

This document is the Final Environmental Impact Statement (FEIS) for the New York University (NYU) Core project, for which NYU is seeking a number of discretionary actions (the “Proposed Actions”) in connection with a proposed expansion of its facilities at NYU’s academic core near Washington Square. The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by the New York City Department of City Planning (DCP) and the City Planning Commission (CPC) issued a Notice of Completion for the DEIS on December 30, 2011. Oral and written comments were received during the period leading up to and through the DEIS public hearing held by DCP on April 25, 2012. Written comments were accepted through the close of the DEIS public comment period, which ended May 7, 2012.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 27, “Responses to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments.

Changes between the DEIS and this FEIS include:

- Revisions to various chapters, as necessary, resulting from the updated 2012 *CEQR Technical Manual’s* revised methodologies;
- Revisions to various chapters and related Appendices, as necessary, to reflect new or more accurate information identified subsequent to the issuance of the DEIS;
- Revisions to various chapters, as necessary, in response to public comments made on the DEIS;
- Updated conclusions in Chapter 21, “Mitigation,” in the areas of shadows, historic and cultural resources, transportation, construction noise and construction open space, to reflect further analysis of potential mitigation measures conducted between the DEIS and FEIS;
- Updates to Appendix B—Historic and Cultural Resources, reflecting additional correspondence received since the issuance of the DEIS from the New York State Office of Parks, Recreation and Historic Preservation (OPRHP), and revisions to the Alternatives Analysis—Washington Square Village Site—North Block;
- Appendix G, which is entirely new to the document and presents estimates of the percentage of shadow coverage on the project-generated open spaces in the future with the Proposed Actions in 2031.
- Chapter 26, “Potential Modifications under Consideration by the CPC,” which is a new chapter prepared to address a number of modifications to the Proposed Actions (the

¹ This chapter is new to the FEIS.

“Potential CPC Modifications”) that the CPC was considering at the time of preparation of this FEIS, including a number of those recommended by the Manhattan Borough President, as well as others. The Potential CPC Modifications would eliminate the temporary gymnasium building, reduce the size of two of the Project Buildings, eliminate the proposed hotel and conference center use in the Zipper Building, change the order of construction on the North Block (so that the LaGuardia Building is built before the Mercer Building), eliminate below-grade development below the mapped rights-of-way of Mercer Street and LaGuardia Place on the North Block, eliminate the proposed rezoning in the Commercial Overlay Area, and make certain related design changes. This chapter examines whether the Potential CPC Modifications would result in significant adverse environmental impacts for each technical area of the Final Environmental Impact Statement (FEIS). Where appropriate, the analyses compare the effects of the Potential CPC Modifications to the Proposed Actions. Appendix materials for Chapter 26 are presented in Appendix H, which is also new to the document;

- Chapter 27, “Responses to Comments on the DEIS,” which is entirely new to the document;
- Appendix I, “Responses to Comments Received on the NYU Core Draft Scope of Work,” which is entirely new to the document;
- Appendix J, “Written Comments Received on the Draft Scope of Work and the DEIS,” which is entirely new to the document.

All text changes since publication of the DEIS are marked by double-underlining in this FEIS. No double-underlining is used for the Foreword or Chapters 26 and 27, all of which are entirely new to the EIS. *