

**TECHNICAL MEMORANDUM
NYU CORE
CEQR No. 11DCP121M**

A. INTRODUCTION

New York University (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. The Notice of Completion for the Final Environmental Impact Statement (FEIS) was issued on May 25, 2012 (CEQR No. 11DCP121M).

The FEIS included Chapter 26, “Potential Modifications under Consideration by the CPC,” which was new to the EIS, and which was prepared to address a number of potential modifications to the Proposed Actions that the CPC was considering at the time of preparation of the FEIS (the “Potential CPC Modifications”). Following the publication of the FEIS, further modifications beyond those described in Chapter 26 of the FEIS have been identified as under consideration by the CPC (the “Additional Potential CPC Modifications”). These modifications, detailed in Section B below, include certain design changes to the proposed buildings on the North Block (the Mercer Building and LaGuardia Building), and, as discussed below, the analysis of the Additional Potential CPC Modifications also includes a correction to the floor area of the proposed Bleecker Building on the South Block. This technical memorandum examines whether the Additional Potential CPC Modifications and the adjusted floor area would result in any new or different significant adverse environmental impacts not already identified in the FEIS.

As set forth below, this technical memorandum concludes that the proposed project with both the Potential CPC Modifications and the Additional Potential CPC Modifications (collectively referred to as the “Modified Proposal”) would not result in any new or different significant adverse impacts not already identified in the FEIS.

B. DESCRIPTION OF THE ADDITIONAL POTENTIAL CPC MODIFICATIONS

The Additional Potential CPC Modifications would, if approved, make certain design changes in addition to the Potential CPC Modifications as follows:

- Mercer Building—the proposed at-grade light well would be reduced in size from 5,762 square feet at grade to 3,233 square feet at grade; and
- Mercer and LaGuardia Buildings—a 10-foot setback of roof-top mechanical bulkheads would be added instead of no setback.

In addition to the foregoing, the Additional Potential CPC Modifications include a requirement to establish a management and operations oversight committee for the proposed publicly accessible open space (composed of representatives of the Manhattan Borough President, local Council Member, the Community Board, the New York City Department of Parks and Recreation [DPR], and NYU), and a requirement to ensure that the space above the NYU Central Plant will be permanent open space for use by the public.

The analysis of the Additional Potential CPC Modifications includes a correction to Chapter 26 of the FEIS, which had included the elimination of one level of below-grade academic (6,000 gsf) and mechanical space (10,000 gsf) in the Bleecker Building. The analysis of the Additional Potential CPC Modifications corrects this to reflect that this 16,000 gsf of floor area is included in the Modified Proposal. Accordingly, the total floor area proposed for the Bleecker Building with the Additional Potential Modifications would be approximately 170,000 gsf (compared with 154,000 gsf with the program analyzed in Chapter 26 of the FEIS), and with no other change in floor area for the other proposed buildings, the total floor area for the proposed project would be approximately 2,149,709 gsf (compared with 2,133,709 gsf analyzed in Chapter 26 of the FEIS). Compared with the Proposed Actions, however, the Additional Potential Modifications would result in approximately 325,000 less floor area.

Table 1 provides a comparison of the minimum and maximum densities for the Proposed Actions as analyzed in Chapters 1 through 25 of the FEIS, with the Potential CPC Modifications analyzed in Chapter 26 of the FEIS and with the Additional Potential CPC Modifications analyzed in this technical memorandum.

Table 1
Minimum and Maximum Density of New Development
in the Proposed Development Area

Use	Minimum Amount ¹ (gsf)			Maximum Amount ¹ (gsf)		
	Proposed Actions	With Potential CPC Modifications (Chapter 26 of the FEIS)	With Additional Potential CPC Modifications	Proposed Actions	With Potential CPC Modifications (Chapter 26 of the FEIS)	With Additional Potential CPC Modifications
Academic	982,985	775,495	<i>781,495</i>	1,636,583	1,435,583	<i>1,441,583</i>
Student Housing (Dormitory)	180,000	117,100	117,100	525,000	470,000	470,000
Faculty Housing	0	0	0	220,000	220,000	220,000
Athletic Center	146,000	146,000	146,000	200,000	200,000	200,000
Retail	49,312	49,312	49,312	94,000	94,000	94,000
Hotel	0	0	0	180,000	0	0
Academic/Conference Space	0	0	0	85,000	0	0
Public School (PS/IS)	0	0	0	100,000	100,000	100,000
Replacement Parking	76,000	76,000	76,000	115,000	115,000	115,000
Mechanical/Service Areas	376,814	291,814	<i>301,814</i>	376,814	291,814	<i>301,814</i>

Note:
¹ The total development planned under all development scenarios is less than the total sum of the maximum amounts by use, because the overall maximum square footage would not allow for maximizing all proposed uses—to maximize some uses, others would have to be minimized.
² Floor Area corrections under the With Additional Potential CPC Modifications are shown in bold and italics.
Source: New York University

BUILDING MASSING AND DESIGN

As mentioned above, the site plan for the proposed project (including the number of proposed buildings, their use and locations) would generally remain as described in Chapter 26 of the

FEIS. However, the Modified Proposal, if approved, would include two design changes to the North Block: the size of the light well proposed for the Mercer Building would be reduced in size, resulting in an additional 0.06 acres of publicly accessible passive open space in the central open space area (see **Figure 1**); and the mechanical bulkheads on the roofs of the LaGuardia and Mercer Buildings would be set back by approximately 10 feet instead of no set back (i.e., the buildings would not rise flush for their full heights to the top of the bulkhead) (see **Figures 2 and 3**).

C. ANALYSES

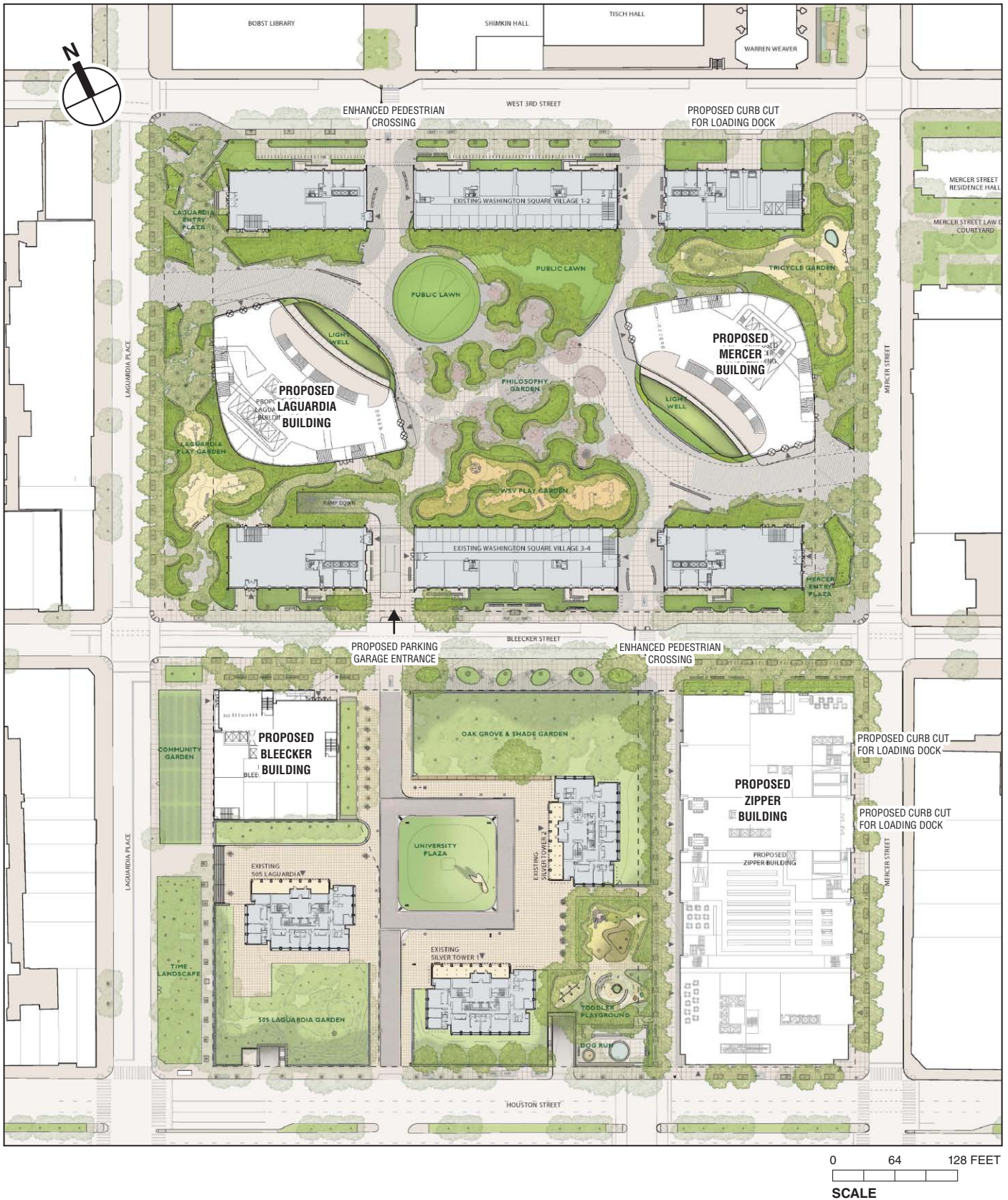
Since the Additional Potential CPC Modifications would not affect the overall land uses or building configurations within the Proposed Development, the findings of the FEIS would not change with respect to land use, zoning and public policy such that the Modified Proposal would not result in significant adverse impacts in these analysis categories.

The Additional Potential CPC Modifications would not alter the amount of proposed residential uses (i.e., dormitory and faculty housing) in the Proposed Development Area, compared with the Potential CPC Modifications analyzed in Chapter 26 of the FEIS. Therefore, the findings with respect to community facilities would be unchanged and the Modified Proposal would not result in significant adverse impacts with respect to community facilities.

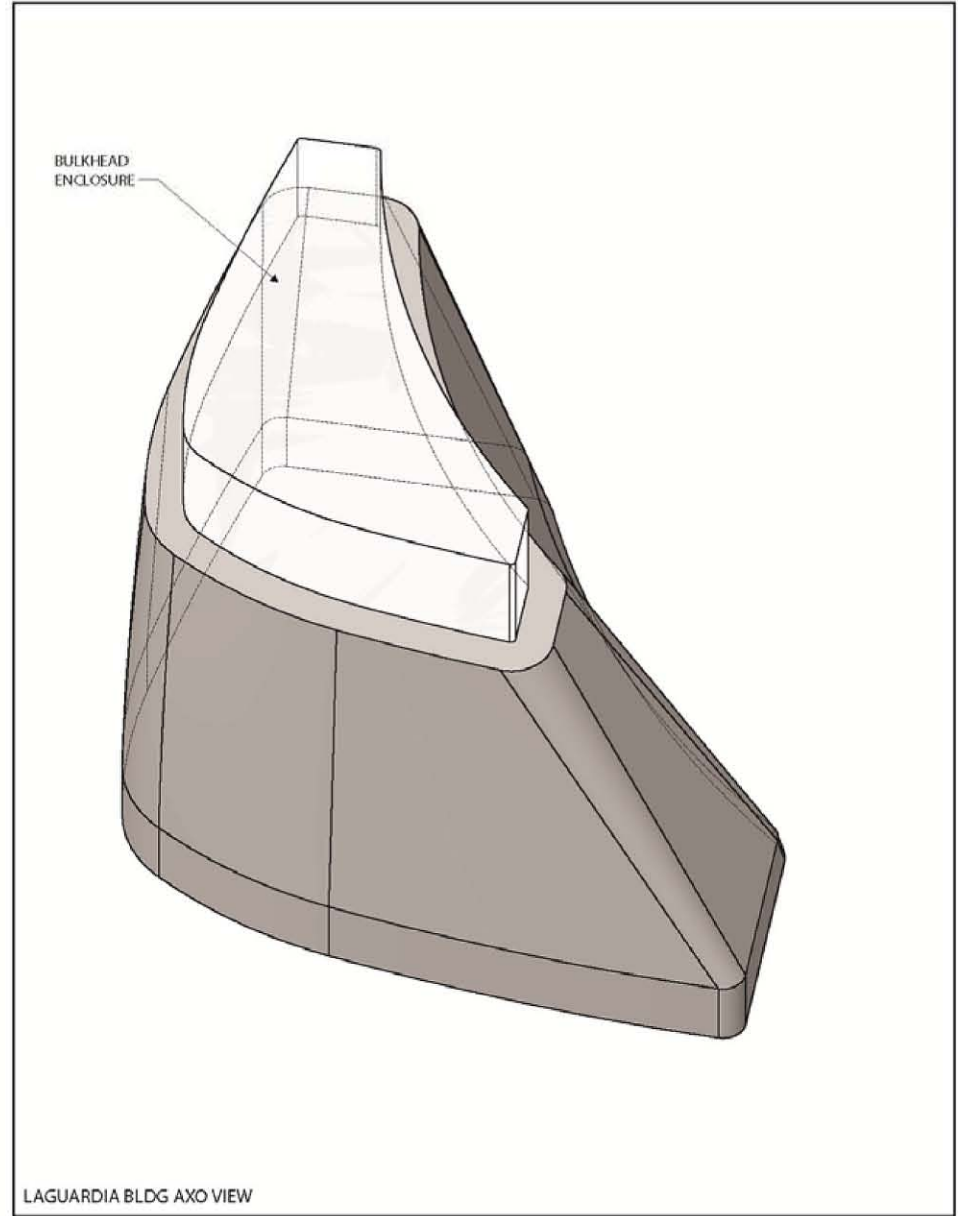
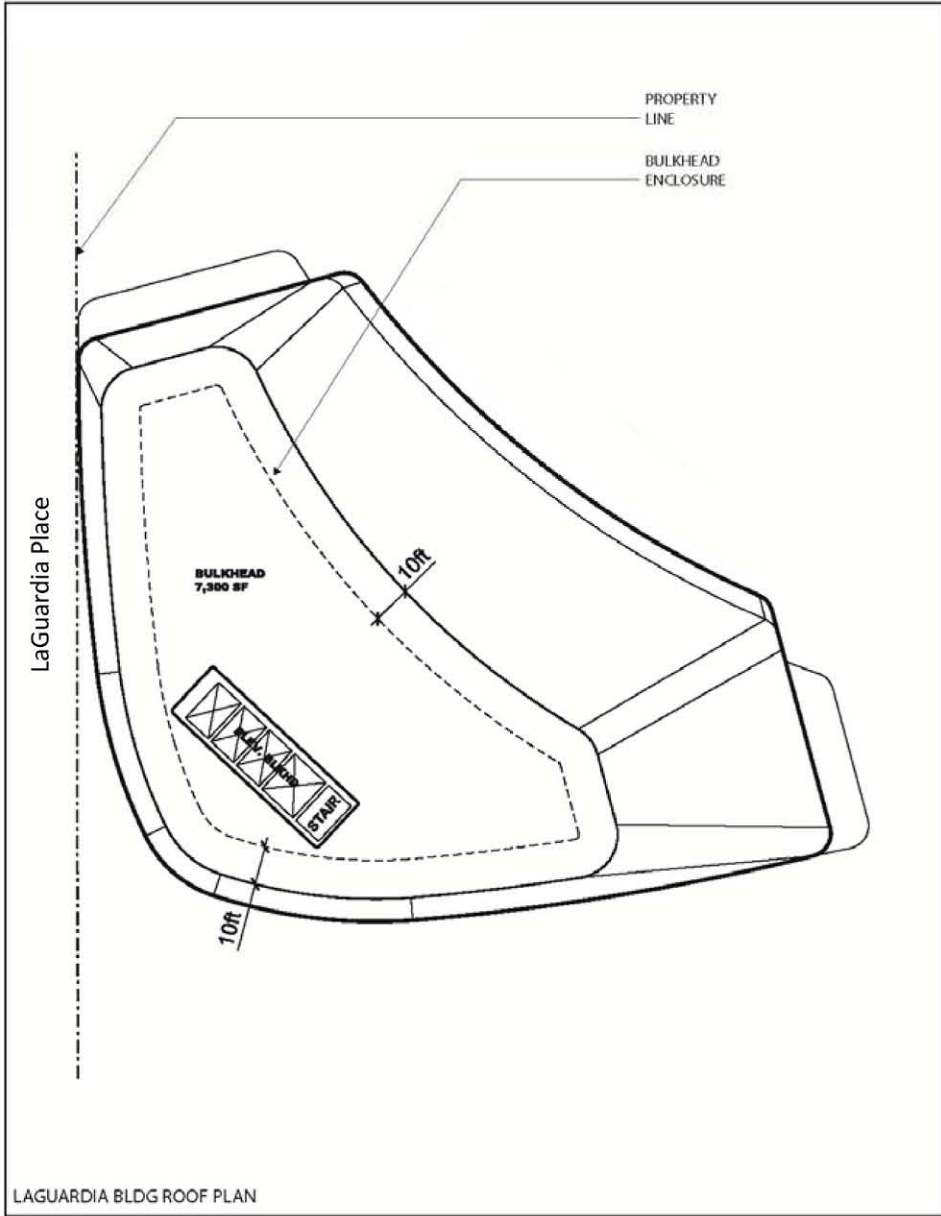
While the analysis of the Additional Potential CPC Modifications accounts for the below-grade academic space associated with the proposed Bleecker Building, which was not analyzed under the Potential CPC Modifications in Chapter 26 of the FEIS, the total proposed academic space, and the total overall density of the proposed project would continue to be less than that analyzed for the Proposed Actions as described in Chapter 1 of the FEIS. As such, like the Potential CPC Modifications assessed in Chapter 26 of the FEIS, the decreased overall density associated with the Additional Potential CPC Modifications would result in less demand on water and sewer infrastructure, solid waste and sanitation services, and energy, and would also result in a reduction in a reduction in overall greenhouse gas (GHG) emissions associated with the development in the Proposed Development Area, when compared with the Proposed Actions. Therefore, the findings of the FEIS with respect to these technical analysis areas would not be altered, such that the Modified Proposal would not result in significant adverse impacts in these areas. In addition, the reduction in overall density with the Additional Potential CPC Modifications would not substantively affect socioeconomic conditions in the relevant study areas compared with the Proposed Actions, and would therefore not alter the conclusions that the proposed project would not result in significant adverse impacts due to direct or indirect displacement of residents and business.

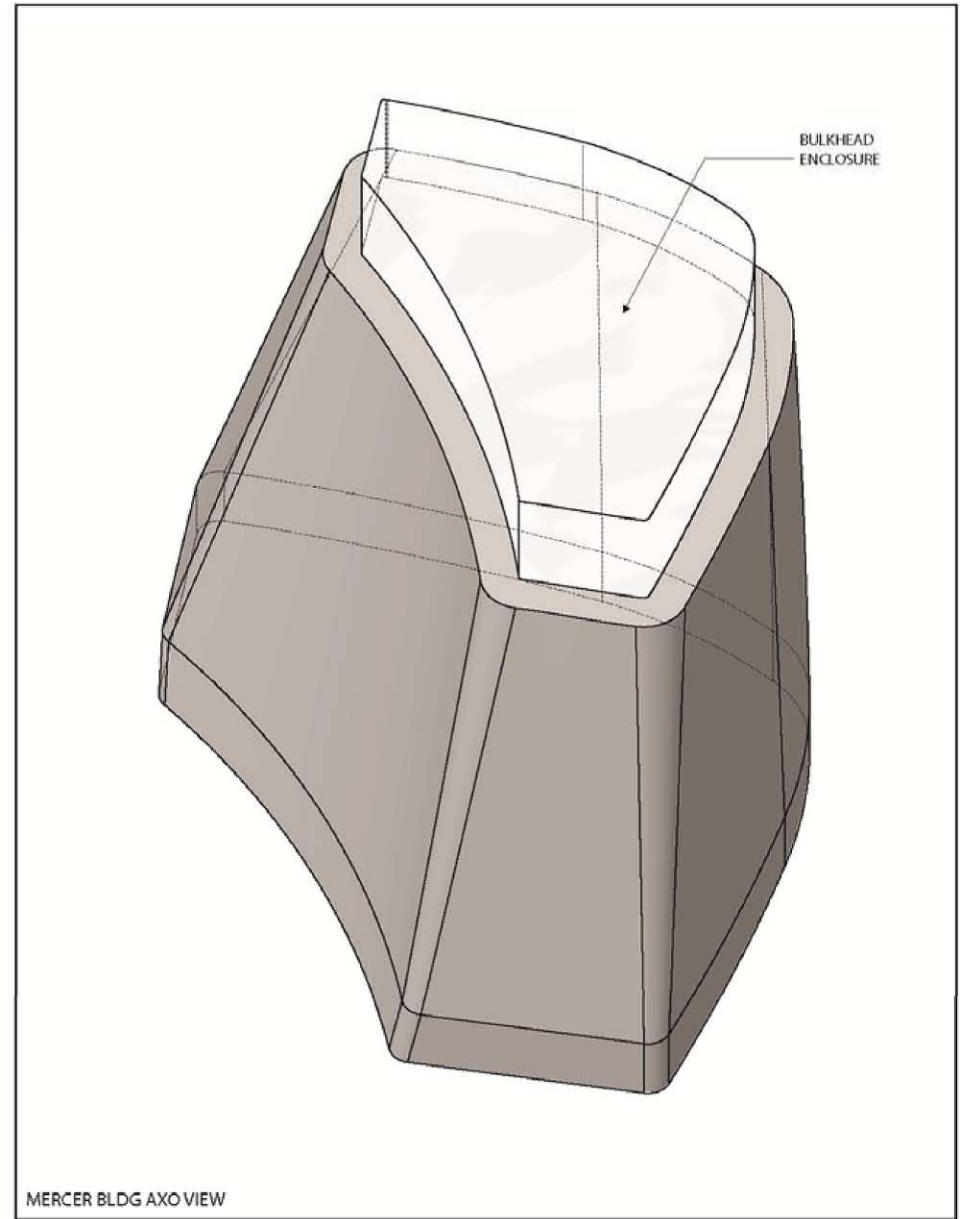
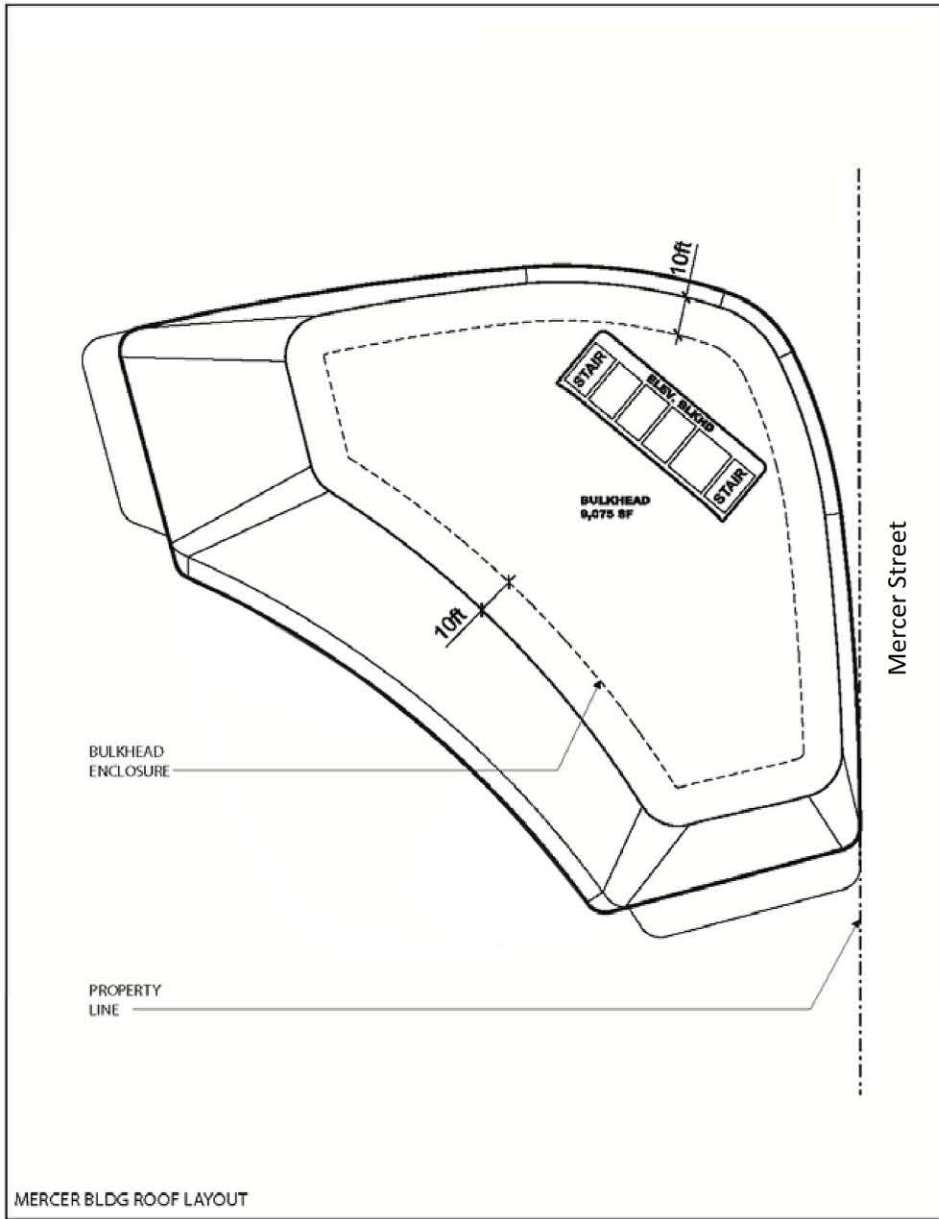
With the Additional Potential CPC Modifications, development would occur on the same two superblocks of the Proposed Development Area, with the same proposed building footprints and proposed open spaces as the Proposed Actions and the Potential CPC Modifications. As such, there would be no change to the findings presented in the FEIS in the areas of natural resources or hazardous materials.

The changes associated with the Additional Potential CPC Modifications would not have the potential to affect the findings of the FEIS with respect to historic resources, as they would not change the context of the proposed project as it relates to the historic resources of Washington Square Village and University Village. As it pertains to noise, the Additional Potential CPC Modifications would not change any of the noise sources or create new sensitive noise receptors; therefore the findings of the FEIS with respect to noise would be unchanged.



Additional Potential CPC Modifications—
Reduced Mercer Building Light Well
Figure 1





The Additional Potential CPC Modifications would result in very minimal changes in the conceptual construction schedule presented in Chapter 26 of the FEIS (an increase of approximately two weeks in the construction of the below-grade space associated with the proposed Bleecker Building). Therefore, the findings of the construction-related analyses (including transportation, air quality, noise and vibration, historic and cultural resources, hazardous materials, natural resources, socioeconomic conditions, community facilities, land use and neighborhood character and public health) presented for the Potential CPC Modifications in Chapter 26 of the FEIS would be unchanged.

The potential for environmental effects of the Additional Potential CPC Modifications are analyzed below—in the areas of open space, shadows, urban design and visual resources, transportation, air quality, and neighborhood character—to determine whether there would be any new or different environmental effects not already identified in the FEIS.

OPEN SPACE

As compared with the Potential CPC Modifications, the Additional Potential CPC Modifications would slightly increase the amount of passive open space (from approximately 1.58 acres to approximately 1.64 acres) associated with the North Block’s central open space due to the reduction in size of the proposed Mercer Building’s light well. Further, accounting for the level of below-grade academic space in the proposed Bleecker Building that was not analyzed under the Potential CPC Modifications, there would be a slight increase in the number of workers within the Bleecker Building (from an estimated 166 to an estimated 187 persons). These minor changes would not alter the findings of the open space analyses presented in the FEIS. As shown in **Table 2**, as with the Potential CPC Modifications, by 2021 all open space ratios would be slightly improved as compared with future No Build conditions, and no significant adverse open space impacts would result from the Additional Potential CPC Modifications. As compared with the Potential CPC Modifications, the worker population associated with the fourth basement level of the proposed Bleecker Building would not be large enough to alter the open space ratios within the ¼-mile non-residential or ½-mile residential study areas.

Table 2
2021 Open Space Ratios Summary
Future with the Additional Potential CPC Modifications

Ratio	DCP Guideline	Existing Ratio	No Build Ratio	Future With the Additional Potential CPC Modifications Ratio	Percent Change (Future With Additional Potential CPC Modifications vs. No Build)	Future With the Potential CPC Modifications Ratio/Percent Change vs. No Build
Non-Residential Study Area						
Passive/non-residents	0.15	0.101	0.097	0.097	0.9%	0.097/0.9%
Passive/total population	0.24*	0.076	0.073	0.074	1.1%	0.074/1.1%
Residential Study Area						
Total/residents	2.5	0.243	0.229	0.231	0.9%	0.231/0.9%
Passive/residents	0.5	0.138	0.129	0.130	0.7%	0.130/0.7%
Active/residents	2.0	0.106	0.100	0.101	1.1%	0.101/1.1%
Passive/total population	0.27*	0.048	0.046	0.046	1.3%	0.046/1.3%
Note: * Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Non-residents typically use passive spaces; therefore, for the non-residential study area, only passive open space ratios are calculated. For the residential study area, active, passive, and total park space ratios are calculated.						

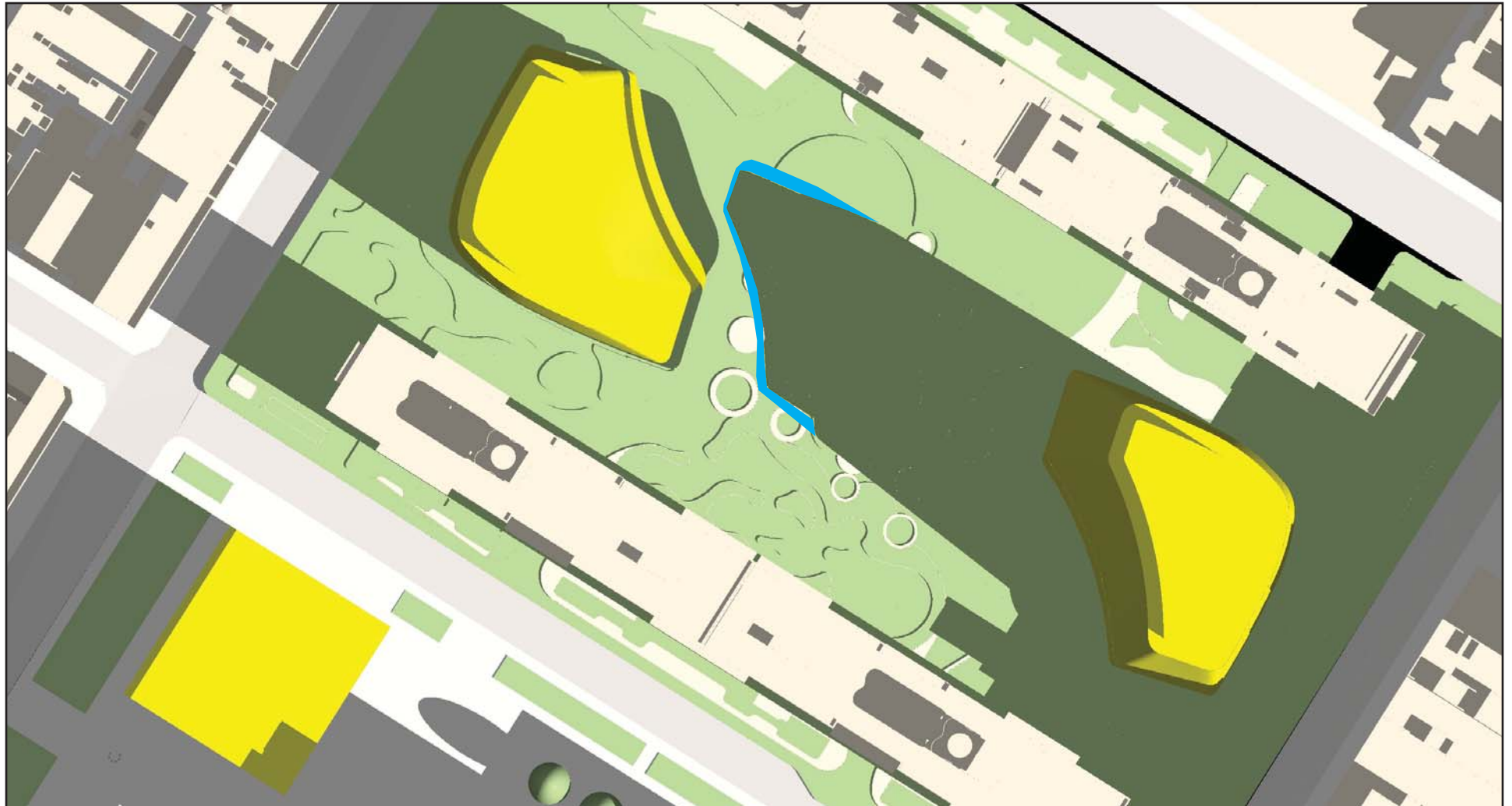
As shown in **Table 3**, as with the Potential CPC Modifications, by 2031 the Additional Potential CPC Modifications would increase all of the open space ratios as compared with No Build conditions. With the reduction in the size of the proposed Mercer Building’s light well, the Additional Potential CPC Modifications would provide approximately 2,180 square feet (0.05 acres) of additional passive open space as compared with the Potential CPC Modifications, but reflect a slightly larger worker population by 2021 due to the inclusion of the fourth basement level of the proposed Bleecker Building. The net result on the open space ratios from these changes, shown in **Table 3**, is a slight increase in total and passive open space ratios within the study areas as compared with the Potential CPC Modifications. Consequently, the Modified Proposal would not result in significant adverse open space impacts.

Table 3
2031 Open Space Ratios Summary
Future with the Additional Potential CPC Modifications

Ratio	DCP Guideline	Existing Ratio	No Build Ratio	Future With the Additional Potential CPC Modifications Ratio	Percent Change (Future With Additional Potential CPC Modifications vs. No Build)	Future With the Potential CPC Modifications Ratio/Percent Change vs. No Build
Non-Residential Study Area						
Passive/non-residents	0.15	0.101	0.094	0.116	23.6%	0.115/23.1%
Passive/total population	0.24*	0.076	0.072	0.089	24.4%	0.089/23.9%
Residential Study Area						
Total/residents	2.5	0.243	0.229	0.258	12.6%	0.257/12.4%
Passive/residents	0.5	0.138	0.129	0.153	18.6%	0.152/18.3%
Active/residents	2.0	0.106	0.100	0.105	4.8%	0.105/4.8%
Passive/total population	0.27*	0.048	0.045	0.054	19.1%	0.054/18.8%
Note:						
* Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Non-residents typically use passive spaces; therefore, for the non-residential study area, only passive open space ratios are calculated. For the residential study area, active, passive, and total park space ratios are calculated.						

SHADOWS

As illustrated in **Figures 2 and 3**, with the Additional Potential CPC Modifications, the mechanical bulkheads on the proposed LaGuardia and Mercer Buildings would be set back approximately 10 feet. Under the Potential CPC Modifications analyzed in Chapter 26 of the FEIS, setbacks for the mechanical bulkhead would not be required. The mechanical bulkheads represent the top 30 feet (approximately) of these two proposed buildings. An analysis of shadows with the 10-foot setbacks showed that as compared with the Potential CPC Modifications, the Modified Proposal would cast slightly smaller shadows on the North Block’s publicly accessible open spaces (generally in the range of 0–8 percent smaller, depending on the time of day) during much of the spring, summer and fall analysis periods (see **Figure 4**, which depicts the maximum incremental reduction in shadows as compared with the Potential CPC Modifications). In the winter, there would be virtually no difference in shadows, except for a brief period around noon when shadow from the LaGuardia Building with the Additional Potential CPC Modifications would be slightly smaller on the LaGuardia Entrance Plaza. In spring, summer and fall, the slightly smaller extent of shadows with the Additional Potential CPC Modifications would occur mostly on the LaGuardia Entrance Plaza, the Public Lawn and Philosophy Garden, and the Tricycle Garden. The reductions in extent of shadow would not be great enough with the Additional Potential CPC Modifications to substantively affect the



Shadows that would not occur with the Additional Potential CPC Modifications as compared to the Potential CPC Modifications

estimates of percent coverage reported in Appendix H of the FEIS, and the slight reduction in project shadowing would be only marginally perceptible in shadow figures presented in the FEIS. Therefore, the Additional Potential CPC Modifications would not alter the conclusions of the shadows analysis presented in the FEIS.

URBAN DESIGN AND VISUAL RESOURCES

The Additional Potential CPC Modifications would not alter the conclusions of the urban design and visual resources analysis in the FEIS, and there would be no significant adverse impacts on the urban design and visual resources of the Proposed Development Area or study areas. The reduction in the size of the light well at the base of the Mercer Building on the North Block would have minor effects on the urban design of the North Block. The smaller light well, which would be reduced to the size of the light well at the base of the LaGuardia Building, would result in a modest increase in the amount of publicly accessible open space on the site and would widen the pedestrian path leading into the site from Mercer Street where it would pass in front of the Mercer Building. The realigned section of the path could potentially further improve pedestrian views into and across the site from Mercer Street, further enhancing the physical and visual access to the proposed street-level open spaces that would be created in the middle of the North Block. Reducing the size of the light well would not affect the urban design and visual resources of the 400-foot or ¼-mile study areas.

The Additional Potential CPC Modifications include required 10-foot setbacks of the mechanical bulkheads on the proposed LaGuardia and Mercer Buildings. With these modifications, the facades of the LaGuardia and Mercer Buildings would not rise flush for their full heights to the top of the bulkheads. As compared with the Proposed Actions and the Potential CPC Modifications analyzed in the FEIS, the required setbacks would reduce the perceived heights of the two buildings. As seen from the street, especially closer to the site, the visibility of the bulkheads would be minimized and the LaGuardia Building would appear from street-level vantage points very close to the LaGuardia Building to be approximately 128 feet tall (the height to the roof parapet) rather than 158 feet tall (the height to the top of the bulkhead), and the Mercer Building would appear from street-level vantage points very close to the Mercer Building to be approximately 162 feet tall (the height to the roof parapet) rather than 192 feet tall (the height to the top of the bulkhead). Therefore, with the 10-foot setbacks the LaGuardia and Mercer Buildings would appear, to the pedestrian in close proximity to the LaGuardia or Mercer Building, to be approximately 30 feet shorter. From farther away, however, the bulkheads would be more visible, and there would be little difference in appearance to the pedestrian between the LaGuardia and Mercer Buildings with the Additional Potential CPC Modifications and those analyzed in the FEIS.

TRANSPORTATION

As discussed above, the analysis of the Additional Potential CPC Modifications includes approximately 6,000 square feet of academic space and 10,000 square feet of mechanical space within the Bleecker Building, compared with the program analyzed in Chapter 26 of the FEIS. **Table 26-21** of the FEIS summarizes the trip projections for the four development scenarios assessed under the Potential CPC Modifications. Using the same trip generation methodology described in the FEIS, trip estimates were developed for the same four development scenarios for the Additional Potential CPC Modifications. These estimates are summarized in **Table 4**. The incremental increases in trip estimates with the Additional Potential CPC Modifications, in

Table 4
Modified Proposal Phase 2 2031 Full BuildOut
Comparison of Total Person and Vehicle Trips for Different Development Scenarios

Peak Hour Person Trips by Mode																	
Program	Auto		Taxi		Subway		Bus		Shuttle Bus		School Bus		Walk Only		Total		Total
	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In + Out
AM Peak Hour																	
Illustrative Program	100	7	33	8	1554	114	69	16	504	10	31	0	2164	88	4455	243	4698
RWCDS 1	68	1	23	1	2182	36	88	4	724	9	0	0	2043	10	5128	61	5189
RWCDS 2	103	3	36	10	1615	102	76	22	525	14	31	0	2281	142	4667	293	4960
RWCDS 3	101	7	35	11	1534	114	71	20	497	11	31	0	2201	143	4470	306	4776
Midday Peak Hour																	
Illustrative Program	12	7	10	8	500	265	28	21	141	122	0	0	440	378	1131	801	1932
RWCDS 1	9	3	1	2	610	279	10	2	194	168	0	0	380	290	1204	740	1944
RWCDS 2	20	14	26	24	557	320	60	53	148	131	0	0	831	765	1642	1307	2949
RWCDS 3	20	16	26	23	521	292	55	48	138	122	0	0	796	733	1556	1234	2790
PM Peak Hour																	
Illustrative Program	17	56	18	28	648	1340	42	81	85	241	0	2	335	877	1145	2625	3770
RWCDS 1	12	67	7	18	722	1762	22	81	106	335	0	0	243	1012	1112	3275	4387
RWCDS 2	19	61	28	38	697	1430	66	106	92	255	0	2	559	1132	1461	3024	4485
RWCDS 3	21	59	25	35	654	1338	58	95	84	239	0	2	527	1063	1369	2831	4200
Peak Hour Vehicle Trips by Mode																	
Program	Auto		Taxi		Delivery		Shuttle Bus		School Bus		Total						
	In	Out	In	Out	In	Out	In	Out	In	Out	In + Out						
AM Peak Hour																	
Illustrative Program	73	36	27	27	9	9	10	10	2	2	205						
RWCDS 1	59	1	20	20	7	7	14	14	0	0	142						
RWCDS 2	75	32	29	29	7	7	11	11	2	2	205						
RWCDS 3	74	36	28	28	8	8	10	10	2	2	206						
Midday Peak Hour																	
Illustrative Program	12	7	17	17	7	7	3	3	0	0	73						
RWCDS 1	11	5	6	6	5	5	4	4	0	0	46						
RWCDS 2	16	10	28	28	7	7	3	3	0	0	102						
RWCDS 3	16	12	27	27	7	7	3	3	0	0	102						
PM Peak Hour																	
Illustrative Program	17	48	34	34	4	4	5	5	1	1	153						
RWCDS 1	12	59	21	21	3	3	7	7	0	0	133						
RWCDS 2	17	51	43	43	4	4	5	5	1	1	174						
RWCDS 3	19	49	40	40	4	4	5	5	1	1	168						

comparison to the trip estimates for the Potential CPC Modifications presented in **Table 26-21** of the FEIS, are presented in **Table 5**.

Table 5

**Net Trip Estimates for Additional Potential CPC Modification
Phase 2 2031 Total Person and Vehicle Trips for Different Development Scenarios**

Peak Hour Person Trips by Mode																	
Program	Auto		Taxi		Subway		Bus		Shuttle Bus		School Bus		Walk Only		Total		Total
	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In + Out
AM Peak Hour																	
Illustrative Program	0	0	0	0	10	0	1	0	3	0	0	0	8	0	22	0	22
RWCDS 1	1	0	0	0	9	0	2	0	3	0	0	0	6	0	21	0	21
RWCDS 2	1	0	0	0	8	0	0	0	4	0	0	0	9	0	22	0	22
RWCDS 3	0	0	0	0	6	0	0	0	1	0	0	0	1	1	8	1	9
Midday Peak Hour																	
Illustrative Program	0	0	0	0	3	1	0	0	1	1	0	0	2	1	6	3	9
RWCDS 1	0	0	0	0	2	0	0	0	0	1	0	0	4	3	6	4	10
RWCDS 2	0	0	0	0	1	2	0	0	0	1	0	0	3	2	4	5	9
RWCDS 3	0	0	0	0	2	1	0	0	1	1	0	0	2	1	1	1	2
PM Peak Hour																	
Illustrative Program	0	1	0	0	4	8	0	0	1	2	0	0	0	4	5	15	20
RWCDS 1	0	0	0	0	2	8	0	0	0	1	0	0	2	6	4	15	19
RWCDS 2	1	0	0	0	3	8	0	0	0	0	0	0	0	6	4	14	18
RWCDS 3	0	0	0	0	4	7	0	1	1	1	0	0	1	0	4	9	13
Peak Hour Vehicle Trips by Mode																	
Program	Auto		Taxi		Delivery		Shuttle Bus		School Bus		Total						
	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out					
AM Peak Hour																	
Illustrative Program	0	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 1	1	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 2	1	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 3	0	0	0	0	0	0	0	0	0	0	0	0					
Midday Peak Hour																	
Illustrative Program	0	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 1	0	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 2	0	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 3	0	0	0	0	0	0	0	0	0	0	0	0					
PM Peak Hour																	
Illustrative Program	0	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 1	0	0	0	0	0	0	0	0	0	0	0	0					
RWCDS 2	1	0	0	0	0	0	0	0	0	0	0	1					
RWCDS 3	0	0	0	0	0	0	0	0	0	0	0	0					

As shown above, the Additional Potential CPC Modifications would result in minimal increases in peak hour vehicle, transit, and pedestrian trips, as compared with the Potential CPC Modifications analyzed in Chapter 26 of the FEIS. These small differences are not expected to result in any different or additional transportation-related significant adverse impacts or require different mitigation measures than those disclosed in Chapter 26 of the FEIS.

AIR QUALITY

As discussed above, the analysis of the Additional Potential CPC Modifications includes approximately 6,000 square feet of academic space and 10,000 square feet of mechanical space within the Bleecker Building, compared with the program analyzed in Chapter 26 of the FEIS. Based on detailed stationary source analyses performed for the Additional Potential CPC Modifications, there would be no potential for significant adverse air quality impacts from the heat and hot water systems of the Bleecker Building.

As with the Potential CPC Modifications analyzed in Chapter 26 of the FEIS, the Bleecker Building natural-gas fired heat and hot water systems’ exhaust stack would be at least 30 feet above the proposed rooftop playground. Additionally, as with the Proposed Actions (presented in Chapter 15, “Air Quality,” of the FEIS), to avoid the potential for cumulative air quality

impacts with existing sources, the stack would be placed at least 128 feet away from the 505 LaGuardia Building. If the Modified Proposal is adopted, these restrictions on boiler fuel and stack placement would be included in a Restrictive Declaration. With the Restrictive Declaration provisions, there would be no potential for significant adverse air quality impacts from the proposed buildings.

NEIGHBORHOOD CHARACTER

With the Additional Potential CPC Modifications, the FEIS finding that the proposed project would not result in significant adverse impacts with respect to neighborhood character would remain unchanged. As described above, the Modified Proposal would not result in new significant adverse impacts to any of the contributing elements that define neighborhood character (land use, urban design, visual resources, historic resources, socioeconomic conditions, shadows, open space, traffic, and noise). As with the Potential CPC Modifications, the Modified Proposal would introduce substantial physical changes only on the two superblocks that comprise the Proposed Development Area, and these blocks are already distinctly different from the surrounding study area. As with the Potential CPC Modifications, the Modified Proposal would not change the overall mix of proposed land uses, the location of the proposed buildings, or the quality or character of the open space. *