

# **Stevenson Commons**

## **Environmental Assessment Statement**

**CEQR #: 21DCP044X**

**Lead Agency:**  
**NYC Department of City Planning**

**Applicant:**  
**Camber Property Group LLC &**

**Prepared by:**  
**Philip Habib & Associates**

**August 31, 2020**

**STEVENSON COMMONS**

**ENVIRONMENTAL ASSESSMENT STATEMENT**

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# **EAS Form**



## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

#### Part I: GENERAL INFORMATION

**PROJECT NAME** Stevenson Commons

##### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
**21DCP044X**

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
**Non-ULURP**

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

##### 2a. Lead Agency Information

NAME OF LEAD AGENCY

**New York City Department of City Planning**

NAME OF LEAD AGENCY CONTACT PERSON

**Olga Abinader, Director, EARD**

ADDRESS **120 Broadway, 31<sup>st</sup> Floor**

CITY **New York**

STATE **NY**

ZIP **10271**

TELEPHONE **212-720-3493**

EMAIL **oabinad@planning.nyc.gov**

##### 2b. Applicant Information

NAME OF APPLICANT

**Camber Property Group**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

**Frank St. Jacques, Akerman LLP**

ADDRESS **666 Fifth Avenue, 20<sup>th</sup> Floor**

CITY **New York**

STATE **NY**

ZIP **10103**

TELEPHONE **212-259-6474**

EMAIL  
**frank.st.jacques@akerman.com**

##### 3. Action Classification and Type

###### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **§617.4(b)(6)(i)**

**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

##### 4. Project Description

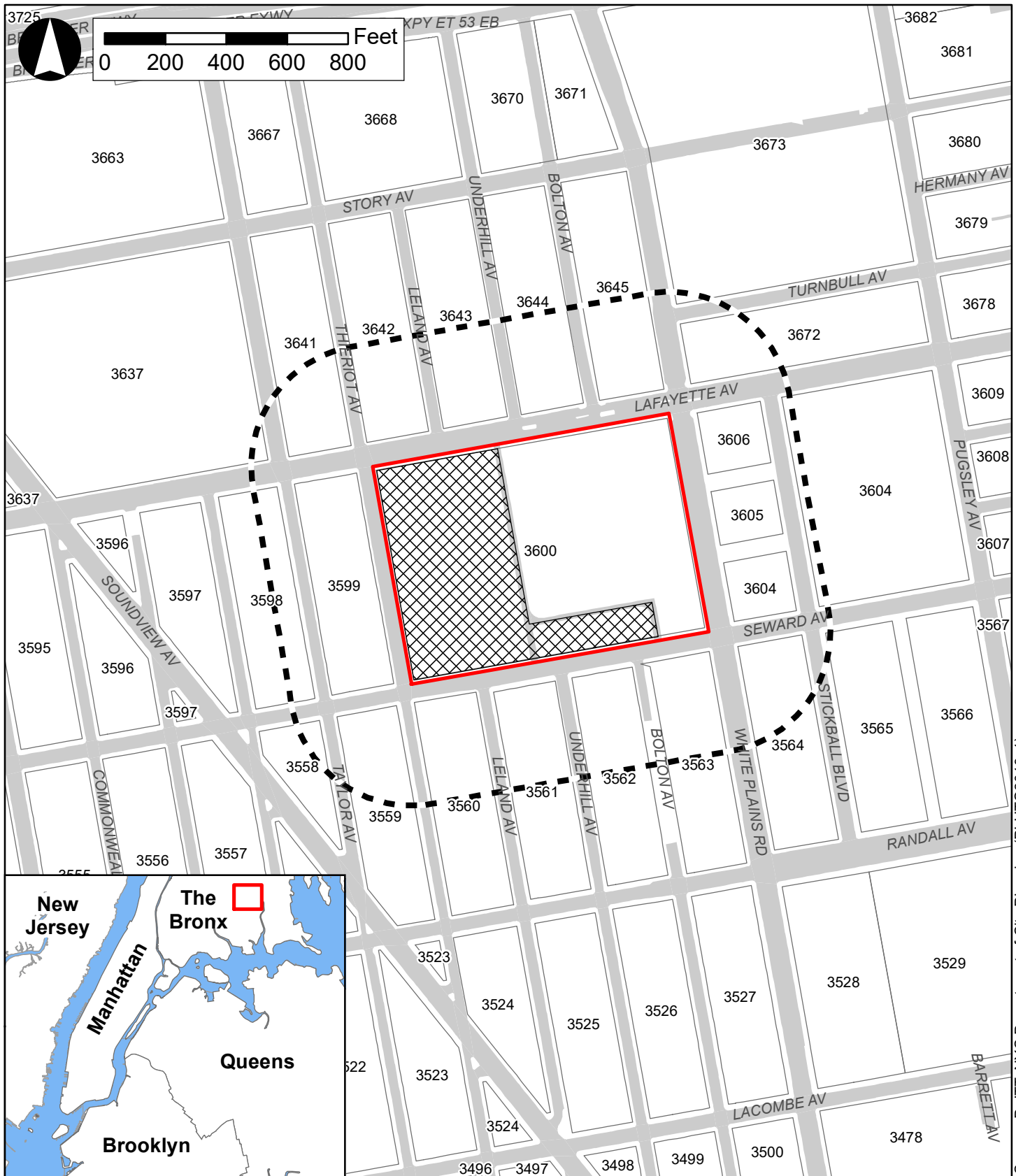
Camber Property Group, LLC (the "Applicant"), as property owner of 755 White Plains Road and 1850 Lafayette Avenue (Block 3600, Lot 4), is requesting discretionary actions to facilitate new residential and community facility development at Stevenson Commons in the Soundview neighborhood of Bronx Community district 9. The anticipated discretionary actions (collectively, the "Proposed Actions") include the following:

- Modification to the previously approved Stevenson Commons large scale residential development (LSRD) (CP-22380) to update the previously approved plans and zoning calculations to reflect a proposed mixed use development on Block 3600, Lot 4; and
- Modification to the previously approved Stevenson Commons City-aided limited-profit housing project on Block 3600, Lot 4 pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381).

The Proposed Actions would facilitate new residential and community facility development on the Stevenson Commons Site (the "Project Area") located in the Soundview neighborhood of Bronx Community District 9. The Stevenson Commons site at 1850 Lafayette Avenue (Block 3600, Lot 4) comprises the 679,000 sf superblock bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue. The Project Area is currently developed with a mix of residential, retail, community facility, and accessory parking uses, as well as accessory/private open spaces.

The Proposed Actions would facilitate new construction on the Stevenson Commons site that would result in an incremental (net) increase of 735 affordable dwelling units (DUs), including 114 affordable units for seniors, 33,995 gs of community facility uses, approximately 1.94 acres of publicly accessible open space, and a net decrease of approximately 104 parking spaces (the "Proposed Project"). New development would be spread across six new buildings on the Stevenson Commons site. Construction of the Proposed Project is expected to begin in the second quarter of 2021 with all components complete and operational by early 2028.

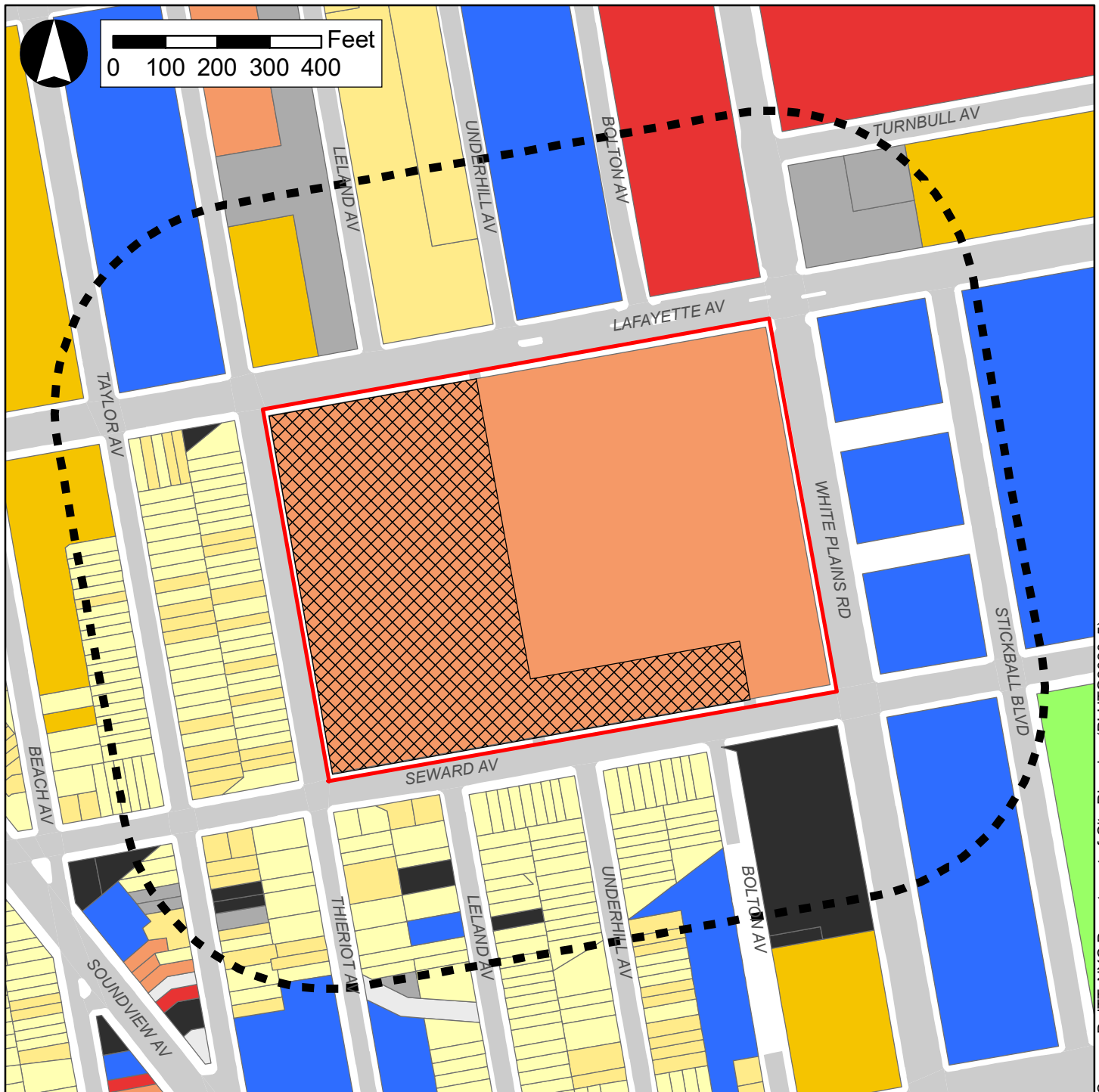
<b>Project Location</b>		
BOROUGH <b>Bronx</b>	COMMUNITY DISTRICT(S) <b>9</b>	STREET ADDRESS <b>755 White Plains Rd./1850 Lafayette Avenue</b>
TAX BLOCK(S) AND LOT(S) <b>Block 3600, Lot 4</b>	ZIP CODE <b>10473</b>	
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS <b>Lafayette Avenue to the north, White Plains Road to the east, Seward Avenue to the south, and Thieriot Avenues to the west</b>		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY <b>R6</b>		ZONING SECTIONAL MAP NUMBER <b>7a</b>
<b>5. Required Actions or Approvals</b> (check all that apply)		
<b>City Planning Commission:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) <input type="checkbox"/> CITY MAP AMENDMENT <input type="checkbox"/> ZONING CERTIFICATION <input type="checkbox"/> CONCESSION <input type="checkbox"/> ZONING MAP AMENDMENT <input type="checkbox"/> ZONING AUTHORIZATION <input type="checkbox"/> UDAAP <input type="checkbox"/> ZONING TEXT AMENDMENT <input type="checkbox"/> ACQUISITION—REAL PROPERTY <input type="checkbox"/> REVOCABLE CONSENT <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY <input type="checkbox"/> DISPOSITION—REAL PROPERTY <input type="checkbox"/> FRANCHISE <input checked="" type="checkbox"/> HOUSING PLAN & PROJECT <input type="checkbox"/> OTHER, explain: <input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input checked="" type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION <b>Minor modification to a LSRD plan (CP-22380 and CP-22381)</b>		
<b>Board of Standards and Appeals:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> VARIANCE (use) <input type="checkbox"/> VARIANCE (bulk) <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION		
<b>Department of Environmental Protection:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    If "yes," specify:		
<b>Other City Approvals Subject to CEQR</b> (check all that apply) <input type="checkbox"/> LEGISLATION <input checked="" type="checkbox"/> FUNDING OF CONSTRUCTION, specify: <b>HPD financing</b> <input type="checkbox"/> RULEMAKING <input type="checkbox"/> POLICY OR PLAN, specify: <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES <input type="checkbox"/> FUNDING OF PROGRAMS, specify: <input type="checkbox"/> 384(b)(4) APPROVAL <input type="checkbox"/> PERMITS, specify: <input type="checkbox"/> OTHER, explain:		
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply) <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain:		
<b>State or Federal Actions/Approvals/Funding:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO    If "yes," specify: <b>State funding may be sought</b>		
<b>6. Site Description:</b> <i>The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.</i> <b>Graphics:</b> <i>The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.</i> <input checked="" type="checkbox"/> SITE LOCATION MAP <input checked="" type="checkbox"/> ZONING MAP <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP <input checked="" type="checkbox"/> TAX MAP <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) <input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP		
<b>Physical Setting</b> (both developed and undeveloped areas) Total directly affected area (sq. ft.): <b>679,000 sf</b> Waterbody area (sq. ft.) and type: <b>0 sf</b> Roads, buildings, and other paved surfaces (sq. ft.): <b>approximately 580,000 sf</b> Other, describe (sq. ft.): <b>approximately 99,000 sf of vegetation</b>		
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development facilitated by the action) SIZE OF PROJECT TO BE DEVELOPED (gross square feet): <b>826,031 gsf</b> NUMBER OF BUILDINGS: <b>6</b> GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): <b>B1: 207,231; B2: 254,432; B3: 224,581; B4: 74,327; B5: 20,828; B6: 44,810;</b> HEIGHT OF EACH BUILDING (ft.): <b>B1: 125'; B2: 138'; B3: 115'; B4: 65'; B5: 45'; B6: 45';</b> NUMBER OF STORIES OF EACH BUILDING: <b>B1: 11; B2: 14; B3: 11; B4: 6; B5: 4; B6: 4</b>		
Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify: The total square feet owned or controlled by the applicant: The total square feet not owned or controlled by the applicant:		



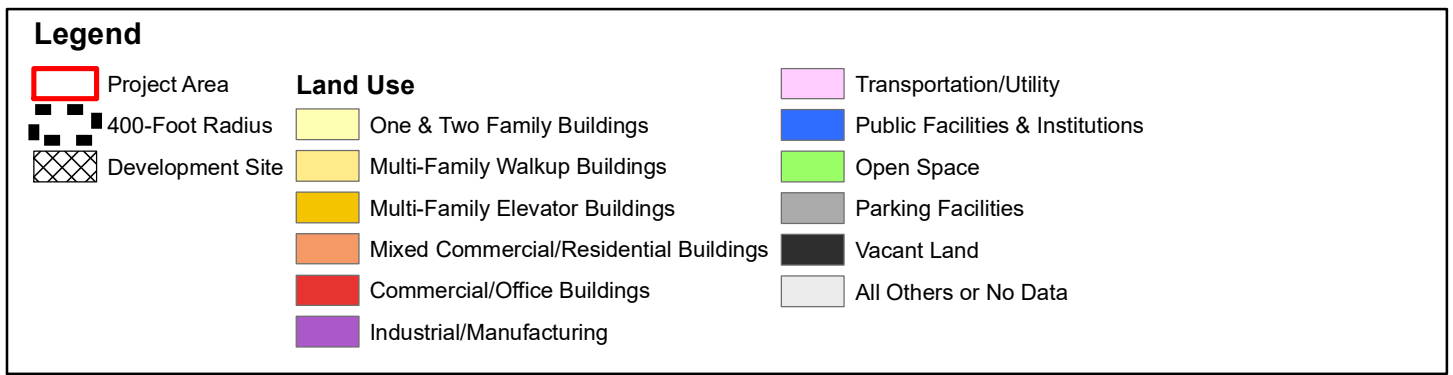
Source: DoITT, NYC Department of City Planning (PLUTO2019v1)

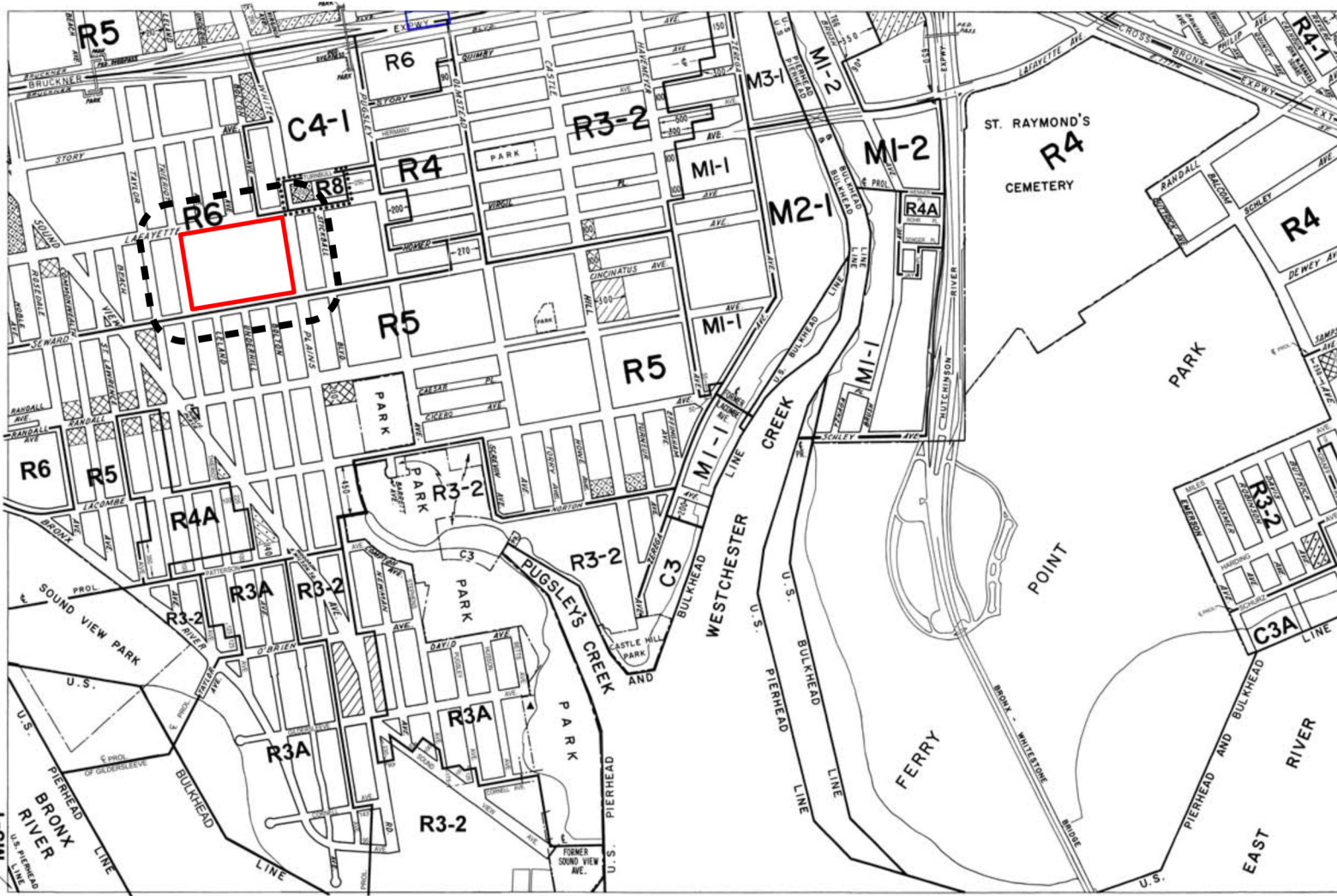
**Legend**

- Project Area
- 400-Foot Radius
- Development Site
- Tax Blocks



Source: DoITT, NYC Department of City Planning (PLUTO2020v5)





### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

**SPECIAL PURPOSE DISTRICT**  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

**AREA(S) REZONED**

**Effective Date(s) of Rezoning:**  
 12-19-2017 C 170.392 ZMX

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

3d	4b	4d
6c	<b>7a</b>	7c
6d	7b	7d

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ZONING MAP 7a

600 0 600 1200 1800 FEET

Project Area  400-Foot Radius

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Stevenson Commons

Figure 3  
Zoning Map



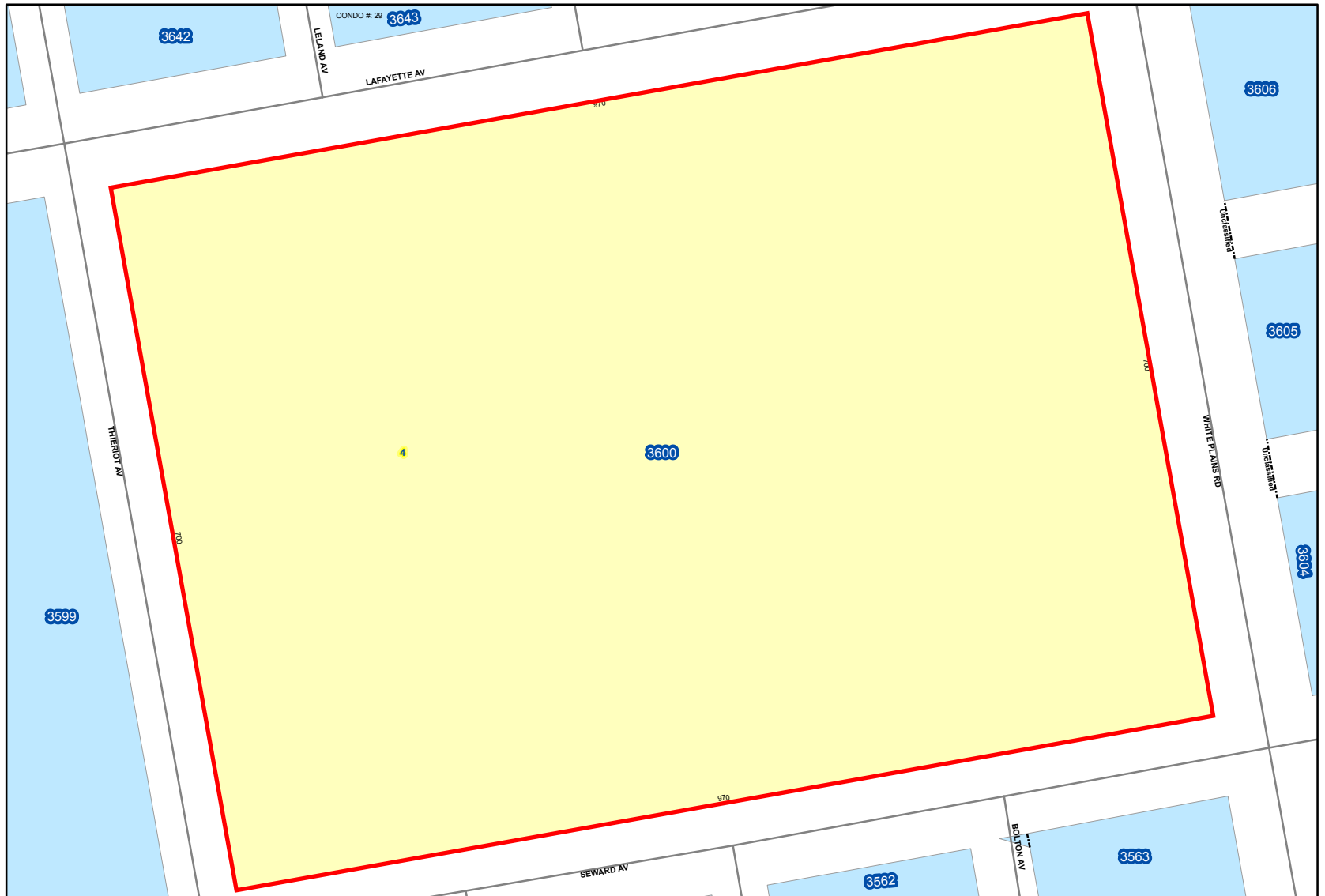


NYC Digital Tax Map

Effective Date : 12-05-2008 17:12:09  
End Date : Current  
Bronx Block: 3600

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Project Area





View from Lafayette Avenue and White Plains Road, looking southwest.



View from Thieriot and Lafayette Avenues, looking northeast.



View from Seward Avenue and White Plains Road, looking northwest.



View from Lafayette Avenue between Leland and Underhill Avenues, looking south towards gated vehicle entry to Stevenson Commons.

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading?  YES  NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) **TBD**

VOLUME OF DISTURBANCE: cubic ft. (width x length x depth) **TBD**

AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length) **TBD**

**8. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2028**

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **approximately 82**

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?  YES  NO | IF MULTIPLE PHASES, HOW MANY? **3**

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **The Proposed Actions are expected to be approved in early 2021 and would be followed by three phases of construction. Phase 1 would include construction of Buildings B4, B5 and B6, starting in the second quarter of 2021 and ending by the end of 2022. Phase 2 would include Building B3, starting in early 2023 and ending in early 2025. Phase 3 would include Buildings B1 and B2, starting in mid-2025 and ending in early 2028. As such, the environmental review will use a 2028 analysis year.**

**9. Predominant Land Use in the Vicinity of the Project** (check all that apply)

RESIDENTIAL  MANUFACTURING  COMMERCIAL  PARK/FOREST/OPEN SPACE  OTHER, specify: **institutional uses**

## DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	Multi-family affordable family buildings	Multi-family affordable family buildings	Multi-family affordable family buildings; affordable senior housing	New multi-family affordable buildings & affordable senior housing
No. of dwelling units	948 DUs	948 DUs	1,683 DUs	735 DUs
No. of low- to moderate-income units	948 DUs	948 DUs	1,683 DUs	735 DUs
Gross floor area (sq. ft.)	943,188 gsf	943,188 gsf	1,647,251 gsf	+704,063 gsf
<b>Commercial</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail	Retail	Retail	
Gross floor area (sq. ft.)	10,648 gsf	10,648 gsf	10,648 gsf	No change
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	N/A	N/A	N/A	No Change
Gross floor area (sq. ft.)	N/A	N/A	N/A	
Open storage area (sq. ft.)	N/A	N/A	N/A	
If any unenclosed activities, specify:	N/A	N/A	N/A	
<b>Community Facility</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	Health center	Health center	Health Center, day care, and recreation-related community facility uses	day care, and recreation-related community facility uses
Gross floor area (sq. ft.)	36,214 gsf	36,214 gsf	70,209 gsf	33,995 gsf
<b>Vacant Land</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	Unused and grassy areas	Unused and grassy areas	N/A	
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):			Approx. 84,548 sf (1.94 acres) of publicly accessible open space	+84,548 sf (1.94 acres)
<b>Other Land Uses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Private open space	Private open space	Private open space	A reduction in private open space
<b>PARKING</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	N/A	0	0	
No. of accessory spaces	N/A	0	206	+206
Operating hours	N/A	N/A	24/7	
Attended or non-attended	N/A	N/A	Non-attended	
<b>Lots</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	0	0	0	
No. of accessory spaces	570	570	260	-310
Operating hours	24/7	24/7	24/7	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
<b>POPULATION</b>				
<b>Residents</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	2,635	2,635	4,533	+1,898
Briefly explain how the number of residents was calculated:	Based on 2.78 residents/unit (average household size for Bronx CD 9, 2010 Census) for all family units and average of 1.5 residents per unit for the senior units.			
<b>Businesses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	Retail, community facility, and residential building employees	Retail, community facility, and residential building employees	Retail, community facility, and residential building employees	New community facility and residential building employees
No. and type of workers by business	179 (inc. 32 retail employees, 109 CF employees, & 38 residential employees)	179 (inc. 32 retail employees, 109 CF employees, & 38 residential employees)	310 (inc. 32 retail employees, 211 CF employees, & 67 residential employees)	+131 (inc. 102 CF employees & 29 residential employees)
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	1 employee per 333 sf of retail and CF floor area; 1 employee per 25 DUs			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:	Health center visitors & retail patrons	Health center visitors & retail patrons	Health center visitors, retail patrons, & other CF visitors	New CF visitors
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	R6	R6	R6	No change
Maximum amount of floor area that can be developed	R: 1,595,650 zsf C: 0 zsf CF: 3,259,200 zsf M: 0 zsf	R: 1,595,650 zsf C: 0 zsf CF: 3,259,200 zsf M: 0 zsf	R: 1,595,650 zsf C: 0 zsf CF: 3,259,200 zsf M: 0 zsf	No change
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Land use: Residential & institutional Zoning: R5, R6, R8, and C4-1	Land use: Residential & institutional Zoning: R5, R6, R8, and C4-1	Land use: Residential & institutional Zoning: R5, R6, R8, and C4-1	No change
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part II: TECHNICAL ANALYSIS**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. <b>To be provided in the EIS.</b>		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> . <b>To be provided in the EIS.</b>		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?		
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?		
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?		
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?		
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement N/A</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?		
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?		
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations? <b>To be provided in the EIS.</b>		
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?		
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?		
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?		
<b>iii. Direct Business Displacement N/A</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?		

	YES	NO
<ul style="list-style-type: none"> <li>Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement N/A</b>		
<ul style="list-style-type: none"> <li>Would the project potentially introduce trends that make it difficult for businesses to remain in the area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Effects on Industry N/A</b>		
<ul style="list-style-type: none"> <li>Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
<b>(a) Direct Effects</b>		
<ul style="list-style-type: none"> <li>Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
<ul style="list-style-type: none"> <li>Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a>)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? <b>To be provided in the EIS.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? <b>To be provided in the EIS.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
<ul style="list-style-type: none"> <li>Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a>)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? <b>To be provided in the EIS.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the additional population impair the delivery of library services in the study area? <b>To be provided in the EIS.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
<ul style="list-style-type: none"> <li>Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a>)</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? <b>To be provided in the EIS.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? <b>To be provided in the EIS.</b></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
<ul style="list-style-type: none"> <li>Would the project result in the introduction of a sizeable new neighborhood?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project affect the operation of health care facilities in the area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
<ul style="list-style-type: none"> <li>Would the project result in the introduction of a sizeable new neighborhood?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project affect the operation of fire or police protection in the area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
<ul style="list-style-type: none"> <li>Would the project change or eliminate existing open space?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>Is the project located within an under-served area in the <a href="#">Bronx</a>, <a href="#">Brooklyn</a>, <a href="#">Manhattan</a>, <a href="#">Queens</a>, or <a href="#">Staten Island</a>?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project generate more than 50 additional residents or 125 additional employees?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>Is the project located within a well-served area in the <a href="#">Bronx</a>, <a href="#">Brooklyn</a>, <a href="#">Manhattan</a>, <a href="#">Queens</a>, or <a href="#">Staten Island</a>?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes," would the project generate more than 350 additional residents or 750 additional employees?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:</li> </ul>		

	YES	NO
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. <b>To be provided in the EIS.</b>		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. <b>To be provided in the EIS.</b>		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . <b>To be provided in the EIS.</b>		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	<input type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. <b>To be provided in the EIS.</b>		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): <b>See Attachment B, "Additional Technical Information for EAS Part II"</b>		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): <b>See Attachment B, "Additional Technical Information for EAS Part II"</b>		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? <b>Refer to the Draft Scope of Work.</b>	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <b>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information. To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop? <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. <b>To be provided in the EIS.</b>		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		

	YES	NO
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. <b>To be provided in the EIS.</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. <b>To be provided in the EIS.</b>		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. <b>To be provided in the EIS.</b>		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. <b>To be provided in the EIS.</b>		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. <b>To be provided in the EIS.</b>		
<b>20. APPLICANT'S CERTIFICATION</b>		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME <b>Melissa Bindra, Camber Property Group</b>	SIGNATURE 	DATE <b>August 31, 2020</b>
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**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.**

**Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)**

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

**Potentially Significant Adverse Impact**

IMPACT CATEGORY	YES	NO
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

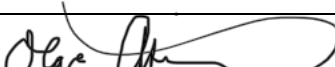
YES  NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

**4. LEAD AGENCY'S CERTIFICATION**

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on Behalf of the City Planning Commission
NAME Olga Abinader	DATE September 4, 2020
SIGNATURE 	

# **Attachment A**

## **Project Description**

# STEVENSON COMMONS EAS

## Attachment A: Project Description

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### A. INTRODUCTION

Camber Property Group, LLC (the “Applicant”), as property owner of 755 White Plains Road and 1850 Lafayette Avenue (Block 3600, Lot 4), is requesting discretionary actions to facilitate new residential and community facility development at Stevenson Commons in the Soundview neighborhood of Bronx Community District 9. The Stevenson Commons site (a.k.a. the “Project Area”) at 1850 Lafayette Avenue (Block 3600, Lot 4) comprises the 679,000 square foot (sf) superblock bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue (see Figure A-1). The eastern portion of the site is currently developed with a mix of residential, retail, community facility, and/or accessory parking uses.

The Proposed Actions would encompass the following discretionary approvals:

- Modification to the previously approved Stevenson Commons large scale residential development (LSRD) (CP-22380) to update the previously approved plans and zoning calculations to reflect a proposed mixed use development on Block 3600, Lot 4; and
- Modification to the previously approved Stevenson Commons City-aided limited-profit housing project on Block 3600, Lot 4 pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381).

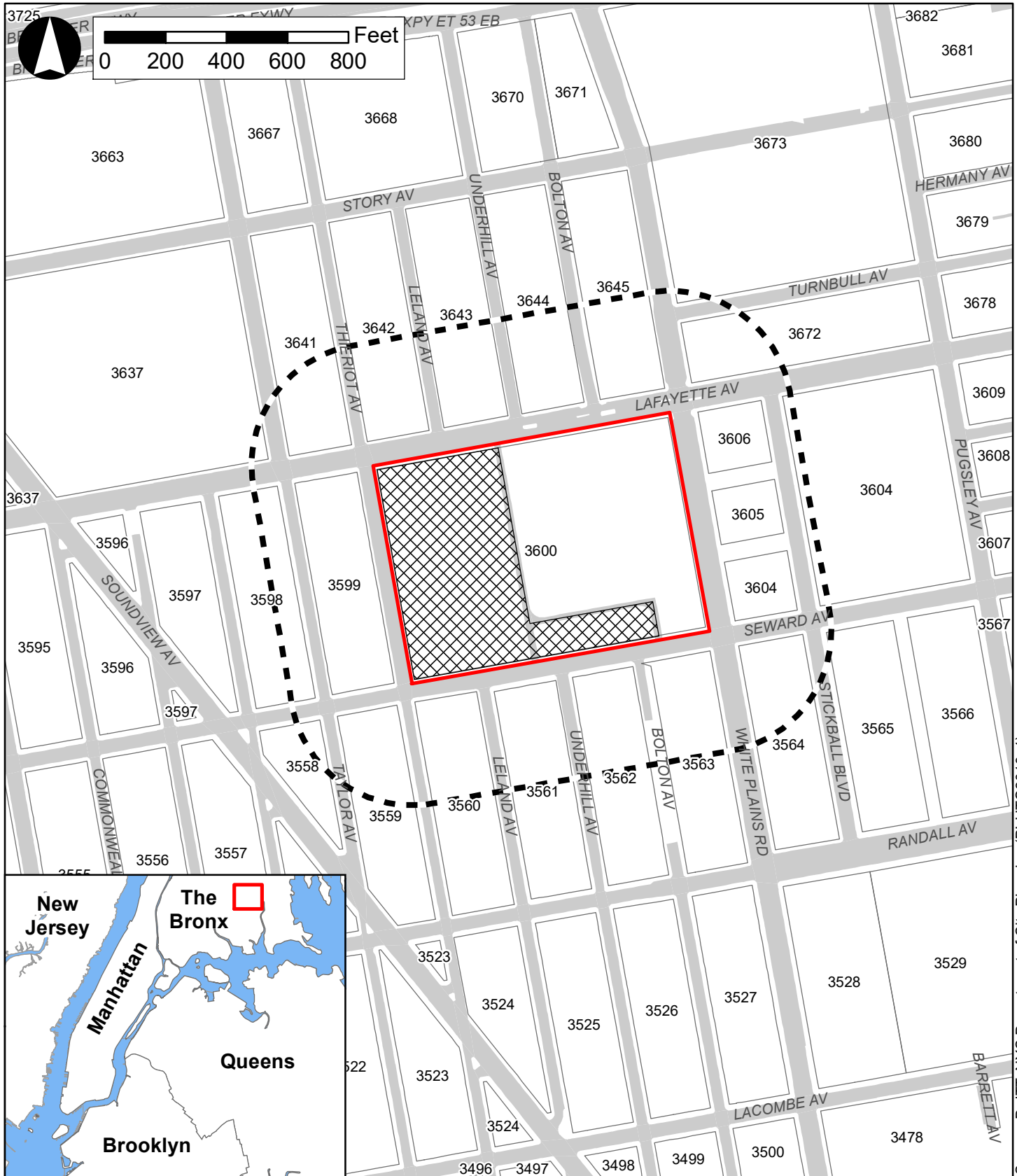
The Proposed Actions would facilitate new construction on the Stevenson Commons site that would result in an incremental (net) increase compared to No-Action conditions of approximately 735 affordable dwelling units (DUs), including 114 affordable units for seniors, 33,995 gsf of community facility uses, approximately 1.94 acres of publicly accessible open space, and a net decrease of 104 accessory parking spaces (the “Proposed Project”). New development would be spread across six new buildings on the Stevenson Commons site. Construction of the Proposed Project is expected to begin in the second quarter of 2021, with all components complete and operational by early 2028.

An overview of the Project Area, Proposed Project, the purpose and need for the Proposed Actions, and their specific components are discussed below.

### B. BACKGROUND AND EXISTING CONDITIONS

#### Project Area

The Stevenson Commons site comprises the 679,000-sf superblock bounded by Lafayette Avenue to the north, White Plains Road to the east, Seward Avenue to the south, and Thieriot Avenue to the west. The site is occupied by a nine-building Mitchell-Lama housing development and contains a total of 990,050 gross square feet (gsf), including approximately 914,634 gsf of residential uses (948 affordable rental DUs), 10,648 gsf of local retail uses, 36,214 gsf of community facility uses (health center), and 570 at-grade accessory parking spaces. It should be noted however that only 462 of the 570 spaces are currently functional, as a portion of the parking square footage is used for onsite maintenance and storage. As



Source: DoITT, NYC Department of City Planning (PLUTO2019v1)

**Legend**

-  Project Area
-  400-Foot Radius
-  Development Site
-  Tax Blocks

shown in Figure A-2, the nine buildings are all located on the eastern portion of the block and are oriented around a central private open space. The western portion of the block is occupied by surface accessory parking spaces and private open spaces encompassing private tennis and handball courts. These private open spaces, which also include passive grassy areas, total approximately 3.1 acres, and are used exclusively by current residents, although the grass field is currently not operational for the tenants due to safety concerns.

The development of Stevenson Commons was facilitated by two CPC approvals in 1973, including approval of a plan for a City-aided limited-profit housing project (Stevenson Commons) on Block 3600, Lot 4 pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381, approved September 24, 1973), and approval of a NYC Housing and Development Administration's application for a LSRD authorization pursuant to Article VII, Chapter 8 of the Zoning Resolution and Special Permit authorizations (CP-22380, approved September 24, 1973).

The approved Stevenson Commons LSRD included special permits and an authorization pursuant to the following sections of the Zoning Resolution:

- ZR § 78-22 - to authorize accessory commercial uses listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total floor area in the development, and of which no single establishment occupies more than 15,000 square feet of floor area;
- ZR § 78-42 - to permit a waiver of the requirements for off-street parking spaces accessory to commercial uses within the development; and
- ZR § 74-53 - to permit group parking facilities with more than 150 spaces, accessory to uses in the large scale residential development.

Stevenson Commons was completed in the mid-1970s pursuant to the LSRD and housing project approvals.

In 2003, an application was filed (ULURP No. M 040047 ZSX and M 030150 HOX) to modify the previously approved Mitchell-Lama Project Plan for Stevenson Commons and to modify the previously approved LSRD authorization to permit inclusion of the Bronx International Youth Tennis Center. This minor modification application was approved, but the tennis center was never constructed. The site plan remains as configured in the 1973 approval.

The Stevenson Commons site is currently located within an R6 zoning district that was established with the 1961 enactment of the ZR. R6 zoning districts are widely mapped in built-up, medium-density areas of Brooklyn and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale "tower in the park" developments. Developers in R6 districts can choose between two sets of bulk regulations: standard "height factor" regulations, which produce small multi-family buildings on small zoning lots and tall buildings set back from the street on larger lots; or optional "Quality Housing" regulations, which produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. The existing buildings on the Stevenson Commons site were developed pursuant to Height Factor regulations. Under Height Factor zoning regulations, the residential floor area ratio (FAR) in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the open space ratio (OSR) ranges from 27.5 to 37.5. While commercial uses are not typically permitted in R6 districts (absent the mapping of a commercial overlay), a limited amount of commercial use is allowed on the Stevenson Commons site pursuant to the LSRD Special Permit approved by the CPC in 1973. In R6 districts, off-street parking is





Source: ESRI

**Legend**

-  Project Area
-  400-Foot Radius
-  Development Site

generally required for 70 percent of DUs, although the required parking for income-restricted housing units (IRHU) is for 25 percent of DUs. For buildings developed pursuant to Quality Housing regulations, parking is required for 25 percent of IRHU and for 50 percent of DUs that are not classified as IRHU.

The Stevenson Commons site has an existing built FAR of 1.42, including a residential FAR of 1.35, a community facility FAR of 0.05, and a commercial FAR of 0.02. With a built FAR of 1.42, the Stevenson Commons site is underbuilt pursuant to existing zoning regulations; however, no new development can occur on the site, as its development is limited to the plan approved in the 1973 LSRD Special Permit.

## Neighborhood Context

The Clason Point peninsula in the South Bronx is separated from surrounding areas by various natural and manmade barriers, including the Cross-Bronx Expressway (I-95) and Bruckner Expressway (I-278) to the north, the Bronx River to the west, Pugsley Creek and Westchester Creek to the east, and the East River to the south. The peninsula is comprised of a number of predominantly residential neighborhoods including Soundview, Clason Point, Castle Hill, and Harding Park.

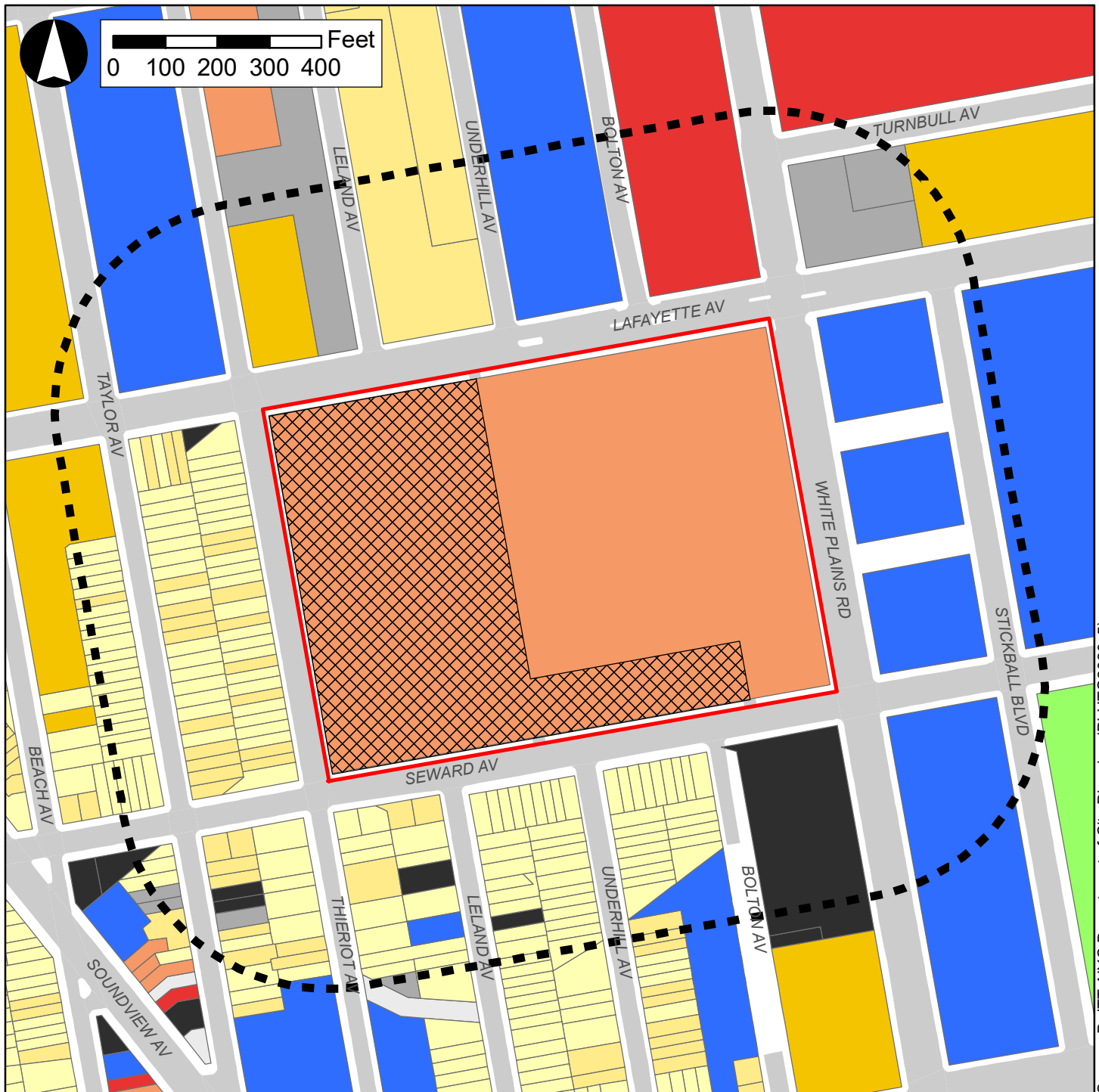
Soundview was predominantly undeveloped farmland through the 1910s. In 1920, the Lexington Avenue subway was completed along Westchester Avenue and one- and two-family houses were built. In the 1960s, construction of the Bruckner Expressway (I-278) spurred development of high-rise multi-family buildings for low- and middle-income households, including the Soundview Houses.<sup>1</sup> The area has undergone little new development since the 1960s and is still defined by many of these features.

As shown in Figure A-3, residential uses are spread throughout the surrounding area and range from one-story single-family homes to 21-story multi-family apartment buildings. Other defining and notable features in the surrounding area include open space, public facilities and institutional uses, and commercial uses. Several local and regional open spaces are located in the area including Story Playground (2.1 acres), Castle Hill Park (8.8 acres), Pugsley Creek Park (83.6 acres), and Soundview Park (205.3 acres). Public facilities and institutional uses are concentrated along White Plains Road, Lafayette Avenue, and Soundview Avenue and include a U.S. Post Office, several schools, houses of worship, a nursing/rehabilitation center, and the New York Public Library (NYPL) Soundview branch. Commercial uses are generally located on large lots to the northeast of the Project Area and are primarily single-story chain retailers. Public transportation in the surrounding area includes ferry service at the Soundview Ferry Terminal in Clason Point Park, several New York City Transit (NYCT) local bus routes along the major thoroughfares of White Plains Road, Lafayette Avenue, and Soundview Avenue (Bx5, Bx27, Bx36, Bx39), and NYCT subway service (No. 6 train) along Westchester Avenue.

As shown in Figure A-4, in addition to the R5 and R6 districts discussed above, a variety of zoning districts are located within the surrounding area including R4, R5/C1-2, R8, R8/C2-4, and C4-1. R4 is a non-contextual, low-density district that allows single- or two-family homes along with multi-family buildings in a variety of housing types with a maximum residential FAR of 0.75. R8 is a non-contextual, medium-density district that allows construction pursuant to either height factor or Quality Housing regulations. Depending on the regulations applied, R8 zoning allows a maximum residential FAR of 6.02 (height factor) or 7.2 FAR (on a wide street and/or with MIH under Quality Housing). C1-2 commercial overlays are mapped along portions of White Plains Road and Soundview Avenue within R5 districts and permit a commercial FAR of 1.0. A C2-4 overlay is mapped along White Plains Road and Lafayette Avenue within

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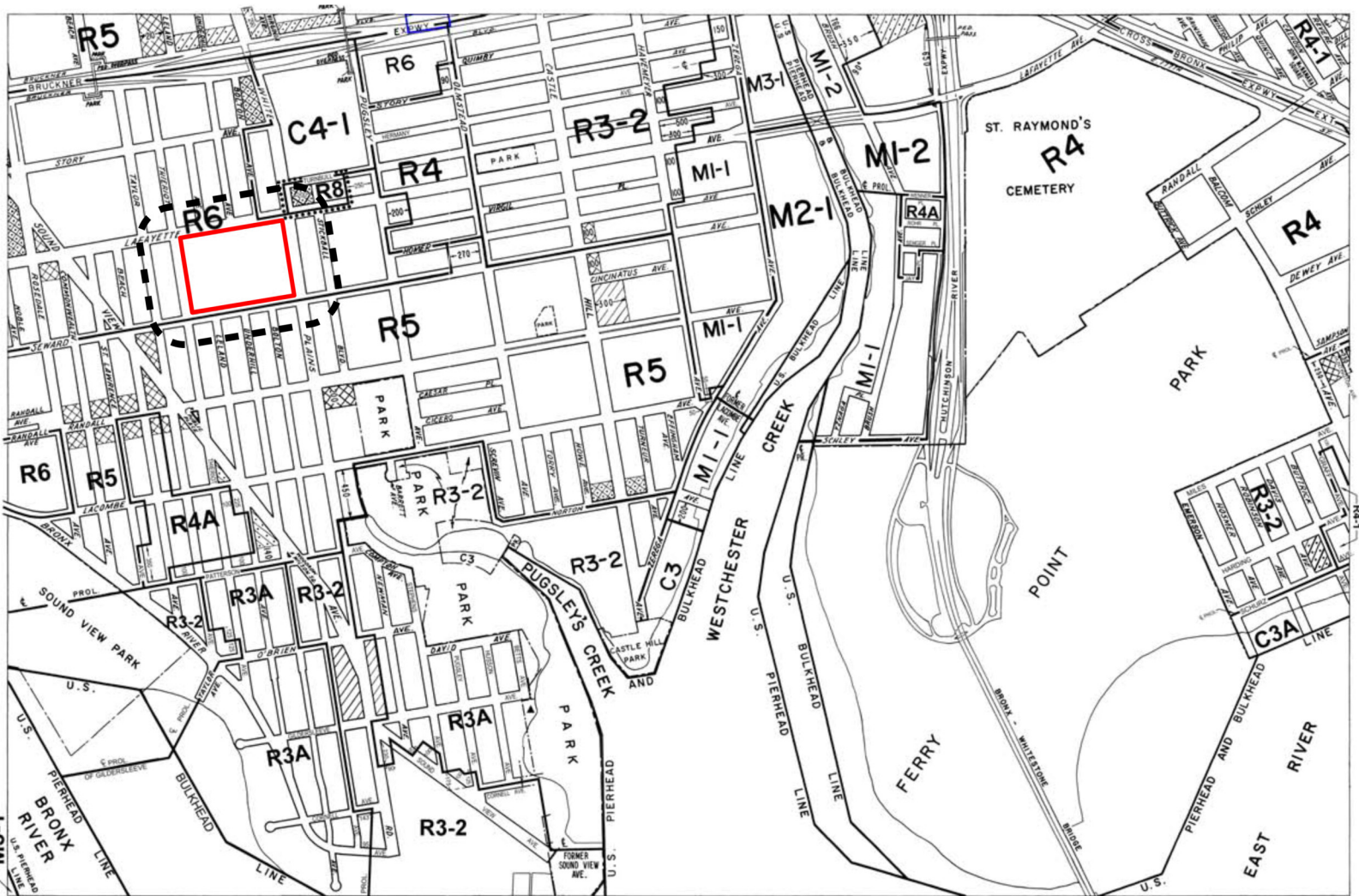
<sup>1</sup> Jackson, Kenneth T. (Ed.). (2010). *The Encyclopedia of New York City*. New Haven, CT: Yale University Press.



Source: DoITT, NYC Department of City Planning (PLUTO2020v6)

**Legend**

- |                  |  |                                  |
|------------------|--|----------------------------------|
| Project Area     | <b>Land Use</b>                        | Transportation/Utility           |
| 400-Foot Radius  | One & Two Family Buildings             | Public Facilities & Institutions |
| Development Site | Multi-Family Walkup Buildings          | Open Space                       |
|                  | Multi-Family Elevator Buildings        | Parking Facilities               |
|                  | Mixed Commercial/Residential Buildings | Vacant Land                      |
|                  | Commercial/Office Buildings            | All Others or No Data            |
|                  | Industrial/Manufacturing               |                                  |



### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 12-19-2017 C 170392 ZMX

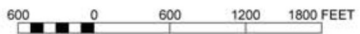
**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

3d	4b	4d
6c	<b>7a</b>	7c
6d	7b	7d

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ZONING MAP 7a



Project Area 400-Foot Radius

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

an R8 district and permits a commercial FAR of 2.0. Both overlay districts allow a variety of retail shops and other businesses intended to serve the neighborhood’s commercial needs, such as bodegas, restaurants, and hardware stores.

### **C. DESCRIPTION OF THE PROPOSED ACTIONS**

The Proposed Actions comprise minor modification to a large-scale residential development (LSRD) plan, and a modification to the previously approved Stevenson Commons City-aided limited-profit housing project pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381), as detailed below.

#### **Large-Scale Residential Development (LSRD) Special Permit & City-Aided Limited-Profit Housing Project - Minor Modifications**

As discussed previously, the development of Stevenson Commons was facilitated by a 1973 CPC-approval of a NYC Housing and Development Administration’s application for a LSRD authorization pursuant to Article VII, Chapter 8 of the Zoning Resolution and Special Permit authorizations.

The applicant is requesting the following minor modifications:

1. modification to the previously approved Stevenson Commons large scale residential development (CP-22380) to update the previously approved plans and zoning calculations to reflect a proposed mixed use development; and
2. modification to the previously approved Stevenson Commons City-aided limited-profit housing project pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381).

The proposed minor modifications are necessary to allow for the production of new housing at Stevenson Commons, which is not currently permitted without the requested modifications to the existing LSRD and housing project. Absent the approved special permit, the proposed development of six new residential and mixed residential and community facility buildings with approximately 735 total new income-restricted housing units could be developed as-of-right under R6 zoning.

#### **Public Financing**

In addition, construction financing for one or more buildings of the Proposed Project from City sources may be sought. Funding may be requested from the New York City Department of Housing Preservation and Development (HPD) and/or New York City Housing Development Corporation (HDC) under the Senior Affordable Rental Apartments (SARA) Program, the Open Door Program, the Extremely Low and Low-income Affordability (ELLA) financing program, and/or Mixed Income Program: Mix & Match. Additionally, funding may be requested from the State for competitive tax credits.

### **D. Purpose and Need for the Proposed Actions**

The Proposed Actions are requested in order to allow the development of a significant number of affordable housing units in the Soundview neighborhood of the Bronx. Under the current LSRD Special Permit restrictions, no new housing can be constructed on the Stevenson Commons site, despite the site

being underbuilt pursuant to its underlying R6 zoning. The requested minor modifications would facilitate the development of an additional 735 affordable income-restricted DUs, including 114 senior housing units, and 33,995 gsf of community facility uses. The proposed minor modifications would be consistent with the Stevenson Commons LSRD development, and would be compliant with the underlying R6 zoning district. The Proposed Project facilitated by the Proposed Actions would also be consistent with existing developments to the north of the Project Area, including the 16-story Carol Gardens apartments to the north, the eight- to 15-story NYCHA Monroe Houses to the northwest, and the 21-story Park Lane Apartments to the northeast. It would allow new residential development on an underutilized property and would therefore support the City's goals of promoting affordable housing development by maximizing the use of vacant and underutilized land.

The Proposed Actions would be consistent with the policy goals of the City's *Housing New York: A Five-Borough, Ten-Year Plan*. The proposed residential development would help provide much-needed affordable residential units in an area in which population is increasing and there is increased demand for residential uses. According to the Department of City Planning's 2013 report *New York City Population Projections by Age/Sex & Borough*, the Bronx is anticipated to have the highest rate of growth in the City over the next several decades, estimated at 14 percent from 2010 to 2040.<sup>2</sup> As population in the Bronx is expected to experience substantial and steady growth, additional housing is necessary to ensure adequate supply.

The Proposed Actions would facilitate the creation of approximately 735 new affordable housing units in the Project Area within Bronx Community District 9, where, according to the U.S. Census Bureau, 48.7 percent of households are rent burdened (spending 35 percent or more of their income on rent).

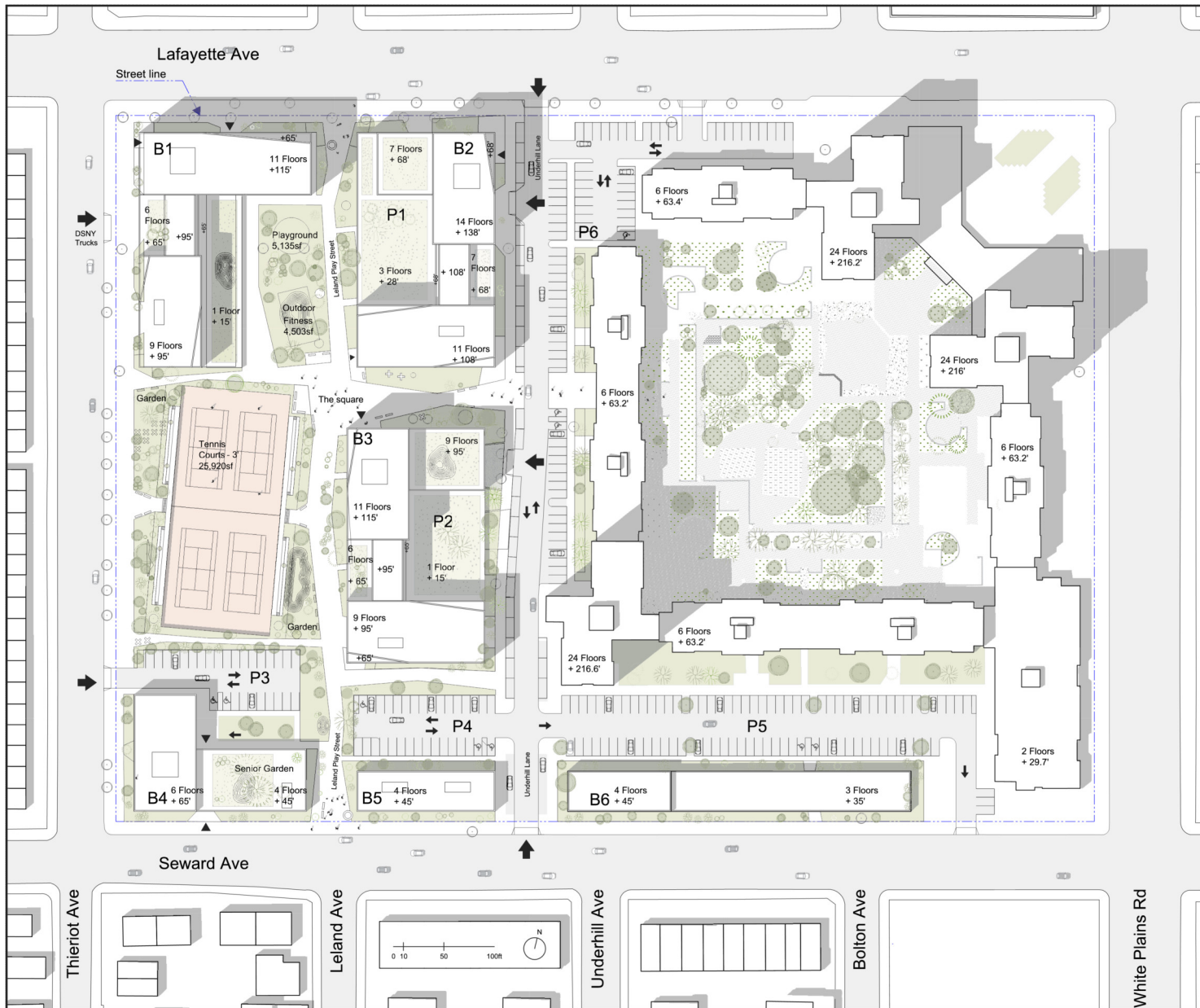
## **E. Description of the Proposed Project**

The Proposed Actions would facilitate the construction of a new approximately 826,209 gsf mixed-use development. As shown in Figure A-5, new development would be spread across six buildings on the Stevenson Commons site (referred to as Buildings B1, B2, B3, B4, B5, B6) and would result in an incremental (net) increase of approximately 735 affordable DUs, including 114 affordable units for seniors, approximately 33,995 gsf of community facility uses (including an approximately 19,879 gsf child care center and approximately 14,116 gsf of indoor recreational space (e.g., classrooms, locker rooms, etc.) for community recreational needs and in support of the adjacent tennis courts), and approximately 1.94 acres of publicly accessible open space and an additional 0.68 acres of private open space. The Proposed Project would also provide approximately 466 parking spaces in the Project Area (a net decrease of 104 spaces).

The proposed 735 additional DUs of affordable housing are anticipated to be marketed to households earning between 30 percent and 130 percent of Area Median Income (AMI). Accessory parking would be required for 25 percent of all DUs below 80 percent of AMI, including senior units, and 50 percent of all DUs above 80 percent of AMI, including all homeownership units.

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<sup>2</sup> According to the report, "[t]he Bronx is projected to grow from 1,385,000 in 2010 to 1,579,000 in 2040, an increase of 14 percent—the highest level of growth among the city's boroughs. After experiencing growth of 4.5 percent in the 2010-2020 period, growth in the borough is projected to increase to 5 percent in the subsequent decade and then decline to 4 percent between 2030 and 2040." *New York City Population Projections by Age/Sex & Borough, 2010–2040*, NYC Department of City Planning, December 2013 at 3.



**FOR ILLUSTRATIVE PURPOSES ONLY**

Source: WXY

The proposed approximately 1.94 acres of publicly-accessible open space would be located on the western edge of the Stevenson Commons site along the Thieriot Avenue frontage between Buildings B1 and B4. The open space would be accessible to the public from Thieriot Avenue, Lafayette Avenue, Seward Avenue, and the private driveway. It is expected that the open space would include a variety of amenities and programming, including tennis courts, pathways, gardens, landscaping, and seating. Access to the open space would be available to the general public, but the playground and tennis court facilities would be locked during the evening hours. In addition to the proposed 1.94 acres of open space that would be publicly accessible, the Proposed Project would also include approximately 0.68 acres of private open space that would be available exclusively to the residents of the Proposed Project. This private open space would consist mostly of rooftop terraces and grassy areas.

A total of approximately 466 parking spaces would be provided at the Stevenson Commons site, including 206 spaces within below-grade garages and 260 surface parking spaces. As shown in Figure A-5, these spaces would be distributed between two below-grade parking garages (referred to as P1 and P2) and four surface-level lots (referred to as P3, P4, P5, P6). The below-grade parking garages would be located beneath Buildings B2 and B3, respectively, with vehicle access provided from Seward Avenue or Lafayette Avenue via the private driveway. Vehicle access to surface lots P4 and P5 would also be provided from the private driveway, as well as a curbcut on Seward Avenue located approximately 112 feet west of White Plains Road. Surface lot P3 would service Building B4 and vehicle access would only be provided from Thieriot Avenue. Surface lot P4 would be located west of the private driveway in between Buildings B3 and B5, and Surface lot P5 would be located east of the private driveway to the north of Building B6. Surface lot P6 would be located in the north portion of the site to the east of the private driveway, and vehicle access would only be provided from Lafayette Avenue. Additional parking would be provided along the private driveway.

### **Building-by-Building Description**

Proposed Buildings B1, B2, B3, B4, B5, and B6 would be located on western and southern portions of the Project Area (see Figures A-5 and A-6). An illustrative site plan and massing diagram of the Stevenson Commons site are provided in Figures A-5 and A-6, respectively. Table A-1 provides a summary of the proposed development program.

Building B1 would have frontage along Lafayette and Thieriot Avenues (see Figure A-5). The building would rise to a maximum height of 11 stories (approximately 125 feet) and would be comprised of approximately 187,352 gsf of affordable residential floor area (187 DUs) and 19,879 gsf of community facility space. Although specific tenants have not been identified, the community facility space within the building is anticipated to be occupied by a daycare use. Building B1 would be accessible from both Lafayette and Thieriot Avenues and each use would have its own entrance.

Building B2 would rise to a maximum height of 14 stories (approximately 138 feet) and would be comprised of approximately 181,257 gsf of affordable residential space (181 DUs), 8,013 gsf of community facility space and 65,162 gsf of parking (140 spaces). Although specific tenants have not been identified, the building is anticipated to be programmed with approximately 8,013 gsf of indoor recreational space (e.g. classrooms, locker rooms, etc.) for community recreational needs and in support of the adjacent tennis courts. Residential entrances would be located on the private driveway, while community facility uses would be accessed from the courtyard. As described above, parking would be provided beneath Building B2 and a portion of the ground-floor would be used for parking.





**TABLE A-1  
Proposed Development Program<sup>1</sup>**

Building	Total GSF <sup>2</sup>	Residential GSF <sup>3</sup>	Community Facility GSF	Accessory Parking Spaces <sup>4</sup>	Building Height (ft)
B1	207,231	187,352	19,879	466	125
B2	254,432	181,257	8,013		138
B3	224,581	195,489	6,103		115
B4	74,327	74,327	0		65
B5	20,828	20,828	0		45
B6	44,810	44,810	0		45
<b>Total</b>	<b>826,209</b>	<b>704,063</b>	<b>33,995</b>	<b>466</b>	

<sup>1</sup> Table A-1 does not include existing development on the Stevenson Commons site.

<sup>2</sup> Includes building amenity, lobby, and parking floor area.

<sup>3</sup> Includes senior and cooperative housing units.

<sup>4</sup> Existing buildings on the site have been accounted for in the calculation of accessory parking spaces.

Building B3 would have frontage along the private driveway and would rise to a maximum height of 11 stories (approximately 115 feet) (see Figure A-6). The building would be comprised of approximately 195,489 gsf of affordable residential space (195 DUs), 6,103 gsf of community facility space, and 22,989 gsf of parking (66 spaces). Although specific tenants have not been identified, the building is anticipated to be programmed with approximately 6,103 gsf of indoor recreational space (e.g. classrooms, locker rooms, etc.) for community recreational needs and in support of the adjacent tennis courts. Residential entrances would be located on the private driveway, while community facility uses would be accessed from the courtyard. As described above, parking would be provided beneath Building B3 and a portion of the ground-floor would be used for parking.

Building B4 would have frontage along Seward and Thieriot Avenues and would rise to a maximum height of six-stories (approximately 65 feet) (see Figure A-6). The building would be comprised of approximately 74,327 gsf of affordable residential space (114 affordable rental DUs) for seniors. Building entrances would be located on Thieriot Avenue.

Buildings B5 and B6, which would have frontage along Seward Avenue and the private driveway, would each rise to a maximum height of four stories (approximately 45 feet) (see Figure A-5), and would contain homeownership units. Buildings B5 and B6 would contain approximately 20,828 gsf and 44,810 gsf of affordable residential space (total of 58 affordable cooperative housing units), respectively. At both buildings, entrances would be located along Seward Avenue.

**F. ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW**

**Analysis Year**

The Proposed Actions are expected to be approved in early 2021, with construction of the first buildings on the Stevenson Commons site beginning in the second quarter of 2021. All of the proposed buildings are expected to be completed and occupied by early 2028. As such, the environmental review will use a 2028 analysis year.

## The Future Without the Proposed Actions (No-Action Condition)

In the 2028 future without the Proposed Actions, it is expected that no new development would occur within the Project Area. As such, the Project Area would continue to be occupied by 948 DUs, 10,648 gsf of local retail uses, and 36,214 gsf of community facility uses (health center).

## The Future with the Proposed Actions (With-Action Condition)

In the 2028 future with the Proposed Actions, six new buildings would be constructed within the Project Area. In the future with the Proposed Actions, the Project Area would be occupied by a total of approximately 1,683 affordable DUs (including existing units), including 114 affordable units for seniors, approximately 70,209 gsf of community facility uses (including an approximately 19,879 gsf child care center and approximately 14,116 gsf of indoor recreational space for community recreational needs and in support of the adjacent tennis courts), approximately 10,648 gsf of commercial uses, approximately 1.94 acres of publicly accessible open space, and approximately 466 parking spaces. The Proposed Project, as described above, represents the RWCDs for analysis purposes.

## Possible Effects of the Proposed Actions

Table A-2 provides a comparison of the No-Action and With-Action scenarios identified for analysis purposes of the Proposed Actions. As shown, the Proposed Actions would result in an incremental (net) increase of 735 DUs, including 114 affordable units for seniors, 33,995 gsf of community facility space, approximately 1.94 acres of publicly accessible open space, and a net decrease of approximately 104 parking spaces. Table A-2 also provides an estimate of the number of residents and workers generated by the Proposed Actions.

**TABLE A-2**  
**Comparison of No-Action and With-Action Conditions**

Use		No-Action Scenario	With-Action Scenario	Increment
Residential	Affordable Senior Housing	--	114 DUs	<b>+114 DUs</b>
	Affordable Housing (Rental)	948 DUs	1,511 DUs	<b>+563 DUs</b>
	Affordable Housing (Co-op)	--	58 DUs	<b>+58 DUs</b>
	<i>Total Residential Units</i>	<i>948 DUs</i>	<i>1,683 DUs</i>	<b>+735 DUs</b>
Community Facility <sup>1</sup>		36,214 gsf	70,209 gsf	<b>+33,995 gsf</b>
Local Retail		10,648 gsf	10,648 gsf	<b>No change</b>
Parking Spaces		570 spaces	466 spaces	<b>-104 spaces</b>
Publicly Accessible Open Space <sup>2</sup>		--	1.94 acres (84,548 sf)	<b>+1.94 acres (84,548 sf)</b>
Population/Employment <sup>3</sup>		No-Action Scenario	With-Action Scenario	Increment
Residents		2,635 residents	4,533 residents	<b>+1,898 residents</b>
Workers		179 workers	310 workers	<b>+131 workers</b>

**Notes:**

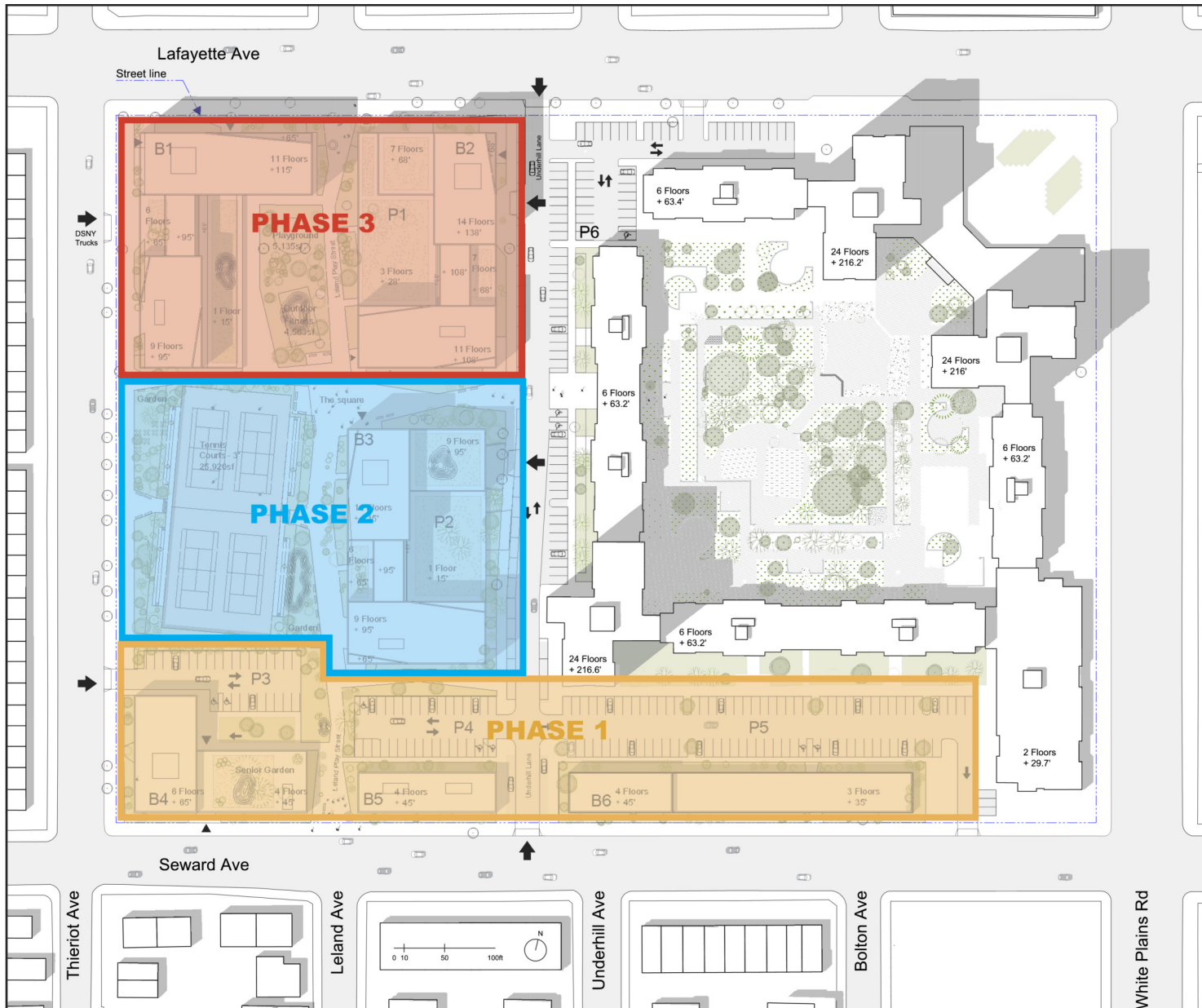
<sup>1</sup> Community facility space includes an approximately 19,879 gsf child care center and approximately 14,116 gsf of indoor recreational space (e.g. classrooms, locker rooms, etc.) for community recreational needs and in support of the adjacent tennis courts

<sup>2</sup> Although Stevenson Commons currently includes approximately 3.1 acres sf of open space, in the form of tennis/handball courts and grassy areas, those spaces are private, currently fenced off and inaccessible to the general public and are therefore not included in the table. With-Action acreage shown also does not include an additional 0.68 acres of private open space.

<sup>3</sup> Based on 2.78 persons per DU for all family units (2010 Census average household size for Bronx Community District 9) and average of 1.5 persons per unit for the senior housing units. Estimate of workers based on standard rates used in prior EIS documents, and are as follows: three employees per 1,000 sf of retail, one employee per 25 DU, three employees per 1000 sf of community facility uses.

## **Construction Phasing**

Development of the Proposed Project would occur in three phases and commence as soon as all necessary public approvals are granted in early 2021. Phase 1 would include construction of Buildings B4, B5 and B6, starting in the second quarter of 2021 and ending by the end of 2022. Phase 2 would include Building B3, starting in early 2023 and ending in early 2025. Phase 3 would include Buildings B1 and B2, starting in mid-2025 and ending in early 2028. (see Figure A-7). All components of the Proposed Project are expected to be complete and fully operational by 2028.



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Source: WXY

**Attachment B**

**Supplemental Screening**

# STEVENSON COMMONS EAS

## Attachment B: Additional Information for EAS Part II: Technical Analysis

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This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidance and methodologies presented in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined, which, if met or exceeded, require that a detailed technical analysis be undertaken. Based on this guidance, preliminary analyses were conducted for all aspects of the Proposed Actions to determine whether detailed analyses of any technical areas would be appropriate.

### 1. LAND USE, ZONING, AND PUBLIC POLICY

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for a project to be inconsistent with or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if a project would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or for generic or area-wide zoning map amendments.

The Proposed Actions include minor modification of a large-scale residential development special permit that would affect regulations and policies governing land use within the 679,000 sf (16.6 acre) Project Area in the Soundview neighborhood of Bronx Community District 9. In addition, several public policies are applicable to the Project Area and surrounding area, including the Waterfront Revitalization Program (WRP), Housing New York, and the City's sustainability goals outlined in PlaNYC/OneNYC. Therefore, consistent with 2014 *CEQR Technical Manual* guidance, an assessment of land use, zoning, and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

### 2. SOCIOECONOMIC CONDITIONS

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. A socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed below, the Proposed Project warrants an assessment of socioeconomic conditions with respect to indirect residential displacement only.

While there are a number of active residential uses and businesses within the Project Area, the Proposed Actions would only facilitate new construction on undeveloped land and no demolition or displacement of residents or businesses would result. Therefore, an assessment of potential socioeconomic effects due to direct displacement is not warranted for the Proposed Actions. In addition, an assessment is appropriate if a project is expected to affect conditions within a specific industry. The Proposed Project would not displace any residents or businesses and the Proposed Actions do not include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes. Therefore, the Proposed Actions would not result in significant adverse impacts on specific industries, and no further analysis of this issue is warranted.

The Proposed Actions would facilitate the construction of a net increment of 735 new residential units, which exceeds the *CEQR Technical Manual* threshold of 200 units for assessing the potential indirect effects of a project. Therefore, an assessment of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would not introduce any incremental commercial development compared to the No-Action condition, and would introduce an increment of approximately 33,995 gsf of community facility uses. As such, the Proposed Actions would not exceed the CEQR threshold for “substantial” new development, and an assessment of potential socioeconomic effects due to indirect business and institutional displacement is not warranted.

### **3. COMMUNITY FACILITIES**

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis looks at an action’s potential effect on the services provided by these facilities. An action can affect community facility services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility. The Proposed Actions would not displace any existing community facilities or services, nor would it affect the physical operations of or access to and from any police or fire stations. The Proposed Actions would result in an incremental (net) increase of approximately 735 affordable DUs, including 114 affordable units for seniors and 58 cooperative housing units. A discussion of the Proposed Actions’ potential effects on community facilities is provided below.

#### **Public Schools**

According to *CEQR Technical Manual* guidance, if an action introduces 50 or more elementary and middle school age children, or 150 high school students, an assessment of school facilities is required. According to updated student generation ratios, in Bronx Community School District (CSD) 8 the 50-student threshold for analysis of elementary/middle school capacity is achieved if an action introduces at least 109 residential units; the threshold for analysis of high school capacity is 980 residential units. As the number of additional DUs introduced by the Proposed Actions would exceed the



elementary/intermediate school threshold, a detailed analysis of public elementary/intermediate schools is warranted and will be provided in the EIS, as described in the Draft Scope of Work. The Proposed Actions would not trigger analysis of high schools.

### **Child Care Facilities**

According to *CEQR Technical Manual* guidance, a detailed analysis of publicly-funded child care centers is warranted when a proposed action would produce substantial numbers of subsidized, low- to moderate-income affordable housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at group child care facilities. Typically, a proposed action that generates 20 or more eligible children under the age of six requires further analysis. Based on *CEQR Technical Manual* multipliers, 141 affordable DUs in the Bronx would typically yield more than 20 children under the age of six eligible for publicly-funded child care. In addition, the *CEQR Technical Manual* states that projects that would add residential units designed exclusively for seniors or single adults (HPD supportive housing) need not assess child care impacts. As the number of DUs introduced by the Proposed Actions would exceed the CEQR child care impact analysis thresholds, a detailed analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

### **Libraries**

According to *CEQR Technical Manual* guidance, a detailed analysis of libraries is warranted if a proposed action would introduce a large residential population (i.e., greater than a five percent increase in the housing units served). In the Bronx, if a proposed action would introduce 682 or more units, a detailed analysis is triggered. As the number of DUs introduced by the Proposed Actions (735 DUs) would exceed this threshold, a detailed libraries analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

### **Police/Fire Services and Health Care Facilities**

A detailed analysis of police and fire services and health care facilities is required if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Project would not result in any of the above, no significant adverse impacts would be expected to occur, and a detailed analysis of police/fire services and health care facilities is not required.

## **4. OPEN SPACE**

An open space assessment is typically warranted if a project would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as “well-served areas;”
- 25 residents or 125 workers in areas classified as “underserved areas;”
- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas.”

The Open Space appendix of the *CEQR Technical Manual* does not identify the Project Area as falling within an area that is either well-served or underserved by open space. Thus, the screening threshold used for the Proposed Project is 200 residents and/or 500 workers. As shown in Table 1 of the EAS Form, the Proposed Actions would result in an incremental (net) increase of approximately 1,898 residents and

131 workers compared to No-Action conditions. As such, the Proposed Project would exceed the CEQR screening threshold for residents. Therefore, an open space analysis for the residential population generated by the Proposed Actions is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

## **5. SHADOWS**

A shadow assessment is required for a proposed project that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. As the Proposed Actions would facilitate the construction of new buildings with heights ranging from 45 to 138 feet, and the Project Area is located adjacent to Space Time Playground, the Proposed Actions have the potential to result in new shadows on nearby sunlight-sensitive resources. As such, consistent with the guidelines of the *CEQR Technical Manual*, an analysis of the Proposed Actions' potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS, as described in the Draft Scope of Work.

## **6. HISTORIC AND CULTURAL RESOURCES**

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Impacts on historic resources are considered on those sites directly affected by the Proposed Actions and in the area surrounding the Project Area.

### **Historic Resources**

While the Project Area does not encompass any designated historic architectural resources, it is located approximately 145 feet to the southeast of the Isaac Clason School – P.S. 100, an eligible State and National Register (S/NR) resource. As such, a preliminary assessment of potential effects on historic architectural resources will be provided in the EIS, as described in the Draft Scope of Work.

### **Archaeological Resources**

The Proposed Actions would facilitate new excavation and/or removal of fill at depths greater than currently exist on the site. However, based on a letter provided by the New York City Landmarks Preservation Commission (LPC) on November 15, 2019 (refer to Appendix 1), the lot comprising the Project Area does not have archaeological significance. As such, an assessment of archaeological resources is not warranted, and no significant adverse impacts would result from the Proposed Actions.

## **7. URBAN DESIGN AND VISUAL RESOURCES**

An assessment of urban design is required when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the Proposed Actions. A detailed analysis is stipulated for projects that would result in

substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Actions would result in physical changes to the Project Area beyond the bulk and form currently permitted as-of-right. This would include construction of six new residential and mixed residential and community facility buildings on western and southern portions of the Project Area, replacing existing Stevenson Commons surface parking lots, as well as the addition of landscaping, new tennis courts, playground and fitness areas, and open space for residents. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. The S/NR-eligible P.S. 100 building, a potential visual resource, is also located within 400 feet of the Project Area. Therefore, a preliminary assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

The *CEQR Technical Manual* indicates that construction of large buildings at locations that experience high wind conditions may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian safety. The need for a wind analysis is based on a number of factors, including whether the location is exposed to high wind conditions, such as along west and northwest-facing waterfronts, as well as the size and orientation of the buildings that are proposed to be constructed. As the Project Area is not located along a west- or northwest-facing waterfront, a pedestrian wind condition analysis is not warranted for the Proposed Actions pursuant to *CEQR Technical Manual* methodology, and will not be included in the DEIS.

## **8. NATURAL RESOURCES**

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The western portion of the Stevenson Commons site where new development would occur is occupied by 570 surface accessory parking spaces, and tennis and handball courts. The Project Area has been mostly improved and is substantially devoid of natural resources, and is located in a developed area of the Bronx. Therefore, the Proposed Project would not have a significant adverse impact on natural resources, and no further analysis is warranted. Accordingly, an analysis of natural resources will not be provided in the EIS.

## **9. HAZARDOUS MATERIALS**

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain

hazardous materials or if any future redevelopment is anticipated. The Proposed Actions would facilitate construction of six new buildings within the Project Area, which would entail new in-ground excavation and subsurface disturbance. Therefore, the EIS will include an assessment of hazardous materials on the Development Site, as described in the Draft Scope of Work.

## 10. WATER AND SEWER INFRASTRUCTURE

Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore, only very large developments or actions having exceptionally large water demands (e.g., more than one million gallons per day) would warrant a detailed water supply assessment. As shown in Table B-1 below, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the Project Area's total With-Action water demand would be approximately 476,623 gallons per day, a net increase of approximately 198,980 gallons per day compared to No-Action conditions), and therefore, an assessment of water supply is not warranted and no significant adverse impacts are anticipated.

**TABLE B-1**

**Water Demand and Wastewater Generation on the Project Site – No-Action vs. With-Action<sup>1</sup>**

	Land Use	GSF	DUs (Residents)	Gallons Per Day (gpd)		
				(Domestic only) Water/ Wastewater Generation	(AC only) Air Conditioning	Total (Domestic + AC)
No-Action Condition	Residential	943,188	948 (2,635)	263,500	N/A	263,500
	Retail	10,648		2,556	1,810	4,366
	Community Facility	36,214		3,621	6,156	9,777
<b>No-Action Total</b>				<b>269,677</b>	<b>7,966</b>	<b>277,643</b>
With-Action Condition	Residential	1,647,251	1,683 (4,533)	453,300	N/A	453,300
	Retail	10,648		2,556	1,810	4,366
	Community Facility	70,209		7,021	11,936	18,957
<b>With-Action Total</b>				<b>462,877</b>	<b>13,746</b>	<b>476,623</b>
<b>Net Difference: No-Action vs. With-Action Condition</b>				<b>193,200</b>	<b>5,780</b>	<b>198,980</b>

**Notes:**

<sup>1</sup>Uses *CEQR Technical Manual* water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment"

Residential- 100 gpd/person;

Retail - 0.24 gpd/sf and A/C - 0.17 gpd/sf;

Community Facility: domestic - 0.1 gpd/sf and A/C - 0.17 gpd/sf;

Per 2010 Census information for Bronx CD 9, average household sizes of 2.78 persons per DU are assumed. For senior units, an average household size of 1.5 persons per DU are assumed.

For wastewater and stormwater conveyance and treatment, the *CEQR Technical Manual* indicates that a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed 400 residential units or 150,000 sf of commercial space or more outside of Manhattan (compared to No-Action conditions). As the Proposed Project would exceed the residential threshold, an assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

## 11. SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the 2014 *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in Table B-2 below, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Project would generate a total of approximately 70,912 pounds of solid waste per week (lbs/wk), a net increase of 31,461 lbs/wk (or 15.7 tons per week) compared to No-Action conditions, which would not exceed the 50 ton per week CEQR screening threshold. Therefore, no significant adverse impacts to solid waste and sanitation services would result and no further analysis is required.

**TABLE B-2**  
**Expected Solid Waste Generation on the Project Site – No-Action vs. With-Action<sup>1</sup>**

	Use	Size (GSF)	DUs/ Workers	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
<b>No-Action Condition</b>	Residential	943,188	948	38,868	0	38,868
	Retail	10,648	32	0	2,528	2,528
	Community Facility	36,214	109	1,417	0	1,417
<b>No-Action Total</b>				<b>40,285</b>	<b>2,528</b>	<b>42,813</b>
<b>With Action Condition</b>	Residential	1,647,251	1,683	69,003	0	69,003
	Retail	10,648	32	0	2,528	2,528
	Community Facility	70,209	211	2,743	0	2,743
<b>With Action Total</b>				<b>71,746</b>	<b>2,528</b>	<b>74,274</b>
<b>Net Difference: No-Action v. With Action Condition</b>				<b>31,461</b>	<b>0</b>	<b>31,461</b>

**Notes:**

<sup>1</sup> Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*. Residential use: 41 lbs/wk per dwelling unit. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Community facility: 13 lbs/wk per employee and 3 employees per 1,000 sf.

## 12. ENERGY

According to the guidance of the 2014 *CEQR Technical Manual*, a detailed assessment of energy impacts would only be required for projects that may significantly affect the transmission or generation of energy.

In accordance with CEQR guidance, this environmental assessment discloses the Proposed Project's energy consumption. Based on the rates provided in the 2014 *CEQR Technical Manual*, the Proposed Project would be expected to require approximately 228,611,196 annual British Thermal Units (BTUs) of energy, or an increment of approximately 97,727,264 annual BTUs compared to No-Action conditions (refer to Table B-3 below). The Proposed Project would not result in any significant adverse impacts to the transmission or generation of energy, and therefore a detailed energy assessment is not warranted and will not be provided in the EIS.

**TABLE B-3**  
**Estimated Energy Consumption<sup>1</sup>**

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (million BTUs)
<b>No-Action Condition</b>	Residential	943,188	126.7	119,502
	Retail	10,648	216.3	2,303
	Community Facility	36,214	250.7	9,079
<b>No-Action Total</b>				<b>130,884</b>
<b>With Action Condition</b>	Residential	1,647,251	126.7	208,707
	Retail	10,648	216.3	2,303
	Community Facility	70,209	250.7	17,601
<b>With Action Total</b>				<b>228,611</b>
<b>Net Difference: No-Action v. With Action Condition</b>				<b>97,727</b>

**Notes:**

<sup>1</sup>Consumption rates are from the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City"

### 13. TRANSPORTATION

An assessment of transportation will be provided in the EIS. Based on preliminary estimates, the Proposed Project is expected to generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday midday peak hour. The Proposed Project is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersection. Therefore, detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. Furthermore, as described in the Draft Scope of Work, if warranted, the EIS will document changes in on-and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the Proposed Project would result in excess parking demand (including demand from all uses), and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand.

Based on preliminary estimates, the Proposed Project is expected to generate more than 200 subway trips at one or more stations in the weekday AM and PM commuter peak hours. Therefore, a detailed subway analysis is warranted and would be provided in the EIS, as detailed in the Draft Scope of Work. The transit analyses will focus on the weekday AM and PM commuter peak hours as it is during these periods that the overall demand on the subway and bus systems is usually highest. If development facilitated by the Proposed Actions generates 200 or more new subway trips in one direction on one of the subway routes serving the Project Area, subway line haul conditions will also be assessed in the DEIS. Based on preliminary estimates, one or more bus routes are expected to experience 50 or more bus passenger trips in one direction in the weekday AM and PM commuter peak hours, when overall demand on the bus system is usually highest. Therefore, the EIS will include a quantitative analysis of conditions on local bus routes.

Based on preliminary estimates, there are expected to be more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between the Project Area and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would also be dispersed throughout the surrounding area, concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold are expected at one or more locations in one or more peak hours along corridors in the immediate vicinity of Project Area and along corridors connecting the site to area transit services. Therefore, detailed pedestrian analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

## 14. AIR QUALITY

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Project would require an assessment of both mobile and stationary air quality sources (see Draft Scope of Work).

The Proposed Project would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the Proposed Project would introduce new traffic to the surrounding area as well as new parking facilities in proximity to new sensitive uses. In addition, the Proposed Project would result in the conditions outlined in Section 220 in Chapter 17. Specifically, the Proposed Project would use fossil fuels for heat and hot water systems. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, as well as heat and hot water systems, and from existing industrial uses in the surrounding area on the Proposed Project.

## 15. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 gsf or more (or smaller projects that would result in the construction of a building that is particularly energy-intensive, such as a data processing center or health care facility). The development associated with the Proposed Project would exceed 350,000 gsf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work. As a GHG emissions analysis will be provided in the EIS, the Proposed Project's energy consumption will be estimated and disclosed in the Greenhouse Gas Emissions chapter of the EIS, as described in the Draft Scope of Work.

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Per the Preliminary Flood Insurance Rate Maps for New York City dated 1/30/2015, which are issued by the Federal Emergency Management Agency (FEMA) and considered the best available flood hazard data, the Project Area is not located within the 100-year or 500-year floodplain. However, portions of the Project Area are expected to fall within the New York City Panel on Climate Change's (NPCC's) 100- and 500-year floodplains by the 2080s and the 2020s, respectively. As such, a climate change assessment is warranted pursuant to *CEQR Technical Manual* guidance and will be provided in the EIS, as described in the Draft Scope of Work.

## 16. NOISE

A noise analysis is appropriate if a project would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if

a project generates or reroutes vehicular traffic, if a project is located near a heavily trafficked thoroughfare, or if a project would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the project would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the project would be located in an area with high ambient noise levels resulting from stationary sources.

A noise analysis will be included in the EIS because the Proposed Project would result in additional vehicle trips to and from the Project Area, and it would introduce new sensitive receptors in the vicinity of heavily trafficked roadways. Building attenuation required to provide acceptable interior noise levels at the Project Area will also be examined and discussed in the EIS, as described in the Draft Scope of Work.

## **17. PUBLIC HEALTH**

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most proposed projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As the relevant analyses have not yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, hazardous materials, or noise, then an assessment of public health will be provided in the EIS, as described in the Draft Scope of Work.

## **18. NEIGHBORHOOD CHARACTER**

A neighborhood character assessment considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine an action's effects on neighborhood character, a neighborhood's contributing elements are considered together.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Actions are expected to affect one or more of the constituent elements of the Project Area's neighborhood character. Therefore, an analysis of the Proposed Actions' effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.



## **19. CONSTRUCTION**

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and air quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A preliminary construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resource; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Project is expected to take place over a period greater than two years, and is therefore considered long-term. In addition, as the Proposed Project would include multiple buildings within the Project Area and based on the conceptual construction schedule prepared for the Proposed Project, there is the potential for on-site receptors on buildings to be completed before the final build-out of the Proposed Project. As construction of the Proposed Project could involve one or more of the aforementioned conditions, a preliminary construction analysis will be undertaken in the EIS. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, in consideration of the potential for combined effects from construction on the Development Site and in the surrounding area (see Draft Scope of Work). Given the multiple buildings that would be developed within the Project Area and the anticipated construction period, it is anticipated that a detailed construction impact analysis will be prepared for one or more technical areas and reported in the EIS, as described in the Draft Scope of Work.

## **APPENDIX 1**

### **Landmarks Preservation Commission Historic/Archaeological Resources Determination Letter**

## **ENVIRONMENTAL REVIEW**

**Project number:** DEPARTMENT OF CITY PLANNING / LA-CEQR-X  
**Project:** STEVENSON COMMONS  
**Date Received:** 11/13/2019

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**Properties with no Architectural or Archaeological significance:**

- 1) 669 WHITE PLAINS ROAD, BBL: 2035630005
- 2) 628 BOLTON AVENUE, BBL: 2035630015
- 3) 1850 LAFAYETTE AVENUE, BBL: 2036000004
- 4) 1900 SEWARD AVENUE, BBL: 2035630020

Within the radius: P.S. 100, 800 Taylor Ave., S/NR eligible.



11/15/2019

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 34632\_FSO\_DNP\_11152019.docx