

A. INTRODUCTION

Since the issuance of the Draft Supplemental Environmental Impact Statement (DSEIS) and in advance of the public hearing for the DSEIS on September 15, 2010, the project sponsor filed an amended application for a text amendment and amendment to a special permit (dated August 20, 2010, ULURP Nos. N 100294 (A) ZRM and C 100296 (A) ZSM) with the New York Department of City Planning (DCP) that would apply the City's Inclusionary Housing Program to the project site. The description of the Proposed Project under the Inclusionary Housing Program is presented in this chapter. The project sponsor also expects to file a revised application that would incorporate various design changes, proposed in response to information, recommendations and comments received during the CEQR/ULURP process. This would require a change to the general large-scale special permit.

This chapter describes the proposed modifications and examines whether any of the changes would result in significant adverse environmental impacts for each technical area of the Final Environmental Impact Statement (FSEIS). The discretionary actions relating to the amended application that was filed August 20, 2010 and the revised application that is expected to be filed after the publication of the FSEIS may be approved and adopted by the CPC separately or in combination. Nevertheless, the potential for environmental impacts relating to these separate applications would not be interrelated, and are therefore being presented separately in this chapter. The environmental analyses relating to the inclusionary housing and the proposed design modifications are presented in Sections B and C, respectively.

B. AMENDED APPLICATION – INCLUSIONARY HOUSING PROGRAM

Since the issuance of the DSEIS, the applicant has filed an amended application with the DCP that would extend the City's Inclusionary Housing Program to the project site. The amended application included a zoning text amendment (N 100294 (A) ZRM) and an amendment to the special permit (C 100296 (A) ZSM). The N 100294 (A) text amendment would incorporate modifications to Sections 22-144, 23-954, 74-743 and Appendix F of the Zoning Resolution. The intent of the amendment is to apply the Inclusionary Housing Program to a designated area within Manhattan Community District 7 and to allow, by general large-scale special permit, the modification of FAR, maximum FAR and distribution of affordable units as set forth in the Restrictive Declaration. The C 100296 (A) special permit amendment (pursuant to Section 74-743 within a general large-scale development) would modify base and maximum floor area ratios and distribution of affordable housing units as set forth in a Restrictive Declaration. Adoption of this amended application would increase the amount of affordable units associated with the Proposed Project furthering the City's overall housing goals.

Based on the amended application, 20 percent of the residential floor area proposed has been analyzed as affordable housing (compared with 12 percent of the residential units in the original application). The SEIS analyses of community facilities (specifically child care) and socioeconomic conditions are the two technical areas that would be affected by this modification. The revised analyses for these two analysis areas are presented below.

SOCIOECONOMIC CONDITIONS

As presented in Chapter 3, “Socioeconomic Conditions,” the analysis concluded that there would be no potential significant adverse impacts with respect to any of the five areas of socioeconomic concern—direct residential displacement, direct business displacement, indirect residential displacement, indirect business displacement, and adverse effects on specific industries. The Proposed Project with the amended application would not alter this conclusion.

The only area of socioeconomic analysis that would be affected by the change in the number of affordable units analyzed under the amended application is the analysis of indirect residential displacement. The analysis presented in Chapter 3, “Socioeconomic Conditions,” found that the Proposed Project would not introduce a substantial amount of a more costly type of housing compared to existing housing. The Proposed Project with the amended application would introduce fewer market-rate residential units than the project analyzed in Chapter 3. Therefore, it would not change the conclusion that the Proposed Project would not introduce a substantial amount of a more costly type of housing compared to existing housing in the area, and the Proposed Project with the amended application would have less potential to contribute to increased rent pressures than the project analyzed in Chapter 3. Furthermore, the amended application would result in more affordable housing units, which could offset rent pressures introduced by market-rate housing development in the study area.

COMMUNITY FACILITIES

CHILD CARE

As discussed in Chapter 4, “Community Facilities and Services,” the Reasonable Worst-Case Development Scenario (RWCDS) for the child care analysis assumed a mix of uses that would maximize residential uses. Therefore, the analysis was based on RWCDS 1, which assumed approximately 3,000 residential units would be developed on the project site. The analysis in Chapter 4, “Community Facilities and Services” assumed that 12 percent of the residential units would be set aside for affordable housing. For purposes of the community facility analyses, it was assumed that the 360 affordable units would house low- to moderate-income households as defined in the *CEQR Technical Manual*. Based on these assumptions, as stated in Chapter 4, the Proposed Project would result in a significant adverse impact to child care facilities.

The amended application would exacerbate the significant adverse impact identified for child care facilities because it would increase the number of affordable residential units in the Proposed Project. Under the amended application, the Proposed Project would set aside 20 percent of its residential floor area for affordable housing. While the average unit size across the project site (including both market rate and affordable units) is assumed to be approximately 990 square feet, the average size of the affordable units is assumed to be slightly less (approximately 860 square feet/affordable unit). Therefore, Based on the RWCDS analyzed in Chapter 4 (which assumed a maximum of 3,000 residential units), this would conservatively result in approximately 688 affordable units (compared to the 360 affordable units analyzed in Chapter

4). These units would introduce approximately 79 children eligible for publicly funded child care programs (versus the eligible 41 children under the Proposed Project analyzed in Chapter 4). The addition of these children to child care enrollment would result in a shortage of 193 slots and an 18 percent increase in the utilization rate of child care facilities in the study area. In comparison, the SEIS disclosed a shortage of 155 slots and a 9 percent increase in the utilization rate. Therefore, both the Proposed Project with the amended application and the Proposed Project analyzed in Chapter 4 would result in a significant adverse impact to child care facilities, but the Proposed Project with the amended application would result in a greater shortage of child care slots and a larger increase in the utilization rate.

Possible mitigation measures for this significant adverse impact would be the same as those disclosed in Chapter 22, “Mitigation,” of the FSEIS. As required by the Restrictive Declaration for the Proposed Project, the project sponsor will work with ACS to consider the need for and the implementation of measures to provide any needed additional capacity in day care facilities within the 1-1/2 mile study area or within Community District 7. However, the Proposed Project with the amended application would need to provide 44 child care slots (compared to 15 slots without the inclusionary housing) to reduce the increase in the utilization rate to less than 5 percent. Absent the implementation of any needed mitigation measures, the Proposed Project could have an unmitigated significant adverse impact on child care facilities.

C. PROPOSED DESIGN MODIFICATIONS

The project sponsor expects to file a revised application that would incorporate various design changes, proposed in response to information, recommendations and comments received during the CEQR/ULURP process. The modifications would include approval of the revised GLSD special permit as amended to reflect changes to the site plan resulting in height and setback waivers. One of the proposed modifications—the addition of a publicly accessible children’s play area—is being proposed as partial mitigation to address the significant adverse active open space impact identified in Chapter 5, “Open Space.” As discussed in Chapter 22, “Mitigation,” The inclusion of a children’s play area as part of the project’s publicly accessible open space was identified as the most appropriate mitigation for the identified significant adverse active open space impact. This use was deemed compatible with the adjacent passive open space and the overall objectives of the site plan.

A description of the proposed design modifications is provided below, followed by an analysis of the potential for significant adverse impacts related to the modifications.

DESCRIPTION OF THE PROPOSED DESIGN MODIFICATIONS

PROPOSED PROGRAM

The proposed design changes would not affect the proposed program for the project. The Proposed Project with these design changes would continue to comprise a total of approximately 2,471,590 gsf of residential use (approximately 2,500 units, including both market rate and affordable housing units) within five buildings; approximately 151,598 gsf for a public elementary and intermediate school; 140,168 gsf of above-grade retail use (which includes approximately 36,701 gsf of cinema use and 20,183 gsf of automotive showroom space associated with the below grade automotive service uses); 104,432 gsf of office space, and 249,240 gsf of hotel use. Uses within the below-grade area would continue to include

approximately 181,677 gsf of below-grade automotive service uses and approximately 1,800 parking spaces.

Above Grade Program

The heights and configurations of Buildings 1 through 5 would be the same as previously proposed in the original application. The proposed modifications would widen the eastern edge of the base of Building 3 in the east-west direction by 16.5 feet, modify the design of Building 4 along its eastern edge, and decrease the length of Building 4 in the east-west direction by 25.5 feet (see **Figure 28-1**). The proposed design modifications are also intended to activate West 59th Street with increased access to the publicly accessible open space and active uses, and add to the transparency of the facades of Buildings 3 and 4 along the street.

Below Grade Program

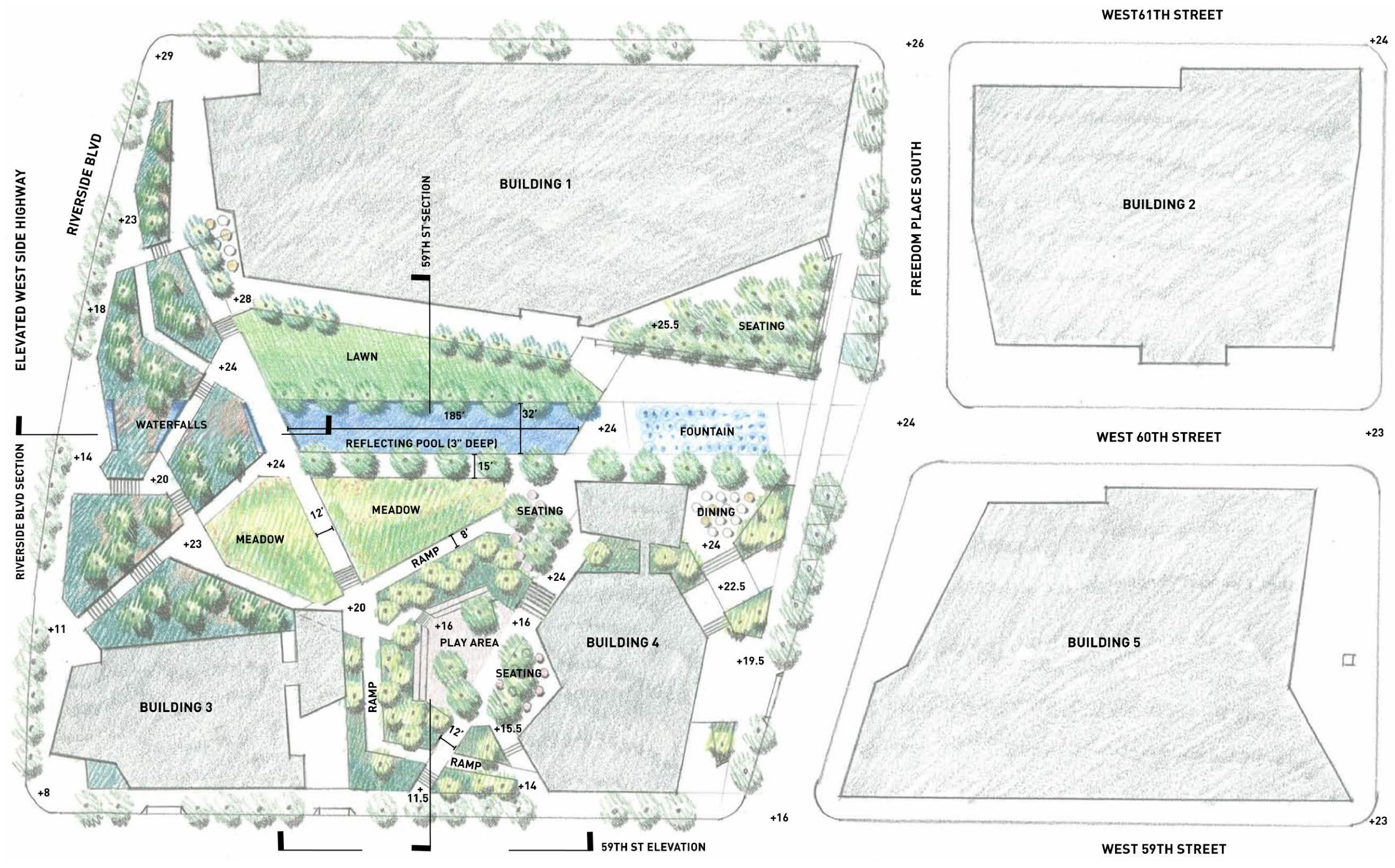
As described above, the below grade program would continue to be comprised of auto service and parking uses. With the modifications, the auto court between Buildings 3 and 4 that originally served as the drop-off for Building 3 would be removed and replaced with additional open space (see discussion below). The curb cut that was originally proposed for the automobile service entrance would be repurposed as the residential drop off for Building 3, and has been moved further east by approximately 46 feet. This drop-off would be partially covered by the widened portion of Building 3, and a stair would provide pedestrian access to the building entrance from West 59th Street. The automobile service entrance would be combined with the curb cut for the public parking garage beneath Building 3 (see **Figure 28-1**). The parking garage access at Building 4 that was proposed as an entrance only in the original application for Building 4 would be modified to serve as both an entrance and exit.

PROPOSED OPEN SPACE

With the proposed design modifications, the total amount of the Proposed Project's publicly accessible open space would increase slightly from 2.75 acres to 2.76 acres. The proposed open space would continue to function as an integral part of the overall project and would provide a varied environment that would complement and serve the surrounding neighborhoods. The publicly accessible open space areas are proposed to be accessible between 6 AM and 1 AM daily.

With the modifications, the publicly accessible open space would continue to be organized around the axis of West 60th Street as it traverses the site from West End Avenue to Riverside Boulevard, and at the intersection of West 60th Street and Freedom Place South, a 1.2-acre plaza would still be provided as the centerpiece of the open space.

Extending from the plaza, the modifications would replace the originally proposed water scrim with a three inch deep reflecting pool intended, as with the original application, to serve as a visual extension of West 60th Street, reinforcing the axial relationship to the New York City grid. Deepening this water feature (from a ¼-inch water scrim to a three-inch reflecting pool) would strengthen the user's visual perception of this feature as a water element. The reflecting pool would terminate in a series of waterfalls dropping from the plaza elevation to the sidewalk elevation along Riverside Boulevard. The modification would continue to provide a network of paths through the open space to provide seating opportunities and connect to perimeter streets enabling pedestrians to move easily among destinations.



FOR ILLUSTRATIVE PURPOSES ONLY

Proposed Project with Design Modifications
Site Plan
Figure 28-1

As discussed above, with the proposed modifications, the auto court between Buildings 3 and 4 that served as the drop-off for Building 3 would be removed and replaced with additional publicly accessible open space. This portion of the open space would include a 3,033-square-foot children's play area, bordered to the west by terraced seating set into the landscape and to the east by an outdoor seating area with tables and chairs adjacent to Building 4. A handicapped-accessible route would wrap around the play area providing access from West 59th Street to the center of the open space. The play area would be south-facing to maximize exposure to sunlight. The modifications would include a gradual sloping of the site grade from the plaza area in the center of the site down through a proposed children's play area and adjacent seating area between Buildings 3 and 4 to West 59th Street, allowing for increased access to the open space from West 59th Street. This would increase the at-grade portion of the project site to 91 percent of the site perimeter (from 72 percent with the original application). (See **Figures 28-2 through 28-4**).

As with the original application, a significant objective of the open space plan—to connect the West 60th Street corridor to Riverside Park South—would be maintained. The modifications would continue to provide a path along the south and west sides of Building 1 to link the central plaza to a stair and ramp to Riverside Park South at the intersection of Riverside Boulevard and West 61st Street. Three other pedestrian connections would be made available from the open space to Riverside Boulevard. The original application included a fourth connection via a staircase from the open space to West 59th Street. The modifications would include both a ramp and a stair as part of this fourth connection.

D. ANALYSES

The proposed design modifications would not affect the proposed land uses, building heights and configuration, or proposed density of the Proposed Project. No changes are being proposed to infrastructure proposed in the original application. Therefore, the proposed design modifications would not affect the conclusions of the SEIS with respect to land use, zoning, and public policy, socioeconomic conditions, community facilities, historic resources, natural resources, hazardous materials, infrastructure, solid waste and sanitation services, and energy, parking, transit and pedestrians, air quality, noise, construction and public health. The potential for significant adverse environmental impacts to result from these design changes are therefore focused on the areas of open space, shadows, urban design and visual resources, neighborhood character, waterfront revitalization program, and traffic.

OPEN SPACE

The proposed design modifications would result in a total of 2.76 acres of publicly accessible open space (compared with 2.75 acres in the original application). Of the 2.76 acres, approximately 2.60 acres would be dedicated to passive recreation¹ (compared with 2.66 acres in the original application), and approximately 0.16 acres would be dedicated to active recreational uses (compared with 0.09 acres in the original application). As compared with the original application, the 0.07-acre addition in active open space with the proposed design modifications is attributable to the introduction of a new approximately 3,033-square-foot children's play area

¹ For purposes of CEQR open space analyses, open space that is used for relaxation, such as sitting or strolling, is classified as "passive open space." Open space that is used for sports, exercise, or active play is classified as "active open space."

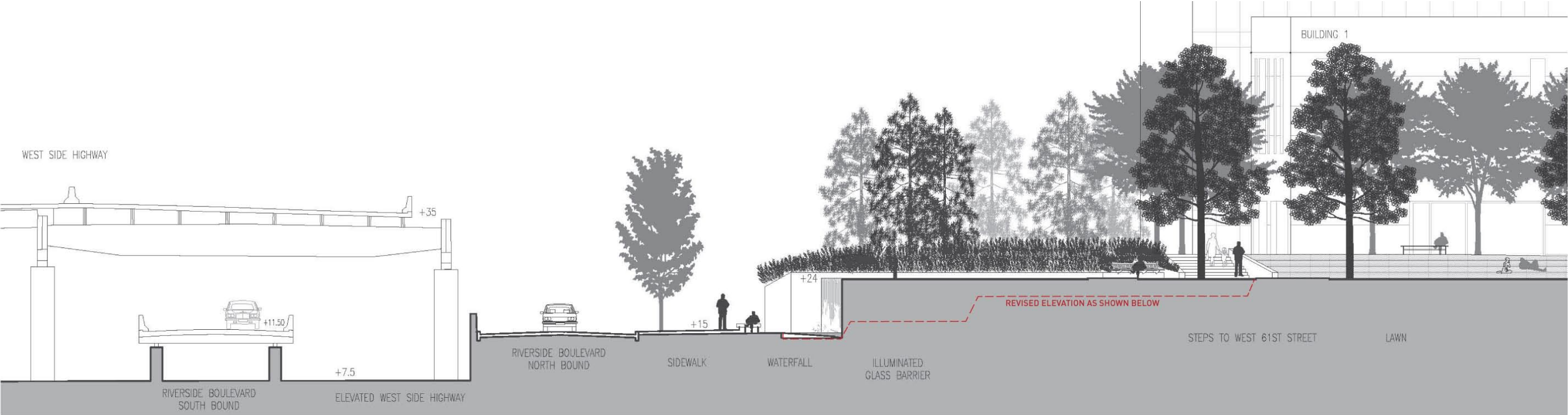


OPEN SPACE SECTION - CURRENT DESIGN

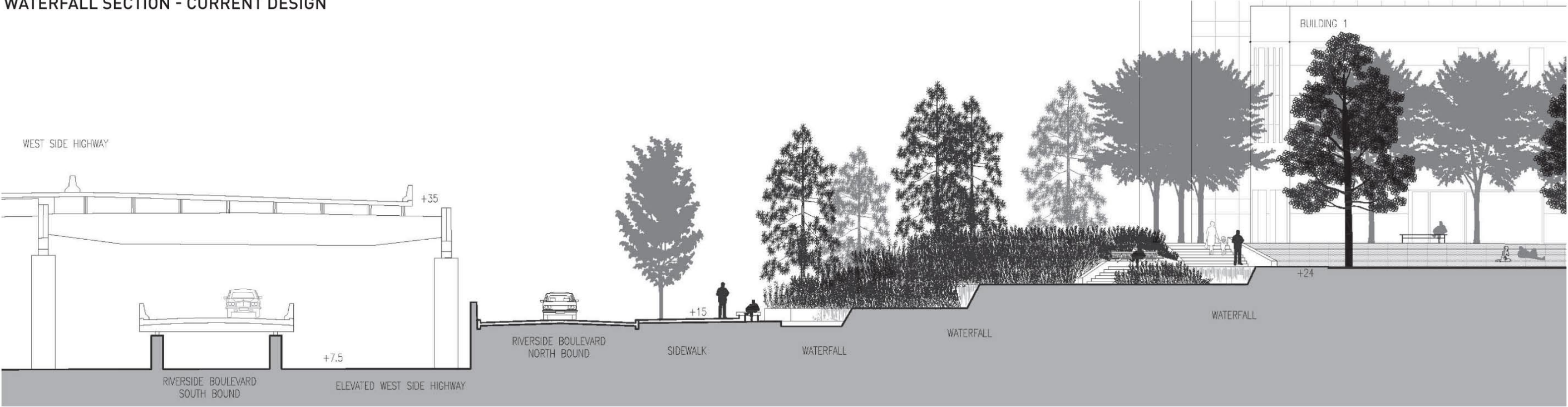


OPEN SPACE SECTION - MODIFIED DESIGN

FOR ILLUSTRATIVE PURPOSES ONLY



WATERFALL SECTION - CURRENT DESIGN



WATERFALL SECTION - MODIFIED DESIGN

FOR ILLUSTRATIVE PURPOSES ONLY



WEST 59TH STREET LANDSCAPE ELEVATION - CURRENT DESIGN



VIEW EAST ALONG WEST 59TH STREET - CURRENT DESIGN



WEST 59TH STREET LANDSCAPE ELEVATION - MODIFIED DESIGN



VIEW EAST ALONG WEST 59TH STREET - MODIFIED DESIGN

FOR ILLUSTRATIVE PURPOSES ONLY

that would offer active recreational opportunities for young children. This additional active open space is being proposed as partial mitigation to address the significant adverse active open space impact identified in Chapter 5, “Open Space,” with the original open space plan.

Table 28-1 provides a summary of the changes to study area open space ratios in the Future Without and With the Proposed Project with the design modifications. As shown in the table, the Proposed Project with modifications would decrease open space ratios in the commercial (¼-mile) study area. It would result in a decrease in the passive open space ratio for workers by approximately 1.9 percent, and a decrease in the passive open space ratio for the total population (workers and residents) by 1.5 percent (compared with a decrease of 1.7 percent and 1.3 percent respectively, with the original application). The open space ratios for the commercial study area would continue to exceed the recommended city guidelines.

Table 28-1
2018 Future With the Proposed Project with Modifications
Open Space Ratios Summary

Ratio	DCP Open Space Guideline	Open Space Ratios			Percent Change
		Existing Conditions	Future Without the Proposed Project	Future With the Proposed Project with Modifications	Future Without to Future With the Proposed Project with Modifications
Commercial (1/4-Mile) Study Area					
Passive/Workers	0.15	1.20	1.51	1.48	-1.9%
Passive/Total Population	Weighted 0.34 / 0.35 / 0.35* Existing/No Build/Build	0.54	0.63	0.62	-1.5%
Residential (1/2-Mile) Study Area					
Total/Residents	2.5	0.87	0.88	0.86	-1.8%
Passive/Residents	0.5	0.61	0.60	0.60	-0.1%
Passive/Total Population	Weighted: 0.33 / 0.34 / 0.35* Existing/No Build/Build	0.32	0.33	0.34	2.3%
Active/Residents	2.0	0.27	0.27	0.26	-5.7%
Notes: Ratios in acres per 1,000 people. * Weighted average combining 0.15 acres per 1,000 non-residents and 0.50 acres per 1,000 residents. Because this guideline depends on the proportion of non-residents and residents in the study area's population, it is different for existing, No Build, and Build conditions. Each of these ratios is listed in this table.					

Within the residential (½-mile) study area, the Proposed Project with modifications would result in a slight decrease (-0.1 percent) in the passive open space ratio for residents; the ratio would remain at 0.60, which is well above the New York City Department of City Planning (DCP) open space guideline. The Proposed Project would improve the passive ratio for the total population by 2.3 percent, nearly achieving the DCP open space guideline for the study area.

The Proposed Project would decrease active open space ratios in the residential (½-mile) study area. The total open space ratio for the residential population—which factors both passive and active open space—would decrease by 1.8 percent, and the active open space ratio for the residential population would decrease by 5.7 percent. While the 5.7 percent reduction in the

active open space ratio is an improvement over the Proposed Project's estimated 6.1 percent reduction in the active open space ratio, it would continue to result in a decrease in an area that is currently underserved with respect to active open space. Therefore, the proposed open space design modifications—specifically, the addition of the 3,033-square-foot children's play area—would only partially mitigate the identified significant adverse active open space impact and the significant adverse active open space impact would remain unmitigated.

SHADOWS

The Proposed Project with the design modifications would not change conclusions of the analysis presented in Chapter 6, "Shadows." With the proposed design modifications, the heights and configurations of Buildings 1 through 5 would remain the same as in the original application. The base of Building 3 would widen by 16.5 feet in the east-west direction, and the width of Building 4 would decrease in the east-west direction by 25.5 feet.

Similar to the Proposed Project under the original application, shadows cast from Buildings 3 and 4 with the proposed design modifications would not affect any sun-sensitive resources on any of the four analysis days except for Riverside Park South and adjacent portions of the Hudson River. With the proposed design modifications, the 16.5 foot-increase and 25.5-foot decrease in the widths of Buildings 3 and 4 respectively would not result in any substantial differences in shadow effects on Riverside Park South and the Hudson River compared with those of the Proposed Project without the design modifications on any analysis day.

In terms of the proposed publicly accessible open space on the project site, the Proposed Project with the design modifications would add some shadow from the wider base of Building 3 but would reduce relatively more shadow from the narrower Building 4, compared with the Proposed Project without these design modifications. These comparative additions and reductions of shadow with the proposed design modifications would occur on all four analysis days and would occur mostly in the late morning and early afternoon when shadows fall to the northwest, north and northeast.

URBAN DESIGN AND VISUAL RESOURCES

PROJECT SITE

Urban Design

As with the original application, the streetscape elements of the project site with the Proposed Project with modifications would improve in the Future Without or With the Proposed Project, as currently there are just a few scattered, small- and medium-size trees near the edges of the site and along the rail culvert, and numerous electrical wires loop overhead. The Proposed Project with the modifications would include benches, seat walls, street lighting, and street trees, and a variety of other landscaping and open space features. With the modifications, the originally shallow water "scrim" would be replaced with a deeper three inch deep reflecting pool. Deepening this water feature (from a ¼-inch water scrim to a three inch reflecting pool) would strengthen the user's visual perception of this feature as a water element (rather than a paved element). The waterfalls at the west end of the pool would be designed to more gradually slope down to the sidewalk at Riverside Boulevard. The new publicly accessible open space area (replacing the originally proposed auto court between Buildings 3 and 4) would also gradually slope downward to West 59th Street. There are no significant natural features on the project site in existing conditions, and this would not change in the Future Without or With the Proposed

Project; however, as with the original application, the Proposed Project with modifications would provide a pedestrian connection from West 60th Street to Riverside Park South and the Hudson River via a path linking to the park's access staircase at West 61st Street.

Like No Build Scenario 1 and, to a much lesser extent, No Build Scenario 2, the Proposed Project with modifications would transform the project site from an underutilized site containing parking facilities to a high-density, mixed-use development. The Proposed Project with modifications would enliven the site with new residents and retail shoppers and workers and the new publicly accessible open space, and would provide new connections to surrounding open spaces and natural features. With the modifications, the addition of an active use along the West 59th Street frontage of Building 4 would further activate this portion of the project site. The differences in building uses, bulk, and arrangements compared with the No Build Scenarios would not have a significant adverse effect on the project site's urban design with the proposed modifications.

The Proposed Project with modifications would incorporate the same extensive landscaping features into the Proposed Project's open space plan and in the same locations. Therefore, as with the original application, wind conditions that would exceed the safety criteria used for the Proposed Project would be experienced at only one on-site and one off-site location during the winter season. These conditions would be similar to those at comparable locations in the City. The number of locations and the frequency of these wind conditions would also be reduced from those on and around the project site in Existing Conditions and in the Future Without the Proposed Project. The originally proposed and modified open space plan balances the goal of minimizing elevated pedestrian wind conditions with urban design considerations, including the goals of maintaining view corridors, maximizing views to the Hudson River waterfront, maintaining pedestrian circulation and access, and not impeding or blocking circulation and access for emergency service vehicles. Therefore, no significant adverse urban design impacts would result from potential pedestrian wind conditions with the proposed modifications.

Visual Resources

As with the original application, the Proposed Project with modifications would maintain existing views from the project site along the West 60th corridor to the waterfront. No change is being proposed with respect to Freedom Place South; therefore the Proposed Project with modifications would also maintain existing views south along that corridor through the project site to the Consolidated Edison Power House. These views would be maintained in No Build Scenario 2—since Parcel N would remain in its current undeveloped state—but would not be maintained in No Build Scenario 1. The reflecting pool would provide a deeper water feature than the scrim, which would minimize the perception of paving beneath, providing for a greater visual amenity on the project site. Therefore, the Proposed Project with the proposed design modifications would not have a significant adverse effect on visual resources from the project site.

STUDY AREAS

Urban Design

The proposed design modifications at the project site would not affect the conclusions presented in Chapter 8, "Urban Design and Visual Resources," with respect to potential impacts on the urban design characteristics of the study area. Compared with the No Build Scenarios, the Proposed Project with the proposed design modifications would continue to create a new open

space that would complement the waterfront parks and De Witt Clinton Park in the study areas, and would enhance access to Riverside Park South and the area's predominant natural feature, the Hudson River. With the modifications—a greater transparency at the bases of Buildings 3 and 4 and the addition of an active use along the West 59th Street frontage of Building 4—there would be a greater activation of pedestrian activity on West 59th Street. The removal of the auto court between Buildings 3 and 4 and replacement with additional publicly accessible open space that would gradually slope downward to West 59th Street would also provide a more substantial visual link between the open spaces on the project site and West 59th Street, further enlivening the street. The more gradually sloped landscape and descending waterfalls along Riverside Boulevard would also create a greater link between the open space and the street as well as the Hudson River beyond. Therefore, compared with the No Build Scenarios, the Proposed Project with the modifications would not have a significant adverse effect on the urban design characteristics of the study areas.

Visual Resources

The proposed design modifications at the project site would not affect the conclusions presented in Chapter 8, “Urban Design and Visual Resources” with respect to potential impacts on visual resources in or visible from the study areas. Views of the Consolidated Edison Power House from the north along West End Avenue and from Riverside Park South, though still available, would be more limited with the development of the Proposed Project; however, these views would also be limited with the development of No Build Scenario 1 and, to a lesser extent, No Build Scenario 2. Views of the power house's smokestack from locations farther north are already obstructed by changes in topography and existing structures, including already built portions of the Riverside South development. Compared with No Build Scenario 1, the Proposed Project—by extending Freedom Place South through the project site to West 59th Street—would provide views along this street south to the power house.

Riverside Park South would continue to provide expansive views of the Hudson River and the New Jersey Palisades in the Future With the Proposed Project; these views would also be available from the newly created Riverside Boulevard between West 59th and West 61st Streets with the Proposed Project as well as the No Build Scenarios. Unlike No Build Scenario 1, which would completely obstruct the westward view corridor along West 60th Street, the Proposed Project with the modifications would maintain existing views along this street to the waterfront. Both the Proposed Project with modifications and the No Build Scenarios would contribute to the modern visual character of the view corridors along West End Avenue and Riverside Boulevard, and in views from areas farther east, where the proposed buildings would be visible amidst other tall structures. The proposed buildings would generally extend existing and frame newly created view corridors.

In summary, the Proposed Project with the proposed design modifications—compared with No Build Scenarios 1 and 2—would not have a significant adverse impact on visual resources in or visible from the study areas.

NEIGHBORHOOD CHARACTER

As presented in Chapter 9, “Neighborhood Character,” the analysis concluded that the Proposed Project would not result in any significant adverse impacts with respect to neighborhood character. The Proposed Project with the design modifications would not alter this conclusion. As described above, the design modifications would not result in any 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). The design modifications would result in slightly more publicly accessible open space on the project site and would offer additional active recreational opportunities for young children in the neighborhood. The only difference to surrounding traffic would occur at the intersection of Freedom Place South and West 59th Street, which would now include a small number of diversions from the vehicles exiting the garage under Building 4 as compared to exiting from the curb-cut at Building 3. The design modifications would add greater transparency at the bases of Buildings 3 and 4 and the addition of an active use along the West 59th Street frontage of Building 4, and thus would result in greater activation of pedestrian activity on West 59th Street. Finally, the more gradually sloped landscape from the center of the site through the area between Buildings 3 and 4 to West 59th Street, and the reduction in grade change and descending waterfalls along Riverside Boulevard would create a greater link between the open space and the street as well as the Hudson River beyond.

WATERFRONT REVITALIZATION PROGRAM

The proposed design modifications would not alter the conclusions with respect to consistency with the City's Waterfront Revitalization Program (WRP). The proposed addition of a publicly accessible children's play area, an active open space resource, would further WRP consistency under policy 1.3 by partially mitigating the project's significant adverse impact with respect to active open space resources. The proposed children's play area and other changes to the project's open space, which would increase public access along West 59th Street, increasing opportunities for views to the Powerhouse, would also further WRP Policies 8.2, 8.3, and 10.1. Therefore, the Proposed Project with modifications would be consistent with the WRP and would not result in any significant adverse impacts with respect thereto.

TRAFFIC

As described above, the proposed design modifications would revise and repurpose the curb cuts along West 59th Street and Freedom Place south associated with Buildings 3 and 4. With the modifications, the auto court between Buildings 3 and 4 that served as the drop-off for Building 3 would be removed and replaced with additional open space (see discussion above). The curb cut that was originally proposed for the automobile service entrance would be repurposed and relocated eastward as the residential drop off for Building 3. The automobile service entrance would be combined with the curb cut for the public parking garage beneath Building 3 (see Figure 28-1). The parking garage entrance that was proposed in the original application for Building 4 would be modified as both an entrance and exit (with the original application, vehicles utilizing the parking garage associated with Building 4 would exit the parking facility using the exit associated with Building 3). With this change, the only difference to the traffic analysis presented in Chapter 16, Traffic and Parking," would occur at the intersection of Freedom Place South and West 59th Street, which would include a small number of diversions from the vehicles exiting the garage under Building 4 as compared with exiting from the curb-cut at Building 3. Table 28-2 shows the revised delay and level of service that would result with the proposed design modifications at this intersection. As shown in the table, this intersection would still operate at level of service C or better and therefore would not result in a significant adverse traffic impact. Therefore, the Proposed Project with the design modifications would not change the conclusions of the analysis presented in Chapter 16, "Traffic and Parking."

Table 28-2
Proposed Project with Modifications
2018 Build LOS

	Lane Group	AM Peak Hour			MD Peak Hour			PM Peak Hour			Sat MD Peak Hour		
		V/C Ratio	Delay (sec.)	LOS	V/C Ratio	Delay (sec.)	LOS	V/C Ratio	Delay (sec.)	LOS	V/C Ratio	Delay (sec.)	LOS
Freedom Place													
W.59th St. (E-W) @	EB-LT	0.08	8.5	A	0.05	8.1	A	0.10	8.5	A	0.09	8.2	A
Freedom Pl. (N-S)	SB-LR	0.13	13.3	B	0.10	11.8	B	0.18	15.5	C	0.12	12.3	B
UNSIGNALIZED 2-WAY STOP	7												

E. CONCLUSIONS

Overall, the Proposed Project with the design modifications would not change the conclusions of the impact assessment in the FSEIS.

The Proposed Project with the design modifications like the Proposed Project, would not result in significant adverse impacts in the following areas: land use, zoning, and public policy; socioeconomic conditions; shadows, historic resources, urban design and visual resources; neighborhood character; natural resources; hazardous materials; waterfront revitalization, infrastructure; solid waste and sanitation services; energy; air quality; noise, and public health.

The Proposed Project with the design modifications would result in the same or similar significant adverse impacts as the Proposed Project in the following areas: community facilities (specifically, child care); traffic; transit; pedestrian crosswalks, and construction traffic and noise; and the same mitigation measures would be required.

With respect to open space, the Proposed Project with the design modifications would only partially mitigate the active open space impact identified in Chapter 5, "Open Space." Therefore, this significant adverse active open space impact would remain unmitigated. *