**Rockefeller University River Building and Fitness Center**
**~~Draft~~Final Scope of Work for an Environmental Impact Statement**

## A. INTRODUCTION

~~The applicant, "~~Rockefeller University~~,"~~ (the "applicant") is ~~proposing actions that include modifications~~seeking a modification to ~~a previously approved Large Scale Community Facility Development (LSCFD), demapping of portions of the Franklin Delano Roosevelt East River Drive (the "FDR Drive"),~~an existing large scale community facility development ("LSCFD") plan, a City Map amendment and a special permit ~~for construction in air space over the FDR Drive, and other approvals, as described in the "Proposed Actions" section below. The proposed actions would allow for the~~ from the New York City Planning Commission (CPC) as well as other discretionary approvals to facilitate the development of: privately accessible open space; three new community facility buildings comprising a total of approximately 180,000 gross-square-feet (gsf); and an approximately 930-foot long, five-foot-tall traffic sound barrier (the "proposed project"). Specifically, the proposed project would include development of ~~three new buildings in the Rockefeller University LSCFD: (1)~~ a new two-story, approximately ~~154,314 gross square foot (gsf)~~157,251 gsf laboratory building with two one-story pavilions ~~(dining hall and support spaces)~~and privately accessible landscaped green space on its roof; ~~(2)~~ a ~~small,~~ one-story, approximately 3,~~235 gsf~~ 353-gsf conference and meeting pavilion (the "Interactive Conference Center ~~(~~" or "ICC~~); and (3)~~") located on the North Terrace at the north end of the platform structure; a new 20,498-gsf one-story fitness center~~. (Each of these buildings and their functions are described below.) The proposed laboratory building and support space, as well as the ICC, would be constructed on a platform occupying air space spanning the portion of the FDR Drive between demapped East 68th Street and the Rockefeller Research Building north of East 64th Street. The affected~~; and a proposed new privately accessible landscaped area on the "North Terrace", adjacent to the Rockefeller University's President's House, which is ~~defined~~situated on the "superblock" bounded by ~~the LSCFD that includes the entire Rockefeller University campus (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005). The LSCFD extends from~~ East 62nd Street ~~to~~and the centerline of demapped East 68th Street, between York Avenue and the bulkhead east of the ~~FDR Drive (~~Franklin Delano Roosevelt (FDR) Drive and the East River Esplanade. The superblock (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005) is designated as a Large-Scale Community Facility Development (LSCFD).

Both the laboratory building and the ICC building would be constructed on an approximately 930-linear-foot platform structure largely in air space over the FDR Drive. To structurally support the platform above which the laboratory building and North Terrace would be constructed, twenty columns would be located west of the FDR Drive immediately adjacent to and within an existing schist retaining wall, and ten columns would be located flush with the FDR Drive's eastern edge (within the western portion of the East River Esplanade).

The proposed new 20,498-gsf fitness center would be built at the northwest corner of the university campus (see **Figures 1 through 3**).

In addition, an approximately 930-foot long, five-foot-tall sound barrier would be constructed along the eastern edge of the FDR Drive (between the FDR Drive and the East River Esplanade) that would extend the entire length of the proposed platform structure.

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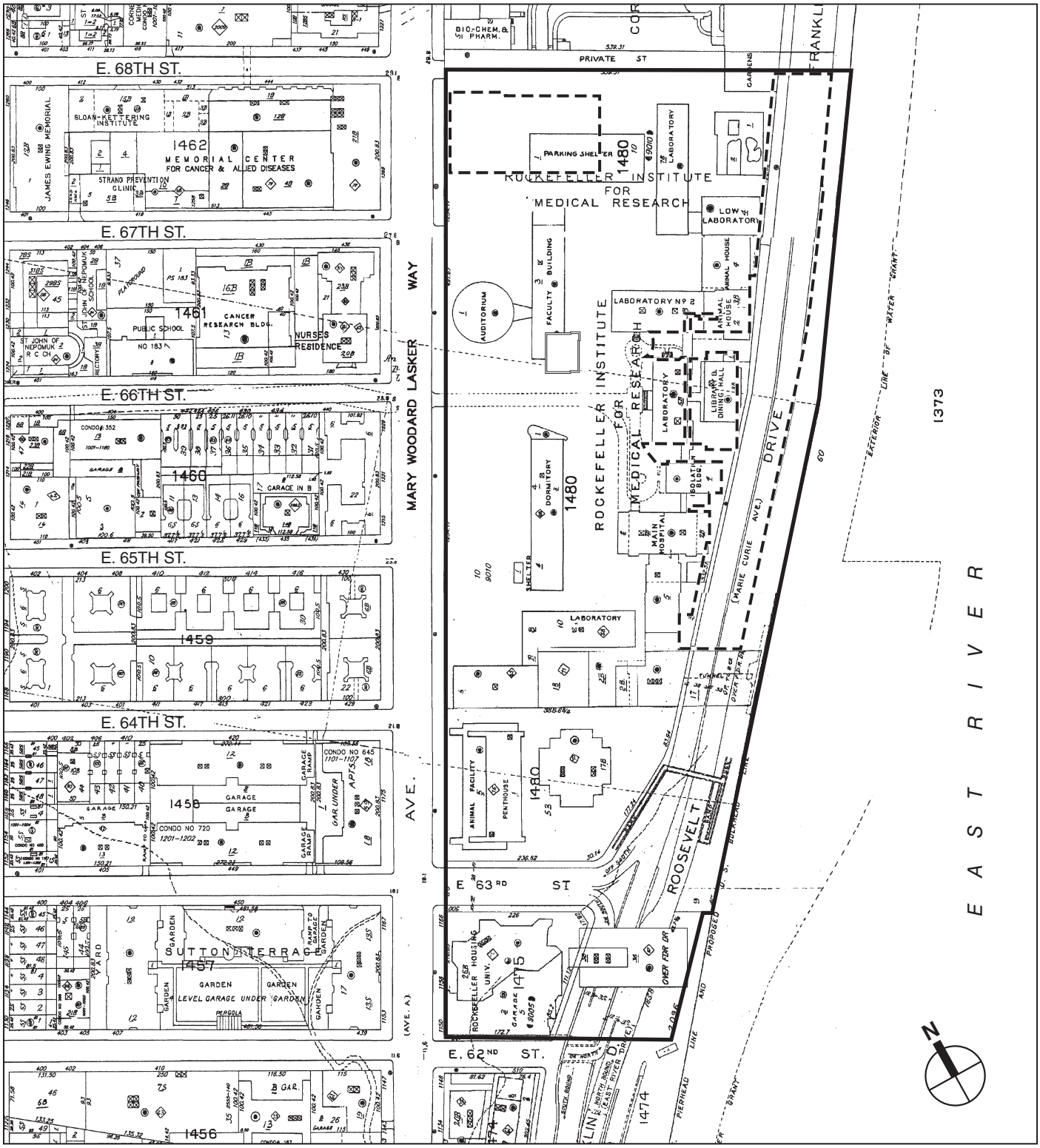


*Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)*

*Development Sites*

**ROCKEFELLER UNIVERSITY**

Rockefeller University LSCFD
Existing Conditions Site Plan
**Figure 1**

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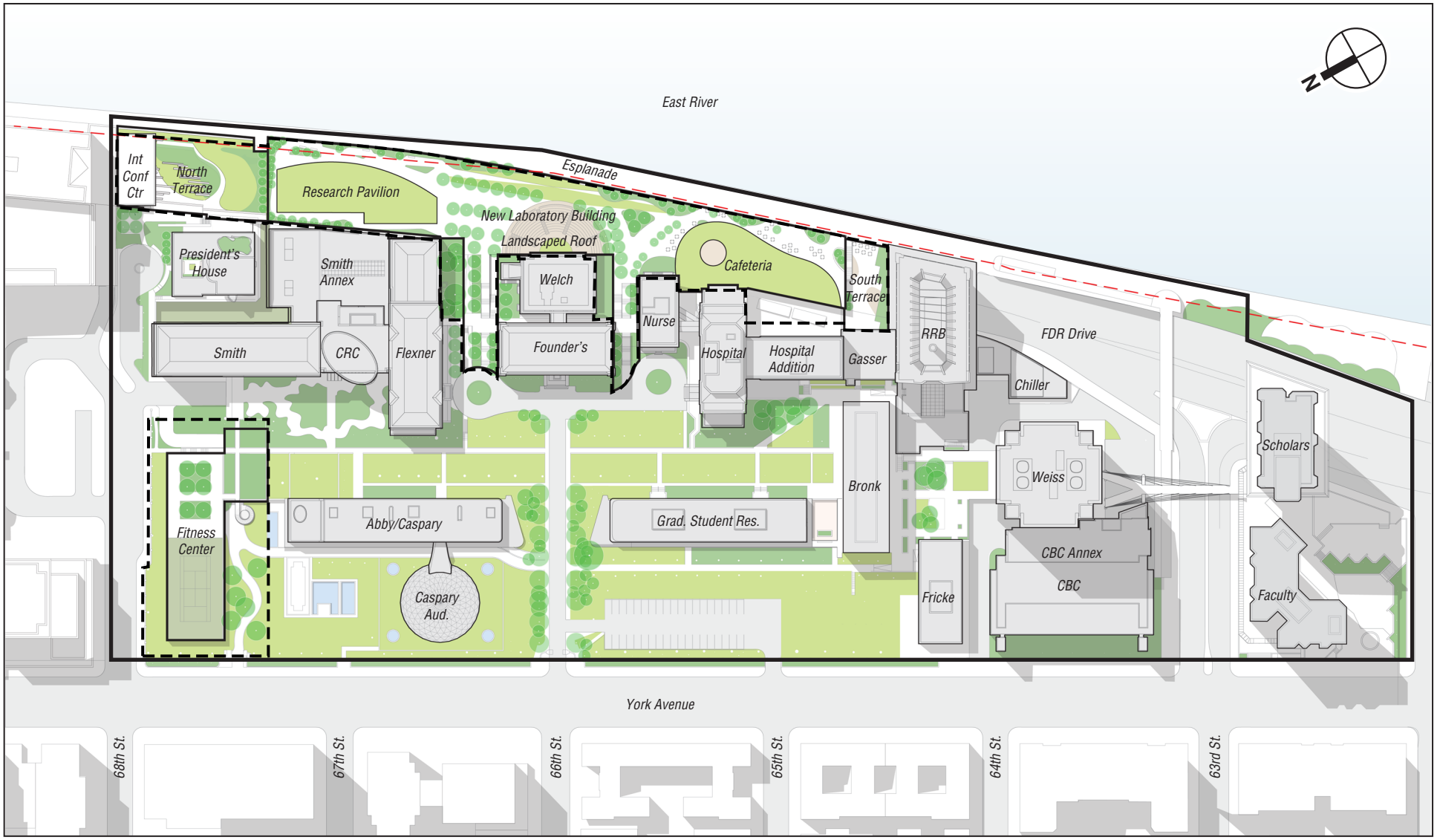



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

*Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)*

*Development Sites*

ROCKEFELLER UNIVERSITY

Rockefeller University LSCFD
Proposed Site Plan
**Figure 2**

Source: Rafael Viñoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER
UNIVERSITY

Laboratory Building Site
Proposed Building—Illustrative Rendering
**Figure 3**

## LSCFD

The Rockefeller University LSCFD was designated in 1983 in accordance with provisions incorporated in the Zoning Resolution. The LSCFD designation, in effect, makes the campus a "superblock," allowing the University greater flexibility in utilizing its development rights, provided that the aggregate of all development does not exceed a maximum Floor Area Ratio (FAR) of 10. The maximum permitted floor area in the LSCFD is 6,051,090 zoning square feet (zsf).

## PROPOSED PROJECT ~~DESCRIPTION~~

The ~~proposal~~proposed project would require modifications to the LSCFD to reflect the proposed ~~project, its~~ floor area~~,~~ and lot coverage and would require a special permit for construction in air space over the FDR Drive. The proposal would also require a special permit pursuant ZR Section 74-682 (development over streets) to allow construction in air space over the FDR Drive. As part of the proposed special permit, the actions would also include a rear yard waiver. These modifications are discretionary actions and are therefore subject to review under City Environmental Quality Review (CEQR).

The proposed project would add to the campus approximately ~~154,314~~157,251 gsf of new laboratory and support space, a small new approximately 3,~~235~~353-gsf conference and meeting pavilion (the ICC~~),~~) located on the North Terrace of the platform spanning the FDR Drive, and a new, approximately 20,498-gsf fitness center at the northwest corner of the campus, raising the total floor area of the LSCFD from approximately ~~2,039,214 gsf~~1,853,053 zsf to ~~2,204,157 gsf~~approximately 2,012,811 zsf (see **Table 1**). The proposed laboratory building and support space, as well as the ICC, would be constructed on a platform occupying air space spanning the portion of the FDR Drive between demapped East 68th Street and the Rockefeller Research Building north of East 64th Street (see **Figures 2 and 3**). The proposed project would conform to the underlying R9 and R10 zoning designations on the University campus, and, with the exception of the rear yard waivers, the design of the buildings would comply with the bulk requirements of the Zoning Resolution.

In addition to its location primarily over the FDR Drive, the Laboratory building Site and North Terrace Site also include small areas of the eastern portion of the Rockefeller campus (west of the FDR Drive) and locations where columns for the laboratory building platform and North Terrace platform would be located along the western edge of the East River Esplanade and within and adjacent to the campus's existing schist retaining wall along the western, southbound FDR Drive. As part of the proposed project a total of approximately 236 square feet (sf) within the western portion of the East River Esplanade immediately adjacent to the FDR Drive would be demapped where 10 columns and footings for the new laboratory building and the North Terrace would be located. In addition, the areas of the esplanade that would be damaged by construction-related activities, which include existing pavers, benches, lighting, and plantings, would be replaced in-kind.[1]

[1]Through consultation with the New York City Department of Parks and Recreation (DPR) and the New York City Department of City Planning (DCP), Rockefeller University would undertake a substantial upgrade to the portion of the East River Esplanade, adjacent to the project site (between the area north of the Rockefeller Research Building north of East 64th Street and demapped East 68th Street) and the segment of the esplanade extending an additional approximately 150 feet south of the project site. The bulkhead repair and rebuilding would extend the entire length of the esplanade adjacent to the project site and would also extend an additional approximately 150 feet south of the project site. These improvements would be undertaken as

As described below, the proposed project would not result in any increase to the Rockefeller residential, user, or worker populations. The proposed laboratory building, the ICC and North Terrace, and the fitness center would provide new facilities that would allow for the spatial decompression and upgraded facilities for uses that currently take place on campus.

~~Additionally, as part of the proposed project, a total of approximately 450 square feet (sf) of the western portion of the East River Esplanade would be demapped to create room for 10 structural columns and footings supporting the new structures over the FDR Drive. The East River Esplanade section where this demapping would take place is located immediately adjacent to the FDR Drive.[1] In addition, a small area west of the FDR Drive would be demapped to create room for 20 structural columns and footings supporting the structures over the FDR Drive.~~

*LABORATORY BUILDING SITE*

The proposed approximately ~~154,314~~157,251-gsf laboratory building would be constructed on a platform occupying air space spanning the portion of the FDR Drive between demapped East 68th Street and the Rockefeller Research Building north of East 64th Street (see **Figures 2 and 3**). The lowest part of the laboratory building (the soffit) would be approximately ~~18~~19 feet above

partial mitigation for the significant shadow impact to the esplanade that would result from the construction of the proposed laboratory building and North Terrace spanning the FDR Drive. See Chapter 13, "Mitigation."

~~[1] In addition, areas of the esplanade that may be damaged by construction-related activities would be replaced in-kind. Rockefeller University is in discussions with the New York City Department of Parks and Recreation (DPR) and the New York City Department of City Planning (DCP) regarding potential esplanade improvements and bulkhead repairs.~~

## Table S-1
## Summary of Existing, No Action, and With Action Conditions on the LSCFD Site

| | Existing Conditions | | | | Future No Action[1] | | | | Future With Action | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **LSCFD (Total)** | **Laboratory building site** | **North Terrace Site and ICC** | **Fitness Center Site** | **LSCFD (Total)** | **Laboratory building site** | **North Terrace Site and ICC** | **Fitness Center Site** | **LSCFD (Total)** | **Laboratory building site** | **North Terrace Site and ICC** | **Fitness Center Site** |
| **Community Facility** | | | | | | | | | | | | |
| Type | Institutional (Academic) | None—Air space above the FDR Drive | None—Air space above the FDR Drive | Institutional (Academic)—Parking Lot and Canopy Structure | No Change | No Change | No Change | No Change | Institutional (Academic) | Institutional (Academic)—New Laboratory Building | Institutional (Academic)—New Interactive Conference Center | Institutional (Academic)—New Fitness Center |
| No. of bldgs. | 21 | 0 | 0 | 1 | No Change | No Change | No Change | No Change | 24 | 1 | 1 | 1 |
| GFA of each bldg. (sq. ft.) | 1,410,108 gsf | N/A | N/A | 13,104 gsf | No Change | No Change | No Change | No Change | 2,012,811 gsf | 157,251 | 3,353 | 20,498 |
| No. of stories of each bldg | Range from 1-story Chiller Plant to 38-story Scholars' Residence | N/A | N/A | 1 | No Change | No Change | No Change | No Change | Range from 1 to 38 stories | 3 | 1 | 1 |
| Height of each bldg.* | Range from El. 18' Chiller Plant to El. 397' Scholars' Residence | N/A | N/A | El. 46' | No Change | No Change | No Change | No Change | Range from El. 18' to El 397' | El. 89.5' | EL. 31' (North Terrace); El. 46' (ICC) | El. 46' |
| **Parking Garages** | | | | | | | | | | | | |
| No. of public spaces | 0 | 0 | 0 | N/A | No Change | No Change | No Change | No Change | No Change | No Change | No Change | No Change |
| No. of accessory spaces | 100 | 0 | 0 | N/A | No Change | No Change | No Change | No Change | No Change | No Change | No Change | No Change |
| Operating hours | 24 hours/day | N/A | N/A | 24 hours/day | No Change | No Change | No Change | No Change | No Change | No Change | No Change | No Change |
| Attended or non-attended | Unattended | N/A | N/A | Unattended | No Change | No Change | No Change | No Change | No Change | No Change | No Change | No Change |
| **Parking Lots** | | | | | | | | | | | | |
| No. of public spaces | 0 | 0 | 0 | 0 | No Change | No Change | No Change | No Change | 0 | 0 | 0 | 0 |
| No. of accessory spaces | 147 | 0 | 0 | ~~45~~ 52[2] (included in LSCFD total) | No Change | No Change | No Change | No Change | ~~132~~ 108 | 0 | 0 | 10 (included in LSCFD total) |
| Operating hours | 24 hours/day | N/A | N/A | 24 hours/day | No Change | No Change | No Change | No Change | 24 hours/day | N/A | N/A | 24 hours/day |

**Notes:**

1 Absent the proposed actions, no new development would occur on the development sites within the LSCFD. As described in the "Future No Action" section above, certain areas of the Bronk Building, the Smith Annex, and other campus buildings will be used for storage as part of typical University operations. The temporary IT Pavilion will be removed and the site will become a landscaped area. Also in the Future No Action scenario, the existing 45 parking spaces at the East 68th Street surface parking lot will be maintained.

2 A 2006 survey of the Rockefeller LSCFD's East 68th Street surface parking lot identified 70 parking spaces. However, the East 68th Street parking lot has been functioning at a reduced capacity with 45 parking spaces since 2007 when trailers were installed for the construction of the Collaborative Research Center. Since 2007, the number of parking spaces on campus has been permanently reduced by 25. See the draft Scope of Work.

~~3 147 existing spaces, less 25 spaces lost by attrition = 122 spaces. The 10 spaces that will be located in covered parking on the Fitness Center Site are included in the existing 45 spaces.~~

* Building elevations are referenced to the Manhattan borough datum.

**Sources:** Dept. of City Planning, PLUTO/ZoLa; NYC Department of Finance; Rockefeller University, Vinoly Architects; AKRF, Inc, field surveys.

the elevation of the FDR Drive. ~~Ten~~Eight Y-shaped columns and two oval columns would be located flush with the FDR Drive's eastern edge within the western portion of the East River Esplanade. These columns would support the new building laboratory building and~~, like the columns of the adjacent Rockefeller Research Building to the south, would have open triangular forms with the point of the triangle reaching the ground.~~ North Terrace. Twenty columns would be located west of the FDR Drive immediately adjacent to and within the existing schist retaining wall (see **Figure 4**).

The new laboratory building would contain two stories of laboratories and research and support space (providing a total of approximately ~~133,429~~135,115 gsf of space) and would have two one-story rooftop pavilions containing a total of approximately ~~20,885~~22,136 gsf of space, resulting in a total of approximately ~~154,314~~157,251 gsf of space. The new building's laboratories would have large, open floor plates extending north-south that would meet current needs for collaborative research and that would also be adaptable to meet future configuration needs as research practices continue to evolve.

The western edge of the laboratory building platform would abut the existing schist retaining wall that extends along the west side of the FDR Drive (see **Figures 5 and 6**). The interior spaces in these areas of the building would be occupied by support and technical services not requiring access to natural light. The laboratories, offices, and shared spaces would be located in the eastern portions of the new building, providing access to light and eastward views to the East River. Certain sections of the existing schist retaining wall would be modified in areas where the new laboratory building would connect to existing campus buildings.

The roof of the laboratory building would be approximately 18 feet above the elevation at the eastern edge of the existing Rockefeller University campus (see **Figures 7 and 8**). The laboratory building's roof would be landscaped, creating a linear extension of the campus's open space and green space along its eastern edge. The new rooftop landscaping would add approximately ~~57,650~~55,397 gsf of open space to the campus. The roof of the new laboratory building would include two one-story pavilion structures that would house a dining hall and associated support spaces, providing a total of approximately ~~20,885~~22,136 gsf of space included within the ~~154,314~~157,251-gsf laboratory building. In addition, an amphitheater would be located at the center of the rooftop landscaping in the area adjacent to Welch Hall's east façade.

The proposal would include two exhaust stacks located on the roof of the laboratory building that would be integrated into the overall design of the new laboratory building and landscaping (see **Figure 9**). One stack would abut the north façade of the Hospital and the other would abut the south façade of the Flexner Hall Extension (see **Figure 2**). Each stack would be slightly taller than the building it abuts to allow for appropriate exhausting. The stack abutting the Hospital would be approximately ~~181~~178 feet above datum and the stack abutting the Flexner Hall Extension would be approximately ~~145~~155 feet above datum. The footprints of the stacks would be small, with the stack abutting the Hospital being approximately 18 feet long by approximately seven feet wide, and the stack abutting the Flexner Hall Extension being approximately 28 feet long by approximately seven feet wide.

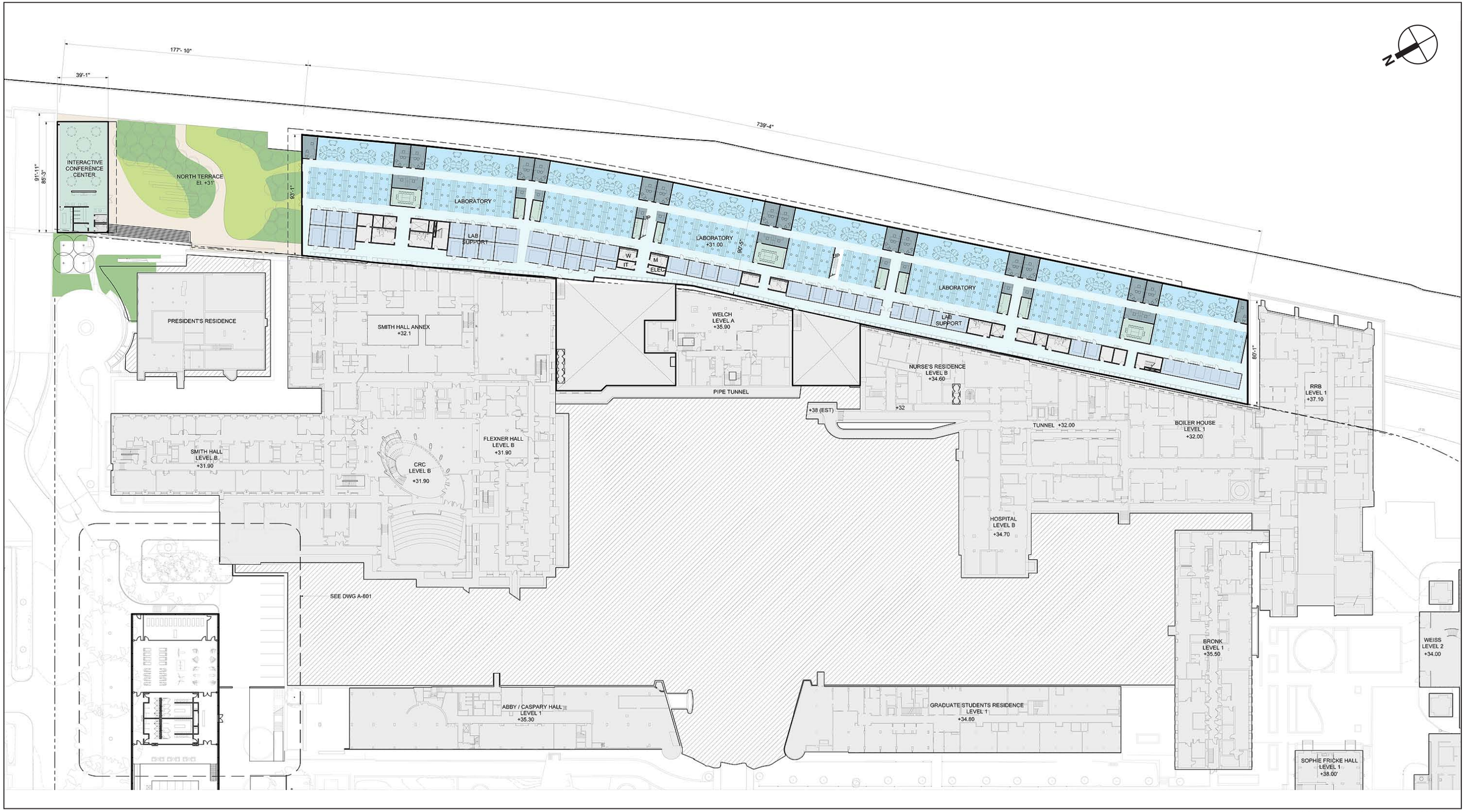
The new laboratory building is being designed to physically and visually connect with the overall Rockefeller University campus. Because of its low, linear design, its location at the eastern edge of the campus over the FDR Drive, as well as the gradual eastward incline of the campus, the new laboratory building would not be visible from York Avenue (see **Figures 2, 9, and 10**).


*Source: Rafael Vinoly Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Laboratory Building Site
Proposed Floor Plan—FDR Level
**Figure 4**

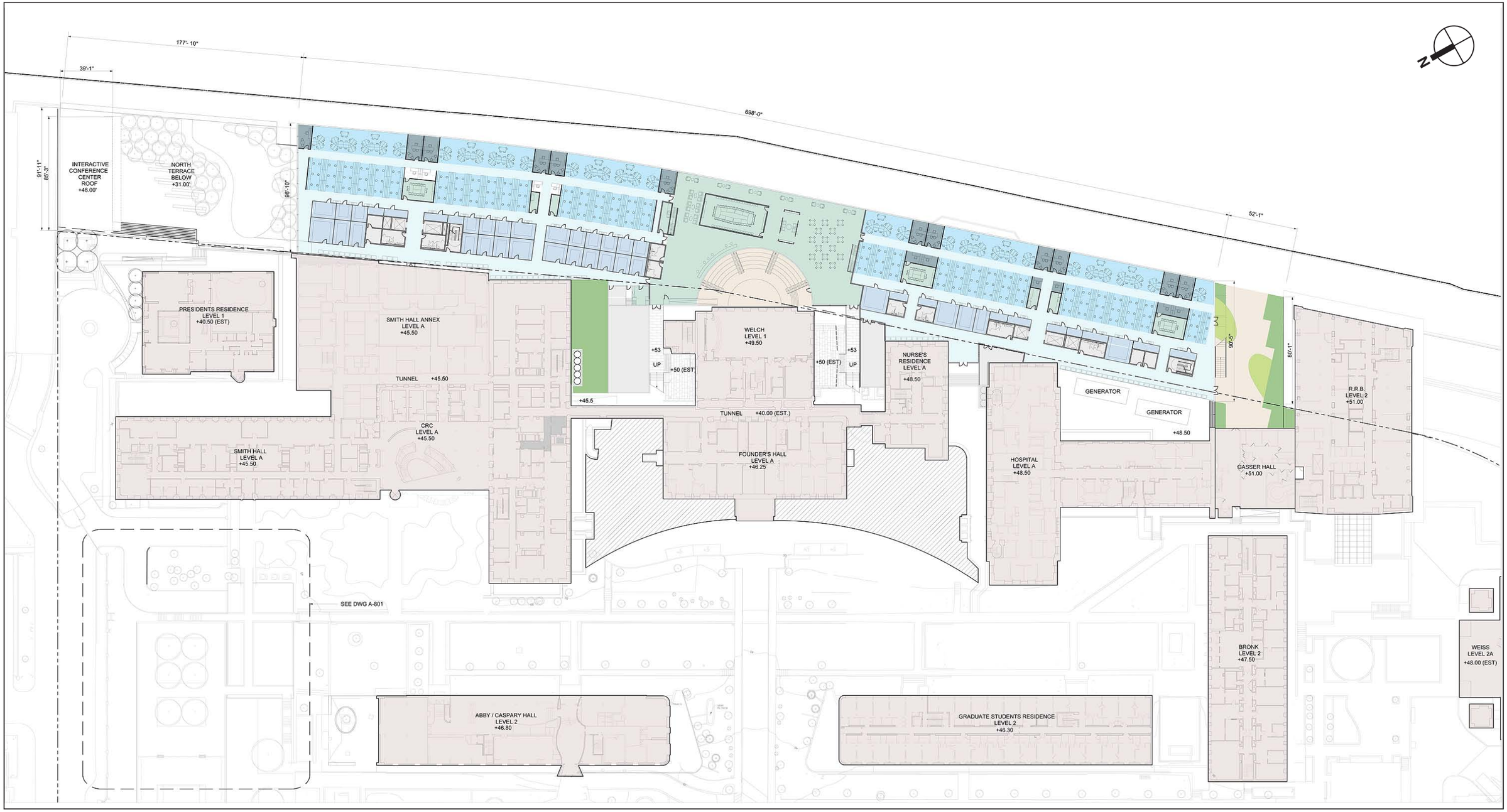



*Source: Rafael Vinoly Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Laboratory Building Site
Proposed Floor Plan—Level 1
**Figure 5**

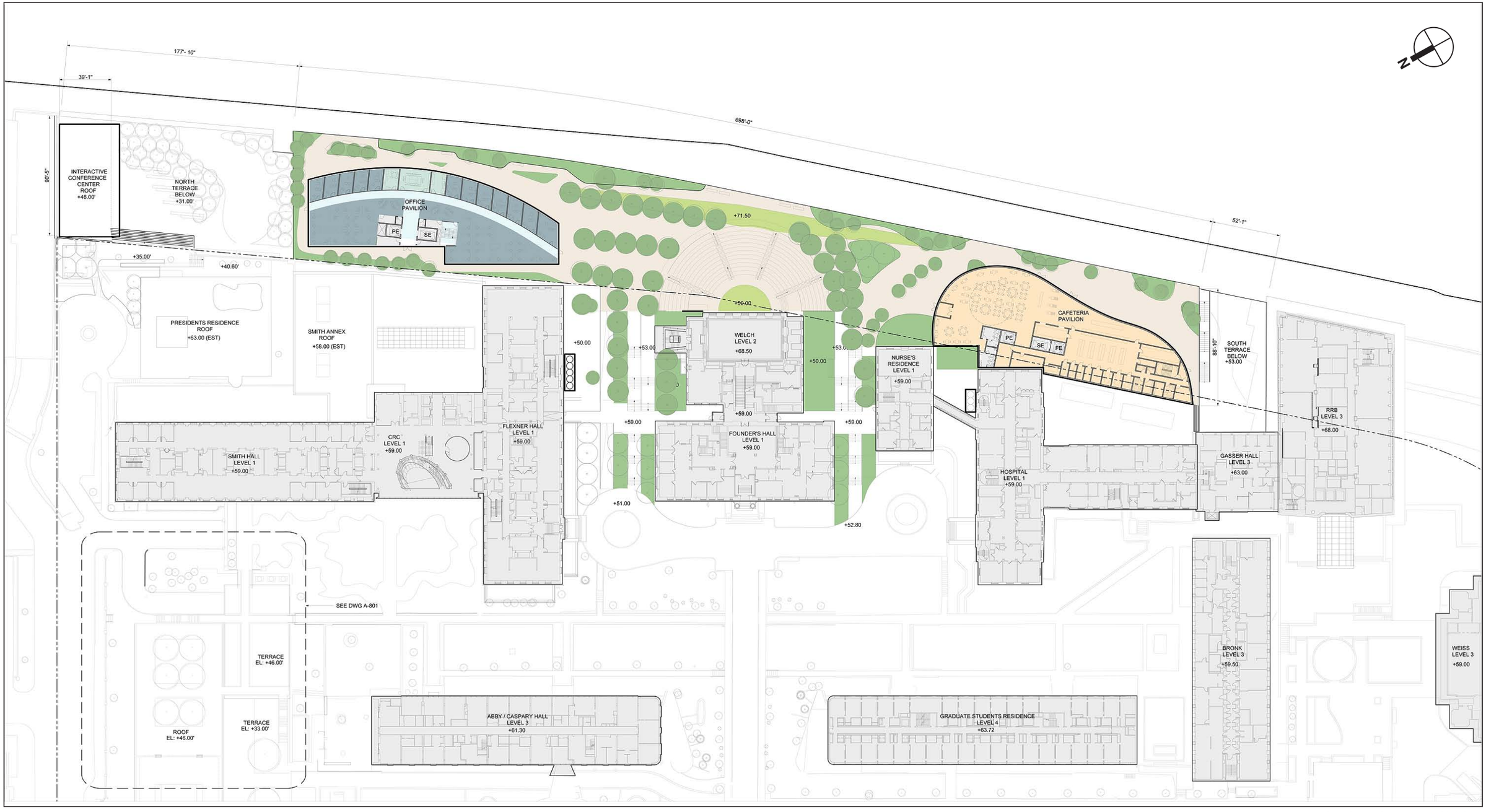



*Source: Rafael Vinoly Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Laboratory Building Site
Proposed Floor Plan—Level 2
**Figure 6**

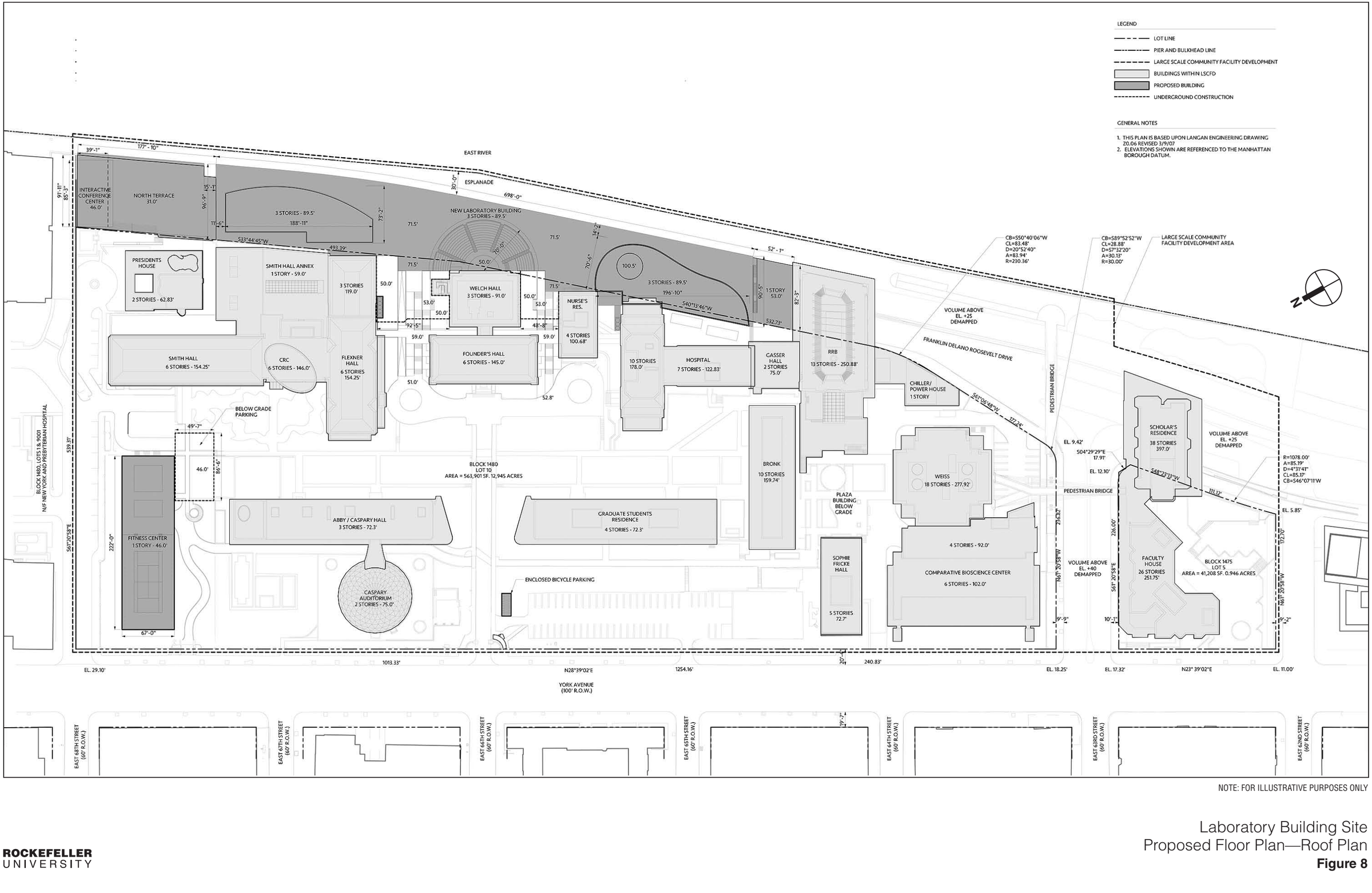



*Source: Rafael Vinoly Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Laboratory Building Site
Proposed Floor Plan—Level 3
**Figure 7**

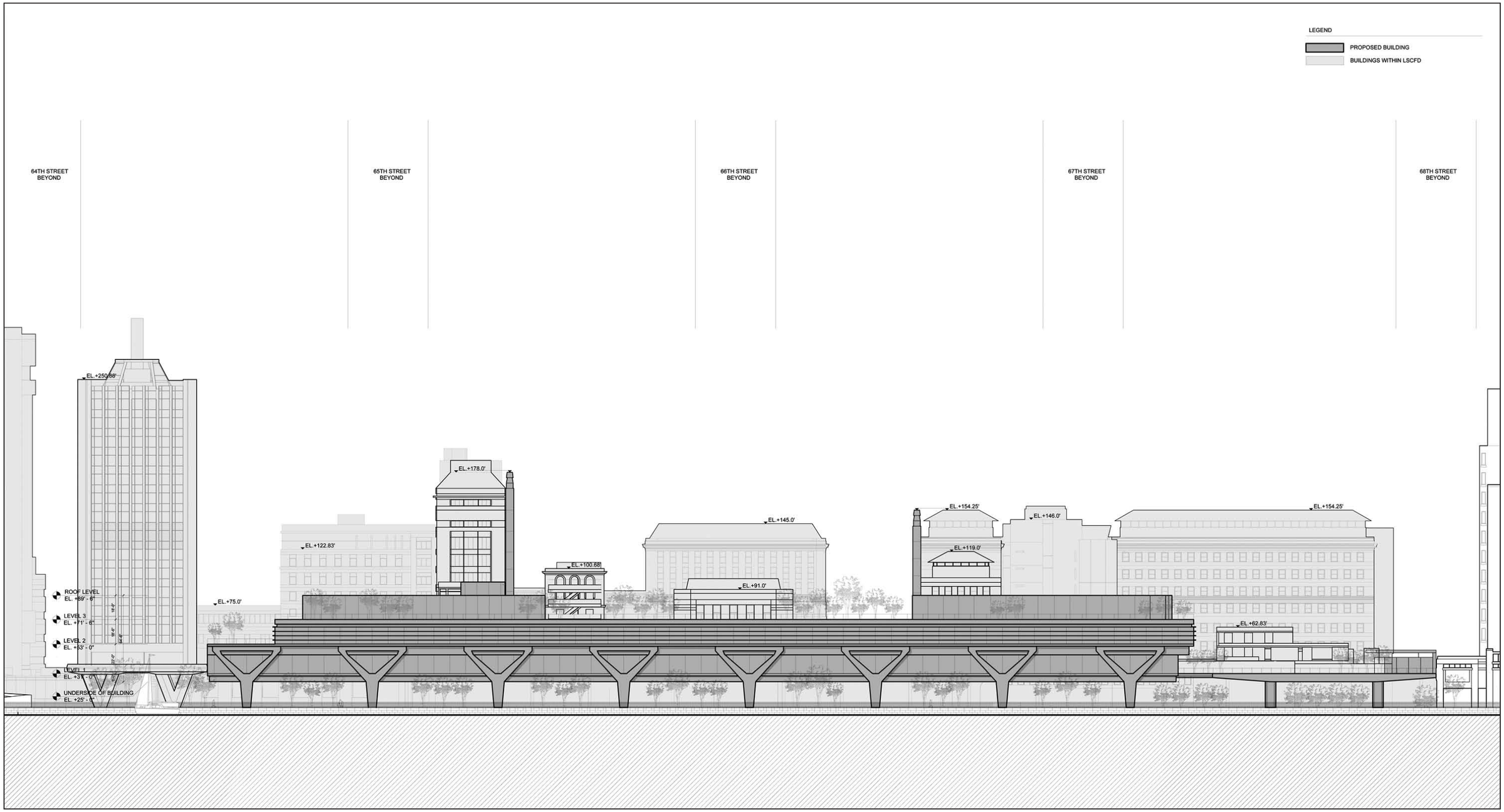



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER UNIVERSITY

Laboratory Building Site
Proposed Floor Plan—Roof Plan
**Figure 8**

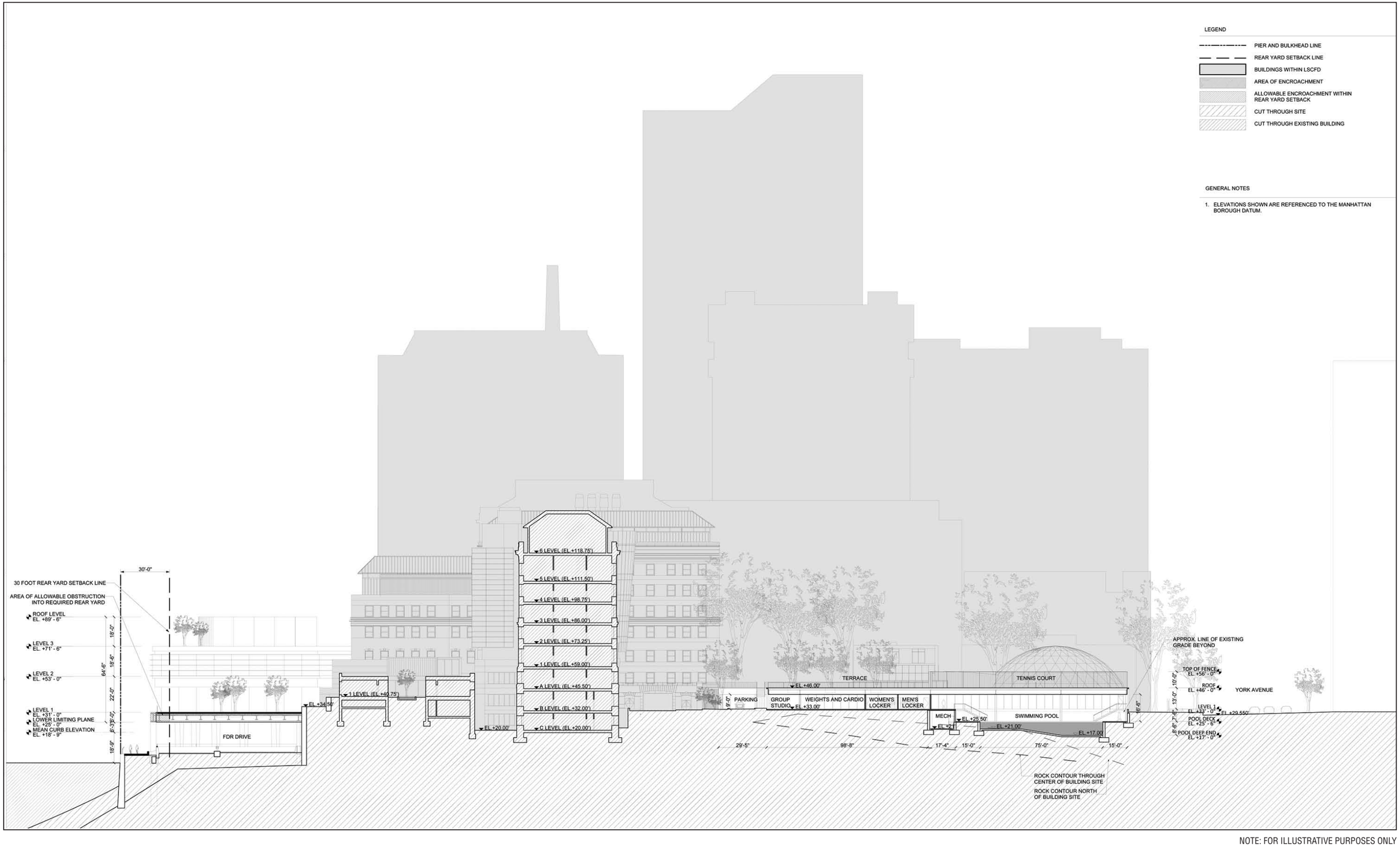



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER
UNIVERSITY

Laboratory Building Site
Proposed Elevation
**Figure 9**




Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Laboratory Building Site
Proposed Section
**Figure 10**

*NORTH TERRACE AND INTERACTIVE CONFERENCE CENTER*

The North Terrace would ~~comprise~~be located at the north end of the platform structure spanning the FDR Drive (see **Figure 11**). A new, one-story approximately 3,~~235~~353-gsf conference and meeting pavilion—the ICC—would be located on the north end of the North Terrace. The proposed new conference and meeting pavilion, together with the existing University facilities would provide the University with adequately-sized facilities for many key University activities, including conferences, retreats, colloquiums, and fund-raising events. Both the ICC and the adjacent landscaped areas would be readily accessible but secluded from the rest of the campus. Like the laboratory building, the North Terrace would also serve as a podium for the campus that would provide visual cohesion in public views from points eastward.

*FITNESS CENTER SITE*

The Fitness Center Site, located at the northwest corner of the campus ~~(which,~~ currently contains a paved surface parking area with a one-story concrete flat canopy structure with a rooftop tennis court ~~and parking)~~. The Fitness Center Site would be redeveloped with a new one-story, approximately 20,498-gsf fitness center, covered parking lot, and landscaping. The fitness center would include a swimming pool, and would contain a rooftop tennis court. Covered parking would be located within the southeastern portion of the Fitness Center Site and would contain 10 parking spaces that would be accessed by a modified driveway path from demapped East 68th Street. Because of an existing elevation change in the campus from west to east, the roof of the proposed fitness center would be at the same elevation as the existing pedestrian walkways and landscaped area to the south and east of the campus (see **Figures 12 through 15**). The roof of the fitness center would include landscaping elements that would extend into the existing campus landscape to the east and south. The fitness center would provide the existing Rockefeller University user population with a campus amenity that would replace some limited fitness facilities that are currently located in other campus buildings.

*EAST RIVER ESPLANADE*

As part of the proposed project, a total of approximately ~~450~~236 sf would be demapped along the western portion of the East River Esplanade immediately adjacent to the FDR Drive. The ~~450~~236 sf would be demapped for 10 columns and footings supporting the new laboratory building and the North Terrace. ~~In addition, as~~As described above, the areas of the esplanade that ~~may~~would be damaged by construction-related activities, that include existing pavers, benches, lighting, and plantings, would be replaced in-kind.[1]

A five-foot-tall ~~noise~~ barrier would also be constructed along the eastern edge of the FDR Drive to reduce existing noise levels on the East River Esplanade. This barrier would be built as part of the proposed project.

**POPULATION**

The proposed project would not result in an increase to the Rockefeller campus user population as the new laboratory building, the ICC, and fitness center would provide new facilities that would allow for the spatial decompression and upgrading of existing campus buildings. The proposed project is the RWCDS because other potential scenarios for development within the Rockefeller University LSCFD boundaries are either inconsistent with the University's

[1] See discussion of bulkhead repair and rebuilding and substantial esplanade upgrades as described in Chapter 13, "Mitigation."

10.30.13


Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER
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North Terrace and Interactive Conference Center Plan
**Figure 11**

Source: Rafael Vinoly Architects

View southeast from York Avenue

View south from New York Presbyterian Hospital-
Weill Cornell Medical College

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Fitness Center Site
Illustrative Rendering
**Figure 12**

LEGEND

LOT LINE

PROPOSED BUILDING

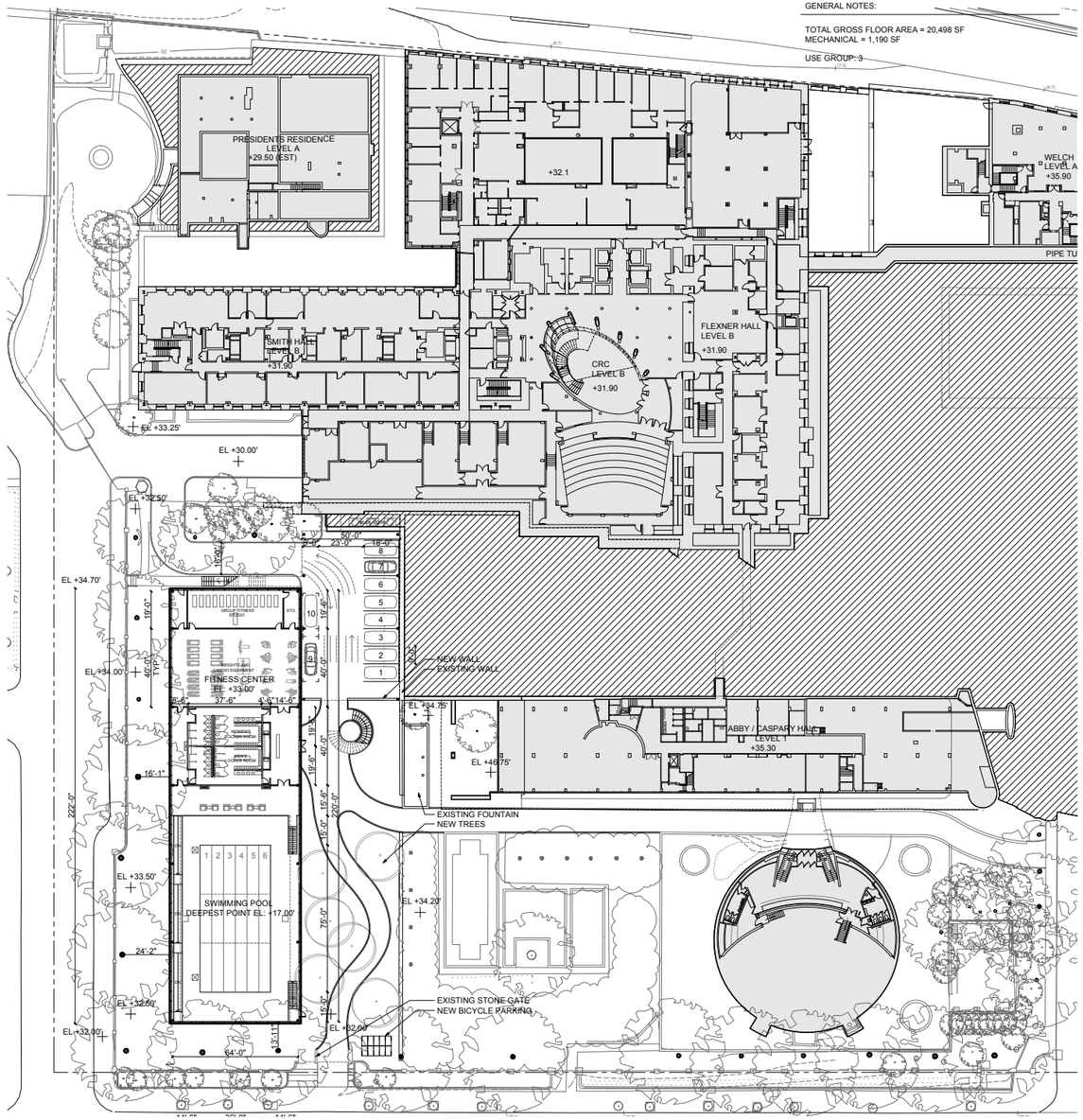
BUILDINGS WITHIN LSCFD

CUT THROUGH SITE

GENERAL NOTES:

TOTAL GROSS FLOOR AREA = 20,498 SF
MECHANICAL = 1,190 SF

USE GROUP: 3



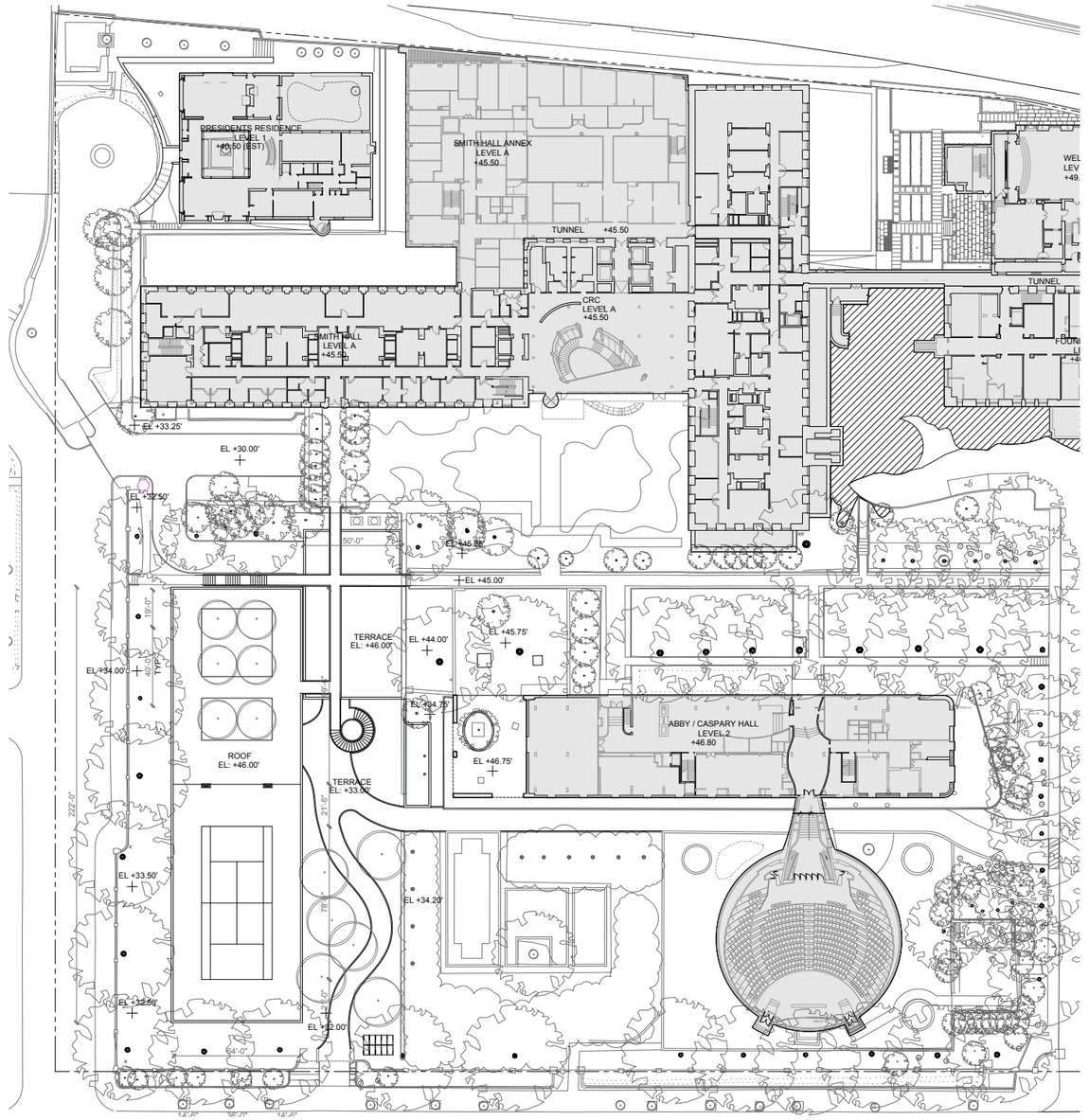

LEVEL 1 PLAN

LEGEND

LOT LINE

BUILDINGS WITHIN LSCFD

CUT THROUGH SITE




ROOF PLAN

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Source: Rafael Vinoly Architects

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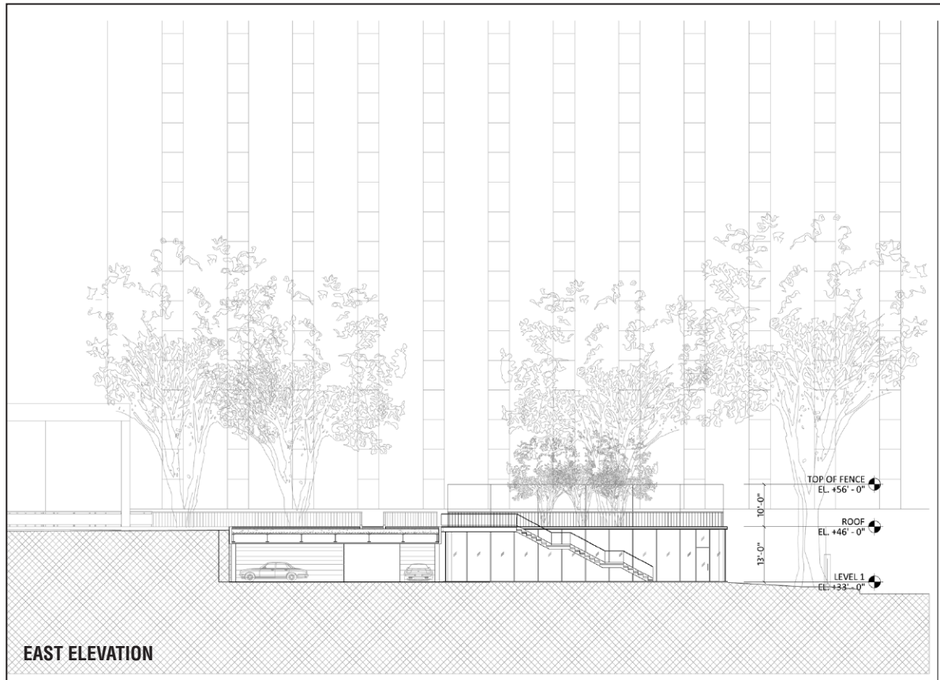
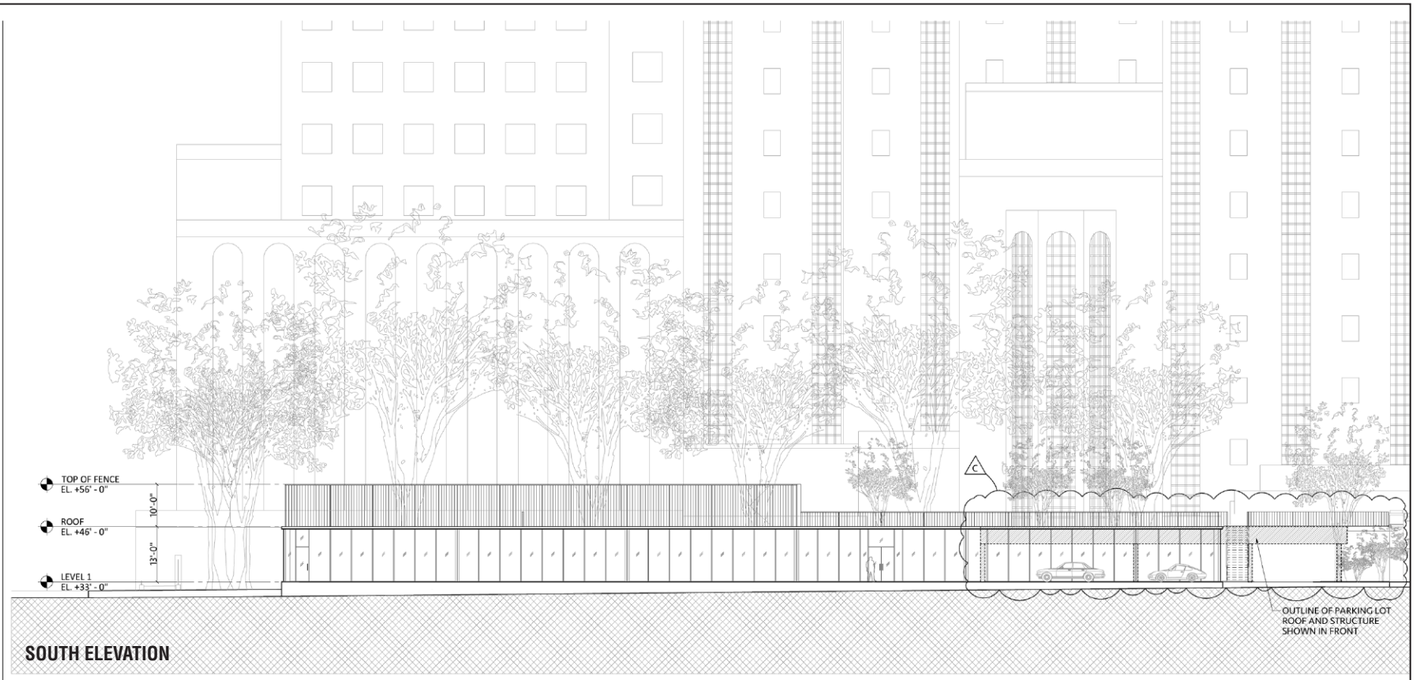
Fitness Center Site
Proposed Floor Plans
**Figure 13**

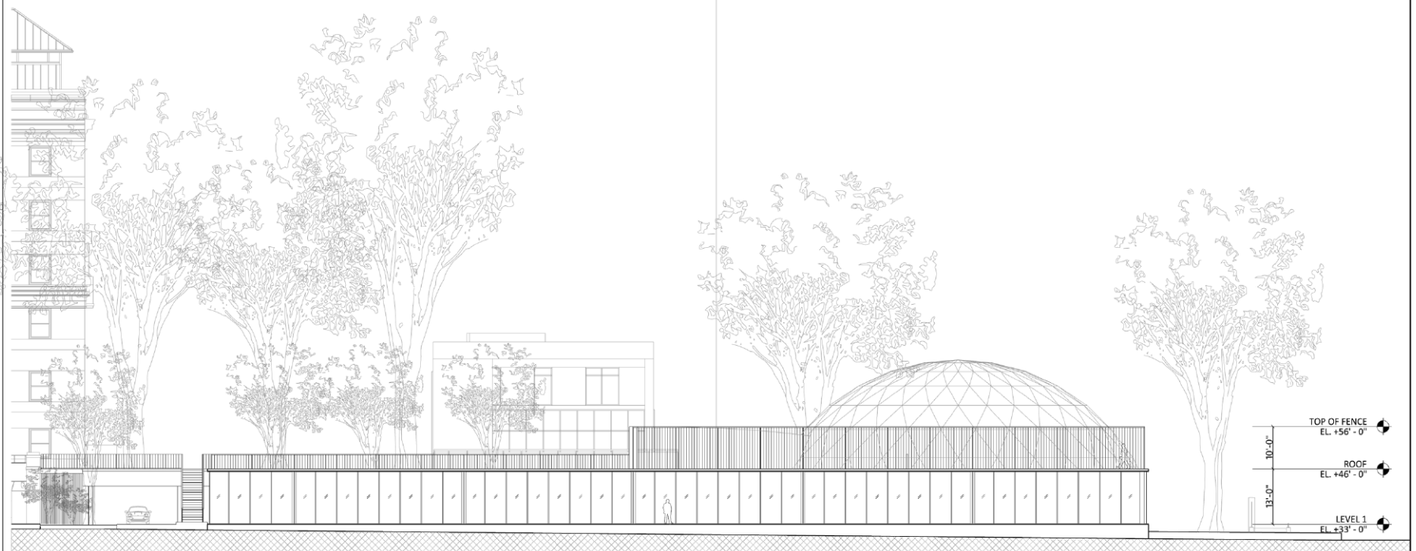



EAST ELEVATION




SOUTH ELEVATION


WEST ELEVATION



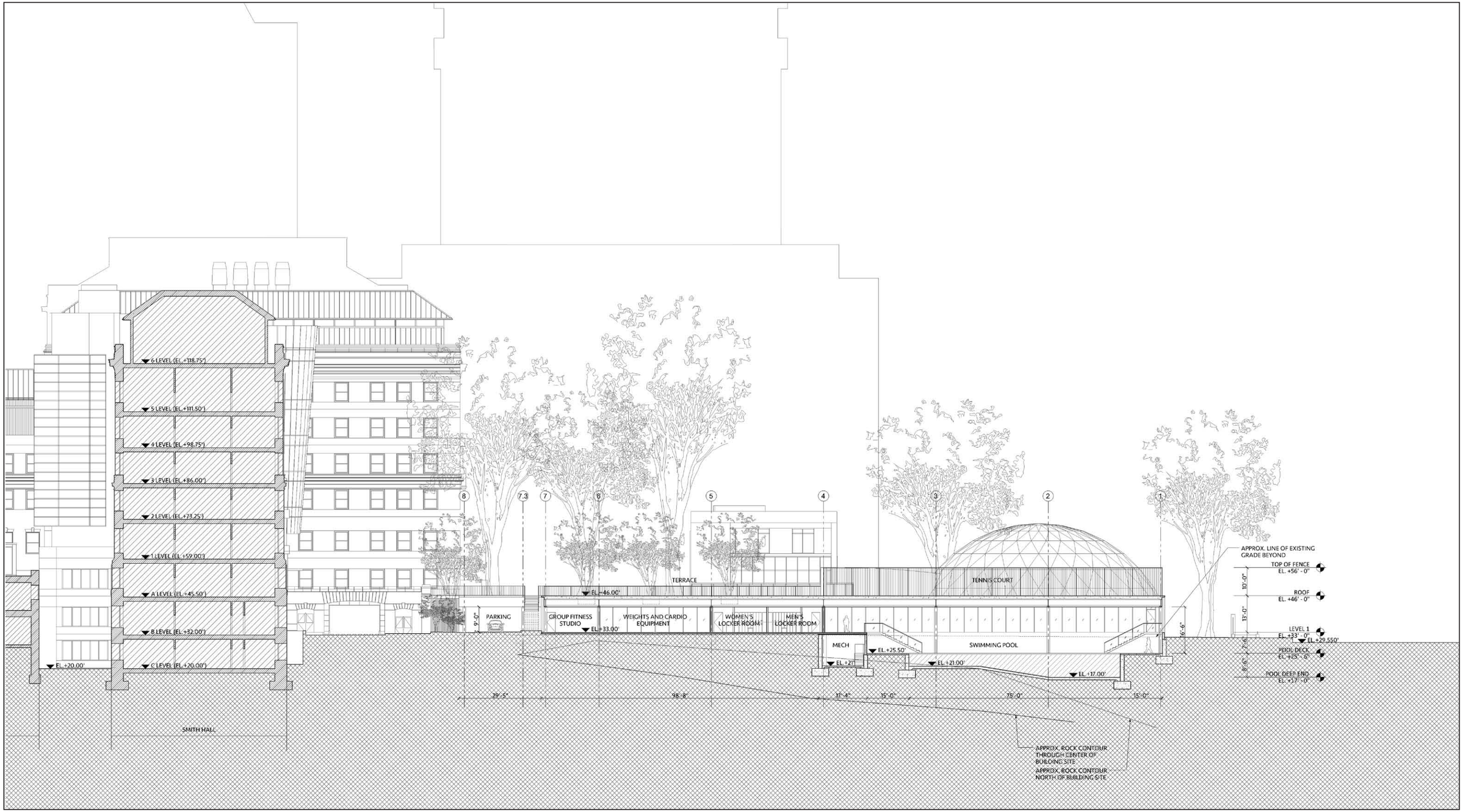

NORTH ELEVATION

Source: Rafael Viñoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Fitness Center Site
Proposed Elevations
**Figure 14**




*Source: Rafael Viñoly Architects*

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



Fitness Center Site
Proposed Section
**Figure 15**

objectives that have been established in the *Rockefeller University Strategic Plan 2012-2020* (described below under "Project Purpose and Need"), are impracticable, or both for the following reasons.

*DAYTIME POPULATION*

An increase to the University's daytime population would occur only if there were an increase in the number of laboratories operating on the campus. However, the University's trustees, through its *Strategic Plan*, have established the maximum number of laboratories at approximately 75, which is consistent with the current number of heads of research and their associated laboratories. This small number of researchers report directly to the president, without an intervening hierarchy. As such, this is a major attraction in recruiting the best scientists to Rockefeller University. Further, as a practical matter, 75 heads of research is at the outer limit of the number of researchers that can be effectively overseen by the president. This factor contributes to the reasoning behind the trustees' decision to maintain the current number of researchers at the University. Without an increase in the number of heads of research or associated laboratories, there is no reason for the University to increase the support staff which is sized appropriately for the current number of laboratories on campus.

*ON-CAMPUS RESIDENTIAL POPULATION*

An increase to the University's on-campus residential population would require the construction of a new residential building or the conversion of the Bronk Building to residential use. However, conversion of the Bronk Building to residential use is not feasible and space that would be vacated in the Bronk Building as a result of the construction of the new Laboratory building is fully committed to other uses. Moreover, there is no demand for additional University housing absent a substantial growth in the number of laboratories on campus. Again, as discussed above, this is not an objective of the University as established by the Board of Trustees in the *Rockefeller University Strategic Plan 2012-2020*.

Further, there is no demand for additional University housing. There would be no such demand unless there was a substantial growth in the number of laboratories on campus which, as described above, is not an objective of the University as established by the Board of Trustees in the *Rockefeller University Strategic Plan 2012-2020*. Therefore, the proposed project would not result in any increase to the campus population. Other potential scenarios for development within the Rockefeller University LSCFD boundaries are inconsistent with the University's objectives that have been established in the *Rockefeller University Strategic Plan 2012-2020* and are impracticable.

## B. BUILD YEAR

Commencement of construction is anticipated in mid-2015 with a 48-month construction period, the proposed project is expected to be completed by mid-2019. The 48-month construction period would be necessary due to the need for temporary lane closures on the FDR Drive for certain project-related construction activities for the proposed project, which would only be permitted by the New York City Department of Transportation (NYCDOT) during limited time periods.

## C. PROJECT PURPOSE AND NEED

Rockefeller University is a world-leading research and educational institution with ~~an unparalleled~~a record of scientific accomplishments, including having more Nobel Laureates in Medicine and Chemistry than any other institution in the world. The applicant believes that the

need for developing new laboratory space to meet contemporary standards is critical. In its quest to attract and retain the world's top scientists, Rockefeller University must be able to offer world-class laboratories that meet or exceed the standards of competing institutions across the country and abroad.

Research practices have changed in recent years with emphasis being placed on maximizing opportunities for collaboration among researchers achieved through adjacencies of laboratory space. The open exchange of information and ideas among researchers is enabled through large open floor plates. The practical changes in laboratory spatial requirements include:

1. A decrease in the ratio between laboratory bench areas and the technical support that serves them. More core space is needed relative to bench space in today's laboratory.
2. Increased requirements for climate control through the provision of sophisticated environmental building services.
3. Stricter structural vibration standards to allow for the operation of more sensitive instrumentation.
4. An increased need to maximize the flexibility for changes in the layouts of spaces.
5. The need to maximize horizontal connectivity and reduce the balkanization between programs created by the vertical stratification of multi-level buildings and cellular interiors.
6. An awareness of the importance of "soft" spaces: lounges, informal congregation areas, seminar rooms, and general food and beverage spaces as true components of the building's research area rather than tacked on program "amenities."

The design and location of the new laboratory building responds to the fundamental design constraints and opportunities of the campus. The building's design has been developed to allow for maximizing opportunities for collaboration among researchers through adjacencies of laboratory space. The open exchange of information and ideas among researchers would be enabled through the two-story laboratory building's large open floor plates, informal common areas, and support space. The modern laboratory space would enable Rockefeller University to attract top-flight researchers from around the world in order to remain one of the foremost bio-medical research institutions in the world. The siting of the new laboratory building at the eastern edge of the campus would maintain the integrity of the campus landscape; minimize new construction on the campus's York Avenue frontage; integrate the campus in a north-south direction; and create a cohesive campus appropriate to its existing structures and landscape.

The Rockefeller University Board of Trustees believe that in order for the University to maintain its leadership position and continue its 20th century success well into the 21st century, Rockefeller University must be able to compete in a global market for the world's best biomedical researchers. Having laboratory and research space that are at the cutting edge of design and technology are imperative for Rockefeller University to continue to successfully recruit the top faculty and researchers to its campus. The new fitness center would partially consolidate and replace some fitness uses located elsewhere on the campus and would provide much needed amenities to the campus, including a swimming pool and tennis court, and would have rooftop landscaping. The vacated spaces would be reused as University support space and storage, as needed.

## THE ROCKEFELLER UNIVERSITY STRATEGIC PLAN 2012-2020

The *Rockefeller University Strategic Plan 2012-2020* was approved by the Rockefeller University Board of Trustees on June 6, 2012. The strategic plan established one of Rockefeller

University's essential objectives to:

> **"Maintain the institution's small size and retain its non-departmental structure, so as to preserve its unique collaborative and cross-disciplinary culture.** With around 75 laboratories, the University is small when compared to the size of major academic medical centers, and it should remain at approximately this size...Rockefeller's small size and flat administrative structure help to recruit the very best scientists and nurture their prodigious talent. The department-free structure encourages collaboration and stimulates interaction among researchers from widely differing disciplines, a feature that frequently leads to unexpected synergies with the potential for major advances."

*BRONK BUILDING AND SMITH ANNEX*

The core principle of the University's *Strategic Plan*—to maintain the institution's small size and retain its non-departmental structure, so as to preserve its unique collaborative and cross-disciplinary culture—informed the planning studies that resulted in the recommendation to construct a new ~~Laboratory Building~~laboratory building rather than modernizing existing older research facilities (the "Bronk Building" and the "Smith Annex") on the campus. The Bronk Building in particular was determined to be unsuitable for modernizing into state-of-the-art research laboratories, which require large open floors allowing for flexible laboratory layouts (see **Figure 2**). The Bronk Building is only 60 feet wide and has a double-loaded corridor running the length of the building. The corridor is flanked on both sides by plumbing and utility shafts that prevent opening up the floors to accommodate large, flexible laboratories.

Of the nine floors in the Bronk Building, the first, second, and ninth floors contain shared core facilities (primarily specialized laboratory equipment, such as microscopy) and related space that is still serviceable for certain limited research purposes but does not meet state-of-the-art laboratory standards. Alternatives were studied in consideration of the potential reuse of the Bronk Building's third through eighth floors, with the possibility of converting these six floors into student housing to replace the current housing facilities in the Graduate Student Residence and Sophie Fricke Hall and then converting those two buildings into offices. However, it was determined that this alternative would be cost prohibitive; instead, the decision was made by the University to renovate and upgrade the existing student housing facilities in their current locations.

When the proposed new laboratory building is complete, the University intends to convert the Bronk Building's third through eighth floors to much needed office and support space. Specifically, the University intends to use these six floors of the Bronk Building to address the following unmet needs: 1) accommodate certain relocated uses from the Smith Annex and Gasser Hall; 2) relocate IT staff and support space from the temporary IT Pavilion; 3) move sensitive IT equipment to a higher, more secure location; 4) provide office and research space for Emeritus Professors, and a permanent teaching laboratory; and 5) provide the University with on-campus storage space.

The University's 2012 *Strategic Plan* calls for state-of-the-art laboratory space but does not envision an increase in the number of laboratories on the Rockefeller University campus. Rockefeller University's aim is to have laboratory space of the highest quality to continue to facilitate the recruitment and retention of outstandingly innovative scientists.

## D. EXISTING CONDITIONS

The affected area is defined by the LSCFD that includes the entire Rockefeller University campus (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005~~).~~); as well as an

approximately 236 sf[1] area within the western portion of the East River Esplanade, a linear, publicly-accessible open space resource. The LSCFD designation, in effect, makes the campus a "superblock." The LSCFD extends from East 62nd Street to the centerline of demapped East 68th Street between York Avenue and the bulkhead east of the FDR Drive (see **Figures 1 and 2**).

The Laboratory Building Site and North Terrace Site are located within the LSCFD and primarily occupy air space over the FDR Drive. The Laboratory Building Site and North Terrace Site also include small areas of the eastern portion of the Rockefeller campus (west of the FDR Drive) where the new buildings would connect with the existing campus. These areas consist of the courtyards north and south of Welch Hall; the paved and grassy areas north and south of Founder's Hall that connect to the main campus to the west; an existing mechanical equipment area north of the courtyard between Welch Hall and the Flexner Hall Extension; and the small areas immediately adjacent to certain existing campus buildings that would abut and connect to the new laboratory building.

~~The approximately 450 sf within the western portion of the East River Esplanade where 10 columns and footings for the new laboratory building and the North Terrace would be located are paved areas immediately adjacent to the FDR Drive. The locations for columns and footings along the west side of the FDR Drive are within and adjacent to the campus's existing schist retaining wall.~~

## FITNESS CENTER SITE

The Fitness Center Site is occupied by a paved surface parking lot with a one-story concrete flat canopy structure that extends over the southeastern part of the parking lot. The vehicular entrances to the surface parking lot are from York Avenue and demapped East 68th Street. A metal and brick fence and several mature trees establish the campus boundary adjacent to the Fitness Center Site.

## EAST RIVER ESPLANADE

The approximately 236 sf[2] area within the western portion of the East River Esplanade where 10 columns and footings for the new laboratory building and the North Terrace would be located are paved areas immediately adjacent to the FDR Drive. The portion of the esplanade adjacent to the project site includes a paved walkway ranging from approximately 13 to approximately 17 feet wide and includes seating areas, lighting, and plantings. The locations for 20 columns and footings along the west side of the FDR Drive are within and adjacent to the campus's existing schist retaining wall.

## POPULATION

The existing Rockefeller University LSCFD's user population includes approximately 720 on-campus residents among the 1,900 faculty and staff (worker population), and approximately 10 non-residential students.[3]

[1] The 236 sf includes the eight Y-shaped column footings at 24 sf each and the two oval column footings at 22 sf each.

[2] The 236 sf includes the eight Y-shaped column footings at 24 sf each and the two oval column footings at 22 sf each.

[3] The types and numbers of workers, non-residential populations, and number of students (non-residential) were provided by Rockefeller University.

## E. FUTURE NO ACTION SCENARIO

Absent the proposed actions, in the Future No Action scenario no new development will occur within the LSCFD. In this scenario, the air rights spanning the FDR Drive will not be developed and the surface parking lot and canopy structure will remain.

In the Future No Action scenario, certain ~~areas of~~ buildings located within the Rockefeller University campud (the Bronk Building, the Smith Hall Annex, and other campus buildings), will be used for storage of University equipment and furniture, as needed, as part of the typical University operations.

In the Future No Action scenario, the temporary IT Pavilion, located south of the University's East 66th Street entrance near York Avenue, will be removed and the site will be become a landscaped area. ~~The IT Pavilion was built in 2007 to temporarily house certain IT uses and staff that needed to be relocated when the Collaborative Research Center (CRC) and laboratory renovations of Smith and Flexner Halls were under construction. The construction associated with the CRC was completed in 2012. In the Future No Action scenario, the IT~~ [1] ~~and equipment will be relocated to other existing buildings and spaces on campus.~~

~~In this scenario, the air rights spanning the FDR Drive will not be developed and the surface parking lot and canopy structure on the northwestern portion of the campus will remain.~~ A 2006 survey of the Rockefeller LSCFD's East 68th Street surface parking lot identified 70 parking spaces. ~~However, the East 68th Street parking lot has been functioning at a reduced capacity with 45 parking spaces since 2007 when trailers were installed for the construction of the CRC. At that time, parking spaces were relocated elsewhere on campus. However, since then, Rockefeller University has gradually reduced the number of parking permits issued, with permits eliminated through attrition and not reassigned.~~ Since 2007, the number of parking spaces on campus has been permanently ~~reduced by 25.~~identified as 108 spaces. In the Future No Action scenario, the existing ~~45108 parking spaces, including the 52~~ parking spaces at the East 68th Street surface parking lot, will be maintained.

## F. FUTURE WITH ACTION SCENARIO

In the Future With Action scenario, the proposed actions would facilitate a proposal by the applicant to allow for the development of the following: on-campus privately accessible open space; three new approximately 180,000 gross-square-feet (gsf) community facility buildings ~~in the Rockefeller University LSCFD: (1)~~ ; and an approximately 930-foot long, five-foot-tall traffic sound barrier along the western edge of the East River Esplanade.

The proposed project would include development of a new two-story, approximately ~~154,314 gross square foot~~ (157,251 gsf) laboratory building with ~~two one story pavilions (dining hall and support spaces)~~privately accessible landscaped green space on its roof; ~~(2) a small, one-story, approximately 3,235 gsf 353 gsf conference and meeting pavilion (the "Interactive Conference Center (" or "ICC); and (3)"); a new 20,498 gsf one-story fitness center. The proposed ; and a proposed new privately accessible open space (the "North Terrace"), within the~~

[1] The IT Pavilion was built in 2007 to temporarily house certain IT uses and staff that needed to be relocated when the Collaborative Research Center (CRC) and laboratory renovations of Smith and Flexner Halls were under construction. The construction associated with the CRC was completed in 2012. In the Future No Action scenario, the IT population and equipment will be relocated to other existing buildings and spaces on campus.

~~Rockefeller University campus. The new laboratory building and support space, as well as~~ would supplement existing research facilities and laboratory space located within the Bronk Building and the Smith Annex, which were determined to be unsuitable for modernizing into state-of-the-art research laboratories (which require large open floors allowing for flexible laboratory layouts).

Both the laboratory building and the ICC~~,~~ building would be constructed on ~~a~~an approximately 930-linear-foot platform ~~occupying~~structure largely in air space ~~spanning the~~over the FDR Drive. To structurally support the platform above which the laboratory building and North Terrace would be constructed, twenty columns would be located west of the FDR Drive immediately adjacent to and within an existing schist retaining wall, and ten columns would be located flush with the FDR Drive's eastern edge (within the western portion of the ~~FDR Drive between demapped East 68th Street and the Rockefeller Research Building north of~~ East ~~64th Street.~~ River Esplanade).

The proposed new 20,498-gsf fitness center would be built at the northwest corner of the university campus (refer to **Figures 1 through 3**).

In addition, ~~the columns and footings for the laboratory building and North Terrace platform structure~~an approximately 930-foot long, five-foot-tall sound barrier would be ~~located within the western portion of~~ constructed along the eastern edge of the FDR Drive (between the FDR Drive and the East River Esplanade ~~adjacent to~~) that would extend the ~~Rockefeller University campus and on the west side of the FDR Drive.~~ entire length of the proposed platform structure.

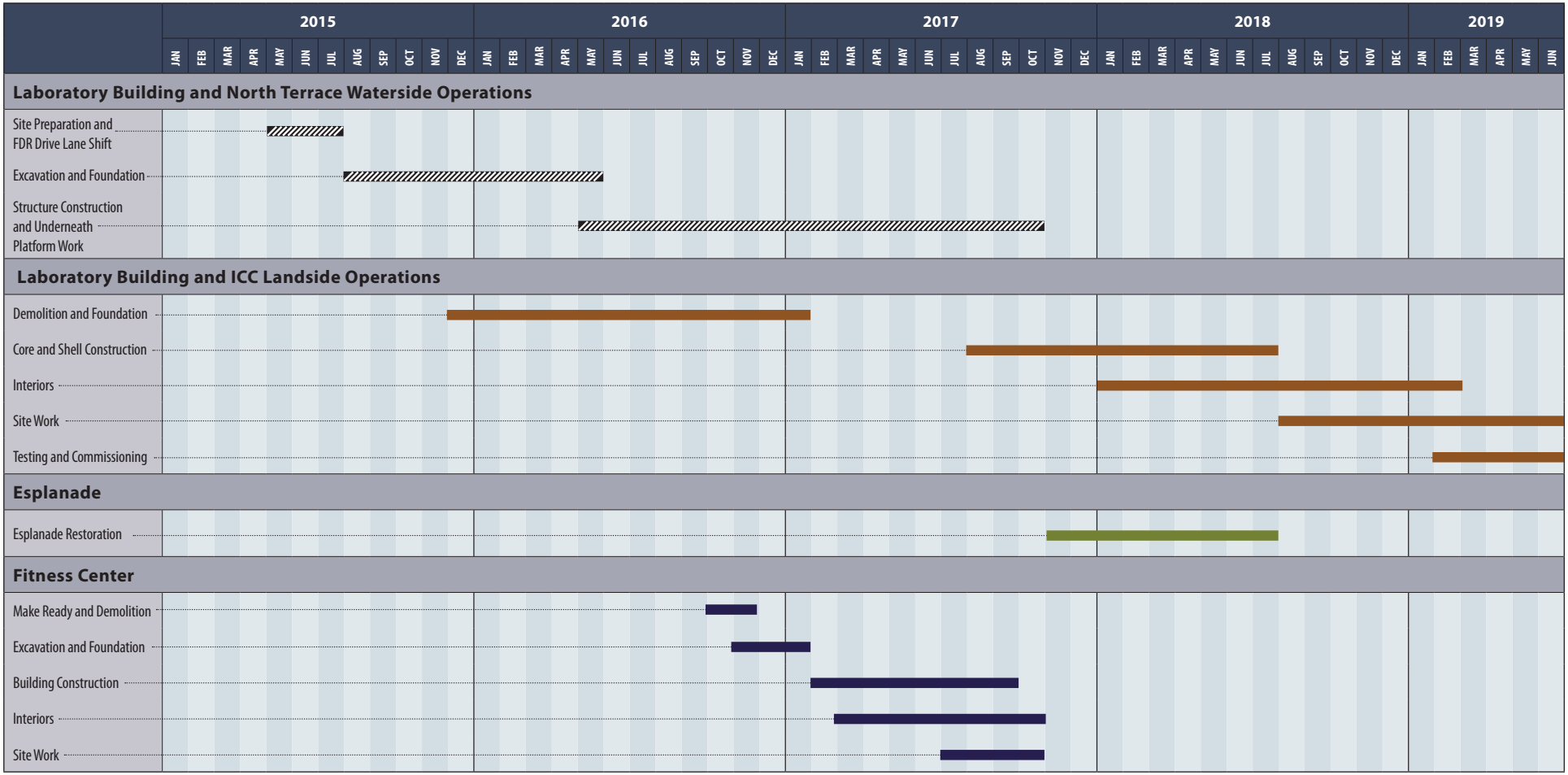
~~Because the IT Pavilion will be demolished and the building's population and equipment will be relocated elsewhere on campus in the No Action scenario~~Additionally, in the Future With Action scenario, ~~this~~the area of the campus ~~will be a landscaped area.~~ that currently contains the IT Pavilion would be redeveloped with landscaping.

Also in the Future With Action scenario, certain areas of the Bronk Building, the Smith Annex, which currently contain laboratory uses, and other campus buildings, would continue to be used for storage, as needed, and would be consistent with the typical operations of the University.

In the Future With Action scenario, the proposed project would accommodate 10 parking spaces at the Fitness Center Site. The ~~remaining~~ existing ~~25~~42 parking spaces at the 68th Street parking lot would be relocated as part of the proposed project and accommodated elsewhere within the ~~zoning lot~~LSCFD (see **Table 1**).

~~The proposed project would not result in any increase to the Rockefeller campus user population as the laboratory building, the ICC and North Terrace, and the fitness center would provide new facilities that would allow for the spatial decompression and upgrading of existing campus buildings. The University's trustees, through the *Rockefeller University Strategic Plan 2012-2020*world class scientists to Rockefeller University. Without an increase in the number of research scientists or associated laboratories, there is no reason for the University to increase the support staff which is sized appropriately for the current number of laboratories on campus.~~

~~in campus population.Development with~~Construction of the proposed ~~actions~~project is anticipated to begin in mid-2015 and be ~~complete~~completed by mid-2019~~.~~ (see **Figures 16 and 17**). Under the currently anticipated construction sequencing~~, Site~~ (described in more detail in Chapter 12, "Construction"), site preparation and FDR Drive lane shift work would occur in May through July of 2015~~ and construction~~. Construction of the proposed platform spanning

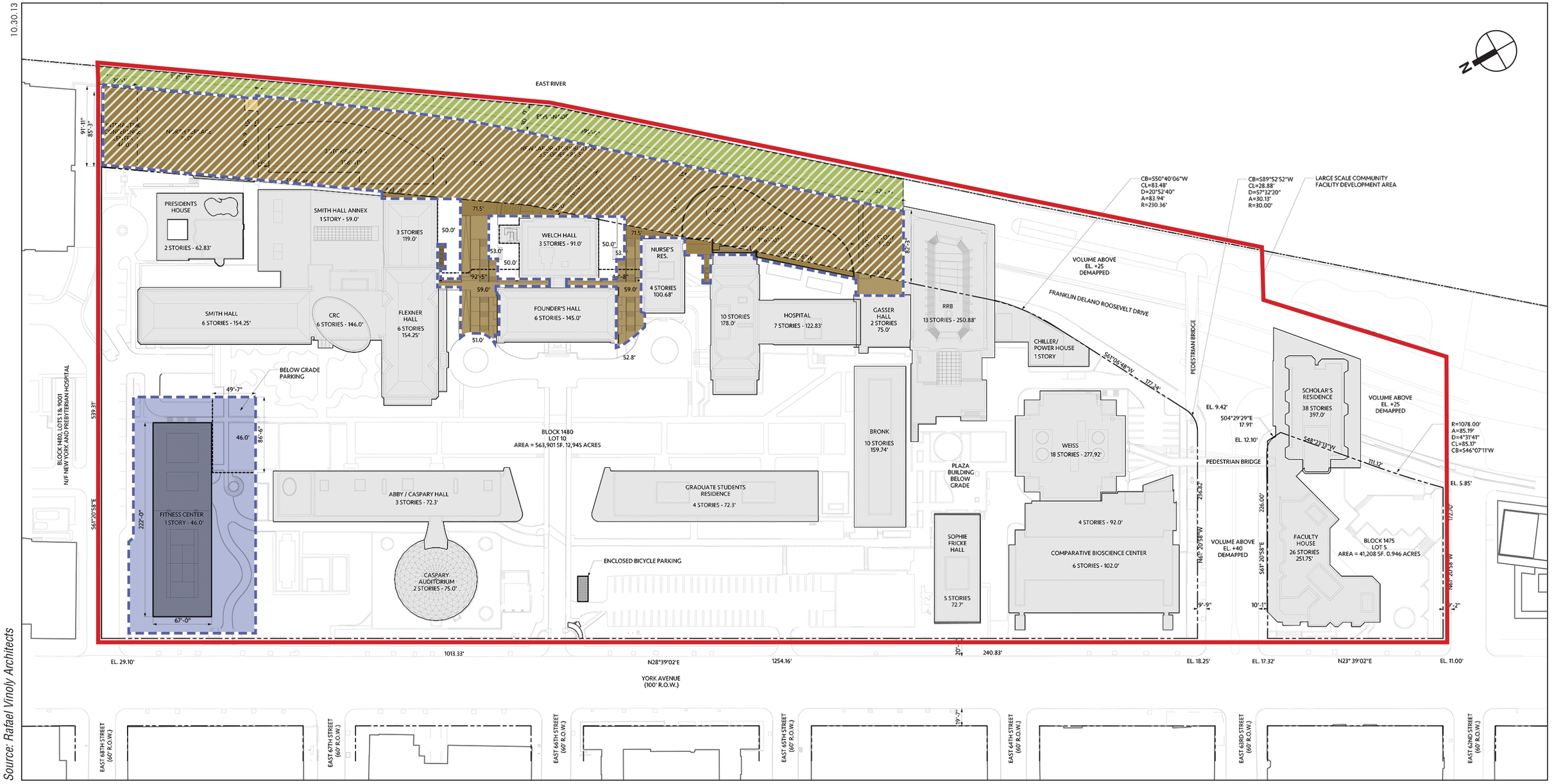



ROCKEFELLER UNIVERSITY

Anticipated Construction Schedule

**Figure 16**

10.30.13




Source: Rafael Vinoly Architects

NOTES: FOR ILLUSTRATIVE PURPOSES ONLY
ELEVATIONS SHOWN ARE REFERENCED TO THE MANHATTAN BOROUGH DATUM

- *Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)*
- *Development Sites*
- *Laboratory Building and North Terrace Waterside Operations*
- *Laboratory Building and ICC Landside Operations*
- *Esplanade*
- *Fitness Center*

ROCKEFELLER
UNIVERSITY

Site Plan—Future with Action Scenario
**Figure 17**

over the FDR Drive (~~(~~"Waterside Operations")[1] would occur between August 2015 and ~~September~~October 2017. The proposed laboratory building and ICC located on the North Terrace ~~(~~("Landside Operations~~)~~") would be constructed between ~~October 2016~~November 2015 and ~~February~~March 2019. In ~~October~~July 2018, site work activities around the new laboratory building and ICC would begin and would last approximately ~~seven~~12 months. Finally, testing and commissioning of the laboratory building and ICC would take place between February and ~~May~~June 2019.

Portions of the East River Esplanade that ~~may~~would be damaged by construction-related activities ~~would~~ —including existing pavers, benches, lighting, and plantings—would be replaced in-kind.[2] Esplanade-related work would be undertaken between ~~January and April~~November 2017~~.~~ and July 2018. The construction of the fitness center would occur between October 2016 and October 2017.

The proposed project would conform with the underlying R9 and R10 zoning designations on the campus, and the design of the buildings would comply with the bulk requirements of the Zoning Resolution.

The proposed project would not result in any increase to the Rockefeller campus user population as the laboratory building, the ICC, and the fitness center would provide new facilities that would allow for the spatial decompression and upgrading of existing campus facilities, which would support the *Rockefeller University Strategic Plan 2012-2020*.

## G. PROPOSED ACTIONS

The discretionary approvals required to facilitate the proposed project, which are subject to City Environmental Quality Review (CEQR) and the Uniform Land Use Review Procedure (ULURP) are as follows:

**NEW YORK CITY PLANNING COMMISSION APPROVALS (SUBJECT TO UNIFORM LAND USE REVIEW PROCEDURE [ULURP])**

- A special permit for construction in air space over the FDR Drive (as part of the special permit, the actions would also include a rear yard waiver) pursuant to Section 74-682 ~~ZR~~of the New York City Zoning Resolution ("ZR") (subject to ULURP).
- An amendment to the City Map pursuant to the New York City Charter to eliminate, discontinue, and close portions of the FDR Drive right-of-way and the disposition of real property related thereto, to allow for the placement of columns and footings in the East River Esplanade and on the west side of the FDR Drive associated with the construction of the proposed laboratory building (subject to ULURP).
- Modification of Rockefeller University's previously-approved LSCFD (C821257 ZAM) (subject to ULURP).

**APPROVALS PURSUANT TO 1973 AGREEMENT, AS AMENDED**

~~Approval~~In addition, the proposed project would also require approvals pursuant to a 1973 Agreement, as amended, between the CPC and Rockefeller University for:

[1] Waterside operations would include construction activities primarily from the esplanade and from

[2] See discussion of bulkhead repair and rebuilding and substantial esplanade upgrades as described in Chapter 13, "Mitigation."

- CPC approval of building and column locations in and over the FDR Drive and East River Esplanade pursuant to Article 12A of the 1973 Agreement, as amended in 1993 by Article 13 of the Third Amendment to the 1973 Agreement.
- Approval by the Director of City Planning pursuant to Article 12B of the 1973 Agreement of landscaping, security, and lighting plans in accordance with Article 11, a ventilation plan and a noise quality plan, plans for closing the FDR Drive and East River Esplanade in accordance with Article 7, and an environmental impact plan.
- CPC, acting as City Coastal Commission, determination of consistency with Waterfront Revitalization Program.

**OTHER APPROVALS**

- Public Design Commission approval of a building over the FDR Drive and changes to the esplanade landscaping.
- NYCDOT approval of construction plans as they relate to closure of streets, highways, or individual lands, and diversions or rerouting of traffic.
- Permits from:
  - U.S. Army Corps of Engineers (USACE):
    - Approval under Nationwide Permit 33;
  - U.S. Coast Guard (USCG):
    - Authorization under the Ports and Waterways Safety Act (33 USC 1225(a)(2)(C)) and Notice to Mariners;
  - New York State Department of Environmental Conservation (NYSDEC) related to in-water construction-period activities:
    - Section 401 Water Quality Certification;
    - Storm Water Pollution Prevention Plan (SWPPP) (anticipated);
    - NY-2C Discharge Permit (anticipated);
  - the New York State Department of Transportation (NYSDOT), in coordination with NYCDOT, related to construction-period activities associated with lane closures on the FDR Drive; and
  - Other anticipated approvals and/or permits from the following City agencies: Department of Environmental Protection (DEP), Department of Parks and Recreation (DPR), Department of Buildings (DOB), Department of Small Business Services (DSBS), and the Fire Department of New York (FDNY).

## H. CITY ENVIRONMENTAL QUALITY REVIEW

Because the proposed project requires discretionary approvals from the New York City Department of City Planning (DCP) and CPC, it is subject to CEQR. DCP is the CEQR lead agency for the proposed project. The Draft Environmental Impact Statement (DEIS) will follow the guidance of the 2012 *CEQR Technical Manual* with respect to environmental analyses and impact criteria.

Scoping is the first step in EIS preparation and provides an early opportunity for the public and other agencies to be involved in the EIS process. Scoping is intended to determine the range of

issues and considerations to be evaluated in the EIS. The goals of scoping are to focus the EIS on potentially significant impacts and to eliminate from consideration issues that are irrelevant or insignificant. This Draft Scope of Work for the EIS has been prepared to describe the proposed project and development program, present the proposed content of the EIS, and discuss the analytical procedures to be followed.

A public scoping meeting will be held on September 26, 2013 beginning at 10:00 AM at the New York City Department of City Planning, Spector Hall, 22 Reade Street, New York, NY 10007. The period for submitting written comments will remain open until October 7, 2013. The Final Scope of Work for the EIS will incorporate all relevant comments made on the draft scope and will revise the extent or methodologies of the studies, as appropriate, in response to comments made during the scoping process and to include any other necessary changes to the scope of work for the EIS. The DEIS will be prepared in accordance with the Final Scope of Work.

# I. PROPOSED SCOPE OF THE ENVIRONMENTAL IMPACT STATEMENT

The EIS will be prepared in conformance with all applicable laws and regulations, including the State Environmental Quality Review Act (SEQRA) (Article 8 of the New York State Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City Executive Order No. 91 of 1977, as amended, and the Rules of Procedure for CEQR, found at Title 62, Chapter 5 of the Rules of the City of New York. The EIS will follow the guidance of the 2012 *CEQR Technical Manual*.

The EIS will contain:

- A description of the proposed project and its environmental setting;
- A statement of the environmental impacts of the proposed project, including its short- and long-term effects and typical associated environmental effects;
- An identification of any adverse environmental effects that cannot be avoided if the project is implemented;
- A discussion of reasonable alternatives to the proposed project, including a No Build alternative;
- An identification of irreversible and irretrievable commitments of resources that would be involved in the proposed project should it be implemented; and
- A description of mitigation proposed to minimize to the greatest extent practical any significant adverse environmental impacts.

The EIS will describe the existing conditions of the project site and the surrounding area and will predict the conditions of the project site and surrounding area in 2019, the year in which the project is expected to be complete and operational. The EIS will also consider other future development projects and changes to the surrounding area that are anticipated to occur in the future without the proposed project (referred to as the No Action scenario). The potential impacts of the proposed project on the project site and the surrounding area will be determined through a comparison of predicted conditions in the future without the proposed project to conditions in the future with the proposed project.

As described in the Environmental Assessment Statement (EAS), since the proposed project would not have the potential to result in significant adverse impacts related to socioeconomic

conditions, this scope does not include a socioeconomic conditions assessment. Because the proposed project would not generate a new residential population or a new worker population, this scope of work does not include an assessment of potential impacts on community facilities and services, or transportation. A screening analysis related to natural resources concluded that the operation of the proposed project would not result in any adverse impacts to aquatic or terrestrial resources within or around the development sites. Therefore, this scope does not include a natural resources assessment.

The proposed project does not meet the thresholds for a water and sewer infrastructure because the project would not exceed the *CEQR Technical Manual* thresholds of 250,000 sf of institutional space in a combined sewer area in Manhattan, or a project site area of five acres or greater with an increase in the amount of impervious surface. The proposed project would not generate a new residential or worker population and is not expected to generate a substantial amount of solid waste, therefore, no solid waste and sanitation services analysis is warranted. The proposed project would not result in a significant energy demand and the proposed landscaped roof of the laboratory building and North Terrace would reduce the thermal load helping to offset energy consumption as a result of the proposed project, therefore, an energy analysis is not warranted. The proposed project would not result in a development of 350,000 sf or greater, is not a City capital project, would not introduce new power generation, and would not change the City's solid waste management system; the proposed project is pursuing energy efficient design and operational measures and other measures which would reduce its potential greenhouse gas emissions. Therefore, a greenhouse gas analysis is not required.

In summation, the following impact categories do not warrant further analysis: socioeconomic conditions, community facilities, natural resources, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, and greenhouse gas emissions.

## TASK 1: PROJECT DESCRIPTION

The first chapter of the EIS introduces the reader to the proposed actions and provides the project data from which impacts are assessed. The chapter will contain a project description (including a brief history of Rockefeller University and the components of the proposed project); a statement of purpose and need for the proposed actions; a description of the proposed development program; a description of the design of the proposed project; and a discussion of approvals required, procedures to be followed, and the role of the EIS in the process. A description of the No Build scenario (the Future No Action Scenario) will also be provided. This chapter is the key to understanding the proposed action and its impacts, and gives the public and decision-makers a base from which to evaluate the project against both the Build (the Future With Action Scenario) and the No Build (the Future No Action Scenario) options.

The project description will also consist of a discussion of key project elements, and provide illustrations such as site plans and elevations. The section on required approvals will describe all public actions required to develop the project.

The project description will also include appropriate data from the ULURP application, as well as a description of the role of the CEQR lead agency. Any environmental requirements necessary as part of the proposed action will also be identified. The role of the EIS as a full disclosure document to aid in decision-making will be identified and its relationship to any other approval procedures will be described.

## TASK 2: LAND USE, ZONING, AND PUBLIC POLICY

This chapter will consider the proposed project's effects in terms of land use compatibility and trends in zoning and public policy. It will also provide a baseline for other analyses, and will include the following components:

- A brief development history of the project site and study area.
- A description of conditions within the project site and in the study area, including existing uses and the current zoning.
- A description of predominant land use patterns in the study area, including recent development trends. The study area will include the blocks immediately surrounding the project site and land uses within approximately 400 feet.
- A clear zoning map and a discussion of existing zoning and recent zoning actions in the study area.
- A summary of other public policies that may apply to the project site and study area, including any applicable Special Zoning Districts and any formal neighborhood or community plans.
- A list of other projects expected to be built in the study area that would be completed before or concurrent with the project (No Action projects). The effects of these projects on land use patterns and development trends will be described, along with any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area, including plans for public improvements.
- A description of the proposed action and an assessment of its potential impacts on land use and land use trends, zoning, and public policy. Issues to be considered will include compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the proposed project on development trends and conditions in the area.

The project site is located within the City's coastal zone boundaries. Therefore, the Land Use, Zoning, and Public Policy chapter will also include an assessment of the project's consistency with the City's Waterfront Revitalization Program (WRP), based on the 10 policies approved by New York State Department of State (NYSDOS) and used as the basis for evaluating discretionary actions within the City's designated coastal zone. The City's WRP Consistency Assessment Form (CAF) will be prepared.

## TASK 3: OPEN SPACE

As described in the *CEQR Technical Manual*, an analysis of potential impacts on open space is warranted when a project would have a direct effect on open space, or when it would have an indirect effect by generating: more than 50 residents or 125 workers in an area identified as underserved for open space resources; more than 350 residents or 750 workers in an area identified as well-served; or more than 200 residents or 500 employees in an area not identified as either underserved or well-served for open space resources. Although the project site is located in an area of Manhattan Community District 8 that is considered underserved by existing open space resources, the proposed project would not result in an increase of the number of students, researchers, faculty, or employees at the University.

The development of the new structure spanning the FDR Drive would involve the placement of columns and related footings and underpinnings, as necessary, in certain very limited areas on

the western shoulder of the FDR Drive and on the western portion of the East River Esplanade. These project components would affect only very limited areas within the East River Esplanade (approximately ~~450~~236 sf). The proposed project would reconstruct areas of the esplanade affected by construction-related activities.

Therefore, a qualitative open space analysis will be prepared to consider the temporary and permanent effects (both direct and indirect) of the proposed project on the East River Esplanade. In addition, the open space analysis will undertake field surveys of this segment of the esplanade to consider utilization patterns of esplanade users.

**TASK 4: 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 height or located adjacent to or across the street from a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

The proposed project would include the development of a new laboratory building and the North Terrace that would span over a portion of the FDR Drive adjacent to a segment of the East River Esplanade, a publicly-accessible open space. In addition, the East River is a sunlight-sensitive natural resource that would likely be affected by the shadow cast by the new structure over the FDR Drive. Therefore a shadows assessment is required to determine how the project-generated shadow would affect the esplanade and the East River, and whether it would reach other sunlight-sensitive resources. The shadows assessment would be coordinated with the open space, historic and cultural resources, and natural resources analyses. It would include the following tasks:

- Develop a base map illustrating the project site in relationship to publicly accessible open spaces, historic resources with sunlight-dependent features, and natural features in the area.
- Include a description and site plan of the adjacent segment of the esplanade, including its program (active, passive), usage, condition, and layout.
- Determine the longest possible shadow that could result from the proposed project to determine whether it could reach any sunlight-sensitive resources at any time of year.
- Develop a three-dimensional representation of the proposed project and the surrounding area.
- Using three-dimensional computer modeling software, determine the extent and duration of new shadows that would be cast on sunlight-sensitive resources as a result of the proposed actions on four representative days of the year.
- Document the analysis with graphics comparing shadows resulting from the Future No Action condition with shadows resulting from the proposed project, with incremental shadows highlighted in a contrasting color. Include a summary table listing the entry and exit times and total duration of incremental shadows on each applicable representative day for each affected resource.
- In particular, document with graphics and narrative what features of the East River Esplanade (hardscape, softscape, seating areas, vegetation) that would be affected by incremental shadow and describe the nature of the shadow effects on these features.
- Assess the significance of any shadow impacts on sunlight-sensitive resources. If any potential significant adverse shadow impacts are identified, project modifications and/or

improvements that could be implemented to reduce or eliminate those impacts would be evaluated.

## TASK 5: HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources include archaeological (buried) resources and architectural (historic standing structure) resources. The *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. Historic and cultural resources include designated New York City Landmarks (NYCLs) and Historic Districts; properties calendared for consideration as NYCLs by the New York City Landmarks Preservation Commission (LPC) or determined eligible for NYCL designation (NYCL-eligible); properties listed on the State and National Register of Historic Places (S/NR) or formally determined eligible for S/NR listing (S/NR-eligible), or properties contained within a S/NR listed or eligible district; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHLs); and potential historic resources (i.e., properties not identified by one of the programs listed above, but that appear to meet their eligibility requirements).

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. The analysis will consider the potential of the proposed project to affect historic and cultural resources as follows.

*ARCHAEOLOGICAL RESOURCES*

Since the proposed project would involve in-ground disturbance, the potential for the proposed project to result in impacts to archaeological resources will be analyzed. In a comment letter dated October 11, 2012, LPC requested that a Phase 1A Archaeological Assessment be prepared to determine the "potential for the recovery of remains from 18th and 19th century farms and the 19th century Schermerhorn Family Burial Ground" (see **Appendix A**). The Phase 1A study evaluated the general precontact period, which refers to the time when Native Americans occupied the region prior to contact with European settlers, and historic contexts for the entire Rockefeller University LSCFD; however, determinations of archaeological sensitivity were limited to the development sites.

The Phase 1A study determined that the Laboratory Building Site and North Terrace have no sensitivity for precontact or historic period archaeological resources and no additional archaeological analysis is recommended for these areas. The Fitness Center Site has no sensitivity for archaeological resources dating to the precontact period and low sensitivity for archaeological resources dating to the historic period. However, because the Fitness Center Site is adjacent to an area of moderate archaeological sensitivity, if project plans are altered in such a way that impacts would occur in that location, a Phase 1B archaeological investigation is recommended.

The location of the Bass/Hardenbrook family cemetery (within what is now the driveway leading to Founder's Hall along the line of East 66th Street) would not be disturbed as part of the proposed project and there would be no impacts to potential human remains. In a comment letter dated April 16, 2013, LPC requested the preparation of an unanticipated discoveries plan. The document was submitted to LPC on May 1, 2013. If project plans are altered in such a way that impacts would occur in this archaeologically sensitive area, a Phase 1B archaeological investigation is recommended to confirm the presence or absence of human remains and archaeological resources associated with the cemetery (see **Appendix A**).

*ARCHITECTURAL RESOURCES*

As part of an environmental review for a previous project, dated July 17, 2007 ("Rockefeller University Modernization" Environmental Assessment Statement, CEQR No. 07DCP093M), on the Rockefeller University campus, the northern portion of the Rockefeller University campus above East 64th Street was determined eligible as a historic district, for listing on the State and National Registers of Historic Places (S/NR-eligible) and for designation as a NYCL (see **Appendix A**). Portions of the proposed project's development sites are within the boundaries of the S/NR-eligible and NYCL-eligible ~~historic district.~~Rockefeller University Historic District. In addition, the project site is located adjacent to Founder's Hall (see **Figure 2**), a NHL, and is also in the vicinity of a number of architectural resources.

The following tasks will be undertaken as part of the architectural resources analysis:

- Identify and describe architectural resources on the project site and within a 400-foot radius of the project site. Architectural resources include NHLs, properties and/or historic districts listed or determined eligible for listing on the State/National Registers of Historic Places (S/NR, S/NR-eligible), and properties and/or historic districts designated or pending designation as NYCLs.
- Conduct a field survey of the study area to determine whether there are any potential architectural resources (properties that appear to meet S/NR or NYCL criteria but have not yet so been determined) that could be affected by the proposed project. Map and briefly describe any potential architectural resources.
- Qualitatively discuss any impacts on architectural resources that are expected in the future without the proposed project as a result of other expected development projects.
- Assess the project's potential impacts, including visual and contextual changes as well as any direct physical impacts, on any designated and potential architectural resources. The architectural resources analysis will also evaluate the locations of the proposed exhaust stacks in relation to Founder's Hall.
- If applicable, develop measures to avoid, minimize, or mitigate any adverse impacts on architectural resources.
- This scope of work assumes there will be no state or federal actions that require review by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP).

LPC provided comments on May 29, 2013~~ and,~~ August 12, 2013, and October 10, 2013 on the preliminary draft of the Historic and Cultural Resources analysis (see **Appendix A**). ~~Measures~~The feasibility and practicability of implementing measures to minimize or mitigate any potential adverse impacts to historic architectural resources will be addressed in the EIS.

**TASK 6: URBAN DESIGN AND VISUAL RESOURCES**

According to the 2012 *CEQR Technical Manual*, if a project would result in physical changes beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The proposed project may change the ~~pedestrian~~ experience for ~~people~~pedestrians using the East River Esplanade near the project site. Therefore, a preliminary urban design and visual resources assessment will be prepared.

The preliminary assessment would determine whether the proposed project, compared to the no action condition, would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study in the form of a detailed assessment.

The study area for the preliminary assessment of urban design and visual resources will be consistent with that of the study area for the analysis of land use, zoning and public policy. Other longer views would also be considered, as necessary. The preliminary assessment would include a concise narrative of the existing project site and surrounding area, descriptions of the future with-action and no-action conditions, and would present photographs, zoning and floor area calculations, building heights, zoning calculations, project drawings and site plans, and view corridor assessments. Illustrative renderings would be included in the Urban Design analysis showing views along the esplanade in the Future No Action and Future With Action scenarios.

In addition, the *CEQR Technical Manual* indicates that a detailed urban design and visual resources assessment may be warranted for projects that would result in substantial changes to the built environment, including those that significantly alter the character and defining features of a historic structure, obstruct a view corridor or a natural resource, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings. A detailed urban design and visual resources analysis may be warranted based on the findings of the preliminary urban design and visual resources analysis.

The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions for projects that result in the construction of large buildings at locations that experience high wind conditions (such as on the waterfront), and which may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian. Due to the low scale of the proposed laboratory building and ~~ICC~~the ICC on the North Terrace, which are located along the waterfront, it is anticipated that an analysis of pedestrian wind conditions will not be required.

**TASK 7: HAZARDOUS MATERIALS**

The hazardous materials section will examine the potential for significant hazardous materials impacts from the proposed project. The EIS will include a discussion of the site's history and current environmental conditions. A Phase I Environmental Site Assessment (ESA) for the project site will be prepared that will include the review of historic Sanborn maps, regulatory databases, and a site reconnaissance. The results of the Phase I ESA, as well as any previous relevant Phase II Subsurface Site Investigations will be summarized in the hazardous materials chapter. If needed, additional hazardous materials studies (e.g., Phase II Subsurface Site Investigation) will also be performed. The chapter will include a discussion of the proposed project's potential to result in significant adverse hazardous materials impacts and, if necessary, will include a description of any additional further testing, remediation, or other measures that would be necessary to avoid impacts.

**TASK 8: AIR QUALITY**

Pollutant emissions from mobile sources (e.g., vehicles) and/or stationary sources (e.g. laboratory exhausts, boiler stacks, etc.) can affect air quality. With regard to mobile sources, the proposed project, as compared with the no action scenario, ~~is unlikely to~~would not generate any additional vehicle trips and therefore would not exceed the 170 vehicle trip screening threshold for conducting a quantified analysis of carbon monoxide (CO) emissions from mobile sources, and the particulate matter (PM) emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the 2012 *CEQR Technical Manual.* Therefore, no mobile source analysis would be necessary due to additional project-generated vehicular trips. However, as described below, an analysis is necessary to examine the effects on air quality at locations on the adjacent East River Esplanade due to decking over the FDR Drive.

With regard to stationary sources, the proposed project's heating and hot water needs would be served by the campus' existing central energy plant. In addition, as described below, an analysis is necessary to examine the effects on air quality due to laboratory exhausts.

*ANALYSIS OF AIR QUALITY ON THE EAST RIVER ESPLANADE ADJACENT TO THE FDR DRIVE*

The proposed project includes the construction of a platform over the FDR Drive. Although the project would have a negligible effect on traffic volumes on the FDR Drive, by covering over the roadway, the project would limit the dispersion of pollutants along that portion of the roadway, which could increase pollutant concentrations in nearby areas. Therefore, this effect will be analyzed to identify the potential for significant adverse air quality impacts.

The roadway would be covered from above and enclosed on the western side, while being open to the east adjacent to existing East River Esplanade. Open-air roadway models would not properly simulate this situation, and roadway tunnel modeling approaches would also not provide an accurate simulation because they do not address concentrations along the open side where the esplanade is located. Therefore an analysis of the potential future conditions will be conducted using a customized modeling approach to account for the physical configuration described above. A dispersion modeling analysis will account for the limited vertical dispersion to simulate the effect of the platform above the roadway. Concentrations projected to the west of the FDR Drive will be added to the corresponding concentrations to the east, on the esplanade, simulating a 'reflected' plume (similar to the standard modeling procedure for plumes 'reflected' off ground and horizontal surfaces).

This analysis will address the reasonable "worst case" potential concentrations in all relevant areas, including the esplanade near the proposed project, near existing deck areas, and near the entrance/exit of the covered segments.

*LAB SPILL ANALYSIS*

Since laboratories with fume hoods exhausting to the atmosphere are proposed as part of the project, an analysis of the potential impacts from an accidental spill is required. The analysis will be performed using a list of chemicals that would likely be used at the proposed site, or using a typical list of chemicals for similar facilities. The analysis will be based on procedures and methodologies described in the *CEQR Technical Manual*. Maximum concentrations from an accidental chemical spill will be compared to the Short Term Exposure Levels (STELs) or ceiling levels recommended by the U.S. Occupational Safety and Health Administration (OSHA) for the chemicals examined. Where necessary, recommendations will be made to reduce any potential levels of concern.

*ADDITIONAL SOURCES*

The *CEQR Technical Manual* also requires an assessment of any actions that could result in the location of sensitive uses near existing or planned future emissions stacks that may affect the use. Although not specified in the manual, the City has interpreted this requirement further to include "large" emission sources (examples of large emission sources provided in the *CEQR Technical Manual* include solid and medical waste incinerators, cogeneration plants, asphalt and concrete plants, or power plants) within 1,000 of the new uses. To assess the potential effects of these existing sources on the proposed project, a review of existing permitted facilities will be conducted within 1,000 feet of the proposed new uses considering all sources permitted under NYSDEC's Title V program and State Facility permit program.

Applicable sources identified for analysis will be analyzed as per the methodologies described in the *CEQR Technical Manual.*

**TASK 9: NOISE**

The *CEQR Technical Manual* requires that the noise study address whether the proposed project would result in a significant increase in noise levels (particularly at sensitive land uses such as residences) and what level of building attenuation is necessary to provide acceptable interior noise levels within the proposed buildings.

With regard to mobile sources of noise, the proposed project would not result in any increase in the residential, user, or worker populations at Rockefeller University. Consequently, no mobile source analysis would be necessary due to additional project-generated vehicular trips. However, the proposed project includes the construction of a platform over the FDR Drive, which would be expected to increase noise levels on the East River Esplanade. Therefore, an analysis would be provided which would examine the potential for significant adverse noise impacts due to decking over the FDR Drive. In addition, analyses will be performed to determine the levels of building attenuation necessary to satisfy CEQR interior noise requirements at the ~~3~~three buildings that constitute the proposed project.

With regard to stationary sources of noise, all of the proposed project's mechanical equipment would be located within buildings and would be designed to meet all applicable noise codes and regulations. Consequently, no detailed stationary source noise analysis would be provided.

Specifically, the noise analysis will include the following tasks:

- Select appropriate noise descriptors. Appropriate noise descriptors for the existing noise environment will be selected. The $L_{eq}$ and $L_{10}$ levels will be the primary noise descriptors used for the analysis. Other noise descriptors including the $L_1$, $L_{10}$, $L_{50}$, $L_{90}$, $L_{min}$, and $L_{max}$ levels will be examined as appropriate.
- Select noise measurement locations for the FDR Drive platform noise analysis. Receptors will include three locations along the East River Esplanade immediately adjacent to the FDR Drive at locations where the FDR Drive is covered by a platform and locations where it is not.
- Perform ~~1 hour~~20-minute noise level measurements simultaneously at each of the three measurement locations selected for the FDR Drive platform noise analysis on a typical weekday ~~daytime hour.~~PM peak hour. Measurements will be taken at 5 feet from the FDR Drive and 15 feet from the FDR Drive. $L_1$, $L_{10}$, $L_{50}$, $L_{90}$, $L_{min}$, and $L_{max}$ values will be recorded.
- Select receptor locations for building attenuation analysis. Receptors will include locations adjacent to the project site and appropriate locations in the study area the north and south of the laboratory building site along the East River Esplanade.
- Perform 20-minute measurements at each receptor location during typical weekday AM, midday, and PM peak periods. $L_1$, $L_{10}$, $L_{50}$, $L_{90}$, $L_{min}$, and $L_{max}$ values will be recorded. In addition, a 24-hour continuous measurement will be performed at the east platform of the Rockefeller Research Building over the FDR Drive in lieu of 20-minute peak period measurements.
- Data analysis and reduction. The results of the noise measurement program will be analyzed and tabulated.

- Determine future noise levels both with and without the proposed action. The future noise levels along the East River Esplanade with the proposed barrier between the FDR Drive and ~~without the proposed platform over the FDR Drive~~ the esplanade will be modeled using the CadnaA model, a state-of-the-art noise modeling tool. ~~The model~~ Future levels with the proposed platform over the FDR Drive and the barrier will be ~~calibrated to the existing conditions~~calculated using the ~~noise level~~ measurements ~~performed along the FDR Drive as~~ described above. and the Cadna model barrier results.
- Determine the level of attenuation necessary to satisfy CEQR criteria. The level of building attenuation necessary to satisfy CEQR interior noise requirements will be determined based on the measured exterior noise levels, and recommendations will be made regarding general noise attenuation measures needed to achieve compliance with CEQR requirements. Due to the relatively high ambient noise levels adjacent to the project site, any development in the area would be expected to require acoustically rated windows together with the provision for some kind of alternate ventilation (i.e., air conditioning).
- Identify and analyze any measures necessary to mitigate noise impacts predicted to occur as a result of the proposed project.

**TASK 10: PUBLIC HEALTH**

According to the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Public health may be jeopardized by poor air quality resulting from traffic or stationary sources, hazardous materials in soil or groundwater used for drinking water, significant adverse impacts related to noise or odors, solid waste management practices that attract vermin and pest populations. A detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise. A public health analysis will be undertaken if any such unmitigated adverse impacts are identified in the EIS.

**TASK 11: NEIGHBORHOOD CHARACTER**

As defined in the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that define a neighborhood's distinct personality. These elements may include a neighborhood's land use, urban design and visual resources, historic and cultural resources, socioeconomics, traffic, and noise. A preliminary neighborhood character assessment will be prepared to identify the defining features of the neighborhood and determine whether the proposed project would have the potential to affect these defining features, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical areas. If the project has the potential to affect the defining features of the neighborhood, a detailed assessment of neighborhood character will be prepared consistent with the methodologies of the *CEQR Technical Manual*.

As recommended in the *CEQR Technical Manual*, the study area for the neighborhood character analysis is typically consistent with the study areas in the relevant technical areas assessed under CEQR. The neighborhood character analysis will identify how project-generated incremental shadow would affect the adjacent East River Esplanade. The neighborhood character analysis will also consider whether the proposed project would result in changes to noise, urban design, and shadows that would affect the "usability" of the esplanade.

## TASK 12: CONSTRUCTION IMPACTS

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as on users of the East River Esplanade and FDR Drive. Construction activity could affect traffic conditions on the FDR Drive, use of the adjacent esplanade, noise levels and air quality conditions on campus and at nearby locations, and could raise other concerns. During the early stages of construction of the proposed project, it is anticipated that columns and footings would be placed both west and east of the FDR Drive on City-owned land. Construction activities would likely affect use of the FDR Drive and the esplanade. Once the columns are in place, the platform spanning the FDR Drive would be constructed followed by the construction of the proposed laboratory building and ICC. Excavation and foundation activities for the platform structure would require night work due to the need for FDR Drive lane closures which are only permitted by NYCDOT at night. In addition, closure of all lanes of the FDR Drive adjacent to the project site may be required for the construction of columns and the platform. Complete closure of the East River Esplanade would be required during the installation of columns and girders at the esplanade, during removal of the protective platform, and during the erection of the laboratory building and North Terrace steel structure. However, these activities would occur during the night time when the East River Esplanade is lightly used. The proposed project would also include the construction of a one-story fitness center at the northwest corner of the campus. The construction analysis will describe the construction schedule and logistics, anticipated construction activities and equipment, estimates of construction workers and truck deliveries, and the traffic maintenance plan that would be developed and implemented to minimize any potential closures of FDR Drive lanes and/or the esplanade, as described above. The construction analysis will also consider the effects of construction-related activities on the esplanade.

Technical areas to be analyzed include:

- *Transportation Systems.* This assessment will consider potential losses in lanes, sidewalks, off-street parking on the project site, and effects on other transportation services, if any, during the construction of the proposed project. It will also identify the construction-period increase in vehicle trips from construction workers and deliveries. A reasonable worst-case peak construction year (or years, if applicable) will be selected for the assessment of potential transportation-related construction impacts and a determination of likely required mitigation measures. Based on estimates for construction workers and truck deliveries, a detailed construction traffic analysis may be required for weekday construction peak hours to determine the potential for construction-related impacts. If warranted, the number of intersections selected for quantitative analysis will be finalized (or modified) based on the 2012 *CEQR Technical Manual* for Level 1 and 2 screenings for construction traffic once construction details are finalized. In addition, construction worker parking demand will be estimated and compared to the area's parking resources. For transit and pedestrians, since most construction-related trips would be made outside of commuter peak hours during which background levels are considerably lower, they will not be analyzed quantitatively. However, a qualitative discussion of the projected construction worker trip-making by transit services in the area, as well as walk-trips on the area's pedestrian facilities, will be provided.
- *Air Quality*. The construction air quality impact section will address both mobile air source emissions from construction equipment and worker and delivery vehicles, and fugitive dust emissions. It will also address measures to reduce impacts and may include components such as: diesel equipment reduction; clean fuel; best available tailpipe reduction

technologies; utilization of equipment that meets specified emission standards; and fugitive dust control measures, among others. The analysis will review the projected activity and equipment in the context of intensity, duration, and location of emissions relative to nearby sensitive locations including the East River Esplanade. ~~If warranted, a detailed stationary source analysis will be conducted to determine the potential for air quality impacts due to non-mobile construction equipment and activities on site for particulate matter ($PM_{10}$ and $PM_{2.5}$).~~

- *Noise.* The construction noise impact section will address noise from ~~each phase of~~ construction ~~activity~~activities. Appropriate recommendations will be made to comply with DEP Rules for Citywide Construction Noise Mitigation and the New York City Noise Control Code. The analysis will review the projected construction-related activities and equipment in the context of intensity, duration, and location of emissions relative to nearby sensitive receptors including the East River Esplanade. If significant impacts are identified, mitigation measures that could be implemented, that would be practicable, feasible, and effective will be identified.
- *Historic and Cultural Resources.* Any potential construction-related impacts on historic and cultural resources, particularly the architectural and archeological resources identified in the historic and cultural resource assessment (see "Historic and Cultural Resources," above).
- *Hazardous Materials*. In coordination with the work performed related to hazardous materials, as described above, determine whether the construction of the proposed project has the potential to expose construction workers to contaminants.
- *Natural Resources.* The natural resources assessment will include a discussion of the potential for the proposed construction activities to affect natural resources (i.e., aquatic resources, floodplains, terrestrial resources) on the project site and within the study area. Where appropriate, mitigation measures will be identified and discussed.
- *Other Technical Areas.* As appropriate, discuss other areas of environmental assessment for potential construction-related impacts.

~~*QUANTIFIED CONSTRUCTION IMPACTS ANALYSIS*~~

~~Since the construction of the proposed project is expected to exceed 24 months, quantitative and semi-quantitative analyses in some technical areas such as traffic, air quality, and noise during construction may be warranted.~~

## TASK 13: MITIGATION

Where significant adverse impacts have been identified in the analyses discussed above, measures will be assessed to mitigate those impacts~~.~~ to the extent practicable and feasible. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

## TASK 14: ALTERNATIVES

The purpose of an alternatives analysis is to examine reasonable and practicable options that avoid or reduce project-related significant adverse impacts while achieving the goals and objectives of the proposed project. The specific alternatives to be analyzed are typically finalized with the lead agency as project impacts become clarified. However, a No Build Alternative, which describes the conditions that would exist if the proposed project was not implemented, would be an alternative that would be analyzed. The alternatives considered will also include a Lesser Density Alternative and a No Unmitigated Impact alternative. Other alternatives that ~~may~~will be analyzed include the potential for siting the proposed facilities at other locations on

the campus, including one alternative locating two taller buildings along York Avenue and another alternative locating one taller building at the campus's northwest corner and one taller building immediately south of the Bronk Building.

The alternatives analysis will be qualitative or quantitative as appropriate. Where project-related significant adverse impacts are identified, a quantitative assessment will be conducted. The level of analysis will depend on an assessment of project impacts determined by the analysis connected with the appropriate tasks.

**TASK 15: UNAVOIDABLE ADVERSE IMPACTS**

Based upon the results obtained from the analyses described above, this chapter will identify any unavoidable and unmitigable significant adverse impacts.

**TASK 16: GROWTH-INDUCING ASPECTS OF THE PROPOSED PROJECT**

~~From~~Based upon the results obtained from the analyses ~~contained in the EIS~~described above, this chapter will identify the growth-inducing aspects of the proposed project.

**TASK ~~16~~17: IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF ENVIRONMENTAL RESOURCES**

~~From~~Based upon the results obtained from the analyses ~~contained in the EIS~~described above, this chapter will identify the irreversible and irretrievable commitments of environmental resources.

~~**TASK 17: UNAVOIDABLE ADVERSE IMPACTS**~~

~~From the analyses contained in the EIS, this chapter will identify all unavoidable and unmitigable significant adverse impacts.~~

**TASK 18: EXECUTIVE SUMMARY**

Once the EIS technical sections have been prepared, a concise executive summary will be drafted. The executive summary will use relevant material from the body of the EIS to describe the proposed project, its analysis framework, any identified environmental impacts, and if applicable, measures to mitigate those impacts, and alternatives to the proposed project. ✷

# Responses to Comments on the Draft Scope of Work for the Rockefeller University River Building and Fitness Center Project

## A. INTRODUCTION

This document summarizes and responds to comments on the Draft Scope of Work, issued on August 22, 2013 for the Rockefeller University River Building and Fitness Center project (the proposed project).

A public scoping meeting was held by the New York City Department of City Planning (DCP) on September 26, 2013. No oral comments were presented by the public at the scoping meeting. Written comments were accepted from issuance of the Draft Scope on August 28, 2013 through the close of the public comment period, which ended at 5:00 PM on Monday, October 7, 2013. **Appendix B** contains the written comments received on the Draft Scope of Work.

Section B lists the organization and individual that provided relevant comments on the Draft Scope of Work; no elected officials or community board representative provided comments. Section C contains a summary of these relevant comments and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the chapter structure of the Draft Scope of Work.

## B. LIST OF ORGANIZATIONS THAT COMMENTED ON THE DRAFT SCOPE OF WORK

### ORGANIZATIONS

1. Civitas, written comments submitted by Interim Executive Director Lauren O'Toole, dated October 4, 2013 (CIVITAS)

### INTERESTED MEMBERS OF THE PUBLIC

No comments were received from members of the public.

## C. COMMENTS AND RESPONSES ON THE DRAFT SCOPE OF WORK

### GENERAL

**Comment 1-1:** The Draft Environmental Impact Statement should consider in its analysis the effects of the proposed project on the East River Esplanade, specifically the effects on open space, air quality, and noise. (CIVITAS)

**Response 1-1:** As described in the Draft Scope of Work, the DEIS will include open space, noise, and air quality analyses. A qualitative Open Space analysis will be prepared to consider the temporary and permanent effects (both direct and indirect) of the proposed project on the East River Esplanade.

The Air Quality analysis will examine the effects of the proposed decking structure over the Franklin Delano Roosevelt (FDR) Drive on air quality at locations on the adjacent portion of the East River Esplanade. The Air Quality analysis will also consider the proposed project's heating and hot water needs and the effects of the laboratory exhausts on air quality. The Noise analysis will examine the potential for significant adverse noise impacts due to decking over the FDR Drive. The Noise analysis will also determine the levels of building attenuation necessary to satisfy City Environmental Quality Reviwe (CEQR) interior noise requirements for the proposed project.

**Comment 1-2:** We encourage Rockefeller University to continue their discussions with the New York City Department of Parks and Recreation (DPR) and the New York City Department of City Planning (DCP) regarding potential Esplanade improvements and bulkhead repairs (CIVITAS).

**Response 1-2:** Comment noted. Rockefeller University continues to consult with DPR and DCP through the environmental review process. Esplanade improvements and bulkhead repairs are under discussion.

**OPEN SPACE**

**Comment 3-1:** Alternatives should be considered for the columns and footings that do not include the Esplanade's already limited square footage (CIVITAS).

**Response 3-1:** As described in the Draft Scope of Work, the DEIS will consider alternatives to the proposed project, which include siting buildings at other locations on the Rockefeller University campus, including alternatives that would not involve any alterations to the East River Esplanade.

**AIR QUALITY**

**Comment 8-1:** The platform structure spanning over the FDR Drive would limit the distribution of pollutants in the area and consequently increase pollutant concentrations on the East River Esplanade.

**Response 8-1:** The Air Quality analysis of the DEIS will examine the effects of the proposed decking structure over the FDR Drive on air quality at locations on the adjacent portion of the East River Esplanade.

**NOISE**

**Comment 9-1:** The noise analysis should consider the effects of a platform structure over the FDR Drive as it relates to the East River Esplanade (CIVITAS).

**Response 9-1:** The Noise analysis of the DEIS, as described in the Draft Scope of Work, will assess the proposed platform structure's potential for

affecting noise levels on the adjacent portion of the East River Esplanade and will examine the potential for significant adverse noise impacts. The Noise analysis will also determine the levels of building attenuation necessary to satisfy City Environmental Quality Reviwe (CEQR) interior noise requirements for the proposed project. ✷

# Appendix A
# Historic and Cultural Resources

# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP101M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 9/25/2013

**Comments:**

The LPC is in receipt of the Historic and Cultural Resources chapter of the DEIS dated September 25, 2013. Comments are as follows.

Pertaining to archaeological resources, the LPC recommends that the chapter be revised to include the text about the unanticipated discovery plan that is on page 5.18 into the other sections that discuss the cemetery site.

Regarding architecture:

Page 5-13, third paragraph. Remove sentence: "This structure has been altered…Resources."). Replace with sentence: "The LPC notes that the OPRHP's 2007 Resource Evaluation does not call out specific elements in the landscape design as contributing or non-contributing but flags the entire landscape design as contributing." Replace the sentence "However" to read as follows: "Based on its examination of the original Kiley plans for the campus, specifically drawing #S-1, entitled "Site Improvements and Pavilion, Structural Plans and Sections", dated 8/16/57, and that the structure has retained historic integrity, LPC has determined that the Kiley designed pavilion appears S/NR and LPC eligible as part of the Rockefeller University Historic District."

Page 5-15, second paragraph. Remove sentence: "These alterations…original landscape element." Replace the sentence "However" with: "LPC notes that although some elements have been removed, the structure retains the aspects for which it is significant, and the essential physical features remain present and visible. These include its location, design, and materials, as well as feeling and association. (See the CEQR Technical Manual: 2012, pp. 9-4 and 9-5). Based on its examination of the original Kiley plans for the campus, specifically drawing #S-1, entitled "Site Improvements and Pavilion, Structural Plans and Sections", dated 8/16/57, and that the structure has retained historic integrity, LPC has determined that the Kiley designed pavilion appears S/NR and LPC eligible as part of the Rockefeller University Historic District."

Page 5-22, third paragraph, "Fitness Center Site". Amend first sentence: "The proposed project would remove the existing Dan Kiley designed elements, including the existing concrete canopy structure…the parking lot."

The mitigation chapter, including the garden restoration plan, should be submitted to LPC for review and comment. The garden restoration plan should be included in the DEIS to allow for public review and comment.

[to page two]

The LPC is also in receipt of the Alternatives Analysis of the Laboratory Building Stack Locations dated September, 2013. In order to complete the review, the LPC requests that further figures of the proposed stack locations be provided showing the following:

1. Pedestrian view from Founder's Hall toward the proposed stack on Flexner Hall. This should illustrate the view of the proposed stack from the vantage point of a pedestrian walking towards the stack.
2. Pedestrian view from the new platform towards the stack on Flexner Hall.
3. Pedestrian view from the Hospital toward the proposed stack on the Hospital.
4. Pedestrian view from the Nurses' Residence toward the proposed stack on the Hospital.
5. Pedestrian view from the new platform towards the stack on the Hospital.
6. Pedestrian view of both stacks from the new platform.

Gina Santucci 10/10/2013

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 28116_FSO_GS_10072013.doc

# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP101M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 8/12/2013

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The LPC is in receipt of additional material as requested regarding the original Dan Kiley landscape plan for the campus, plus the existing and proposed conditions for the demolition of the Kiley designed parking canopy and lot at the north end of the campus for the construction of the new Fitness Center. The new Fitness Center will be located within the S/NR and LPC eligible Rockefeller University Historic District. The S/NR Resource Evaluation also flags the Dan Kiley landscape design as a contributing element to the district.

Consequently, the LPC requests the applicant to prepare and implement a restoration plan for the Philosopher's Garden, which is immediately adjacent to the project site and a significant element within the landscape design. The plan shall be submitted to LPC for review and comment prior to construction. Implementation of this plan will serve as partial mitigation for the demolition of the S/NR and LPC eligible Kiley designed canopy structure and parking lot area.

The restoration plan should be partially based on the material uncovered by Katrina Nugent, historic preservationist, who states in her blog entry on the Rockefeller Campus landscape design:

"Philosopher's Garden

This area of campus, situated across from the Lasker fountain and Caspary Auditorium is perhaps the most eloquent expression of Kiley's design intention of creating a "soothing sense of calm seclusion," similar to the Japanese walled-gardens that Kiley admired.27 The garden and terrace area is slightly sunken, and one section is paved with the same marble slabs used in the pathways above, and given the same treatment: placed in a bed of crushed marble so as to float above the ground surface. The terrace is lined with five marble benches, and Kiley's original design for the patio was to enclose the space with "double rows of European hornbeams," however, these were removed as recently as five years ago in order to increase the amount of sun that is able to filter into the terrace area through the ever-denser canopy of trees overhead.28 The second element of the garden is an articulated orthogonal pool with four vertical water jets, semi- enclosed on the campus side by a row of five trees, and on the street side by an eight-foot wall covered in Boston Ivy."[1]

Additionally, Nugent states that the University retains an in-house horticulturalist, that the campus landscape receives partial funding from the Mary Lasker Charitable Trust for long term maintenance, and that the University has commissioned and received an evaluation of the history and growth of the campus from Boston architectural firm Payette and Associates. According to the blog referenced in footnote 1, this evaluation supports the historic significance of the campus and landscape design.

[1]Nugent, K. (2013, April 23) Re: Rockefeller University Modern Campus Landscape: Daniel Kiley, 1958 [Web blog post]. Retrieved from: http://ephemeralurbanity.wordpress.com/2013/04/23/rockefeller-university-modern-campus-landscape-daniel-kiley-1958-kristina-nugent/

Gina Santucci 8/12/2013

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 28116_FSO_GS_08122013.doc

NYC Landmarks Preservation Commission

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New York, NY 10007

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# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP101M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 8/5/2013

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The LPC is in receipt of the draft scope of work for EIS dated 7/9/13. The text is acceptable for architecture and archaeology, however, please clarify the following as requested.

How would the scope of work change if there would be State or Federal actions? The SHPO has stated that an Army Corps permit would be required for the new platform.

Gina Santucci 8/6/2013

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

**File Name:** 28116_FSO_GS_08062013.doc

# ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP101M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 5/10/2013

**Comments:**

The LPC has reviewed the Draft EAS dated December 19, 2012. The text pertaining to archaeological resources is acceptable.

The campus has been determined S/NR and LPC eligible as an historic district. Founder's Hall within the district is also a National Historic Landmark. The landscape design by pioneering and influential American landscape architect Dan Kiley adds to the significance of the campus and is a contributing element of the historic district.

Regarding architectural resources, the proposed new exhaust stack locations at the north side of the Hospital and the south side of Flexner Hall appear to constitute a direct significant adverse impact on both of these LPC and S/NR eligible structures. This is due to the placement of the stacks directly on the inner elevations of the Hospital and Flexner facing the Founder's Hall (National Historic Landmark) and by the permanent closure of windows on the elevations of each building in order to accommodate the new stacks.

LPC requests a full alternatives analysis of the proposed and preferred stack placements as part of the EAS. As an option for stack placement, stack locations at the south side of the Hospital and the north side of Flexner that are not directly attached to the elevations of the historic buildings appear to be less visually and physically disruptive to Founders' Hall and the assemblage of historic buildings flanking it on either side.

Further information regarding the proposed Recreation Building site changes is required as the proposed building appears to potentially impact the Kiley landscape. More information is needed to properly assess the potential impact.

A plan showing the existing Kiley landscape at the site and the proposed changes/removals to the Kiley plan should be provided for review and comment. The plans should include locations of paving, plantings, trees, lighting fixtures, planters and water features, if any. Materials should also be indicated—marble, gravel, etc.

If available, the original Kiley landscape plans for the University should be included in the architectural resources section and included in the impacts analysis.

Cc: SHPO

[TO PAGE 2 OF 2]

Gina Santucci

5/29/2013

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 28116_FSO_GS_052820113.doc

Landmarks Preservation Commission

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# ARCHAEOLOGY

**Project number:** DEPARTMENT OF CITY PLANNING / LA-CEQR-M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 5/1/2013

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

---

**This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.**

**Comments:** The LPC is in receipt of the, "Plan for the Unanticipated Discovery of Human Remains: Rockefeller University Campus Block 1480, Lots 10 and 9010, New York, New York," prepared by AKRF and dated April 2013, which was created in response to LPC's request to do so on April 17, 2013. The Commission concurs with the plan.

5/2/2013

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

**File Name:** 28116_FSO_ALS_05022013.doc

NYC Landmarks Preservation Commission

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# ARCHAEOLOGY

**Project number:** DEPARTMENT OF CITY PLANNING / LA-CEQR-M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 4/11/2013

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

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**This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.**

**Comments:**

The LPC is in receipt of the, "Phase 1A Archaeological Documentary Study for Rockefeller University Campus, New York, New York," prepared by AKRF and dated November 2012.

The LPC concurs that the project as now designed is not likely to impact potentially significant archaeological resources and that if the construction plans change, the changes should be submitted to LPC for review as the site does have archaeologically sensitive areas. However, we recommend that an unanticipated discovery plan be developed in case that outlines the protocol for what to do if any human remains are found during construction.

Please submit two bound copies of the report to the LPC for our archives.

4/16/2013

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

**File Name:** 28116_FSO_ALS_04172013.doc

NYC Landmarks Preservation Commission

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# ARCHAEOLOGY

## Final Sign-Off (Multiple Sites)

**Project number:** DEPARTMENT OF CITY PLANNING / LA-CEQR-M
**Project:** ROCKEFELLER UNI FDR PLATFORM
**Date received:** 10/4/2012

**Comments:** as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

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**This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.**

**Properties with Archaeological significance:**
1) ADDRESS: 1230 YORK AVENUE, BBL: 1014800010, TIME PERIOD: Colonial (17/18 c) to 1820

**Comments:** LPC review of archaeological sensitivity models and historic maps indicates that there is potential for the recovery of remains from 18th and 19th century farms and the 19th Century Schermerhorn Family Burial Ground on the project site. Accordingly, the Commission recommends that an archaeological documentary study be performed for this site to clarify these initial findings and provide the threshold for the next level of review, if such review is necessary (see CEQR Technical Manual 2010).

10/11/2012

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

**File Name:** 28116_FSO_DNP_10112012.doc

New York State Office of Parks,
Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

Eliot Spitzer
Governor

Carol Ash
Commissioner

# RESOURCE EVALUATION

DATE: October 19, 2007 STAFF: Kathy Howe

PROPERTY: Rockefeller University Historic District MCD: Manhattan

ADDRESS: Bounded by York Ave, E. 68th St., FDR Dr., & E. 64th St. (see attached map) COUNTY: New York Co.

PROJECT REF: 07PR05157 USN: 06101.016485

I. ☐ Property is individually listed on SR/NR:
name of listing:

☐ Property is a contributing component of a SR/NR district:
name of district:

II. ☒ Property meets eligibility criteria.

☐ Property contributes to a district which appears to meet eligibility criteria.

Pre SRB: ☐ Post SRB: ☐ SRB date

## Criteria for Inclusion in the National Register:

A. ☒ Associated with events that have made a significant contribution to the broad patterns of our history;

B. ☐ Associated with the lives of persons significant in our past;

C. ☒ Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;

D. ☐ Have yielded, or may be likely to yield information important in prehistory or history.

## STATEMENT OF SIGNIFICANCE:[1]

The Rockefeller University Historic District (see attached district map for boundaries) in New York City meets NR Criterion A in the areas of science, health, and medicine as one of the nation's foremost biomedical research centers. The district meets Criterion C for its distinguished collection of buildings including Classical Revival buildings from the early 1900s by Shepley, Rutan, and Coolidge and by its successor firms of Coolidge and

[1] Much of the research and the text for the Statement of Significance was prepared by Amy Diehl of AKRF as part of "Attachment 3: Historic Resources," Rockefeller University Modernization Project, September 2007.

Shattuck and Coolidge, Shepley, Bullfinch, and Abbot, to the International Style buildings of the late 1950s expansion by Harrison & Abramowitz. The campus has additional significance for the extensive landscape design by landscape architect Dan Kiley.

Rockefeller University was founded in 1901 by John D. Rockefeller as the Rockefeller Institute for Medical Research. The university initially functioned as a grant-giving institution to support scientific research. Led by Simon Flexner, its first director, it became the nation's first biomedical research institute.

> The university and its hospital have been the site of important developments in diverse areas: the identification of human blood groups, the production of antiobiotics, the discovery of viral cancers and of the first effective treatment for African sleeping sickness, and research into vision, taste, and smell, methadone-based drug rehabilitation, aging, tuberculosis, poliomyelitis, yellow fever, heart disease, diabetes, leukemia, arthritis, AIDS, alcoholism, parasitic diseases, and genetic disorders.[2]

The institute was first located on Lexington Avenue at East 50th Street. The Schermerhorn estate – land on a rocky plateau between the current FDR Drive, current York Avenue and East 63rd and 68th Streets – was purchased by John D. Rockefeller in 1903. It was here where the campus developed in various stages.

By 1935, the institute's early focus on infectious diseases was expanded as new inroads were made in biological research. By 1950, the institute was recognized as one of the leading research facilities in the nation. It first awarded a graduate degree in 1954 and four years later a Ph.D. The institute officially changed its name to Rockefeller University in 1965.

The Rockefeller University Historic District includes the buildings and landscaping north of and including Sophie Fricke Hall. The district is bounded by York Avenue to the west, East 68th Street to the north, and the FDR Drive to the east. (The southern portion of the campus, roughly from East 62nd Street to just north of East 64th Street was developed between the mid-1970s to early 2000, and is excluded from the district boundaries.) Built between 1906 and 1959, the buildings in the historic district reflect two architecturally distinct building programs that recall the architectural development of a leading research institute and its later expansion as a graduate university. The buildings erected when the campus was a medical institute are architecturally distinguished Classical Revival brick buildings designed by Shepley, Rutan, and Coolidge and by its successor firms of Coolidge and Shattuck and Coolidge, Shepley, Bullfinch, and Abbot. These earlier campus buildings are unified through the use of rough hewn stone bases, tile roofs, and stylistic features that include cupolas, porticoes, cornices, and balustrades. Contributing buildings from the earliest period of development of the campus are located in the eastern portion of the campus overlooking the East River and include **Founder's Hall** (1906; an individually designated National Historic Landmark), the **Hospital** (1910), the **Isolation Pavilion/Nurse's Residence** (1910), **Flexner Hall** (1917), **Welch Hall** (1929), and **Theobald Smith Hall** (1930). The **Smith Hall Annex** though built in 1985, incorporates the stone base of the former East 67th Street Animal House. The iron **fence** with brick piers at the north end of the campus and along York Avenue also contributes to the district and appears to date from the early period of development.

The Rockefeller University expansion buildings, designed by Harrison & Abramovitz and built in 1958-1959, form a cohesive group of International Style buildings. Contributing buildings from this period include **Abby Aldrich Rockefeller Hall/Caspary Hall, Caspary Auditorium**, the **Graduate Students Residence**, the **President's House, Bronk Laboratory**, and **Sophie Fricke Hall.** These buildings were placed on the campus in a Beaux-Arts plan, primarily utilizing the unbuilt land between the original buildings near the East River and the campus's York Avenue boundary on the west.

Incorporating the use of rough fieldstone and limestone cladding, the expansion buildings echo the materials of the earlier Institute buildings, while reflecting a modern approach to architectural design through the use of features such as ribbon windows, curtain wall facades, pilotis, and the blurring of indoor and outdoor space through the creation of atriums and patios. The expansion buildings also incorporate sculpture qualities such as rounded corners, cut out atriums and patios, and hemispheric shapes that create prominent geometric designs. The 1958-59 **landscape design** of the campus was by landscape architect Dan Kiley who was responsible for paving materials, plantings, and design of an esplanade that extends from the center of the campus to the north, paved with marble and slate. The landscape contributes to the design significance of the campus.

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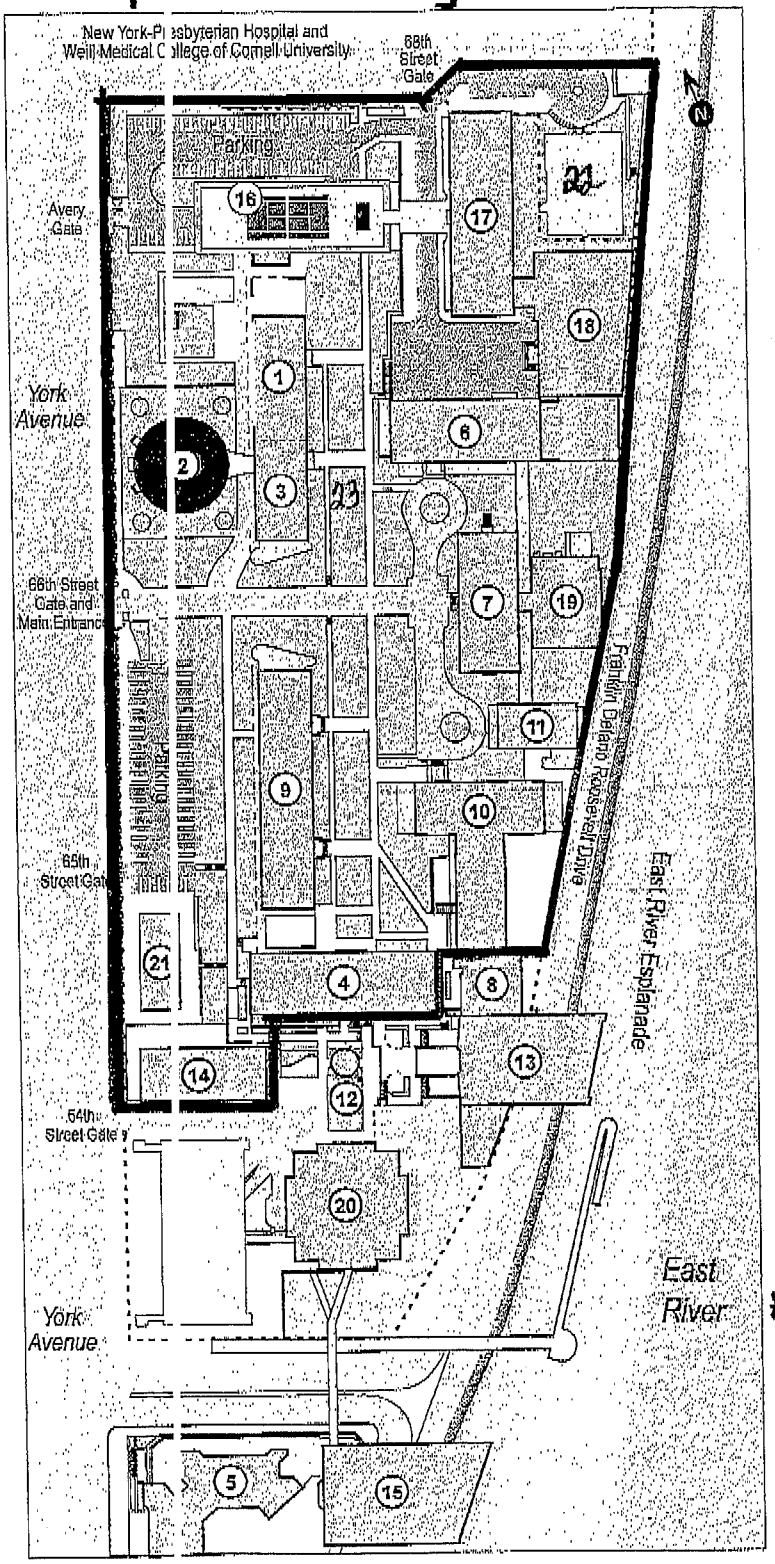
[2] Kenneth T. Jackson, ed. *The Encyclopedia of New York City* (New Haven: Yale University Press, 1995), p. 1016.

THE ROCKEFELLER UNIVERSITY

## Campus Map

Rockefeller University Historic District*- boundaries indicated by dark line.




1. Abby Aldrich Rockefeller Hall (contributing)
2. Caspary Auditorium (contributing)
3. Caspary Hall (contributing)
4. Detlev W. Bronk Laboratory (contributing)
5. Faculty House (not in district; not NR eligible)
6. Flexner Hall (contributing)
7. Founder's Hall (NHL; contributing)
8. Gasser Hall (not in district; not NR eligible)
9. Graduate Students Residence (contributing)
10. Hospital (contributing)
11. Nurses Residence (contributing)
12. The Peggy Rockefeller Plaza (not in district, not NR eligible)
13. John D. Rockefeller, Jr. and David Rockefeller Research Building (Not in district, not NR eligible)
14. Sophie Fricke Hall (Contributing)
15. Scholars Residence (Not in district; not NR-eligible)
16. Tennis Court
17. Theobald Smith Hall (contributing)
18. Smith Hall Annex (non-contributing)
19. Welch Hall (Library) (contributing)
20. Benjamin and Irma G. Weiss Research Building (not in district not NR eligible)
21. IT/Telecom Pavilion (non-contributing)
22. President's House (contributing)
23. Landscape Design (contributing)

*District is State/National Registers - eligible; determined by SHPO, 11/2007.

The Rockefeller University
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THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
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**ENVIRONMENTAL REVIEW**

DCP /07DCP093M — 07/17/07
PROJECT NUMBER — DATE RECEIVED

**PROJECT** ROCKEFELLER U. LSCFD: BLOCKS 1480 AND 1475

[ ] No architectural significance

[X] No archaeological significance

[ ] Designated New York City Landmark or Within Designated Historic District

[ ] Listed on National Register of Historic Places

[X] Appears to be eligible for National Register Listing and/or New York City La Designation

[ ] May be archaeologically significant; requesting additional materials

**COMMENTS** The LPC is in receipt of the 7/13/07 assessment of potential historic resources. The LPC concurs with the determinations of eligibility of the historic resources analysis.

SIGNATURE — 08/15/07
DATE

# Appendix B

## Written Comments Received on the Draft Scope of Work

CIVITAS
WORKING FOR QUALITY
IN URBAN LIFE

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October 4, 2013

Robert Dobruskin
Director
Environmental Assessment and Review Division
NYC Department of City Planning
22 Reade Street, Room 4E
New York, NY 10007

Dear Mr. Dobruskin,

CIVITAS requests that the Draft Environmental Impact Statement for the Rockefeller University River Building and Fitness Center (CEQR No. 14DCP019M) consider in its analysis the effects on the East River Esplanade. Specifically, we request that the proposed project's effects on open space, air quality and noise be considered.

The project's scope cites that approximately 450 square feet would be demapped along the western portion of the East River Esplanade for 10 columns and footings, which will support the expansion structurally. Since the project is located within an area in Manhattan that is densely populated and underserved by open space, we request that alternatives be considered for the columns and footings that do not include reducing the Esplanade's already limited square footage.

CIVITAS appreciates the proposed construction of a five-foot tall noise barrier along the eastern edge of the FDR Drive to reduce existing noise levels on the East River Esplanade. However, we would like to request that further noise analysis be conducted on the effects of construction of a platform over the FDR Drive, as it pertains to the adjacent East River Esplanade.

Similarly, we are concerned about the adverse effects on air quality that the proposed expansion will have on the East River Esplanade. The expansion over the FDR Drive would limit the distribution of pollutants in the area and consequently increase pollutant concentrations on the East River Esplanade.

Finally, we encourage Rockefeller University to continue their discussions with the New York City Department of Parks and Recreation and the New York City Department of City Planning regarding potential Esplanade improvements and bulkhead repairs. CIVITAS is aware of the investment needed to sustain the structural integrity of the Esplanade and supports the partnership to accomplish this. Furthermore, we encourage Rockefeller University to consider more distinctive design of this portion of the Esplanade.
quality in the Upper East Side and East Harlem communities.

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CIVITAS is a non-profit community-based planning organization that since 1981 has worked to improve zoning and land use policies, transportation, and environmental and streetscape quality in the Upper East Side and East Harlem communities.

In 2011, CIVITAS launched Reimagining the Waterfront, an ideas competition to generate concepts for the East River Esplanade between East 63rd and 125th Streets. The winning entries were organized in 2012 as an exhibition at the Museum of the City of New York. In response to the great community need for an improved waterfront, CIVITAS is now embarking on a community-based initiative to plan for the future of the park.

Thank you for considering CIVITAS's comments in the Draft EIS.

Sincerely,

Lauren O'Toole
Interim Executive Director

CC:

Hon. Amanda Burden, NYC Planning Commission Chair
Hon. Carolyn Maloney, U.S. Congresswoman
Manhattan Community Board 8