

23 Conceptual Analysis

Introduction

The Proposed Actions would create a series of new discretionary approvals, including authorizations and special permits that may be sought at a later date. These new discretionary approvals and modifications for Plan Review Sites include:

- Authorization for Plan Review Sites pursuant to ZR Section 143-42
- Development Plan
 - Establishment of a Development Plan pursuant to ZR Section 143-431
 - Certification for high definition development site pursuant to ZR Section 143-432
 - Authorization for long-term development site pursuant to ZR Section 143-433
- Habitat Preservation Area
 - Modification of habitat preservation area standards pursuant to ZR Section 143-441
 - Special Permit for modification of habitat preservation area pursuant to ZR Section 143-442
 - Natural area dedicated for public use pursuant to ZR Section 143-443
- Residential Sites
 - Modification of permitted residential building types pursuant to ZR Section 143-451
 - Modification of bulk regulations for residential sites pursuant to ZR Section 143-452

This chapter conceptually analyzes scenarios in which the above-referenced authorizations are sought. The analysis is intended to present a conservative, cumulative analysis of potential significant, adverse impacts that could occur as a result of the Proposed Actions. The

purpose of this analysis is to consider the potential for the Proposed Actions to result in significant, adverse impacts from future discretionary actions applicable to larger properties or properties with unique circumstances. The analysis relies on the conceptual analysis sites described in Appendix 3. The potential effects of these discretionary actions are analyzed conceptually in this chapter, and preliminary conclusions are based specifically on the conceptual analysis sites.

If the proposed authorizations that are considered conceptually in this chapter are formally sought, they would require a separate environmental review, conducted pursuant to *CEQR Technical Manual* guidance. If the environmental review were to find the potential for significant, adverse impacts, CPC would have the authority to prescribe the necessary mitigation to offset and/or minimize those adverse effects.

The conclusions of the conceptual analyses find that, should any future application be submitted for the use of the discretionary actions, several areas may experience similar or slightly different environmental effects compared to the Proposed Actions. These areas include historic resources and hazardous materials. The potential impacts would be site specific and, in the absence of specific applications, are difficult to predict. When an applicant proposes a specific development and pursues an authorization in the future, this discretionary action would require environmental review under SEQRA. An Environmental Assessment Statement, prepared in conjunction with the future authorization, would include technical analysis categories, including hazardous materials, air quality, and noise analysis as warranted under the *CEQR Technical Manual*. An (E) designation may be mapped as part of the future environmental review to avoid the potential for significant, adverse impacts.

The potential impacts on the conceptual analysis sites that could result from future use of the proposed CPC authorization for Plan Review Sites (ZR Section 143-42) are provided below. These include additional authorizations related to modification of underlying regulation permitted for Plan Review Sites related to habitat preservation areas (ZR Section 143-44) and approval of residential sites (ZR Section 143-45).

Conceptual Analysis Site 1: R1-2 with 4-Lot Subdivision

A future authorization pursuant to ZR Section 143-42 could be sought to facilitate a subdivision proposal for a site (conceptual analysis site 1), with the following conditions:

- Located in the proposed SNRD, Base Protection Area
- 25,000-square-feet (0.57 acre) in size

- Situated in an interior lot
- Zoned R1-2

Under current regulations, the above referenced site would be located in the existing NA-2; under the proposed regulations, the site would be located in the SNRD, in a Base Protection Area. These assumptions are not intended to reflect a real site, but rather, were made to represent typical lot and use conditions found for subdivision proposals adjacent to public natural resources.

Conceptual analysis site 1 illustrates the effects of the following aspects of the Proposed Actions on development:

- General authorization for Plan Review Sites that result in four or more lots. This example could also be used to illustrate the four or more buildings or eight dwelling units in Resource Adjacent Areas.
- Maximum lot coverage and hard surface area for Base Protection Areas within the Special Natural Resource District.
- Updated tree credit requirements, planting standards, and tree preservation requirements for residential developments.
- Compliance with biodiversity requirements and landscape elements for Base Protection Areas.

The site would likely seek CPC authorization for Plan Review Sites in order to facilitate subdivision of the property into four or more lots. The subdivision authorization would require the demarcation of subdivided property lines, with requirements satisfying minimum lot areas and lot width. The authorization would also require demarcation of areas that should be preserved, such as trees and other features. The conceptual analysis for site 1 considers subdividing the site into four zoning lots of approximately 6,300 square feet each (**Figure 23-1**). Proposed underlying Base Protection Area zoning regulations would govern the development on these lots, which is assumed to total four, 2-story, single-family detached residences, each of which would satisfy all biodiversity planting and tree credit requirements of the proposed SNRD. For a full description of conceptual analysis site 1, see Appendix 3.

Figure 23-1. Conceptual Analysis Site 1: Site Plan and Tree Planting Requirements



Land Use, Zoning, and Public Policy

Existing Conditions

Conceptual analysis site 1 is a 0.58-acre (25,200-square-foot) vacant interior lot in SNAD NA-2. The site contains 17 trees, and the topography changes slightly throughout the site. As described in **Chapter 2, *Land Use, Zoning, and Public Policy***, the NA-2 is predominantly residential. Residential uses account for 31.6 percent of NA-2 lot area and 70.9 percent of built floor area. Vacant land accounts for the second highest percentage of NA-2 lots (19.3 percent).

The site is in an R1-2 non-contextual low-density residential zoning district. R1-2 districts only permit detached single-family homes (Use Group 1), detached single-family homes (Use Group 1), and a limited range of community facility uses (Use Groups 3-4). Two-family, semi-detached and attached residential buildings (Use Groups 1-2), commercial uses (Use Groups 5-15), general service uses (Use Group 16), and manufacturing uses (Use Groups 17-18) are not permitted. The maximum permitted FAR for residential uses is 0.5, and 1.0 FAR is permitted for community facility uses. Building height and setback are governed by sky exposure plane regulations, which start at a height of 25 feet, and homes typically range from one to two stories in height. Yard requirements in R1-2 districts mandate the provision of two side yards and a 20-foot setback from the street line, further contributing to the open, suburban-like setting of these districts.

Although the exact location of conceptual analysis site 1 is not known, several public policies could apply to this site, including New York City's WRP, OneNYC, and PlaNYC 2030, as described in **Chapter 2, *Land Use, Zoning, and Public Policy***.

Conceptual Development

As described in **Chapter 2, *Land Use, Zoning, and Public Policy***, the Proposed Actions are not expected to induce new development where it would not have occurred absent the Proposed Actions, and land use trends and development patterns are expected to remain similar to existing conditions/No Action scenario. However, the proposed zoning text amendment would change existing special district regulations. Under the proposed regulations, because conceptual analysis site 1 would be located within a Base Protection Area and would be subdivided into four zoning lots, it would be considered a Plan Review Site and would be required to seek CPC authorization for any proposed development, enlargement, site alteration, or subdivision. Conceptual analysis site 1 would also be subject to a number of proposed as-of-right regulations, including zoning lot subdivision size and location; lot coverage and hard

surface area maximums for Base Protection Areas within the SNRD; tree credit requirements, planting standards, and tree preservation requirements for residential developments; and biodiversity requirements and landscape elements for Base Protection Areas.

Pursuant to the proposed regulations for Plan Review Sites and as-of-right regulations, four, 2-story single-family homes could be constructed on conceptual analysis site 1, each with a maximum lot coverage of 25 percent (see Appendix 3). Each lot would include 6,300 square feet in lot area and be 60 feet wide. Each zoning lot would have a maximum permitted hard surface area of 50 percent (3,150 square feet) that would include the building, required parking, driveways, and other amenities. Each home would provide the required parking: one space within an attached garage.

A minimum of 7 trees and 26 tree credits and a minimum of 4 biodiversity points would be required on each zoning lot. To satisfy tree credit requirements, a minimum of 7 trees and 33 credits would be provided. To satisfy biodiversity points and landscape element requirements, each lot would provide a basic garden equivalent to 10 percent of the lot area, or a basic garden of 630 square feet. The minimum dimension of the garden shall not be less than 8 feet.

Although the conceptual development would comply with the underlying land use and zoning regulations—including those dictating FAR, height, and setback requirements—the exact size, nature, and location of development that could be induced by the proposed authorization cannot be predicted. Because the development would still be required to comply with underlying zoning regulations in the R1-2 zoning district (i.e., use and FAR), conceptual analysis site 1 is unlikely to result in significant, adverse impacts on land use, zoning, and public policy.

Future environmental review at the time of application for the proposed authorization would consider the possibility of any significant, adverse impacts on land use, zoning, and public policy. Additionally, any site located in the New York City Coastal Zone would be required, as part of its environmental review, to be evaluated for consistency with the WRP.

Socioeconomics

Conceptual analysis site 1 would not have the potential to directly or indirectly change the socioeconomic conditions of the area. Because the existing site is assumed to be vacant, the development of conceptual analysis site 1 would not displace any existing residents or employees. Thus, an analysis of direct residential displacement or direct business displacement would not be warranted. The conceptual development

would introduce four residential buildings, each on its own zoning lot. Therefore, because conceptual analysis site 1 would not generate a net increase of more than 200 residential units or 200,000 square feet of commercial space, it would not result in the indirect displacement of any residents or businesses. Additionally, because conceptual analysis site 1 would introduce a relatively small area of residential development, it would not affect conditions within a specific industry. Therefore, development of conceptual analysis site 1 is not expected to result in changes to the area's socioeconomic conditions.

Conceptual analysis site 1 would require a general authorization and a separate environmental review, specific to the proposed development. Potential impacts on socioeconomics would be assessed as part of the future environmental review.

Community Facilities and Services

Development of conceptual analysis site 1 would not result in direct impacts on community facilities. The proposed development would not displace or otherwise directly affect any public schools, libraries, childcare centers, health care facilities, or police and fire protection services facilities. Therefore, an analysis of direct effects would not be warranted.

Residential units would increase under conceptual analysis site 1 by four, 2-story residential homes. However, the increases would not exceed the thresholds for detailed analysis of schools, childcare facilities, or libraries. Because the increase in residential units would be negligible and no new neighborhood would be created, the thresholds for police/fire services and health care facilities also would not be exceeded, and no further analysis is warranted.

Future environmental review would assess the impacts on community facilities and services.

Open Space

The development of conceptual analysis site 1 would not encroach on, cause a loss of, or limit public access to open space, and would not be constructed adjacent to public lands containing habitat.

The development of conceptual analysis site 1 would introduce a negligible residential population and no worker population. Based on an average household size of 2.5 for Bronx Community Board 8 (2012–2016 American Community Survey Census Data), a maximum of 10 residents would be introduced. Therefore, the development of conceptual analysis site 1 would not have the potential to indirectly overtax available open space.

Potential impacts on open space would be assessed as part of the future environmental review of conceptual analysis site 1.

Shadows

New development at conceptual analysis site 1 could include the construction of approximately four two-story single-family residences near potentially sunlight-sensitive open space. Therefore, conceptual analysis site 1 could cast incremental shadows on a sunlight-sensitive resource.

The proposed authorization would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse shadow impacts based on the unique nature of the project site location and proposed building(s) orientation.

Historic and Cultural Resources

Conceptual analysis site 1 could affect historic and cultural resources. Without specific development proposals, the location of development cannot be predicted. The site approval would require its own environmental review, specific to the proposed development. Future environmental review would consider the possibility of any significant, adverse impacts on historic resources, including those related to the exterior appearances or context of architectural resources or new ground disturbance in archaeologically sensitive areas.

Urban Design

Conceptual analysis site 1 could be developed with four single-family residences pursuant to future authorization approval. Therefore, conceptual analysis site 1 could affect a pedestrian's perspective of the area's urban design and visual resources and result in adverse impacts.

The proposed authorization would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse urban design impacts.

Natural Resources

Development of conceptual analysis site 1 would result in the establishment of 50 percent (3,150 square feet) of hard surface area within each proposed zoning lot. The increase in hard surface would be minimized by the required biodiversity point, tree credit, and landscape element requirements. A required biodiversity garden with 10 percent lot coverage would be established on each proposed lot to satisfy biodiversity point and landscape element requirements. The wildlife gardens would increase biodiversity in the Base Protection Area.

Under the proposed zoning regulations, tree credits for each of the proposed zoning lots would exceed the minimum of 26 tree credits and 7 individual trees required per lot. Under the conceptual development scenario, 13 existing trees would be preserved, and 15 new trees would be planted across the 4 proposed lots. Because the proposed regulations would allow a portion of the critical root zone to be disturbed, existing old growth trees would be preserved. Additionally, newly planted trees would be planted in a cluster formation. Preservation of mature trees and cluster planting would have a long-term, beneficial effect on the ecosystem services provided by trees.

Development of conceptual analysis site 1 is not expected to result in significant, adverse impacts on natural resources. However, potential impacts on natural resources would be assessed under a separate environmental review, specific to the proposed development. Potential direct and indirect effects on natural resources would be assessed, based on the presence of natural resources on the site identified through a natural resource assessment performed by a qualified professional. A project would result in direct impacts if it alters the condition of the resources such that they no longer exist, or they do not function in their full capacity. Other direct impacts include the imposition of noise, air pollutant emissions, odors, or shadows that alter the resource so that it no longer supports its existing ecological functions. Indirect effects occur when the changes on a site alter conditions to adjacent or nearby resources or on the site itself after construction has ended.

Hazardous Materials

Conceptual analysis site 1 could entail development in a residential zoning district that could disturb existing hazardous materials and/or increase pathways to their exposure. New development on such a site would require its own environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse impacts related to hazardous materials, including those related to new ground disturbance, resulting from development.

Water and Sewer Infrastructure

Because the conceptual analysis site 1 is expected to contain four, 2-story homes, a preliminary sewer capacity would not be warranted because the development would not result in more than 400 residential units or 150,000 square feet of commercial space in a combined sewered area, or 25 residential units or 50,000 square feet of commercial space in a separately sewered area. A separate environmental review, specific to the proposed development, would be required. That review would consider the possibility of any significant, adverse stormwater and sewer infrastructure impacts.

Solid Waste and Sanitation

Development of conceptual analysis site 1 would generate solid waste. Residential units would increase under conceptual analysis site 1 by four residential units. However, this increase would not exceed the thresholds for solid waste per the *CEQR Technical Manual* (50 tons or 100,000 pounds per week). If total waste generation exceeded 50 tons per week, future environmental review would consider impacts on solid waste and sanitation.

Energy

The annual energy consumption for conceptual analysis site 1 would be projected based on the size (floor area) of the four proposed residential buildings. The estimated annual energy use for conceptual analysis site 1 would be negligible compared to the overall demand within Con Edison's service area. Therefore, the development of conceptual analysis site 1 would not result in an adverse impact on the City's energy system.

The general authorization would require a separate environmental review, which would include an energy impact assessment.

Transportation

Although conceptual analysis site 1 is not intended to represent a specific lot or location, for conservative analysis purposes, it is assumed to be located within CEQR Traffic Zone 5. The incremental development thresholds for further numerical analysis in Zone 5 are 100 dwelling units; 40,000 square feet of office space; 10,000 square feet of regional retail, local retail, or restaurant space; 15,000 square feet of community facility space; or 60 parking spaces. If a proposed project resulted in development densities less than the levels shown in Table 16-1 of the *CEQR Technical Manual*, further numerical analysis would not be needed because transportation impacts are very unlikely. If a proposed project surpassed these levels, a preliminary trip generation analysis would be needed.

Although the exact size, nature, and location of development that could be induced by the proposed authorization cannot be predicted, it is assumed that the site would be developed with approximately four dwelling units. Because conceptual analysis site 1 would not exceed the development densities for CEQR Traffic Zone 5, the site would not have the potential to generate an increase of 50 peak hour vehicle trips, 200 peak hour rail or bus transit riders, and/or 200 peak hour pedestrian trips, and a preliminary trip generation analysis would not be needed.

Future environmental review would consider the possibility of any significant, adverse transportation impacts. CPC would review parking

circulation and vehicular access/egress for all Plan Review Sites, as well as potential effects on pedestrian and vehicular movement.

Air Quality

Development of conceptual analysis site 1 would result in a nominal increase vehicular traffic volume. However, because volume would not exceed the applicable CO screening threshold of 170 auto trips per hour at an intersection, or the PM_{2.5} screening threshold of 12 heavy-duty diesel vehicles per peak hour, a mobile source analysis would not be warranted.

The future environmental review of conceptual analysis site 1 would include a stationary source screening assessment to determine the potential for emissions from the HVAC systems of the proposed buildings to affect nearby existing land uses of similar or greater height. Screening assessments for industrial and large/major emission sources would also be undertaken as part of the future environmental review effort. Depending on the screening results, a detailed study may be required. In addition, because four buildings of similar height would be developed in proximity to each other, a project-on-project assessment may also be warranted.

The general authorization would require a separate environmental review, which would include an air quality impact assessment.

Greenhouse Gases and Climate Change

Based on *CEQR Technical Manual* guidance, the development of conceptual analysis site 1 would not warrant a GHG assessment because it would not result in development of 350,000 square feet or more.

The proposed authorization would require a separate environmental review, specific to the proposed development. Any future environmental review would consider the potential for significant, adverse impacts with respect to GHG emissions and climate change.

Noise

Development of conceptual analysis site 1 could result in stationary noise sources located near sensitive receptors or additional mobile noise sources that were not present previously. Approval of conceptual analysis site 1 would require its own environmental review, specific to the proposed development. The review would assess any significant, adverse noise impacts, including those related to new noise sources and/or sensitive receptors such as residential uses.

Public Health

Development of conceptual analysis site 1 would be unlikely to result in unmitigated significant, adverse impacts related to air quality, water quality, hazardous materials, or noise. As such, development of the site is not be expected to result in an adverse effect on public health.

The proposed authorization would require a separate environmental review, specific to the proposed development. The potential for significant, adverse impacts on public health would be assessed as part of the site's future environmental review.

Neighborhood Character

Development of conceptual analysis site 1 could affect neighborhood character. Generally, the effect on neighborhood character is expected to be positive because the Proposed Actions are intended to preserve the unique topography and ecological conditions in the study area. Regardless, future environmental review would consider impacts on neighborhood character.

Construction

Several factors, including the location and setting of the project in relation to other uses and the intensity and duration of the construction activities, may indicate that a project's construction activities warrant analysis. Construction impacts may be analyzed for any project that involves or induces construction.

Development of conceptual analysis site 1 pursuant to future CPC authorization would require a separate environmental review, specific to the proposed development. The review would consider the possibility of any significant, adverse impacts resulting from construction.

Conceptual Analysis Site 2: R1-1 with Private Road and Habitat Preservation

A future authorization pursuant to ZR Section 143-42 could be sought to facilitate a development proposal for a site (conceptual analysis site 2), with the following conditions:

- Located in the proposed SNRD, in a Base Protection Area
- 119,637-square-feet (2.75 acres) in size
- Vacant, unimproved, interior lot with the rear portion covered by forested habitat
- Zoned R1-1

These assumptions are not intended to reflect a real site and were made to represent typical lot and use conditions found within R1-1 districts in the existing NA-2.

This Plan Review Site illustrates the opportunity to understand the effects of the following aspects of the Proposed Actions on development:

- General Authorization for a site 1 acre or more including proposed habitat preservation area requirements
- General Authorization involving creation or extension of private roads that would apply to a site under 1 acre
- General Authorization for disturbance of rock outcrop for more 400 square feet, measured both in plan and in elevation that would apply to a site under 1 acre as well
- Authorization for modification of permitted bulk regulations. The effects of authorization for a modification of permitted residential building types could be analyzed similarly
- Special permit being sought in the future for modification of required habitat preservation area

Because the property is larger than 1 acre and a developer could seek to develop a new private road as well as create more than 400 square feet of disturbance to the rock outcrop in the With Action scenario, the developer would seek the proposed CPC authorization for Plan Review Sites and modifications of the proposed underlying zoning for residential sites. The conceptual analysis for site 2 considers five new dwelling units accommodated within five single-family residences, as well as retaining an existing two-story building. Each new building consists of two stories and occupies approximately 2,400 square feet of lot coverage, and the existing building occupies 2,955 square feet of lot coverage, for a total lot coverage of 14,955 square feet (Figure 23-2). One parking space is are provided for each new dwelling unit, totaling five parking spaces within the attached garage outside the private road. The conceptual development would satisfy all biodiversity planting and tree credit requirements of the proposed SNRD. For a full description of conceptual analysis site 2, see Appendix 3.



Figure 23-2. Conceptual Analysis 2: Site Plan

Land Use, Zoning, and Public Policy

Existing Conditions

Conceptual analysis site 2 is a 2.75-acre (119,637-square-foot) interior lot within an existing house and partially covered by potential habitat in SNAD NA-2. Approximately 40 percent (1.1 acres) of the site is covered by potential habitat. As described in **Chapter 2, Land Use, Zoning, and Public Policy**, the NA-2 is predominantly residential. Residential uses account for 31.6 percent of NA-2 lot area and 70.9 percent of built floor area. Vacant land accounts for the second highest percentage of NA-2 lots (19.3 percent).

The site is in an R1-1 non-contextual, low-density residential zoning district. R1-1 only permits detached single-family homes (Use Group 1), and a limited range of community facility uses (Use Groups 3-4). Two-family, semi-detached and attached residential buildings (Use Groups 1-2), commercial uses (Use Groups 5-15), general service uses (Use Group 16), and manufacturing uses (Use Groups 17-18) are not permitted. The maximum permitted FAR for residential uses is 0.5, and 1.0 FAR is permitted for community facility uses. Building

height and setback are governed by sky exposure plane regulations, which start at a height of 25 feet, and homes typically range from one to two stories in height. Yard requirements in R1-2 districts mandate the provision of two side yards and a 20-foot setback from the street line, further contributing to the open, suburban-like setting of these districts.

Although the exact location of conceptual analysis site 2 is not known, several public policies could apply to this site, including New York City's WRP, OneNYC, and PlaNYC 2030, as described in **Chapter 2, Land Use, Zoning, and Public Policy**.

Conceptual Development

As described in **Chapter 2, Land Use, Zoning, and Public Policy**, the Proposed Actions are not expected to induce new development where it would not have occurred absent the Proposed Actions, and land use trends and development patterns are expected to remain similar to existing conditions/No Action scenario. However, the proposed zoning text amendment would change the existing special district regulations. Under the proposed regulations, conceptual analysis site 2 would be considered a Plan Review Site because of its size (larger than 1 acre) and would be required to seek CPC authorization for any proposed development, enlargement, site alteration, or subdivision. Because 25 percent of the lot area (29,909 square feet) must be preserved pursuant to the proposed regulations, the site would seek an additional authorization to modify permitted bulk regulations to allow the development to be clustered outside of the habitat preservation area. These clustering regulations would allow a similar development potential that would have been typical on the zoning lot in absence of the habitat preservation area. Pursuant to a special permit for modification of natural features in a preservation area, CPC may permit the modification of natural features in a preservation area previously established by an authorization to facilitate a temporary disturbance in the preservation area that would subsequently be restored to a natural state.

After applying the modifications to permitted bulk allowed through the proposed authorizations for Plan Review Sites, 5 new two-story single-family homes each having a single parking space provided in attached garage would be provided around a private road on conceptual analysis site 2 in addition to the existing two-story home (see Appendix 3).

As per the underlying R1-1 zoning, a road accessing 5 or more homes that are beyond 50 feet of a mapped street is considered a private road and provides the necessary access required by the Fire Code. Street trees and planting strip regulations for private roads are pursuant to ZR 26-20 and 26-30. The private road would require a width of 34 feet with a total width of 48 feet, including required 4-foot-wide sidewalks and 3-foot-

wide planting strips. Street trees of at least 3-inch caliper would be planted at 25-foot intervals.

The existing two-story house would have a lot coverage of 2,955 square feet, and each new house consisting of two-stories would occupy 2,400 square feet of lot coverage. The total lot coverage would be 14,955 square feet, or 12.5 percent of lot area that would meet the proposed regulations.

The proposed regulations would require 3 tree credits per 750 square feet of lot area, and one tree (one inch or more in caliper) per 1,000 square feet of lot area. As a result, a total of 359 tree credits and 90 trees would be required based on a lot area of 89,728 square feet (excluding the preservation area). Trees required as private road trees count toward satisfying the requirement (38 trees planted that satisfy 76 credits). To satisfy the remainder of the tree credits (143 credits), 56 new trees of two-caliper inch will be required to be planted in groups of four satisfying 140 credits. Remaining 3 credits are satisfied by one 2 inch caliper and one 1 inch caliper trees. To satisfy the biodiversity requirement which is calculated based on 4 points required for 89,728 square feet, a wildlife garden of 7,179 square feet is required to be provided, which is satisfied by the existing plantings at the bottom right corner of the site (**Figure 23-2**).

Although the conceptual development would comply with the underlying land use and zoning regulations—including those dictating FAR, height, and setback requirements—the exact size, nature, and location of development that could be induced by the proposed authorization cannot be predicted. Because the development would still be required to comply with underlying zoning regulations in the R1-1 zoning district (i.e., use and FAR), conceptual analysis site 2 is unlikely to result in significant, adverse impacts on land use, zoning, and public policy. Future environmental review at the time of application for the proposed authorization would consider the possibility of any significant, adverse impacts on land use, zoning, and public policy. Additionally, any site located in the New York City Coastal Zone would, as part of its environmental review, be evaluated for consistency with the WRP.

Socioeconomics

Conceptual analysis site 2 would not have the potential to directly or indirectly change the socioeconomic conditions of the area. The development would not displace any existing residents or employees, because the site is assumed to be vacant. As such, the conceptual development would not warrant an analysis of direct residential displacement or direct business displacement. Conceptual analysis site 2 would introduce five dwelling units that would be accommodated within single-family residential buildings. Thus, because the net increase would

be less than 200 residential units and less than 200,000 square feet of commercial space, it would not exceed the *CEQR Technical Manual* screening threshold for an indirect displacement analysis and would not result in the indirect displacement of any residents or businesses. Additionally, because conceptual analysis site 2 would introduce a relatively small area of residential development, it would not affect conditions within a specific industry. Therefore, the development is not expected to result in changes to the area's socioeconomic conditions.

Conceptual analysis site 2 would require authorizations and a separate environmental review, specific to the proposed development. Potential effects on socioeconomics would be assessed as part of the future environmental review.

Community Facilities and Services

Development of conceptual analysis site 2 would not result in direct impacts on community facilities. The proposed development would not displace or otherwise directly affect any public schools, libraries, childcare centers, health care facilities, or police and fire protection services facilities. Therefore, an analysis of direct effects would not be warranted.

Residential units would increase under conceptual analysis site 2 by five detached single-family buildings. The increases would not exceed the thresholds for detailed analysis of schools, childcare, or libraries. Furthermore, the increase in residential units would not constitute a sizable new neighborhood, and the thresholds for police/fire services and health care facilities would not be exceeded. No further analysis would be warranted.

Future environmental review would assess the impacts on community facilities and services.

Open Space

Direct effects on open space would not result from the development of conceptual analysis site 2. The residential development would not encroach on, cause a loss of, or limit public access to open space. As discussed in the relevant technical sections below, the conceptual development is not be expected to increase noise or air pollutant emissions, odors, or shadows that temporarily or permanently affect the usefulness of any proximate public open spaces.

Based on an average household size of 2.5 for Bronx Community Board 8 (2012–2016 American Community Survey Census Data), the development of conceptual analysis site 2 would introduce up to 13 residents. It would not exceed the threshold for a preliminary assessment. Therefore, the future environmental review of conceptual analysis site 2

would include a preliminary open space assessment for residents to determine the potential for indirect effects.

Shadows

New development at conceptual analysis site 2 could include the construction of approximately five single-family residences near potentially sunlight-sensitive open space. Therefore, conceptual analysis site 2 could cast incremental shadows on a sunlight-sensitive resource.

The proposed authorizations would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse shadow impacts based on the unique nature of the project site location and proposed building(s) orientation.

Historic and Cultural Resources

Conceptual analysis site 2 could affect historic and cultural resources. Without specific development proposals, the size, nature, and location of development cannot be predicted. The site approval would require its own environmental review, specific to the proposed development. Future environmental review would consider the possibility of any significant, adverse impacts on historic resources, including those related to the exterior appearances or context of architectural resources or new ground disturbance in archaeologically sensitive areas.

Urban Design

Conceptual analysis site 2 could be developed with five single-family residences and a private road pursuant to future authorization approval. Therefore, conceptual analysis site 2 could affect a pedestrian's perspective of the area's urban design and visual resources and result in adverse impacts.

The proposed authorizations would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse urban design impacts.

Natural Resources

Under the conceptual development scenario, a natural resource survey determines that 40 percent of the lot area has habitat. As such, 25 percent of the lot area (equal to 29,909 square feet) is identified to be preserved to satisfy the requirements of the proposed regulations

Development of conceptual analysis site 2 would have a direct effect on the existing habitat on the site, resulting in the loss of more than half an acre of this resource. This loss would be minimized by meeting the required biodiversity point, tree credit, and landscape element

requirements. A total of 57 two-caliper inch trees and 1 one-caliper inch tree would be planted across the site lot to satisfy tree credit requirements, and 7,179 square feet of wildlife garden would be required. Habitat preservation requirements would minimize the loss of habitat. Additionally, clustering of the proposed development outside the preservation area would help to minimize indirect impacts on these habitats.

Potential impacts on natural resources would be assessed under a separate environmental review, specific to the proposed development.

Hazardous Materials

Conceptual analysis site 2 would entail development in a residential zoning district that could disturb existing hazardous materials and/or increase pathways to their exposure. New development on such a site would require its own environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse impacts related to hazardous materials, including those related to new ground disturbance associated with development.

Water and Sewer Infrastructure

Because the proposed conceptual site 2 is expected to contain 5 new detached single-family buildings, it would not result in more than 400 residential units or 150,000 square feet of commercial space in a combined sewer area. It would not result in 25 residential units or 50,000 square feet of commercial space in a separately sewer area. As such, a preliminary assessment would not be required if the development were in a separately sewer area. If the development contains a combined sewer system, the preliminary assessment would not be warranted.

The conceptual development would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse stormwater and sewer infrastructure impacts.

Solid Waste and Sanitation

Development of conceptual analysis site 2 would generate solid waste. Residential units would increase under conceptual analysis site 2 by five residential units. However, this development increase would not exceed the thresholds for solid waste per the *CEQR Technical Manual* (50 tons or 100,000 pounds per week). If total waste generation exceeded 50 tons per week, future environmental review would consider impacts on solid waste and sanitation.

Energy

The annual energy consumption for conceptual analysis site 2 would be projected based on the size (floor area) of the five proposed residential buildings. The estimated annual energy use for conceptual analysis site 1 would be negligible compared to the overall demand within Con Edison's service area. Therefore, the development of conceptual analysis site 1 would not result in an adverse impact on the City's energy system.

The general authorization would require a separate environmental review, which would include an energy impact assessment.

Transportation

Although conceptual analysis site 2 is not intended to represent a specific lot or location, for conservative analysis purposes, it is assumed to be located within CEQR Traffic Zone 5. The incremental development thresholds for further numerical analysis in Zone 5 are 100 dwelling units; 40,000 square feet of office space; 10,000 square feet of regional retail, local retail, or restaurant space; 15,000 square feet of community facility space; or 60 parking spaces. If a proposed project resulted in development densities less than the levels shown in Table 16-1 of the *CEQR Technical Manual*, further numerical analysis would not be needed because transportation impacts would be unlikely. If a proposed project surpassed these levels, a preliminary trip generation analysis would be needed.

Although the exact size, nature, and location of development that could be induced by the proposed authorizations cannot be predicted, it is assumed that five new single-family houses would be developed. Because conceptual analysis site 2 would not exceed the development densities for CEQR Traffic Zone 5, the site would not have the potential to generate an increase of 50 peak hour vehicle trips, 200 peak hour rail or bus transit riders, and/or 200 peak hour pedestrian trips, and a preliminary trip generation analysis would not be needed.

Future environmental review would consider the possibility of any significant, adverse transportation impacts. CPC would review parking circulation and vehicular access/egress for all Plan Review Sites, as well as potential effects on pedestrian and vehicular movement.

Air Quality

Development of conceptual analysis site 2 would result in a nominal increase in vehicular traffic volume. However, because it would not exceed the applicable CO screening threshold of 170 auto trips per hour at an intersection or the PM_{2.5} screening threshold of 12 heavy-duty diesel

vehicles per peak hour, a mobile source analysis would not be warranted.²²

The future environmental review of conceptual analysis site 2 would include a stationary source screening assessment to determine the potential for emissions from the HVAC systems of the proposed buildings to affect nearby existing land uses of similar or greater height. Screening assessments for industrial and large/major emission sources would also be undertaken as part of the future environmental review effort. Depending on the screening results, a detailed study may be required. In addition, because multiple buildings of similar height would be developed in proximity to each other, a project-on-project assessment may also be warranted.

The authorizations would require a separate environmental review, which would include an air quality impact assessment.

Greenhouse Gases and Climate Change

Based on *CEQR Technical Manual* guidance, the development of conceptual analysis site 2 would not warrant a GHG assessment. The conceptual development would result in less than 350,000 square feet of development, would not be a City capital project, and would not include power generation or other actions that would change the solid waste management system.

The potential for significant, adverse impacts with respect to GHG emissions and climate change would be evaluated as part of the conceptual development's future environmental review.

Noise

Development of conceptual analysis site 2 could result in stationary noise sources located near sensitive receptors, or additional mobile noise sources that were not present previously. Approval of site 2 would require its own environmental review, specific to the proposed development. The environmental review would assess any significant, adverse noise impacts, including those related to new noise sources and/or sensitive receptors such as residential uses.

Public Health

Development of conceptual analysis site 2 is not expected to have an unmitigated, significant, adverse impact related to air quality, water quality, hazardous materials, or noise. As such, it would be unlikely to result in an adverse effect on public health.

²² As discussed above under transportation, based on the number of residential units, conceptual analysis site 2 is expected to result in fewer than 50 peak hour trips.

The proposed authorizations would require a separate environmental review, specific to the proposed development. The potential for significant, adverse impacts on public health would be assessed as part of the site's future environmental review.

Neighborhood Character

Development of conceptual analysis site 2 could affect neighborhood character. Generally, the effect on neighborhood character is expected to be positive because the Proposed Actions are intended to preserve the unique topography and ecological conditions in the study area.

Regardless, future environmental review would consider impacts on neighborhood character.

Construction

Development of conceptual analysis site 2 pursuant to future CPC authorization would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse impacts resulting from construction.

Conceptual Analysis Site 3: R4 with Development Plan

A future authorization pursuant to ZR Section 143-42 and ZR Section 143-43 could be sought to facilitate a long-term development plan proposal for a site (conceptual analysis site 3), with the following conditions:

- Located in the proposed SNRD, in a Base Protection Area
- 2 million-square-feet (46 acres) in size
- Institutional campus with multiple community facility buildings totaling 515,000 square feet of floor area
- Zoned R4

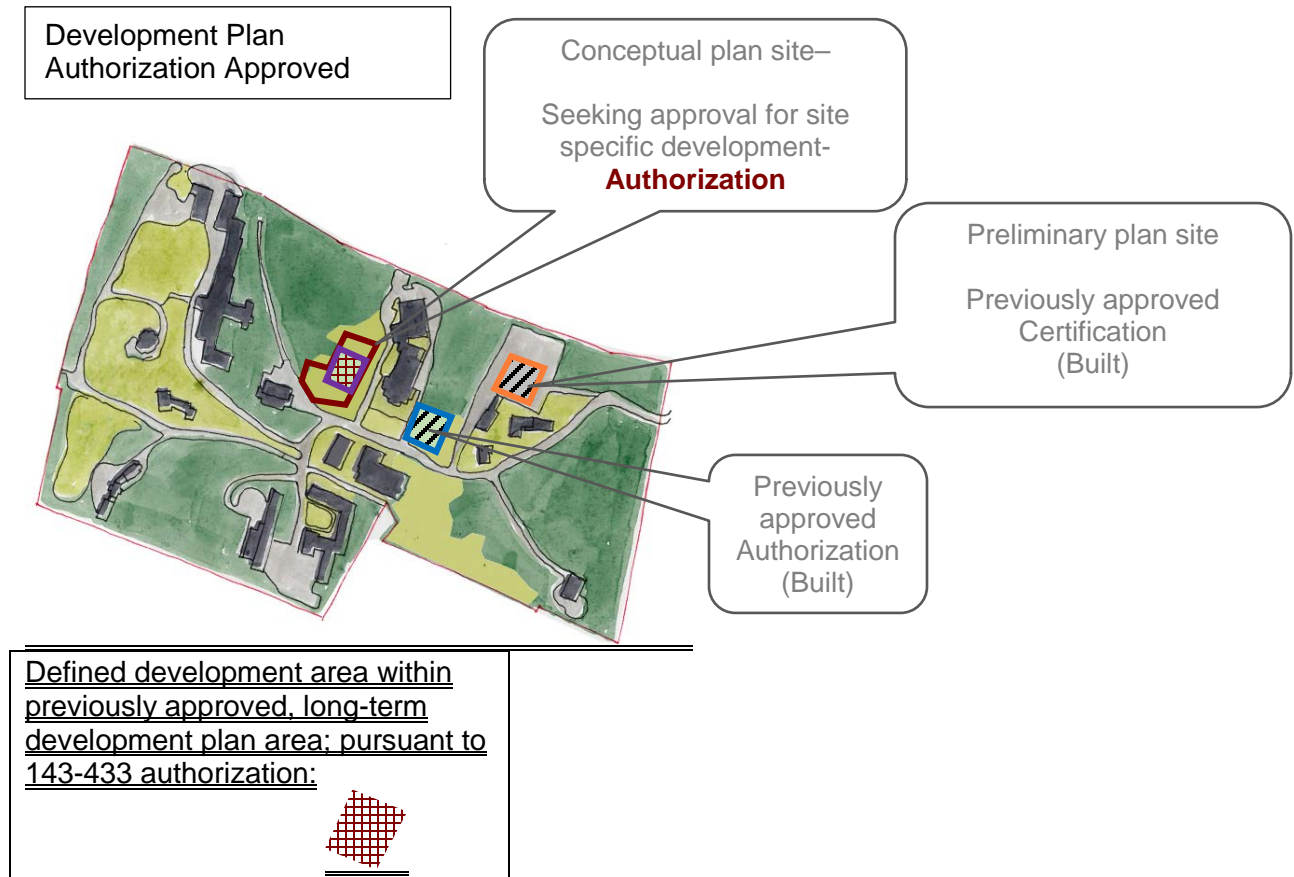
Under current regulations, the above-referenced site would be located in the existing SNAD (NA-2); under the proposed regulations, the site would be located in the Base Protection Area. These assumptions are not intended to reflect a real site and were made to represent a large community facility use campus that could use the proposed development plan authorization.

Conceptual analysis site 3 illustrates the opportunity to understand the effects of the following aspects of the Proposed Actions on development:

- Authorization for the establishment of a development plan to be applied to zoning lots greater than 1 acre, which would permit phased construction over time pursuant to ZR Section 143-43
- Certification of a high-definition development site within an approved development plan pursuant to 143-432
- Authorization for a long-term development site within an approved development plan pursuant to 143-633

Because the property is larger than 1 acre and could seek to develop a long-term phased development plan in the With Action scenario, the site could seek the proposed CPC authorization for Plan Review Sites and establishment of a development plan, including follow-up actions to implement components of the plan. The conceptual analysis for site 3 considers initial development of a two-story, 13,000-square-foot community facility building; a four-story, 24,000-square-foot community facility building pursuant to future certification or a “high definition development site” (ZR Section 143-432); and a four-story, 71000-square-foot community facility building pursuant to future authorization for a “long-term development site” (ZR Section 143-433) (**Figure 23-3**). The conceptual development would satisfy all habitat preservation, biodiversity planting, and tree credit requirements of the proposed SNRD. For a full description of conceptual analysis site 3, see Appendix 3.

Figure 23-3. Conceptual Analysis Site 3: Long-term Development Site Authorization Approval



Land Use, Zoning, and Public Policy

Existing Conditions

Conceptual analysis site 3 is a 46-acre (2 million square-foot) campus with multiple campus buildings totaling 515,000 square feet within SNAD NA-2. As described in **Chapter 2, Land Use, Zoning, and Public Policy**, SNAD NA-2 is predominantly residential. Residential uses account for 31.6 percent of NA-2 lot area and 70.9 percent of built floor area. Institutional uses account for the third highest percentage of lot area (20.3 percent) and third highest percentage of building area (28.3 percent) within NA-2.

The site is in an R4 residential zoning district. R4 districts are non-contextual and are mapped in areas intended for neighborhoods with a mixture of low-density housing types. R4 permits detached single-family homes (Use Group 1); detached, semi-detached, and attached single-family and two-family homes (Use Group 2); multi-family homes (Use Group 2); and community facility uses (Use Groups 3-4). Commercial

uses (Use Groups 5-15), general service uses (Use Group 16), and manufacturing uses (Use Groups 17-18) are not permitted. The maximum permitted FAR for residential uses is 0.75, and 2.0 FAR is permitted for community facility uses. A maximum street wall height of 25 feet and building height of 35 feet are permitted. Accessory parking is required at a rate of one space per dwelling unit.

Although the exact location of conceptual analysis site 3 is not known, several public policies could apply to this site, including New York City's WRP, *OneNYC*, and *PlaNYC 2030*, as described in **Chapter 2, Land Use, Zoning, and Public Policy**.

Conceptual Development

As described in **Chapter 2, Land Use, Zoning, and Public Policy**, the Proposed Actions are not expected to induce new development where it would not have occurred absent the Proposed Actions, and land use trends and development patterns are expected to remain similar to existing conditions/No Action scenario. However, the proposed zoning text amendment would change existing special district regulations. Conceptual analysis site 3 would be considered a Plan Review Site under the proposed regulations because it is larger than 1 acre. Therefore, it would be required to seek CPC authorization for any proposed development, enlargement, site alteration, or subdivision. The Plan Review Site approval would facilitate the construction of one new building. The site would seek a second authorization for the establishment of a development plan to facilitate two future developments for a high-definition development approval and long-term development site approval. The goals of the proposed authorizations are to encourage long-term planning to create a holistic development plan for the public and the property owner, while considering natural resource preservation. The authorizations would allow phased construction over an extended period.

The Plan Review Site approval would facilitate the construction of a two-story, 13,000-square-foot recreational facility building with a building footprint of 6,500 square feet. The high-definition development site approval would facilitate the construction of a four-story, 24,000-square-foot classroom building with a building footprint of 6,000 square feet. The long-term development site approval would facilitate the construction of a four-story, 16,000-square-foot dormitory building with a building footprint of 4,000 square feet. In total, the proposed authorizations would result in the addition of 53,000 square feet of institutional/ community facility uses and the campus' total FAR would increase to 0.28. This result would allow for the phase construction of three buildings over a period of approximately nine years, while meeting the preservation requirements (35 percent habitat preservation; 15 percent open space) of the Proposed Actions.

Although the conceptual development would comply with the underlying land use and zoning regulations—including those dictating FAR, height, and setback requirements—the exact size, nature, and location of development that could be induced by the proposed authorizations cannot be predicted. Because the development would still be required to comply with underlying zoning regulations in the R4 zoning district (i.e., use and FAR), conceptual analysis site 3 is unlikely to result in significant, adverse impacts on land use, zoning, and public policy.

Future environmental review at the time of application for the proposed authorization would consider the possibility of any significant, adverse impacts on land use, zoning, and public policy. Additionally, any site located in the New York City Coastal Zone would, as part of its environmental review, be evaluated for consistency with the WRP.

Socioeconomics

Conceptual analysis site 3 is not expected to directly or indirectly change the socioeconomic conditions of the area. According to the proposed development plan, the areas of the campus that would potentially be subject to future development do not contain existing buildings. Because no existing residents or employees would be displaced, an analysis of direct residential displacement or direct business displacement would not be warranted. Conceptual analysis site 3 would generate a net increment of 53,000 square feet of institutional development with no residential units, which is well below the *CEQR Technical Manual* screening thresholds for indirect business displacement (i.e., greater than 200,000 square feet of commercial space) and indirect residential displacement (i.e., more than 200 residential units). Therefore, the conceptual development would not result in the indirect displacement of any residents or businesses. Furthermore, because conceptual analysis site 3 would introduce a relatively small area of institutional use, it would not affect conditions within a specific industry. Accordingly, the conceptual development is not expected to result in changes to the area's socioeconomic conditions.

Future environmental review would assess impacts on socioeconomic conditions.

Community Facilities and Services

Conceptual analysis site 3 is not expected to result in direct impacts on community facilities. The development would not displace or otherwise directly affect any public schools, libraries, child care centers, health care facilities, or police and fire protection services facilities. Therefore, an analysis of direct effects would not be warranted.

Conceptual analysis site 3 would include a four-story, 56-foot-tall dormitory building. However, these students would not represent new residents that would exceed the thresholds for detailed analysis of schools, child care facilities, or libraries. No substantial new neighborhood would be created (the campus would be an existing campus); therefore, the thresholds for police/fire services and health care facilities would not be exceeded, and no further analysis would be warranted.

Future environmental review would assess the impacts on community facilities and services.

Open Space

Conceptual analysis site 3 could affect open space. Because the campus may contain designated open space resources and/or private open space, the conceptual development could encroach on, cause a loss of, or limit public access to open space. Additionally, the conceptual development may increase noise or air pollutant emissions, odors, or shadows that temporarily or permanently affect the usefulness of any proximate public open spaces. Therefore, future environmental review would include an open space assessment for direct effects.

The conceptual development would not generate a new residential population, but it would introduce approximately 159 incremental workers based on industry standard rates used in certified EIS documents (i.e., three employees per 1,000 square feet of institutional use) (DCP 2018). No portion of the affected area is underserved by open space. Conceptual analysis site 3 would add fewer than 500 workers and would not exceed the threshold for a preliminary open space assessment.²³

Future environmental review would occur when authorizations are sought for the Plan Review Site and the long-term development plan. An open space assessment would be prepared as part of the future environmental review effort, which would consider the potential for both direct and indirect impacts on open space.

Shadows

Conceptual analysis site 3 is in potentially sunlight-sensitive open space and could be developed with multiple new buildings including a two-story (32 feet) gymnasium building, four-story (60 feet) building with classrooms, and a four-story (56 feet) dormitory building. Therefore, conceptual analysis site 3 could cast incremental shadows on a sunlight-sensitive resource.

²³ Per the current open space maps referenced in the *CEQR Technical Manual*, Bronx CD 8 does not contain any areas that are underserved by open space.

The proposed authorizations would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse shadow impacts based on the unique nature of the project site location and proposed building(s) orientation.

Historic and Cultural Resources

Conceptual analysis site 3 could affect historic and cultural resources, depending on the existing resources located on the campus. Without specific development proposals, the size, nature, and location of development that could be induced by conceptual analysis site 3 cannot be predicted. The site approval would require its own environmental review, specific to the proposed development. Future environmental review would consider the possibility of any significant, adverse impacts on historic resources, including those related to the exterior appearances or context of architectural resources or new ground disturbance in archaeologically sensitive areas.

Urban Design

Conceptual analysis site 3 could be developed with multiple new buildings, including a two-story gymnasium building, four-story building with classrooms, and a four-story dormitory building pursuant to future authorization approval. Therefore, conceptual analysis site 3 could affect a pedestrian's perspective of the area's urban design and visual resources and result in adverse effects.

The proposed authorizations would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse urban design impacts.

Natural Resources

Under the conceptual development scenario, development of conceptual analysis site 3 is not expected to result in direct or indirect effects on natural resources. Development is not proposed within areas where natural habitat was identified during a conceptual site assessment, and proposed development would not alter conditions of nearby resources. A habitat preservation area of 35 percent of the lot area would be established pursuant to the proposed regulations.

Development of conceptual analysis site 3 is not expected to result in significant, adverse impacts on natural resources. However, potential impacts on natural resources would be assessed under a separate environmental review, specific to the proposed development.

Hazardous Materials

Development of conceptual analysis site 3 could disturb existing hazardous materials and/or increase pathways to their exposure. New development on such a site would require its own environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse impacts related to hazardous materials, including those related to new ground disturbance associated with development.

Water and Sewer Infrastructure

Because the proposed conceptual site 3 is expected to contain multiple uses across separate buildings, a preliminary assessment could be required if the development would be separately sewered. If the development contained a combined sewer system, it is likely that the preliminary assessment would not be warranted.

The development of conceptual analysis site 3 would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse stormwater and sewer infrastructure impacts.

Solid Waste and Sanitation

Development of conceptual analysis site 3 would generate solid waste from the increase in development. Depending on the number of employees and ultimate hours of use of the buildings, it is unlikely that the development would exceed the thresholds for solid waste per the *CEQR Technical Manual* (50 tons or 100,000 pounds per week). If total waste generation exceeded 50 tons per week, the environmental review would consider the possibility of any significant, adverse impacts on solid waste and sanitation.

Energy

The annual energy consumption for conceptual analysis site 3 is estimated to be 13,287,100 million BTUs, based on Table 15-1 in the *CEQR Technical Manual* (applying the average annual whole-building energy use rate for an institutional building type). Because the conceptual development's projected incremental increase in annual energy consumption would be negligible relative to the overall demand within Con Edison's service area, it would not have an adverse impact on the City's energy system.

The proposed authorizations would require a separate environmental review, specific to the proposed development, which would evaluate the potential for significant, adverse energy impacts.

Transportation

Although conceptual analysis site 3 is not intended to represent a specific lot or location, for conservative analysis purposes, it is assumed to be located within CEQR Traffic Zone 5. The incremental development thresholds for further numerical analysis in Zone 5 are 100 dwelling units; 40,000 square feet of office space; 10,000 square feet of regional retail, local retail, or restaurant space; 15,000 square feet of community facility space; or 60 parking spaces. If a proposed project resulted in development densities less than the levels shown in Table 16-1 of the *CEQR Technical Manual*, further numerical analysis would not be needed because transportation impacts would be unlikely. If a proposed project surpassed these levels, a preliminary trip generation analysis would be needed.

Although the exact size, nature, and location of development that could be induced by the proposed authorizations cannot be predicted, it is assumed that multiple new buildings would be developed with a total of approximately 53,000 square feet of institutional/ community facility uses. Because conceptual analysis site 3 would exceed the development densities for CEQR Traffic Zone 5, the site could generate an increase of 50 peak hour vehicle trips, 200 peak hour rail or bus transit riders, and/or 200 peak hour pedestrian trips, and a preliminary trip generation analysis would be needed.

Future environmental review would consider the possibility of any significant, adverse transportation impacts. CPC would review parking circulation and vehicular access/egress for all Plan Review Sites, as well as potential effects on pedestrian and vehicular movement.

Air Quality

Because conceptual analysis site 3 would increase traffic volumes, it could result in localized increases in CO and PM levels. Thus, a mobile source screening assessment would be conducted as part of the site's future environmental review process. In accordance with *CEQR Technical Manual* methodology, it is expected that the CO screening threshold of 170 auto trips per hour at an intersection would be applicable, and the PM_{2.5} screening threshold of 12 heavy-duty diesel vehicles would be used.

Future environmental review of conceptual analysis site 3 would include a stationary source screening assessment to determine the potential for the proposed buildings' HVAC emissions to affect nearby buildings of similar or greater height. Screening assessments for industrial and large/major emission sources would also be conducted as part of the future environmental review effort. Depending on the screening results, a detailed study may be required.

As indicated above, the conceptual development would require an independent environmental review in the future, which would include an air quality impact assessment.

Greenhouse Gases and Climate Change

Conceptual analysis site 3 would result in less than 350,000 square feet of development, would not be a City capital project, and would not include power generation or other actions that change the solid waste management system. Therefore, in accordance with *CEQR Technical Manual* guidance, the conceptual development would not warrant a GHG assessment.

The proposed authorizations would require a separate environmental review, specific to the proposed development. The potential for significant, adverse impacts with respect to GHG emissions and climate change would be evaluated as part of the conceptual analysis site's future environmental review.

Noise

Development of conceptual analysis site 3 could result in stationary noise sources located near sensitive receptors or additional mobile noise sources that were not present previously. Approval of conceptual analysis site 3 would require its own environmental review, specific to the proposed development, that would assess any significant, adverse noise impacts, including those related to new noise sources and/or sensitive receptors such as residential uses.

Public Health

Development of conceptual analysis site 3 would be unlikely to result in unmitigated, significant, adverse impacts related to air quality, water quality, hazardous materials, or noise. As such, development is not expected to result in an adverse effect on public health.

The proposed authorizations would require a separate environmental review, specific to the proposed development, which would evaluate the potential for any significant, adverse impacts on public health.

Neighborhood Character

Development of conceptual analysis site 3 could affect neighborhood character. Generally, the effect on neighborhood character is expected to be positive because the Proposed Actions are intended to preserve the unique topography and ecological conditions in the study area. Regardless, future environmental review would consider impacts on neighborhood character.

Construction

Several factors, including the location and setting of the project in relation to other uses and the intensity and duration of the construction activities, may indicate that a project's construction activities warrant analysis. The effects of construction may be analyzed for any project that involves or induces construction.

Development of conceptual analysis site 3 pursuant to a future CPC authorization would require a separate environmental review, specific to the proposed development. That review would consider the possibility of any significant, adverse impacts resulting from construction.