Approvals/Funding: YES NO If "yes," specify:

6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> SITE LOCATION MAP | <input checked="" type="checkbox"/> ZONING MAP | <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP |
| <input checked="" type="checkbox"/> TAX MAP | <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) | |
| <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP | | |

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 1,426,590 sf (32.75 acres) Waterbody area (sq. ft.) and type: N/A
 Roads, buildings, and other paved surfaces (sq. ft.): 1,426,590 sf Other, describe (sq. ft.): N/A

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 6.57 million gsf

NUMBER OF BUILDINGS: 19

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Building 1 is 259,032 sf; Building 2 is 267,162 sf; Building 3 is 267,564 sf; Building 4 is 353,748 sf; Building 5 is 266,670 sf; Building 6 is 389,790 sf; Building 7 is 266,880 sf; Building 8 is 388,944 sf; Building 9 is 201,522 sf; Building 10 is 298,452 sf; Building 19 is 577,368 sf; Building 20 is 557,570 sf; Building 22/23 is 388,216 sf; Building 24 is 217,377 sf; Building 25 is 24,332 sf; Building 26 is 394,464 sf; NEW Building 11 would be 495,162 sf; NEW Gateway Building would be 182,400 sf; NEW Building 21 would be 774,552 sf.

HEIGHT OF EACH BUILDING (ft.): Buildings 1 - 9 are 85 ft; Buildings 10 is 170 ft; Buildings 19 - 20 are 139 ft; Buildings 22/23, 24, and 26 are 115 ft; Building 25 is 43 ft; New Building 11 is 170 ft; New Building 21 is 150 ft; New Gateway Building is 170 ft.

NUMBER OF STORIES OF EACH BUILDING: Buildings 1 - 9 are 6 stories; Building 10 is 12 stories; Buildings 19, 20, 22/23 and 24 are 8 stories; Building 25 is 2 stories; Building 26 is 8 stories; New Building 11 is 13 stories; New Building 21 is 10 stories; New Gateway Building is 12 stories.

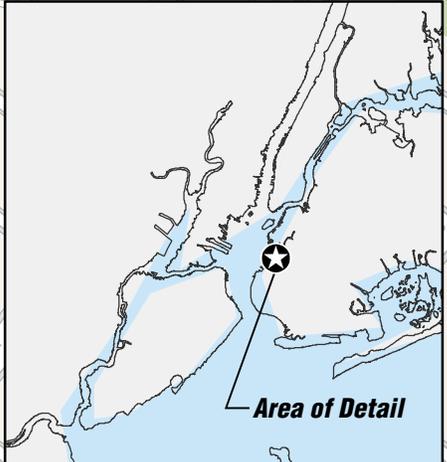
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," specify: The total square feet owned or controlled by the applicant: 1,292,098 sf (29.66 acres) The total square feet not owned or controlled by the applicant: 47,464 sf (1.09 acres)
Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known): AREA OF TEMPORARY DISTURBANCE: 157,150 sq. ft. (width x length) VOLUME OF DISTURBANCE: Unknown cubic ft. (width x length x depth) AREA OF PERMANENT DISTURBANCE: 157,150 sq. ft. (width x length)
8. Analysis Year CEQR Technical Manual Chapter 2
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 84 months (7 years)
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IF MULTIPLE PHASES, HOW MANY? 2
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Renovation of existing buildngs; construction of 3 new buildings.
9. Predominant Land Use in the Vicinity of the Project (check all that apply) <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> MANUFACTURING <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK/FOREST/OPEN SPACE <input checked="" type="checkbox"/> OTHER, specify: INDUSTRIAL

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

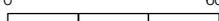
	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, event space, Nets training facility	Retail, event space, Nets training facility	Retail, event space, Nets training facility	
Gross floor area (sq. ft.)	156,659	284,824	1,017,827	+733,003
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Innovation Economy, storage/warehousing	Innovation Economy, storage/warehousing	Innovation Economy, storage/warehousing	
Gross floor area (sq. ft.)	3,445,240	3,945,834	3,988,782	+42,948
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type			Academic	
Gross floor area (sq. ft.)			386,546	+386,546
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	Vacant warehousing.	Vacant warehousing.		
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:			Hotel	+271,619
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	0	0	1,684 to 1,984	+1,684 to 1,984
Operating hours			24 HRS	
Attended or non-attended			Attended	
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	133	835	127	-708
Operating hours	24 HRS	24 HRS	24 HRS	
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify number:				

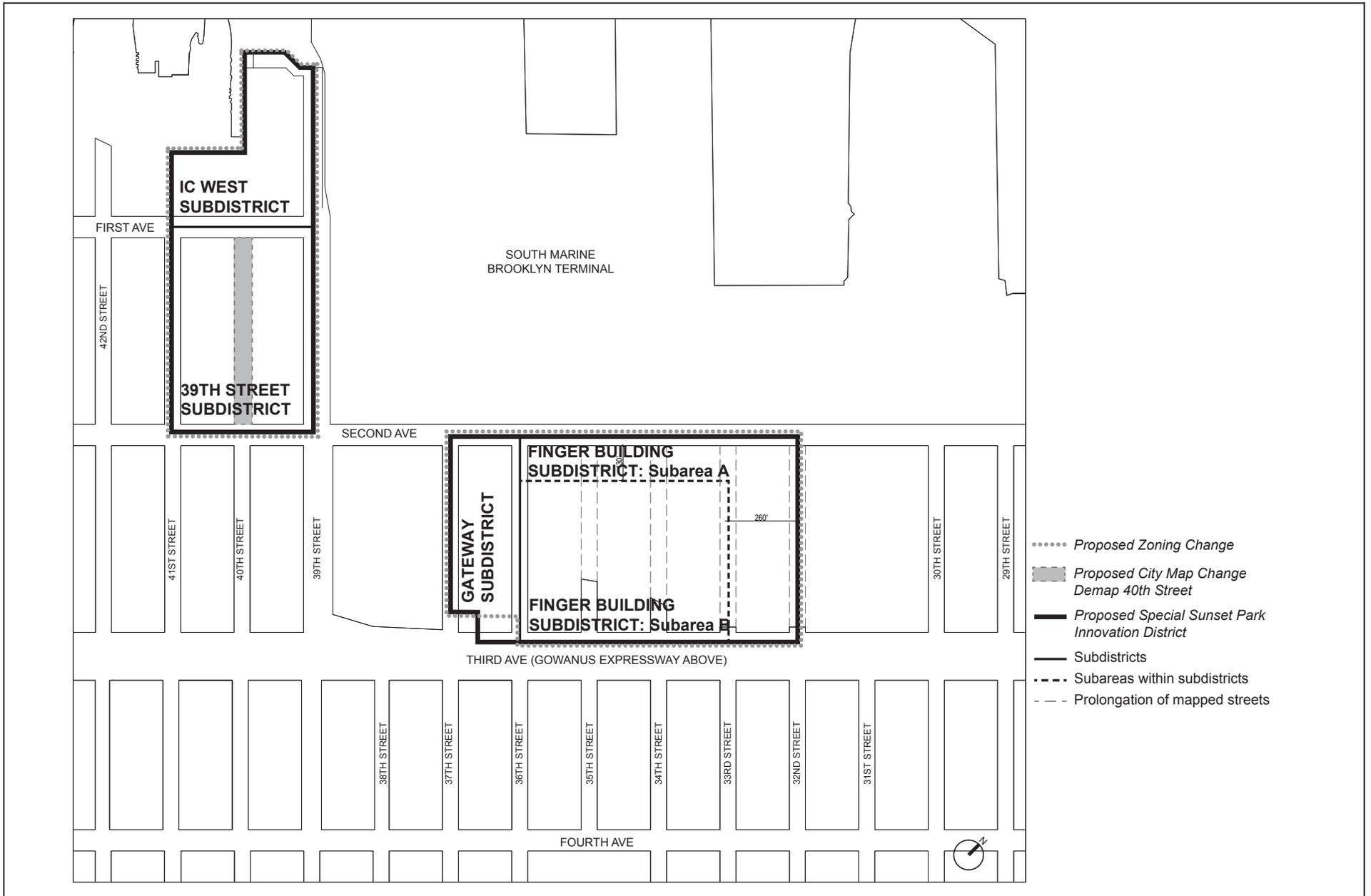
	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	450 Businesses	495 Businesses	1,337 Businesses	+842
No. and type of workers by business	6,000 Employees	6,600 Employees	12,900 Employees	+6,300
No. and type of non-residents who are not workers	0	0	0	0
Briefly explain how the number of businesses was calculated:	Employment and business totals under Existing Condition per Industry City Leasing Office. No-Action Condition assumes a 10% increase in innovation economy uses, maintains current vacancy in buildings 22-26 as unimproved space, and transfers all additional currently vacant space to storage/warehouse and retail uses. Existing job densities by land use at Industry City were used to derive total number of employees under No-Action Condition, while industry standard job densities were applied to new uses under With-Action Condition. The average number of employees per business under the Existing Condition was used to calculate the number of business establishments under No-Action and With-Action Conditions.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:			Weekday Daily approximately 24,525 visitors. Saturday Daily approximately 26,638 visitors.	
Briefly explain how the number was calculated:	With Action visitor number estimated based on travel demand factors. The With Action visitor numbers are approximations and require further development.			
ZONING				
Zoning classification	M3-1, M1-2	M3-1, M1-2	M1-2 & M2-4 Special Innovation Economy District	M2-4 Special Innovation Economy District
Maximum amount of floor area that can be developed	5,302,796 (gsf)	5,269,400 (gsf)	6,571,205 (gsf)	+1,301,806 (gsf)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2D	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2D	Manufacturing & Industrial, Commercial, Community Facility; M3-1, M1-2, M1-2D, M2-4	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				



 Project Area

0 600 FEET



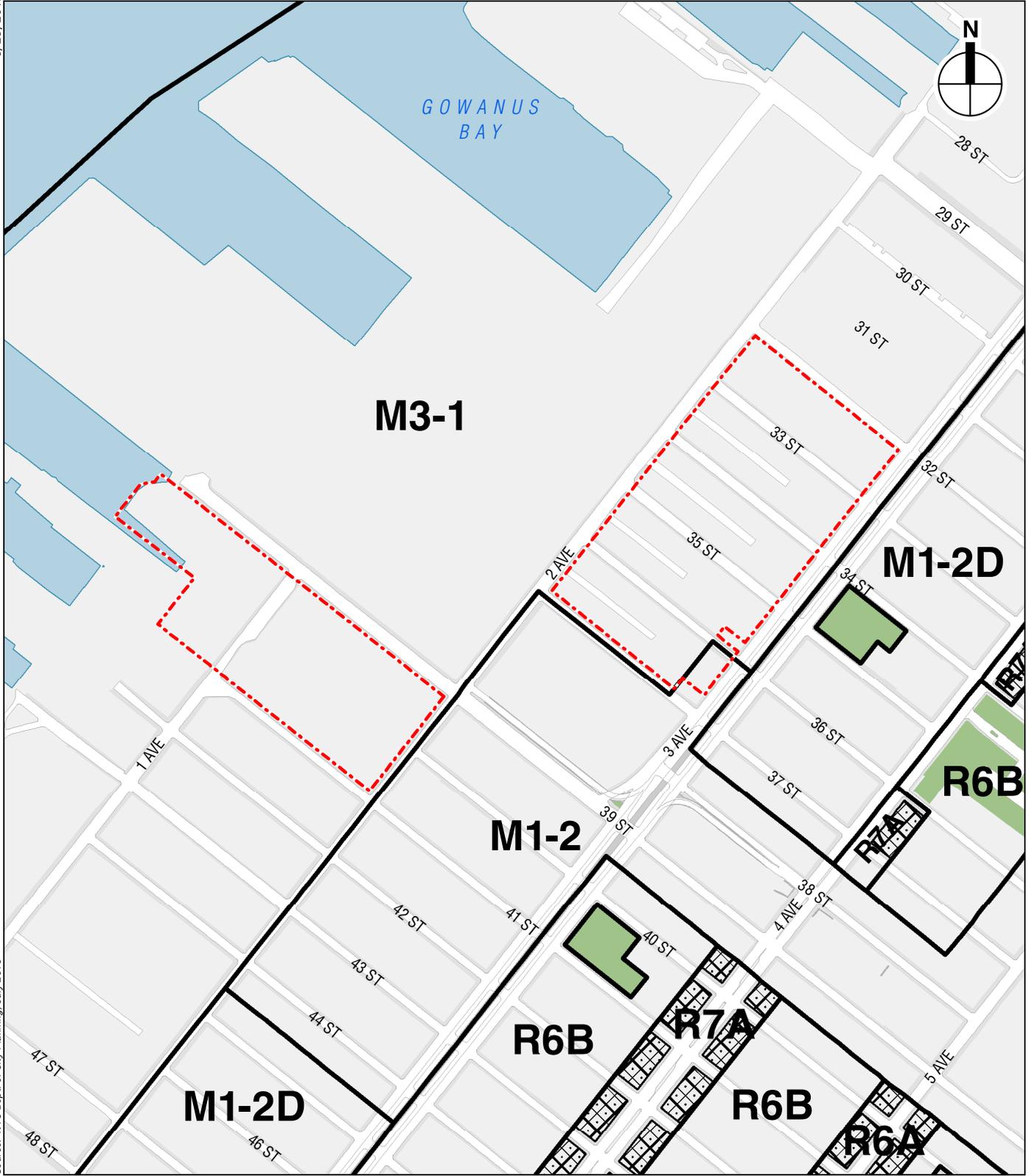


NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



-  Project Area
-  Study Area (400-foot boundary)
-  Tax Block
-  Tax Lot
-  c2117 Condo Flag/Condo Number

0 600 FEET

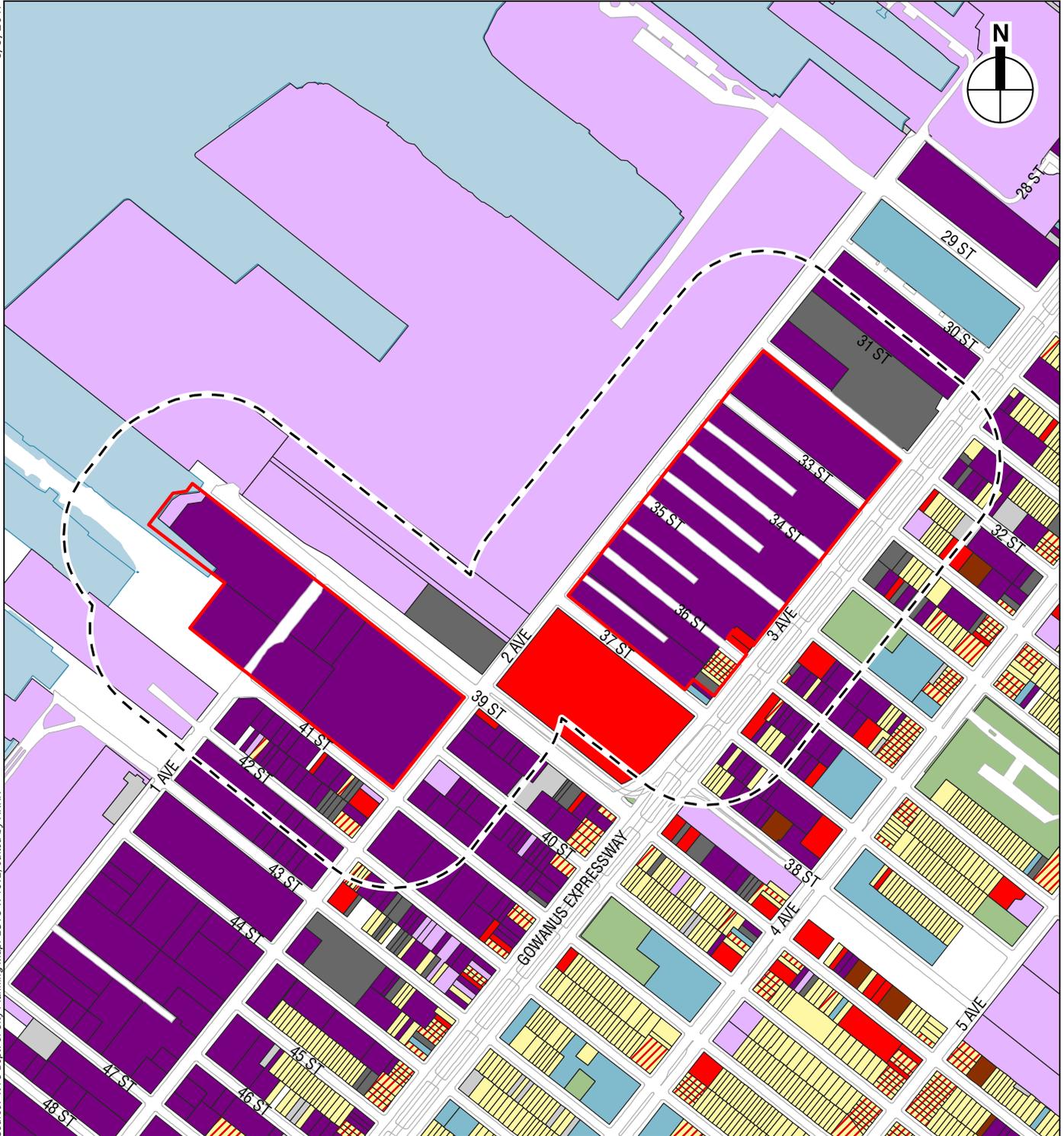


- Project Area
- Zoning Districts
- C2-4 Commercial Overlay District

0 600 FEET

6/5/2017

Source: NYC Dept. of City Planning MapPLUTO v. 16v2, edited by AKRF.

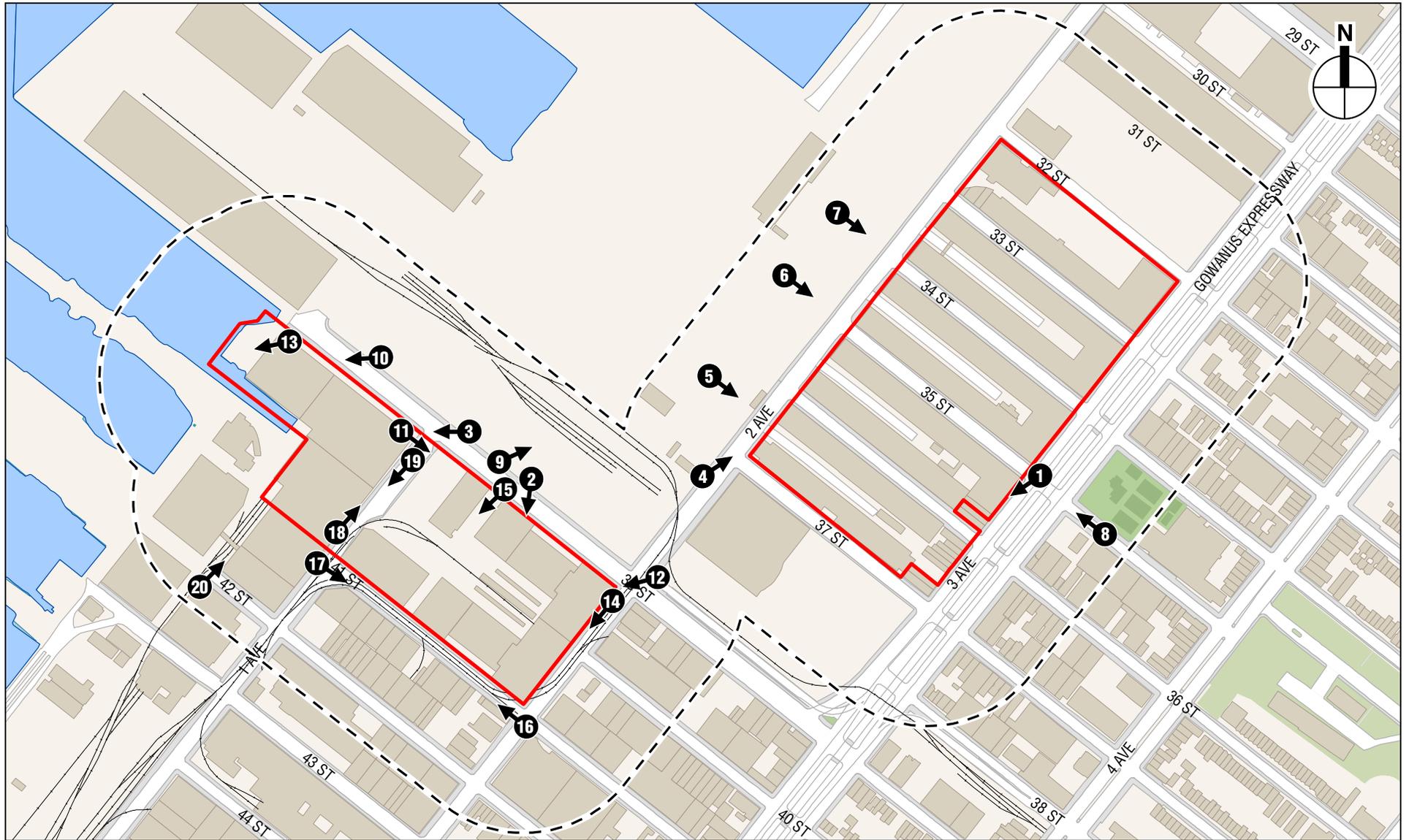


- Project Area
- Study Area (400-foot boundary)
- Commercial and Office Buildings
- Hotels
- Industrial and Manufacturing
- Open Space and Outdoor Recreation
- Parking Facilities
- Public Facilities and Institutions
- Residential
- Residential with Commercial Below
- Transportation and Utility
- Vacant Land



INDUSTRY CITY

Existing Land Use
Figure 5



 Project Area

 Study Area (400-foot boundary)



1 Photograph Reference Number and View Direction

0 500 FEET



35th Street and 3rd Avenue 1



39th Street Buildings, 39th Street 2



39th Street Buildings, Warehouse on 1st Avenue and 39th Street

3



Finger Buildings 2nd Avenue

4



Finger Buildings 2nd Avenue 5



Finger Buildings 2nd Avenue 6



Finger Buildings 2nd Avenue 7



West from 35th Street and 3rd Avenue, view of the Gowanus Express Way 8



South Side of Fingers, 39th Street **9**



39th Street Buildings, view west from 39th Street **10**



39th Street Buildings, view east from 1st Avenue 11



39th Street Buildings, view southwest from 2nd Avenue 12



Waterfront Apron, looking southwest 13



2nd Avenue looking south from 39th Street 14



Looking south through 39th Street Buildings, between 1st and 2nd Avenues 15



41st Street looking west 16



41st Street looking east 17



View of 1st Avenue looking north from 41st Street 18



View of 1st Avenue looking south from 39th Street 19



The south side of the 39th Street Buildings, view from 42nd Street **20**

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Scope of Work.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the Consistency Assessment Form . See Scope of Work.		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: See Scope of Work. 	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Scope of Work.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Scope of Work.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . To Come DEIS.		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: Current and former on-site ASTs; previous Phase II investigation identified low-level detections of petroeluem and solvent related volatile organic compounds (VOCs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See Scope of Work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Scope of Work.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 563,392		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 1,932,871,626		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) See Scope of Work.	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Scope of Work.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <u>Local Law 22 of 2008</u> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. NOISE: CEQR Technical Manual Chapter 19

(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <u>Chapter 19</u>) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Scope of Work.		

17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20

(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <u>Chapter 20</u> , "Public Health." Attach a preliminary analysis, if necessary. See Scope of Work.		

18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21

(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <u>Chapter 21</u> , "Neighborhood Character." Attach a preliminary analysis, if necessary. See Scope of Work.		

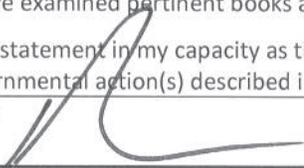
19. CONSTRUCTION: CEQR Technical Manual Chapter 22

(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <u>Chapter 22</u> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Scope of Work.		

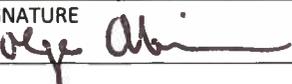
20. APPLICANT'S CERTIFICATION

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME INDUSTRY CITY / ANDREW KIMBARK	SIGNATURE 	09/20/2017
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PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)		
INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.		
1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potentially Significant Adverse Impact	
	YES	NO
IMPACT CATEGORY		
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Check determination to be issued by the lead agency: <input checked="" type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS). <input type="checkbox"/> Conditional Negative Declaration: A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617. <input type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.		
4. LEAD AGENCY'S CERTIFICATION		
TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning	
NAME Olga Abinader	DATE 9/20/2017	
SIGNATURE 		

Additional Technical Information for EAS Part II

This Environmental Assessment Statement (EAS) and the Environmental Impact Statement (EIS) for the Industry City Rezoning are being prepared in accordance with New York City Environmental Quality Review (CEQR). Analyses and methodologies follow the guidance of the 2014 *CEQR Technical Manual*. Tasks associated with relevant technical analyses are also described in the Draft Scope of Work document.

LAND USE, ZONING, AND PUBLIC POLICY

A land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. According to the *CEQR Technical Manual* an analysis is appropriate when a project would affect land use change or a change to the zoning of a site. As the Proposed Project requires a rezoning and would be within the Coastal Zone, the EIS will include a land use, zoning, and public policy analysis, which is described in the Draft Scope of Work.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a Proposed Project would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry.

The Proposed Project would not result in any direct or indirect residential displacement. The Project Area contains several active businesses that would be retained or relocated into other space on the Project Area as part of the Proposed Project, and therefore would not be directly displaced by the project. The Proposed Project would introduce commercial uses totaling well in excess of CEQR's 200,000-sf commercial threshold requiring analysis of potential indirect business displacement due to increased rents and due to retail market saturation. Therefore, detailed assessments of potential indirect and business displacement and adverse effects on a specific industry will be included in the EIS, as described in the Draft Scope of Work.

COMMUNITY FACILITIES

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities, and fire and police protection. The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility or if it would have an indirect effect by introducing new populations that would overburden existing facilities. In accordance with the thresholds of the *CEQR Technical Manual*, the proposed project is not expected to trigger detailed analyses of outpatient health care facilities or police and fire protection serving the project sites. Furthermore, the proposed project would not introduce a residential population and would therefore not exceed thresholds for the minimum number of residential units (121) requiring detailed analyses of publicly funded child care. The threshold for a public library analysis is an increase of more than five percent in the catchment area populations of libraries in the study area; as no residential population would be introduced detailed analysis of libraries would not be analyzed in the EIS.

Based on the guidance of the *CEQR Technical Manual*, an analysis of community facilities is not warranted and therefore will not be included in the EIS.

OPEN SPACE

The Project Area is located in a portion of Brooklyn Community District 7 (CD 7) that is considered neither underserved nor well-served by open space. The Proposed Project would exceed the 500-employee CEQR threshold requiring a non-residential open space analysis of indirect effects, but not the 200-resident threshold requiring a residential open space

analysis of indirect effects. Therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in incremental height, or of any height if the Project Area is adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, and historic resources with sun-sensitive features.

The Proposed Project will result in new structures more than 50 feet taller than what would exist in the No Action condition, and therefore a shadows assessment will be conducted to determine whether new shadows could be cast on any nearby sunlight-sensitive resources. A shadows assessment is therefore required to determine whether the proposed structures could cast project-generated shadow on these resources, and whether it would reach other nearby sunlight-sensitive resources. Therefore, a shadows study will be provided in the EIS, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if a project has the potential to affect either archaeological or architectural resources. Since the Proposed Project would require subsurface disturbance on the Project Area, it will be necessary to analyze the potential impacts of the Proposed Project on archaeological resources. In 1986, the New York State Office of Parks, Recreation & Historic Preservation officially determined that much of the Bush Terminal Complex was eligible for listing on the State and National Registers of Historic Places; and there are known architectural resources in the surrounding area. Therefore, a historic and cultural resources analysis will be prepared for the EIS, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a Project Area beyond those allowed as-of-right and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared with a detailed analysis prepared if warranted, based on the preliminary assessment. As described in the *CEQR Technical Manual*, examples of projects that may require a detailed analysis are those that would make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings, potentially obstruct view corridors, or compete with icons in the skyline. While the Proposed Project would change the urban design and visual character of the Project Area, it is not clear if construction of the Proposed Project would require the modification of yard, height, and setback requirements or other such actions that would result in changes beyond the bulk and form permitted as-of-right. As described in the Draft Scope of Work, the EIS will include a preliminary analysis and if warranted based on the preliminary assessment, a detailed urban design and visual resources analysis would be prepared.

NATURAL RESOURCES

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife, and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils, and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

A natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. There are no natural resources present within the Project Area or natural resources near the Project Area that would be affected by the Proposed Project.

As a result, an analysis of natural resources is not warranted and will not be provided in the EIS following *CEQR* guidance.

HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site; when an action would increase pathways to their exposures, either human or

environmental; or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A hazardous materials analysis will be included in EIS, as described in the Draft Scope of Work. The hazardous materials section of the EIS will include a summary of current Phase I Environmental Site Assessments (ESAs) and any other available hazardous materials studies for the Project Area, covering the past use history of the Project Area and the potential for the presence of hazardous materials on the Project Area.

WATER AND SEWER INFRASTRUCTURE

The Proposed Project would not result in an incremental demand for water of more than 1 million gallons per day (gpd); however, the Proposed Project would exceed the 150,000-sf development threshold in the *CEQR Technical Manual* for new development in combined sewer areas of Brooklyn (based on the rates provided in Table 13-2 of the *CEQR Technical Manual*). According to the *CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a project may adversely affect New York City’s water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant and present potential mitigation strategies and alternatives. As the Project Area is not located in an area that experiences low water pressure, and the Proposed Project would not result in an exceptionally large demand for water, a water supply analysis is not warranted. The preliminary wastewater and stormwater analysis will be prepared for the EIS, as described in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed action would cause a substantial increase in solid waste production that has the potential to overburden available waste management capacity or otherwise be inconsistent with the City’s Solid Waste Management Plan (SWMP) or with state policy related to the City’s integrated solid waste management system. According to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in **Table 1**, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Actions would result in a net increase of approximately 22,070 pounds (lbs) of solid waste per week (approximately 11.04 tons), compared to No Action conditions.

Therefore, an analysis of solid waste and sanitation services is not warranted and will not be provided in the EIS.

**Table 1
Expected Solid Waste Generation
No Action vs. With Action Conditions¹**

	Use	Solid Waste Handled by DSNY (lbs/wk)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (Tons/wk)
With Action Condition	Academic	0	968	0.48
	Office	0	75,179	37.59
	General Retail	0	34,760	17.38
	Food Store	0	45,440	22.72
	Hotel	0	10,500	5.25
	Manufacturing	0	564,838	282.42
With Action Total		0	731,684	365.84
No Action Condition	Office	0	52,169	26.08
	General Retail	0	39,500	19.75
	Manufacturing	0	617,945	308.97
No Action Total		0	709,614	354.81
Net Difference: No Action v. With Action Condition				11.04
Notes:				
1. Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the <i>CEQR Technical Manual</i> . Academic: used the average of all academic rates: 2.5 lbs/wk per pupil, 1 pupil per 1,000 sf. Office: 13 lbs/wk per employee, 1 employee per 250 sf. General retail: 79 lbs/wk per employee and 1 employee per 400 sf. Food Store: 284 lbs/wk per employee, 1 employee per 250 sf. Hotel: 75 lbs/wk per employee, 3 hotel rooms per employee. Industrial: 1 employee per 1,000 sf Industrial use: used the average of apparel/textile and printing/publishing rate: 182.5 lbs/wk per employee, 1 employee per 1,000 sf.				
2. Assumed the “Office Building” rate (13/employee, 1 employee per 250 sf) for the No Action and With Action event space, Brooklyn Net’s training facility, and common area uses.				

ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected energy consumption during long-term operation resulting from the Proposed Actions, as part of the assessment of Greenhouse Gas Emissions.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in **Table 2**, it is estimated that the Proposed Project would result in an annual energy consumption of approximately 2,240,966,644 thousand BTUs, an increment of 678,293,860 thousand BTUs over the No Action condition. This represents a very small percentage of overall consumption and as described in the *CEQR Technical Manual*, a significant adverse impact to the energy is very unlikely. However, the *CEQR Technical Manual* recommends that projects subject to an assessment of greenhouse gas emissions should estimate energy consumption. Therefore, the EIS will include an energy assessment, as described in the Draft Scope of Work.

Table 2

No Action Condition and With Action Condition Estimated Energy Consumption¹

	Building Type	Size (GSF)	Consumption Rates Thousand BTU (MBTU)/sf/yr	Annual Energy Use Thousand BTUs
With Action Condition ²	Commercial	2,957,626	216.3	639,734,503.80
	Industrial	2,680,077	554.3	1,485,566,681
	Institutional ⁴	461,370	250.7	115,665,459.00
With Action Total				2,240,966,644
No Action Condition ³	Commercial	3,524,218	216.3	613,407,116
	Industrial	1,703,754	554.3	930,507,290
	Institutional	74,824	250.7	18,758,376.80
No Action Condition Total				1,562,672,784
Net Difference: No Action v. With Action Condition				678,293,860
Note:				
1. Consumption rates are from the <i>CEQR Technical Manual</i> Table 15-1, "Average Annual Whole-Building Energy Use in New York City."				
2. Does not include 471,094 sf of parking use or 434,299 sf of vertical circulation space.				
3. Does not include 679,960 sf of vacant space.				
4. Institutional use considered: academic use and the Brooklyn Nets training facility.				

TRANSPORTATION

The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed action results in 50 or more vehicle trips and/or 200 or more transit/pedestrian trips during a given peak hour. An assessment of transportation will be provided in the EIS.

The transportation studies for the Proposed Project encompass five distinct elements—traffic, parking, transit, pedestrians, and vehicular and pedestrian safety. A description of the tasks to be undertaken for the transportation analysis of the EIS is provided in the Draft Scope of Work.

AIR QUALITY

Based on the guidance of the *CEQR Technical Manual*, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. As discussed below, the Proposed Actions would require an air quality analysis including both mobile and stationary sources.

The number of project-generated trips will likely exceed the *CEQR Technical Manual* carbon monoxide (CO) analysis screening threshold of 170 vehicles in the peak hour at a number of locations within the study area. In addition, the projected number of heavy-duty trucks or equivalent vehicles will likely exceed the applicable fine particulate matter (PM_{2.5}) screening thresholds in the *CEQR Technical Manual*. Therefore, a microscale analysis of PM_{2.5} mobile source emissions at affected intersections is necessary. The Proposed Project would also introduce new uses within 200 feet of the elevated section of the Gowanus Expressway. The effect of this existing roadway on the proposed uses will therefore

be analyzed, as recommended in the *CEQR Technical Manual*. In addition, the Proposed Project is expected to include new parking facilities; therefore, the mobile source analysis will account for the additional impacts from these sources. A description of the tasks to be undertaken for the air quality section of the EIS is provided in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or greater. Therefore, in accordance with the *CEQR Technical Manual*, GHG emissions generated by the Proposed Project will be cumulatively quantified in the EIS, and an assessment of consistency with the City's established GHG reduction goal will be prepared. In addition, since the Project Area is located in a flood hazard zone, the potential impacts of climate change on the Proposed Project will be evaluated. Therefore, an analysis of GHG emissions from the Proposed Project will be provided in the EIS, as described in the Draft Scope of Work.

NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Since the Proposed Project would generate vehicular traffic, a screening analysis will be conducted in the EIS to determine the need for a more detailed study. In addition, because the Proposed Project would be located in an area with high ambient noise levels, the noise analysis will identify the levels of building attenuation necessary to meet CEQR interior noise requirements. The required level of building attenuation will be specified and the general recommendations for meeting the requirements will be provided. The noise analysis tasks that will be undertaken for the EIS are described in the Draft Scope of Work.

PUBLIC HEALTH

According to the *CEQR Technical Manual*, a public health analysis is not warranted if a project does not result in a significant unmitigated adverse impact in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. However, the lead agency may require a public health analysis if an unmitigated significant adverse impact is identified in the EIS. The potential for the Proposed Project to affect public health will be considered, as appropriate, under a level of assessment in conformance with the *CEQR Technical Manual*.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the Proposed Project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. A construction analysis will be included in the EIS, as described in the Draft Scope of Work.

Appendix I

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS – Density-Dependent Scenario

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, event space, Nets training facility	Retail, event space, Nets training facility	Retail, event space, Nets training facility	
Gross floor area (sq. ft.)	156,659	284,824	1,017,827	+733,003
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Innovation Economy, storage/warehousing	Innovation Economy, storage/warehousing	Innovation Economy, storage/warehousing	
Gross floor area (sq. ft.)	3,445,240	3,945,834	3,747,654	-198,180
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	0	0	Academic	
Gross floor area (sq. ft.)			627,674	+627,674
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	Vacant warehousing.	Vacant warehousing.	0	
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:			Hotel	+271,619
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	0	0	1,684 to 1,984	+1,684 to 1,984
Operating hours			24 HRS	
Attended or non-attended			Attended	
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	133	835	127	-708
Operating hours	24 HRS	24 HRS	24 HRS	
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify number:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	450 Businesses	495 Businesses	1,375	+880
No. and type of workers by business	6,000 Employees	6,600 Employees	13,489	+6,889
No. and type of non-residents who are not workers	0	0	0	
Briefly explain how the number of businesses was calculated:	Employment and business totals under Existing Condition per Industry City Leasing Office. No-Action Condition assumes a 10% increase in innovation economy uses, maintains current vacancy in buildings 22-26 as unimproved space, and transfers all additional currently vacant space to storage/warehouse and retail uses. Existing job densities by land use at Industry City were used to derive total number of employees under No-Action Condition, while industry standard job densities were applied to new uses under With-Action Condition. The average number of employees per business under the Existing Condition was used to calculate the number of business establishments under No-Action and With-Action Conditions. For the Density Dependent Scenario, additional businesses and employees were estimated based on the following employment multipliers: 1 employee per 1,000 sf of community facility space; and 1 employee per 500 sf of innovation economy space.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:			Weekday Daily approximately 26,454 visitors; Saturday Daily approximately 27,602 visitors.	
Briefly explain how the number was calculated:	With Action visitor number estimated based on travel demand factors. The With Action visitor numbers are approximations and require further development.			
ZONING				
Zoning classification	M3-1, M1-2	M3-1, M1-2	M1-2 & M2-4 Special Innovation Economy District	M2-4 Special Innovation Economy District
Maximum amount of floor area that can be developed	5,302,796 (gsf)	5,269,400 (gsf)	6,571,205 (gsf)	+1,301,806 (gsf)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2D	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2D	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS – Overbuild Scenario

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures				
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, event space, Nets training facility	Retail, event space, Nets training facility	Retail, event space, Nets training facility	
Gross floor area (sq. ft.)	156,659	284,824	1,017,827	+733,003
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Innovation Economy, storage/warehousing	Innovation Economy, storage/warehousing	Innovation Economy, storage/warehousing	
Gross floor area (sq. ft.)	3,445,240	3,945,834	4,126,980	+181,146
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type			Academic	
Gross floor area (sq. ft.)			386,546	+386,546
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Vacant warehousing.	Vacant warehousing.	Vacant warehousing.	
Publicly Accessible Open Space	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:			Hotel	+127,251
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	0	0	1,684 to 1,984	+1,684 to 1,984
Operating hours			24 HRS	
Attended or non-attended			Attended	
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	133	835	127	-708
Operating hours	24 HRS	24 HRS	24 HRS	
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:				
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	450 Businesses	495 Businesses	1,337 Businesses	+842
No. and type of workers by business	6,000 Employees	6,600 Employees	12,900 Employees	+6,300
No. and type of non-residents who are not workers	0	0	0	0
Briefly explain how the number of businesses was calculated:	Employment and business totals under Existing Condition per Industry City Leasing Office. No-Action Condition assumes a 10% increase in innovation economy uses, maintains current vacancy in buildings 22-26 as unimproved space, and transfers all additional currently vacant space to storage/warehouse and retail uses. Existing job densities by land use at Industry City were used to derive total number of employees under No-Action Condition, while industry standard job densities were applied to new uses under With-Action Condition. The average number of employees per business under the Existing Condition was used to calculate the number of business establishments under No-Action and With-Action Conditions.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:			Weekday Daily approximately 24,267 visitors; Saturday daily approximately 26,283 visitors.	
Briefly explain how the number was calculated:	With Action visitor number estimated based on travel demand factors. The With Action visitor numbers are approximations and require further development.			
ZONING				
Zoning classification	M3-1, M1-2	M3-1, M1-2	M1-2 & M2-4 Special Innovation Economy District	M2-4 Special Innovation Economy District
Maximum amount of floor area that can be developed	5,302,796 (gsf)	5,269,400 (gsf)	6,549,035 (gsf)	+1,279,635 (gsf)
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2	Manufacturing & Industrial, Commercial; M3-1, M1-2, M1-2D	Manufacturing & Industrial, Commercial, Community Facility; M3-1, M1-2, M1-2D, M2-4	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				