

**A. INTRODUCTION**

This ~~Draft~~Final Environmental Impact Statement (~~DEIS~~FEIS) considers the minor modifications to the existing Two Bridges Large Scale Residential Development (LSRD) (the proposed actions) proposed by the applicants—Cherry Street Owner, LLC (an affiliate of JDS Development Group, and Two Bridges Senior Apartments LP); Two Bridges Associates, LP (a joint venture between CIM Group and L+M Development Partners); and LE1 Sub LLC—to facilitate the development of three new mixed-use buildings within the Two Bridges LSRD (the proposed projects). The Two Bridges LSRD is bounded by the midblock area between Clinton Street and Montgomery Street; Cherry, Clinton, and South Streets; and midblock between Rutgers Slip and Pike Slip (see **Figures 1-1 and 1-2**).

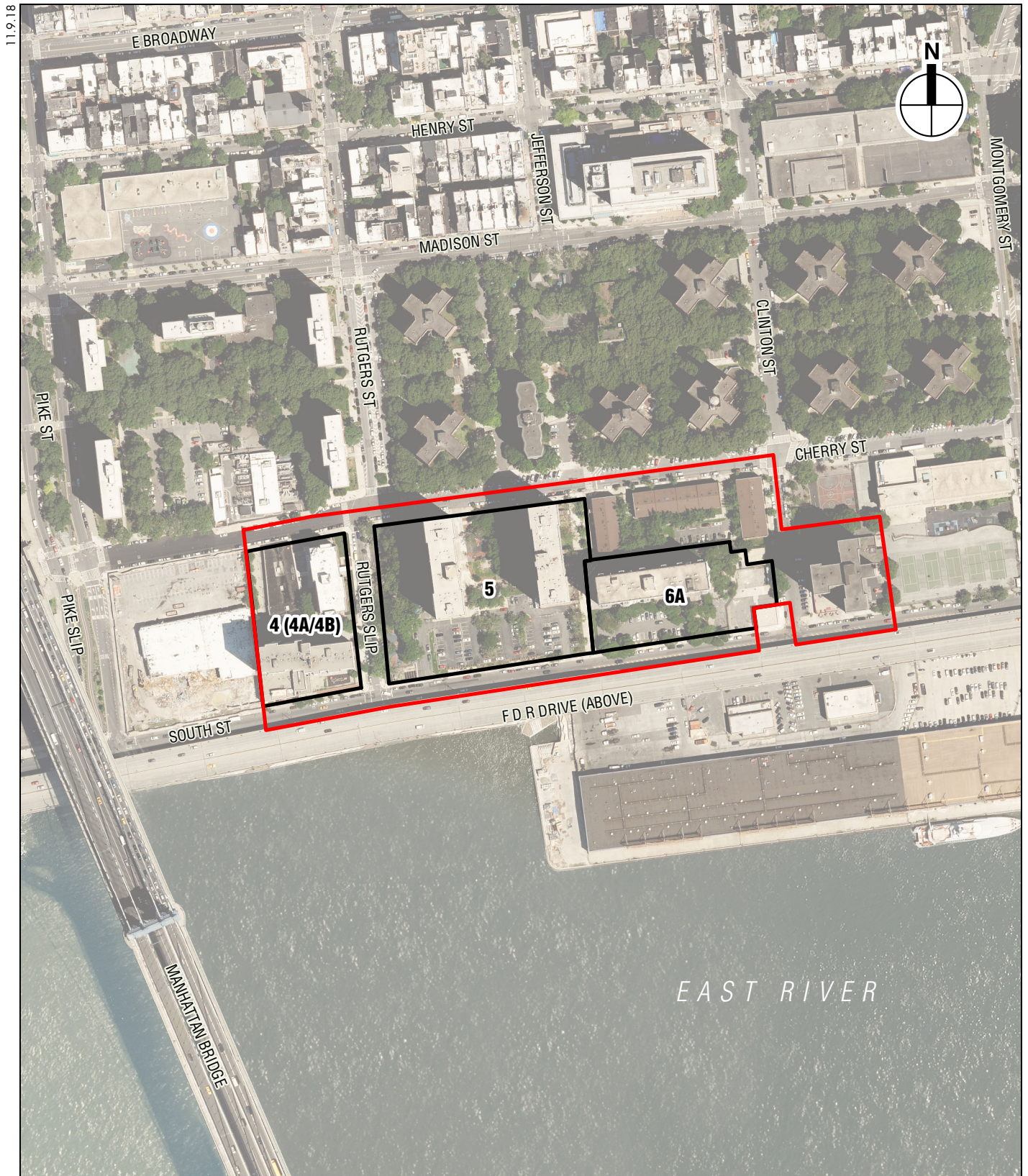
As described below, the three project sites—Sites 4 (4A/4B), 5, and 6A—are located in a C6-4 zoning district within the Lower East Side neighborhood of Manhattan in Community District (CD) 3, within the boundaries of the Two Bridges LSRD. (The numbering of the sites in this document corresponds with that used in the Two Bridges LSRD.) Site 4 (4A/4B), controlled by Cherry Street Owner, LLC, occupies the northeast corner of Block 248, Lots 15, 70, and 76. Site 5, owned by Two Bridges Associates, LP, occupies Block 247, Lots 1 and 2. Site 6A is owned by LE1 Sub LLC and occupies Block 246, Lot 5 (see **Figures 1-1 and 1-2**). The three proposed projects have separate developers, approvals, and financing; however, they are being considered together for environmental review purposes since all three project sites are located within the Two Bridges LSRD and would be developed during the same construction period. As such, the potential environmental impacts of the three proposed projects are considered cumulatively.

Together, the three proposed projects would contain a total of approximately 2,527,727 gross square feet (gsf) of new Use Group 2 residential space, approximately 10,858 gsf of Use Group 6 retail space, and approximately 17,028 gsf of community facility space. Based on this gross residential floor area, and assuming a gross floor area of 850 square feet (sf) per residential unit,<sup>1</sup> the three proposed new buildings would contain a total of up to 2,775 new dwelling units, of which 25 percent or up to 694 units would be designated as permanently affordable,<sup>2</sup> including

---

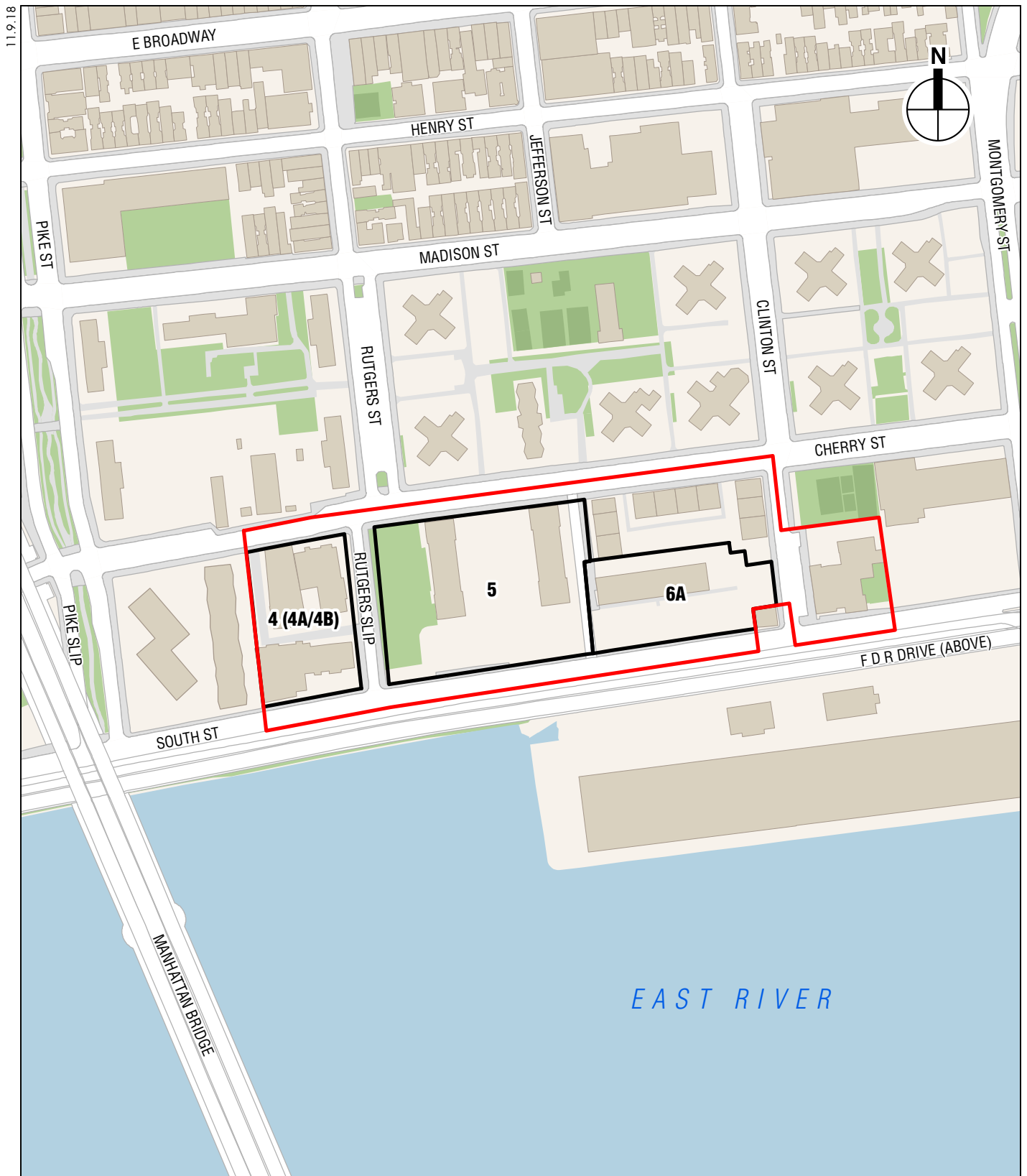
<sup>1</sup> 850 sf is the area assumed for individual residential units in CEQR analyses; however, the minimum legal size of a residential unit is 640 sf. If larger units are provided, then there would be a smaller number of residential units and permanently affordable residential units.

<sup>2</sup> A portion of the affordable units would be made permanently affordable pursuant to requirements of the “R10 Program,” set forth in Zoning Resolution Sections 23-154(a) and 23-90. The remainder of the affordable units would be made permanently affordable pursuant to Regulatory Agreements with the New York City Department of Housing Preservation and Development (HPD) as established in consultation with the applicants. For purposes herein, permanent or permanently affordable housing shall refer to units made permanently affordable both through the R10 Program and the Regulatory Agreements.



- Project Sites
- Boundary of Two Bridges LSRD





- Project Sites
- Boundary of Two Bridges LSRD

0 400 FEET

approximately 200 new units of low-income senior housing. The Two Bridges LSRD Approvals would limit the number of new residential units on each site.

The three proposed projects would also contain a total of approximately 22,779 sf of new publicly accessible and private open space. On Site 5, the existing approximately 22,440 sf of private Rutgers Slip Open Space would be enlarged by approximately 11,110 sf, and the total of approximately 33,550 sf (approximately 0.77 acres) would be dedicated as publicly accessible open space. Across the three project sites, a total of approximately 80,020 sf of both publicly accessible and private open space would be altered with new amenities, such as new landscaping, paving, seating, and play areas, as described in Chapter 5, “Open Space.”

The proposed actions would also result in additional resiliency measures at each site, new landscaping, and ground floor retail. No new parking would be created with the proposed project; ~~however~~, the existing 103 at-grade parking spaces on Site 5 would be relocated to a below-grade facility in the proposed building on that site.

The proposed actions are subject to City Environmental Quality Review (CEQR). DCP, acting on behalf of the City Planning Commission (CPC), is the lead agency for the environmental review.

## **B. AREA AFFECTED BY THE PROPOSED ACTIONS**

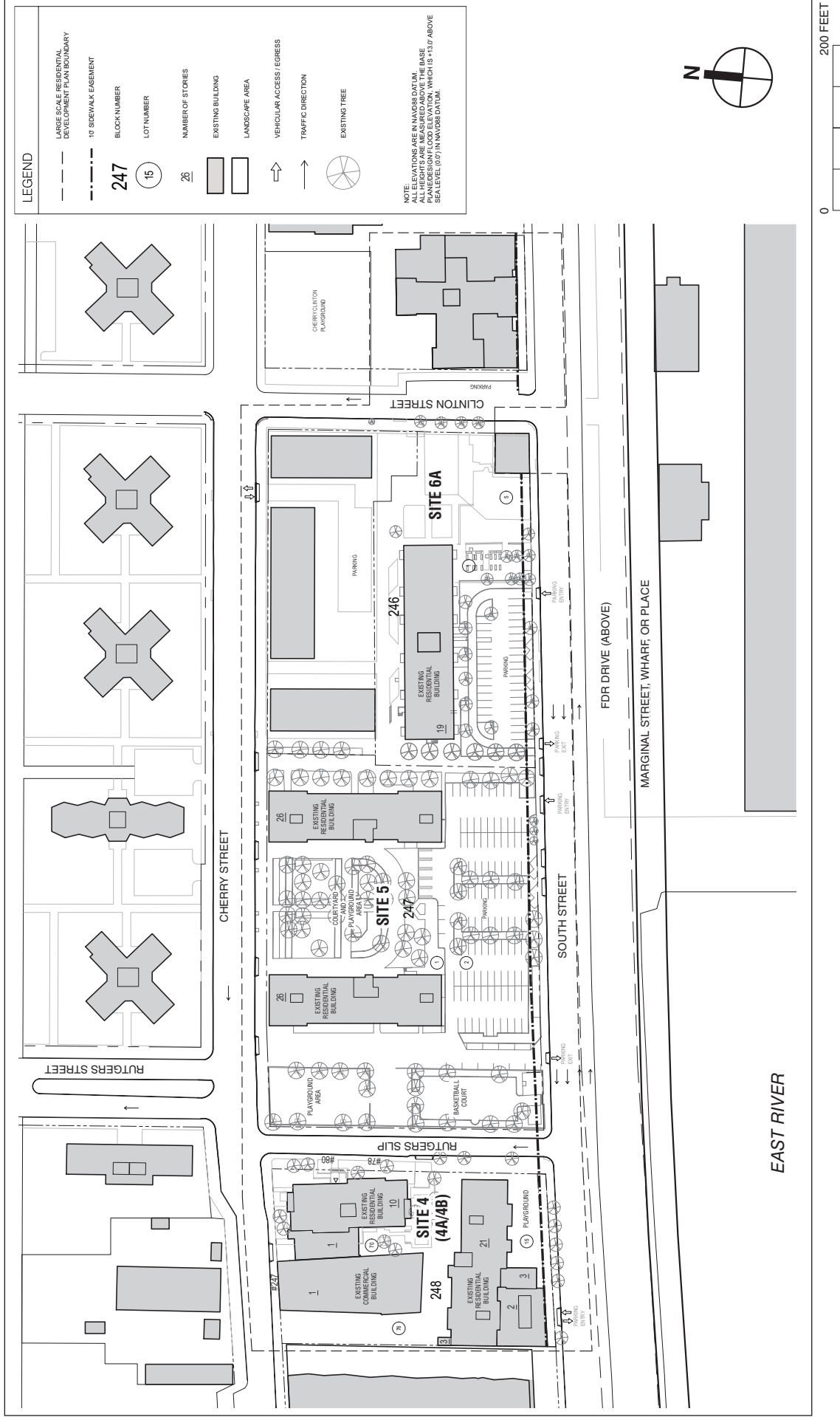
The area to be affected by the proposed actions is located in the Lower East Side neighborhood of Manhattan in CD 3, within the boundaries of the Two Bridges LSRD (see **Figures 1-1 through 1-3**). The three project sites are Site 4 (4A/4B) on Block 248, Lots 15, 70, and 76; Site 5 on Block 247, Lots 1 and 2; and Site 6A on Block 246, Lots 1 and 5. The other sites within the Two Bridges LSRD—Site 6B on Block 246, Lots 1101-1057 and Site 7 on Block 245, Lot 1—would not be affected by the proposed actions. Site 6B is currently occupied by 3 3-story buildings with a total of 57 residential units, and Site 7 is currently occupied by a 27-story residential building with 250 units and 30 parking spaces.

## **BACKGROUND**

The former Two Bridges Urban Renewal Area (TBURA) was designated as an urban renewal area on January 15, 1961. This area covered 14 acres along the East River in Lower Manhattan bounded by Market Street to the west, South Street to the south, Montgomery Street to the east, and Cherry Street to the north. Development in the former TBURA was governed by the Two Bridges Urban Renewal Plan (TBURP), the goals of which included eliminating blight and restoring the residential character of the area; providing well-designed low, moderate, and middle income housing; providing convenient recreational, commercial, and community facility uses; achieving high quality urban design, architecture, street and open space elements; and strengthening the City’s tax base by encouraging development and employment opportunities in the area. The TBURP was originally approved by the CPC and the Board of Estimate (BOE) in 1967. Over the years, the TBURP was amended and the TBURA was developed. The TBURP expired in June 2007.

The Two Bridges LSRD was originally approved by the CPC on May 17, 1972 (CP-21885) and was last amended on August 23, 2013 (M120183 ZSM). The 2013 amendment was intended to allow for the development of a new mixed-use building on Site 5, as well as the enlargement of existing retail use and the relocation of 103 existing accessory surface parking spaces on that site. That proposed development did not occur. The Two Bridges LSRD includes six of the





Existing Conditions Site Plan  
All Projects  
Figure 1-3

former TBURA parcels, which were initially developed in seven stages pursuant to the Two Bridges LSRD Approvals (see **Appendix A**). The boundaries of the Two Bridges LSRD are illustrated in **Figures 1-1 through 1-3**. The Two Bridges LSRD Approvals, as amended, remain in effect.

All of the project sites are located within a C6-4 zoning district, a district that has been mapped in the project area since 1961. C6 districts are commercial districts that permit a wide range of high-bulk commercial uses that require a central location. C6 districts permit corporate headquarters, community facilities, and high-rise residences in mixed-use buildings. C6-4 districts also permit a maximum floor area ratio (FAR) of 10.0 for commercial, community facility, or residential uses (or up to 12.0 FAR with inclusionary housing). As C6-4 districts are typically mapped in districts that are well served by mass transit, off-street parking is generally not required. One parking space per 4,000 zoning square feet (zsf) of new community facility or commercial space is permitted and limited to 100 spaces, or 225 spaces for mixed-use developments. All new parking spaces must be located in an enclosed building. There is no height limitation in C6-4 districts.

## **PROJECT SITES**

### *SITE 4 (4A/4B)*

Site 4 (4A/4B) includes Block 248, Lots 15, 70, and 76, and contains a total lot area of 69,210 sf, with approximately 335,434 of existing zsf for a built FAR of 4.85 FAR (if assumed as a single zoning lot) (see **Figure 1-3**). Up to approximately 495,086 existing zsf remains unbuilt (based on a maximum of 12 FAR, with inclusionary housing). Lot 70 is owned by Two Bridges Senior Apartments LP, and Lot 76 is owned by Two Bridges Housing Development Fund Company, Inc. Lot 76 and a portion of Lot 70 are under contract for purchase by applicant Cherry Street Owner, LLC (with Two Bridges Senior Apartments LP retaining ownership of the remainder of Lot 70). Lot 70 is occupied by the Two Bridges Helen Hayes Senior Residence at 80 Rutgers Slip, an approximately 85,615-gsf (109-unit), 10-story residential (Use Group 2) building, and has four surface accessory parking spaces and 3,928 sf of open space. Lot 76 contains 235 Cherry Street, a partially vacant, approximately 11,575-gsf one-story commercial building with Use Group 6 retail and 280 sf of open space. Lot 15 is occupied by the Two Bridges Tower at 82 Rutgers Slip, an approximately 255,447-gsf (198-unit), 21-story mixed-use residential building with an 11-space enclosed accessory parking facility, and 11,660 sf of paved, private but publicly accessible open space to the north of the building, adjacent to 235 Cherry Street and 80 Rutgers Slip. The existing residential buildings on Lot 70 (80 Rutgers Slip) and Lot 15 (82 Rutgers Slip) contain affordable housing, including affordable senior housing at 80 Rutgers Slip. Site 4 (4A/4B) is located on the west side of Rutgers Slip, between Cherry Street to the north and South Street to the south. Site 4 (4A/4B) has three existing curb cuts, one each on Cherry Street, Rutgers Slip, and South Street. An as-of-right zoning lot merger will be required in order to facilitate this project. Lot 15 will be part of the zoning lot.

### *SITE 5*

Site 5—owned by applicant Two Bridges Associates, LP—comprises Lots 1 and 2 of Block 247 and is located between Cherry Street, South Street, Rutgers Slip, and the former alignment of Jefferson Street (demapped) (see **Figure 1-3**). Site 5 has approximately 615,071 of existing zsf, for a built FAR of 4.24. Up to approximately 1,125,301 zsf remains unbuilt (based on a maximum of 12 FAR, with inclusionary housing).

The Land's End II development on Site 5 includes two 26-story rental apartment buildings for low-income households at 265 and 275 Cherry Street (634,983 gsf and 490 units total); a paved surface parking lot with 103 parking spaces on South Street; a paved area between the private Rutgers Slip Open Space and the west side of the 265 Cherry Street building; and private playgrounds and landscaped seating areas in the private courtyard area between the two buildings. The building at 265 Cherry Street includes a small amount of local retail use on the ground floor. Site 5 also includes the private Rutgers Slip Open Space along the Rutgers Slip block frontage that contains playground equipment, seating areas, and a basketball court. Site 5 has four existing curb cuts on Cherry Street and five existing curb cuts on South Street.

### *(E) Designations Assigned to the Site*

Lot 2 on the Site 5 project site is assigned an (E) Designation for air quality, noise, and hazardous materials, listed in the DCP (E) Designation database as E-312, established in the 2013 *Two Bridges (Health Care Chaplaincy) Environmental Assessment Statement* (CEQR No. 12DCP157M, M120183ZSM). The hazardous materials (E) Designation requires that a Phase I of the site be submitted to the New York City Office of Environmental Remediation (OER) for review and approval, along with a soil and groundwater testing protocol. OER will make a determination regarding whether remediation is necessary based on the results of the testing. If remediation is indicated from the test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER, and provide documentation that the work has been satisfactorily completed. In addition, an OER-approved construction-related health and safety plan would be implemented during excavation and construction activities.

The (E) Designation for air quality requires that the proposed building on this site use natural gas as the only fossil fuel for any on-site heating and water systems, and must be located on the tallest portion of the proposed building. The proposed building's on-site heating and hot water systems would also be designed to ensure that maximum concentrations of nitrogen dioxide do not exceed the National Ambient Air Quality Standard (NAAQS) on a 1-hour average basis. To attain this standard, the proposed building's boilers used for space heating would have low-NO<sub>x</sub> (<16 ppm) burners, the boilers used for hot water would utilize low-NO<sub>x</sub> (<20 ppm) burners, and the boilers would have a stack placement of a minimum of 260 feet from the lot line facing Cherry Street or a minimum of 236 feet from the lot line facing Rutgers Slip. The maximum capacity of equipment used for space heating and hot water would be 6 MMBTU/hour.

The (E) Designation for noise requires that future community facility uses must provide up to 38 dBA of window/wall attenuation to achieve interior noise levels of 45 dBA.

### *SITE 6A*

Site 6A comprises Block 246, Lots 1 and 5, with Lot 5 owned by LE1 Sub LLC. The development site is part of a merged zoning lot that also includes Lot 1. Site 6A is located on the west side of Clinton Street at South Street. Lot 5 is currently vacant; Lot 1 is occupied by 275 South Street, a 19-story, 262,877 zsf/gsf (256-unit) residential building, and a 34-space accessory surface parking lot facing South Street (see **Figure 1-3**). Site 6A contains a total lot area of 71,357 sf, with approximately 262,877 of existing zsf, for a built FAR of 3.53. Approximately 593,407 zsf remains unbuilt (based on 12 FAR, with inclusionary housing). Two existing curb cuts provide access to this parking lot from South Street.



## C. PROPOSED ACTIONS

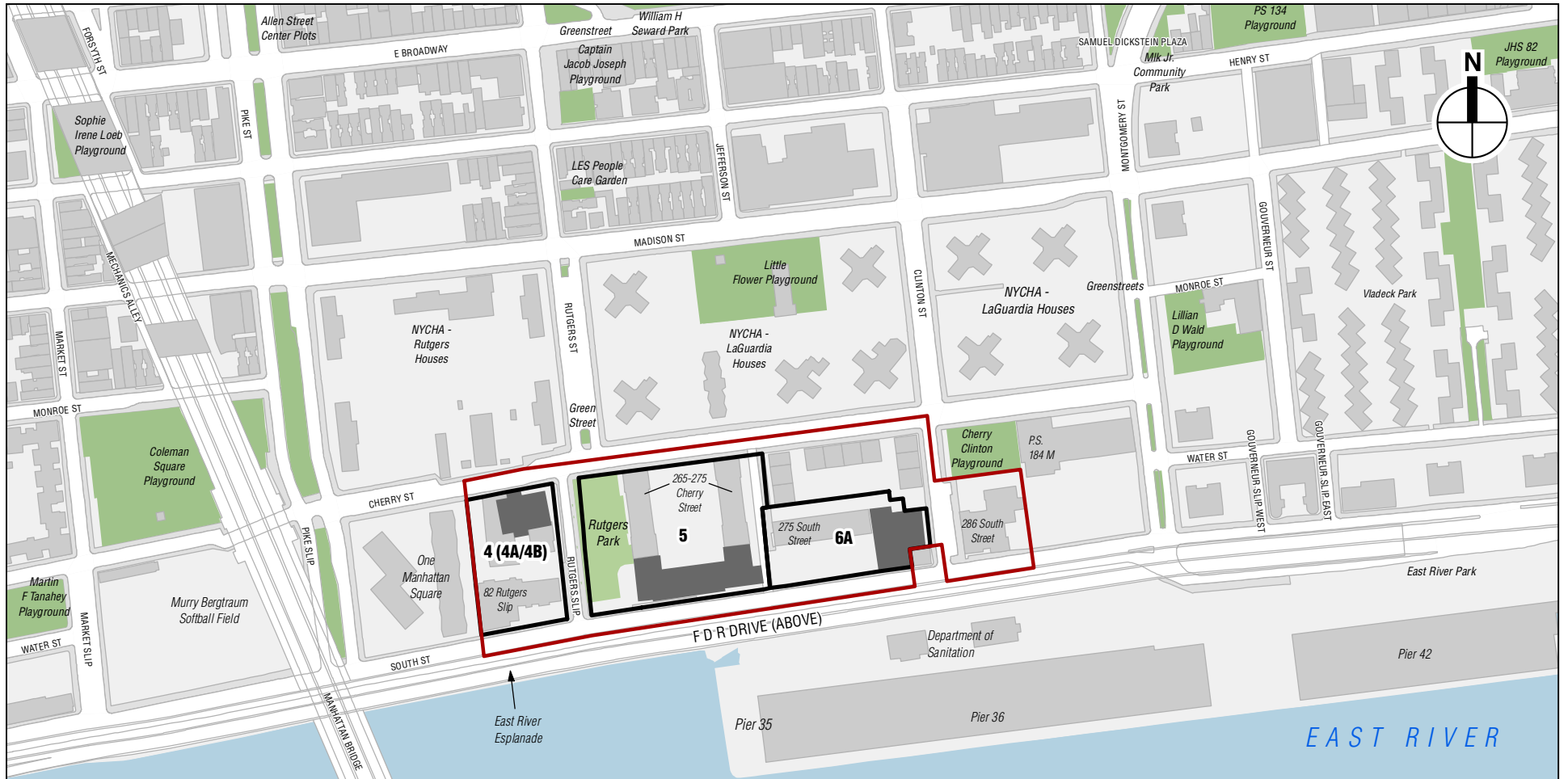
### ACTIONS NECESSARY TO FACILITATE THE PROPOSED PROJECTS

The proposed projects each require a minor modification to the previously approved Two Bridges LSRD (originally approved by CP-21885; last amended by M 120183 ZSM.<sup>3</sup> (See **Appendix A** for a summary of previously granted LSRD certifications, authorizations, and special permits, the “LSRD Approvals.”) Because the proposed projects do not require special permits or any other action listed under New York City Charter Section 197-c, they do not require approval through the City’s Uniform Land Use Review Procedure (ULURP) process. The proposed modifications to the Two Bridges LSRD Special Permit (see **Table B**, LSRD Zoning Calculations in **Appendix B**) would enable the development of three new mixed-use buildings within the Two Bridges LSRD. The new mixed-use developments on each of the three project sites would comply with the underlying C6-4 district regulations applicable to the sites under the Zoning Resolution, and no discretionary use or bulk waivers would be required to facilitate the proposed projects. However, the previously approved Two Bridges LSRD site plans restrict the maximum developable floor area, lot coverage, location of buildings, and other features of development on the Two Bridges LSRD sites as shown in **Table B**, LSRD Zoning Calculations in **Appendix B**. While the proposed actions would not change the maximum FAR, floor area, or building envelopes permitted by the underlying zoning district regulations, the requested minor modifications would modify the approved site plans to enable the proposed developments to be constructed within the Two Bridges LSRD boundary~~,-~~. The proposal would facilitate the utilization of existing unused floor area available within the Two Bridges LSRD. Therefore, to facilitate the proposed projects described below and as summarized in **Table 1-1**, modifications to the Two Bridges LSRD Approvals are being requested from the CPC.

The proposed minor modification for Site 4 (4A/4B) would revise the Two Bridges LSRD parcel boundaries to combine Parcels 4A and 4B into new Parcel 4 (see **Figures 1-4 through 1-6**). It would also revise the Two Bridges LSRD Approvals to modify the site plans to enable the use of unused existing floor area on the development site within a building envelope that is permitted by the underlying C6-4 zoning district regulations. These modifications would facilitate the development of a new approximately 1,008-foot-tall residential building with ground floor retail on a portion of Lot 70 (see **Figures 1-6 through 1-9**). The anticipated building and maximum building envelope are shown on **Figures 1-6 and 1-8**. This new building would cantilever over the existing 10-story senior housing building at 80 Rutgers Slip on Lot 70 and the 1-story commercial building on Lot 76. It would provide new amenities, including pavers, plantings, and seating at the existing open space on Lots 15, 70, and 76. No new parking would be provided. The existing buildings on Lots 15, 70, and 76 would be retained; however, the ground floor and westernmost portion of the existing building on Lot 70 (80 Rutgers Slip) would be reconfigured to allow for the introduction of ground floor retail and to accommodate the new development.

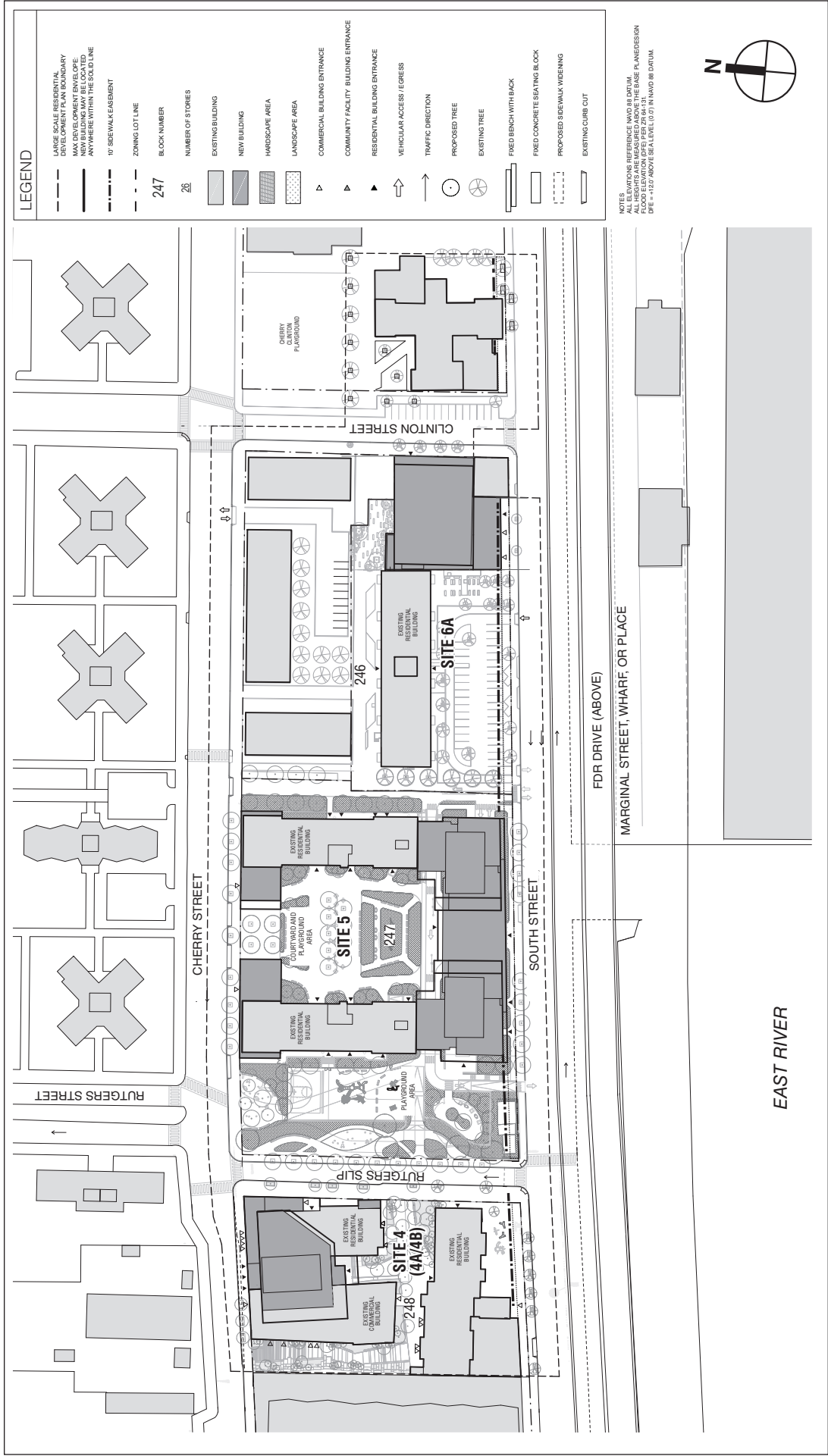
---

<sup>3</sup> The M 120183 ZSM approval would be withdrawn upon approval of the minor modifications for the proposed projects.



- Project Sites
- Boundary of Two Bridges LSRD
- Proposed Buildings
- Publicly Accessible Open Space

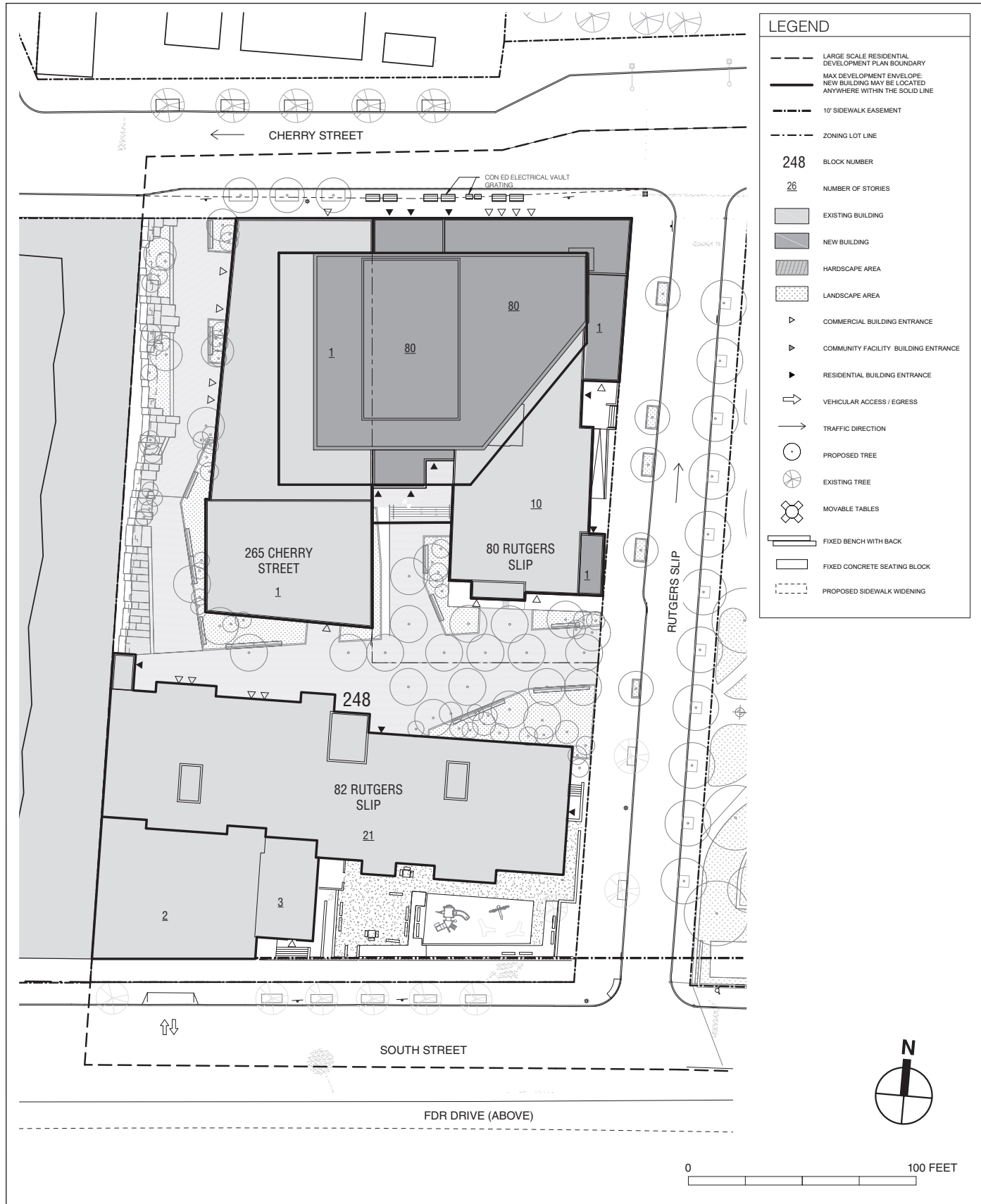
0 400 FEET



NOTES:  
CERTAIN ELEMENTS OF BUILDING DESIGN, SUCH AS THE MAXIMUM BUILDING ENVELOPE, WILL BE CONTROLLED UNDER THE PROPOSED MINOR MODIFICATIONS TO THE TWO BRIDGES LSRD APPROVALS.  
OPEN SPACE DELINEATIONS AS SHOWN ARE APPROXIMATE.

Proposed Site Plan  
All Projects  
Figure 1-5





NOTES:  
CERTAIN ELEMENTS OF BUILDING DESIGN, SUCH AS THE MAXIMUM BUILDING ENVELOPE, WILL BE CONTROLLED UNDER THE PROPOSED MINOR MODIFICATIONS TO THE TWO BRIDGES LSRD APPROVALS.

OPEN SPACE DELINEATIONS AS SHOWN ARE APPROXIMATE.

Site 4 (4A/4B)  
Proposed Site Plan  
Figure 1-6



11.21.18

Source: SHoP Architects PC



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

View southwest from Rutgers Slip and Cherry Street

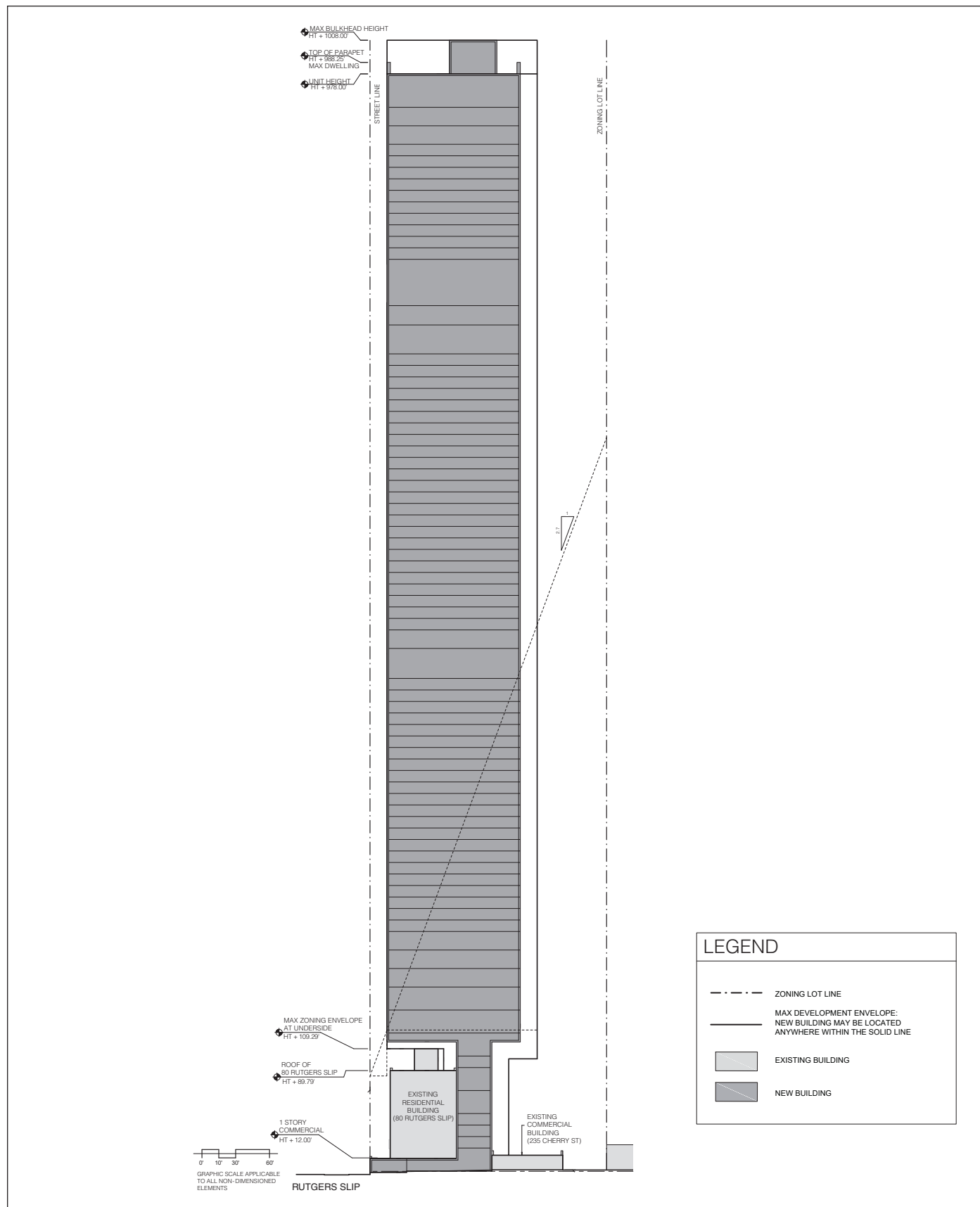
Source: SHoP Architects PC



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

View northeast from the project site across the grove area

Site 4 (4A/4B)  
Illustrative Renderings  
Figure 1-7



Site 4 (4A/4B)  
Representative Section (East-West)  
Figure 1-8



Source: SHoP Architects PC



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Site 4 (4A/4B)  
Illustrative Rendering  
**Figure 1-9**

**Table 1-1  
Proposed Projects**

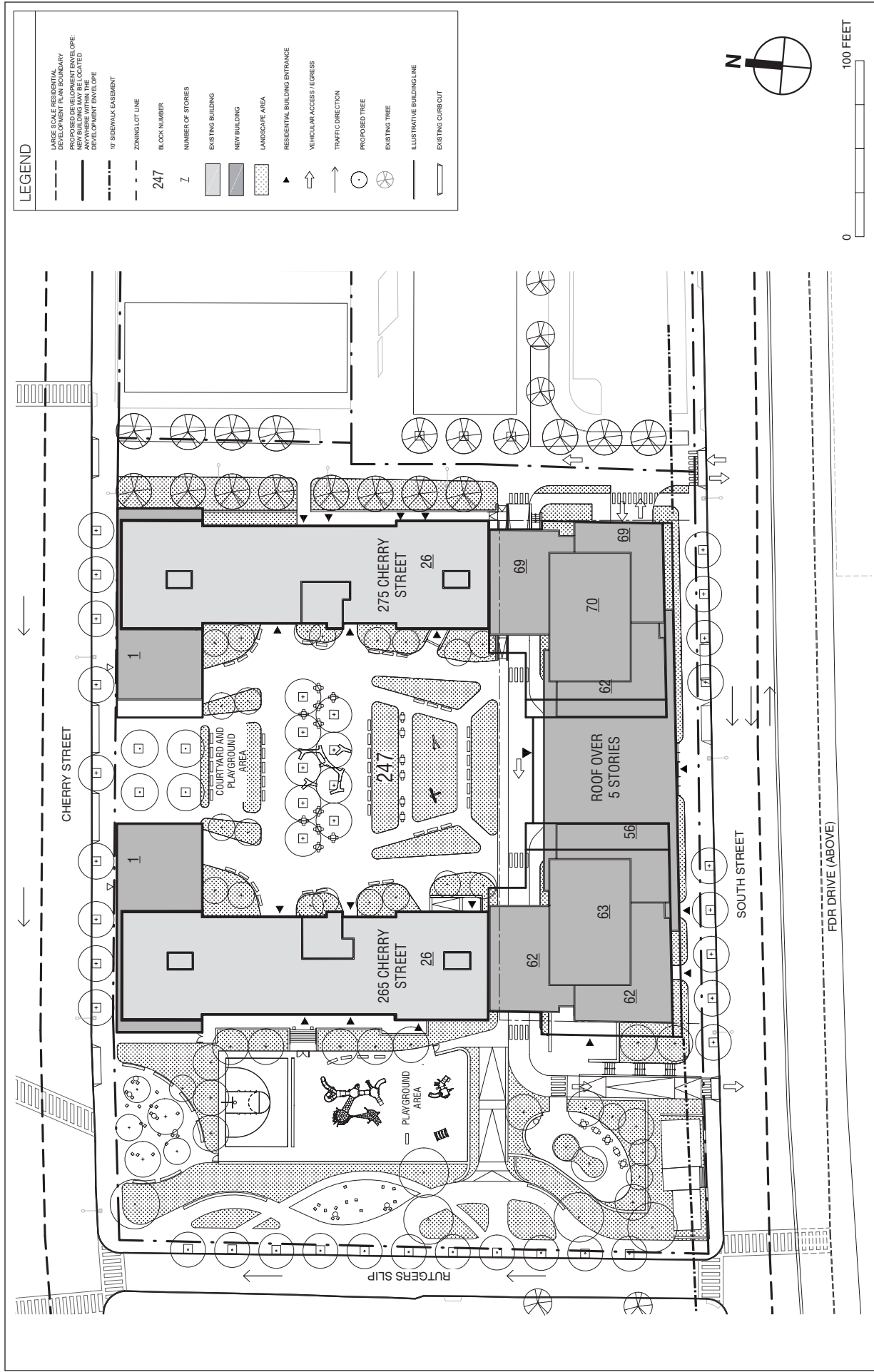
Use (GSF)	Site 4 (4A/4B) <sup>1</sup>	Site 5 <sup>3</sup>	Site 6A <sup>6</sup>	Total
<b>Use Group 2 (Residential)</b>	629,944 gsf <sup>2</sup>	1,227,932 gsf <sup>4</sup>	669,851 gsf	2,527,727 gsf
<b>Residential Units</b>	660 DUs	1,350 DUs (100 senior)	765 DUs (100 senior)	2,775 DUs (200 senior)
<i>Affordable Unit Count</i>	25 percent (up to 165 DUs)	25 percent (up to 338 DUs)	25 percent (up to 191 DUs)	Up to 694 DUs
<b>Use Group 6 (Retail)</b>	3,124 gsf	5,319 gsf	2,415 gsf	10,858 gsf
<b>Community Facility</b>	None	17,028 gsf	None	17,028 gsf
<b>Accessory Parking</b>	None	103 <i>below-grade</i>	None	103 <i>below-grade</i>
<b>Private Open Space</b>	None	19,579 sf <sup>5</sup>	3,200 sf	22,779 sf
<b>Maximum Building Height</b>	±1,008'	±798'	±730'	
<b>Maximum Building Width</b>	±121'	±283'	±137'	
<b>Maximum Building Depth</b>	±85'	±110'	±150'	

**Notes:**

- <sup>1</sup> Does not include the existing development on Site 4 (4A/4B) (85,615 gsf [109 units] residential, 3,928 sf open space, and 4 surface parking spaces at 80 Rutgers Slip/Lot 70; 227,895 gsf residential [198 units], 27,552 gsf community facility, 11 enclosed accessory parking spaces, and 11,660 sf open space at 82 Rutgers Slip/Lot 15; and 11,575 gsf retail and 280 sf open space at 235 Cherry Street/Lot 76). Absent the proposed projects, (the No Action condition), existing development on Site 4 (4A/4B) would remain and the existing retail in the Lot 76 building would be re-tenanted. In the With Action condition, 10 existing units from the 80 Rutgers Slip building would be relocated into the new building, for a total of 99 remaining units at 80 Rutgers Slip and up to 670 new units in the new building (including the 10 relocated senior housing units). The existing retail at 235 Cherry Street would be re-tenanted in the With Action condition, and the 15,868 sf of existing open space on Lots 15, 70, and 76 would be altered with new amenities, including new pavers, plantings, and seating. The existing residential building with accessory parking at 82 Rutgers Slip/Lot 15 would remain in the With Action condition, but the 4 parking spaces at 80 Rutgers Slip/Lot 70 would be removed.
- <sup>2</sup> For the purposes of determining the number of units to be analyzed, 8,079 gsf of community room and 5,113 gsf of ground-floor common area were subtracted from this total.
- <sup>3</sup> Does not include the existing development on Site 5 (634,983 gsf residential [490 units] and 2,024 gsf retail at 265-275 Cherry Street), which would remain the same in the No Action and With Action condition.
- <sup>4</sup> For the purpose of determining the number of units to be analyzed, 81,683 gsf of residential amenity space, which includes building amenities (±55,356 gsf) and cellar level parking (±26,327 gsf) was subtracted from the total residential gsf, resulting in 1,146,249 gsf, with ±1,350 DU at 850 sf/DU.
- <sup>5</sup> New open space. The existing open space on Site 5 (approx. 64,152 sf) would also be altered with new amenities, including play equipment, basketball courts, and landscaping, walking paths, and seating.
- <sup>6</sup> Does not include the existing development on Site 6A/Lot 1 (262,877 gsf residential [256 units] and 34 accessory surface parking spaces at 275 South Street), which would remain the same in the No Action and With Action condition.

The proposed minor modification for Site 5 would revise the Two Bridges LSRD Approvals to modify the site plans to enable the use of unused existing floor area on the development site within a building envelope that is permitted by the underlying C6-4 zoning district regulations (see **Figures 1-4, 1-5, and 1-10**). These modifications would facilitate the development of a new mixed-use building with residential and community facility uses located in two towers (approximately 748 feet tall and 798 feet tall) on a shared base, replacing a paved surface parking lot (see **Figures 1-11 through 1-13**). The anticipated building and maximum building envelope are shown on **Figures 1-10 and 1-12**. The development would relocate the existing 103 parking spaces to a new below-grade garage in the proposed building; however, no new parking would be created. The two existing 26-story residential buildings at 265 and 275 Cherry Street would be retained, and ground floor retail space along Cherry Street would be enlarged. The existing private courtyard between the 265 and 275 Cherry Street buildings would be relandscaped and the existing private Rutgers Slip Open Space would be enlarged, reconstructed with new amenities, including play equipment, basketball courts, and landscaping, walking paths, and seating, and would be dedicated as publicly accessible open space.

The proposed minor modification for Site 6A would revise the Two Bridges LSRD Approvals to modify the site plans to enable the use of unused existing floor area on the development site within a building envelope that is permitted by the underlying C6-4 zoning district regulations (see **Figures 1-4, 1-5, and 1-14**). These modifications would facilitate the development of a new



NOTES:  
CERTAIN ELEMENTS OF BUILDING DESIGN, SUCH AS THE MAXIMUM BUILDING ENVELOPE, WILL BE CONTROLLED UNDER THE PROPOSED MINOR MODIFICATIONS TO THE TWO BRIDGES LSRD APPROVALS.  
OPEN SPACE DELINEATIONS AS SHOWN ARE APPROXIMATE.

Site 5  
Proposed Site Plan  
Figure 1-10



Source: Handel Architects LLP



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

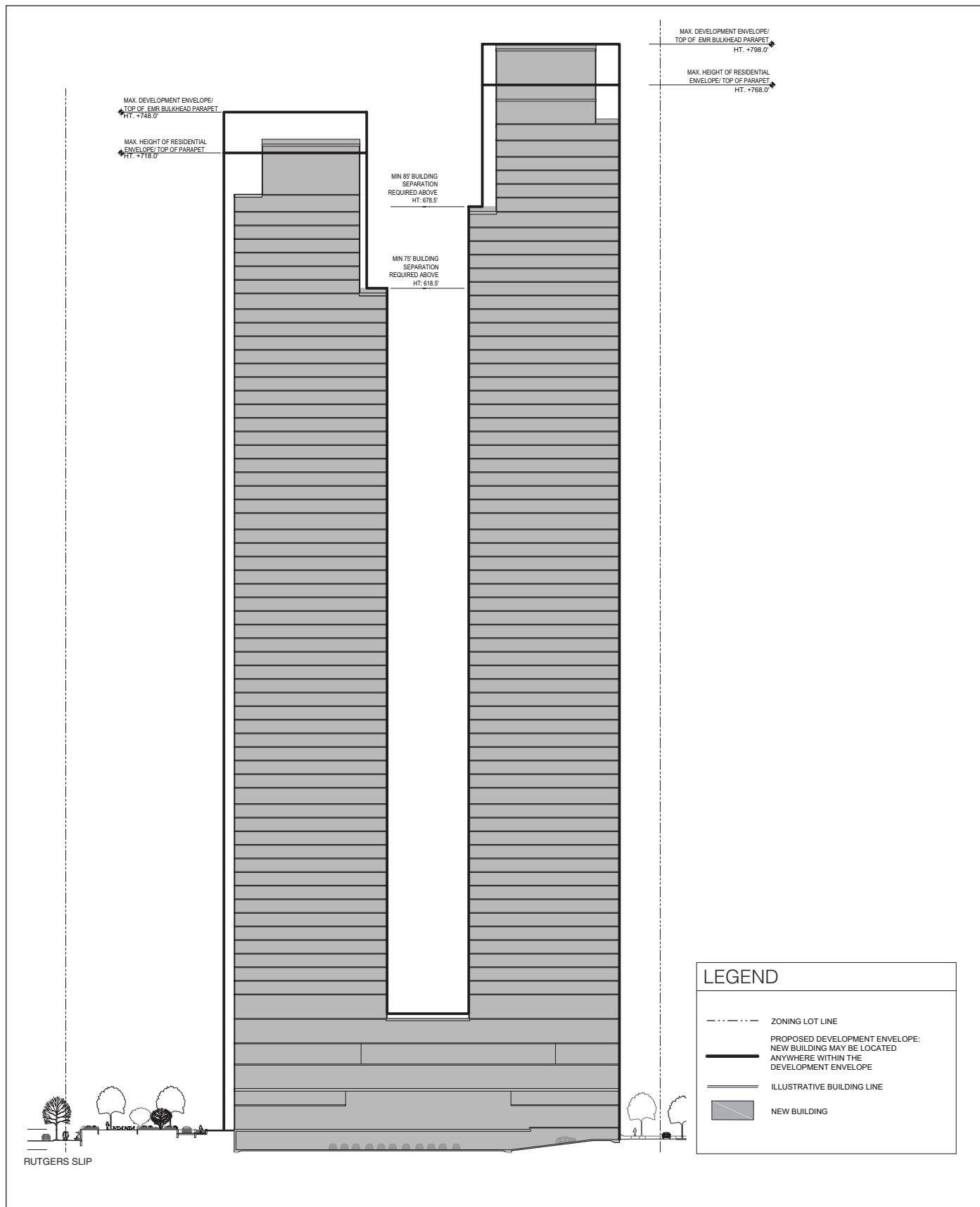
Southwest view on Cherry Street to the landscaped courtyard and ground floor retail

Source: Handel Architects LLP

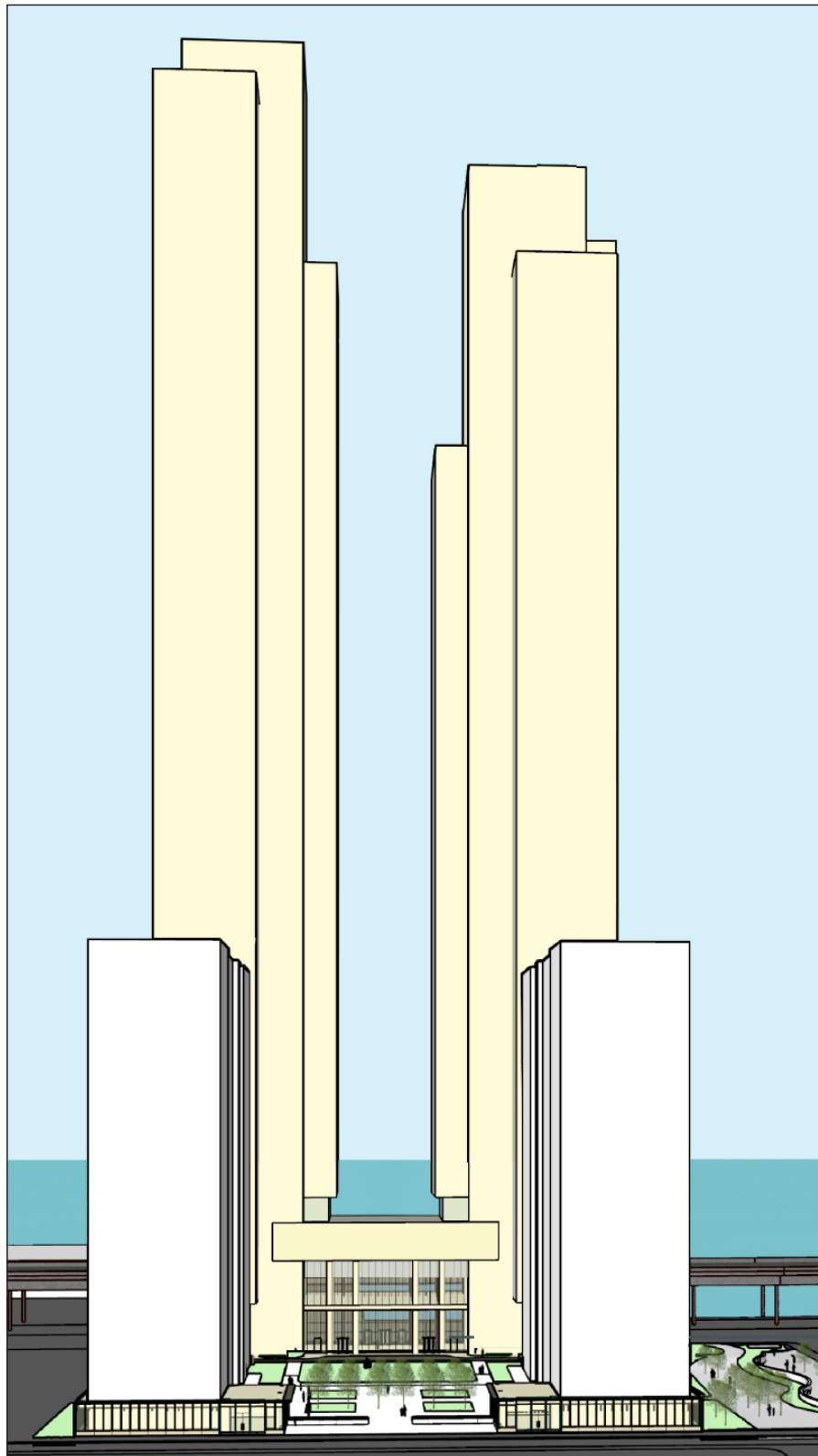


NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

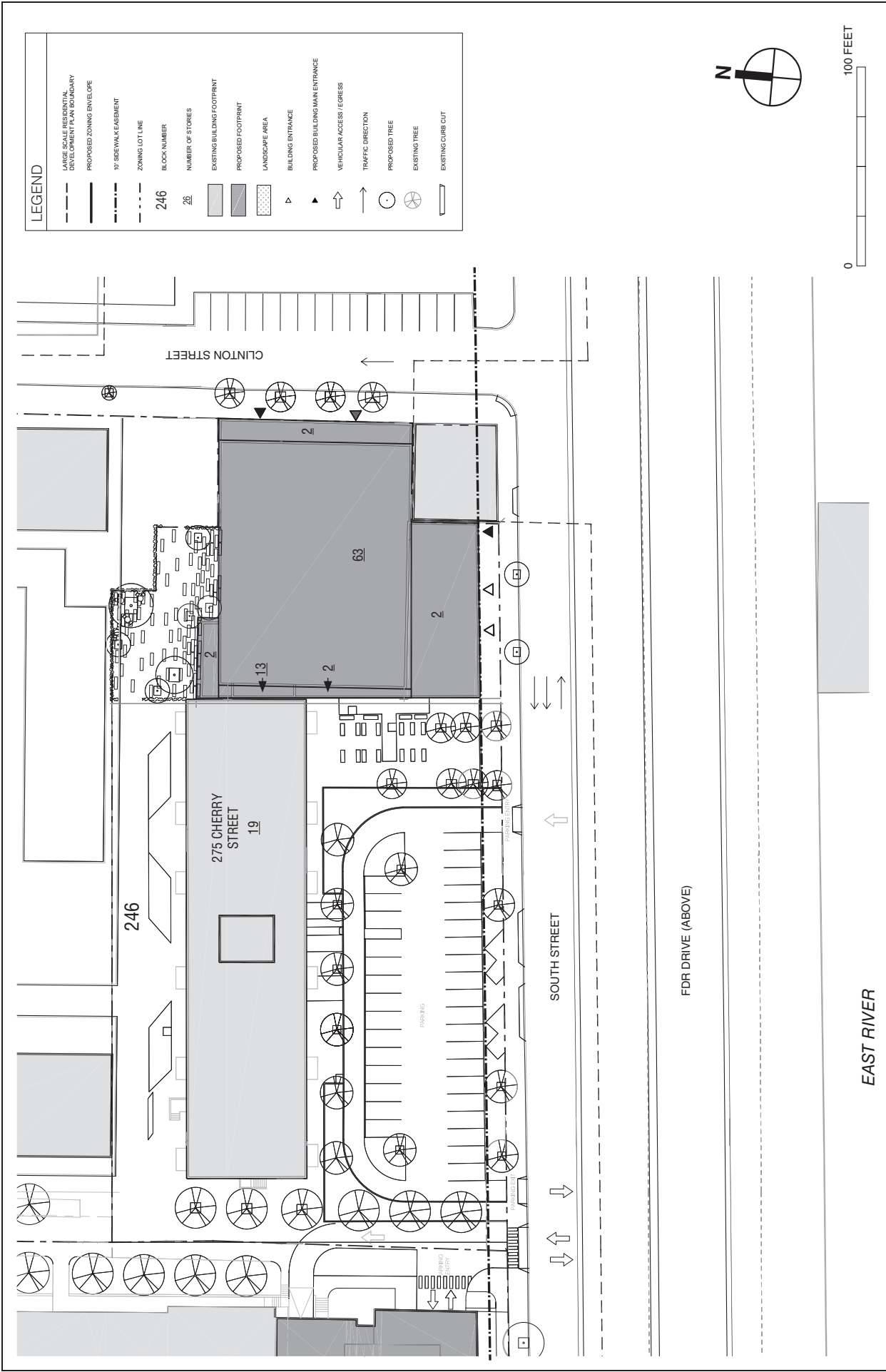
View south on Rutgers Slip from Cherry Street



Source: Handel Architects LLP



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



NOTES:  
CERTAIN ELEMENTS OF BUILDING DESIGN, SUCH AS THE MAXIMUM BUILDING ENVELOPE, WILL BE CONTROLLED UNDER THE PROPOSED MINOR MODIFICATIONS TO THE TWO BRIDGES LSRD APPROVALS.  
OPEN SPACE DELINEATIONS AS SHOWN ARE APPROXIMATE.



approximately 730-foot-tall building on Lot 5 with retail and residential space, replacing an existing paved surface parking lot (see **Figures 1-15 through 1-17**). The anticipated building and maximum building envelope are shown on **Figures 1-14 and 1-16**. No new parking would be provided. The existing 19-story residential building at 275 South Street on Lot 1 would remain. Separate from the minor modification, and not subject to environmental review, the Site 6A project also would require a certification pursuant to Section 32-435 of the Zoning Resolution of the City of New York to waive the ground-floor retail requirement along Clinton Street, a “wide street” as defined in the Zoning Resolution.

There would be a Restrictive Declaration in connection with the proposed minor modifications to the Two Bridges LSRD Approvals. The Restrictive Declaration is expected to:

- Provide for the implementation of “Project Components Related to the Environment” (PCREs) (i.e., certain project components which were material to the environmental analysis); and
- Provide for measures necessary to mitigate any significant adverse impacts.

## **D. DESCRIPTION OF THE PROPOSED PROJECTS**

### **SITE 4 (4A/4B) PROJECT**

The proposed Site 4 (4A/4B) project would be approximately 632,376 gsf of new mixed-use, primarily residential development and would cantilever over the existing one-story retail building on Lot 76 (235 Cherry Street) and the 10-story residential building on Lot 70 (80 Rutgers Slip) (see **Figures 1-5 through 1-9 and Figure 1-18**). The new building would reach a height of approximately 80 stories (approximately 1,008 feet tall, including mechanical screen) and would provide approximately 629,944 gsf of residential use (in addition to the remaining 84,923 gsf of residential use at 80 Rutgers Slip). The new development would contain up to 660 new units (in addition to 10 units that would be relocated from 80 Rutgers Slip to the new building),<sup>4</sup> 25 percent of which would be designated as permanently affordable (up to 165 units). Portions of the existing 80 Rutgers Slip building would be integrated into the new building, including 10 residential units (which would be allocated for senior housing). The proposed program is expected to include a community room and ground-floor retail, which would be introduced into the existing 80 Rutgers Slip ground floor. The existing 21-story building located on Lot 15 (82 Rutgers Slip) would remain; the one-story, approximately 11,575-gsf retail building on Lot 76 (235 Cherry Street) would also remain and be re-tenanted. An additional approximately 3,124 gsf of retail space would be introduced in the base of the 80 Rutgers Slip building. The overall development on Site 4 (4A/4B) would total approximately 985,013 gsf, of which approximately 632,376 gsf would be in addition to existing development. The residential units within the existing buildings on Lot 70 (80 Rutgers Slip) and Lot 15 (82 Rutgers Slip) would remain affordable, consistent with the existing regulatory agreements governing each building.

During construction of the proposed Site 4 (4A/4B) building, 10 dwelling units in the 80 Rutgers Slip building would be removed and replaced in the new Site 4 (4A/4B) building. An additional

---

<sup>4</sup> The Two Bridges LSRD table will limit the new residential development on Site 4 (4A/4B) to 660 dwelling units, in addition to the 10 units that would be relocated from the existing building.

Source: Perkins Eastman



View northeast on South Street

Source: Perkins Eastman

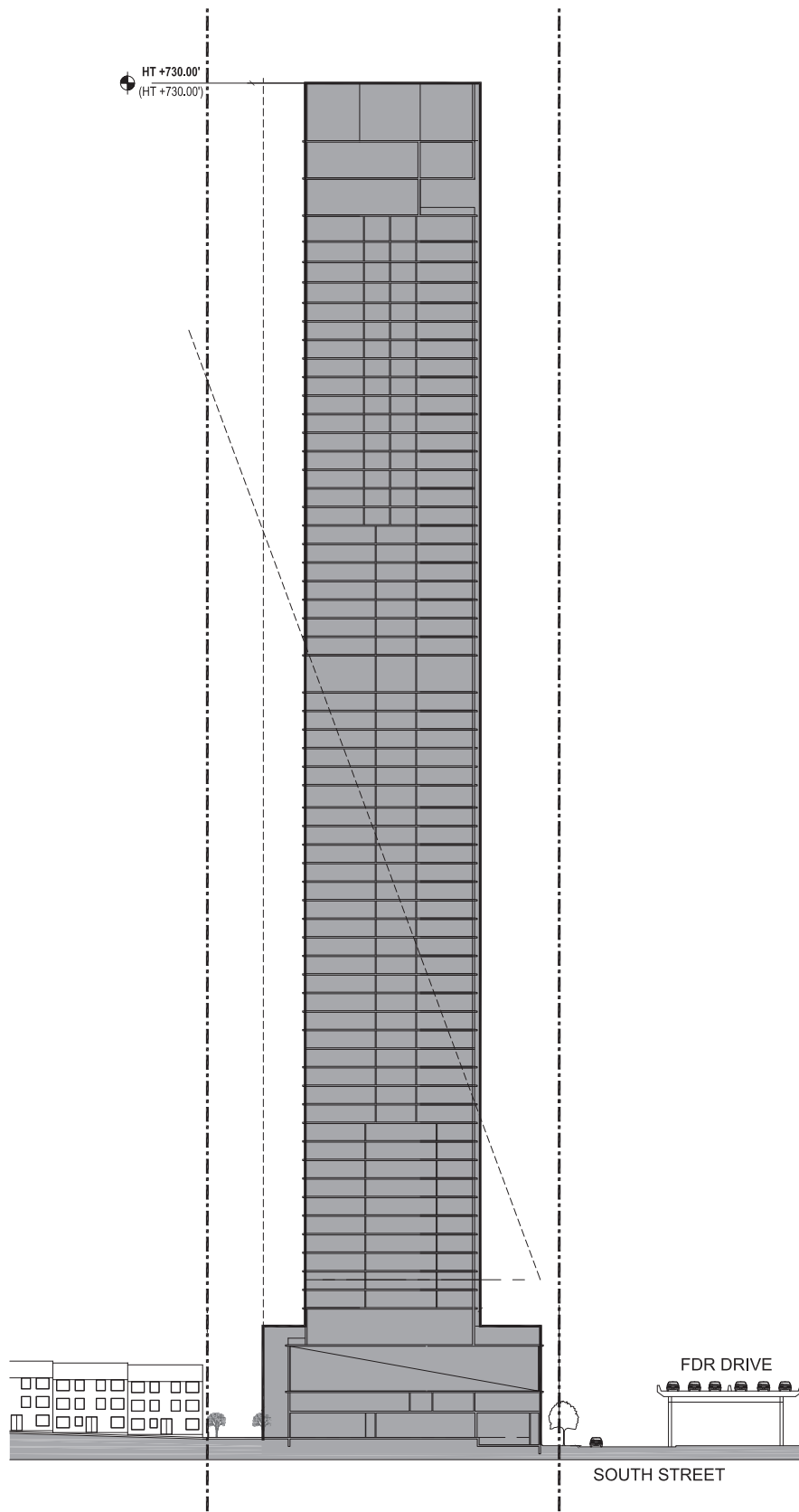


View southwest on Clinton Street

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

**TWO BRIDGES LSRD**

Site 6A  
Illustrative Renderings  
**Figure 1-15**



LEGEND	
	ZONING LOT LINE
	MAX DEVELOPMENT ENVELOPE: NEW BUILDING MAY BE LOCATED ANYWHERE WITHIN THE SOLID LINE
	ILLUSTRATIVE BUILDING LINE
	NEW BUILDING

NOTES:  
CERTAIN ELEMENTS OF BUILDING DESIGN, SUCH AS THE MAXIMUM BUILDING ENVELOPE, WILL BE  
CONTROLLED UNDER THE PROPOSED MINOR MODIFICATIONS TO THE TWO BRIDGES LSRD APPROVALS.

Site 6A  
Representative Section (North-South)  
Figure 1-16





NOTE: FOR ILLUSTRATIVE PURPOSES ONLY





NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Rendering  
of Proposed Projects  
**Figure 1-18**



nine dwelling units in the 80 Rutgers Slip building would be renovated. The Site 4 (4A/4B) applicant intends to relocate the approximately 19 residents living in these units during the construction period to comparable, newly renovated units within the 80 Rutgers Slip building as they become available, or if necessary, to units in neighboring buildings. As units in 80 Rutgers Slip become available prior to construction, they would not be re-tenanted, but instead would be renovated and offered as temporary or permanent dwelling units for residents of the relocated or renovated units. There are currently nine vacant units within the building that would be renovated and made available. Because the 80 Rutgers Slip building is under a U.S. Department of Housing and Urban Development (HUD) regulatory agreement, the dwelling units and residents could only be moved under a relocation plan approved by HUD. Such approval would be granted by HUD and is not part of the proposed actions. To date, the Site 4 (4A/4B) applicant has detailed its proposed relocation submitted a plan to HUD and HUD confirmed that the plan tentatively meets the requirements for approval. Additional filings will be required, and therefore, final approval is pending forthcoming. The Site 4 (4A/4B) applicant has stated that they would coordinate the project construction to minimize disruptions to these tenants and to ensure that, to the extent possible, residents of these units remain in the building throughout construction. No residents would be permanently displaced from Site 4 (4A/4B).

The proposed Site 4 (4A/4B) project would also provide additional resiliency measures at the site, with physical strategies being designed and implemented around Lot 70 that are intended to protect the existing building at 80 Rutgers Slip and the new building on Site 4 (4A/4B). As shown on the site plan (see **Figures 1-5 through 1-7**), new pavers, plantings, and seating would be installed on the existing approximately 15,868 sf (approximately 0.36 acres) of private open space on Lots 15, 70, and 76. The existing curb cuts on Rutgers Slip and Cherry Street would be removed and the existing curb cut on South Street would remain; no new curb cuts would be required. Separate from the proposed actions, the sidewalk on Cherry Street adjacent to Site 4 (4A/4B) would be modestly widened to accommodate the installation of Con Edison vaults. The sidewalk widening would be subject to review and approval by the Permit Management Office of DOT.

### SITE 5 PROJECT

The proposed Site 5 project would be an approximately 1,244,960-gsf mixed-use development with two towers on a shared base. The new development, which would be oriented perpendicular to the existing buildings at 265 and 275 Cherry Street and parallel to South Street, would reach heights of approximately 63 and 70 stories (maximum heights of 748 feet and 798 feet, respectively, including mechanical screens) (see **Figures 1-5, 1-10 through 1-13, and 1-18**). The proposed project would provide up to 1,350 residential units (average size 850 sf/unit),<sup>5</sup> 25 percent of which would be designated as permanently affordable (up to 338 units, including approximately 100 new units of low-income senior housing), and approximately 17,028 gsf of community facility use. The project would maintain the 103 surface accessory parking spaces that currently exist on site, relocating these spaces to a garage in the lower level of the proposed building. The proposed project would also enlarge the ground floor retail fronting Cherry Street by approximately 5,319 gsf, in one-story expansions of the 265 and 275 Cherry Street buildings. The existing buildings (634,983 gsf residential and 2,024 gsf retail at 265-275 Cherry Street)

---

<sup>5</sup> The Two Bridges LSRD table would limit the new residential development on Site 5 to 1,350 dwelling units.

would remain. The residential use in those buildings (490 units) would remain affordable, consistent with the long-term regulatory agreement for that development.

The Site 5 project would enlarge the existing private Rutgers Slip Open Space by replacing an existing paved surface parking area between the private Rutgers Slip Open Space and the 265 Cherry Street building with open space amenities. This area, in addition to the existing private Rutgers Slip Open Space, would total approximately 33,550 sf (approximately 0.77 acres) and would be dedicated as publicly accessible open space. New amenities would be installed in the enlarged and reconstructed Rutgers Slip Open Space, including play equipment, basketball courts, landscaping, walking paths, and seating. In addition, the Site 5 project would enlarge the existing approximately 29,664-sf private open space between 265 and 275 Cherry Street (the “courtyard area”) by approximately 2,649 sf, totaling approximately 32,313 sf (0.74 acres) of private open space. The courtyard area would include new landscaping, seating, and play areas (see **Figures 1-10 and 1-11**).

The Site 5 project would provide additional resiliency measures at new building and physical strategies would be employed around the site to assist in protecting the 265 and 275 Cherry Street buildings. Two existing curb cuts north of 265 and 275 Cherry Street would be closed and replaced with a single central curb cut in this area on Cherry Street. On South Street, two existing curb cuts would be used to access the resident and visitor drop-off and the lower level parking garage in the new building. Two other existing curb cuts on South Street may be modified. The Jefferson Street walkway curb cuts would be maintained on Cherry and South Streets. No new curb cuts would be required.

## **SITE 6A PROJECT**

The proposed Site 6A project would be an approximately 672,266-gsf mixed-use development on Lot 5. Based on current plans, the building is expected to reach a height of approximately ~~62~~ 63 stories (approximately 730 feet tall, ~~including mechanical screen~~) and would provide up to 669,851 gsf of residential use (up to 765 residential units),<sup>6</sup> 25 percent of which would be designated as permanently affordable (up to 191 units, approximately 100 of which would be new low-income senior housing), as well as approximately 2,415 gsf of retail use (see **Figures 1-5, and 1-14 through 1-18**). The proposed actions would also result in additional resiliency measures at the site, including locating critical infrastructure components above flood elevation and implementing physical strategies to assist in protecting the new building. The Site 6A project would also provide approximately 3,200 sf (0.07 acres) of new private open space on site. The existing building (275 South Street) and accessory surface parking lot on Lot 1 would remain. The existing curb cuts on South Street would remain; no new curb cuts would be required.

## **E. PURPOSE AND NEED**

The goals and objectives of the proposed actions, as intended by the project applicants, are to create up to 2,775 new residential units within Manhattan CD 3, of which 25 percent or up to 694 residential units would be designated as permanently affordable, including approximately

---

<sup>6</sup> The Two Bridges LSRD table would limit the new residential development on Site 6A to 765 dwelling units.

## **Two Bridges LSRD**

---

200 new units of low-income senior housing, advancing a City-wide initiative to build and preserve 200,000 affordable units over 10 years in order to support New Yorkers with a range of incomes; provide additional resiliency measures at each site; achieve high quality urban design, architecture, community facility space, and open space elements; enhance the surrounding streetscape and enliven the pedestrian experience, through the creation of new buildings, landscaping, and open space on the project sites, including both new and altered on-site open space (of which 33,550 sf would be dedicated as publicly accessible); add to the retail mix already located in the Two Bridges neighborhood; and strengthen the City's tax base by encouraging development and employment opportunities in the area.

The purpose and need for the minor modifications is described below for each proposed development site.

### **SITE 4 (4A/4B)**

The proposed minor modification of the Two Bridges LSRD would facilitate the further development of Site 4 (4A/4B) with new permanently affordable and market-rate housing; up to 660 new residential units in total would be provided, with 25 percent designated as permanently affordable (up to 165 units). (In addition, 10 units would be relocated from 80 Rutgers Slip to the new building, and would be allocated for senior housing.) It is the Site 4 (4A/4B) applicant's intention that the proposed actions would allow for the Site 4 (4A/4B) development to provide substantial capital to two non-profit organizations in support of their ongoing efforts to provide, support, and maintain affordable housing for New Yorkers. The Site 4 (4A/4B) development would also change the streetscape and pedestrian environment with the installation of new pavers, plantings, and seating at the existing approximately 15,868 sf (approximately 0.36 acres) of private open space located on Lots 15, 70, and 76, and would provide additional local retail opportunities by increasing the ground floor retail at this site. The proposed actions would also result in additional resiliency measures at the site, with physical strategies being implemented around Lot 70 of Site 4 (4A/4B) that are being designed and are intended to protect the existing building at 80 Rutgers Slip and the new building on Site 4 (4A/4B).

### **SITE 5**

The proposed minor modification of the Two Bridges LSRD would facilitate the further development of Site 5 by replacing a surface parking lot with new permanently affordable and market-rate housing, community facility space, and retail. The new Site 5 development would provide up to 1,350 new units, 25 percent of which would be designated as permanently affordable (up to 338 units). In addition, the proposed Site 5 project would help address the continuing need for independent living facilities for seniors in New York City, by creating approximately 100 new units of low-income senior housing as part of the permanently affordable housing to be provided on that site. With the proposed minor modification, the proposed development also would enlarge the existing private Rutgers Slip Open Space on Site 5 to approximately 33,550 sf (approximately 0.77 acres). The Rutgers Slip Open Space, which would be dedicated as publicly accessible, would include play equipment, basketball courts, walking paths, and seating. The Site 5 project would also enlarge the existing private open space between 265 and 275 Cherry Street and would provide new amenities, including new landscaping, seating, and play areas. The changes to the Rutgers Slip Open Space would be experienced by pedestrians along Rutgers Slip accessing the East River waterfront from the upland neighborhood. Additional ground-floor retail spaces would be provided at 265 and 275 Cherry Street. The proposed actions would also result in additional resiliency measures at Site 5.

The first floor of the new building would be elevated above the flood plain elevation, and physical strategies would be employed around the site to assist in protecting the 265 and 275 Cherry Street buildings.

#### **SITE 6A**

The proposed minor modification of the Two Bridges LSRD would facilitate the further development of Site 6A with new permanently affordable and market-rate housing. The new Site 6A development would provide up to 765 new units in total, with 25 percent designated as permanently affordable (up to 191 units). In addition, the proposed Site 6A project would help address the continuing need for independent living facilities for seniors in New York City, by creating approximately 100 new units of low-income senior housing as part of the permanently affordable housing to be provided on that site. With the proposed minor modification, new development would replace a vacant lot and provide new ground floor retail to the streetscape and pedestrian environment along Clinton and South Streets that would add to local retail opportunities. The proposed actions would also result in additional resiliency measures at the site, including locating critical infrastructure components above flood elevation and implementing physical strategies to assist in protecting the new building. The proposed Site 6A development also would create approximately 3,200 sf (approximately 0.07 acres) of new private open space on Site 6A.

### **F. ANALYSIS FRAMEWORK**

The 2014 *CEQR Technical Manual* will serve as a general guide on the methodologies and impact criteria for evaluating the proposed projects' potential effects on the various environmental areas of analysis. In disclosing impacts, the EIS considers the proposed projects' potential adverse impacts on its environmental setting. A future build year of 2021 is examined to assess the potential impacts of the proposed actions. Consequently, the environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives include descriptions of existing conditions, conditions in the future without the proposed projects (the No Action scenario), and conditions in the future with the proposed projects (the With Action scenario). The incremental difference between the No Action and With Action conditions is analyzed to determine the potential environmental effects of the proposed projects. **Tables 1-2A through 1-2D** summarize the existing conditions, No Action condition, and With Action conditions of the three project sites. In order to understand how the cumulative impacts of the proposed projects might change if one or more of the projects is delayed indefinitely or ultimately not pursued, the provides a qualitative analysis of certain permutations in a separate chapter (see Chapter 22, "Project Permutations").

#### **BUILD YEAR**

The proposed projects each would be developed in a single phase; the construction period for each is anticipated to be between 30 and 36 months. Therefore, a future build year of 2021, when the projects are anticipated to be complete and operational, is examined to assess the potential impacts of the proposed actions.

#### **EXISTING CONDITIONS**

For each technical area to be assessed in the EIS, the existing conditions on the project sites and in the relevant study areas is described. The analysis framework begins with an assessment of



## Two Bridges LSRD

existing conditions because these can be most directly measured and observed. The assessment of existing conditions does not represent the condition against which the proposed actions are measured, but serves as a starting point for the projection of future conditions with and without the proposed actions and the analysis of potential impacts.

**Table 1-2A**  
**Site 4 (Site 4A/4B)**

	EXISTING CONDITION	NO ACTION CONDITION	WITH ACTION CONDITION	INCREMENT
Land Use				
<i>Residential</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures	Lot 15: 1 21-story building Lot 70: 1 10-story building Lot 76: N/A	Lot 15: 1 21-story building (remaining) Lot 70: 1 10-story building (remaining) Lot 76: N/A	Lot 15: 1 21-story building (remaining) Lot 70: 1 10-story building (remaining) Lots 70 and 76 combined: 1 80-story building (new) <sup>1</sup>	+80 floors
No. of dwelling units	Lot 15: 198 DUs Lot 70: 109 DUs Lot 76: N/A	Lot 15: 198 DUs (remaining) Lot 70: 109 DUs (remaining) Lot 76: N/A	Lot 15: 198 DUs (remaining) Lot 70: 99 DUs (remaining) Lots 70 and 76 combined: + approx. 670 DUs (new) <sup>2</sup>	+approx. 660 DUs
No. of low- to moderate-income units	Lot 15: 198 DUs Lot 70: 109 DUs Lot 76: N/A	Lot 15: 198 DUs (remaining) Lot 70: 109 DUs (remaining) Lot 76: N/A	Lot 15: 198 DUs (remaining) Lot 70: 99 DUs (remaining) Lots 70 and 76 combined: + approx. 175 DUs (new, including 10 relocated DUs)	+approx. 165 DUs
Gross Floor Area (sq. ft.)	Lot 15: 227,895 gsf Lot 70: 85,615 gsf Lot 76: N/A	Lot 15: 227,895 gsf (remaining) Lot 70: 85,615 gsf (remaining) Lot 76: N/A	Lot 15: 227,895 gsf (remaining) Lot 70: 84,923 gsf (remaining) Lots 70 and 76 combined: 629,944 gsf (new)	+629,252 gsf
<i>Commercial</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Lot 15: N/A Lot 70: N/A Lot 76: 1 1-story partially vacant retail building	Lot 15: N/A Lot 70: N/A Lot 76: Re-tenant 1-story building with retail (remaining)	Lot 15: N/A Lot 70: Retail Lots 70 and 76 combined: Re-tenant 1-story building with retail (remaining)	
Gross floor area (sq. ft.)	Lot 15: N/A Lot 70: N/A Lot 76: 11,575 gsf	Lot 15: N/A Lot 70: N/A Lot 76: 11,575 gsf (remaining)	Lot 15: N/A Lot 70: 3,124 gsf (new) Lots 70 and 76 combined: 11,575 gsf (remaining)	+3,124 gsf
<i>Manufacturing/Industrial</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<i>Community Facility</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Type	Lot 15: Medical offices, daycare center	No change	No change	No change
Gross floor area (sq. ft.)	Lot 15: 27,552 gsf	No change	No change	No change
<i>Vacant Land</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<i>Other Land Uses</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe	Lot 15: approx. 11,660 sf open space Lot 70: approx. 3,928 sf open space Lot 76: approx. 280 sf open space	No change	Lots 15/70: Alterations to existing open space Lot 76: No change	No change
Parking				
<i>Garages</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces	Lot 15: 11	No change	No change	No change
<i>Lots</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	0	No change	No change	No change
No. of accessory spaces	Lot 70: 4 Lot 76: 0	No change	Lots 70/76: No parking spaces are required and none would be provided.	(4) accessory spaces

## Chapter 1: Project Description

**Table 1-2A (cont'd)**  
**Site 4 (Site 4A/4B)**

	EXISTING CONDITION	NO ACTION CONDITION	WITH ACTION CONDITION	INCREMENT
<i>Residents</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify number	Approx. 660	No change	Approx. 2,073	1,419
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division— NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.			
<i>Businesses</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify the following:				
No. and type	TBD/Retail, community facility	No change	TBD/Retail, community facility	
No. and type of workers by business	Approx. 35 retail, 28 community facility	No change	Approx. 45 retail, 28 community facility	10 retail
No. and type of non-residents who are not workers	TBD	No change	TBD	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.			
<i>Other (students, visitors, concert-goers, etc.)</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number was calculated				
<b>Zoning</b>				
Zoning classification	C6-4	No change	No change	No change
Maximum amount of floor area that can be developed	69,210 sf x 10.0 FAR = 692,100 sf 12.0 FAR = 830,520 sf	No change	No change	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Residential, commercial, transportation/utility, open space, C6-4, M1-4, R7-2	No change	No change	No change
<b>Notes:</b> <sup>1</sup> Portion of 10-story building (remaining) would be incorporated into the proposed building. <sup>2</sup> 670 DUs includes the 10 units to be relocated from the existing Lot 70 building.				

Table 1-2B  
Site 5

	EXISTING CONDITION	NO ACTION CONDITION Land Use	WITH ACTION CONDITION	INCREMENT
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures	Lot 1: 2 26-story buildings	Lot 1: 2 26-story buildings (remaining)	Lot 1: 2 26-story buildings (remaining) Lots 1/2: 1 62-story tower, 1 69-story tower, with shared base <sup>1</sup> (new)	Lots 1/2: +69 floors
No. of dwelling units	Lot 1: 490 DUs	Lot 1: 490 DUs (remaining)	Lot 1: 490 DUs (remaining) Lots 1/2: 1,350 DUs (new)	Lots 1/2: + approx. 1,350 DUs
No. of low- to moderate-income units	Lot 1: 490 DUs	Lot 1: 490 DUs (remaining)	Lot 1: 490 DUs (remaining) Lots 1/2: Approx. 338 DUs (new)	Lots 1/2: + approx. 338 DUs
Gross Floor Area (sq. ft.)	Lot 1: 634,983 gsf <sup>2</sup>	Lot 1: 634,983 gsf (remaining)	Lot 1: 634,983 gsf (remaining) Lots 1/2: 1,227,932 gsf (new)	Lots 1/2: +approx.1,227,932 gsf
<b>Commercial</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Lot 1: Retail in 265 Cherry Street	Lot 1: No change	Lot 1: Retail	Retail
Gross floor area (sq. ft.)	Lot 1: 2,024 gsf <sup>3</sup>	Lot 1: No change	Lot 1: 2,024 gsf (remaining); 5,319 gsf (new)	Lot 1: +5,319 gsf
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Type	Lot 1: 1 non-profit community development corporation in 275 Cherry Street	Lot 1: No change	Lot 1: No change Lots 1/2: General community facility use	
Gross floor area (sq. ft.)	0	0	Lot 1: No change Lots 1/2: 17,028 gsf	Lots 1/2: +17,028 gsf
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<b>Other Land Uses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe	Lots 1/2: Approx. 64,152 sf private playgrounds, landscaped areas, and seating areas	Lots 1/2: No change	Lots 1/2: Approx. 64,152 sf (total remaining); approx. 19,579 sf open space (total new), including 11,110 sf new publicly accessible open space and 2,649 sf new private open space; TOTAL dedicated publicly accessible open space 33,550 sf (includes 22,440 sf of altered/remaining + 11,110 sf new)	Lots 1/2: +19,579 sf (new); +33,550 sf (total dedicated publicly accessible open space, including new and altered existing open space)
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	0	No change	No change	0
No. of accessory spaces	0	0	Lots 1/2: 103	Lots 1/2: +103
<b>Lots</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	0	No change	No change	0
No. of accessory spaces	Lots 1/2: 103	No change	0	Lots 1/2: (103)
<b>Population</b>				
<b>Residents</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify number	Approx. 1,054	No change	Approx. 3,891	2,838
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division—NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.			
<b>Businesses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify the following:				
No. and type	1/retail	No change	TBD/retail, community facility	TBD
No. and type of workers by business	Approx. 6	No change	Approx. 22 retail/Approx. 17 community facility	16 retail, 17 community facility
No. and type of non-residents who are not workers	TBD	No change	TBD	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.			
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number was calculated				
<b>Zoning</b>				
Zoning classification	C6-4	No change	No change	No change
Maximum amount of floor area that can be developed	145,031 sf x 10.0 FAR = 1,450,310 sf 12.0 FAR = 1,740,372 sf	No change	No change	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Residential, commercial, transportation/utility, open space, C6-4, M1-4, R7-2	No change	No change	No change
<b>Notes:</b> <sup>1</sup> Anticipated number of floors, to a maximum height of 798'. <sup>2</sup> Existing residential floor area is based on calculations by Handel Architects dated June 2018, and represents an update from the figures presented in the <i>Two Bridges (HealthCare Chaplaincy) EAS</i> . <sup>3</sup> Ibid.				

Table 1-2C  
Site 6A

Land Use	EXISTING CONDITION	NO ACTION CONDITION	WITH ACTION CONDITION	INCREMENT
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures	Lot 1: 1 19-story building Lot 5: N/A	No change	Lot 1: No change Lot 5: 1 6263-story building	Lot 5: 1 6263-story building
No. of dwelling units	Lot 1: 256 Lot 5: N/A	No change	Lot 1: No change Lot 5: 765	Lot 5: +765
No. of low- to moderate-income units	Lot 1: TBD Lot 5: N/A	No change	Lot 5: 191	Lot 5: +191
Gross Floor Area (sq. ft.)	Lot 1: 262,877 gsf	No change	Lot 1: No change Lot 5: 669,851 gsf	Lot 5: +669,851 gsf
<b>Commercial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)			Lot 5: Retail	Retail
Gross floor area (sq. ft.)			Lot 5: 2,415 gsf	Lot 5: +2,415 gsf
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type				
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe	Lot 5: Approximately 20,177-sf paved undeveloped site	Lot 5: No change		
<b>Other Land Uses</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe			Lot 5: 3,200 sf private open space (new)	Lot 5: +3,200 sf
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
<b>Lots</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	Lot 1: 0	Lot 1: No change	Lot 1: No change	Lot 1: No change
No. of accessory spaces	Lot 1: 34	Lot 1: No change	Lot 1: No change	Lot 1: No change
<b>Population</b>				
<b>Residents</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify number	Approx. 542	No change	Approx. 2,122	1,580
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division—NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.			
<b>Businesses</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify the following:				
No. and type	0	0	TBD/retail	TBD/retail
No. and type of workers by business	0	0	Approx. 8	+8
No. and type of non-residents who are not workers	TBD	TBD	TBD	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee.			
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number was calculated				
<b>Zoning</b>				
Zoning classification	C6-4			
Maximum amount of floor area that can be developed	The maximum amount of floor area that can be developed on the site today as per the LSRD is 262,877 sf, which is the zfa of the existing building.	No change	856,284 sf (71,357 sf (combined area of Lots 1 and 5 [71,357 sf] x 12.0 FAR) minus 262,877 sf (existing building on Lot 1) = 593,407 sf	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Residential, commercial, transportation/utility, open space, C6-4, M1-4, R7-2	No change	No change	No change



Table 1-2D  
Incremental Increases for Each Project Site

	SITE 4 (4A/4B)—INCREMENT				SITE 5—INCREMENT				SITE 6A—INCREMENT			
<b>Land Use</b>												
<b>Residential</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, specify the following:												
Describe type of residential structures	+80 floors				Lots 1/2: +69 floors				Lot 5: 1 6263-story building			
No. of dwelling units	+up to 660 DUs				Lots 1/2: +up to 1,350 DUs				Lot 5: +up to 765 DUs			
No. of low- to moderate-income units	+up to 165 DUs				Lots 1/2: +up to 338 DUs				Lot 5: + up to 191 DUs			
Gross Floor Area (sq. ft.)	+629,252 gsf				Lots 1/2: +1,227,932 gsf				Lot 1: No change Lot 5: +669,851 gsf			
<b>Commercial</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, specify the following:												
Describe type (retail, office, other)	N/A				Retail				Retail			
Gross floor area (sq. ft.)	+3,124 gsf				Lot 1: +5,319 gsf				Lot 5: +2,415 gsf			
<b>Manufacturing/Industrial</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, specify the following:												
Type of use												
Gross floor area (sq. ft.)												
Open storage area (sq. ft.)												
If any unenclosed activities, specify												
Community Facility	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, specify the following:												
Type	No change				Lot 1: No change Lots 1/2: General community facility use				N/A			
Gross floor area (sq. ft.)	No change				Lots 1/2: +17,028 gsf				N/A			
<b>Vacant Land</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, describe												
<b>Other Land Uses</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, describe	Lot 76: No change				Lots 1/2: 19,579 sf private open space (new); + 33,550 sf (total dedicated publicly accessible open space, including new and altered existing open space)				Lot 5: 3,200 sf private open space (new)			
<b>Parking</b>												
<b>Garages</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If yes, specify the following:												
No. of public spaces	N/A				0 (No change)				N/A			
No. of accessory spaces	No change				Lot 2: +103				N/A			
<b>Lots</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If yes, specify the following:												
No. of public spaces	No change				0 (No change)				Lot 1: No change			
No. of accessory spaces	(4) accessory spaces				Lot 2: (103)				Lot 1: No change			
<b>Population</b>												
<b>Residents</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If "yes", specify number	1,419				2,838				1,580			
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division—NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.											
<b>Businesses</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
If "yes", specify the following:												
No. and type	TBD/retail, community facility				TBD				TBD/retail			
No. and type of workers by business	Approx. 42 retail, 28 community facility				Approx. 16 retail, 17 community facility				Approx. 8 retail			
No. and type of non-residents who are not workers	TBD				TBD				TBD			
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.											
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
If any, specify number												
Briefly explain how the number was calculated												
<b>Zoning</b>												
Zoning classification	C6-4											
Maximum amount of floor area that can be developed	No change				No change				No change			
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	No change				No change				No change			

## NO ACTION SCENARIO

For the No Action scenario, it is assumed that the project sites would continue in their existing conditions, including the Rutgers Slip Open Space on Site 5 remaining private open space. The

existing retail in the Lot 76 building (235 Cherry Street) on Site 4 (4A/4B) would be re-tenanted. No new development would occur on the project sites. **Table 1-3** summarizes the No Action conditions for the three project sites.

**Table 1-3**  
**No Action Scenario**

Use (GSF)	Site 4 (4A/4B) <sup>1</sup>	Site 5	Site 6A	Total New
<b>Use Group 2 (Residential)</b>	Existing: 313,510 gsf New: 0	Existing: 634,983 gsf New: 0	Existing: 262,877 gsf New: 0	0
<b>Residential Units</b>	Existing: 307 DUs New: 0	Existing: 490 DUs New: 0	Existing: 256 DUs New: 0	0
<i>Affordable Unit Count</i>	Existing: 307 DUs New: 0	Existing: 490 DUs New: 0	Existing: 128 DUs New: 0	0
<b>Use Group 6 (Retail)</b>	Existing: 11,575 gsf (retenanted) New: 0	Existing: 2,024 gsf New: 0	Existing: 0 New: 0	0
<b>Community Facility</b>	Existing: 27,552 gsf New: 0	Existing: 0 New: 0	Existing: 0 New: 0	0
<b>Accessory Parking</b>	Existing: 15 (4 at grade, 11 in parking garage) New: 0	Existing: 103 at grade New: 0	Existing: 34 at grade New: 0	0
<b>Private Open Space</b>	Existing: 15,868 sf New: 0	Existing: 64,152 sf New: 0	Existing: 0 New: 0	0
<b>Vacant</b>	Existing: 0 New: 0	Existing: 0 New: 0	Existing: 20,177 sf New: 0	0
<b>Note:</b> <sup>1</sup> 80 Rutgers Slip/Lot 70: 85,615 gsf [109 units] residential, 3,928 sf open space, and 4 surface parking spaces; 82 Rutgers Slip/Lot 15: 227,895 gsf residential [198 units], 27,552 gsf community facility, 11 accessory enclosed parking spaces, and 11,660 sf open space; 235 Cherry Street/Lot 76: 11,575 gsf retail and 280 sf open space.				

**Appendix C** and **Figure 1-19** identify the No Build projects anticipated to be complete by 2021 in the study areas considered in the various technical analyses presented in this EIS.

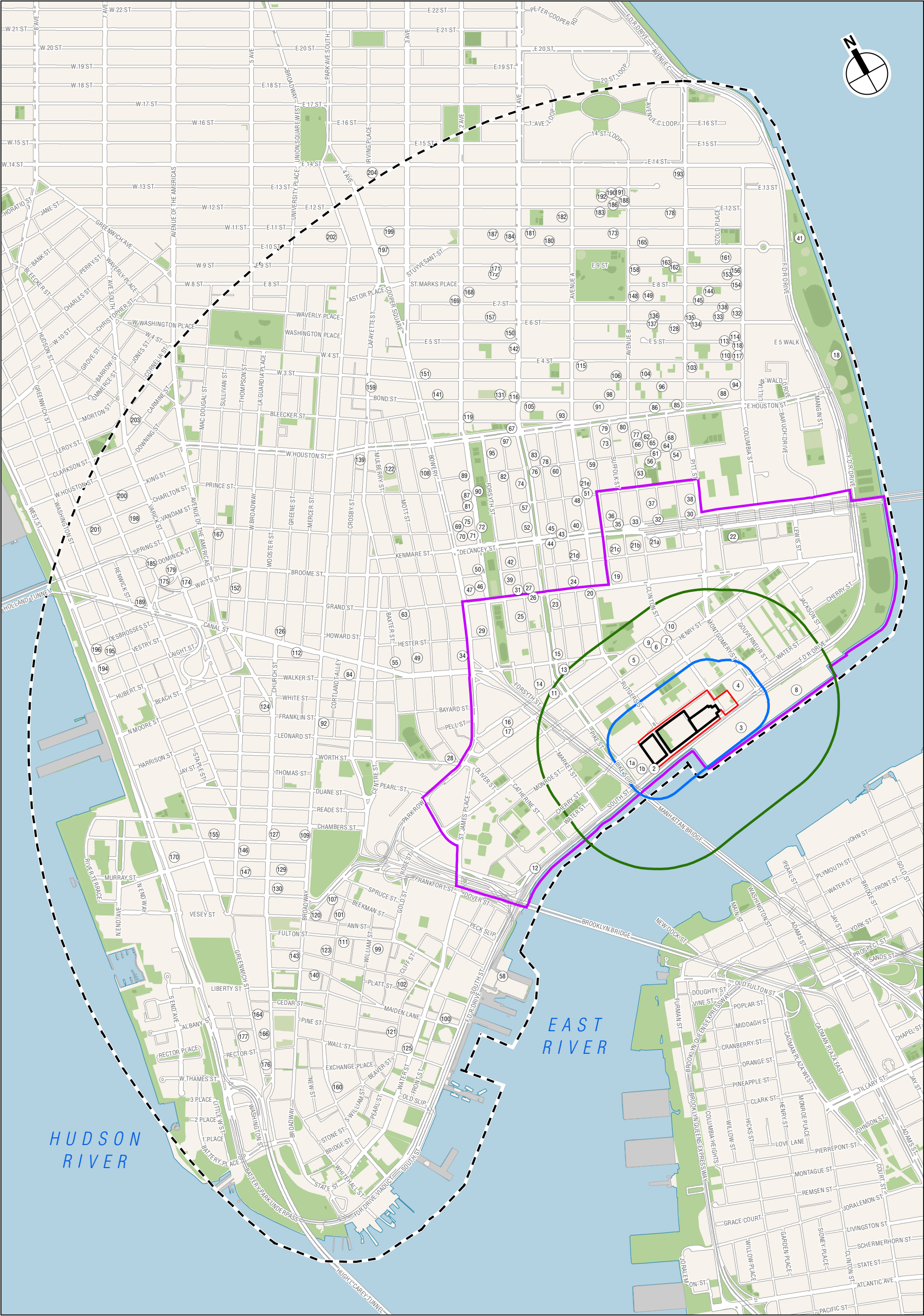
## WITH ACTION SCENARIO

In the With Action scenario, the proposed projects described above would be constructed on the project sites (see **Tables 1-2A through 1-2D**).

It is assumed that, in addition to modifying the amount of floor area, number of dwelling units, lot coverage, and open space available to the project sites under the Two Bridges LSRD, the minor modifications to the Two Bridges LSRD Approvals would also establish building envelope and site plan controls for each project. Because the Two Bridges LSRD site plans would provide controls with respect to the maximum building envelopes and development programs, this EIS assumes the details of the proposed programs and designs as the reasonable worst-case development scenario.

## ANALYSIS OF PROJECT PERMUTATIONS

Where significant adverse impacts and mitigation needs have been identified under the cumulative impact analysis of all three projects, further detail is provided to identify mitigation requirements for each project. In order to understand how the cumulative impacts of the proposed projects might change if one or more of the projects is delayed indefinitely or ultimately not pursued, the EIS provides a qualitative analysis of such permutations in a separate



- Project Sites

Boundary of Two Bridges LSRD

①

No Build Projects
- Study Area (400-foot boundary)

Study Area (1/4-mile boundary)

Census Tract Study Area (1/2-mile boundary)

Study Area (1.5-mile boundary)

0 2,000 FEET

\* See Appendix C for additional information about the No Build projects identified on this figure.

chapter—Chapter 22, “Project Permutations.” The analysis is limited to the evaluation of specific locations or facilities for which impacts and mitigation needs have been identified under the cumulative impact analysis of all three projects. The assessments for the relevant technical areas will be targeted to focus on those impacted areas.

## **G. COMMUNITY OUTREACH MEETINGS**

Prior to the public scoping meeting, three community outreach meetings were held regarding the environmental review process for the proposed projects. A fourth meeting was held between the scoping meeting and the certification of the DEIS. Though these community outreach meetings are not required under CEQR, the three project applicants have committed to providing additional opportunities during the environmental review process to gain insight and input from the community and to establish strategies for working with the community through the planning and design stages of the three proposed projects.

## **H. PUBLIC REVIEW PROCESS**

The above-described actions proposed by the applicants are subject to the City’s CEQR procedures, as described below.

### **NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)**

Pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations (Part 617 of 6 New York Codes, Rules and Regulations), New York City has established rules for its own environmental quality review, abbreviated as CEQR. These rules are found in Executive Order 91 of 1977 and subsequent rules and procedures adopted in 1991 (62 Rules of the City of New York, Chapter 5). The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, to identify, and when practicable mitigate, significant adverse environmental impacts. CEQR rules guide environmental review through the following steps:

- **Establish a Lead Agency.** Under CEQR, the “lead agency” is the public entity responsible for conducting the environmental review. The lead agency is typically the entity principally responsible for carrying out, funding, or approving the proposed action. For the proposed projects, the Department of City Planning (DCP), acting on behalf of CPC, is the CEQR lead agency.
- **Determine Significance.** The lead agency’s first charge is to determine whether the proposed actions may have a significant impact on the environment. To make this determination, DCP issued an Environmental Assessment Statement (EAS). Based on the information contained in the EAS, DCP determined that the proposed projects could have the potential to result in significant adverse environmental impacts and therefore, pursuant to CEQR procedures, issued a Positive Declaration requiring that an EIS be prepared in conformance with all applicable laws and regulations, including SEQRA, the City’s Executive Order No. 91 (August 24, 1977), and CEQR regulations, as well as the relevant guidelines of the *CEQR Technical Manual*.
- **Scoping.** Once the lead agency issues a Positive Declaration, it must then issue a Draft Scope of Work for the EIS. “Scoping,” or creating the scope of work, is the process of establishing the type and extent of the environmental impact analyses to be studied in the



EIS. The CEQR scoping process is intended to focus the EIS on those issues that are most pertinent to the proposed actions. The process at the same time allows other agencies and the public a voice in framing the scope of the EIS. The Draft Scope of Work was prepared in accordance with SEQRA, CEQR, and the *CEQR Technical Manual*; and, along with a Positive Declaration, the Draft Scope of Work was issued on March 27, 2017. During the scoping period, those interested in reviewing the Draft Scope of Work may do so and give their comments in writing to the lead agency or at the public scoping meeting. The public scoping meeting was held on May 25, 2017 at the Manhattan Municipal Building, Mezzanine Level, 1 Centre Street, New York, New York. The period for submitting written comments on the Draft Scope of Work remained open for 10 days following the scoping meeting, until June 8, 2017, at which point the scope review process was closed. The lead agency then oversaw preparation of a Final Scope of Work, which incorporates all relevant comments made on the scope and revises the extent or methodologies of the studies, as appropriate, in response to comments made during scoping. DCP ~~issued~~ published the Final Scope of Work on June ~~25~~22, 2018.

- **DEIS.** In accordance with the Final Scope of Work, a DEIS is prepared. The lead agency reviews all aspects of the document, calling on other City agencies to participate as appropriate. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. The DEIS Notice of Completion was published ~~issued~~ by DCP on June ~~25~~22, 2018.
- **Public Review.** Publication of the DEIS and issuance of the Notice of Completion signals the start of the public review period. During this period, which must extend for a minimum of 30 days, the public may review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. The lead agency must publish a notice of the hearing at least 14 days before it takes place and must accept written comments for at least 10 days following the close of the hearing, at which time the public review of the DEIS ends. The public hearing on the DEIS was held on October 17, 2018 at 120 Broadway, New York, NY. Public comments on the DEIS were accepted at the hearing and throughout the comment period, which remained open until 5:00 PM on Monday, October 29, 2018. All substantive comments become part of the CEQR record and are summarized and responded to in Chapter 27 of this FEIS, "Response to Comments on the DEIS." Copies of written comments on the DEIS are included in **Appendix J**.
- **FEIS.** After the close of the public comment period for the DEIS, the lead agency then oversees preparation of a final EIS (FEIS), which incorporates all substantive comments made during public review of the DEIS. The FEIS must incorporate relevant comments on the DEIS, in a separate chapter and in changes to the body of the text, graphics, and tables. Once the lead agency determines that the FEIS is complete, it will issue a Notice of Completion and circulate the FEIS.
- **Findings.** The lead agency and each involved agency will each adopt a formal set of written findings, reflecting its conclusions about the potential for significant adverse environmental impacts of the proposed actions, potential alternatives, and mitigation measures. No findings may be adopted until 10 days after the Notice of Completion has been issued for the FEIS. Once each agency's findings are adopted, it may take its actions. \*