

New York City Environmental Quality Review  
**Environmental Assessment Statement and Supplemental Report**

# 1755 Watson Avenue Rezoning EAS

**Prepared For:**

Azimuth Development Group LLC  
40 Fulton Street  
New York, NY 10038

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New York, NY 10271

**CEQR Number: 17DCP075X**

ULURP No(s): 170150ZMX and 170151ZRX

December 2016

**Sam  
Schwartz**

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Transportation  
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# 1755 Watson Avenue Rezoning EAS

## Environmental Assessment Statement and Supplemental Report

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## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • Please fill out and submit to the appropriate agency ([see instructions](#))

#### Part I: GENERAL INFORMATION

**1. Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?**  YES  NO

If “yes,” STOP and complete the [FULL EAS FORM](#).

**2. Project Name** 1755 Watson Avenue EAS

#### 3. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
17DCP075X

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
170150ZMX; 170151ZRX

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

#### 4a. Lead Agency Information

NAME OF LEAD AGENCY

NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Robert Dobruskin

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

CITY New York

STATE NY

ZIP 10271

TELEPHONE (212) 720-3423

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#### 4b. Applicant Information

NAME OF APPLICANT

Azimuth Development Group LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Guido Subotovsky

ADDRESS 40 Fulton Street

CITY New York

STATE NY

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#### 5. Project Description

Azimuth Development Group LLC (the “Applicant”) requests approval of the following discretionary actions for property located on Lot 1 of Block 3751 (the “Proposed Development Site”) in Bronx Community Board 9 (CB 9):

- A zoning map amendment to rezone the Proposed Development Site from its existing zoning designation of R5/C1-2 to R7A/C1-4; and
- A zoning text change to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) of the Zoning Resolution (ZR) to designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area.

The rezoning and text amendment actions are collectively the “Proposed Action”. The Proposed Development Site is currently developed with a single-story religious facility. It is bounded by Gleason Avenue to the north, Watson Avenue to the south, Rosedale Avenue to the west and commonwealth Avenue to the east. The Proposed Action would facilitate the development of a four building, mixed-use development with a total of 284,606 gross square feet (gsf), including ground floor retail, income-restricted residential dwelling units (DUs) serving families at or below 80% Area Median Income (AMI), and a new religious facility to replace the facility that currently exists on the Proposed Development Site. The tallest of the four clustered buildings would be 85 feet tall. A detailed description of the proposed development is provided in Attachment A, "Project Descriptions". Pursuant to ZR 25-251, no parking spaces are required for residential uses, 17 parking spaces would be required to serve the proposed commercial/retail uses (pursuant to ZR 36-21), and 10 parking spaces would be required to serve the proposed community facility use. However, pursuant to ZR 36-232, the parking requirement for commercial/retail and community facility uses would be waived since the total number of accessory off-street parking spaces required is less than 40. Total proposed parking spaces would be limited to 56 parking spaces with access from both Rosedale Avenue and Commonwealth Avenue.

At this time, it is the Applicant's intent to provide Option Two of the MIH program for the Proposed Development Site where 30% of the residential floor area shall be provided as housing affordable to households at an average of 80% of the Income Index (AMI), with no unit targeted at a level exceeding 130% of AMI. This option allows the most flexibility in achieving AMIs that meet the needs of the community.

<b>Project Location</b>		
BOROUGH Bronx	COMMUNITY DISTRICT(S) 9	STREET ADDRESS 1755 Watson Avenue
TAX BLOCK(S) AND LOT(S) Block 3751, Lot 1		ZIP CODE 10472
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Corner lot bounded by Gleason Avenue to the north, Watson Avenue to the south, Rosedale Avenue to the west and Commonwealth Avenue to the east		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5 /C1-2		ZONING SECTIONAL MAP NUMBER 3d
<b>6. Required Actions or Approvals</b> (check all that apply)		
<b>City Planning Commission:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP)		
<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" 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 type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<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>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 type="checkbox"/> FUNDING OF CONSTRUCTION, specify:	
<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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify:		
<b>7. 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.): 95,140		Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 95,140		Other, describe (sq. ft.): N/A
<b>8. 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): 284,606		
NUMBER OF BUILDINGS: 4	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): A - 114,870; B - 125,089; C - 52,206; D - 10,407	
HEIGHT OF EACH BUILDING (ft.): A - 85; B - 80; C - 85; D - 40	NUMBER OF STORIES OF EACH BUILDING: A - 9; B - 8; C - 9; D - 3	
Does the proposed project involve changes in zoning on one or more sites? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
If "yes," specify: The total square feet owned or controlled by the applicant: 61,870		
The total square feet not owned or controlled by the applicant: 0		

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 permanent and temporary disturbance (if known):  
 AREA OF TEMPORARY DISTURBANCE: 61,870 sq. ft. (width x length) VOLUME OF DISTURBANCE: 158,056 cubic ft. (width x length x depth)  
 AREA OF PERMANENT DISTURBANCE: 61,870 sq. ft. (width x length)

**Description of Proposed Uses** (please complete the following information as appropriate)

	<i>Residential</i>	<i>Commercial</i>	<i>Community Facility</i>	<i>Industrial/Manufacturing</i>
<b>Size</b> (in gross sq. ft.)	257,607	16,592	10,407	0
<b>Type</b> (e.g., retail, office, school)	286 units	Retail	Church	N/A

Does the proposed project increase the population of residents and/or on-site workers?  YES  NO  
 If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 815 NUMBER OF ADDITIONAL WORKERS: 20  
 Provide a brief explanation of how these numbers were determined: Residents: 286 units x 2.85 (average persons per households, US Census, Bronx 2010-2014)

Does the proposed project create new open space?  YES  NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition?  YES  NO  
 If "yes," see [Chapter 2](#), "Establishing the Analysis Framework" and describe briefly: In coordination with the Applicant team, the Development Site is reasonably expected in the No Action condition to consist of four buildings totaling 102,461 gsf (total FAR 1.66) with 77,337 gsf of residential use with 100% affordable housing at below 80% AMI (approximately 81 DUs), and 17,000 gsf of UG 6 commercial use such as local retail, neighborhood grocery stores and restaurants. In addition, 8,124 gsf of community facility would replace the existing religious facility on site. Under the No Action condition, the development would require a total of 157 parking spaces: 69 parking spaces required for residential use (85% of dwelling units pursuant to ZR 25-23), 56 parking spaces for commercial uses (1 per 300 sf pursuant to ZR 250-31), and 32 for community facility uses (1 x 15 rated capacity pursuant to ZR 25-31). The required 157 parking spaces under the No Action condition, is expected to be provided as underground parking with access on Rosedale Avenue between Watson Avenue and Gleason Avenue.

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2019

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

**10. Predominant Land Use in the Vicinity of the Project** (check all that apply)  
 RESIDENTIAL  MANUFACTURING  COMMERCIAL  PARK/FOREST/OPEN SPACE  OTHER, specify:

**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 Short 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. Attachment C		
(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 <a href="#">Waterfront Revitalization Program boundaries</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Generate a net increase of 200,000 or more square feet of commercial space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 500 residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(b) Indirect Effects</b>		
o <b>Child Care Centers:</b> 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> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o <b>Libraries:</b> 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> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o <b>Public Schools:</b> 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> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o <b>Health Care Facilities and Fire/Police Protection:</b> Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
(a) Would the proposed project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) 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> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(c) 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> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” would the proposed project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<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"/>
<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 type="checkbox"/>	<input checked="" 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>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"/>
<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 proposed 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?	<input type="checkbox"/>	<input checked="" 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)?	<input type="checkbox"/>	<input checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: According to the historical data review, a single-story dwelling was developed on the southeastern corner of the subject property by 1950; an additional structure and a walled or fenced area was developed on the southern portion of the subject property by 1951. The on-site structures were all razed by 1954. Since at least 1961 to the present day, the subject property has been developed with the existing single-story building. No supporting documentation regarding the prior heating source(s) of the former structure was identified or provided to Brinkerhoff; therefore, the potential exists for USTs to be present at the site.  It is anticipated that a Phase II Environmental Site Investigation (ESI) will be recommended to investigate the aforementioned REC associated with the subject property.		
<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 type="checkbox"/>	<input checked="" 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 the amounts listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" 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 generate contaminated stormwater in 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"/>
<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>8,579</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"/>
<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>23,412,557 MBtu</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 screening analyses, attach appropriate 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?	<input checked="" 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? <i>**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.</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" 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 trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input checked="" 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?	<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 type="checkbox"/>	<input checked="" 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)	<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"/>
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(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) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		



	YES	NO
(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 type="checkbox"/>	<input checked="" 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"/>
<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 type="checkbox"/>	<input checked="" 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>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. Attachment N		
<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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input type="checkbox"/>	<input checked="" 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.		
Attachment O		
<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	DATE	
Jim Brown	December 9 <sup>th</sup> , 2016	
SIGNATURE		

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

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.

<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	-------------------------------------

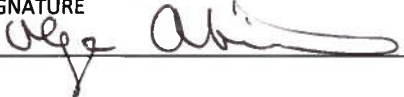
3. Check determination to be issued by the lead agency:

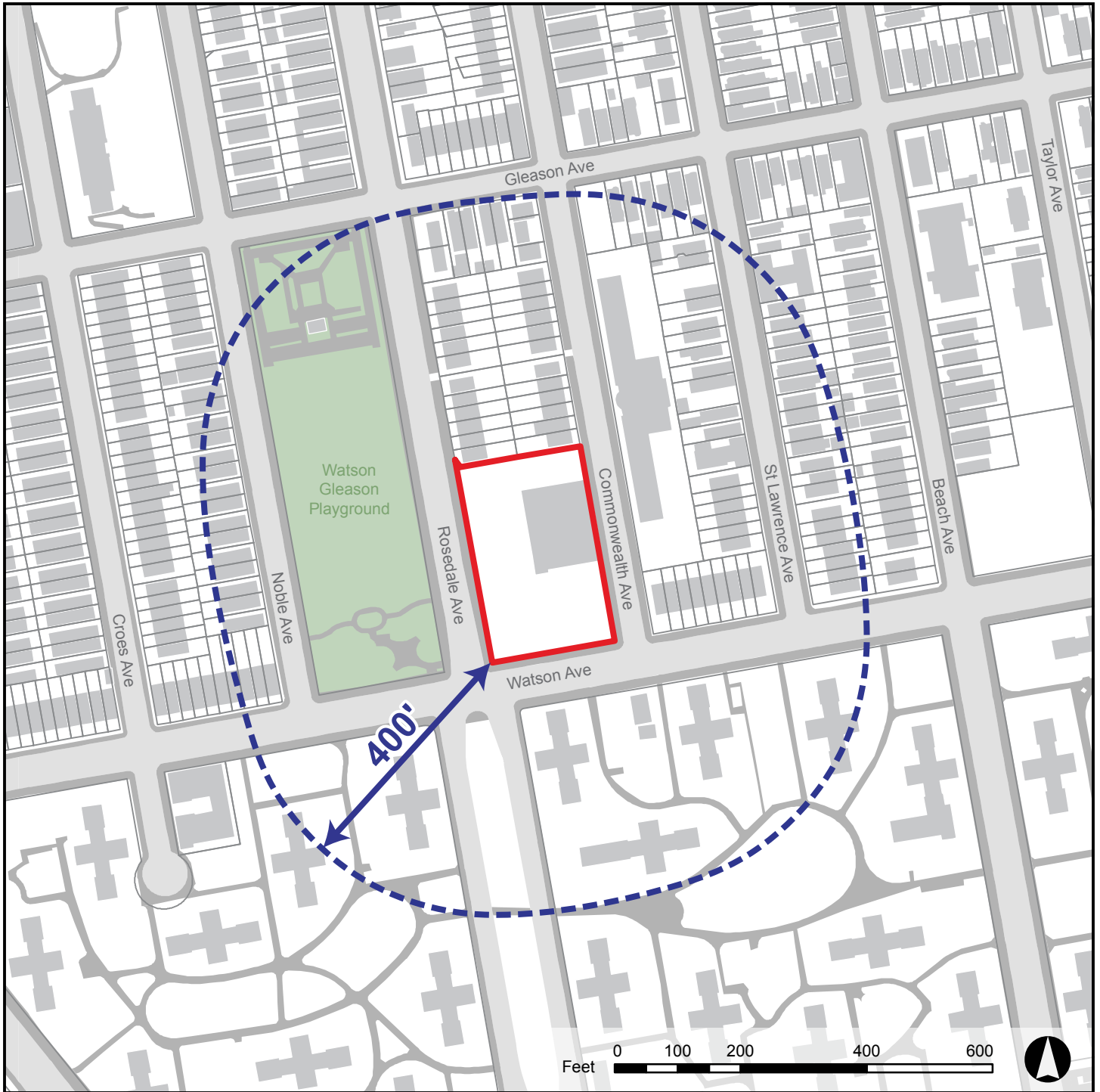
**Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact 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 Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY The New York City Department of City Planning (DCP)
NAME Olga Abinader	DATE December 9, 2016
SIGNATURE 	



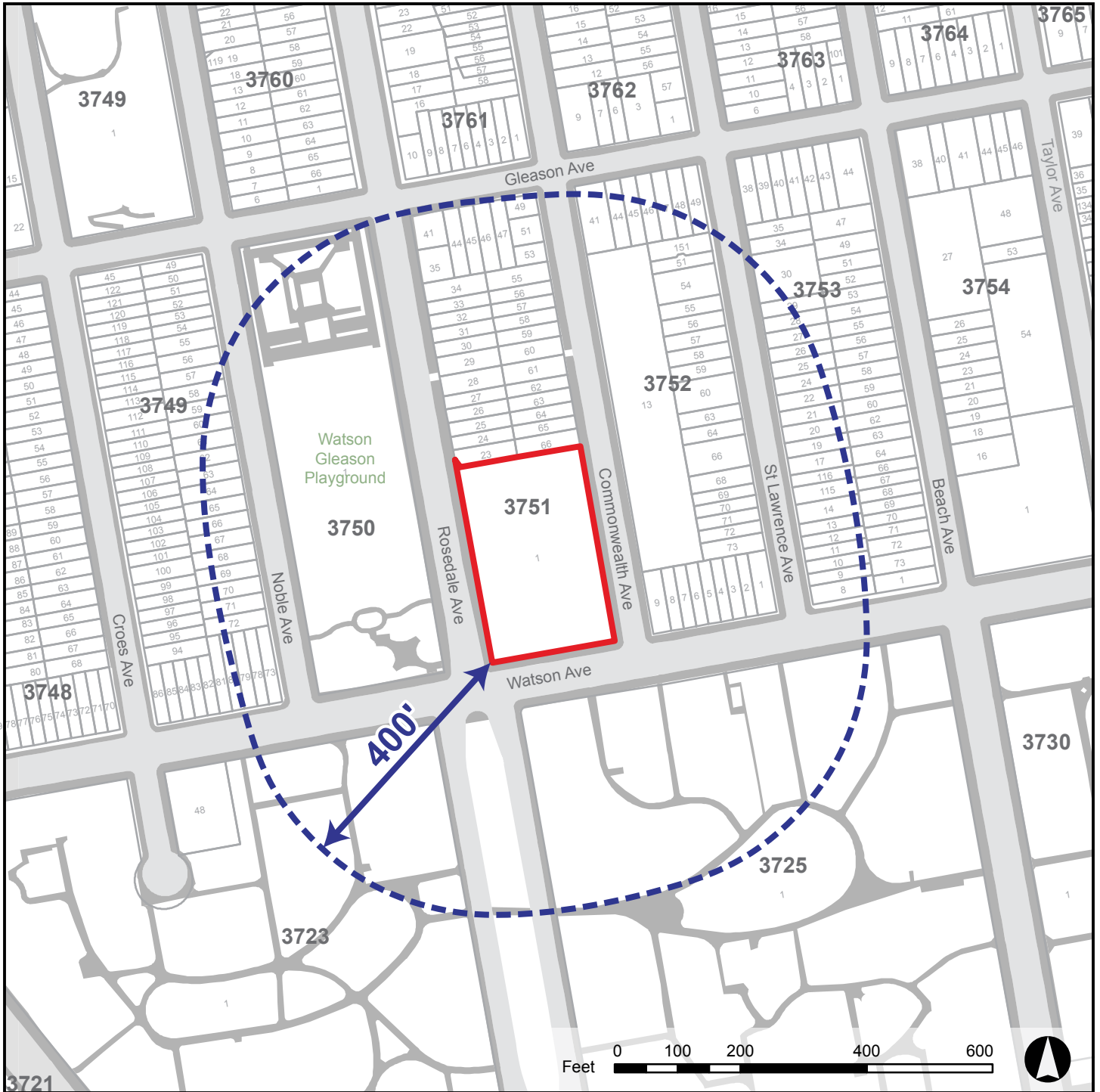
Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

- Proposed Development Site
- 400-foot Study Area

## SITE LOCATION MAP

Figure A-1  
175 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

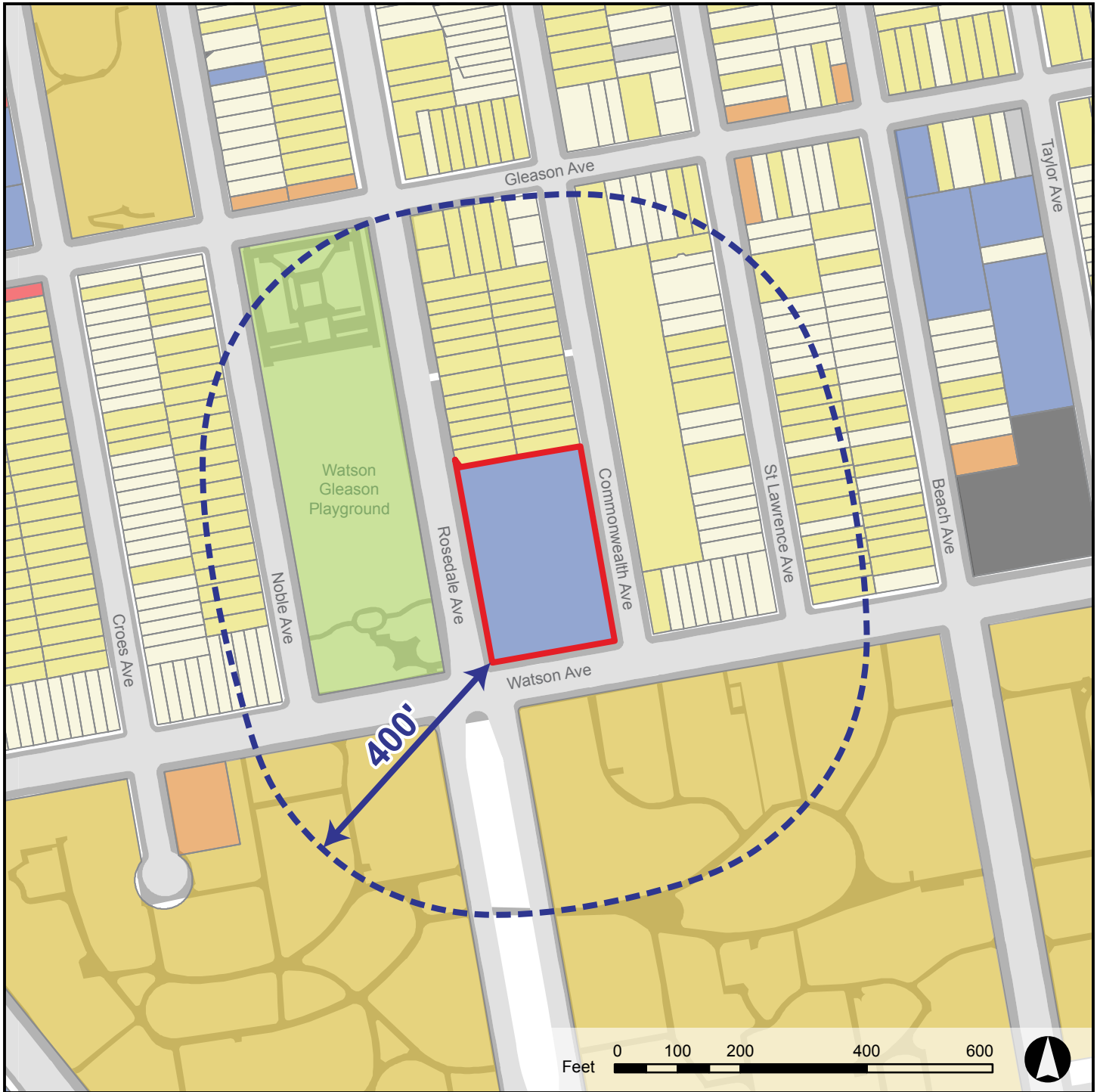
SOUNDVIEW, BRONX

- Proposed Development Site
- 400-foot Study Area

## TAX LOT MAP

Figure A-2

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

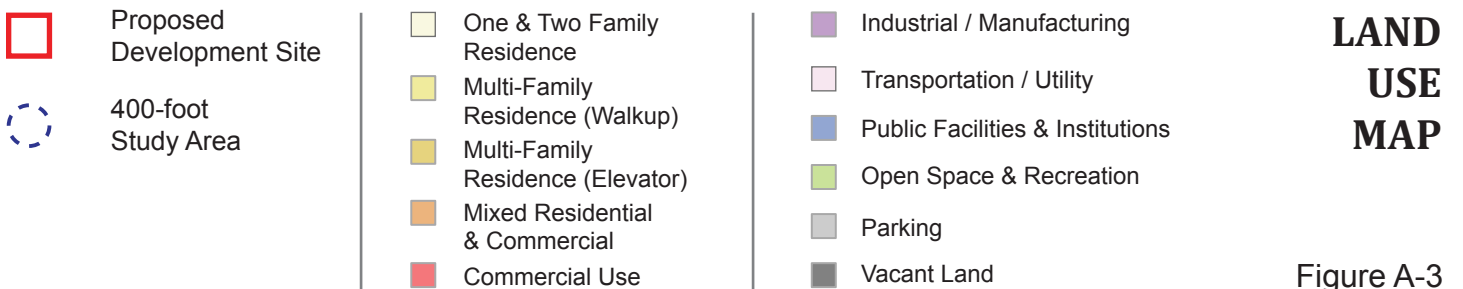
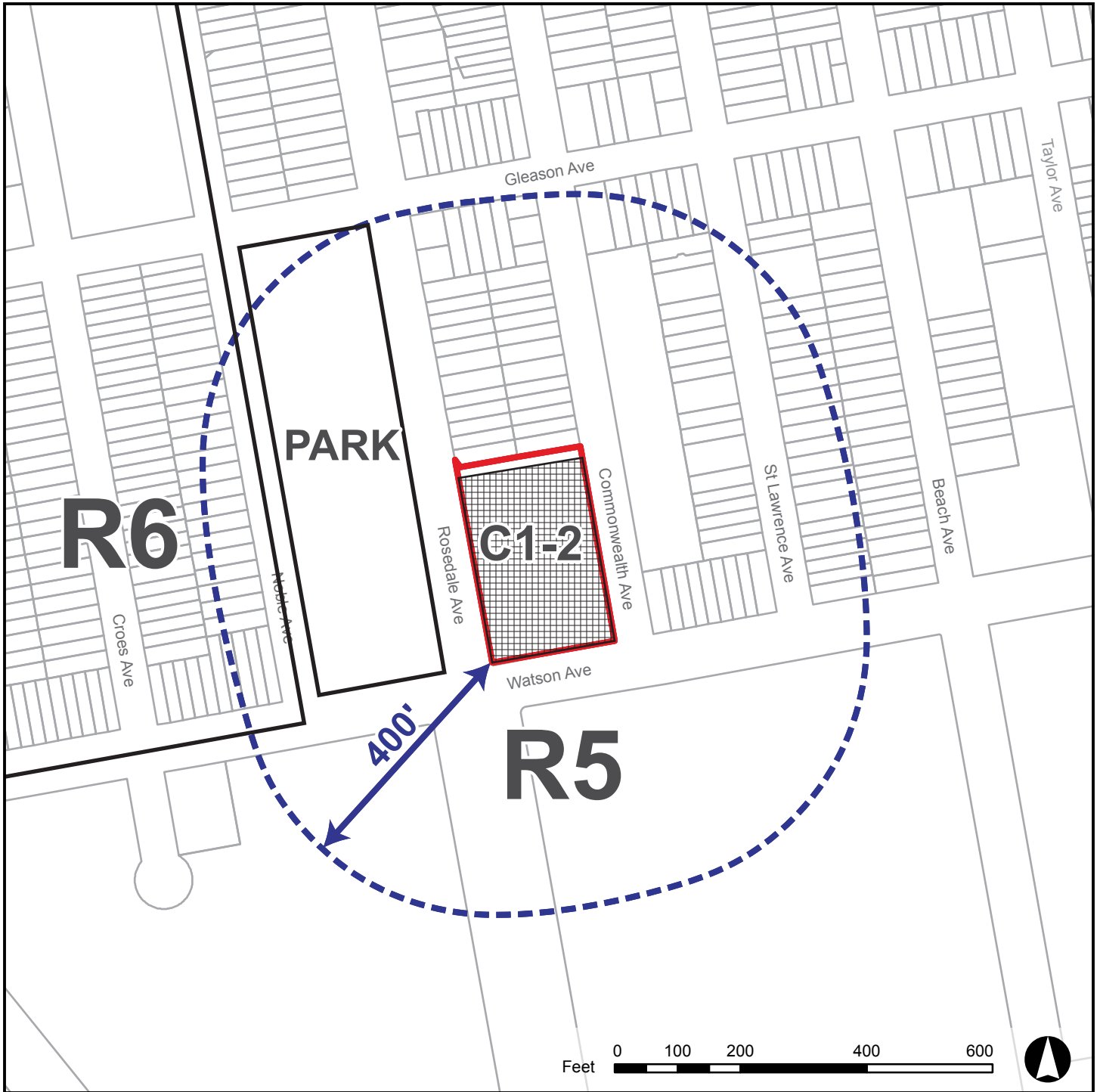


Figure A-3

1755 Watson Avenue EAS



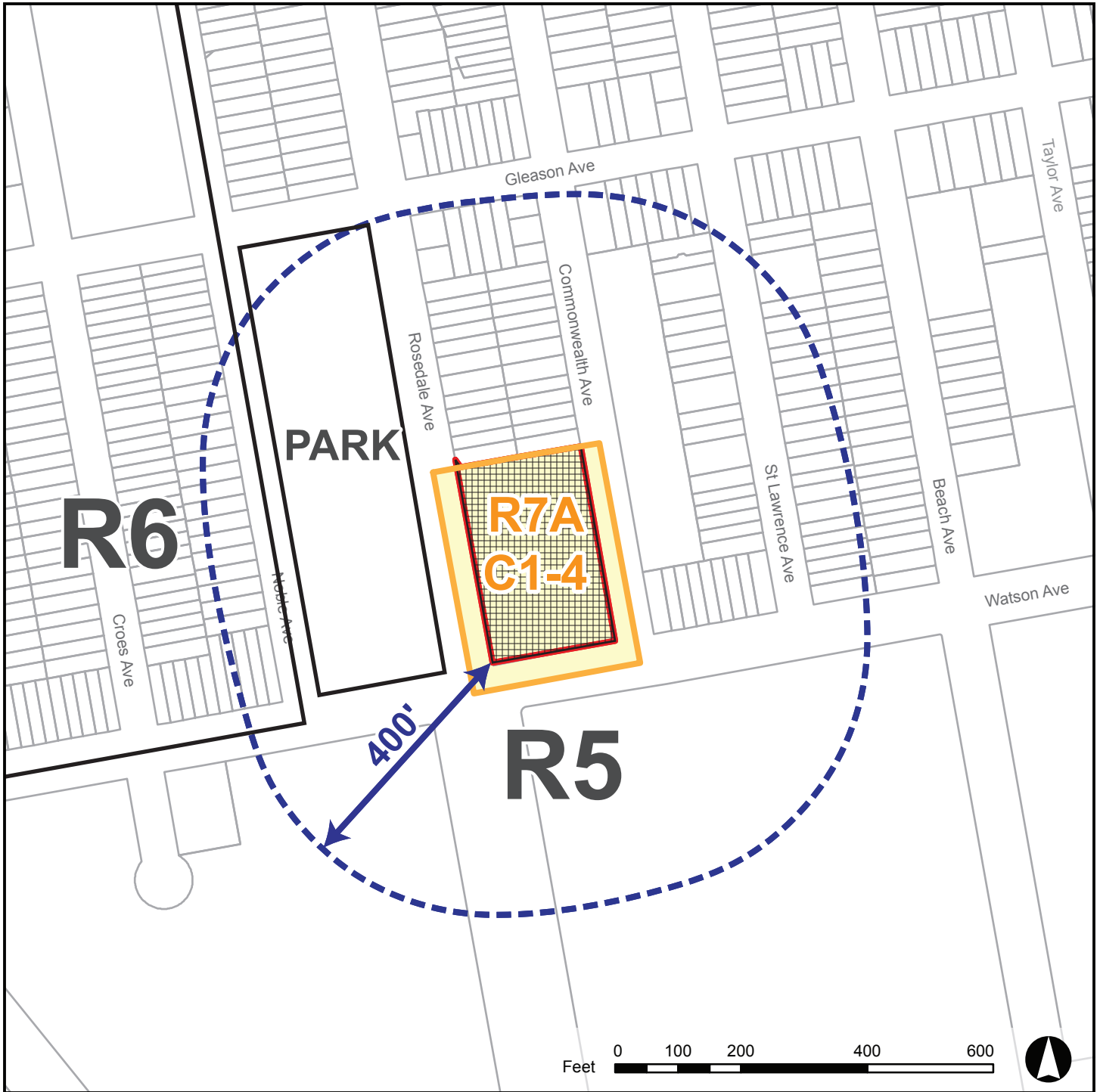
Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

- |                                                                                    |                           |          |                        |
|------------------------------------------------------------------------------------|---------------------------|----------|------------------------|
|  | Proposed Development Site | <b>M</b> | Manufacturing District |
|  | Commercial Overlay        | <b>R</b> | Residential District   |
|  | 400-foot Study Area       | <b>C</b> | Commercial District    |

**EXISTING  
ZONING  
MAP**



Figure A-4  
1755 Watson Avenue EAS





Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX



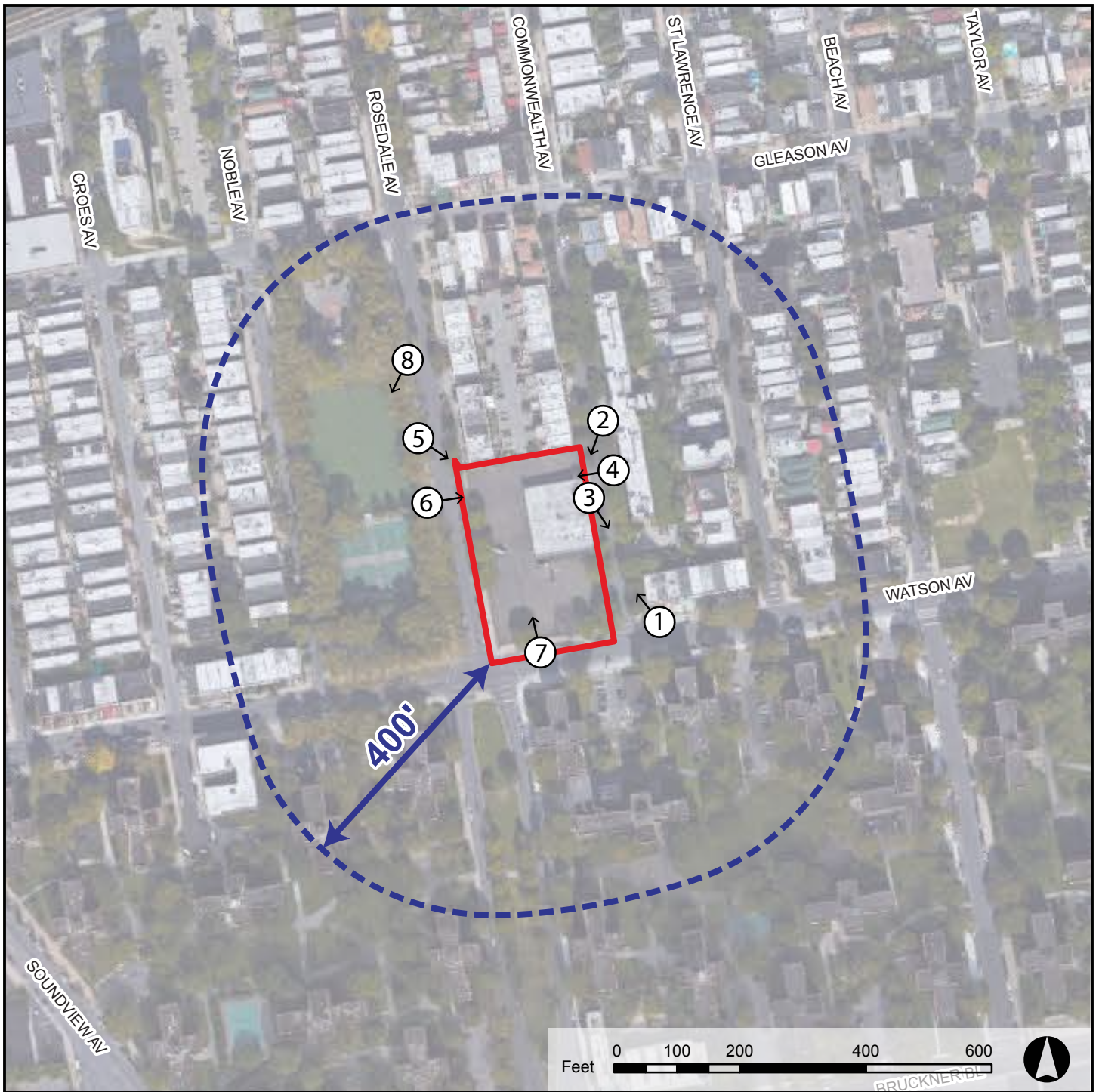
-  Proposed Development Site
-  Proposed Commercial Overlay

-  Proposed Zoning
-  400-foot Study Area

- M** Manufacturing District
- R** Residential District
- C** Commercial District



## PROPOSED ZONING MAP


Figure A-5  
1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

-  Proposed Development Site
-  400-foot Study Area

-  Location & Number of Photographs

## AERIAL MAP

Figure A-6  
1755 Watson Avenue EAS



Photo A-1 - View of Development Site, from Commonwealth Ave, Facing Northwest



Photo A-2 - View of Development Site, from Commonwealth Ave, Facing Southwest



Photo A-3 - View of Commonwealth Ave, Midblock, Facing Southeast



Photo A-4 - View of Development Site, from Commonwealth Ave, Facing West



Photo A-5 - View of Development Site, From Rosedale Ave, Facing Southeast



Photo A-6 - View of Development Site, From Rosedale Ave, Facing East



Photo A-7 - View of Development Site, From Watson Ave, Facing North



Photo A-8 - View of Watson Gleason Playground, from Rosedale Ave, Facing Southwest



1755 Watson Avenue  
Community District 9, Bronx

12/7/16

\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and  
Mandatory Inclusionary Housing Areas

\* \* \*

Bronx

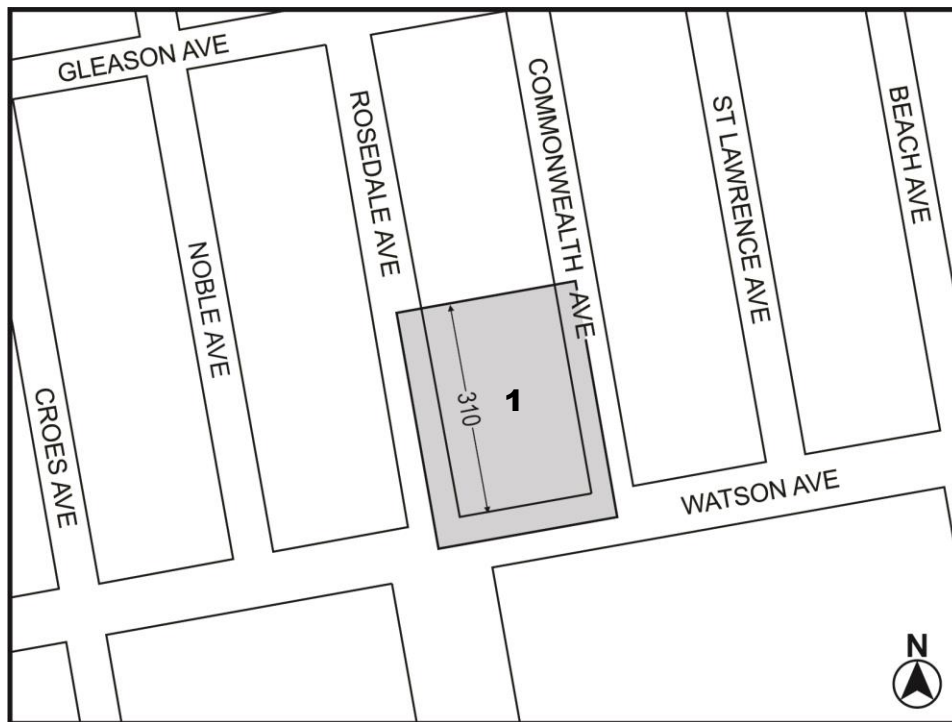
\* \* \*


Bronx Community District 9

In the R7A District within the area shown on the following Map 1:

Map 1 - [date of adoption]

[PROPOSED MAP]

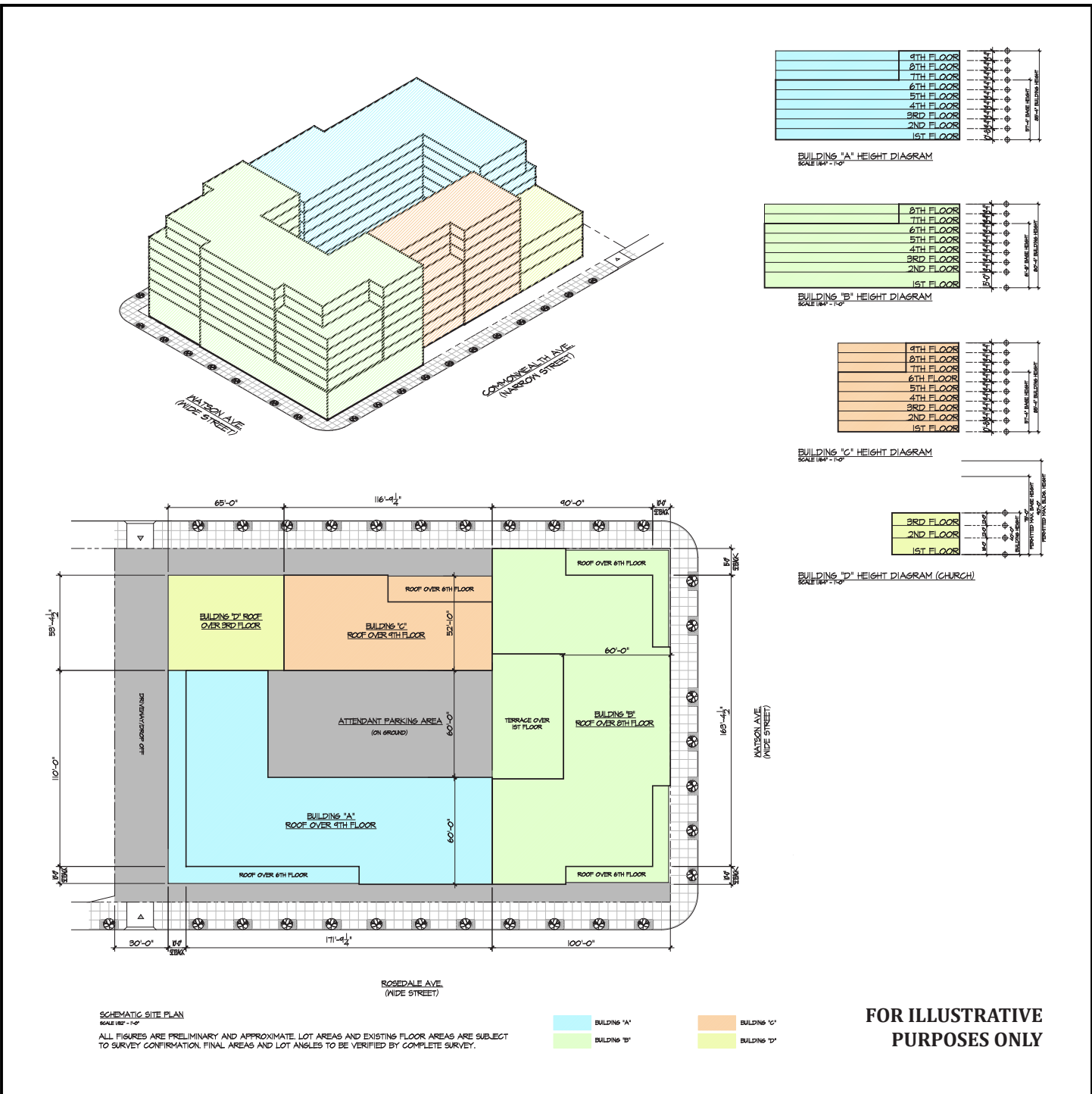


 Mandatory Inclusionary Housing Area (MIHA) -  
see Section 23-154(d) (3)

**1** Area 1 - [date of adoption] - MIH Program  
Option 2

Portion of Community District 9, Bronx

\* \* \*

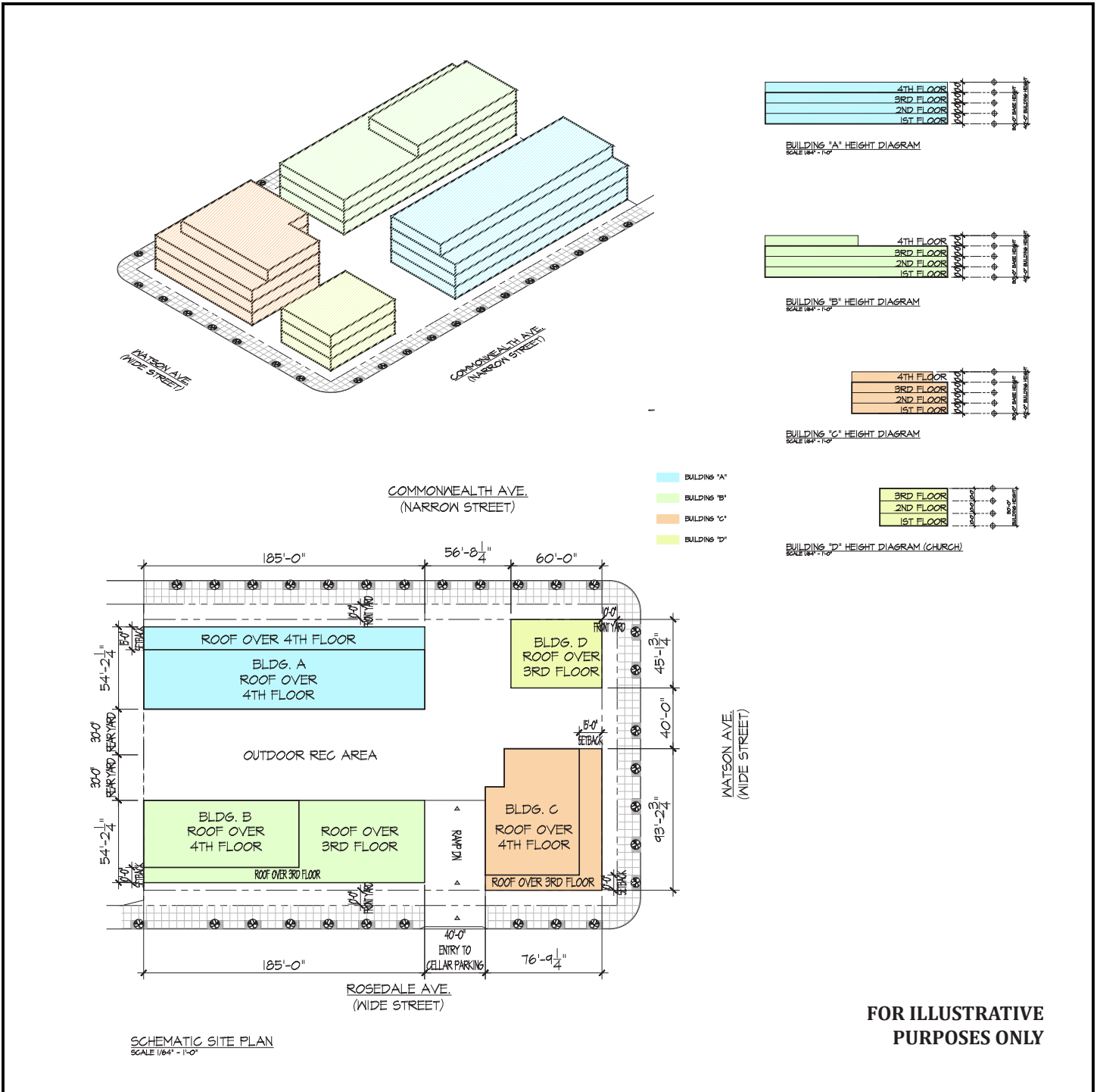


Source: Aufgang Architects

# PROPOSED DEVELOPMENT SITE PLAN

Figure A-8

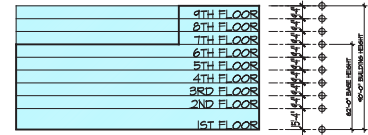
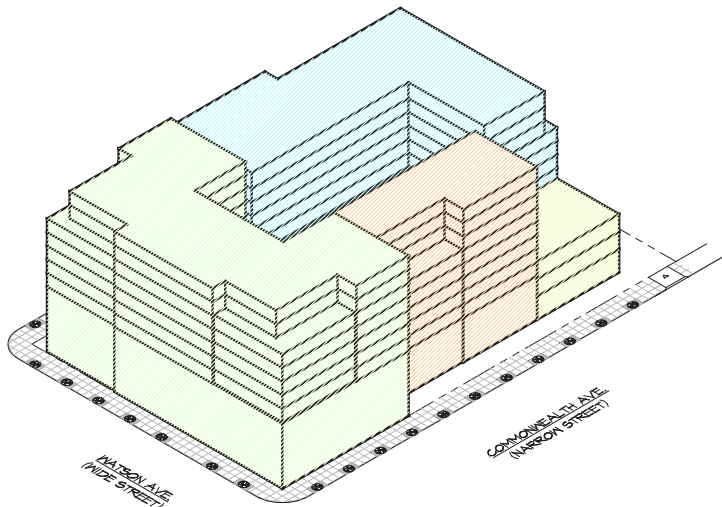
1755 Watson Avenue EAS



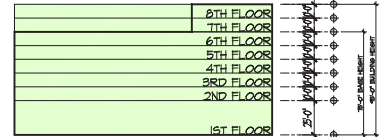
Source: Aufgang Architects

# NO ACTION CONDITION SITE PLAN

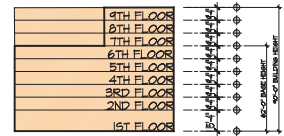
Figure A-9  
1755 Watson Avenue EAS



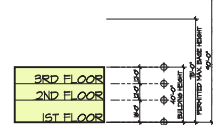
BUILDING "A" HEIGHT DIAGRAM  
SCALE 1/4" = 1'-0"



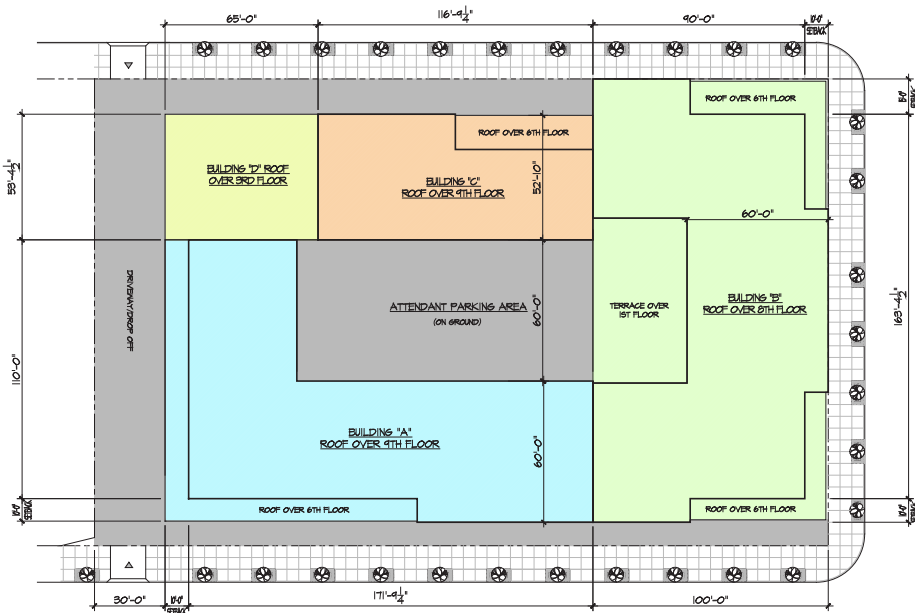
BUILDING "B" HEIGHT DIAGRAM  
SCALE 1/4" = 1'-0"



BUILDING "C" HEIGHT DIAGRAM  
SCALE 1/4" = 1'-0"



BUILDING "D" HEIGHT DIAGRAM (CHURCH)  
SCALE 1/4" = 1'-0"



SCHEMATIC SITE PLAN  
SCALE 1/8" = 1'-0"

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY.

- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"

**FOR ILLUSTRATIVE PURPOSES ONLY**

Source: Aufgang Architects

# WITH ACTION CONDITION SITE PLAN

Figure A-10  
1755 Watson Avenue EAS

1755  
WATSON  
AVENUE  
BRONX, NY

**AUFGANG**  
ARCHITECTS

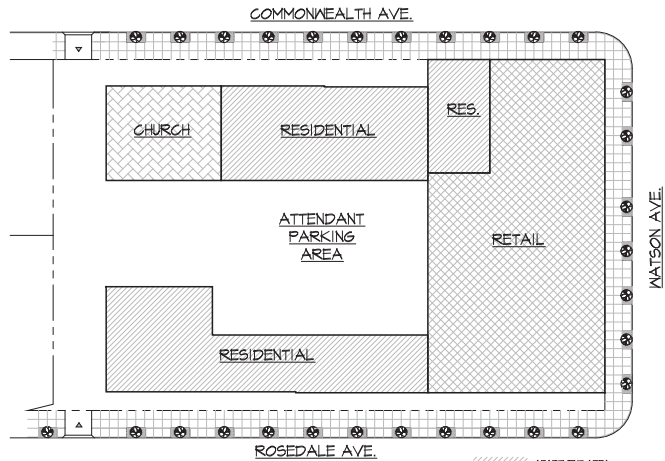
**AZIMUTH**  
DEVELOPMENT BRONXVILLE

PROGRESS SET  
04.26.16

**Z-103.00**

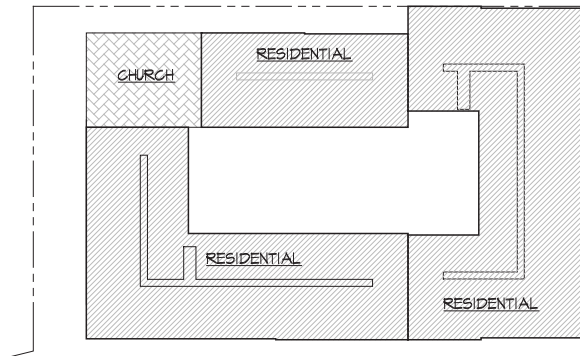
SCHEMATIC  
PLANS

EXISTING ZONE: R5/C1-2  
PROPOSED ZONE: R7A/C1-4  
BLOCK: 3751  
LOT: 751  
DATE: 04.26.16



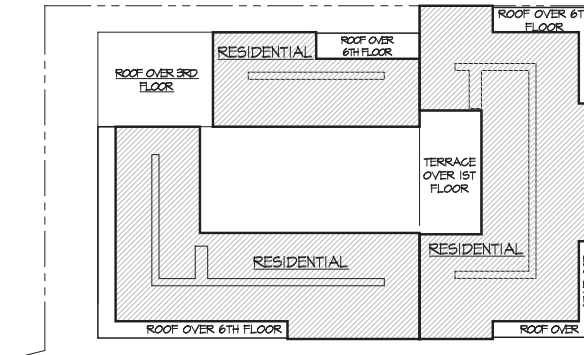
SCHEMATIC 1ST FLOOR  
SCALE 1/84" = 1'-0"

APARTMENT AREA  
CHURCH AREA  
RETAIL AREA



SCHEMATIC TYPICAL BASE FLOOR PLAN  
SCALE 1/84" = 1'-0"

APARTMENT AREA  
CHURCH AREA



SCHEMATIC TYPICAL SETBACK FLOOR PLAN  
SCALE 1/84" = 1'-0"

APARTMENT AREA

**WITH ACTION SCHEMATIC PLANS**

Figure A-11

1755 Watson Avenue EAS

1755  
WATSON  
AVENUE  
BRONX, NY

AUFGANG  
ARCHITECTS

AZIMUTH  
DEVELOPMENT GROUP LLC

PROGRESS SET  
04.26.16

A-101.00

WATSON AVENUE  
PEDESTRIAN  
PERSPECTIVE

EXISTING ZONE: RS/C1-2  
PROPOSED ZONE: RTA/C1-4  
BLOCK: 3751  
LOT: 3751  
DATE: 04.26.16



WITH ACTION WATSON AVE PERSPECTIVE

Figure A -12

1755 Watson Avenue EAS



## Attachment A: Project Description

### I. INTRODUCTION

Azimuth Development Group LLC (the “Applicant”) requests approval of the following discretionary actions for property located on Lot 1 of Block 3751 (the “Proposed Development Site”) in Bronx Community Board 9 (CB 9):

- A zoning map amendment Zoning Sectional Map 3d and 4b, to rezone a portion of Block 3751 (the “Project Area” from its existing zoning designation of R5/C1-2 to R7A/C1-4 zoning districts; and
- A zoning text change to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) of the Zoning Resolution (ZR) to designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area.

The rezoning and text amendment actions are collectively the “Proposed Action”. The Proposed Development Site is currently developed with a single-story religious facility. It is bounded by Gleason Avenue to the north, Watson Avenue to the south, Rosedale Avenue to the west and Commonwealth Avenue to the east (**Figure A-1: Site Location Map, and Figure A-2: Tax Lot Map**). The Proposed Action would facilitate the development of a four building, mixed-use development with a total of 284,606 gross square feet (gsf), including ground floor retail, mixed-income residential dwelling units (DUs) serving families at or below 80% Area Median Income (AMI), and a new religious facility to replace the facility that currently exists on the Proposed Development Site. The tallest of the four clustered buildings would be 85 feet tall. A detailed description of the proposed development is provided in Section III below.

At this time, it is the Applicant’s intent to provide Option Two of the MIH program for the Proposed Area where 30% of the residential floor area shall be provided as housing affordable to households at an average of 80% of the Income Index (AMI), with no unit targeted at a level exceeding 130% of AMI. This option allows the most flexibility in achieving AMIs that meet the needs of the community.

### II. PROJECT LOCATION

The 61,870 sf Proposed Development Site is located on Lot 1 in Block 3751 (**Figure A-1**) in the Bronx and forms a rectangular shape on Watson Avenue between Rosedale Avenue and Commonwealth Avenue (**Figure A-1**). With a frontage of 198 feet along Watson Avenue, it is currently occupied by a one-story 12,240 sf community facility (a church) with a built FAR of 0.19. The structure was built in 1958, aligns towards the eastern edge of the lot, and is surrounded by an approximately 51,285 sf at-grade private parking facility with space for 40 cars<sup>1</sup> towards the north, west and south. The entire Proposed Development Site was previously occupied by a Volkswagen dealership. It is currently under the ownership of the Bronx Pentecostal Deliverance Center. Streets surrounding the Proposed Development Site measure less than 75 feet in width and are consequently identified as “narrow streets” as defined in the NYC Zoning Resolution Glossary.

---

<sup>1</sup> 40 spaces were determined by the Applicant in terms of parking space markings and utilization. There is actual space for 131 parking spaces, as defined in NYCDOB Certificate of Occupancy No. 54916 (August 21, 1985)

### III. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Applicant proposes to develop a mixed-use development on Lot 1 within Block 3751, located in Bronx CB 9 (**Figure A-1**). The proposed development would consist of four building sections (labelled “A”, “B”, “C”, and “D”) that, when combined, would create a 284,606 gsf rectangular structure with a residential FAR of 4.2 (total FAR of 4.6), and a center opening that would serve as at-grade attended parking. The entire proposed development would have a maximum base height of 61 feet (with the exception of the attached church facility), and a maximum building height of 85 feet after a 15 feet setback from the base height. All four building sections’ ground floor will have a height of at least 13 feet to qualify for the additional height permitted for Quality Housing developments in areas mapped with MIH. The proposed building program would consist of 257,607 gsf of UG 2 residential (286 affordable DUs at or below 80% AMI), 16,592 gsf of UG 6 commercial/retail space, and 10,407 gsf of UG 4 community/religious facility space. A total of 56 at-grade private, attended parking spaces would be provided to serve future residents, the new church facility, and ground floor commercial/retail uses.

Pursuant to ZR 25-251, no parking spaces are required for residential uses, 17 parking spaces would be required to serve the proposed commercial/retail uses (pursuant to ZR 36-21), and 10 parking spaces would be required to serve the proposed community facility use. However, pursuant to ZR 36-232, the parking requirement for commercial/retail and community facility uses would be waived since the total number of accessory off-street parking spaces required is less than 40. Total proposed parking spaces would be limited to 56 parking spaces with access from both Rosedale Avenue and Commonwealth Avenue.

The uses in the four building section that would comprise the proposed development on the Proposed Development Site would consist of the following:

- **Building A** would consist of 9 floors of affordable DUs, and would occupy the western portion of the lot facing Rosedale Avenue. All 9 levels would be residential, totaling 107,459 gsf.
- **Building B** would consist of 8 floors with commercial/retail space on the first floor and affordable DUs in the floors above. The building would occupy the southern portion of the lot facing Watson Avenue, and provide 16,592 gsf of commercial space on the first floor with 101,434 gsf of residential dwelling units occupying levels 2 to 8, including a portion of the first floor, totaling 118,026 gsf.
- **Building C** would consist of 8 floors of affordable DUs and would occupy the eastern portion of the lot facing Commonwealth Avenue. All 8 levels would be residential, totaling 48,713.5 gsf.
- **Building D** would replace the existing one story church facility, with a 3-story church facility located at the northeastern portion of the lot adjacent to Building A and Building C, totaling 10,407 gsf.

At this time, it is the Applicant’s intent to provide Option Two of the MIH program for the Proposed Development Site where 30% of the residential floor area shall be provided as housing affordable to households at an average of 80% of the Income Index (AMI), with no unit targeted at a level exceeding 130% of AMI. This option allows the most flexibility in achieving AMIs that meet the needs of the community.

#### **IV. ACTIONS NECESSARY TO FACILITATE THE PROPOSED DEVELOPMENT**

The Applicant requests approval of the following actions:

- A zoning map amendment Zoning Sectional Map 3d and 4b, to rezone a portion of Block 3751 (the "Project Area" from its existing zoning designation of R5/C1-2 to R7A/C1-4 zoning districts; and
- A zoning text change to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) of the Zoning Resolution (ZR) to designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area.

#### **V. BUILD YEAR**

It is anticipated that if the application is approved by the end of 2017, the proposed development would be completed and fully occupied by the end of 2019.

#### **VI. PURPOSE AND NEED FOR THE PROPOSED ACTION**

It is the Applicant's opinion that the current R5 zoning designation is insufficient to provide the necessary density and incentives for developers to create affordable housing. The proposed R7A/C1-4 zoning designation would facilitate the Applicant's proposed residential development, which would help provide much-needed affordable residential units in an area in which population is increasing and there is increased demand for residential uses.<sup>2</sup> It would also provide a new and improved religious facility that would better meet the need of the existing religious institution on-site. The new church facility would provide a larger sanctuary and provide services to the church and nearby community including bible study, a new chapel, and educational opportunities.

The Proposed Development Site is under-built, and is currently occupied by a one-floor church facility (built FAR of 0.19) with approximately 30 to 40 at-grade parking spaces that surrounds the existing structure and occupy more than 50% of the lot. With a total area of 61,870 sf, and under the sole ownership of the Bronx Pentecostal Deliverance Center, the property owner could pursue an as-of-right development that would be similar to existing and proposed land uses in the vicinity of the Proposed Development Site. The Applicant has indicated that the property owner had expressed interests in the past to explore development opportunities on the Proposed Development Site but was unable to undertake these opportunities due to limited financial resources. However, with the additional financial resources provided by the Applicant, the as-of-right development allowed under the current R5/C1-2 zoning could reasonably be assumed as the No Action scenario. The Bronx Pentecostal Deliverance Center will be the co-developer and non-profit partner for the Proposed Development.

---

<sup>2</sup> Recent development trends and projected increases in the population of Bronx Community District 9 indicate the need for new residential development and supportive local retail uses. According to the Bronx Community District 9 Profile prepared by NYCDP, total population within Community District 9 increased by 2.6% between 2000 and 2010. In addition, according to the 2013 Bronx Community District 9 Statement of Community District Needs report, the existing housing stock within the district is inadequate to meet the needs of the district's recorded population. The provision of additional affordable housing units would also support Mayor de Blasio's Housing New York: A Five Borough, Ten-Year Plan, which is a comprehensive plan to build and preserve 200,000 affordable housing units over the next decade.

## VII. FRAMEWORK FOR ANALYSIS

### Existing Conditions

#### *Description of the Proposed Study Area*

The Proposed Development Site is located in Bronx Community District 9, which encompasses the neighborhoods of Soundview, Parkchester, Unionport, and Castle Hill. Major thoroughfares within a 400 feet radius of the Proposed Development Site (the "Study Area") include Bruckner Boulevard, which runs south of the Proposed Development Site, the Bronx River Parkway, which runs west of the Proposed Development Site, the Cross Bronx Expressway, which runs north of the Proposed Development Site, and Westchester Avenue, which lies to the north of the Proposed Development Site and serves as a major commercial/retail corridor. Public transit access includes the Number 6 subway train, access to which is provided at the St. Lawrence Avenue station north of the Proposed Development Site. Bus routes in the vicinity of the Proposed Development Site include the Bx4: Westchester Square – The Hub route and the Bx27: West Farms Road & Southern Boulevard – Clasons Point route.

Existing land uses within the Study Area consist of a mixture of residential, institutional, and commercial/retail uses. Other than the Watson Gleason Playground, which is located immediately west of the Proposed Development Site (**Photo A-8**), there are no other open space resources within the Study Area (**Figure A-3: Land Use Map**). Land uses in the Study Area immediately north of the Proposed Development Site consist primarily of multi-family residential buildings that vary in density and height from two to four stories. Land uses in the Study Area directly south of the Proposed Development Site include the Justice Sonia Sotomayor Houses, which is a grouping of 28 multi-family residential apartments with 1,497 units, owned by the New York City Housing Authority (NYCHA). Nearby public institutional land uses include the four-story Commonwealth Housing owned by the New York City Department of Homeless Services (NYCDHS), and the Blessed Sacrament School.

The Study Area is currently zoned R5/C1-2, which allow a maximum residential Floor Area Ratio (FAR) of 1.25 and maximum lot coverage of up to 55% for interior lots and 80% for through or corner lots (**Figure A-4: Existing Zoning Map**). R5 zoning designations typically produce three- to four-story attached houses and small walkup apartment buildings, with a height limit of 40 feet. R5 districts provide a transition between lower- and medium-density neighborhoods and require a setback of 15 feet if construction surpasses the maximum street wall height limit of 30 feet. In addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear and/or side yard lines. Regulations vary for detached and semi-detached houses within the R5 zoning district: Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet; Semi-detached houses need one eight foot wide side yard. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon. Parking is also allowed within front yard if the lot is wider than 35 feet. Off-street parking is required for 85% of the dwelling units in the building.

C1-2 overlays are mapped within residential districts and along streets that serve local retail needs commonly found throughout the city's lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores and restaurants. When mapped in a R5 district, the maximum commercial FAR is 1.0 and subject to commercial bulk rules. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet. Generally, the lower the numerical suffix, the more off-street parking is required and in C1-2 overlay districts, parking requirements is determined by the associated Use Group.

### ***Proposed Project Area***

The Project Area is located on a portion (Lot 1) of a single block (Block 3751) bounded by Watson Avenue to the south, Rosedale Avenue to the west, Commonwealth Avenue to the east and Gleason Avenue to the north. The Project Area is currently zoned R5 with a C1-2 overlay district to maintain a depth of 300 feet from Watson Avenue. The proposed zoning map amendment and zoning text amendment would map an R7A zoning district with an MIHA over the Project Area and a C1-4 overlay to a depth of 310 feet from Watson Avenue so that the C1-4 overlay is coterminous with the proposed R7A district boundary line.

### ***Description of the Proposed Development Site***

The 61,870 sf Proposed Development Site is located on Lot 1 in Block 3751 (**Figure A-2**) and forms a rectangular shape on Watson Avenue between Rosedale Avenue and Commonwealth Avenue (**Figure A-2**). With a frontage of 198 feet along Watson Avenue, it is currently occupied by a one-story 12,240 sf community facility (a church) with a built FAR of 0.19. The structure was built in 1958, aligns towards the eastern edge of the lot, and is surrounded by an at-grade private parking facility approximately 51,285 sf with space for 40 cars<sup>3</sup> towards the north, west and south. The entire Proposed Development Site was previously occupied by a Volkswagen dealership. It is currently under the ownership of the Bronx Pentecostal Deliverance Center. Streets surrounding the Proposed Development Site measure less than 75 feet in width and are consequently identified as “narrow streets” as defined in the NYC Zoning Resolution Glossary.

The Proposed Development Site is currently zoned R5 with a C1-2 commercial overlay. C1-2 overlays are mapped within residential districts and along streets that serve local retail needs commonly found throughout the city’s lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores and restaurants. When mapped in a R5 district, the maximum commercial FAR is 1.0 and subject to commercial bulk rules. The existing C1-2 commercial overlay has a depth of 300 feet as measured from the southern edge of the Proposed Development Site.

### **No Action Condition**

The condition in the future without the proposed action (the No Action condition) was defined on the basis of the identification of current and anticipated development projects within the proposed rezoning area. Based on coordination with the Bronx Office of the New York City Department of City Planning (NYCDCP), there is no known ongoing or proposed development within the rezoning area, other than the project proposed by the Applicant.

As-of-right developments under the No Action Scenario could consist of three- and four-story attached houses or small apartment houses, and community facilities with a maximum residential FAR of 1.25, a maximum community facility FAR of 2.0, and a maximum commercial FAR of 1.0. In coordination with the Applicant team, the Proposed Development Site is reasonably expected in the No Action condition to consist of four buildings totaling 102,461 gsf (total FAR 1.66) with 77,337 gsf of residential use, and 17,000 gsf of UG 6 commercial use such as local retail, neighborhood grocery stores and restaurants. In addition, 8,124 gsf of community facility would replace the existing religious facility on site. Under the No Action condition, the development would require a total of 157 parking spaces: 69 parking spaces required for residential use (85% of dwelling units pursuant to ZR 25-23), 56 parking spaces for commercial uses (1 per 300 sf pursuant to ZR 250-31), and 32 for community facility uses (1 x 15 rated capacity pursuant to ZR 25-31). The required 157 parking spaces under the No Action condition, is expected to be provided as

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<sup>3</sup> 40 spaces were determined by the Applicant in terms of parking space markings and utilization. There is actual space for 131 parking spaces, as defined in NYCDOB Certificate of Occupancy No. 54916 (August 21, 1985)

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underground parking with access on Rosedale Avenue between Watson Avenue and Gleason Avenue **(Figure A-8: No Action Condition Site Plan)**.

### **With Action Condition**

The proposed R7A zoning designation would allow for 100% lot coverage for corner lots, 65% lot coverage for interior and through lots, a maximum base height of 75 feet, and a maximum overall building height of 95 feet (9-stories) with qualifying ground floor heights (13 feet or more). The maximum allowed FAR would be 4.6. Since the proposed development is located in a designated Transit Zone of Bronx CB 9, as allowed under MIH/ZQA, parking requirements would be waived for income restricted units at or below 80% AMI (pursuant to ZR 25-251).

The proposed C1-4 commercial overlay would cover the entire Proposed Development Site and allow commercial/retail uses on the first and second floor with a maximum commercial FAR of 2.0. Typical retail uses in this zoning district include neighborhood grocery stores, restaurants and beauty parlors.

Since the height of the Applicant's proposed development is less than maximum allowed height under the proposed R7A zoning designation, to present a conservative analysis, the With Action scenario for the Proposed Development Site is defined as the maximum bulk (FAR of 4.6) and height (95 feet) that would be allowed under the proposed R7A/C1-4 zoning designation. The proposed building program would be identical to the proposed development and consist of 257,607 gsf of UG 2 residential (286 affordable DUs averaged at below 80% AMI), 16,592 gsf of UG 6 commercial/retail space, and 10,407 gsf of UG 4 community/religious facility space. For the purposes of a conservative analysis, all residential DUs are assumed to be 100% affordable with income-restricted residential units at or below 80% AMI. A total of 56 at-grade private, attended parking spaces would be provided to serve future residents, the new church facility, and ground floor commercial/retail uses **(Figure A-9: With Action Condition Site Plan)**.<sup>4</sup>

## **VIII. CONCLUSION**

According to the *2014 CEQR Technical Manual*, the framework for analysis in the EAS is established by identifying the incremental change that would occur in the With Action condition as measured against the No Action condition. For the purposes of this EAS, the framework for analysis will be based on the incremental increase of 205 residential DUs (180,270 gsf) and 2,283 gsf of community facility use to the Proposed Development Site.

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<sup>4</sup> As mapping MIH Option 2 would only sure that 30% of the total residential DUs to be affordable, only the parking requirements for these 30% would be waived pursuant ZR 25-251. Potentially 70% of all residential DUs would be subject to residential parking requirements based on the underlying proposed R7A zoning where one parking space is required for 50% of affected residential DUs. Approximately 200 residential DUs under the With Action condition would be subject to ZR 25-23 with approximately 100 parking spaces required. With approximately 157 parking spaces required in the No Action condition, and approximately 100 parking spaces required in the With Action condition, the increment of required off-street parking spaces would be negative, and therefore would not alter the conclusions of Attachment K, "Transportation", which is based on the 56 parking spaces provided in the Proposed Development.

## DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

### Proposed Development Site (Lot 1, Block 3751)

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" 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 residential dwelling units	Multi-family affordable dwelling units	
No. of dwelling units	0	81	0	-81
No. of low- to moderate-income units	0	0	286	+286 units
Total residential dwelling units	0	81	286	+205 units
Gross floor area (sq. ft.)	0	77,337	257,607	+180,270 gsf
<b>Commercial</b>	<input type="checkbox"/> YES <input checked="" 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)		Ground floor retail	Ground floor retail	
Gross floor area (sq. ft.)	0	17,000	16,592	-408 gsf
<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				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<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	church facility	church facility	church facility	
Gross floor area (sq. ft.)	12,240	8,124	10,407	+2,283 gsf
<b>Vacant Land</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," describe:				
<b>Other Land Uses</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," describe:				
<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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces		157	0	-157
<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	40	0	56 <sup>5</sup>	56
<b>ZONING</b>				
Zoning classification	R5/C1-2	R5/C1-2	R7A/C1-4	R7A/C1-4
Maximum amount of floor area that can be developed	2.0	2.0	4.6	2.6
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	R5, R6, C2-2, C1-2, Park	R5, R6, C2-2, C1-4, Park	R5, R6, R7A, C2-2, C1-4, Park	R7A

<sup>5</sup> See Footnote 4

## Attachment B: Supplemental Screening

### **I. PROJECT DESCRIPTION**

See Attachment A, "Project Description."

### **II. LAND USE, ZONING AND PUBLIC POLICY**

See Attachment C, "Land Use, Zoning and Public Policy."

### **III. SOCIOECONOMIC CONDITIONS**

See Attachment D, "Socioeconomic Conditions."

### **IV. COMMUNITY FACILITIES AND SERVICES**

See Attachment E, "Community Facilities and Services."

### **V. OPEN SPACE**

See Attachment F, "Open Space."

### **VI. SHADOWS**

See Attachment G, "Shadows."

### **VII. HISTORIC & CULTURAL RESOURCES**

See Attachment H, "Historic & Cultural Resources."

### **VIII. URBAN DESIGN & VISUAL RESOURCES**

See Attachment I, "Urban Design & Visual Resources"

### **IX. NATURAL RESOURCES**

According to Chapter 11 of the *2014 CEQR Technical Manual*, a natural resources assessment should be conducted if there is a natural resources on or near the project site. The Development Site and its immediate surrounding area does not have any classified water bodies, unique geological features, state-regulated



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freshwater wetlands, rare plants and rare animals, or significant natural communities, according to the New York Natural Heritage Program's *Ecological Communities of New York State* publication. Therefore a natural resources assessment is not warranted.

## **X. HAZARDOUS MATERIALS**

See Attachment J, "Hazardous Materials"

## **XI. WATER AND SEWER INFRASTRUCTURE**

According to Chapter 13 of the *2014 CEQR Technical Manual*, a preliminary infrastructure analysis for water supply is needed if the project (1) would result in exceptionally large demand for water (e.g. those that are projected to use more than one million gallons per day or (2) is located in an area that experiences low water pressure. According to Attachment A, "Project Description," the Proposed Action would result in a net increase of 205 residential DUs and 2,283 gsf of community facility space, which would not generate a water demand exceeding this threshold. Additionally, the proposed project is not located in an area that experiences low water pressure. Therefore, a preliminary analysis for water supply is not warranted.

Chapter 13 of the *2014 CEQR Technical Manual* also states that a preliminary infrastructure analysis for wastewater and storm water conveyance and treatment is needed if the project would greatly increase density, would be located in an area of concern, or would substantially increase impervious surfaces. The proposed project is located in a combined sewer outfall (CSO) area HP-009/010 within the Bronx. Based on the project's location within a CSO area, the *2014 CEQR Technical Manual* states that a preliminary analysis would be needed if the project exceeds the threshold of 400 residential DUs or 150,000 sf of commercial, public facility, institutional, and/or community facility in the Bronx, Brooklyn, Staten Island, or Queens. As the net increase in area of community facility and residential DUs would not exceed this threshold, a preliminary analysis for wastewater and storm water conveyance and treatment is not warranted.

## **XII. SOLID WASTE AND SANITATION SERVICES**

According to Chapter 14 of the *2014 CEQR Technical Manual*, a solid waste and sanitation assessment should be conducted if a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with New York City Solid Waste Management Plan. However, CEQR guidance recommends that the solid waste and service demand generated by a project be disclosed.

According to Attachment A, "Project Description," the Proposed Action would result in a net increase of 205 residential DUs (180,270 gsf) and 2,283 gsf of community facility use on the Development Site. According to Table 14-1 of the *2014 CEQR Technical Manual*, the proposed project would generate an estimated additional 8,579 pounds of solid waste per week, which is below the 100,000 pounds per week threshold. Therefore, a detailed solid waste generation analysis is not warranted.

### **XIII. ENERGY**

According to Chapter 15 of the *2014 CEQR Technical Manual*, a detailed assessment of energy impacts is limited to projects that may significantly affect the transmission of energy. While significant adverse energy impacts are not anticipated for the great majority of projects analyzed under CEQR, the manual recommends that the projected amount of energy consumption during long-term operation be disclosed in the environmental assessment.

According to Attachment A, "Project Description," the Proposed Action would result in a net increase of 205 residential DUs (180,270 gsf) and 2,283 gsf of community facility use on the Development Site. According to Table 15-1 of the *2014 CEQR Technical Manual*, the proposed project would generate approximately 23,412,557 MBtus. Since the Proposed Action would not adversely affect the transmission or generation of energy, a detailed assessment of energy impact is not warranted.

### **XIV. TRANSPORTATION**

See Attachment K, "Transportation."

### **XV. AIR QUALITY**

See Attachment L, "Air Quality."

### **XVI. NOISE**

See Attachment M, "Noise."

### **XVII. PUBLIC HEALTH**

According to Chapter 20 of the *2014 CEQR Technical Manual*, a public health analysis is required if significant unmitigated adverse impacts are found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. Since the Proposed Action would not result in any significant adverse impacts for the above impact assessment categories, a detailed analysis of public health is not warranted.

### **XVIII. NEIGHBORHOOD CHARACTER**

See Attachment N, "Neighborhood Character."

### **XIV. CONSTRUCTION**

See Attachment O, "Construction."

## Attachment C: Land Use, Zoning and Public Policy

### **I. INTRODUCTION**

As described in Section 210 of Chapter 4 of the *2014 CEQR Technical Manual*, the Land Use, Zoning and Public Policy assessment evaluates the uses and development trends in the area and considers whether a proposed project is compatible with those conditions or may affect them. Similarly, the assessment considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The Applicant has requested the rezoning of a portion of Lot 1 Block 3751 in Bronx Community District 9 (the "Project Area") from R5/C1-2 to R7A/C1-4 with a depth of 310 feet from Watson Avenue. The proposed action affects a tax lot area of approximately 61,870 square feet (sf) and is bounded by Gleason Avenue to the north, Watson Avenue to the south, Rosedale Avenue to the west, and Commonwealth Avenue to the east. The Applicant also seeks a text amendment of ZR Appendix F to classify the Project Area as a *Mandatory Inclusionary Housing (MIH)* designated area. The rezoning and text amendment are collectively referred to as the "Proposed Action."

As described in Attachment A, "Project Description", the Proposed Action would result a Reasonable Worst Case Development Scenario (RWCDS) With Action scenario with in 257,607 gsf of residential use, 16,592 gsf of commercial/retail use, and 10,407 gsf of community facility use on Lot 1 Block 3751 in the Bronx (the "Proposed Development Site"). A total of 286 dwelling units, all of which would be income-restricted, would be provided. The With Action condition, compared to the No Action condition, would result in an incremental addition of 180,270 gsf of residential use, 2,283 gsf of community facility use, and 205 dwelling units to the Proposed Development Site. As the No Action condition would not provide any affordable housing, the With Action condition would provide an incremental addition of 286 affordable dwelling units compared to the No Action condition.

CEQR guidelines require that a preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. CEQR also requires a detailed assessment of land use conditions if a detailed assessment is required in other technical areas. Since the proposed Action involves a rezoning, a detailed land use, zoning and public policy assessment has been conducted in the 2019 analysis year for the 400-foot buffer study area surrounding the Proposed Development Site. As required by the *2014 CEQR Technical Manual*, the changes that would occur between the No Action and With Action conditions are disclosed.

### **II. PRINCIPAL CONCLUSIONS**

No significant adverse impacts on land use, zoning, or public policy, as defined in the *2014 CEQR Technical Manual*, are anticipated in the future with the Proposed Action in the study area. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policy in the study area.

The Proposed Action would result in an overall increase in residential, and commercial uses throughout the study area while upgrading the existing on-site community facility. The Proposed Action would change zoning designations within the study area in a manner that is intended to promote affordable housing

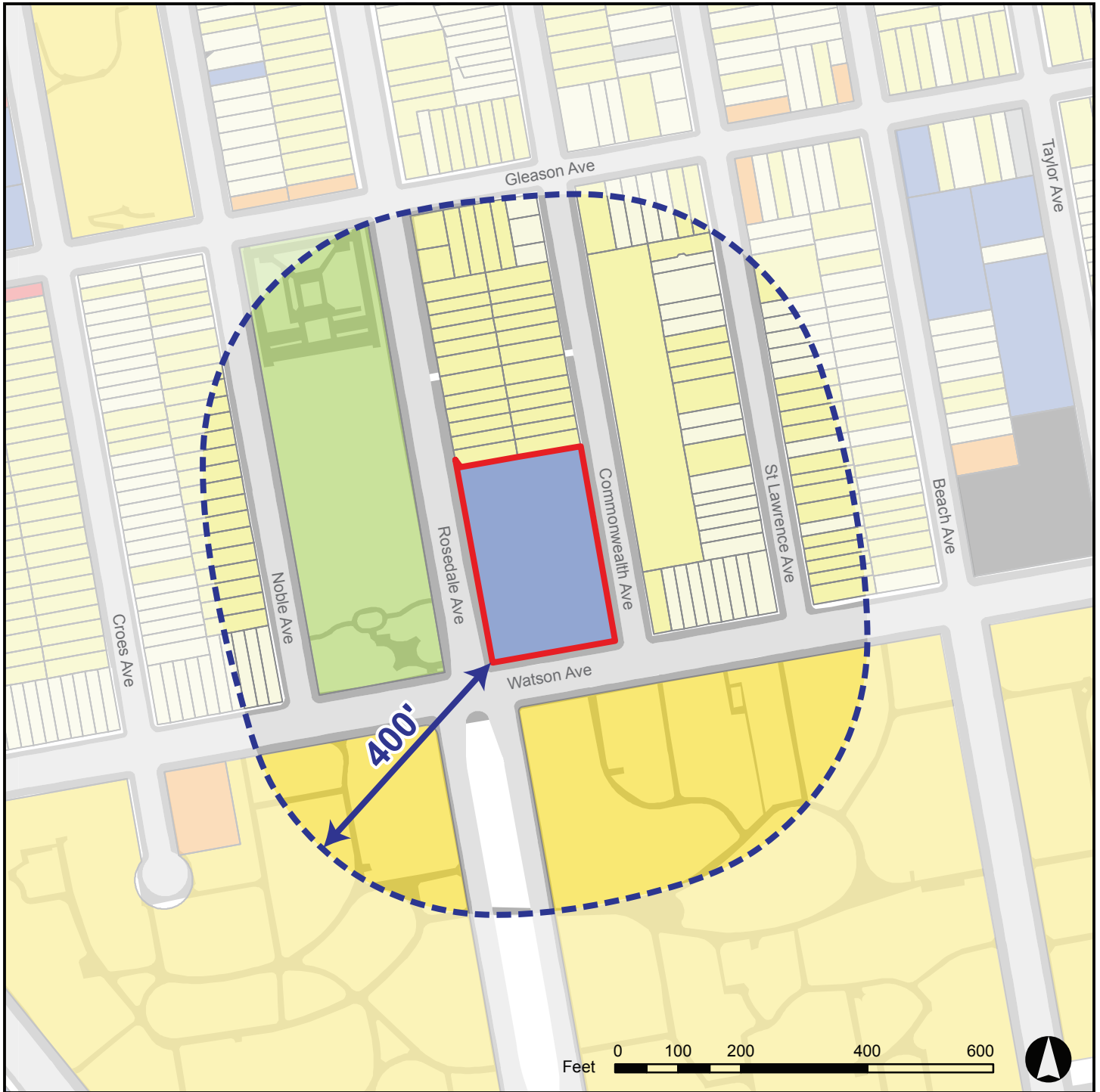
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development, encourage economic development, create pedestrian-friendly streets, and improve existing community resources.

### III. METHODOLOGY

The purpose of this attachment is to examine the effects of the Proposed Action on land use, zoning, and public policy and determine whether or not they would result in significant adverse impacts. As described in Attachment A, "Project Description," in order to assess the possible effects of the Proposed Actions, a reasonable worst case development scenario (RWCDs) was established for the current zoning (No Action) and proposed zoning (With Action) conditions for the 2019 analysis year. The incremental difference between the No Action and With Action conditions on the Proposed Development Site forms the basis of the impact category analyses in this chapter.

In accordance with the *2014 CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Action to such conditions. The detailed analysis assesses the nature of any changes to these conditions that could be created by the Proposed Action in the 2019 analysis year for the study area (**Figure C-1: Existing Land Uses**). Existing land uses were identified through the New York City Zoning and Land Use (Zola) database and PLUTO™ 15v1 shapefiles, which were verified through site visits. New York City Zoning Maps and the Zoning Resolution of the City of New York were consulted to describe existing zoning districts in the study areas, and provided the basis for the zoning evaluation of the Future No Action and Future With Action conditions. Research was conducted to identify relevant public policy documents, recognized by the New York City Department of City Planning (NYCDPC) and other city agencies. Land use, zoning, and public policy are addressed and analyzed for the Proposed Action within the study area, which extends an approximate 400-foot radius from the boundary of the Proposed Development Site and encompasses areas that have potential to experience indirect impacts as a result of the Proposed Action. The study area was established in accordance with the guidelines set forth in the *2014 CEQR Technical Manual* and are depicted in **Figure C-1**.



Source: 2015 Pluto, NYCDPC

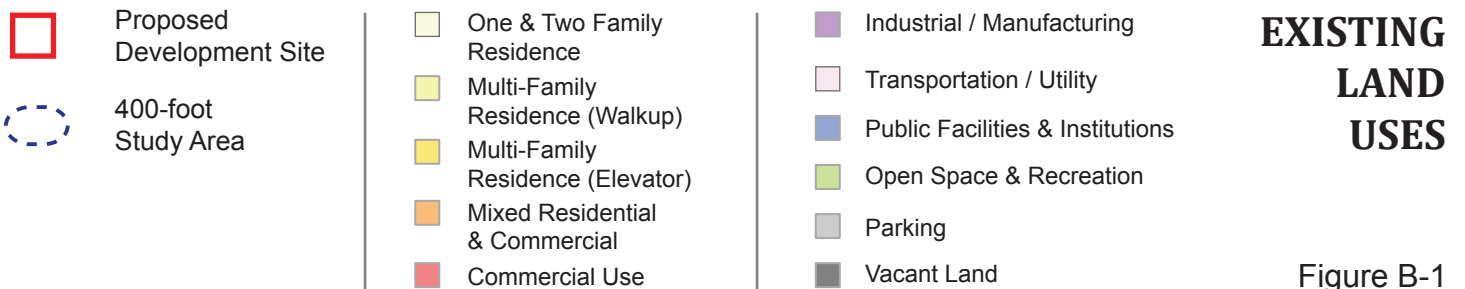


Figure B-1

1755 Watson Avenue EAS

## **IV. PRELIMINARY ASSESSMENT**

### **Land Use and Zoning**

A preliminary assessment that includes a basic description of existing and future land uses, as well as basic zoning information is warranted for most projects. However, as described in guidance in the *2014 CEQR Technical Manual*, a detailed land use and zoning assessment is appropriate if a detailed assessment is required in the technical analyses of socioeconomic conditions, neighborhood character, traffic and transportation, air quality, noise, infrastructure, or hazardous materials. Additionally, for some projects, such as generic or area-wide zoning map amendments, the *2014 CEQR Technical Manual* indicates that a more detailed land use and zoning information to sufficiently inform other technical reviews and determine whether changes in land use could affect conditions analyzed in those technical areas. As a detailed assessment for land use and zoning is required for the Proposed Action, the findings of the preliminary assessment have been incorporated into the detailed assessment (V. Detailed Assessment) below.

### **Public Policy**

The *2014 CEQR Technical Manual* also warrants that some preliminary assessment of public policy accompanies a land use assessment as such policies may help determine whether or where land uses might change as the result of the proposed project. If the Proposed Action could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

The only applicable public policies to the study area is the FRESH program. The study area falls outside of New York City's coastal zone boundary and therefore would not be subject to the City's Waterfront Revitalization Program. The Proposed Action is not a large publicly funded project and the study area is not governed by a 197-a plan. However, the City's sustainability/PlaNYC policies are considered in the analysis below.

### ***FRESH Program Zoning***

The Food Retail Expansion to Support Health (FRESH) program promotes the establishment and retention of neighborhood grocery stores in underserved communities by providing zoning and financial incentives to eligible grocery store operators and developers. The study area is located within a FRESH program area that provides both zoning and discretionary tax incentives. Zoning incentives include additional development rights, reduction in required parking, and larger stores in light manufacturing districts. Financial incentives include real estate tax reductions, sales tax exemption, and mortgage recording tax deferral.

Stores that benefit from the FRESH program must also meet the following criteria:

- a) Provide a minimum of 6,000 square feet of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption and utilization;
- b) Provide at least 50 percent of a general line of food products intended for home preparation, consumption and utilization;
- c) Provide at least 30 percent of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish and frozen foods; and
- d) Provide at least 500 square feet of retail space for fresh produce.

The Proposed Action would not displace any FRESH grocery stores. Moreover, it introduces approximately 16,592 gsf of commercial and retail on the Proposed Development Site through the mapping of the C1-4

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overlay over the entirety of the Proposed Development Site. While the Proposed Development Site is not anticipated to be programmed for large-sized retail, there is adequate sf that would be eligible for FRESH program grocery stores. As such, should the Applicant request a FRESH certification in the future, the Proposed Action would not be inconsistent with the goals of the FRESH program and therefore, no adverse impact is expected.

### ***PlaNYC / One New York: The Plan for a Strong and Just city***

PlaNYC or now referred to as One New York: The Plan for a Strong and Just City (OneNYC), is the City's long-term sustainability plan that apply to the City's land use, open space, brownfields, energy use and infrastructure, transportation systems, water quality and infrastructure, and air quality as well as make the City more resilient to projected climate change impacts. Originally adopted in 2007, and updated in 2011, the plan includes 132 initiatives and more than 400 specific milestones to be achieved in December 1, 2013. Under Local Law 84 (2013), a long-term plan considering population projections, housing, air quality, coastal protections, and other sustainability and resiliency factors is required every four years on Earth Day. OneNYC represents a unified vision for a sustainable, resilient, and equitable city. The *2014 CEQR Technical Manual* requires the evaluation of large publicly sponsored zonings to ensure the proposed action(s) align with the broad goals of PlaNYC/OneNYC.

The Proposed Action is not a large public sponsored project, nor is it directly implementing a PlaNYC/OneNYC initiative. The Proposed Action is a rezoning that would bring additional housing, including affordable housing, while located in close proximity to mass transit via the 6 Train along Westchester Avenue. The Proposed Action would be increasing new affordable residential opportunities in an area that is already experiencing residential growth and is located near mass transit. Therefore, the Proposed Action is consistent with the overall strategy of PlaNYC/OneNYC's initiatives.

### ***Housing New York: A Five-Borough, Ten-Year Plan***

The provision of additional affordable housing units would directly support Mayor de Blasio's *Housing New York: A Five Borough, Ten-Year Plan*, which is a comprehensive plan to build and preserve 200,000 affordable housing units over the next decade. This plan lays out targets for new construction/preservation and focuses on households falling into four income categories: Very Low Income (below 50 percent of AMI) (including Extremely Low Income, or below 30 percent of AMI); Low Income (50 to 80 percent of AMI); Moderate Income (81 to 120 percent of AMI); and Middle Income (121 to 165 percent of AMI). In addition to the construction/preservation of affordability and quality of existing housing stock, key policies and program include fostering diverse, livable neighborhoods, and promoting homeless, senior, supportive, and accessible housing.

The Proposed Action would be increasing new affordable residential opportunities in an area that is already experiencing residential growth and is located near mass transit. Therefore, the Proposed Action is consistent with the overall strategy of the *Housing New York: A Five-Borough, Ten-Year Plan*.

### ***Conclusion***

In conclusion, the Proposed Action would be consistent with applicable public policy in the study area. Consequently, no signification adverse related to public policy is anticipated and no detailed assessment warranted.

## V. DETAILED ASSESSMENT

### Existing Conditions

#### Land Use

The proposed study area is located in Bronx Community District 9 (CB 9) and is comprised of a multi-lot portion of Block 3723, 3725, 3749, 3750, 3751, and 3752. The study area has a total of 113 tax lots and has an approximate total lot area of 685,908 sf. Land uses in the study area are comprised of a mixture of low-, medium-, and high-density residential uses, open space, and public facilities/institutional use (**Figure C-1**). As shown in **Table C-1: Summary of Existing Land Uses in the Study Area**, approximately 70.6% of total lot area in the study area are residential, with the following breakdown in residential uses: multi-family elevator residential use (29.6% of total residential use); multi-family walk-up residential use (29.7% of total residential use); one- and two-family residential use (11.4% of total residential use). The only other two land uses are public facilities/institutional use (9.0%), and open space, which makes up 20.3% of the total lot area within the study area.

The uses along Gleason Avenue between Beach Avenue and Croes Avenue include a combination of multi-family walk-up, one- and two-family residential buildings with a few mixed-use commercial/residential buildings characterized by local retail use on the ground floor with residential DUs above. The Watson Gleason Playground also has an accessible entrance to the north, facing Gleason Avenue.

Land uses along Noble Avenue within the study area consists primarily of multi-family walk-up residential buildings on the west with the Watson Gleason Playground along the east. The eastern length of the Watson Gleason Playground faces Rosedale Avenue, which consists primarily of multi-family walk-up residential buildings on the eastern side in addition to the Applicant's Proposed Development Site.

Commonwealth Avenue borders the eastern length of the Applicant's Proposed Development Site and is similarly comprised primarily of multi-family walk-up residential buildings along with the four-story Commonwealth Housing owned by the New York City Department of Homeless Services (NYCDHS). Land uses along St. Lawrence Avenue within the study area is comprised of a mixture of one- and two-family, and multi-family walk-up residential developments.

Watson Avenue borders the southern frontage of the Proposed Development Site and features a mixture of land uses, including the southern frontage of the Watson Gleason Playground open space. Other land uses include a range of different residential development densities from one- and two-family buildings to multi-family elevator residential developments, characterized by the Justice Sonia Sotomayor Houses, which is a grouping of 28 apartments with 1,497 units, owned by the New York Housing Authority (NYCHA).

**Table C-1: Summary of Existing Land Uses in the Study Area**

Use	Number of Lots	Percentage of Total Lots (%)	Area (sf)	Percentage of Total Area (%)
One- and Two-Family Residential	38	33.6%	78,038	11.4%
Multi-Family Walk-Up Residential	71	62.8%	203,599	29.7%
Multi-Family Elevator Residential	2	1.8%	202,839	29.6%
Public Facilities/Institutional	1	0.9%	61,870	9.0%
Open Space	1	0.9%	139,562	20.3%
Total	113	100.0%	685,908	100%

Source: PLUTO™ 15v1, New York City Department of City Planning, <http://www1.nyc.gov/site/planning/data-maps/open-data.page>



**Table C-2: Existing Land Uses in the Study Area by Lot**

<b>Block</b>	<b>Lot</b>	<b>Lot Area (sf)</b>	<b>Land Use</b>
3723	1	488,700	Multi-Family Elevator Residential
3725	1	502,282	Multi-Family Elevator Residential
3749	57	2,633	Multi-Family Walk-Up Residential
3749	58	2,633	Multi-Family Walk-Up Residential
3749	59	2,633	Multi-Family Walk-Up Residential
3749	60	2,633	Multi-Family Walk-Up Residential
3749	61	2,633	Multi-Family Walk-Up Residential
3749	62	2,633	Multi-Family Walk-Up Residential
3749	63	2,633	Multi-Family Walk-Up Residential
3749	64	2,633	Multi-Family Walk-Up Residential
3749	65	2,633	Multi-Family Walk-Up Residential
3749	66	2,633	Multi-Family Walk-Up Residential
3749	67	2,633	Multi-Family Walk-Up Residential
3749	68	2,642	Multi-Family Walk-Up Residential
3749	69	2,642	Multi-Family Walk-Up Residential
3749	70	2,642	Multi-Family Walk-Up Residential
3749	71	2,642	Multi-Family Walk-Up Residential
3749	72	2,775	Multi-Family Walk-Up Residential
3749	73	2,400	One & Two Family Residential
3749	78	2,400	One & Two Family Residential
3749	79	2,400	One & Two Family Residential
3749	80	2,400	One & Two Family Residential
3750	1	143,800	Open Space
3751	1	63,525	Public Facilities & Institutions
3751	23	2,955	Multi-Family Walk-Up Residential
3751	24	2,220	Multi-Family Walk-Up Residential
3751	25	2,220	Multi-Family Walk-Up Residential
3751	26	2,220	Multi-Family Walk-Up Residential
3751	27	2,220	Multi-Family Walk-Up Residential
3751	28	3,020	Multi-Family Walk-Up Residential
3751	29	3,020	Multi-Family Walk-Up Residential
3751	30	2,220	Multi-Family Walk-Up Residential
3751	31	2,220	Multi-Family Walk-Up Residential
3751	32	2,220	Multi-Family Walk-Up Residential
3751	33	2,220	Multi-Family Walk-Up Residential
3751	34	3,020	Multi-Family Walk-Up Residential
3751	35	2,625	Multi-Family Walk-Up Residential

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<b>Block</b>	<b>Lot</b>	<b>Lot Area (sf)</b>	<b>Land Use</b>
3751	41	2,635	Multi-Family Walk-Up Residential
3751	44	2,663	Multi-Family Walk-Up Residential
3751	45	2,663	Multi-Family Walk-Up Residential
3751	46	2,663	Multi-Family Walk-Up Residential
3751	47	2,663	Multi-Family Walk-Up Residential
3751	49	1,609	One & Two Family Residential
3751	51	2,058	One & Two Family Residential
3751	53	1,609	One & Two Family Residential
3751	55	3,020	Multi-Family Walk-Up Residential
3751	56	2,220	Multi-Family Walk-Up Residential
3751	57	2,220	Multi-Family Walk-Up Residential
3751	58	2,220	Multi-Family Walk-Up Residential
3751	59	2,220	Multi-Family Walk-Up Residential
3751	60	3,020	Multi-Family Walk-Up Residential
3751	61	3,020	Multi-Family Walk-Up Residential
3751	62	2,220	Multi-Family Walk-Up Residential
3751	63	2,220	Multi-Family Walk-Up Residential
3751	64	2,220	Multi-Family Walk-Up Residential
3751	65	2,220	Multi-Family Walk-Up Residential
3751	66	3,020	Multi-Family Walk-Up Residential
3752	1	3,028	One & Two Family Residential
3752	2	1,975	One & Two Family Residential
3752	3	1,975	One & Two Family Residential
3752	4	1,975	One & Two Family Residential
3752	5	1,975	One & Two Family Residential
3752	6	1,975	One & Two Family Residential
3752	7	1,975	One & Two Family Residential
3752	8	1,975	One & Two Family Residential
3752	9	3,033	Multi-Family Walk-Up Residential
3752	13	51,158	Multi-Family Walk-Up Residential
3752	41	5,335	Multi-Family Walk-Up Residential
3752	44	2,650	One & Two Family Residential
3752	45	2,650	One & Two Family Residential
3752	46	2,650	One & Two Family Residential
3752	47	2,650	One & Two Family Residential
3752	48	2,650	Multi-Family Walk-Up Residential
3752	49	2,650	Multi-Family Walk-Up Residential
3752	51	2,161	One & Two Family Residential
3752	54	5,000	One & Two Family Residential

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 CEQR No: 17DCP075X  
 ULURP No(s): 170150ZMX and 170151ZRX

Block	Lot	Lot Area (sf)	Land Use
3752	55	2,500	One & Two Family Residential
3752	56	2,500	One & Two Family Residential
3752	57	2,500	Multi-Family Walk-Up Residential
3752	58	2,500	Multi-Family Walk-Up Residential
3752	59	2,500	Multi-Family Walk-Up Residential
3752	60	5,000	Multi-Family Walk-Up Residential
3752	63	2,500	One & Two Family Residential
3752	64	2,500	One & Two Family Residential
3752	66	5,000	Multi-Family Walk-Up Residential
3752	68	2,825	One & Two Family Residential
3752	69	2,000	One & Two Family Residential
3752	70	2,000	One & Two Family Residential
3752	71	2,000	One & Two Family Residential
3752	72	2,000	One & Two Family Residential
3752	73	2,825	One & Two Family Residential
3752	151	2,925	Multi-Family Walk-Up Residential
3753	8	3,100	Multi-Family Walk-Up Residential
3753	9	2,000	Multi-Family Walk-Up Residential
3753	10	2,000	Multi-Family Walk-Up Residential
3753	11	2,000	Multi-Family Walk-Up Residential
3753	12	2,000	Multi-Family Walk-Up Residential
3753	13	2,000	One & Two Family Residential
3753	14	3,000	Multi-Family Walk-Up Residential
3753	17	2,759	Multi-Family Walk-Up Residential
3753	19	2,500	One & Two Family Residential
3753	20	2,500	Multi-Family Walk-Up Residential
3753	21	2,500	Multi-Family Walk-Up Residential
3753	22	2,500	Multi-Family Walk-Up Residential
3753	24	2,500	Multi-Family Walk-Up Residential
3753	25	2,500	One & Two Family Residential
3753	26	2,500	One & Two Family Residential
3753	27	2,500	One & Two Family Residential
3753	28	2,500	One & Two Family Residential
3753	29	2,500	One & Two Family Residential
3753	30	7,500	Multi-Family Walk-Up Residential
3753	115	2,759	Multi-Family Walk-Up Residential
3753	116	1,983	Multi-Family Walk-Up Residential

Source: PLUTO™ 15v1, New York City Department of City Planning,  
<http://www1.nyc.gov/site/planning/data-maps/open-data.page>

## Zoning

As shown in **Figure C-2: Existing Zoning**, the study area is mapped with residential zoning districts R5, R5 with C1-2 overlay, and R6. There are 113 tax lots within the study area. The Proposed Development Site (Lot 1 Block 3751) is zoned R5 with C1-2 overlay. A summary of existing zoning districts in the Study Area is provided below in **Table C-3: Existing Zoning Districts in the Study Area**.

**Table C-3: Existing Zoning Districts in the Study Area**

Zoning District	Definition/General Use	Maximum FAR	
R5	R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts and typically produce three- and four-story attached houses and small apartment houses. R5 districts provide a transition between lower- and higher-density neighborhoods.	R	1.25
		CF	2.0
		C	0.0
		M	0.0
R6	R6 districts are widely mapped in built-up, medium-density areas. Developers can choose between Height Factor and Quality Housing bulk regulations.	R	0.78 – 2.43
		CF	4.8
		C	0.0
		M	0.0
C1-2 Overlay	C1 commercial overlays are mapped within residential districts along streets that serve local retail needs. In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential uses.	R	Same as underlying R district
		CF	
		C	1.0
		M	0.0

Source: Zoning Resolution of the City of New York

**Notes:**

R = Residential; C = Commercial; CF = Community Facility; M = Manufacturing

Zoning	Number of Lots	Percentage of Total Lots (%)
R5	91	80.5%
R6	20	17.7%
R5 / C1-2 Overlay	1	0.9%
Park	1	0.9%
Total	113	100.0%

## R5

R5 is the primary zoning designation and constitutes 80.5% of the total 113 tax lots within the study area, including the Applicant's Proposed Development Site. R5 districts allow a variety of housing at a higher density than permitted in R3-2 and R4 districts. With a height limit of 40 feet, R5 districts provide a transition between lower- and higher-density neighborhoods, which typically produces three- to four-story attached houses and small walkup apartment buildings.

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The maximum floor area ratio (FAR) in R5 districts is 1.25. To ensure compatibility with neighborhood scale, the maximum street wall height of a new building is 30 feet and the maximum building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall of the building; in addition, any portion of the building that exceeds a height of 33 feet must be set back from a rear or side yard line. Apartment houses need two side yards, each at least eight feet wide. Front yards must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Cars may park in the side or rear yard, in the garage or in the front yard within the side lot ribbon; parking is also allowed within the front yard when the lot is wider than 35 feet. Off-street parking is required for 85% of the DUs in the building.

## R6

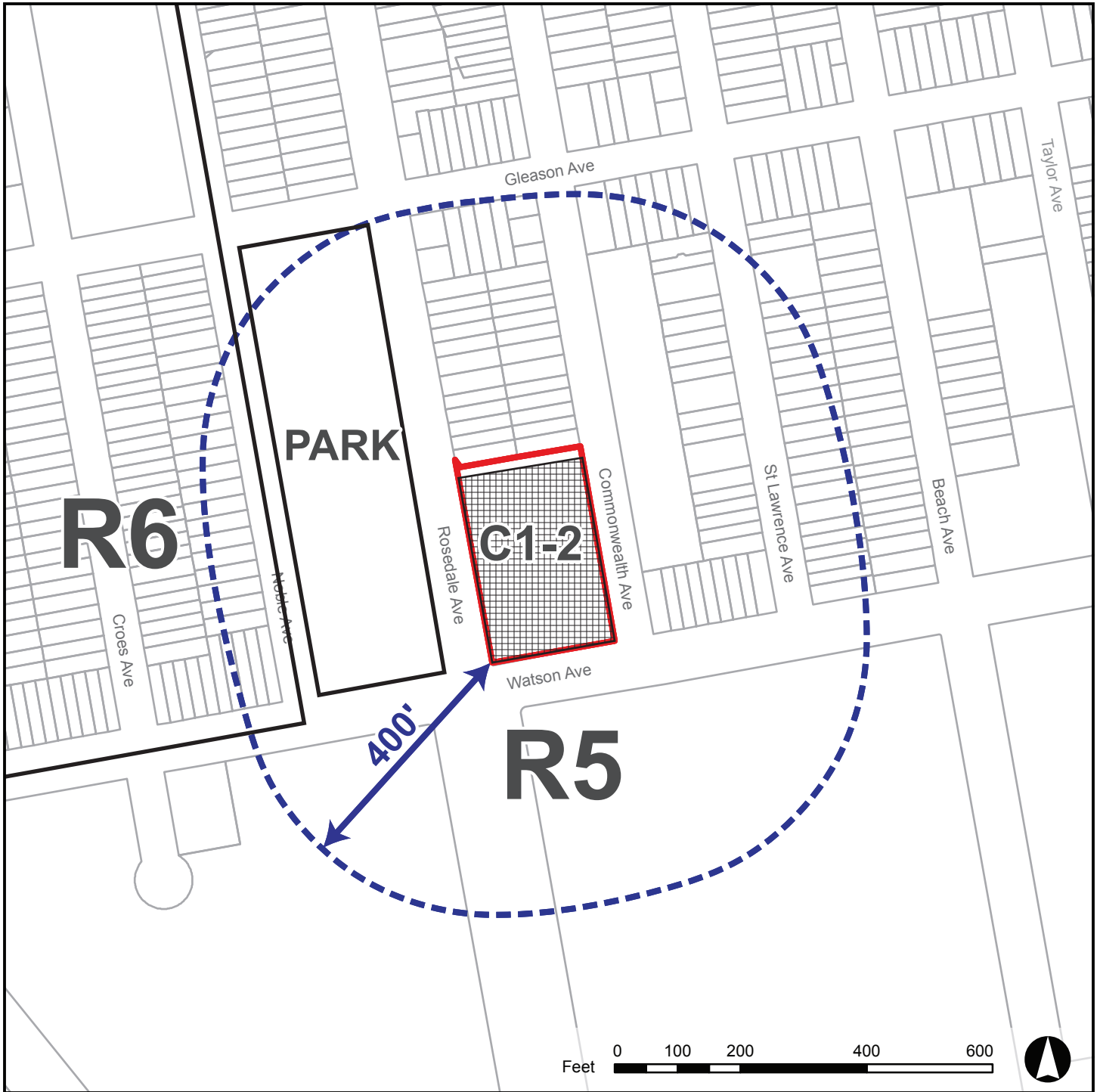
R6 zoning designation constitutes 17.7% of the total 113 tax lots within the study area. R6 zoning districts are commonly mapped in built-up, medium density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments. Developers have the option of choosing between two sets of bulk regulations: 1) Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street and 2) Optional Quality Housing regulations that can produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.

Buildings developed pursuant to the standard height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The 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. Generally, the more open space, the taller the building. There are no height limits for height factor buildings although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Off-street parking is required for 70% of a building’s DUs, or waived if five or fewer spaces are required.

The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. Height limitations ensure that these buildings are often more compatible with older buildings in the neighborhood. As an incentive for developers to choose this option, greater FAR is permitted for buildings on or within 100 feet of a wide street. The maximum FAR is 3.0; the maximum base height before setback is 60 feet with a maximum building height of 70 feet. On a narrow street, the maximum FAR is reduced to 2.2; the maximum base height before setback is 45 feet with a maximum building height of 55 feet. The area between a building’s street wall and the street line must be planted and the buildings must have interior amenities for the residents pursuant to the Quality Housing Program. Off-street parking, which is not permitted in front of a building, is required for 50% of all DUs and can be waived if five or fewer spaces are required.

## C1-2

The only existing C1-2 overlay is mapped over the entirety of the Proposed Development Site. C1-2 overlays are mapped within residential districts and along streets that serve local retail needs commonly found throughout the city’s lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include neighborhood grocery stores and restaurants. When mapped in a R5 district, the maximum commercial FAR is 1.0 and subject to commercial bulk rules. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet.



Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

-  Proposed Development Site
-  Commercial Overlay
-  400-foot Study Area

- M** Manufacturing District
- R** Residential District
- C** Commercial District

**EXISTING  
ZONING  
MAP**

Figure B-2  
1755 Watson Avenue EAS

### **Future without Proposed Action (No Action condition)**

The condition in the future without the proposed action (the No Action condition) was defined on the basis of the identification of current and anticipated development projects within the proposed rezoning area. Based on coordination with the Bronx Office of the New York City Department of City Planning (NYCDCP), there are no known ongoing or proposed development within the rezoning area, other than the project proposed by the Applicant.

The Proposed Development Site is underutilized, and is currently occupied by a one-floor church facility (built FAR of 0.19) with approximately 30 to 40 at-grade parking spaces that surrounds the existing structure and occupy more than 50% of the lot. With a total area of 61,870 sf, and under the sole ownership of the Bronx Pentecostal Deliverance Center, the property owner could pursue an as-of-right development that would be similar to existing and proposed land uses in the vicinity of the Proposed Development Site. The Applicant has indicated that the property owner has expressed interests in the past to explore development opportunities on the Proposed Development Site but was unable to undertake these opportunities due to limited financial resources. However, with the additional resources provided by the Applicant, the as-of-right development allowed under the current R5/C1-2 zoning could reasonably be assumed as the No Action scenario.

### ***Land Use***

As-of-right developments under the No Action Scenario could consist of three- and four-story attached houses or small apartment houses, and community facilities with a maximum residential FAR of 1.25, a maximum community facility FAR of 2.0, and a maximum commercial FAR of 1.0. In coordination with the Applicant team, the Proposed Development Site is reasonably expected in the No Action condition to consist of four buildings totaling 102,461 gsf (total FAR 1.66) with 77,337 gsf of residential use, and 17,000 gsf of UG 6 commercial use such as local retail, neighborhood grocery stores and restaurants. In addition, 8,124 gsf of community facility would replace the existing religious facility on site. Under the No Action condition, the development would require a total of 95 parking spaces: 69 parking spaces for residential use (85% of dwelling units pursuant to ZR 25-23), 63 parking spaces for commercial uses (1 per 300 sf pursuant to ZR 250-31), and 32 for community facility uses (1 x 15 rated capacity pursuant to ZR 25-31). Parking requirements for the proposed residential component under the No Action condition are waived since the Proposed Development Site is located in a designated Transit Zone. The required 95 parking spaces under the No Action condition, is expected to be provided as underground parking with access on Rosedale Avenue between Watson Avenue and Gleason Avenue.

### ***Zoning***

Absent the With Action condition, the zoning designation for both the Proposed Development Site and the surrounding study area will likely remain the same as existing condition.

### **Future with Proposed Action (With Action condition)**

In the future with the Proposed Action, a portion of Lot 1 Block 3751 in Bronx CD 9 would be rezoned from R5/C1-2 to R7A/C1-4 with a depth of 310 feet from Watson Avenue. Recent development trends in the neighborhood indicate sufficient demand for residential developments due to increasing population within Bronx CD 9. It is expected that the Proposed Development Site would be redeveloped with multi-family residential DUs, local retail uses, and a religious facility to replace the existing one on-site.

**Land Use**

On Lot 1, Block 3751, the Applicant proposes to develop a 9-story, 284,606 gsf, 286 affordable DUs (257,607 gsf), and 85 feet tall mixed-use residential building with ground floor commercial/retail spaces (16,592 gsf) and an adjoining religious facility (10,407 gsf). The proposed development will have an FAR of 4.6 and provide 56 parking spaces for the building’s residents and for both ground floor retail establishments and the adjoining church facility.

**Table C-4: Summary of With Action Land Uses in the Study Area**

Use	Number of Lots	Percentage of Total Lots (%)	Area (sf)	Percentage of Total Area (%)
One- and Two-Family Residential	38	33.6%	78,038	11.4%
Multi-Family Walk-Up Residential	71	62.8%	203,599	29.7%
Multi-Family Elevator Residential	2	1.8%	202,839	29.6%
Mixed Residential and Commercial	1	0.9%	61,870	9.0%
Open Space	1	0.9%	139,562	20.3%
Total	113	100.0%	685,908	100%

**Zoning**

In the future with the Proposed Action, the zoning district of the Proposed Development Site (Lot 1 Block 3751) would be changed from R-5/C1-2 to R7A/C1-4 (**Figure C-3: Proposed Zoning**).

R7A

R7A districts are governed by contextual Quality Housing bulk regulations, typically produce high lot coverage, seven- and eight-story apartment buildings, blending with existing buildings in many established neighborhoods. The standard FAR in R7A districts is 4.0. Above a base height of 40 to 65 feet, building must be set back at least 10’ from the street wall when facing a wide street or 15’ when facing a narrow street before rising to a maximum height of 80 feet. Off-street parking is not allowed in front of a building. The street wall of a new building can be no closer to the street line, than any building within 150 feet on the same block, but need not be farther than 15 feet. Parking is required for 50% of all dwelling units.

The maximum building height for R7A would be 80 feet for buildings with non-qualifying ground floors, 85 feet for buildings with qualifying ground floors (max 8 stories), and up to 105 feet for senior residences (max 10 stories). The minimum base height allowed under the proposed zoning would be 40 feet. The maximum base height under the proposed zoning would be 75 feet. In addition, the setback depth is 10 feet for a building fronting on a narrow street and 15 feet for a building fronting on a wide street. Parking requirement would be waived for new income-restricted and senior units in a Transit Zone.

The R7A zoning district with an MIH text amendment is appropriate for the Proposed Development Site because it is located on Watson Avenue, a wide street, 80 feet in width, and is in line with DCP’s policy to position higher density developments along wide streets that can support such development. Further, the Proposed Development Site is located within a Transit Zone that DCP has recognized as an area well-served by public transportation. In addition, directly to the west of the Development Site is Watson Gleason Playground, public open space that includes a playground with spray showers, basketball courts, open soccer field. This public open space spans the entire block bounded by Watson Avenue to the south, Rosedale Avenue to the west, Noble Avenue to the east and Gleason Avenue to the north and acts as a



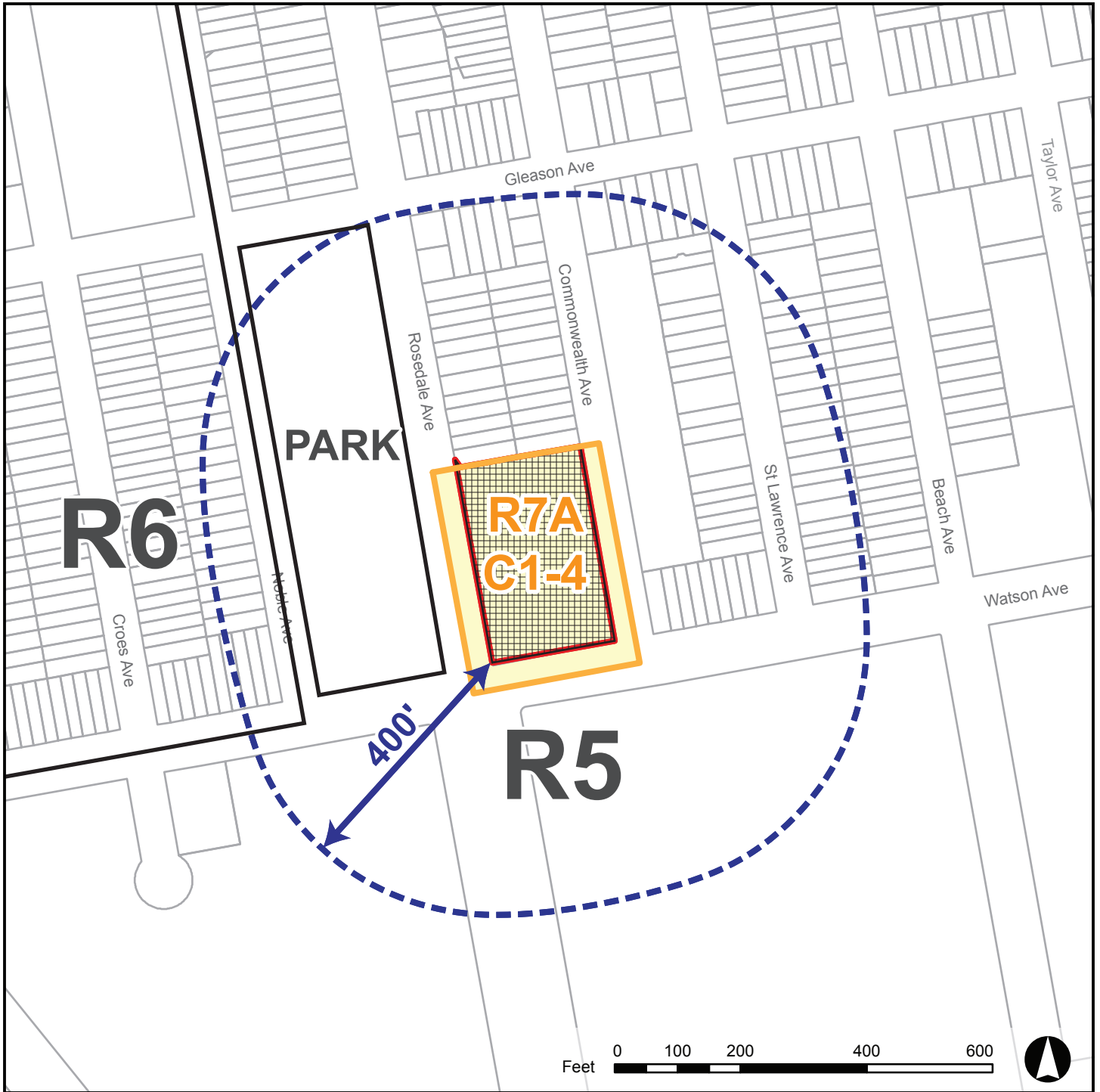
counterbalance to the higher density development on the Proposed Development Site. On the south side of Watson Avenue there is a green space divider that runs down Rosedale Avenue that also acts as a counterbalance to the increased development on Watson Avenue. The proposed height and development is also within the context of neighboring Sotomayor houses described above.

**C1-4**

As a result of the Proposed Action, a C1-4 overlays with R7A in the Proposed Development Site. C1-4 districts are commercial overlays mapped within residence districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. Residential bulk in overlay districts are governed by the residence district within which the overlay is mapped. Unless otherwise indicated on the zoning maps, the depth of overlay districts is 100 feet for C1-4 districts and the maximum commercial FAR is 1.0 when mapped within R1-R5 districts and 2.0 when mapped within R6-R10 districts.

**Table C-5: Summary of With Action Zoning in the Study Area**

Zoning	Number of Lots	Percentage of Total Lots (%)
R5	91	80.5%
R6	20	17.7%
R7A / C1-4 Overlay	1	0.9%
Park	1	0.9%
Total	113	100.0%



Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX



Figure B-3  
1755 Watson Avenue EAS

1755 Watson Avenue Rezoning EAS  
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## **VI. CONCLUSION**

No significant land use, zoning, or public policy impacts are anticipated as a result of the Proposed Action. While changes in land use and zoning are expected, the Proposed Action would not directly displace existing land use. The future land use is similar to the existing land use pattern in the study area. Additionally, no known ongoing and future development in the study area would change existing zoning; therefore, the land use pattern of Proposed Action would be compatible with surroundings in the study area and would not have a direct impact on land uses. The Proposed Action would also be consistent with applicable public policies in the study area.

As such, the Proposed Action would result in changes that would be compatible and supportive of existing land uses trends, zoning, and public policy and therefore, there would be no adverse public policy impacts.

## Attachment D: Socioeconomic Conditions

### **I. INTRODUCTION**

This chapter assesses the potential impact of the Proposed Action on socioeconomic conditions. According to Chapter 5 of the *2014 CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes within the area affected by the project that would not occur in the absence of the project. Projects that would trigger a CEQR analysis include the following:

- Direct displacement of a residential population so that the socioeconomic profile of the neighborhood would be substantially altered. Displacement of less than 500 residents would not typically be expected to affect socioeconomic conditions in a neighborhood.
- Direct displacement of more than 100 employees; or the direct displacement of a business or institution that is unusually important as follows: it has a critical social or economic role in the community, it would have unusual difficulty in relocating successfully, it is of a type or in a location that makes it the subject of other regulations or publicly adopted plans aimed at its preservation, it serves a population uniquely dependent on its services in its present location, or it is particularly important to neighborhood character.
- Introduction of substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such an action could lead to indirect displacement. Residential development of 200 units or fewer or commercial development of 200,000 square feet (sf) or less would typically not result in significant socioeconomic impacts.
- Projects that are expected to affect conditions within a specific industry, such as a citywide regulatory change that could adversely impact the economic and operational conditions of certain types of businesses.

As described in Attachment A, "Project Description", the Proposed Action would result in 257,607 gsf of residential use, 16,592 gsf of commercial/retail use, and 10,407 gsf of community facility use to the Project Site. A total of 286 dwelling units, all of which would be affordable, would be provided. The With Action condition, compared to the No Action condition, would result in an incremental addition of 180,270 gsf of residential use, 2,283 gsf of community facility use, and 205 residential dwelling units (DUs) to the Project Site.

### **II. PRINCIPAL CONCLUSIONS**

Based on the results of a preliminary screening of the Proposed Action in conformance to criteria included in the *2014 CEQR Technical Manual*, a detailed assessment of the impact of the Proposed Action on socioeconomic conditions was not warranted. The Proposed Action would not result in any direct residential displacement, nor would it result in any direct or indirect business displacement. However, the project would result in an incremental addition of more than 200 residential DUs, warranting a preliminary assessment of potential indirect residential displacement.

The results of the preliminary assessment of potential indirect residential displacement indicated that the Proposed Action would not exceed the *2014 CEQR Technical Manual* preliminary assessment impact threshold since the Proposed Action would not result in an increase of five percent or more in population increase between the No Action and With Action scenarios.

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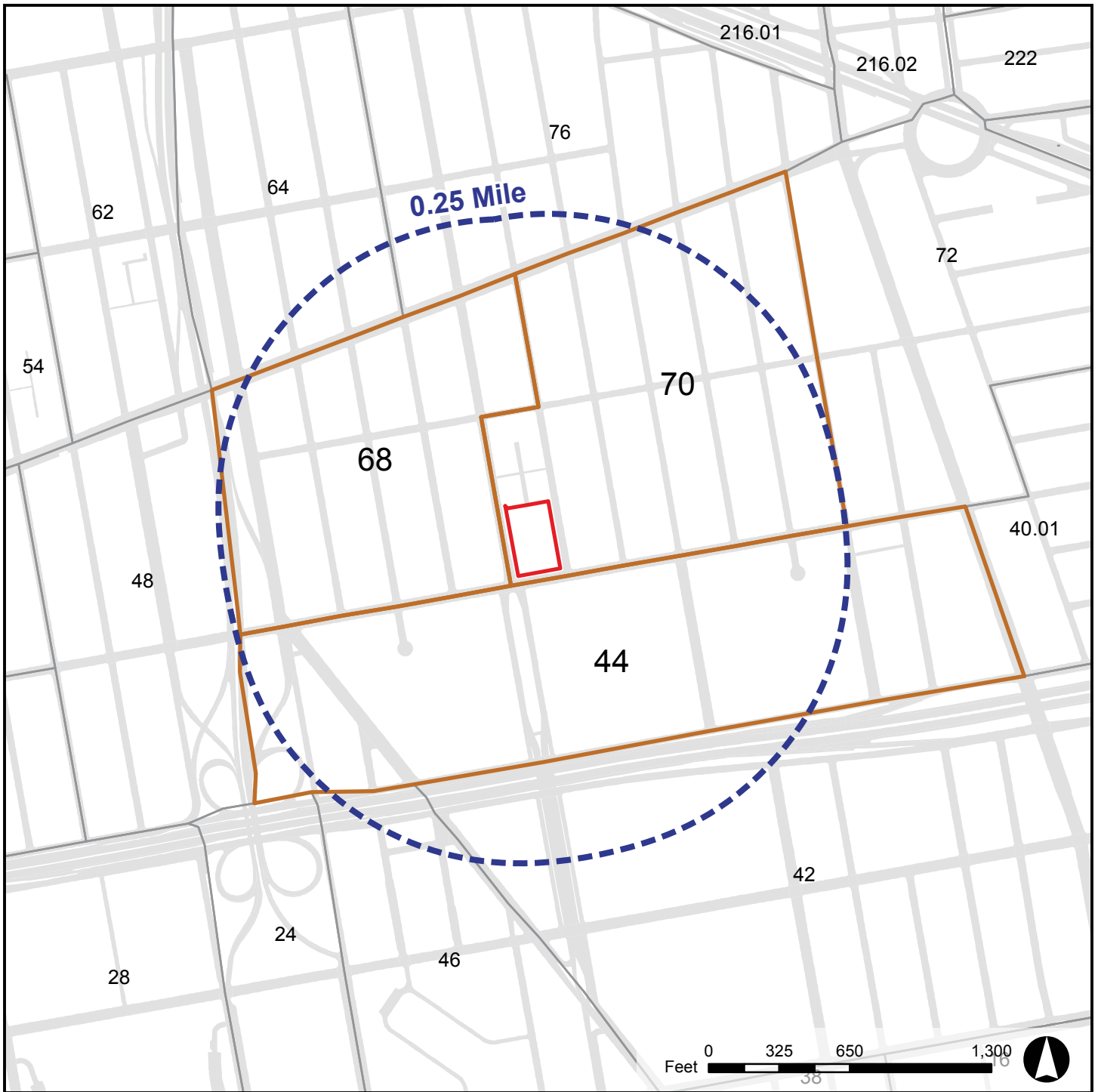
### III. METHODOLOGY

#### Study Area

Based on *2014 CEQR Technical Manual* guidelines, a ¼-mile socioeconomic study area (the “Study Area”) was selected for this analysis. Since the analysis examines population and income data that are only available at the census tract level, the ¼-mile study area was adjusted to include all census tracts with at least 50 percent of their area within the ¼-mile boundary. As a result, the Study Area includes Bronx County census tracts 44, 68, 70 (**Figure D-1: Socioeconomic Study Area**).

#### Data Source

Population and income data were obtained from the U.S. Census Bureau’s 2010-2014 American Community Survey (ACS).



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- 0.25 Mile Buffer

- Study Area Census Tracts

## SOCIOECONOMIC STUDY AREA MAP

Figure D-1  
1755 Watson Avenue EAS

#### IV. PRELIMINARY ASSESSMENT

##### Indirect Residential Displacement

The concern with respect to indirect residential displacement is whether the proposed actions could lead to increases in property values, and thus rents, making it difficult for some residents to afford their homes. The objective of the indirect residential displacement assessment is to determine whether the proposed project would either introduce a trend of accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

This preliminary assessment follows the step-by-step methodology described in Chapter 5 of the *2014 CEQR Technical Manual* and listed in bold italics, below.

***Step 1: Determine if the proposed actions would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside in the study area without the project.***

The Proposed Action would introduce 286 affordable residential DUs for households earning up to 80 percent of area median income (AMI). The maximum incomes (adjusted for family size) at 80% AMI would be as follows<sup>1</sup>:

- Family of four: \$69,050
- Family of three: \$62,150
- Family of two: \$55,250
- Individual: \$48,350

As shown in **Table D-1: Average Household Income for New York City, the Bronx, and the Study Area**, according to 2010-2014 ACS data, the average household income for the study area was \$29,474 (in 2014 dollars). This was below the average household income in the Bronx as a whole (\$34,284) and New York City (\$52,737).

**Table D-1: Average Household Income for New York City, the Bronx, and the Study Area**

	2010 - 2014
Study Area	\$29,474
The Bronx	\$34,284
New York City	\$52,737

Source: U.S. Census Bureau 2010-2014 American Community Survey

Given that the maximum incomes for the proposed project's population would be higher than the average income in the study area, Step 2 of the preliminary assessment was conducted in accordance with the *2014 CEQR Technical Manual* guidelines.

***Step 2: Would the project's increase in population be large enough relative to the size of the population expected to reside in the study area without the project to affect real estate market conditions in the study area?***

<sup>1</sup> "Income Limits and Maximum Rents" (2015), retrieved from NYC HPD online, <http://www1.nyc.gov/site/hpd/developers/inclusionaryhousing.page>

1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

According to the *2014 CEQR Technical Manual*, if a project would result in more than five percent increase in the study area's population in the future without the proposed project, Step 3 of the preliminary assessment should be conducted. Based on 2010-2014 ACS data, the Study Area's population is approximately 12,452 residents. The proposed project would introduce an additional 205 residential DUs or 584 people, based on the U.S. Census Bureau, Bronx 2010-2014 profile (2.85 persons per household). The proposed project would therefore result in an approximately 4.7% percent increase over the existing Study Area population, and would not exceed the five percent threshold requiring further analysis. Based on CEQR guidance, the proposed project's population increase would not be large enough to affect real estate market conditions in the Study Area, and there would be no significant adverse impacts due to indirect residential displacement.

## **V. CONCLUSION**

The Proposed Action provides additional opportunities for affordable housing development and would not result in any direct displacement of residents, nor would it result in any direct and indirect business displacements. Furthermore, an assessment of the potential for indirect displacement of residents also found that the potential increase in population would not be large enough to affect real estate market conditions in the Study Area. A detailed assessment of socioeconomic impacts is therefore not warranted to determine that the Proposed Action would not result in significant adverse impacts related to socioeconomic conditions.



## Attachment E: Community Facilities and Services

### **I. INTRODUCTION**

This attachment assesses the potential impact of the Proposed Action on community facilities and services. According to Chapter 6 of the *2014 CEQR Technical Manual*, a community facilities assessment should be conducted if a project would directly or indirectly affect existing community facilities, including publicly supported day care, libraries, public schools, health care facilities, and fire and police protection services. A project can affect community 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.

As described in Attachment A, "Project Description", the Proposed Action would result in 257,607 gsf of residential use, 16,592 gsf of commercial/retail use, and 10,407 gsf of community facility use to the Proposed Development Site. A total of 286 dwelling units, all of which would be affordable, would be provided. The With Action condition, compared to the No Action condition, would result in an incremental addition of 180,270 gsf of residential use, 2,283 gsf of community facility use, and 205 dwelling units to the Proposed Development Site. As the No Action condition would not provide any affordable housing, the With Action condition would provide an incremental addition of 286 affordable dwelling units compared to the No Action condition. It would not eliminate, displace, or alter any public or publicly-funded community facility.

### **II. PRINCIPAL CONCLUSIONS**

Based on the results of a preliminary screening of the Proposed Action in conformance to criteria included in the *2014 CEQR Technical Manual*, a detailed assessment of the impact of the Proposed Action on high schools, libraries, health care facilities, and fire and police protection services was not warranted. The Proposed Action would not have a direct impact or any significant adverse indirect impacts on these community facilities and services.

However, a detailed assessment of the potential impact of the Proposed Action on elementary and intermediate schools, and publicly funded child care and Head Start centers was warranted, since the number of eligible children generated by the Proposed Action exceeded the preliminary screening thresholds outlined in the *2014 CEQR Technical Manual*.

The results of the detailed analysis indicated that the Proposed Action would not exceed the *2014 CEQR Technical Manual* impact threshold for public elementary and intermediate school utilization for Sub-District 2 of CSD 12 in the Bronx, the Sub-District in which the Proposed Project would be located, since the Proposed Action would not result in an increase of five percent or more in the collective utilization rate of public elementary and intermediate schools between the No Action and With Action scenarios. Therefore, there would be no significant adverse impacts on elementary and intermediate schools in the Sub-District study area.

The effect of the Proposed Action on publicly supported child care and Head Start centers would not exceed the *2014 CEQR Technical Manual* impact thresholds for utilization of such facilities, since the Proposed Action would not result in an increase of five percent or more in the collective utilization rate of child care/Head Start centers in the study area between the No Action and With Action scenarios. Therefore, the Proposed Action would not result in a significant adverse impact on child care and Head Start Centers.

Consequently, since the Proposed Action would have no significant adverse impact on high schools, intermediate schools, elementary schools, publicly supported child care and Head Start Center, libraries, health care facilities, or fire and police protection services, it would not have a significant adverse impact on community facilities and services.

### III. METHODOLOGY

Data for the community facilities and services analysis was gathered from the latest databases provided the New York City Department of City Planning (DCP). The analysis was conducted in accordance with the *2014 CEQR Technical Manual* guidelines. Consistent with *2014 CEQR Technical Manual* guidance, the assessment included a preliminary screening assessment to determine whether a community facilities assessment is required. For those community facilities and services for which the preliminary assessment indicated that the Proposed Action had the potential to result in either direct or indirect effects on community facilities and services, a detailed assessment of potential impacts was also conducted. In accordance with guidance in the *2014 CEQR Technical Manual*, a preliminary screening was conducted to identify the potential for impact on public schools, publicly supported child care centers and Head Start programs, libraries, police/fire services and health care facilities. Based on application of the community facility and services thresholds for the Bronx provided in Table 6-1 of the *2014 CEQR Technical Manual*, it was determined that the Proposed Action would not have the potential to result in a significant adverse impact on high schools, libraries, health care facilities, and fire and police protection services. However, since the Proposed Action would incrementally add approximately 205 dwelling units to the Proposed Development Site, it was determined that a detailed analysis of community facilities and services is warranted for elementary and intermediate schools. In addition, since the With Action condition would incrementally add 286 affordable dwelling units compared to the No Action condition, a detailed analysis is also warranted for publicly supported child care centers and Head Start Programs.

### IV. PRELIMINARY ASSESSMENT

#### Public Schools

##### *Direct Effects*

The Proposed Action would not physically alter or directly displace any public schools, and, consequently, would not result in a direct impact on existing public schools.

##### *Indirect Effects*

The *2014 CEQR Technical Manual* defines the threshold for a detailed analysis to be the addition of 50 students for elementary and intermediate schools. The threshold for high school students is defined as an addition of 150 students. Based on student generation rates for public elementary, intermediate and high schools for the Bronx included in the *2014 CEQR Technical Manual*, the net increase of 205 residential units that would be generated by the Proposed Action would result in 80 elementary school students, 33 Intermediate school students, and 39 high school students (See **Table E-1: Public School Threshold Calculations**). Consistent with guidance in the *2014 CEQR Technical Manual*, this projected number of students warrants a detailed analysis of the potential impact of the Proposed Action on elementary and intermediate schools as the total number of students is greater than 50. The number of high school students generated is below the threshold of 150 students identified in the *2014 CEQR Technical Manual*, and, consequently a detailed analysis of the potential impact of the Proposed Action on public high schools is not warranted.

**Table E-1: Public School Threshold Calculations**

	Net Increase in Dwelling Units from Proposed Actions	Multiplier (Students/Unit in the Bronx)	Additional Students from Proposed Actions	Threshold for detailed analysis (Bronx)
<b>Elementary/ Intermediate School Students</b>	205	0.39	79.95	50
	205	0.16	32.8	50
<b>High School Students</b>	205	0.19	38.95	150

**Group Child Care and Head Start Centers**

**Direct Effects**

The Proposed Action would not physically alter or directly displace any group child care or Head Start Center, and, consequently, there would be no direct effects to existing child care centers or Head Start centers.

**Indirect Effects**

The 2014 CEQR Technical Manual threshold for determining whether a detailed analysis is warranted of the potential impact of a proposed action on group child care and Head Start Centers is an addition of 20 or more eligible children under age 6 based on the number of low or low/moderate income residential units. Based on the 286 affordable residential units that would be generated by the Proposed Action and the generation rates for the Bronx in the 2014 CEQR Technical Manual, it is estimated that 39 eligible children will be generated by the Proposed Action (See **Table E-2: Child Care Center Threshold Calculations**). This number of students warrants a detailed analysis of the potential of the Proposed Action on publicly supported child care centers and Head Start programs.

**Table E-2: Child Care Threshold Calculations**

	New Units from Proposed Action	Multiplier (Children Under the Age of Six/Unit For the Bronx)	Additional Children Eligible for Publicly Funded Child Care + Head Start from Proposed Actions	Threshold for Detailed Analysis (Bronx)
<b>Group Child Care and Head Start</b>	286	0.139	39.754	20

## **Libraries**

### ***Direct Effects***

The Proposed Action would not physically alter or directly displace any libraries, and, consequently, there would be no direct effects to existing libraries.

### ***Indirect Effects***

As indicated in guidance in the *2014 CEQR Technical Manual*, a proposed project in the Bronx that generates a 5 percent increase in the average number of residential units served per library branch (682 residential units in the Bronx) may cause significant adverse impacts on library services and warrants a detailed analysis. The Proposed Action is expected to result in a net increase of 205 residential units, which is below the 682 residential unit threshold for the Bronx. Consequently, a detailed analysis of the potential impact of the Proposed Action on libraries is not warranted.

## **Police/ Fire Services**

### ***Direct Effects***

The Proposed Action would not physically alter or directly displace any police or fire service facilities, and consequently, would not result in any direct impacts on existing police or fire facilities or services.

### ***Indirect Effects***

The *2014 CEQR Technical Manual* recommends that a detailed analysis of the impact of a proposed action on police and fire service is warranted in cases where the proposed action would create a sizeable new neighborhood where none existed before. Since the Proposed Action would be located in an existing neighborhood and would not represent a sizeable new neighborhood where none existed before, a detailed analysis of the potential impact of the Proposed Action on police and fire services is not warranted.

## **Health Care Facilities**

### ***Direct Effects***

The Proposed Action would not physically alter or directly displace any health care facilities, and, consequently, the Proposed Action would not result in any direct impacts on existing health care facilities.

### ***Indirect Effects***

The *2014 CEQR Technical Manual* indicates that a detailed analysis of the potential impact of a proposed action on health care facilities is warranted if proposed action would create a sizeable new neighborhood where none existed before. Since the Proposed Action would be located in an existing neighborhood and would not represent a sizeable new neighborhood where none existed before, a detailed analysis of the potential impact of the Proposed Action on health care is not warranted.

## V. DETAILED ASSESSMENT – Public Schools

### Existing Conditions

#### *Study Area*

In conformance to guidance in the *2014 CEQR Technical Manual*, the study area for the analysis of elementary and intermediate school is the “sub district” of the school district in which the project is located. The Proposed Development Site is located entirely within Sub-district 2 of Bronx Community School District 12 (CSD 12) (See **Figure E-1: Public Elementary and Intermediate Schools**). Sub-district 2 is the easternmost Sub-district in School District 12. School District 12, which is the central most school district in the Bronx, bounded by School District 10 to the north, School District 9 to the west, school district 11 to the east, and school district 8 to the south. Sub-district 2 contains thirteen public elementary school organizations in eight buildings and six intermediate school organizations in five buildings.

The *2014 CEQR Technical Manual* also requires that the detailed assessment identify, for informational purposes, the “zoned” elementary and intermediate schools that would serve students generated by the proposed project. The zoned elementary school for the Proposed Development is P.S. 047 John Randolph (X047) located at 1794 East 172<sup>nd</sup> Street. There is no Zoned Middle School for the Proposed Development; students are zoned to School District 12.

#### *Schools within Study Area*

**Table E-3: Public Elementary and Intermediate School Enrollment, Capacity, and Utilization for Existing Conditions, School District 12 Sub-District 2 Study Area** shows the name, location, current enrollment, target capacity, number of available seats, utilization rate, and grades served by each school in Sub-District 2. Data summarized in **Table E-3** was collected from the School Construction Authority (SCA) Enrollment, Capacity and Utilization Report, 2015-2016.

**Table E-3: Public Elementary and Intermediate School Enrollment, Capacity, and Utilization for Existing Conditions, School District 12, Sub District-2 Study Area**

Org. ID	School Name	Address	Grades	Bld Exc	Enrollment	Target Capacity	Available Seats	Utilization
<b>Elementary Schools</b>								
X006	P.S. 6 - X	1000 East Tremont Avenue	PK		596	837	241	71%
X047	P.S. 47 - X	1794 East 172 Street	PK-5		1157	786	-371	147%
X050	P.S. 50 - X	1550 Vyse Avenue	PK-5		58	115	57	50%
X066	P.S. 66 - X	1001 Jennings Street	PK-5		709	711	2	100%
X067	P.S. 67 - X*	2024 Mohegan Avenue	PK-5		600	564	-95	117%
X067	P.S. 67 - X	2024 Mohegan Avenue	PK-5	Y	59			
X195	P.S. 195 - X	1250 Ward Avenue	PK-5		794	562	-232	141%
X195	P.S. 195 - X (Temporary Building)	1250 Ward Avenue	PK-5		200	182	-18	110%
X196	P.S. 196 - X	1250 Ward Avenue	PK-5		718	513	-205	140%
X196	P.S. 196 - X (Temporary Building)	1250 Ward Avenue	PK-5		271	167	-104	162%
X314	Fairmont Neighborhood School	1550 Vyse Avenue	PK-5		301	386	85	78%
X458	Samara Community School	1550 Vyse Avenue	PK-5		125	40	-85	313%
X531	Archer Elementary School -X	1827 Archer Street	PK-5		521	428	-93	122%
X536	P.S. 536 - X	1827 Archer Street	PK-5		438	396	-42	111%
X691	Bronx Little School - X	1827 Archer Street	PK-5		342	250	-92	137%
X214	P.S. 214 - X	1970 West Farms Road	PK-8**		648	729	81	89%
<b>Study Area Total</b>					7,537	6,666	-871	113%
<b>Intermediate Schools</b>								
X286	I.S. 286 - X	1001 Jennings Street	6-8		267	265	-2	101%
X383	I.S. 383 - X	1970 West Farms Road	6-8		243	347	104	70%
X242	I.S. 242 - X	1794 East 172 Street	6-12***		309	282	-27	110%
X372	I.S. 372 - X	2024 Mohegan Avenue	6-12***		214	228	14	94%
X271	EAST BRONX ACADEMY FOR THE FUTURE - X	1716 Southern Boulevard	6-12***		254	191	-63	133%
X214	P.S. 214 - X	1970 West Farms Road	PK-8***		442	498	56	89%
<b>Study Area Total</b>					1,729	1,811	82	95%

**Source:** NYC DOE's "Enrollment, Capacity and Utilization Report 2015-2016," SCA

\* Utilization calculated based on enrollment including students in Transportable Classroom Units (TCUs). Capacity of TCUs excluded.

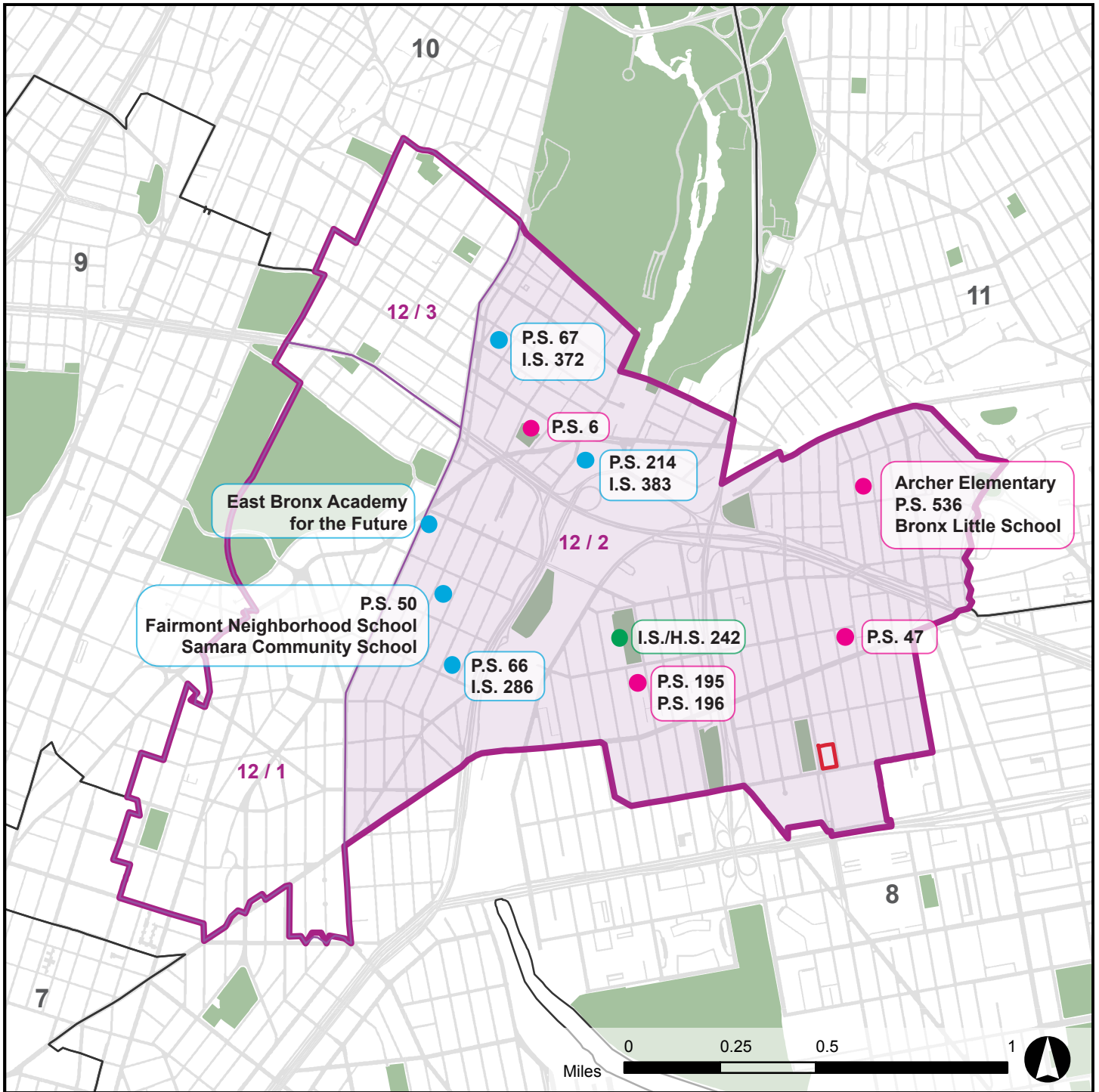
\*\*Enrollment and capacity data for only PS

\*\*\*Enrollment and capacity data only for IS

## Future without Proposed Action

### Enrollment Changes

Projected public elementary and intermediate school enrollments in the study area for the 2019 No Action scenario were based on ten-year DOE Enrollment Projections (Projected 2015-2024). These are the most recent projections available from the SCA.



Source: NYC DOE's "Enrollment, Capacity and Utilization Report 2014-2015" SCA website

- Proposed Development Site
- School District 12
- Sub-District 2
- NY School Districts
- Sub-Districts
- Primary Schools
- Primary School/  
Intermediate School  
Mixed Building
- Intermediate School/  
High School  
Mixed Building

## PUBLIC ELEMENTARY + INTERMEDIATE SCHOOLS SCHOOL DISTRICT 12-2

Figure E-1

According to those projections, the Bronx School District Number 12 would have an enrollment of 12,977 elementary school level students and 5,491 intermediate level school students in the 2019-2020 school year. Based on SCA-approved percentages for Sub-district share of the total school district enrollment, it is projected that Sub-district 2 would have an elementary school enrollment of 7,846 elementary school students and an intermediate level school enrollment of 2,485 intermediate level school students.

**Table E-4: SCA Enrollment Projections Apportioned to Sub-District 2, 2019 Analysis Year**

	Elementary	Intermediate
<b>2019 Projected CSD 12 Enrollment*</b>	12,977	5,491
<b>Percentage Provided for Sub-District 2**</b>	60.46%	45.25%
<b>2019 Projected Enrollment for CSD 12 Sub-district 2</b>	7,846	2,485

\*Source: Grier Final Projection 2015-2024

\*\*Source: DOE 2019 Enrollment by Zone Projections, as of December 2016

### **No Action Developments**

As described in Attachment A, "Project Description," absent the Proposed Action, the No Action condition would result in an as-of-right development under the existing zoning of R5/C1-2 on the Proposed Development Site. The defined No Action Condition development is four buildings totaling 107,217 gsf, consisting of 77,338 gsf of residential development (approximately 81 DUs), 20,855 gsf of commercial development, and 9,024 gsf of community facility space (total FAR 1.73). Using numbers derived from SCA's Projected New Housing Starts for Sub-district 2 of CSD 12, approximately 888 new public elementary school students and 364 new public intermediate school students would be added to the study area by 2019.

### **Summary**

As shown in **Table E-5: School Enrollment, Capacity, and Utilization for 2019 No Action Conditions Sub-District 2 Study Area**, it is projected that by the 2019 Analysis Year, elementary student enrollment in Sub-district 2 will increase from 7,537 students to 8,734 students. The capacity of schools in the study area is anticipated to stay the same as in the existing conditions. Elementary schools in Sub-district 2 will have a utilization rate of 131.01% and a shortfall of 2,068 seats. Intermediate student enrollment will increase from 1,729 students to 2,849 students in Sub-district 2. School capacity in the study area is anticipated to remain the same as in existing conditions. Intermediate schools in the Sub-district will have a utilization rate of 157.3% and a shortfall of 1,038 seats.

**Table E-5: School Enrollment, Capacity, and Utilization for 2019 No Action Conditions, Sub District 2 Study Area**

	Projected Enrollment 2019	No Action Students	Total No Action Enrollment	Capacity	Available Seats	Utilization
<b>Elementary Schools</b>						
CSD 12, Sub-District 2	7,846	888	8,734	6,666	-2,068	131.01%
<b>Intermediate Schools</b>						
CSD 12, Sub-District 2	2,485	364	2,849	1,811	-1,038	157.32%



**Future with Proposed Action**

***Elementary and Intermediate Schools***

Project Generated Enrollment

The Proposed Action would result in 286 residential units, which would generate 112 public elementary school students and 46 intermediate school students, calculated using the multipliers of 0.39 elementary school students per household and 0.16 intermediate students per household provided for the Bronx in Table 6-1a of the 2014 CEQR Technical Manual. Compared to the No Action condition, the Proposed Action would generate an additional 205 residential units. This would result in an incremental increase of 80 public elementary school students and 33 intermediate school students (**Table E-6: School Enrollment, Capacity, and Utilization for 2019 With Action Conditions Sub-District 2 Study Area**).

In the With Action condition by the 2019 Analysis Year, it is anticipated that the total number of public elementary school students in Sub-District 2 would be 8,814 students. The capacity of schools in the study area is not anticipated to change from existing conditions. The sub-district will have a utilization rate of 132.21% and a shortfall of 2,147 seats.

In the With Action condition by the 2019 Analysis Year, it is anticipated that the total number of public intermediate school students in the Sub-District 2 would be 2,882 students. The capacity of schools in the study area is not anticipated to change from existing conditions. The sub-district will have a utilization rate of 159.14% and a shortfall of 1,071 seats.

**Table E-6: School Enrollment, Capacity, and Utilization for 2019 With Action Condition, Sub District 2 Study Area**

	Projected No Action Enrollment	Students Generated by the Proposed Project	Total With Action Enrollment	Capacity	Available Seats	Utilization
<b><i>Elementary Schools</i></b>						
CSD 12, Sub-District 2	8,734	80	8,814	6,666	-2,148	132.21%
<b><i>Intermediate Schools</i></b>						
CSD 12, Sub-District 2	2,849	33	2,882	1,811	-1,071	159.14%

## VI. DETAILED ASSESSMENT – Group Child Care and Head Start Centers

### Existing Conditions

#### Study Area

In conformance to guidance in the *2014 CEQR Technical Manual*, the study area for the analysis of publicly funded group child care and Head Start Centers has been identified as an area approximately 1.5 miles of the boundaries of the Proposed Development Site. The 1.5-mile buffer from the Proposed Development Site touches seven community districts (CD): Bronx CDs 2, 3, 6, 27, 9, 10, and 11 (See **Figure E-2: Child Care and Head Start Centers within 1.5 miles of Proposed Development Site**).

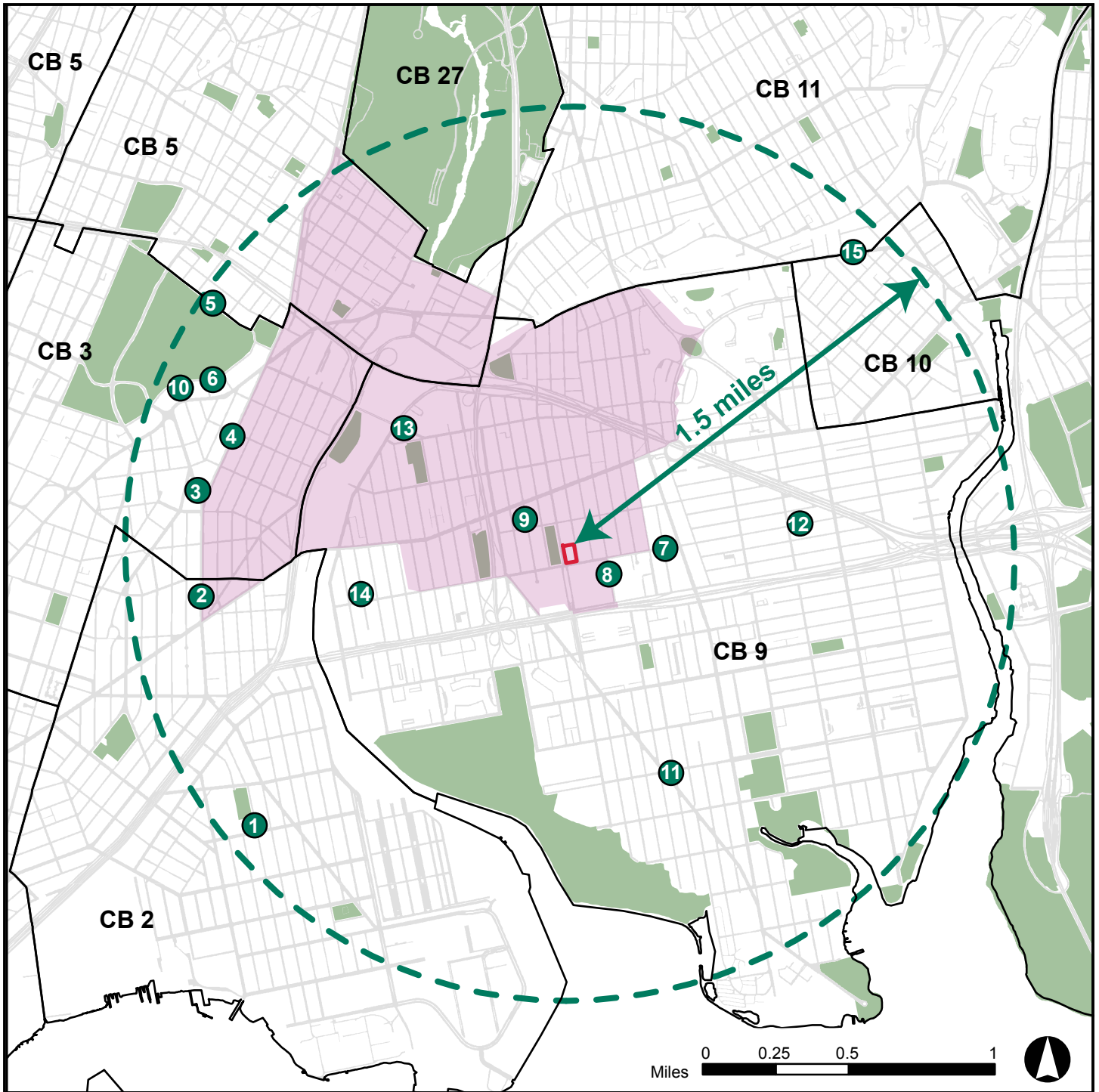
#### Publicly Funded Group Child Care and Head Start Centers in the Study Area

There are 15 publicly funded group day care and Head Start centers within the 1.5-mile study area. These facilities have a total capacity of 1,233 seats (**Table E-7: Child Care and Head Start Centers within 1.5 miles of Proposed Development Site**).

**Table E-7: Child Care and Head Start Centers within 1.5 miles of Proposed Development Site**

Map Key	Program Name	Program Address	Budget capacity	Enrollment	Available Slots	% Capacity
1	La Peninsula Community Organization, Inc.	711 Manida Street	123	116	7	94.31%
2	Brightside Academy, Inc.	1093 Southern Boulevard	43	38	5	88.37%
3	Brightside Academy, Inc.	1334 Louis Nine Boulevard	66	65	1	98.48%
4	Children's Aid Society, Inc	1515 Southern Boulevard	79	74	5	93.67%
5	HELP Day Care Corporation	785 Crotona Park North	28	27	1	96.43%
6	Tremont Crotona Day Care Center	1600 Crotona Park East	135	88	47	65.19%
7	Birch Family Services, Inc.	1880 Watson Avenue	87	74	13	85.06%
8	Bronxdale Tenants League DCC, Inc.	1065 Beach Avenue	60	46	14	76.67%
9	Bronxdale Tenants League DCC, Inc.	1211 Croes Avenue	169	138	31	81.66%
10	Children's Aid Society, Inc	1550 Crotona PK EAST	34	34	0	100.00%
11	Leake and Watts Services, Inc.	575 Soundview Avenue	82	71	11	86.59%
12	Lutheran Social Services of NY	2125 Watson Avenue	107	97	10	90.65%
13	Tremont Crotona Day Care Center	1555 East 174th Street	60	53	7	88.33%
14	Tremont Crotona Day Care Center	1113 Colgate Avenue	74	54	20	72.97%
15	Westchester Tremont Day Care Center, Inc	2547 East Tremont Avenue	86	83	3	96.51%
<b>Total, Child Care and Head Start</b>			1,233	1,058	175	85.81%

Administration for Children's Services, May 2016



Source: Administration for Children's Services, June 2015

- Proposed Development Site
- 1.5 mile Study Area
- 1 Child Care/ Head Start Programs
- School District 12 Sub-District 2
- Bronx Community Boards

## CHILD CARE AND HEAD START CENTERS WITHIN 1.5 MILES OF PROJECT SITE

Figure E-2

**No Action Condition**

**Enrollment Changes**

There are no known affordable housing development projects that would affect No Action capacity and enrollment of publicly assisted day care and Head Start programs in the Study Area. The No Action condition would remain as the existing condition.

**Table E-8: Day Care and Head Start Program Capacity and Utilization 2019 No Action Condition**

Existing Capacity	1,233
Capacity Generated by No Action Projects	0
<b>2019 No Action Capacity</b>	<b>1,233</b>
Existing Enrollment	1,058
Enrollment Generated by No Action Projects	0
<b>2019 No Action Enrollment</b>	<b>1,058</b>
Available Slots	175
<b>2019 No Action Utilization</b>	<b>86%</b>

**With Action Condition**

The Proposed Action would generate 286 residential units, all of which would be affordable. This would generate approximately 38 students eligible for child care or Head Start programs, based on the multipliers of 0.16 elementary school students per household and 0.139 eligible children per household provided for the Bronx in Table 6-1a of the *2014 CEQR Technical Manual*.

In the With Action condition by the 2019 Analysis Year, it is anticipated that the total number of eligible children for child care and Head Start in the Proposed Development Site would be 1,096 students. The capacity of publicly funded child care and Head Start centers in the study area is not expected to increase from the No Action condition. The study area will have a utilization rate of 89% and a capacity for 138 seats

**Table E-9: Day Care and Head Start Program Capacity and Utilization 2019 With Action Condition**

2019 No Action Capacity	1,233
Capacity Generated by With Action Project	0
<b>2019 With Action Capacity</b>	<b>1,233</b>
2019 No Action Enrollment	1,058
Enrollment Generated by With Action Project	38
<b>2019 With Action Enrollment</b>	<b>1,096</b>
Available Seats	137
<b>2019 With Action Utilization</b>	<b>89%</b>

## **VII. CONCLUSION**

### **Elementary and Intermediate Schools**

According to the *2014 CEQR Technical Manual*, a significant adverse impact may result, warranting consideration of mitigation, if the proposed action would result in both of the following:

- A collective utilization rate of the elementary or intermediate schools that is equal to or greater than 100 percent in the With Action Condition; and
- An increase of five percent or more in the collective utilization rate between the No Action and With Action Conditions.

In the With Action condition by the 2019 Analysis Year, it is anticipated that the total number of public elementary school students in the study area would be 8,814 students. Based on the SCA FY 2015-2016 Five Year Capital Plan, there are no projected increases in the capacity of elementary schools in the study area by the 2019 Analysis Year. Sub-district 2 will have a utilization rate of 132.21% and a shortfall of 2,148 seats. The collective elementary school utilization rate in Sub-district 2 in the With Action condition would increase 1.20% over the future No Action condition, from 131.01% to 132.21%, increasing the shortfall of seats from 2,068 seats in the No Action condition to 2,148 seats in the With Action condition. Since the Proposed Action would not increase the Sub-district's elementary school utilization rate by greater than 5 percent, no significant adverse impact on elementary schools in Sub-district 2 is anticipated.

In the With Action condition by the 2019 Analysis Year, it is anticipated that the total number of public intermediate school students in the study area would be 2,882 students. Based on SCA FY 2015-2016 Five Year Capital Plan, there are no projected increases in the capacity of intermediate schools in the study area by the 2019 Analysis Year. Sub-district will have a utilization rate of 159.14% and a shortfall of 1,071 seats. The collective intermediate school utilization rate in Sub-district 2 in the With Action condition would increase 1.82% over the future No Action condition, from 157.32% to 159.14%, increasing the shortfall of seats from 1,038 seats to 1,071 seats. Since the Proposed Action would not increase the Sub-district's elementary school utilization rate by greater than 5 percent, a significant adverse impact on intermediate schools in Sub-district 2 is not anticipated.

### **Group Child Care and Head Start Centers**

According to the *2014 CEQR Technical Manual*, a significant adverse impact may result, warranting consideration of mitigation, if the Proposed Action would result in both of the following:

- A collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent in the With Action Scenario; and
- An increase of five percent or more in the collective utilization rate of the child care/Head Start centers in the study area between the No Action and With Action Scenarios.

In the With Action condition by the 2019 Analysis Year, it is anticipated that the total number of eligible children for child care and Head Start in the Proposed Development Site would be 1,096 students. The capacity of publicly funded child care and Head Start centers in the study area is not expected to increase from the No Action condition. The 1.5-mile study area will have a utilization rate of 89% and a capacity for 137 seats. Because the Proposed Action would not result in a collective utilization rate of group child care/Head Start centers that is equal to or greater than 100 percent, a significant adverse impact on child care and Head Start Centers in the 1.5-mile study area is not anticipated.

## Attachment F: Open Space

### **I. INTRODUCTION**

This attachment assesses the potential impact of the Proposed Action on open space resources. Open space is defined in the *2014 CEQR Technical Manual* as publicly accessible, publicly or privately owned land that is available for leisure, play, or sport or serves to protect or enhance the natural environment. The *2014 CEQR Technical Manual* guidelines indicate that open space analysis should be conducted if an action would result in a direct effect, such as the physical loss or alteration of public open space, or an indirect effect, such as when a substantial new population could place added demanded on an area's open spaces.

As described in Attachment A, "Project Description", the Proposed Development would result in an incremental addition of 180,270 gsf of residential use, 2,283 gsf of community facility, and 205 dwelling units in the With Action Condition, compared to the No Action Condition. There would also be a reduction of 45 parking spots. The Proposed Development is expected result in an incremental addition of 585<sup>1</sup> residents in the With Action Condition compared to the No Action Condition. It would not result in an incremental increase of workers in the With Action Condition compared to the No Action Condition.

The Proposed Development Site is located on Lot 1 of Block 3751 in Bronx CB 9 and it is not located within an underserved or well-served open space area. The *2014 CEQR Technical Manual* states that for a project not located within an underserved or well-served area, an open space assessment should be conducted if it would generate more than 200 residents or 500 employees. Since the Proposed Development generates more than 200 residents, an open space assessment was conducted.

### **II. PRINCIPAL CONCLUSIONS**

According to Chapter 7 of the *2014 CEQR Technical Manual*, a proposed action may result in a significant impact on open space resources if (a) there would be direct displacement/alteration of existing open space within the study area that would have a significant adverse effect on existing users; or (b) it would reduce the open space ratio (OSR) and consequently result in the overburdening of existing facilities or further exacerbating a deficiency in open space. The Proposed Action would not result in the physical loss of existing public open space resources, nor would it result in any adverse shadow, air, noise, or other environmental impacts that would affect the usefulness of any study area public open space. However, as the Proposed Action is expected to introduce an incremental increase of 585 residents compared to the No Action condition, a preliminary open space analysis for a residential (½-mile) study area was conducted, pursuant to the *2014 CEQR Technical Manual*.

The quantitative analysis revealed that the existing OSR ratio of the open space study area is 0.696 for all resources, which is lower than the CEQR guideline of 2.5 acres per 1,000 residents. The total open space ratio would decrease by 1.355% in the With Action condition compared to the No Action condition. This percentage change is greater than the 1% threshold for areas with a low open space ratio. However, after performing a detailed analysis of the open space in the study area, it was determined that the existing open spaces have moderate utilization overall as well as several underutilized active open space facilities and several with heavy utilization. The underutilized facilities, including multi-purpose fields and baseball fields, cater primarily to teenagers and young adults, demographic groups that are more highly represented in the

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<sup>1</sup> Assumes 2.85 persons per DU for residential units in the Bronx (2010 - 2014 Census).

study area compared to the rest of New York City. The remaining capacity in these open spaces are expected to accommodate the additional population generated as a result of the Proposed Action. Additionally, the OSR is conservative as there is an additional 6.25 acres of private open space in the study area – much of which is part of NYCHA housing and accessible to residents of the study area – that is not included in the ratio. There is also nearby access to the Soundview Park, which has a sprawling 205.31 acres of combined active and passive open space facilities. Soundview park is located within ½ mile of the Proposed Development Site, but was excluded from the OSR as it is located outside of the census tracts that comprise the open space study area. Based on these considerations, it is anticipated that the Proposed Action would not result in a significant adverse impact on open space resources in the study area.

### **III. METHODOLOGY**

The analysis of open space resources has been conducted in accordance with the guidelines established in Chapter 7 of the *2014 CEQR Technical Manual*. As described in those guidelines, the adequacy of open space in the Study Area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as OSR. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both without and with the Proposed Action, and to determine whether the Proposed Action would result in a significant impact on open space resources.

#### **Direct Effects**

According to Chapter 7 of the *2014 CEQR Technical Manual*, a proposed project would directly affect open space conditions if it causes the loss of public open space, changes the use of an open space so that it no longer serves the same user population, limits public access to an open space, or results in increased noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space. The Proposed Action only affects the Proposed Development Site, and thus would not directly displace any public open space, nor change the use of or access to any public open space. As such, there would be no direct impact on open space from the Proposed Action.

#### **Indirect Effects**

As described in Chapter 7 of the *2014 CEQR Technical Manual*, open space can be indirectly affected by a proposed action if the project would add enough population, either residential or non-residential, to noticeably diminish the capacity of open space in the area to serve the future population. An open space analysis is generally conducted if a proposed project would generate more than 200 residents or 500 employees. However, the need for an analysis varies in certain areas of the city that have been identified as either underserved, well-served or neither underserved nor well-served by open space.<sup>2</sup> If a project is located in an underserved area, the threshold for an open space analysis is 50 residents or 125 workers. If a project is located in a well-served area, the threshold for an open space analysis is 350 residents or 750 workers. If a project is not located within an underserved or well-served area, an open space analysis should be conducted if the project would generate more than 200 residents or 500 employees. Maps in the Open Space Appendix of the *2014 CEQR Technical Manual* identify the proposed Project Area as neither underserved nor well-served by open space.

As discussed in Attachment A, “Project Description”, the Proposed Action would introduce up to 205 incremental residential DUs, which would introduce an estimated 585 residents from the Proposed

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<sup>2</sup> The *CEQR Technical Manual* defines underserved areas as areas of high population density in the City that are generally the greatest distance from parkland, where the amount of open space per 1,000 residents is currently less than 2.5 acres. Well-served areas are defined as having an open space ratio above 2.5 accounting for existing parks that contain developed recreational resources; or are located within 0.25 mile (approximately a 10-minute walk) from developed and publicly accessible portions of regional parks.

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Development, compared to the No Action Condition. As such, an open space assessment for only residential population generated by the Proposed Actions is warranted.

## Study Areas

The first step in assessing potential open space impacts is to establish the appropriate study areas for the new population(s) to be added as a result of the Proposed Actions. According to Chapter 7 of the *2014 CEQR Technical Manual* methodologies, the open space study areas are based on the distance a person is assumed to walk to reach a neighborhood open space, which differs by user. Residents are more likely to travel farther to reach parks and recreational facilities, and they use both passive and active open spaces. While they may also visit certain regional parks (like Central Park), such open spaces were not included in the study area's quantitative analysis but are described qualitatively. Residents are assumed to walk up to about ½-mile distance to reach neighborhood open spaces.

The study area for the open space analysis is based on a ½-mile distance from the Proposed Development Site. This study area was adjusted to include all census tracts with at least 50 percent of their area within the ½-mile boundary, as recommended in Chapter 7 of the *2014 CEQR Technical Manual*. In this way, the study areas allow analysis of both the open spaces in the area, as well as the population data (**Figure F-1: Open Space Study Area**)

## Analysis Framework

Chapter 7 of the *2014 CEQR Technical Manual* methodology suggests conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate, but also recognizes that for projects that introduce a large population in an area that is underserved by open space, it may be clear that a full, detailed analysis should be conducted. The change in total population relative to total open space in the study area was examined to determine whether the elimination of open space and/or increase in user population would significantly reduce the amount of available open space for the area's population. After completing a preliminary assessment, the OSR decreased beyond the 1% threshold, warranting a detailed analysis. As such, a detailed analysis was also conducted.

## Impact Assessment

Impacts are based in part on how a project would change the open space ratios in the study area. According to Chapter 7 of the *2014 CEQR Technical Manual*, if a proposed project would result in a decrease in open space ratios compared with those in the future without the project, the decrease is generally considered to be a substantial change, warranting a detailed analysis, if it would approach or exceed 5 percent. However, if a study area exhibits a low open space ratio (e.g. below 1.5 acres per 1,000 residents or 0.15 acres of passive space per 1,000 non-residential users), indicating a shortfall of open space, smaller decreases in that ratio as a result of the action may constitute significant adverse impacts. In addition to the quantitative factors cited above, the *2014 CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for open space impacts. These include the availability of nearby destination resources, the beneficial effects of new open space resources provided by a project, and the comparison of projected open space ratios with guidelines included in the *2014 CEQR Technical Manual*. It is recognized that the OSRs of the *2014 CEQR Technical Manual* guidelines, described above, are not feasible for many areas of the City, and they are not considered impact thresholds on their own. Rather, these are benchmarks that indicate how well an area is served by open space.



#### IV. PRELIMINARY OPEN SPACE ASSESSMENT

According to the *2014 CEQR Technical Manual*, an initial quantitative open space assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. In the initial assessment, the OSR is calculated by comparing the existing residential population to the total open space in the study area. It then compares that ratio with the OSR in the future with the proposed action. If there is a decrease in the OSR that would approach or exceed 5 percent, or if the study area exhibits a low open space ratio from the onset (indicating a shortfall of open spaces), a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to both residents and nonresidents (e.g., daily workers and visitors) within study areas delineated in accordance with the CEQR Technical Manual.

Pursuant to the guidelines included in the *2014 CEQR Technical Manual*, a preliminary open space assessment was conducted. The residential study area exhibits a low open space ratio (i.e. below the City's optimal planning goal of 2.5 acres per 1,000 residents) under existing conditions. The Proposed Development would add 205 residential dwelling units in the With Action condition. As such, a detailed analysis is warranted and provided below.

#### V. DETAILED OPEN SPACE ASSESSMENT

##### Existing Conditions

##### *Study Area Residential Population*

Data from the 2010 U.S. Decennial Census was compiled for the census tracts comprising the study area to determine the residential population served by existing open space resources. The study area is comprised of the 10 census tracts listed in **Table F-1: Study Area Existing Residential Population**. Data from the 2010 Census indicates that the study area had a residential population of 40,869 persons in 2010.

**Table F-1: Study Area Existing Residential Population**

Census Tract	Residential Population <sup>1</sup>
40.01	1,420
42	7,143
44	4,797
46	1,555
48	3,883
64	3,967
68	2,897
70	4,584
72	5,432
76	5,190
<b>Study Area Total (2010)</b>	<b>40,868</b>

<sup>1</sup> 2010 US Decennial Census

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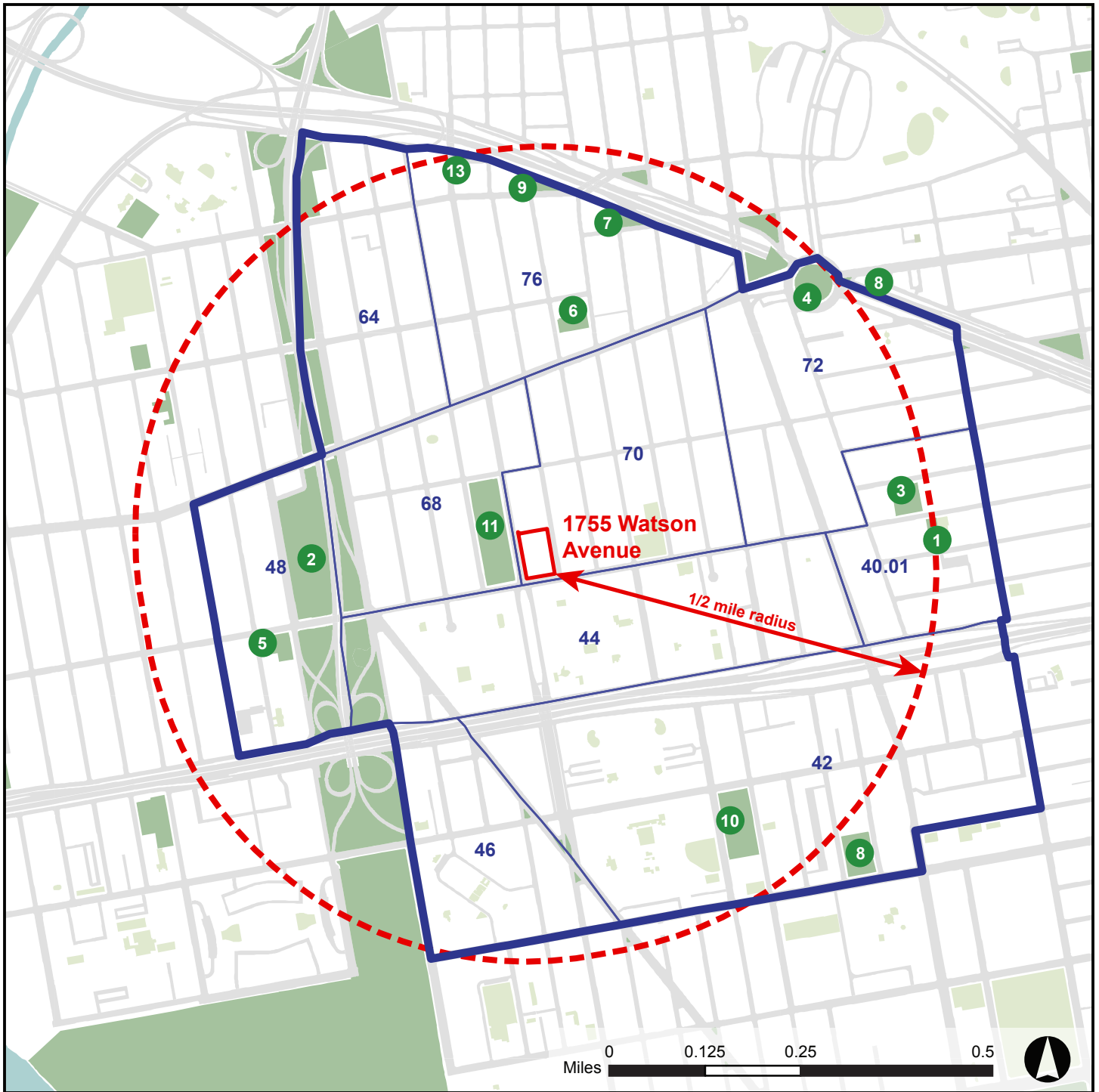
Within a given area, the age distribution of a population affects the way open spaces are used and the need for various types of recreational facilities. Typically, children four years or younger use traditional playgrounds that have play equipment for toddlers and preschool children. Children ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children ages ten through 14 use playground equipment, court spaces, and ball fields. Teenagers and young adults tend to use court facilities such as basketball courts and sports fields such as football or soccer fields. Adults between the ages of 20 and 64 continue to use court facilities and fields for sports, as well as space for more individualized recreation, such as rollerblading, biking, and jogging, which require bike paths, esplanades, and vehicle-free roadways. Adults also gather with families for picnicking, *ad hoc* active sports such as Frisbee, and recreational activities in which all ages may participate. Senior citizens engage in active recreation such as handball, tennis, gardening, and swimming, as well as recreational activities that require facilities appropriate for passive recreation. As shown in **Table F-2: Study Area Residential Population Age Breakdown**, the demographic data for the residential open space study area show a high percentage of residents in the 20-64 and 65+ age brackets, suggesting a need for facilities geared towards adults and senior citizens.

**Table F-2: Study Area Residential Population Age Breakdown**

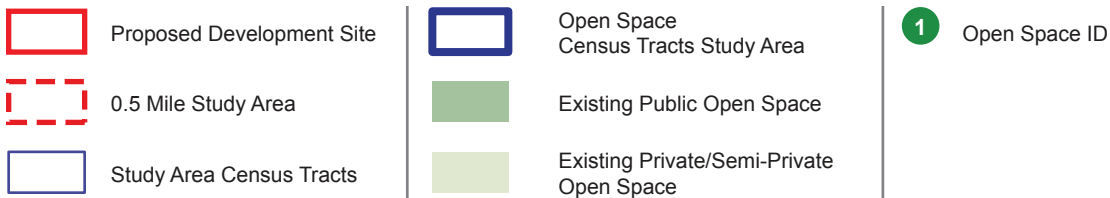
Census Tract	Total Residential Population	Age Distribution												Median Age
		Under 5		5-9		10-14		15-19		20-64		65+		
		#	%	#	%	#	%	#	%	#	%	#	%	
<b>40.01</b>	<b>1,420</b>	85	5.99%	94	6.62%	97	6.83%	82	5.77%	837	58.94%	225	15.85%	39.7
<b>42</b>	<b>7,143</b>	469	6.57%	481	6.73%	564	7.90%	645	9.03%	4,037	56.52%	947	13.26%	35.1
<b>44</b>	<b>4,797</b>	320	6.67%	298	6.21%	447	9.32%	510	10.63%	2,569	53.55%	653	13.61%	33.0
<b>46</b>	<b>1,555</b>	106	6.82%	118	7.59%	107	6.88%	129	8.30%	870	55.95%	225	14.47%	33.6
<b>48</b>	<b>3,883</b>	340	8.76%	288	7.42%	281	7.24%	316	8.14%	2,328	59.95%	330	8.50%	29.4
<b>64</b>	<b>3,967</b>	259	6.53%	292	7.36%	305	7.69%	367	9.25%	2,263	57.05%	481	12.13%	34.7
<b>68</b>	<b>2,897</b>	212	7.32%	233	8.04%	197	6.80%	251	8.66%	1,714	59.16%	290	10.01%	32.6
<b>70</b>	<b>4,584</b>	371	8.09%	322	7.02%	323	7.05%	380	8.29%	2,844	62.04%	344	7.50%	32.0
<b>72</b>	<b>5,432</b>	430	7.92%	403	7.42%	414	7.62%	393	7.23%	3,346	61.60%	446	8.21%	32.1
<b>76</b>	<b>5,190</b>	426	8.21%	411	7.92%	327	6.30%	400	7.71%	3,171	61.10%	455	8.77%	30.7
<b>1/2- Mile Study Area Totals</b>	<b>40,868</b>	<b>3,018</b>	<b>7.38%</b>	<b>2,940</b>	<b>7.19%</b>	<b>3,062</b>	<b>7.49%</b>	<b>3,473</b>	<b>8.50%</b>	<b>23,979</b>	<b>58.67%</b>	<b>4,396</b>	<b>10.76%</b>	<b>32.9<sup>1</sup></b>
<b>Total For Bronx</b>	<b>1,385,108</b>	<b>103,144</b>	<b>7.45%</b>	<b>98,664</b>	<b>7.12%</b>	<b>99,159</b>	<b>7.16%</b>	<b>115,662</b>	<b>8.35%</b>	<b>822,597</b>	<b>59.39%</b>	<b>145,882</b>	<b>10.53%</b>	<b>32.8</b>
<b>Total for NYC</b>	<b>8,175,133</b>	<b>517,724</b>	<b>6.33%</b>	<b>473,159</b>	<b>5.79%</b>	<b>468,154</b>	<b>5.73%</b>	<b>535,833</b>	<b>6.55%</b>	<b>5,187,105</b>	<b>63.45%</b>	<b>993,158</b>	<b>12.15%</b>	<b>35.5</b>

Source: U.S. Census Bureau, 2010 Decennial Census

<sup>1</sup> Weighted Average for study area census tracts



Source: NYCDP, NYCDPR, U.S. Census



# INVENTORY OF EXISTING OPEN SPACE

Figure F-1

### ***Inventory of Publicly Accessible Open Space***

According to the *2014 CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Public open space is defined as facilities open to the public at designated hours on a regular basis and should be assessed for impacts under CEQR. Private open space is not accessible to the general public on a regular basis and should only be considered qualitatively.

Publicly accessible open space facilities within the study area were inventoried and identified by their name and size, as listed in **Table F-3: Inventory of Existing Open Space**. The locations of the open spaces inventoried for this assessment are mapped in **Figure F-1: Open Space Study Area**. The Open Space ID provided in the first column of **Table F-3** indicates each open space in **Figure F-1**.

#### Greenstreets (including Rosendale Bus Stop, St Lawrence Triangle, and Sitting Area)

The study area contains several Greenstreets, two of which are included in the open space inventory (Map No. 7 and 9). The Greenstreets located at the St Lawrence Triangle and the Sitting Area on Taylor Ave are passive spaces and contain some form of landscaping and include benches or seating options. The majority of users were found not to linger on the space, but walk through it or the surrounding sidewalk space. Overall, as shown in **Table F-3**, the Greenstreets were in fair to good condition with low utilization.

#### Black Rock Playground

Black Rock Playground (Map No. 1) is under the jurisdiction of the DPR. It is located on Watson Avenue, between Virginia Avenue and Pugsley Avenue. The 0.32-acre playground offers a variety of amenities including two swing sets, for both toddlers and children, a range of climbing elements and jungle gyms, five slides, monkey bars, and rings. The playground is lined with benches where the parents sit and watch the children. Adjacent to the main playground area is a basketball court that is fenced off from the rest of the playground area. The park was clean and in good condition with moderate utilization on weekday afternoons (after school hours).

#### Bronx River Parkway (Metcalf Playground)

Bronx River Parkway (including Metcalf Playground) (Map No. 2) is under the jurisdiction of the DPR. It is located on East 174<sup>th</sup> Street and Metcalf Avenue. The large 18.04-acre park includes basketball courts, a playground, seating options, and a landscaped lawn. A wide range of age groups are represented at the park; the basketball and baseball courts are heavily utilized by children and teenagers, the swings and playground are heavily used by children, and the passive areas of the park are primarily occupied by adults. While the playground and basketball courts are heavily used, the law, benches, and baseball courts have only low to moderate usage. The condition of the park was found to be fair, with the most recent DPR inspection noting the cleanliness and condition of the park as acceptable.

#### Haviland Playground

Haviland Playground (Map No. 3) is under the jurisdiction of the DPR. It is located on Haviland Avenue and Watson Avenue between Virginia Avenue and Pugsley Avenue. The 0.84-acre playground is located adjacent to P.S. 562X, a junior high school; as such, the park is often occupied by primarily middle school aged students. The space is allocated mainly for sporting activities and includes basketball courts and a baseball diamond. A bench along the edge of the baseball diamond is the only passive space offered. The playground is moderately used on weekday afternoons, getting increasingly busier into the late afternoon, after school hours.

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### Hugh J. Grant Circle

Hugh J. Grant Circle (Map No.4) is under the jurisdiction of the DPR and located on Westchester Avenue between Virginia Avenue and Pugsley Ave. The space serves as a landscaped public plaza, offering benches and seating surrounded by gated landscaped lawns. The Parkchester (6) subway station entrance is located within the plaza and the elevated subway line partially runs over the open space. The space is in good condition and is moderately utilized, with the majority of people using the space to walk to and from the subway station.

### I.S. 123

I.S. 123 Playground (Map No. 5) is part of the schoolyards to playgrounds program and is under the jurisdiction of the DOE. The 0.73-acre playground is located at 1025 Morrison Avenue, on the grounds of I.S. 123, a junior high school. As part of the schoolyards to playgrounds program, the park becomes open to the public at 3:20 pm on weekdays (after school) and is open all day on the weekend. The playground includes lots of space for active activities including basketball courts and tennis courts. On weekdays, after school hours, the space is primarily filled with middle school students. The playground is in good condition and is moderately utilized on weekdays.

### P.S. 47

P.S.47 Playground (Map No. 6) is part of the schoolyards to playgrounds program and is under the jurisdiction of the DOE. The 0.28-acre playground is located at 1794 E 172<sup>nd</sup> Street, on the grounds of P.S. 47, an elementary school. As part of the schoolyards to playgrounds program, the park becomes open to the public at 3:20 pm on weekdays (after school) and is open all day on the weekend. As of April 2016, the playground was temporarily closed due to construction on the roof of the school building. The playground is in excellent condition, features new equipment. These include jungle gym/ climbing elements, benched and seating, a running track, grassy lawn, and colorfully painted mural.

### Space Time Playground

The Space Time Playground (Map No.10) is an approximately 1.28-acre playground under the jurisdiction of the DPR. It is located on Lafayette Avenue, between Bolton Avenue and Underhill Avenue. The playground includes basketball courts, handball courts, playgrounds, bathrooms, eateries, benches, and chess/checkers tables. Overall, the playground is in good condition and heavily utilized by a range of use groups including middle school students playing on the basketball courts and elementary school students utilizing the playground facilities. There were also parents utilizing the seating benches, although the chess/checkers tables were empty.

### Story Playground

Story Playground (Map No. 10) is under the jurisdiction of the DPR. It is located on Story Avenue between Taylor Avenue and Thieriot Avenue. The 2.22-acre playground includes a range of active spaces including basketball courts, handball courts, a running track, fitness equipment, and a playground with jungle gyms, slides, and swings. Benches and chess/checkers tables provide leisurely activity space. Overall, the park is in good condition and moderately utilized by a range of age groups; the playground is heavily used by elementary school children and toddlers, the basketball courts are primarily used by middle school children, and adults and parents often utilize the surrounding benches and chess tables.

### Watson Gleason Playground

Watson Gleason Playground (Map No. 11) is under the jurisdiction of the DPR. It is located on Gleason Avenue and extends through the block to Watson Avenue, between Noble Avenue and Rosedale Avenue.

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The 3.30-acre park offers a diverse range of activities, including several basketball and handball courts, a baseball diamond, soccer turf field, playground featuring an array of jungle gyms, slides, and swings, and sitting areas/benches surrounded by striking landscaping. Visitors of the park represent a range of ages, with primarily children playing in the playground, adults on the handball court and in the passive spaces, and teens on the basketball courts. The park is heavily utilized on weekdays, but remains in excellent condition.

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**Table F-2: Inventory of Existing Open Space**

Map No.	Park Name	Location	Owner/ Agency	Amenities	Acreage	Passive		Active		Condition	Utilization
						Acres	%	Acres	%		
<b>1/2 Mile Residential Study Area</b>											
1	Black Rock Playground	Watson Ave. & Blackrock Ave. btwn Virginia Ave. & Puglsey Ave.	DPR	Jointly operated playground; basketball court, benches, playground, swings	0.32	0.00	0%	0.32	100%	Good	Moderate
2	Bronx River Parkway (Metcalfe Playground)	E 174th St. & Metcalfe Ave.	DPR	Parkway; baseball fields, basketball courts, bicycling and greenways, playgrounds, bathrooms	18.04	14.61	81%	3.43	19%	Fair	Low/ Moderate
3	Haviland Playground	Haviland Ave., Watson Ave. bet. Virginia Ave. and Pugsley Ave.	DPR	Basketball courts, Baseball diamond, bench	0.84	0.00	0%	0.84	100%	Good	Moderate
4	Hugh J. Grant Circle	Westchester Ave. bet. Virginia Ave. and Metropolitan Ave.	DPR	Circular plaza with benches and gated off landscaped/grassy lawns, subway station entrances in center	1.11	1.11	100%	0.00	0%	Good	Moderate
5	I.S. 123	1025 Morrison Avenue	DOE	Part of the schoolyards to playgrounds program. Level 4, Accessible playgrounds with Transfer platforms and ground level play features, no adaptive swings	0.73	0.00	0%	0.73	100%	Good	Moderate
6	P.S. 47	Beach Ave. & St Lawrence Ave. btwn E 172nd St. & Westchester Ave.	DOE	Playground, benches/seating, running track, grassy lawn, mural	0.28	0.00	0%	0.28	100%	Excellent	N/A
7	Greenstreet/Sitting Area	Cross Bronx Expy, Taylor Ave, and McGraw Ave	DPR	Gated planted triangle, small planted triangle, benches	0.24	0.24	100%	0.00	0%	Good	Low
8	Space Time Playground	Lafayette Ave. bet. Bolton Ave. and Underhill Ave.	DPR	Jointly operated playground; basketball courts, food vendors, playgrounds, handball courts, spray showers, bathrooms, benches, chess/checkers tables	1.28	0.00	0%	1.28	100%	Good	Heavy



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9	Greenstreet, St Lawrence Triangle	S/B Cross Bronx Exwy Service Rd, St Lawrence Av, E 174 St	DPR	Triangle/Plaza	0.24	0.24	100%	0.00	0%	Good	Low
10	Story Playground	On Story Ave, between Taylor Ave and Thieriot Ave	DPR	Jointly operated playground; basketball courts, handball courts, running track, fitness equipment, playgrounds, chess/checkers tables, benches	2.08	0.00	0%	2.08	100%	Good	Moderate
11	Watson Gleason Playground	Gleason Ave., Watson Ave. bet. Noble Ave., and Rosedale Ave.	DPR	Neighborhood park; basketball courts, playgrounds, bathrooms, handball courts, spray showers	3.30	1.29	39%	2.01	61%	Excellent	Heavy
<b>1/2 Mile Residential Study Area Totals</b>					<b>28.46</b>	<b>17.49</b>	<b>61%</b>	<b>10.97</b>	<b>39%</b>		

**Sources:** DPR, site visit conducted in April, 2016.

**Notes:**

- <sup>1</sup> The playground at P.S. 47 was closed during the site visit in April 2016 due to ongoing construction of the school's roof. As such, no analysis of utilization of the space is provided. The condition and facilities on site were evaluated based on the parts of the site that were visible from the street and images of the park.
- <sup>2</sup> The condition of the open spaces are estimates based on observations from a site visit. They also incorporate inspection ratings from the DPR when applicable.
- <sup>3</sup> Utilization levels are estimates based on observations from a site visit. The site visit was conducted on a warm, sunny weekday afternoon in April 2016, primarily after school hours (2 PM -5 PM)
- <sup>4</sup> Active and passive space were calculated based on a list of active spaces (sports fields, playgrounds) from the DPR. Observational estimates from the site visit were also considered when evaluating active vs passive spaces.

## Assessment of Open Space Adequacy

### Quantitative Assessment

The adequacy of an area’s open space resources is assessed by evaluating the ratio of open space acreage to user population. The study area contains a total of 28.46 acres of usable public open space, serving approximately 40,868 residents in the half-mile residential study area. This yields a ratio of 0.696 acres of improved open space per 1,000 residents (**Table F-4: Adequacy of Open Space Resources, Existing Conditions**). According to the *2014 CEQR Technical Manual*, this is a low open space ratio. The median ratio at the Citywide Community District level is 1.5 acres of open space 1,000 residents. The passive open space ratio is 0.428 acres of passive open space per 1,000 residents, which is just below the guideline provided in the *2014 CEQR Technical Manual* for passive open space. The active open space ratio is 0.268 acres of active open space per 1,000 residents, which is significantly lower than the 2.0 guideline provided by CEQR for active open space.

**Table F-4: Adequacy of Open Space Resources, Existing Conditions**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 Persons			CEQR Technical Manual Open Space Guidelines		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
40,868	28.46	17.49	10.97	0.696	0.428	0.268	2.50	0.50	2.00

### Qualitative Assessment

As shown in **Table F-3: Inventory of Existing Open Space**, the majority of open spaces in the study area are in good to excellent condition and use levels for most of the spaces are low to moderate on weekday afternoons. The types of open spaces in the area varies and include landscaped green streets, some with benches or seating; playgrounds primarily used by children; and multi-use parks that include a wide range of features for both active and passive activities. Many of the active open spaces in the study area cater to activities for children and teenagers. The most commonly found spaces in the area used for active recreation are playgrounds, followed by basketball courts or similar sporting fields.

As shown in **Table F-2: Study Area Residential Population Age Breakdown**, the percentage of children in the study area is higher than that of New York City as a whole; this is reflected in the usage of active spaces in the area. Younger children make up the majority of playground users, while older children (ages 10 and up) and teenagers most utilize sports fields, specifically basketball courts. During a site visit in April 2016, many adults were observed using more of the passive spaces (benches and other seating), as opposed to the available active facilities. This may be attributed to the site visit being conducted on a weekday afternoon, after school hours, when many parents accompany their children to the playgrounds.

In addition to the wide variety of active facilities offered throughout the parks in the study area, the nearby Soundview Park (which is partially located within the ½ mile radius open space study area, but was excluded from the study as it is not within the census tracts) offers a range of active facilities. The sprawling 205.31-acre park is a flagship NYCDPR park and is located within close proximity to the site. The park offers such active amenities as baseball fields, basketball courts, fitness paths, handball courts, soccer fields, bicycle and greenways, football fields, kayak launch sites, running tracks, playgrounds, and spray showers. Based on its nearby location and the scale of the park, it is likely regularly draws in many of the residents who reside within in the study area.

Public open space is not the only source of open space in the study area. Several privately operated open spaces can be found within a ½ mile of the site, totaling 6.25 acres of additional open space. A large proportion of the private open spaces are located on NYCHA housing property. Three distinct NYCHA developments are located within the study area, including the Clason Point Gardens, Monroe Houses, and Sotomayor Houses; all include several open spaces for residents. The NYCHA population makes up roughly 17% of the total population within the study area; this portion of the population has their own private open spaces to utilize aside from the public spaces available to the remainder of the area’s residents<sup>3</sup>.

## No Action Condition

### Study Area Residential Population

As described in Attachment A, “Project Description,” absent the Proposed Action, the No Action condition would result in an as-of-right development under the existing zoning of R5/C1-2. The defined No-Action Condition development is four buildings totaling 107,217 gsf, consisting of 77,338 gsf residential (approximately 81 DUs), 20,855 gsf of commercial, and 9,024 gsf of community facility (total FAR 1.73). The 81 dwelling units in the No Action scenario would result in an increased population of 231 residents. In addition, the No Action development projects within the study area would result in an additional 30 residents (**Table F-5: Additional No Action Population in Study Area**). In addition, it is expected that the population in the study area would increase from incremental background growth. The Bronx experience a population growth rate of 3.936% from 2000 to 2010, which was applied to project the background population growth to 2019 (3.54% for nine years). The total No Action condition population in the study area is projected to be 42,412 (**Table F-6: No Action Open Space Study Area Population**).

**Table F-5: Additional No Action Population in Study Area**

Development	Description	Added Population
<b>1028 White Plains Road Bronx</b> (Block 3733, Lot 5)	54,164 sf new Community Facility for Educational uses.	N/A
<b>1332 Taylor Avenue, Bronx</b> (Block 3878, Lot 20)	New 3 story, 4 family semi-detached residence; 2,790 sf, FAR 1.8, 4 parking spaces	12
<b>1038 Underhill Avenue, Bronx</b> (Block 3732, Lot 28)	3,150 sf new residential building with 3 dwelling units, FAR 1.23, 3 parking spaces	9
<b>1111 Underhill Avenue, Bronx</b> (Block 3757, Lot 60)	Residential multi-family building with 3 residences	9

<sup>3</sup> The percent of residents within the study area who reside in NYCHA housing was derived from a NYCHA dataset from 2011 that included residential populations by development. As a portion of the Clason Point Gardens extends beyond the bounds of the study area census tracts, a weighted average was calculated for the population of the development that reside within the census tract boundary. This is based on the proportion of gross floor area for each of the buildings, the data was gathered from ZOLA. A total of 6,803 NYCHA residents were found to reside within the census study area, which makes up 16.65% of the total population in the area.

**Table F-6: No Action Open Space Study Area Population**

Census Tract	Existing Population	Incremental Background Population Growth	No Action 1755 Watson Avenue Population	Additional No Action Population in Study Area	2019 No Action Population
40.01	1,420	50			
42	7,143	253			
44	4,797	170			
46	1,555	55			
48	3,883	138			
64	3,967	141			
68	2,897	103			
70	4,584	162			
72	5,432	192			
76	5,190	184			
<b>1/2- Mile Study Area Totals</b>	<b>40,868</b>	<b>1,448</b>	<b>231</b>	<b>30</b>	<b>42,577</b>

**Assessment of Open Space Adequacy**

Quantitative Assessment

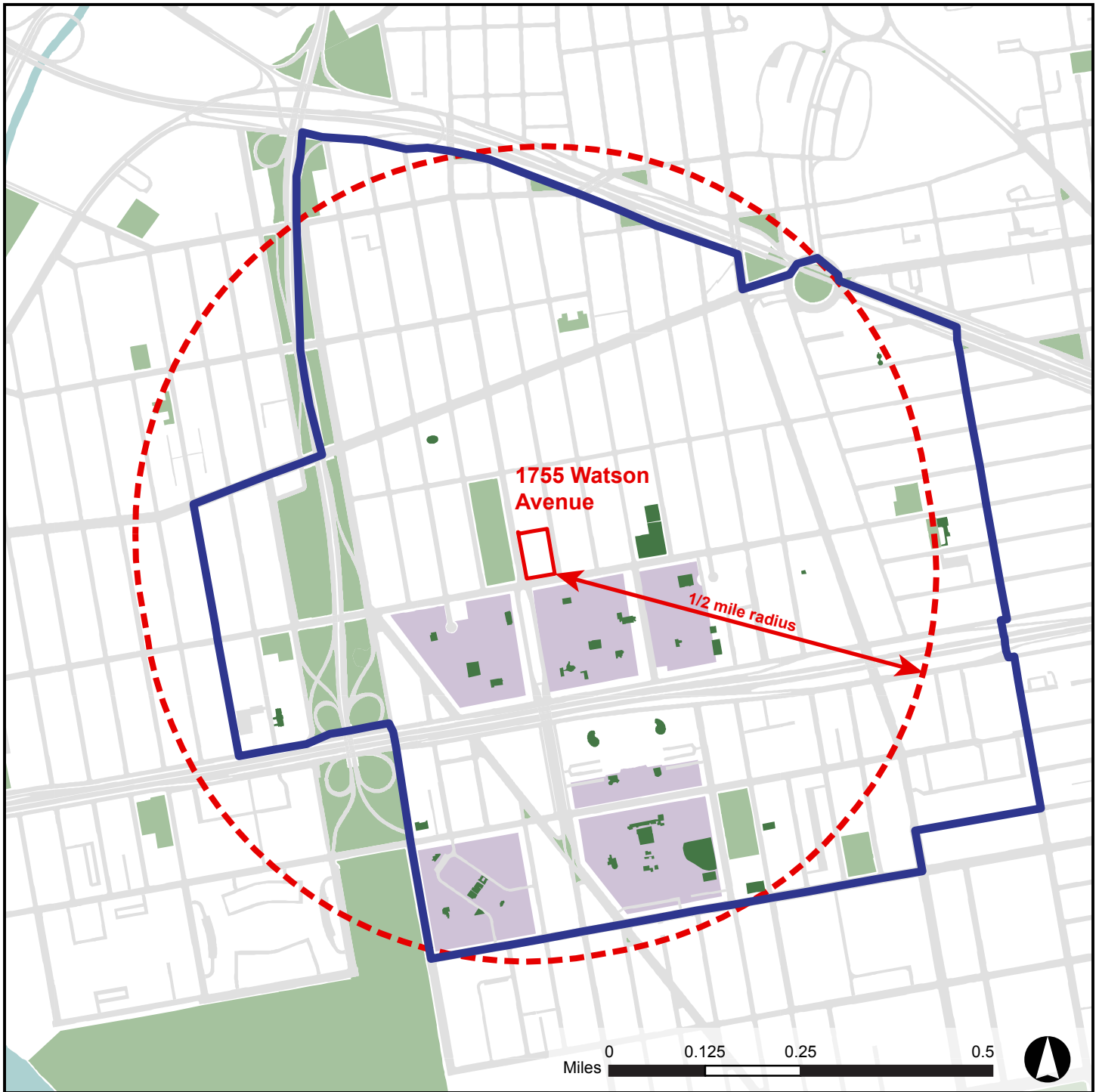
The No Action condition in the build year of 2019 would have an increase in 261 residents to the open space study area. The study area is not anticipated to have an increase in open space resources. The study area contains a total of 28.46 acres of usable public open space, which would serve the approximate anticipated 42,577 residents in the half-mile residential study area in 2019. This yields a ratio of 0.668 acres of improved open space per 1,000 residents. According to the *2014 CEQR Technical Manual*, this is a low open space ratio. The median ratio at the Citywide Community District level is 1.5 acres of open space 1,000 residents. The passive open space ratio is 0.411 acres of passive open space per 1,000 residents, which is just below the guideline provided in the *2014 CEQR Technical Manual* for passive open space. The active open space ratio is 0.258, which is significantly lower than the 2.0 guideline provided by CEQR for active open space.

**Table F-7: Adequacy of Open Space Resources, No Action Condition**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 Persons			CEQR Technical Manual Open Space Guidelines		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
42,577	28.46	17.49	10.97	0.668	0.411	0.258	2.50	0.50	2.00

Qualitative Assessment

It is expected that qualitative assessment of open space resources in the No Action Condition would be the same as in the Existing Condition.



Source: NYCDP, NYCDPR, U.S. Census



## EXISTING OPEN SPACE AND NYCHA DEVELOPMENTS

Figure F-2

**With Action Condition**

**Study Area Residential Population**

As described in Attachment A, “Project Description,” the Proposed Action would result in a 258 dwelling unit mixed-use development under the new R7A/C1-4 zoning. The With Action condition development is four buildings totaling 284,606 gsf, consisting of 257,607 gsf of residential use (28 DUs), 16,592 gsf of commercial/retail use, and 10,407 gsf of community facility use (total FAR 4.6). The increment between the No Action and With Action condition is an increase in 205 dwelling units, which would result in an increased population of 585 residents. The total With Action condition population in the study area is projected to be 43,162 (**Table F-8: With Action Open Space Study Area Population**).

**Table F-8: With Action Open Space Study Area Population**

	No Action Population	Incremental With Action 1755 Watson Avenue Population	2019 With Action Population
<i>1/2-Mile Study Area Totals</i>	<i>42,577</i>	<i>585</i>	<i>43,162</i>

**Assessment of Open Space Adequacy**

The With Action condition in the build year of 2019 would have an incremental increase of 585 residents from the No Action condition to the open space study area. Based on coordination with the New York City Department of Parks & Recreation, the study area is not anticipated to have an increase in open space resources by the 2019 Build Year. The study area contains a total of 28.46 acres of usable public open space, which would serve the approximate anticipated 43,162 residents in the half-mile residential study area in 2019. This yields a ratio of 0.659 acres of improved open space per 1,000 residents. According to the *2014 CEQR Technical Manual*, this is a low open space ratio. The median ratio at the Citywide Community District level is 1.5 acres of open space 1,000 residents. The passive open space ratio is 0.405 acres of passive open space per 1,000 residents, which is just below the guideline provided in the *2014 CEQR Technical Manual* for passive open space. The active open space ratio is 0.254, which is significantly lower than the 2.0 guideline identified in the *2014 CEQR Technical Manual* for active open space.

**Table F-9: Adequacy of Open Space Resources, With Action Condition**

Residential Population	Open Space Acreage			Open Space Ratios per 1,000 Persons			CEQR Technical Manual Open Space Guidelines		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
43,162	28.46	17.49	10.97	0.659	0.405	0.254	2.50	0.50	2.00

Qualitative Assessment

In the future with the Proposed Action, ratios of total open space would continue to be lower than the measure of open space adequacy and the guideline planning goals. While passive space ratios are on par with the open space guidelines, the available active space is found to be inadequate to accommodate the increased population. However, the majority of active open spaces throughout the study area have moderate utilization levels and are in good to excellent condition (refer to **Table F-3**). Usage of the active open spaces in the area are segregated to particular activities, specifically basketball courts and children’s

playground. Other active spaces such as multi-use turfs, baseball diamonds, and running tracks have low utilization levels throughout all parks in the study area. These usage levels suggest that additional people can be accommodated in these active spaces.

Furthermore, as described above, several additional privately operated open spaces, totaling 6.25 acres, are located within the ½ mile study area. Many of these spaces are operated by NYCHA and located on the grounds of NYCHA developments. Much of these spaces can be accessible to the general public.<sup>4</sup> Additionally, 17% of the total study area population resides in NYCHA developments, these residents have their own private open spaces available to them, thus reducing the burden on public open spaces in the area.

The DPR flagship Soundview Park is located just outside of the study area (and partially with ½ mile of the site) and totals 205.31 acres. As described above, the park includes a range of active spaces, from sports to playgrounds. These activities, which include special events and tournaments, are likely often utilized by local residents of the study area. As it is a major regional park, it will likely help offset the quantitative active space deficit and should be a factor in considering the adequacy of active spaces in the study area.

## VI. CONCLUSION

### Direct Effects

The Proposed Action would not result in the physical loss of existing public open space resources, change the use of an open space so that it no longer serves the same user population, limit public access to an open space, or cause increased noise or air pollutant emissions, odors or shadows on public open space that would affect its usefulness. Therefore, the Proposed Action would have no direct effects on open space.

### Indirect Effects

The *2014 CEQR Technical Manual* establishes quantitative measures for conducting a preliminary assessment of the adequacy of open and recreational space within a neighborhood. The citywide average of 1.5 acres per 1,000 persons provides a measure of open space adequacy, while the planning goal for large scale developments is 2.5 acres per 1,000 persons.

The open space area study contains a total of approximately 28.46 acres of open space. With a No Action study area residential population of approximately 42,577, the OSR in the study area is approximately 0.668 acres of open space per 1,000 residents. This is considered a low OSR as it is below the citywide average of 1.5 acres per 1,000 residents.

The estimated 2019 With Action OSR in the study area is approximately 0.659 acres of open space per 1,000 residents. The estimated future With Action open space ratio is similar to the No Action OSR, as listed **Table F-10: Open Space Ratios Summary**. The change in estimated open space ratios between the Existing and With Action scenarios is a decrease of 1.355%

According to Chapter 7 of the *2014 CEQR Technical Manual*, if a proposed project would result in a decrease in OSRs compared with those in the future without the project, the decrease is generally considered to be a substantial change, warranting a detailed analysis, if it would approach or exceed 5 percent. However, if a study area exhibits a low OSR (e.g. below 1.5 acres per 1,000 residents or 0.15 acres of passive space per 1,000 non-residential users), indicating a shortfall of open space, smaller

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<sup>4</sup> This is an observation based on a site visit

decreases in that ratio as a result of the action may constitute significant adverse impacts. The quantitative analysis revealed that the existing OSR of the open space study area is 0.696 for all resources, which is lower than the 2014 CEQR Technical Manual guideline of 2.5 acres per 1,000 residents. The total open space ratio would decrease by 1.355% in the With Action condition compared to the No Action condition. This percentage change is greater than the 1% threshold for areas with a low open space ratio, warranting a detailed open space analysis.

After performing a detailed analysis of the open space in the study area, it was determined that the existing open spaces have moderate utilization overall as well as several underutilized active open space facilities. The underutilized facilities, including multi-purpose fields and baseball fields, cater primarily to teenagers and young adults, both demographics of which are more highly represented in the study area compared to the rest of New York City. The remaining capacity in these open spaces are expected to accommodate the additional population generated as a result of the Proposed Action. Additionally, the OSR is conservative as there is an additional 6.25 acres of private open space – much of which is part of NYCHA housing and accessible to residents of the study area – that is not included in the OSR. There is also nearby access to the Soundview Park, which has a sprawling 205.31 acres of combined active and passive open space facilities. Soundview park is located within ½ mile of the Proposed Development Site, but was excluded from the OSR as it is located outside of the census tracts that comprise the open space study area. As such, it is anticipated that there would be no significant adverse impact on open space in the study area as a result of the Proposed Action.

**Table F-10: Open Space Ratios Summary**

Ratio	CEQR Technical Manual Open Space Guideline	Open Space Ratio per 1,000			Percent Change (Future No Action to Future With Action)
		Existing	No Action	With Action	
Residential Total	2.5	0.696	0.668	0.659	-1.355
Residential - Passive	0.5	0.428	0.411	0.405	-1.355
Residential - Active	2	0.268	0.258	0.254	-1.355



## Attachment G: Shadows

### **I. INTRODUCTION**

This attachment assesses the potential impact of shadows created by the Proposed Action on nearby sunlight sensitive resources. Section 200 of Chapter 8 of the *2014 CEQR Technical Manual* states that a shadow assessment is necessary for projects that would either result in new structures (or additions to existing structures) of 50 feet in height or more, or be located adjacent to, or across the street from, a sunlight-sensitive resource. Sunlight-sensitive resources are those that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Examples include public open spaces, architectural resources, and natural resources.

As described in Attachment A, "Project Description", the Proposed Action would result in a four-building development comprising 257,607 gsf of residential use, 16,592 gsf of commercial/retail use, and 10,407 gsf of community facility use on the Proposed Development Site located at 1755 Watson Avenue. Since the height of the proposed development is less than the maximum height allowed under the proposed R7A zoning designation, the RWCDs for the Proposed Development Site, which would allow a maximum FAR of 4.6 and a maximum height of 95 feet, was used for the assessment of shadow impacts.

Since the Proposed Development Site is located directly across Rosedale Avenue from the Watson Gleason Playground, a sunlight-sensitive resource, and since the building that would result from the RWCDs would be over 50 feet in height, a shadows assessment was prepared in conformance to guidance in Chapter 8 of the *2014 CEQR Technical Manual*.

### **II. PRINCIPAL CONCLUSIONS**

The building envelope assumed under the RWCDs for the Proposed Development Site represents the maximum bulk (FAR of 4.6) and height (95 feet) of a structure that could be developed under the proposed R7A/C1-4 zoning designation. Guidance in Chapter 8 of the *2014 CEQR Technical Manual* indicates that a shadow assessment is required if the project would either (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource. Since the Proposed Development could result in a structure greater than 50 feet and would be located directly across Rosedale Avenue from the Watson Gleason Playground, an assessment was completed to determine the impact of the Proposed Action on shadows.

This assessment indicated that the Watson Gleason Playground is the only sunlight sensitive resource that could potentially be affected by shadows from the proposed project. Preliminary and detailed shadow assessments were prepared in accordance with guidance in Chapter 8 of the *2014 CEQR Technical Manual* to determine the potential impact of the Proposed Action on Watson Gleason Playground.

This assessment further indicated that, although the Proposed Action would increase the extent of shading of Watson Gleason Playground, there would be no significant adverse impact from shadows since there would be (i) no substantial reduction of sunlight available to vegetation that would be affected by loss of sunlight during the growing season, and (ii) there would be no substantial reduction in the usability of the park as a result of incremental shadows during the cold-weather months.

Incremental shadows from the Proposed Action would not affect the utilization, enjoyment, or viewership of the Watson Gleason Playground. During the representative days for growing season, there would be no vegetation that would receive less than four to six hours of sunlight a day due to the incremental shadows from the Proposed Development. In addition, much of the area cast under incremental shadow is either paved or covered in artificial turf, which are not affected by in the loss of sunlight. As such, these incremental shadows are not considered significant. During the representative days for cold-weather months, the incremental shadows would affect a paved area with benches that typically has low utilization during the colder months. As such, these incremental shadows are not considered significant. There are no identified historic resources located within the park.

Therefore, the Proposed Action would not result in a significant adverse impact on any nearby sunlight-sensitive resources from shadows.

### III. METHODOLOGY

The assessment of shadow impacts was completed in conformance to a tiered assessment process prescribed in Chapter 8 of the *2014 CEQR Technical Manual*. Major steps in this process included:

- **Base Map.** Development of a base map that illustrates the proposed site location in relationship to the sunlight-sensitive resources. The base map was generated in GIS using 2015 Pluto data.
- **Tier 1 Screening Assessment.** Estimation of the longest shadow study area that would occur as a consequence of the Proposed Action. The longest shadow study area encompasses the site of the proposed project and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure and occurs on December 21, the winter solstice. The longest shadow length was estimated by multiplying the maximum height of the structure that could occur with the Proposed Action by a factor of 4.3. In the case of the Proposed Action, the maximum shadow length would be 408.5 feet (i.e., 4.3 times the maximum building height of 95 feet).
- **Tier 2 Screening Assessment.** Since the results of the Tier 1 Screening Assessment indicated that the longest shadow area would have the potential to encompass at least a part of Watson Gleason Playground, a Tier 2 screening assessment was performed. Because of the path that the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. Therefore, a triangular area was placed on the base map that indicated the area cannot be shaded by the proposed project site starting from the southernmost portion of the site, covering the area between -108° degrees from true north and +108 degrees from true north as illustrated in Figure 8-4. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project. The results of this assessment indicated that the Proposed Action would have the potential to cause a shadow to be cast on Watson Gleason Playground.
- **Tier 3 Screening Assessment.** Based on the results of the Tier 2 screening assessment, a Tier 3 screening assessment was performed to determine whether shadows resulting from the proposed project could reach a sunlight-sensitive resource. Because the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, they would shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a project's earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the

resource in relation to the project site. The results of this assessment indicated that shadows caused by the Proposed Action would reach Watson Gleason Playground.

Since the results of Tier 1 through 3 assessments indicated that shadows caused by the Proposed would reach Watson Gleason Playground, a detailed shadow analysis was completed. The subsequent detailed analysis was conducted using a three-dimensional digital model of the study area using 2015 Pluto data to characterize the building footprints and approximate heights. In order to evaluate the extent of the shadows, the three-dimensional model was geo-located to the Proposed Development Site, so that sunlight and shadow conditions would be accurately approximated in the model. In conformance with guidance in the *2014 CEQR Technical Manual*, the extent of shading that would occur with the Proposed Action on the Watson Gleason Playground was estimated based on the locations of the sun that would occur at the vernal equinox, the summer solstice, the autumnal equinox, the winter solstice, and a day midway between the vernal equinox and the summer solstice.

**Figure G-1: 3D Model of Future No-Action Condition** and **Figure G-2: 3D Model of Future With-Action Condition** depict the three-dimensional model for the study area.

## IV. SCREENING ASSESSMENT

### Base Map and Sunlight-Sensitive Resources of Concern

As indicated in Section 310 of Chapter 8 the *2014 CEQR Technical Manual*, a base map was developed that identified the study area in relationship to sunlight-sensitive resources of concern (**Figure G-3: Shadow Base Map**). As shown on **Figure G-3**, only sunlight-sensitive resources of concern in the vicinity of the Site is the Watson Gleason Playground, an approximately 3.3 acre neighborhood park located across Rosedale Avenue from the Proposed Development Site. The Watson Gleason Playground occupies the entire block bounded by Watson, Noble, Gleason, and Rosedale Avenues. The Watson Gleason Playground includes the following facilities: basketball courts, handball courts, playgrounds, spray showers, bathrooms, and eateries. There are also several seating areas in various sections of the park.

There are no significant architectural resources with sunlight-sensitive features in the vicinity of the Proposed Development Site.

### Tier 1 Screening Assessment

In conformance with guidance in Section 312 of Chapter 8 of the *2014 CEQR Technical Manual*, a Tier 1 screening assessment was completed that identified the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure and occurs on December 21<sup>st</sup>, on the winter solstice (**Figure G-4: Longest Potential Shadow**). As shown on **Figure G-4**, the highest (95 feet tall) building that could be constructed under the Proposed Action could cast a shadow to a maximum radius of 408.5 feet from the Proposed Development Site. The Watson Gleason Playground would be encompassed almost entirely within this area.

### Tier 2 Screening Assessment

Since the Watson Gleason Playground would lie within the longest shadow study area, as described in Section 313 of Chapter 8 of the *2014 CEQR Technical Manual*, a Tier 2 screening assessment was performed. In New York City, no shadow can be cast within an area between -108 and +108 degrees from true north of a site. **Figure G-5: Area That Cannot Be Shaded by the Proposed Development**, depicts the area that could not be shaded as a consequence of development on the Proposed Development Site.

1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

As indicated in **Figure G-5**, the Proposed Action could still potentially cast a shadow on the majority of the Watson Gleason Playground. As a consequence, a Tier 3 screening assessment was completed.

### **Tier 3 Screening Assessment**

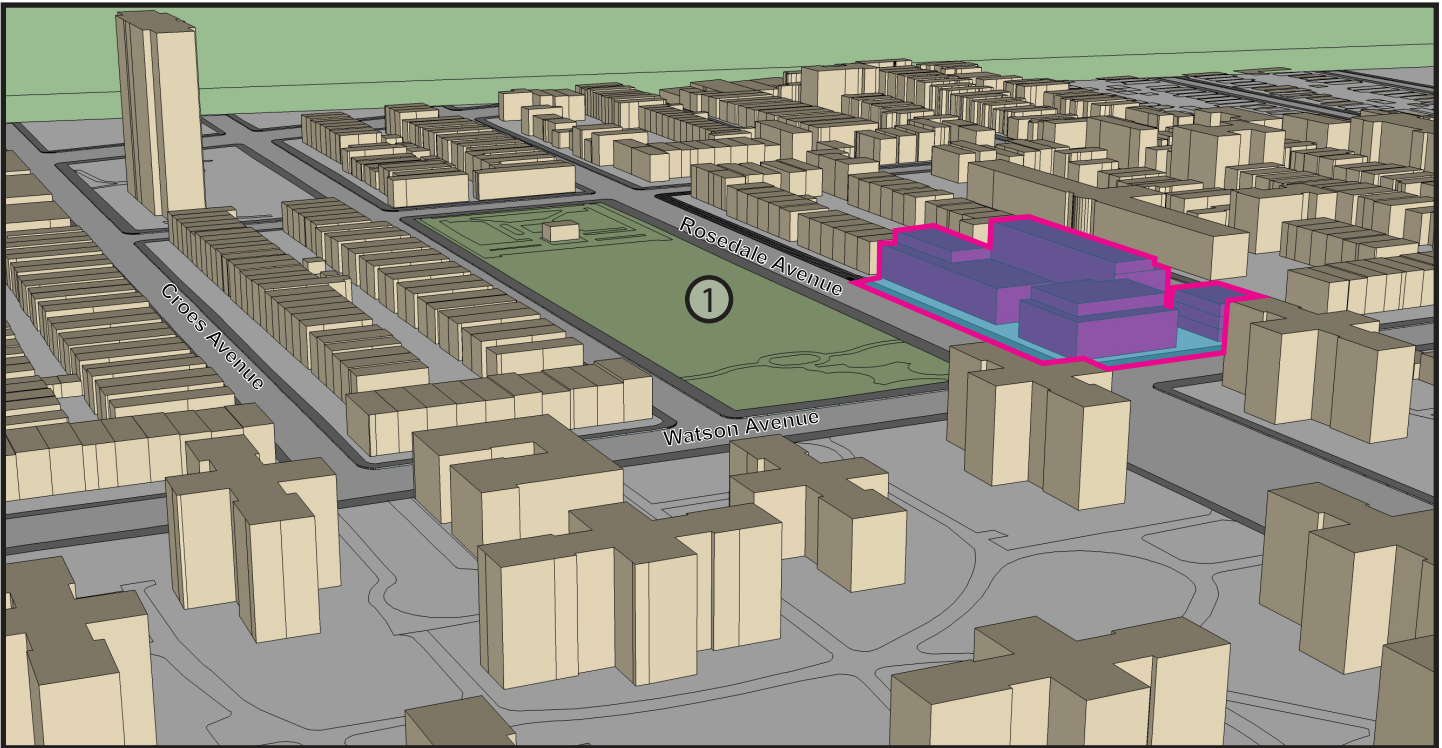
As indicated in Section 314 of Chapter 8 of the *2014 CEQR Technical Manual*, the Tier 3 screening assessment determines whether the shadows cast by the proposed building(s) would reach sunlight-sensitive resources.

Four days of the year and specific times of the day were selected for analysis: December 21<sup>st</sup>, March 21<sup>st</sup>, May 6<sup>th</sup>, and June 21<sup>st</sup>. These days represent the winter solstice, the vernal equinox, a midpoint between the vernal equinox and summer solstice, and the summer solstice, respectively. March 21<sup>st</sup>, May 6<sup>th</sup> and June 21<sup>st</sup> also provide different points in the growing season for vegetation. Analysis of all four of these days provides the full range of the possible extent of shadows from the proposed buildings.


The timeframe window of analysis considers shadows which occur 90 minutes following sunrise and 90 minutes preceding sunset. **Table G-1: Analysis Summary**, lists the duration of the analyses days' timeframes. In conformance to guidance in the *2014 CEQR Technical Manual*, daylight savings time is not used to determine the timeframes for analysis; *all times are listed in Eastern Standard Time*.

**Figures G-6 through G-9** show the Tier 3 Screening Assessment for the representative days of December 21<sup>st</sup>, March 21<sup>st</sup>, May 6<sup>th</sup>, and June 21<sup>st</sup>. For December 21<sup>st</sup> (**Figure G-6: Tier 3 Screening Assessment for the December 21<sup>st</sup> Analysis Day**), shadows would be cast over the top half of the Watson Gleason Playground at the beginning of the analysis day. For March 21<sup>st</sup> (**Figure G-7: Tier 3 Screening Assessment for the March 21<sup>st</sup> Analysis Day**), shadows would be cast over a large middle section of the Watson Gleason Playground during the early morning. For May 6<sup>th</sup> (**Figure G-8: Tier 3 Screening Assessment for the May 6<sup>th</sup> Analysis Day**), shadows would be cast over the bottom half of the Watson Gleason Playground during the early morning. Lastly, for June 21<sup>st</sup> (**Figure G-9: Tier 3 Screening Assessment for the June 21<sup>st</sup> Analysis Day**) shadows would also be cast over the bottom half of the Watson Gleason Playground in the early part of the day.

Since the Tier 3 screening assessment indicated that the Proposed Action could potentially cast shadows on the Watson Gleason Playground during all of the four selected days of the year, a detailed shadow analysis was completed to quantify the extent of these effects on all four analysis days.

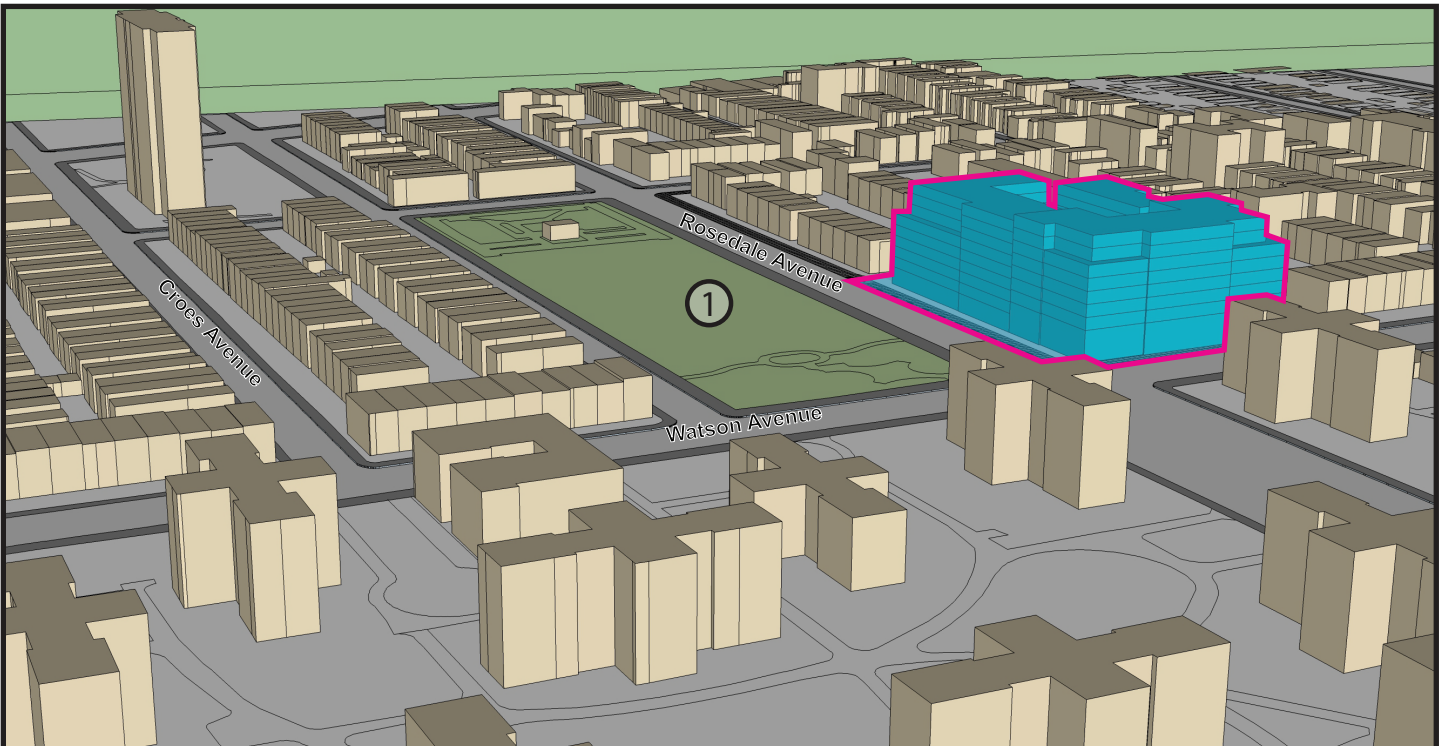


 Proposed Development Site


 Sunlight-Sensitive Resources

### 3D MODEL OF FUTURE NO-ACTION CONDITION

Figure G-1



 Proposed Development Site

 Sunlight-Sensitive Resources

### 3D MODEL OF FUTURE WITH-ACTION CONDITION

Figure G-2

## V. DETAILED ASSESSMENT

A detailed shadow analysis compares the extent of shading that would in the future without the Proposed Action (future No Action condition) with the extent of shading that would occur in the future with the Proposed Action (future With Action condition). The purpose of the detailed analysis is to determine the extent and duration of new incremental shadows that would fall on sunlight-sensitive resources as a result of the proposed project.

For the detailed analysis, a three-dimensional digital model of the Proposed Development Site and surrounding area was developed to evaluate the incremental shadows cast by the Proposed Development. As described in detail in Attachment H, "Urban Design and Visual Resources," the surrounding neighborhood of Soundview is generally composed of one- and two family residential and multi-family walkup residential, which generally are two- or three-stories in this area. The NYCHA Sotomayor Houses, which are taller, approximately 60' feet multi-family elevator residential buildings, are the tallest buildings in the shadow study area.

On the December 21<sup>st</sup> analysis day, the incremental shadow of the Proposed Development enters the Watson Gleason Playground at 8:47 am (at the beginning of the study period) and exits the park at 9:54 am, for a duration of 1 hour and 7 minutes (**Figures G-10 and G-12**). The incremental shadow covers the eastern half of the park, with the western edge of the shadow approximately 114' feet from the northern edge of the park and extending to approximately 148' from the southern edge of the park.

On the March 21<sup>st</sup> analysis day, the incremental shadow of the Proposed Development enters Watson Gleason Playground at 7:28 am (at the beginning of the study period) and exits the park at 9:23 am, for a duration of 1 hour and 55 minutes (**Figures G-13 and G-15**). The incremental shadow is cast over the lower half of the park, with the western edge of the shadow about 325' feet from the northern edge of the park, extending to approximately 135' feet from the southern edge.

On the May 6<sup>th</sup> analysis day, the incremental shadow of the Proposed Development enters Watson Gleason Playground at 6:19 am (at the beginning of the study period) and exits the park at 8:48 am for a duration of 2 hours and 29 minutes (**Figures G-16 and G-18**). The incremental shadow is cast at the very lower portion of the park, approximately 438' feet from the northern edge of the park and extending to the very southernmost edge, about 2' from the park boundary. A small approximately 15' x 12' foot corner at the southwestern corner of the park is unaffected.

On the June 21<sup>st</sup> analysis day, the incremental shadow of the Proposed Development enters the Watson Gleason Playground at 5:55 am (at the beginning of the study period) and exits the park at 8:40 am for a duration of 2 hours and 45 minutes (**Figures G-19 and G-21**). The incremental shadow is cast over the lower half of the park, the western edge of the park about 500' from the northern park boundary and encompassing the entire park to the southern boundary.



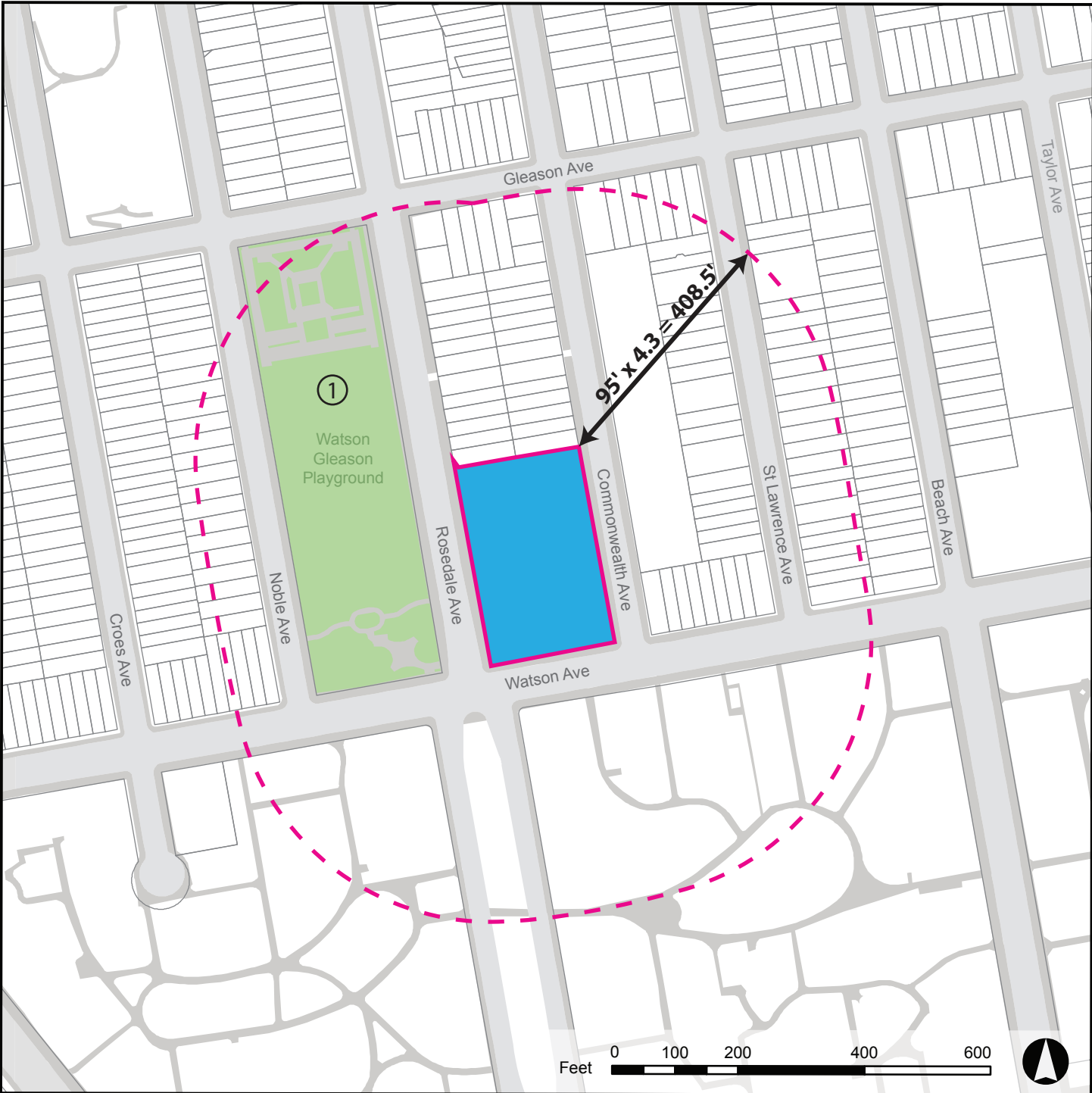
Source: 2015 Pluto, NYCDP

**SOUNDVIEW, BRONX**

- Proposed Development Site
- ① Sunlight-sensitive Resources

## SHADOW BASE MAP

Figure G-3  
1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDPC

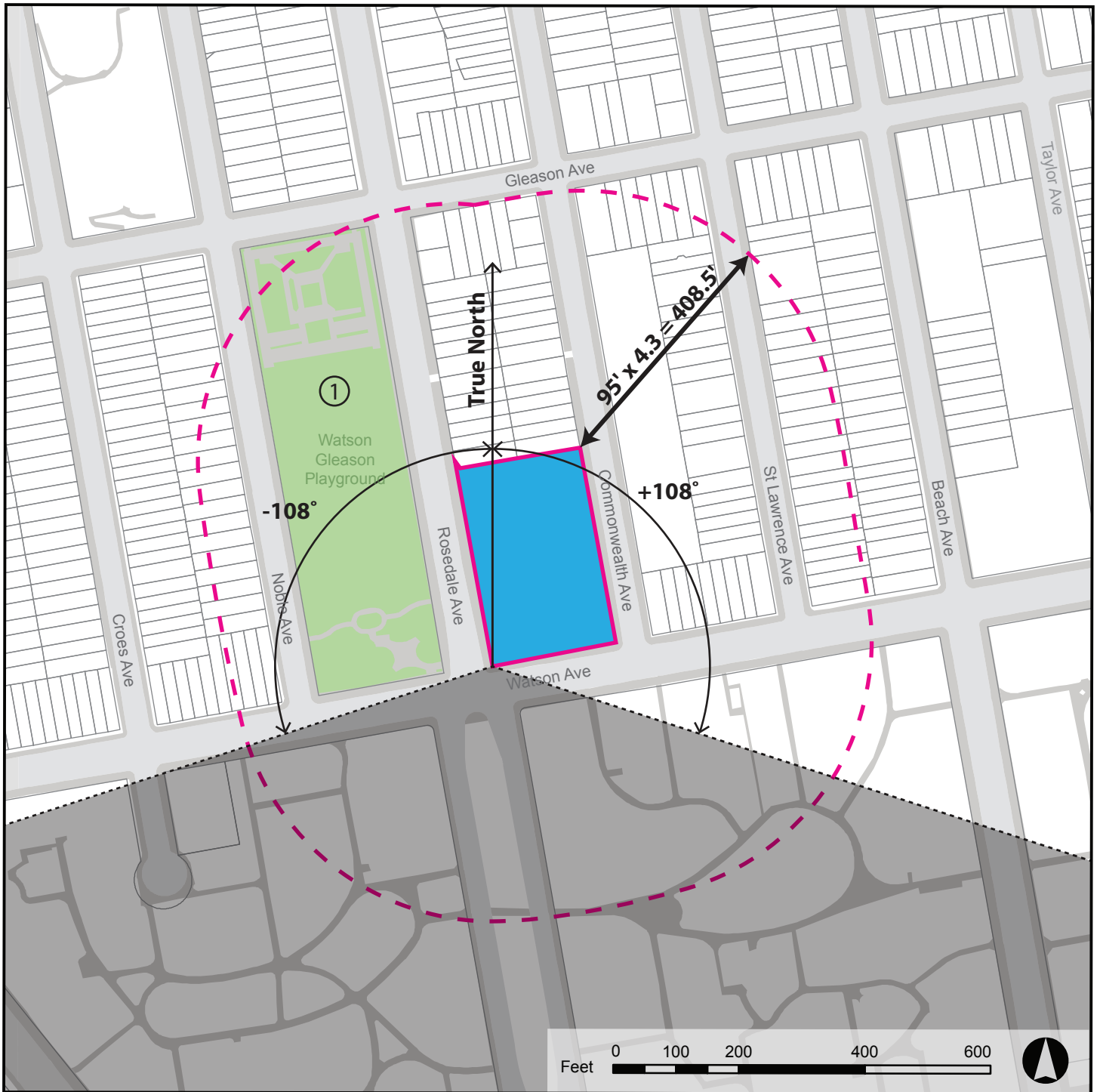
SOUNDVIEW, BRONX

- Proposed Development Site
- ① Sunlight-sensitive Resources
- Longest Shadow Study Area Boundary

## TIER 1 SHADOW ANALYSIS

Figure G-4  
1755 Watson Avenue EAS





Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

- Proposed Development Site
- 1 Sunlight-sensitive resources
- Longest shadow study area boundary

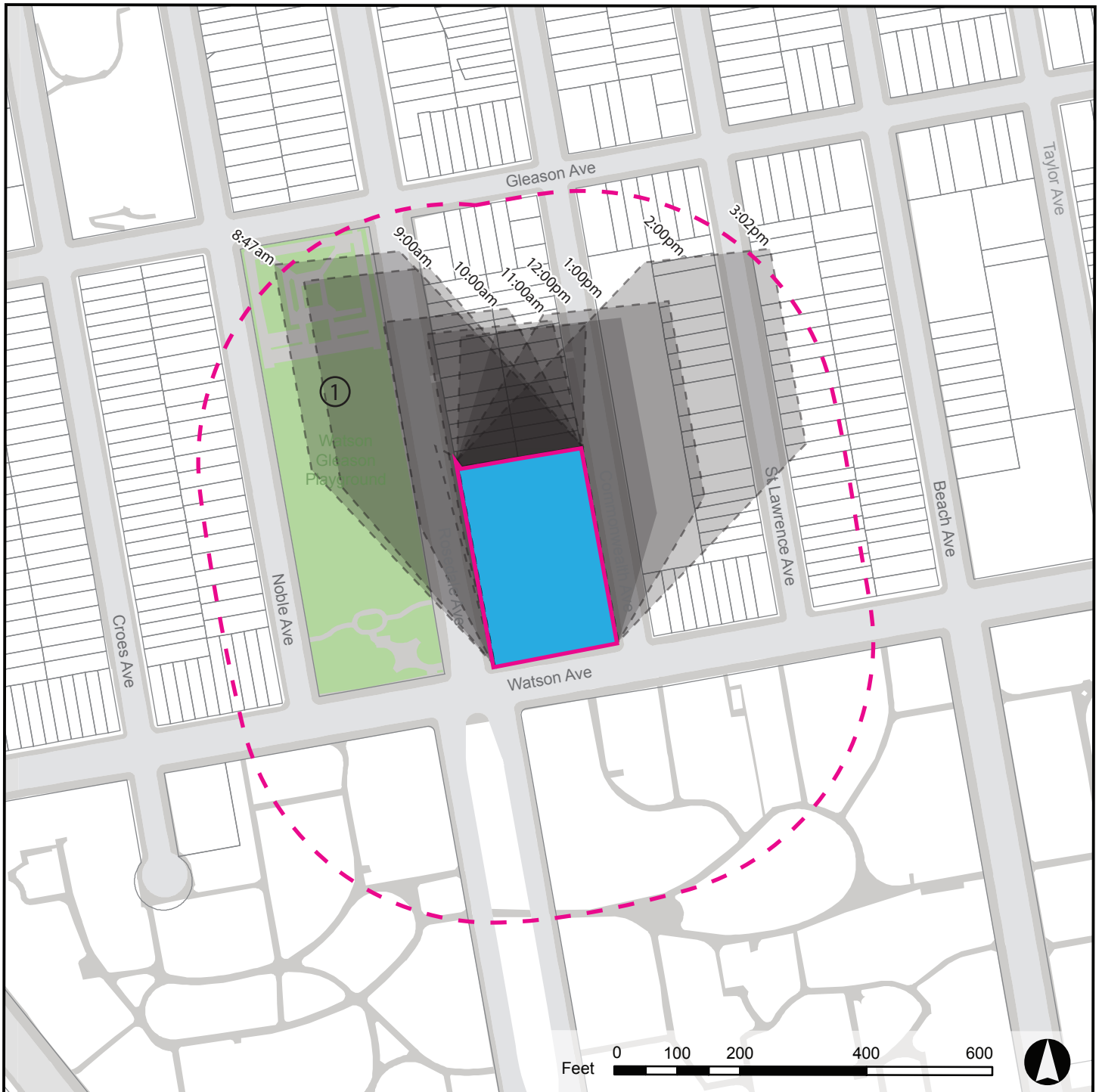


Area that cannot be shaded by the proposed development

## TIER 2 SHADOW ANALYSIS

Figure G-5

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

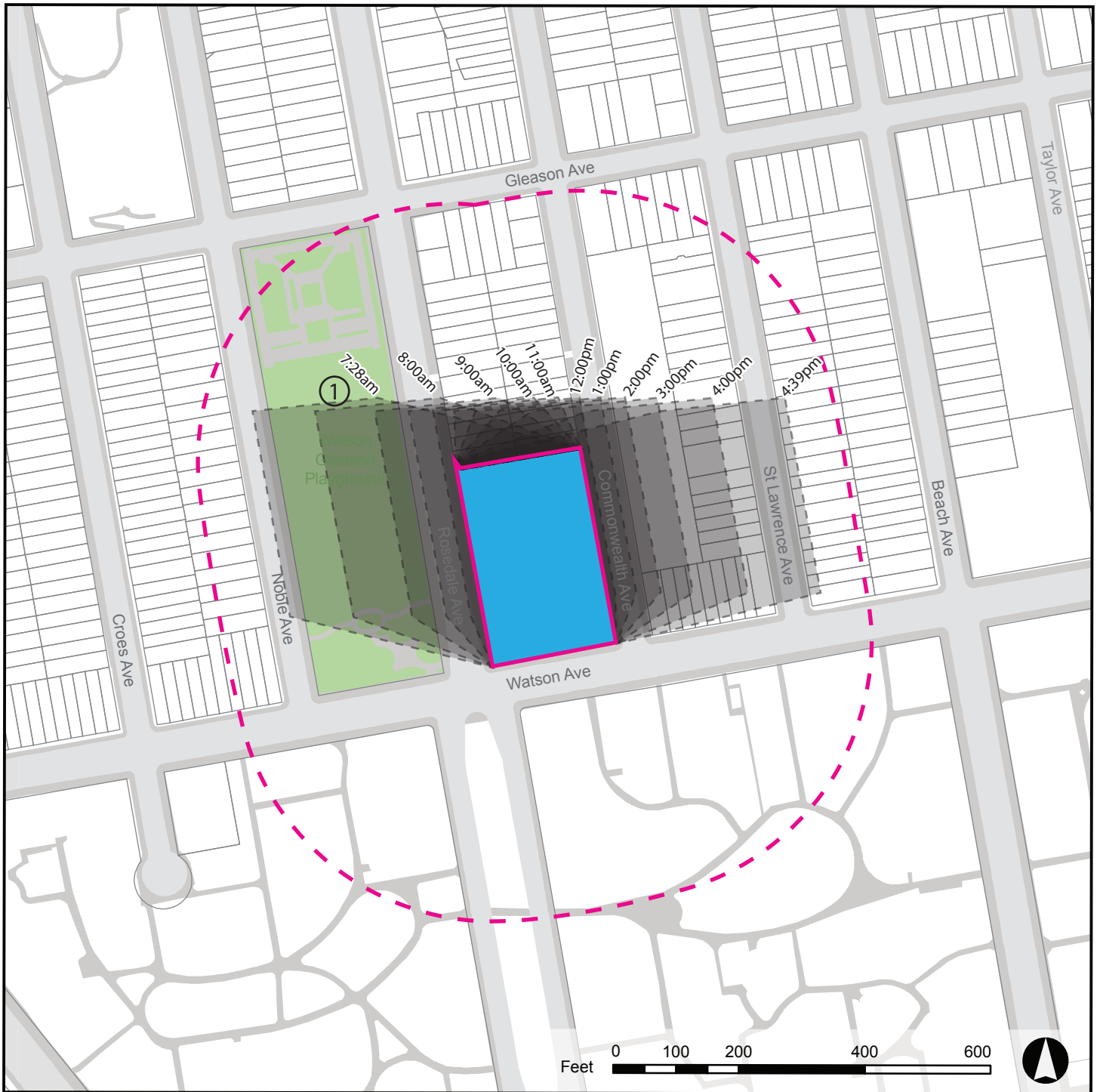
- Proposed Development Site
- ① Sunlight-sensitive resources
- Longest shadow study area boundary

## TIER 3 SHADOW ANALYSIS

Dec 21st Analysis Day

Figure G-6

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

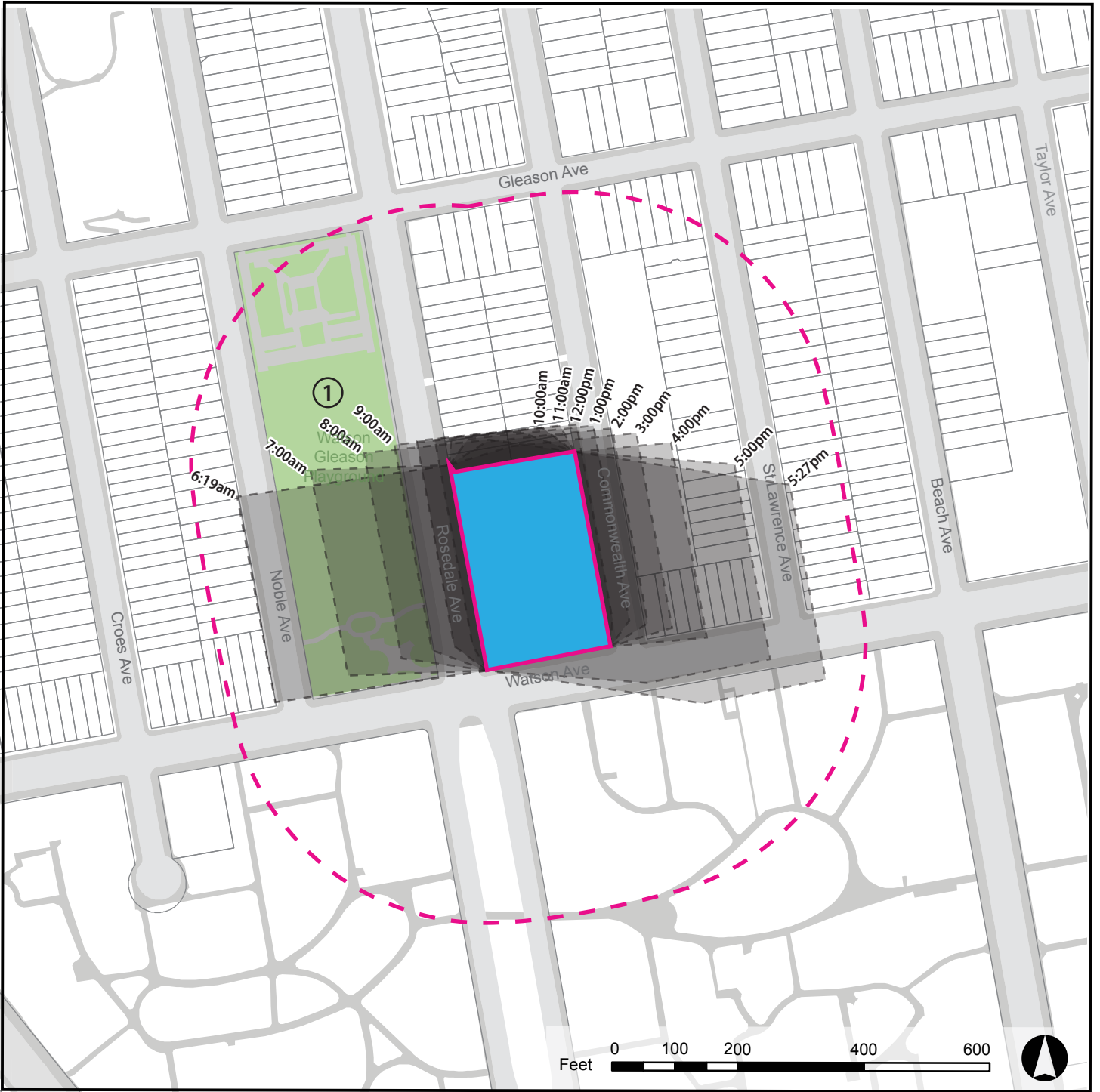
- Proposed Development Site
- 1 Sunlight-sensitive resources
- Longest shadow study area boundary

## TIER 3 SHADOW ANALYSIS

March 21st Analysis Day

Figure G-7

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

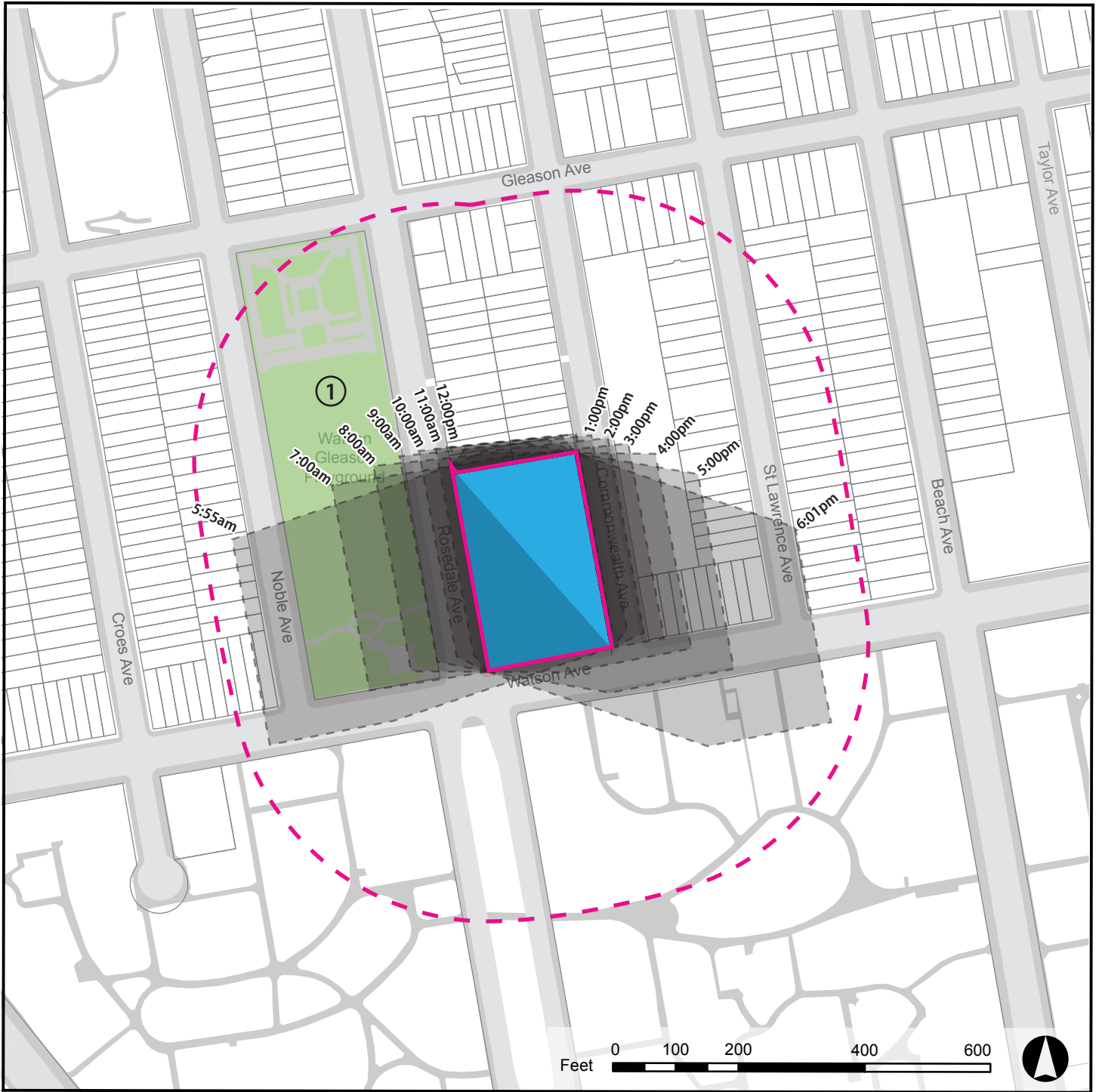
- Proposed Development Site
- ① Sunlight-sensitive resources
- Longest shadow study area boundary

# TIER 3 SHADOW ANALYSIS

May 6th Analysis Day

Figure G-8

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

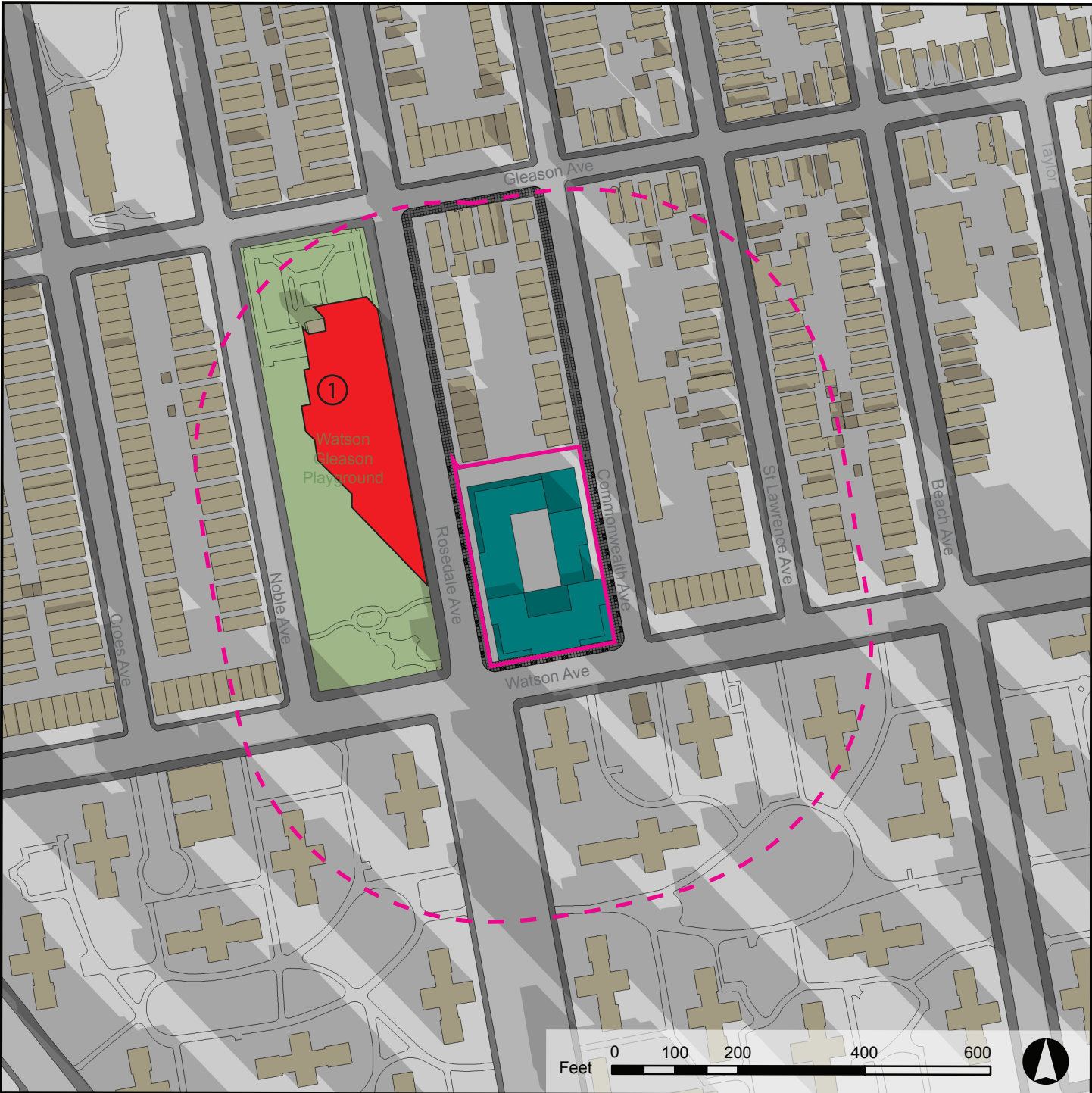
- Proposed Development Site
- 1 Sunlight-sensitive resources
- Longest shadow study area boundary

## TIER 3 SHADOW ANALYSIS

June 21st Analysis Day

Figure G-9

1755 Watson Avenue EAS



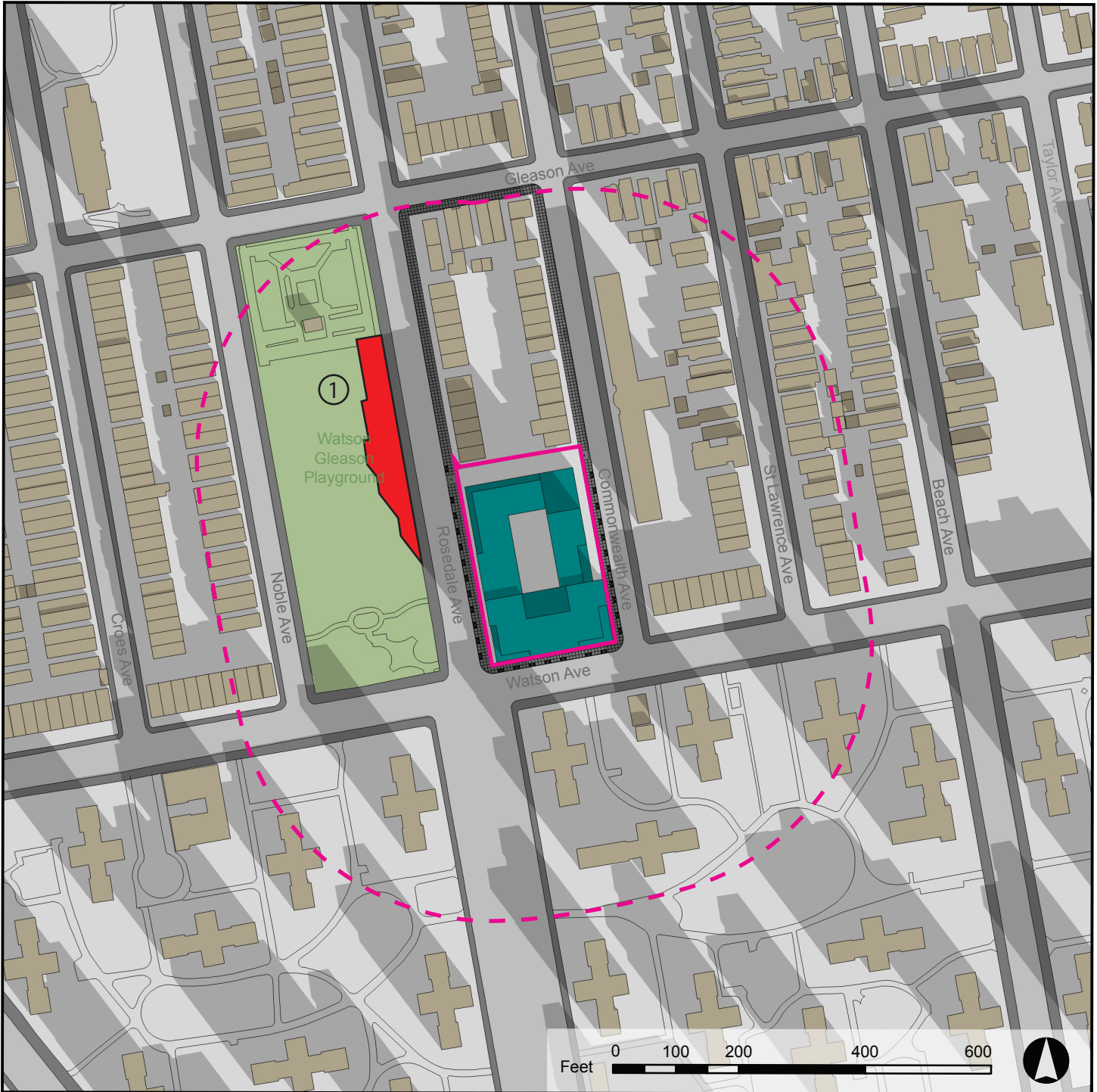
Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- 1 Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
8:47 AM**  
Dec 21st Analysis Day

Figure G-10  
1755 Watson Avenue EAS



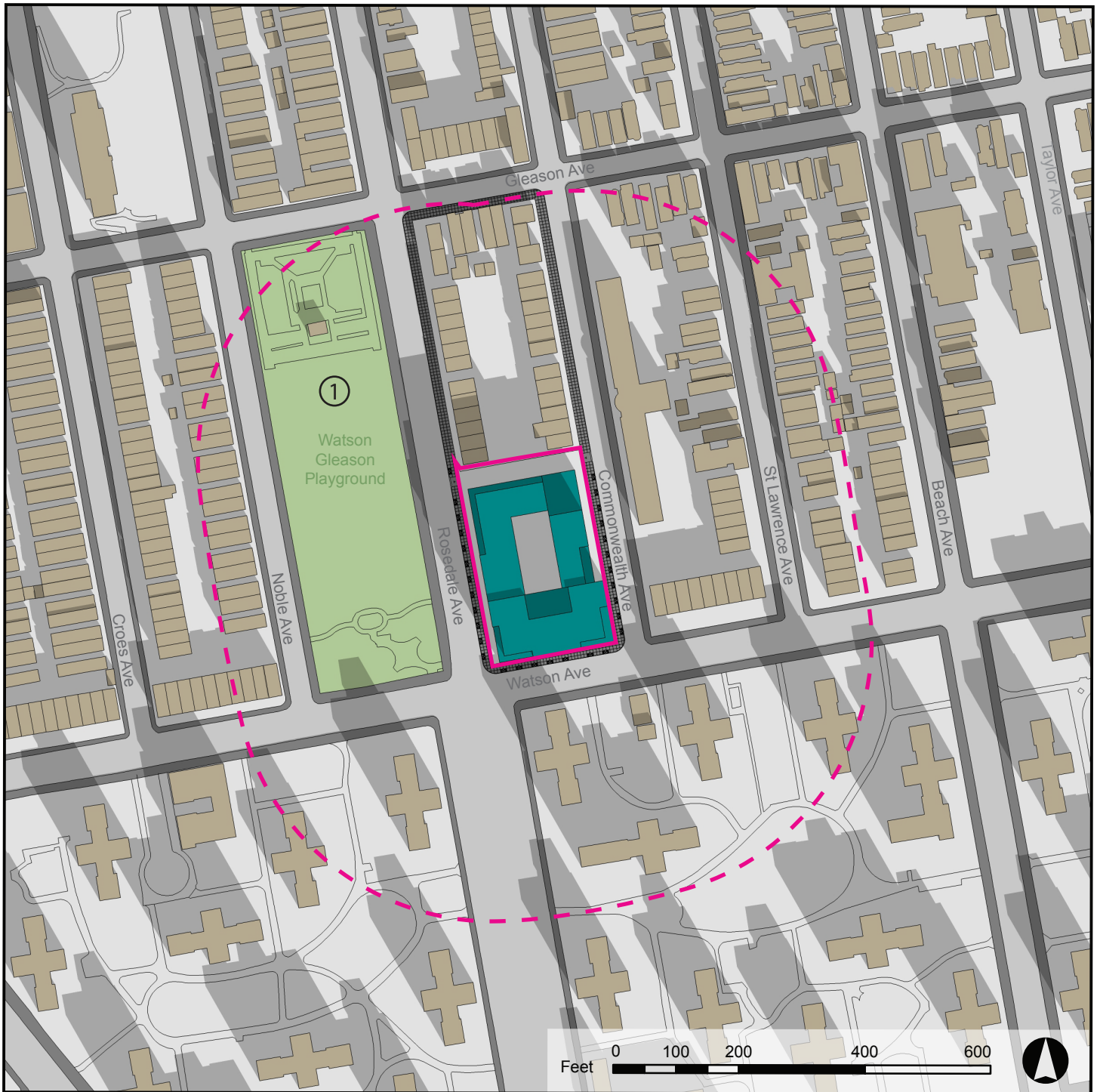
Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- 1 Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
9:20 AM**  
Dec 21st Analysis Day

Figure G-11  
1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

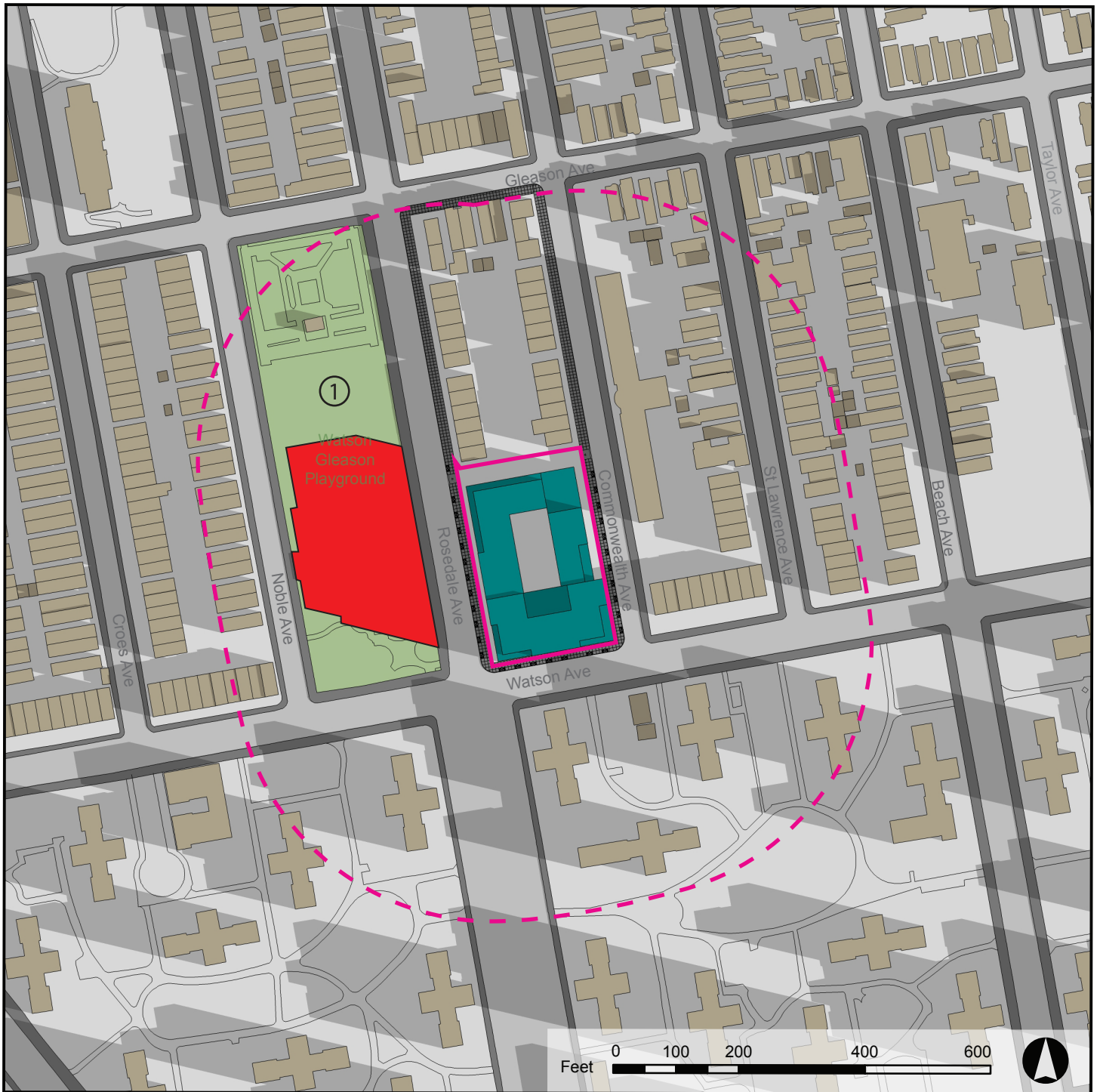
SOUNDVIEW, BRONX

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
9:53 AM**  
Dec 21st Analysis Day

Figure G-12  
1755 Watson Avenue EAS





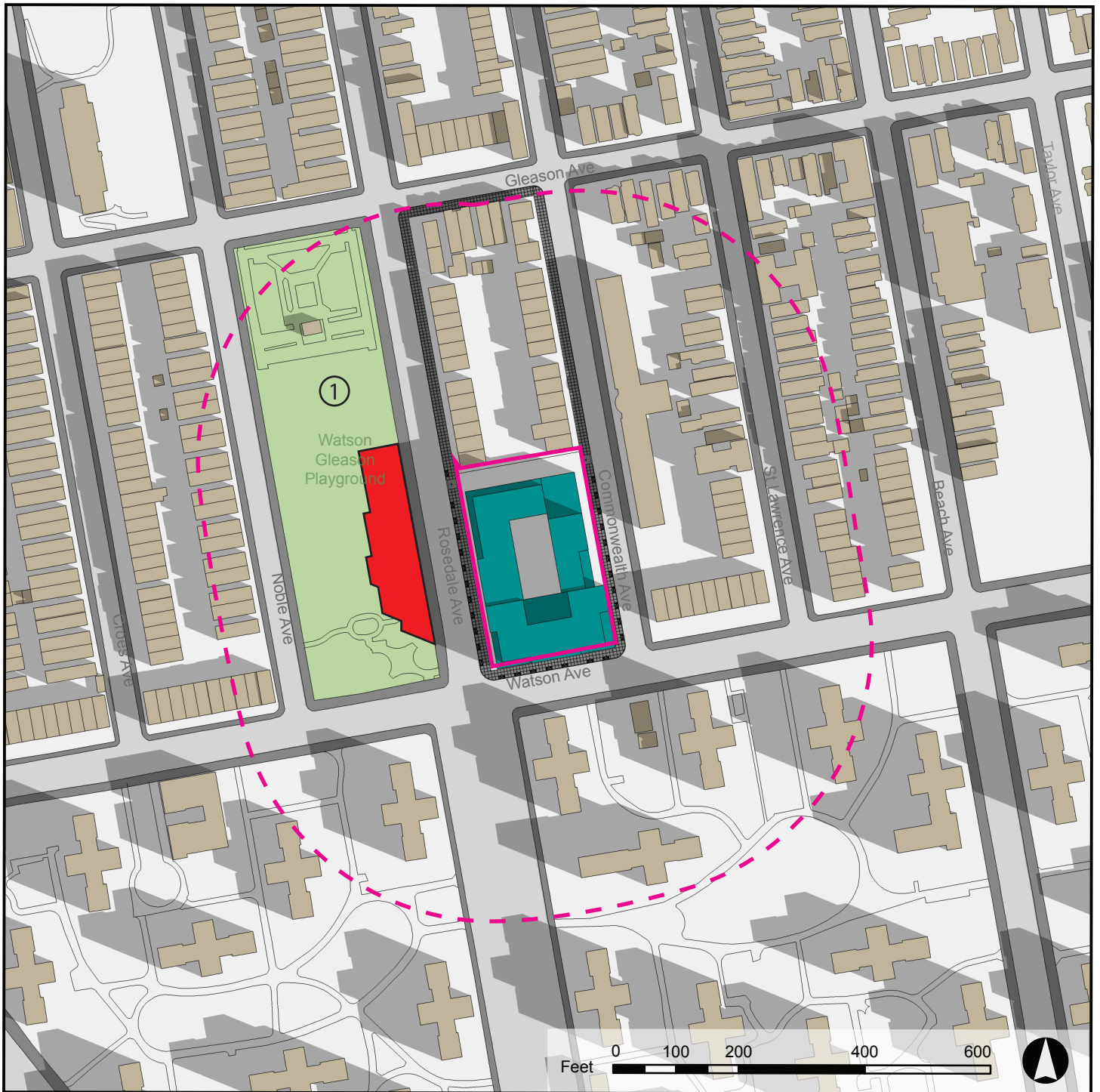
Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
7:28 AM**  
March 21st Analysis Day

Figure G-13  
1755 Watson Avenue EAS



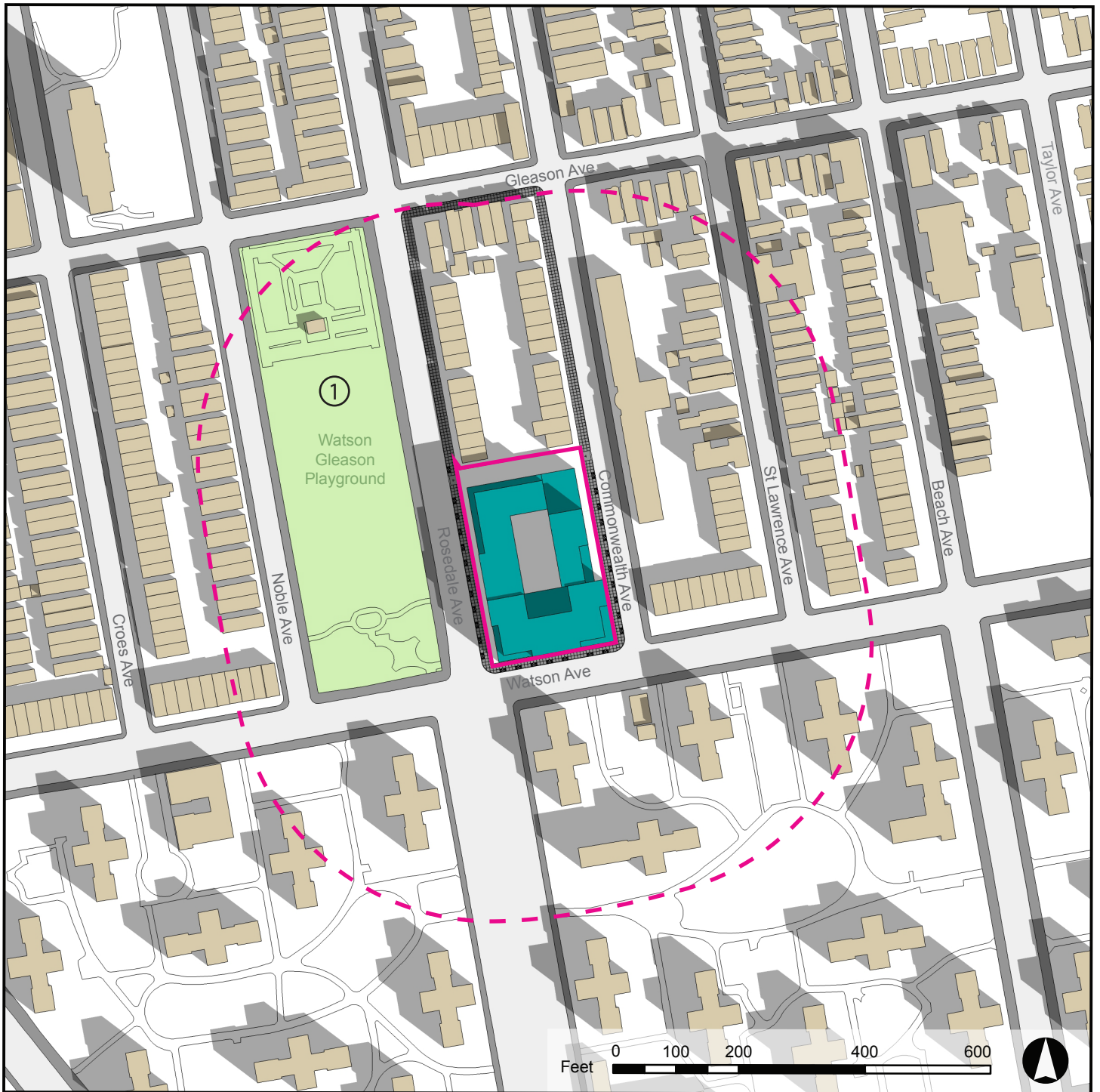
Source: 2015 Pluto, NYCDP

**SOUNDVIEW, BRONX**

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
8:16 AM**  
March 21st Analysis Day

Figure G-14  
1755 Watson Avenue EAS



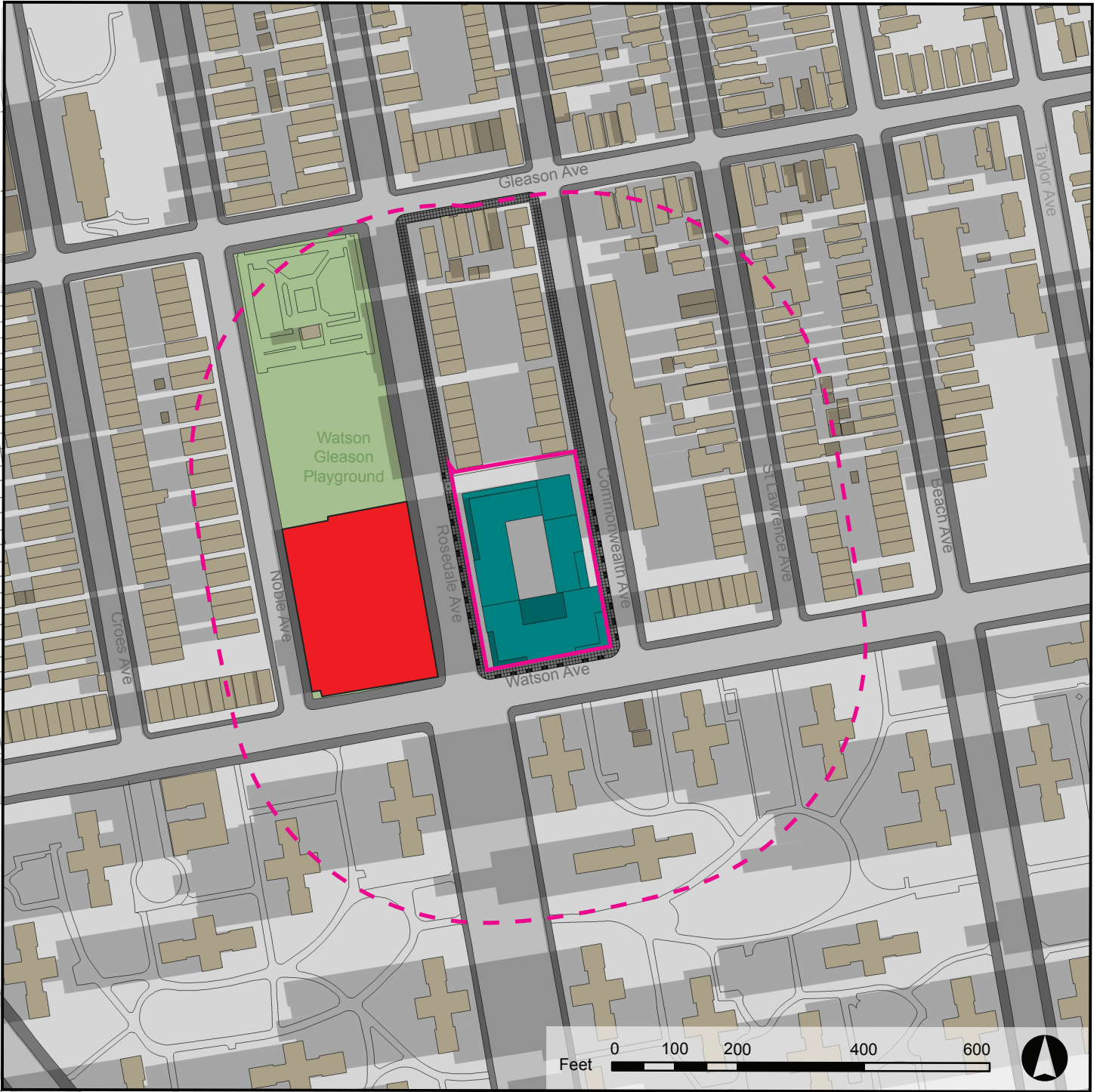
Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
9:23 AM**  
March 21st Analysis Day

Figure G-15  
1755 Watson Avenue EAS



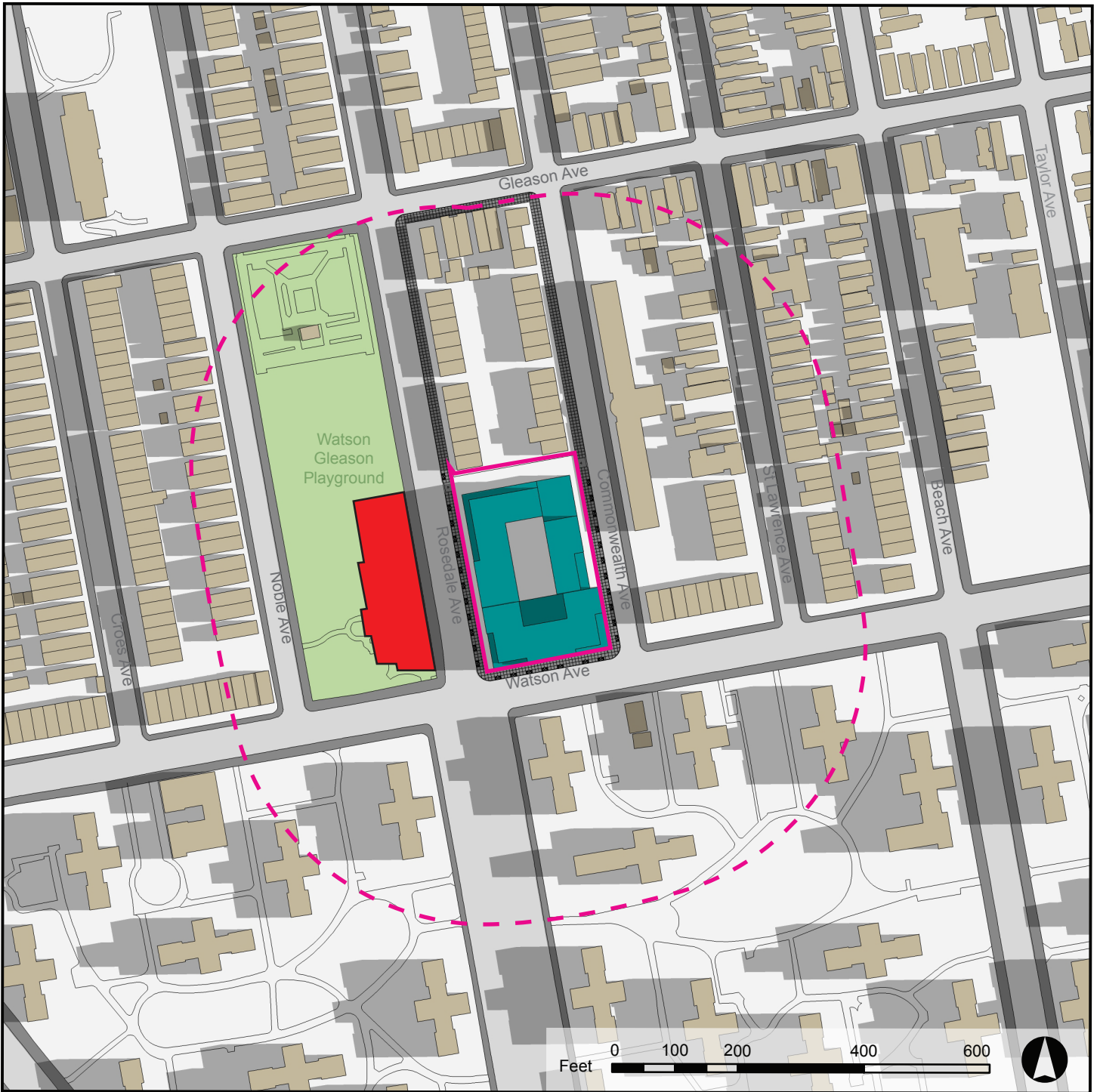
Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- 1 Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
6:19 AM**  
May 6th Analysis Day

Figure G-16  
1755 Watson Avenue EAS



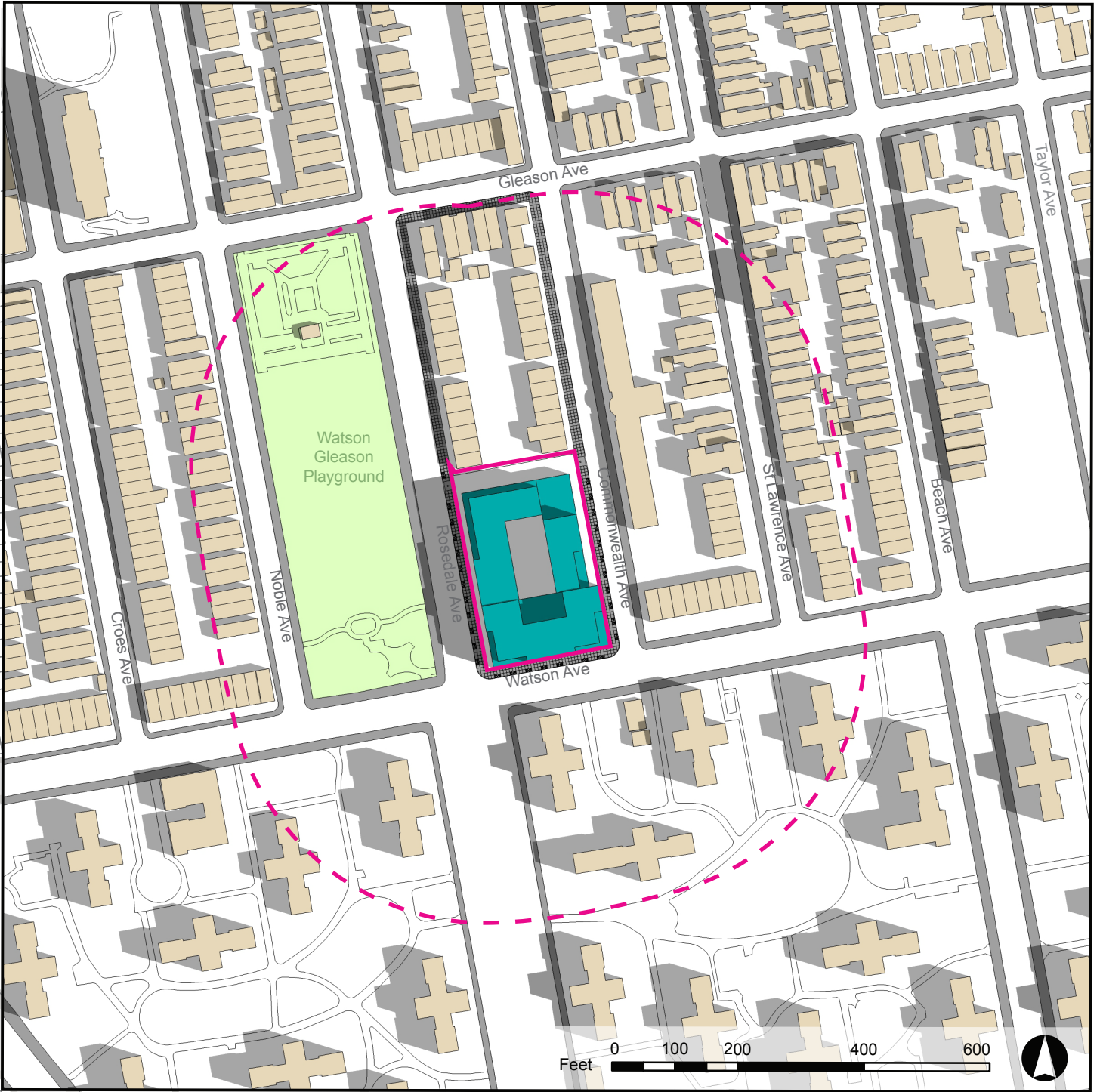
Source: 2015 Pluto, NYCDP

**SOUNDVIEW, BRONX**

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
7:14 AM**  
May 6th Analysis Day

Figure G-17  
1755 Watson Avenue EAS



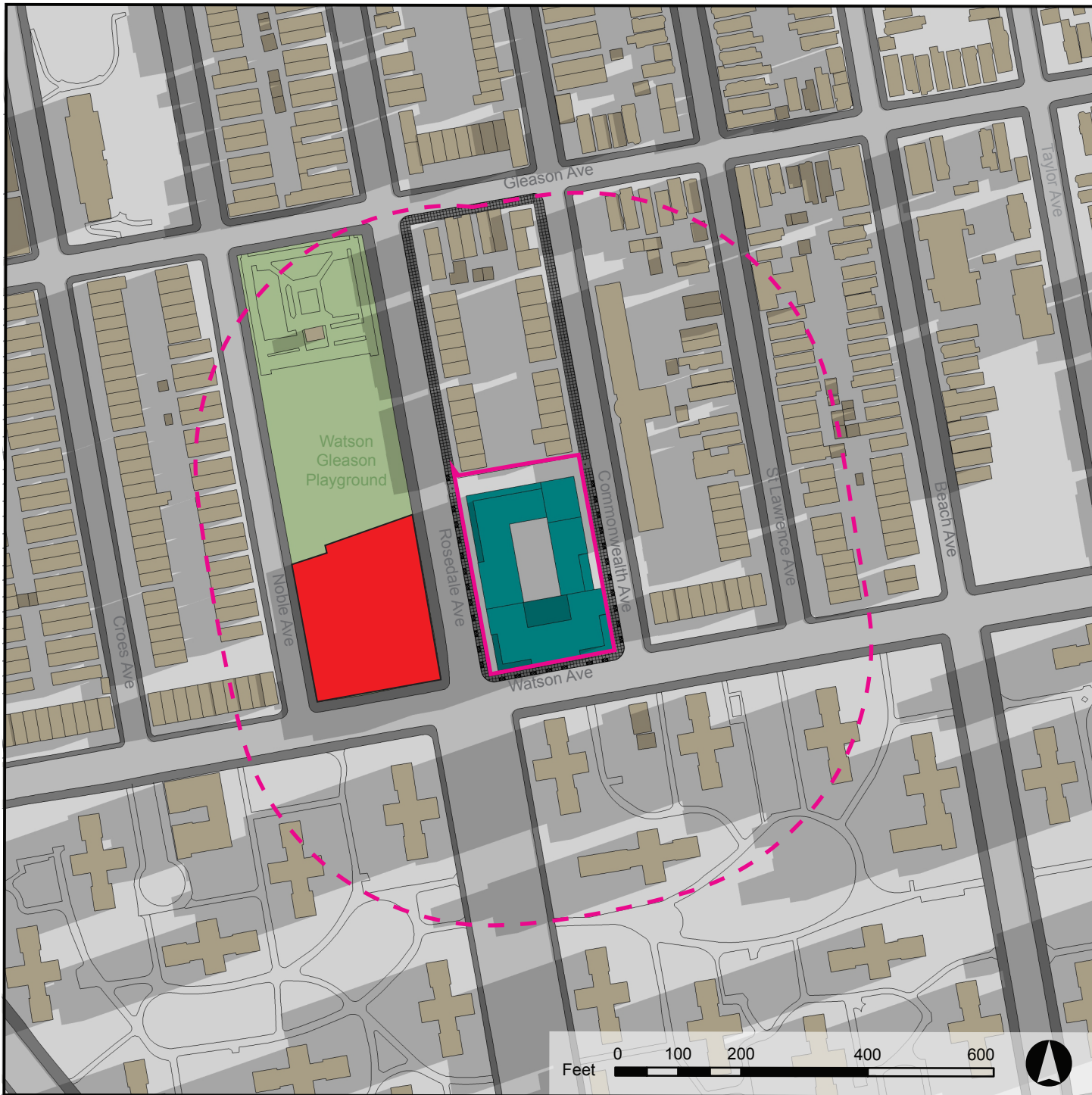
Source: 2015 Pluto, NYCDPC

SOUNDVIEW, BRONX

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
8:48 AM**  
May 6th Analysis Day

Figure G-18  
1755 Watson Avenue EAS



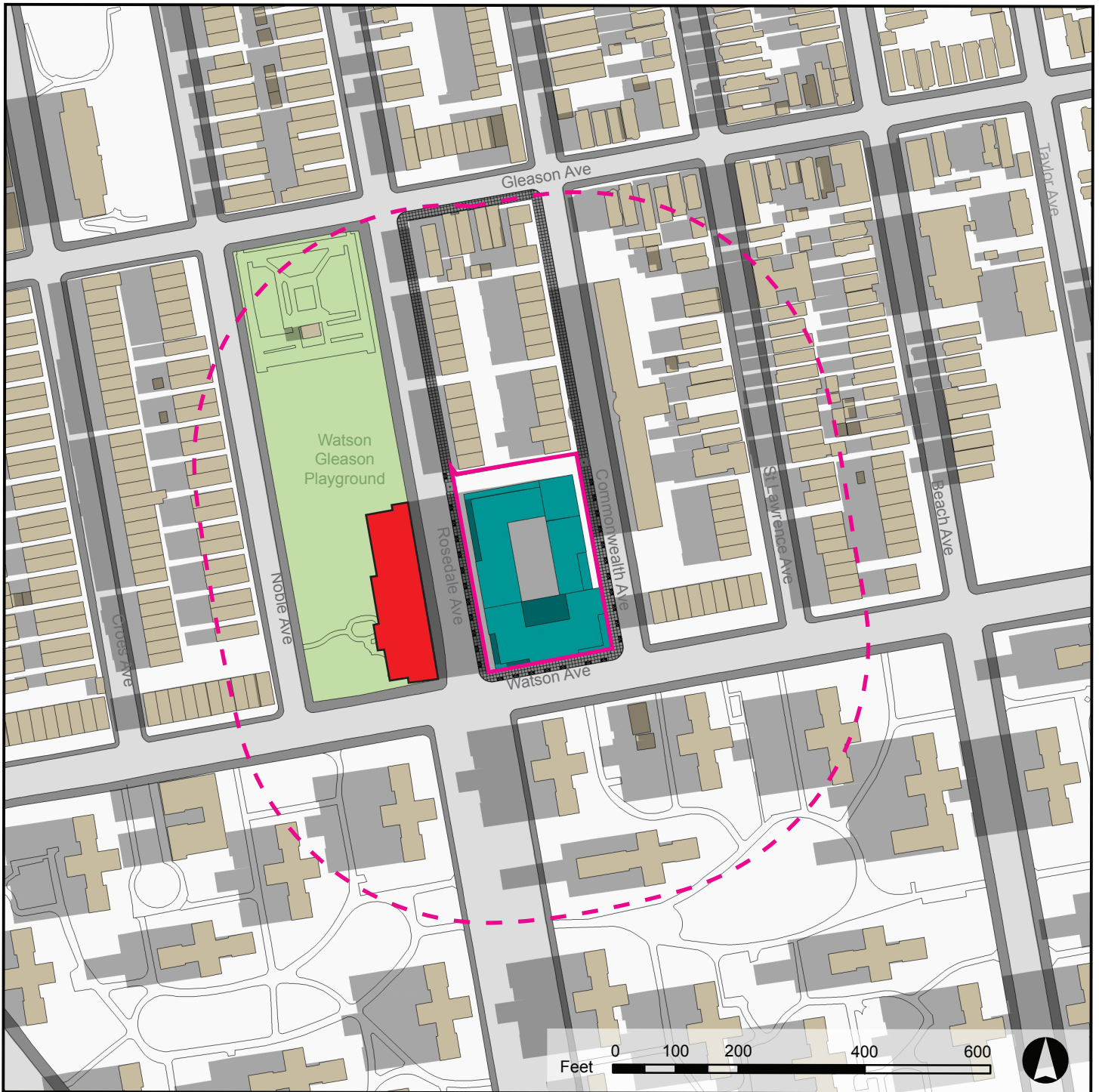
Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- 1 Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
5:55 AM**  
June 21st Analysis Day

Figure G-19  
1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

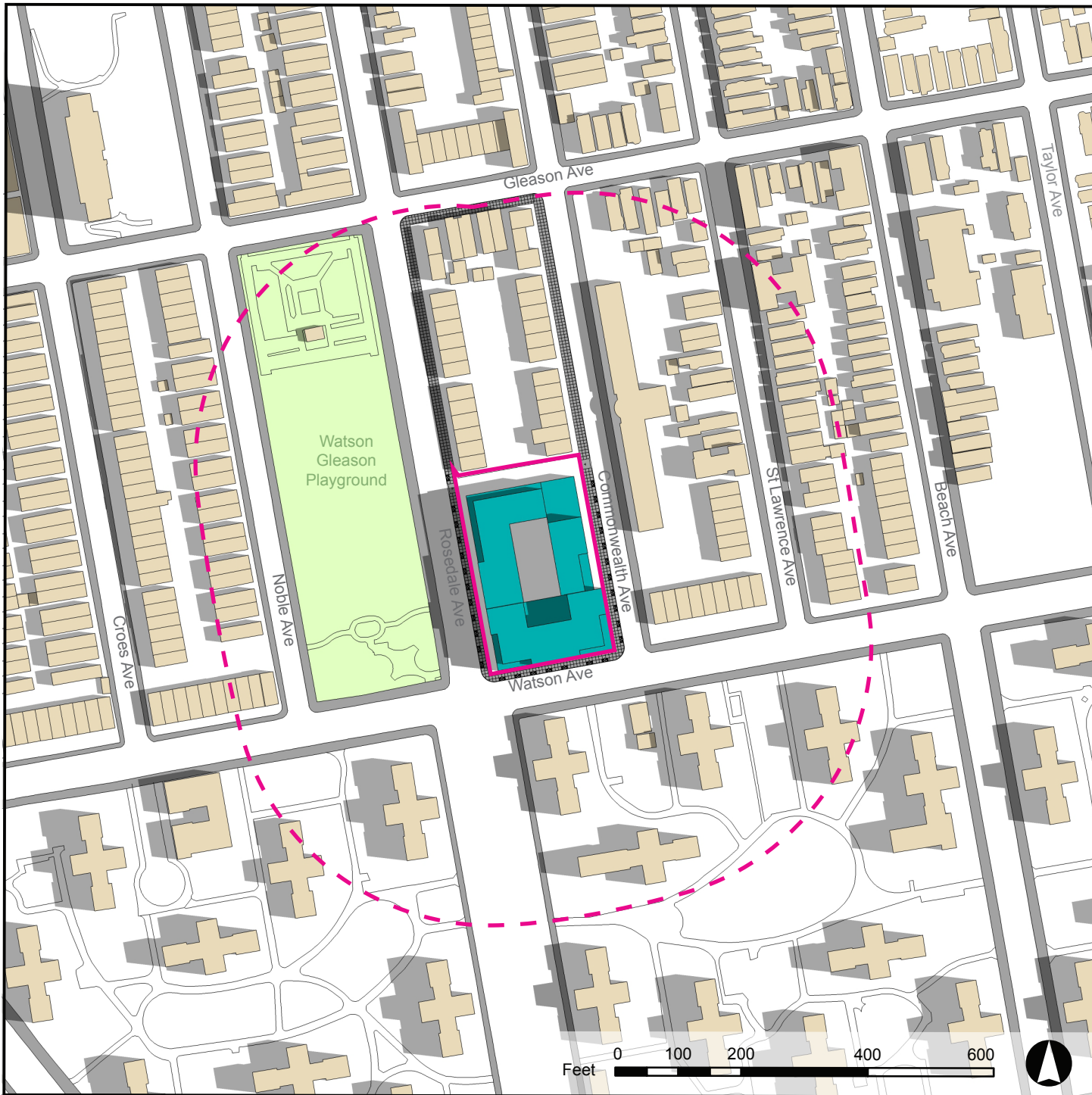
**SOUNDVIEW, BRONX**

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
7:09AM**  
June 21st Analysis Day

Figure G-20  
1755 Watson Avenue EAS





Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- ① Sunlight-sensitive resources
- Incremental Shadow on Sunlight-Sensitive Resource

**WITH-ACTION  
SHADOW  
8:40 AM**  
June 21st Analysis Day

Figure G-21  
1755 Watson Avenue EAS

**Table G-1: Analysis Summary**, summarizes possible Proposed Action-generated incremental shadows.

**Table G-1: Analysis Summary**

Analysis Day Timeframe Window	December 21 8:47am – 3:02pm	March 21 7:28am – 4:39pm	May 6 6:19am – 5:27pm	June 21 5:55am – 6:01pm
① Shadow Enter-Exit Times	8:47 am – 9:54 am	7:28 am – 9:23 am	6:19 am – 8:48 am	5:55 am – 8:40 am
Incremental Shadow Duration	1 hr 7 min	1 hr 55 min	2 hr 29 min	2 hr 45 min
<i>Note: Daylight savings time not used</i>				

## VI. ASSESSMENT

Guidance in the *2014 CEQR Technical Manual*, indicates that the significance of shadow impacts on a sunlight-sensitive resource is based on (i) the information resulting from the detailed shadow analysis describing the extent and duration of incremental shadows and (ii) an analysis of the resource’s sensitivity to reduced sunlight. A shadow impact occurs when the incremental shadow from a proposed project falls on a sunlight-sensitive resource or feature and reduces its direct sunlight exposure. Determining whether this impact is significant or not depends on the extent and duration of the incremental shadow and the specific context in which the impact occurs.

For open space and natural resources, the uses and features of the resource indicate its sensitivity to shadows. Sensitivity is assessed for both (i) warm-weather dependent features like wading pools and sand boxes, or vegetation that could be affected by a loss of sunlight during the growing season; and (ii) features, such as benches that could be affected by a loss of winter sunlight. Guidance in the *2014 CEQR Technical Manual* indicates that site plan and inventory of the features that consist of the open space or natural resource, as well as a survey detailing existing conditions, quality, and levels of use of the open space are needed to determine the significance of the shadow cast in the future With-Action. **Figure G-22** provides a detailed site plan and inventory of facilities found in the Watson Gleason Playground. Aerial imagery from April 2016 was used to show the park, as the park resources are most clearly visible during the winter months when the foliage from the trees don’t obstruct the aerial view of the resources.

The maximum extent of any incremental shadow from the Proposed Development is cast at the beginning of the study period for all four analysis days, and diminishes as the shadow begins to exit the park. **Figures G-23 through G-26** overlay the incremental shadow at the beginning of the study period for each analysis day over the detailed site plan.

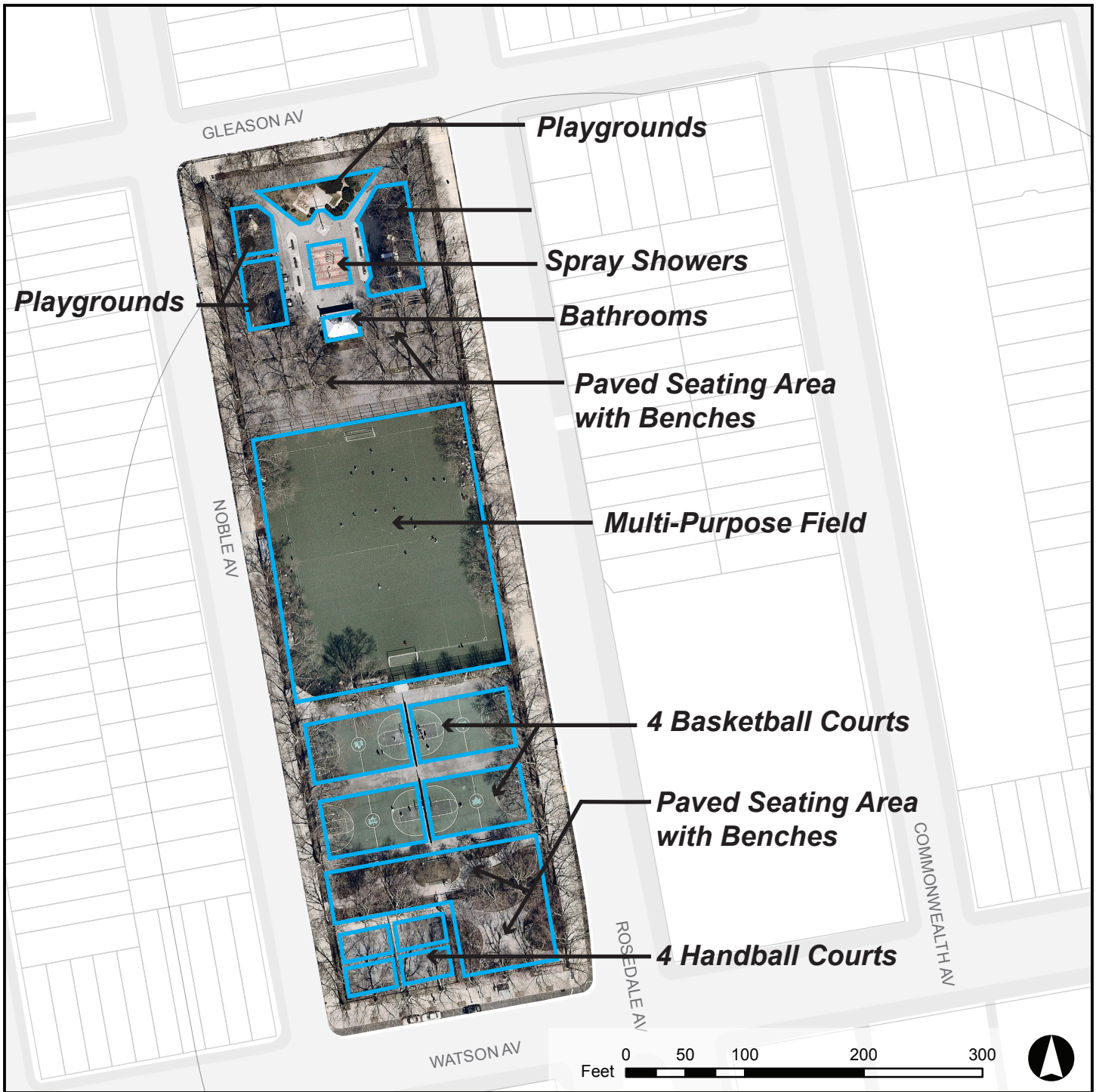
As shown on **Figure G-23**, on the December 21<sup>st</sup> analysis day, the amenities of the Watson Gleason Playground that would be shaded by the Proposed Development’s incremental shadow include the southeast quarter of the playground area, an eastern section of the multi-purpose field, and an eastern section of the basketball courts. The incremental shadow would be cast for a total duration of 1 hour and 7 minutes, during the beginning of the study period. The main concern during the winter months are passive recreation features that could be affected by the loss of winter sunlight. The Proposed Development’s incremental shadow would be cast on a paved area with benches from 8:47 am to 9:28 am, a duration of 41 minutes. The affected area is paved with asphalt and has a few large trees that provide shade during the warmer months, with an area measuring approximately 35 feet by 118 feet. At 9:05, the shadow is reduced by half, covering an area of only 35 feet by 59 feet. Since the Watson Gleason Playground is primarily used for active recreation, incremental shadows on this analysis day would not significantly reduce the usability of the park. Furthermore, for the duration of the incremental shadows on some benches, additional benches in the playground area with sunlight would continue to be available for use by park patrons. Therefore, the incremental shadow is not considered significant. The other two resources, the

multi-purpose field and basketball courts are both active spaces covered in materials not dependent on sunlight (turf and asphalt, respectively). As active recreational spaces, they are also not heavily used in the early hours of the day during the winter months when the weather is colder.

As shown on **Figure G-24**, on the March 21<sup>st</sup> analysis day, the amenities of the Watson Gleason Playground that would be shaded by the Proposed Development's incremental shadow include the basketball courts, a portion of multipurpose field, and a corner of a paved area with benches. The incremental shadow would be cast for a total duration of 1 hour and 55 minutes (from 7:28 am to 9:23 am), during the beginning of the study period. The primary concern during the warm weather months are warm-weather-dependent features that could be affected by a loss of sunlight during the growing season. The basketball courts are paved, and the multipurpose field is covered in artificial turf. As such, both areas would not be affected by the loss of sunlight from the incremental shadow. The usability of these active recreational amenities to park users is also not diminished by the addition of the incremental shadows. A small corner of the passive paved seating area is cast under the shadow, but this portion of the area does not have benches and is shaded by a thick tree canopy in the warmer months. As such, the addition of incremental shadows in this area would not change the user experience of the benches. The vegetation in this area would receive over seven hours of direct sunlight after the shadow has passed, greater than the minimum four to six hours a day advised by the *2014 CEQR Technical Manual*.

As shown on **Figure G-25**, on the May 6<sup>th</sup> analysis day, the amenities of the Watson Gleason Playground that would be shaded by the Proposed Development's incremental shadow include the basketball courts, handball courts, and a small paved area located in the southeastern corner of the park. The incremental shadow would be cast for a total duration of 2 hours and 29 minutes (6:19 am to 8:48 am). The only shaded resource that has vegetation that could be affected by loss of sunlight is the paved area with benches, which is typically shaded by a thick tree canopy during the warmer months. As such, the addition of incremental shadows in this area would not change the user experience of the benches. The other resources are either paved or covered in artificial turf, which are not sunlight-sensitive. The vegetation in this area would receive over eight hours of direct sunlight after the shadow has passed, which is significantly greater than the minimum four to six hours a day the *2014 CEQR Technical Manual* advises. The usability of these active recreational amenities to park users is also not diminished by the addition of the incremental shadows.

As shown on **Figure G-26**, on the June 21<sup>st</sup> analysis day, the amenities of the Watson Gleason Playground that would be shaded by the Proposed Development's incremental shadow include the basketball courts, handball courts, and a small paved area located in the southeastern corner of the park. The incremental shadow would be cast for a total duration of 2 hours and 45 minutes (5:55 am to 8:40 am). The only shaded resource that has vegetation that could be affected by loss of sunlight is the paved area with benches, which is typically shaded by a thick tree canopy during the warmer months. As such, the addition of incremental shadows in this area would not change the user experience of the benches. The other resources are either paved or covered in artificial turf, which are not sunlight-sensitive. Any vegetation in this area would receive over nine hours of direct sunlight after the shadow has passed which is greater than the four to six hours a day the *2014 CEQR Technical Manual* advises. The usability of these active recreational amenities to park users are also not diminished by the addition of the incremental shadows.



Source: Nearmap April 2016 Imagery

SOUNDVIEW, BRONX

## WATSON GLEASON PLAYGROUND RESOURCES INVENTORY

Figure G-22

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- Incremental Shadow

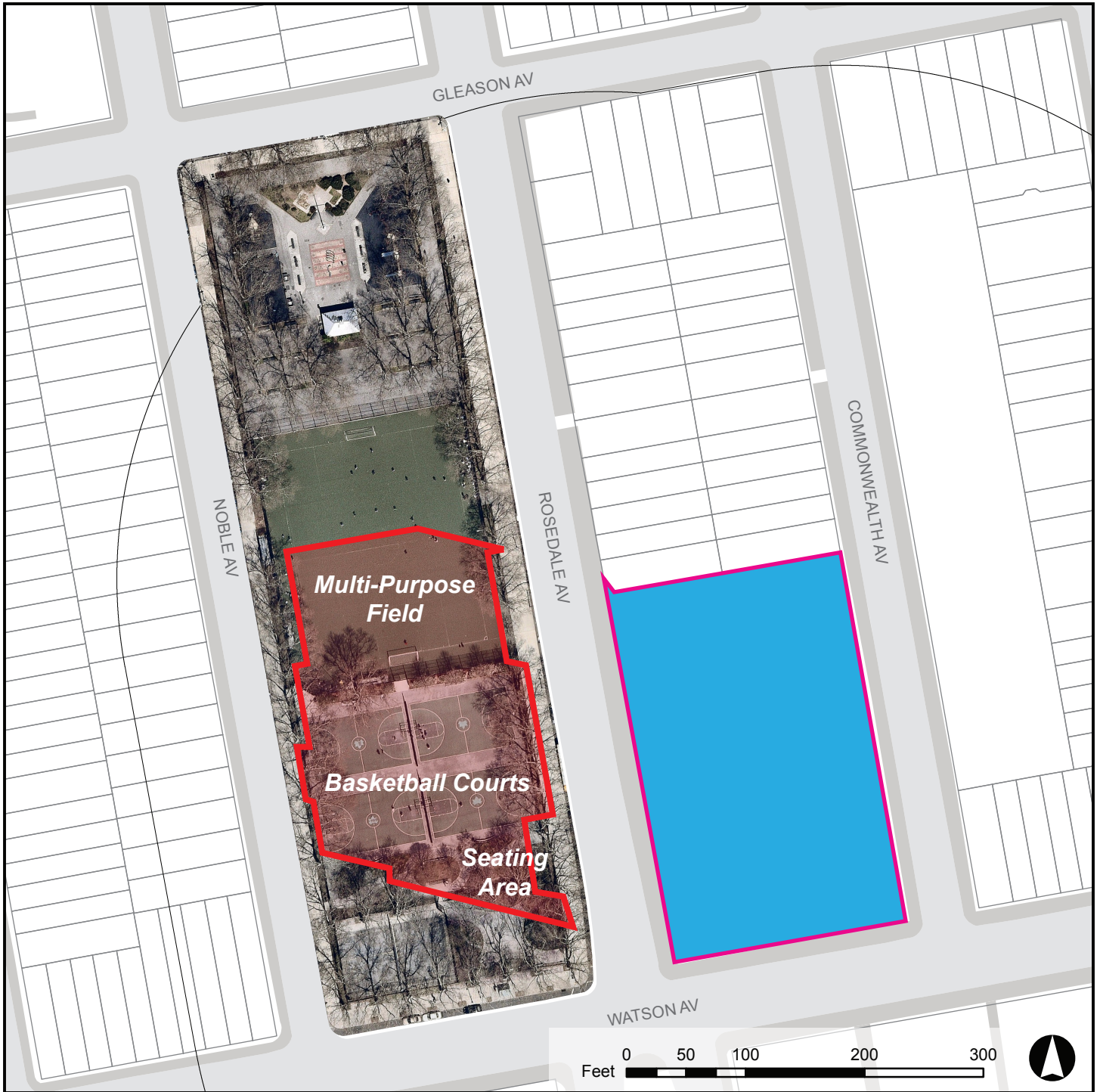
## INCREMENTAL SHADOW ON WATSON GLEASON PLAYGROUND

**8:47 AM**

Dec 21st Analysis Day

Figure G-23

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

- Proposed Development Site
- Incremental Shadow

## INCREMENTAL SHADOW ON WATSON GLEASON PLAYGROUND

**7:28 AM**

March 21st Analysis Day

Figure G-24

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

# INCREMENTAL SHADOW ON WATSON GLEASON PLAYGROUND

**6:19 AM**

May 6th Analysis Day

- Proposed Development Site
- Incremental Shadow

Figure G-25

1755 Watson Avenue EAS



Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

## INCREMENTAL SHADOW ON WATSON GLEASON PLAYGROUND

**5:55 AM**

June 21st Analysis Day

- Proposed Development Site
- Incremental Shadow

Figure G-26

1755 Watson Avenue EAS



1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

## **VII. CONCLUSION**

The Proposed Action would not result in a significant adverse impact on the Watson Gleason Playground, the only identified open space resource that would be affected by the Proposed Action. During the cold weather months, there would be no significant reduction in the usability of the park due to incremental shadows from the Proposed Development. During the growing season, there would be no vegetated areas that would receive less than four to six hours of sunlight on the analysis days due to the incremental shadows. As such, the Proposed Action would not affect the utilization, enjoyment, or viewership of the Watson Gleason Playground.

## Attachment H: Historic and Cultural Resources

### I. INTRODUCTION

This attachment assesses the potential effect of the Proposed Action on historic and cultural resources, including both architectural and archaeological resources. The *2014 CEQR Technical Manual* identifies architectural resources as historically important buildings, structures, objects, sites, and districts. Archaeological resources are physical remains, usually subsurface, of the prehistoric, Native American, and historic periods. The CEQR guidelines state that, as a general rule, archaeological resources do not include 20<sup>th</sup> and 21<sup>st</sup> Century artifacts. According to the CEQR guidelines, impacts on historic and cultural resources are considered on those sites and the surrounding area to be directly affected by a proposed action. As discussed in Attachment A, "Project Description," the Proposed Action is expected to result in new developments on the Applicant-owned Proposed Development Site.

### II. PRINCIPAL CONCLUSIONS

Based on consultation with the New York City Landmarks Preservation Commission (LPC), it was determined that there are no designated or potential architectural resources on the Proposed Development Site, nor would the Proposed Action result in any significant adverse impacts to archaeological resources. **(Figure H-1: LPC Environmental Review Response).**

### III. METHODOLOGY

For the purposes of CEQR, the following are always considered historic and cultural resources: designated New York City landmarks; properties calendared for consideration as landmarks by LPC; properties listed on the State/national Registers of Historic Places or contained within a district listed on or formally determined to be eligible for State/National Registers of Historic Places; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

#### **Architectural Resources**

According to the *2014 CEQR Technical Manual*, regardless of whether any known historic resources are located near the site of the project, architectural resources should be surveyed and assessed if a proposed project would result in any of the following:

- New construction, demolition, or significant physical alteration to any building, structure, or object;
- A change in scale, visual prominence, or visual context of any building, structure, object, or landscape feature;
- Construction, including, but not limited to, excavating vibration, subsidence, dewatering, and the possibility of falling objects;
- Additions to, or significant removal, grading, or replanting of, significant historic landscape features;
- Screening or elimination of publicly accessible views; or
- Introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the structure significant depend on sunlight

### **Archaeological Resources**

According to the *2014 CEQR Technical Manual*, regardless of whether any known historic resources are located near the site of the project, archaeological resources should be assessed for projects that would result in any in-ground disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site. Examples of projects that typically require assessment are:

- Above-ground construction resulting in-ground disturbance, including construction of temporary roads and access facilities, grading, or landscaping.
- Below-ground construction, such as installation of utilities or excavation, including that for footings or piles

## **IV. PRELIMINARY ASSESSMENT**

### **Architectural Resources**

The Proposed Action would result in demolition and construction activities and the development of new residential and mixed-use buildings that would be of a larger scale than those that currently exist on the Proposed Development Site. LPC was consulted in June 2016 and determined that there are no significant historic landscape features on the Proposed Development Site, no culturally or historically significant publicly accessible view corridors, and no historic landscapes or structures with features that depend on sunlight. Coordination with LPC staff included photo documentation of the Proposed Development Site along with a detailed description. No designated architectural resources or resources potentially eligible for designation by LPC were identified (**Figure G-1**). Therefore, in accordance with CEQR guidelines, no further analysis of architectural resources is required.

### **Archaeological Resources**

The Proposed Action would result in-ground disturbance to areas that have not been previously excavated or new excavation that is deeper and/or wider than previous excavation on the same site. LPC was consulted in June 2016, and concluded neither new/additional in-ground disturbance as a result of the Proposed Action on the Proposed Development Site would not have any archaeological significance (**Figure G-1**). Therefore, in accordance with CEQR guidelines, no further analysis of archaeological resources is required.

### **Conclusion**

From the above analysis, the Proposed Action is not anticipated to result in significant adverse impacts related to historic and cultural resources.



1 Centre Street  
9th Floor North  
New York, NY 10007

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Fax (212)-669-7960  
<http://nyc.gov/landmarks>

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP269X  
**Project:** WATSON AVENUE REZONING  
**Address:** 1755 WATSON AVENUE, **BBL:** 2037510001  
**Date Received:** 6/10/2016

---

**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

A handwritten signature in black ink that reads "Gina Santucci".

6/24/2016

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 31560\_FSO\_GS\_06242016.doc



1 Centre Street  
9th Floor North  
New York, NY 10007

Voice (212)-669-7700  
Fax (212)-669-7960  
<http://nyc.gov/landmarks>

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 17DCP075X  
**Project:** WATSON AVENUE REZONING  
**Address:** 1755 WATSON AVENUE, **BBL:** 2037510001  
**Date Received:** 11/29/2016

---

**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

*Gina Santucci*

11/30/2016

---

SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 31560\_FSO\_GS\_11302016.doc

## Attachment I: Urban Design and Visual Resources

### **I. INTRODUCTION**

This attachment assesses the potential impact of the Proposed Action on urban design and visual resources. Urban design is the composite of elements that may affect a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open space, natural features, and wind. As described in Chapter 10 of the *2014 CEQR Technical Manual*, the urban design and visual resources assessment evaluates whether the proposed project may have effects on one or more elements of pedestrian experience.

As described in Attachment A, "Project Description", the Proposed Action would result in a four-building development comprising 257,607 gsf of residential use, 16,592 gsf of commercial/retail use, and 10,407 gsf of community facility use on the Proposed Development Site located at 1755 Watson Avenue. Since the height of the Applicant's proposed development is less than the maximum height that would be allowed under the proposed R7A zoning designation, based on coordination and guidance of the NYCDCP, a Reasonable Worst Case Development Scenario (RWCDs) for the Proposed Development Site was used as the basis of the assessment of urban design and visual resources. As described in Attachment A: Project Description, the reasonable worst case development that could be constructed under the Proposed Action would have a maximum bulk of FAR 4.6 and a maximum height of 95 feet. The height and bulk of the proposed development under the RWCDs would have the potential for a pedestrian to observe, from the street level, a physical alternation beyond that allowed by existing zoning. As such, a preliminary urban design assessment has been conducted.

### **II. PRINCIPAL CONCLUSIONS**

Based on guidance in the *2014 CEQR Technical Manual*, the Proposed Action would not result in significant adverse impacts on urban design and visual resources. The Proposed Action would rezone the Proposed Development Site from R5/C1-2 to R7A/C1-4. While the proposed zoning changes would result in development that is taller and with greater density than that in the immediate vicinity of the Proposed Development Site, it would not result in any changes to block form or street arrangement and orientation. While the Proposed Development would be taller and bulkier than structures in the study area, there are buildings with greater heights and bulk located on the immediate perimeter of the study area. Moreover, the Proposed Development uses would be consistent with a large number of the residential buildings in the area. The style and character of the Proposed Development would be in line with the existing buildings in the neighborhood, utilizing similar architectural details and materials as those already existing in the study area. Consequently, the Proposed Action would not result in a change to the built environment's arrangement, appearance, or functionality in a way that would negatively affect a pedestrian's experience of the area. Therefore, the Proposed Action would not result in any significant adverse impacts to urban design in the study area.

In addition, the new development that would occur with the Proposed Action would not obstruct any important visual resources in the study area, which is limited to the Watson Gleason Playground located across Rosedale Avenue from the Project Site. Consequently, it would not result in a significant impact on visual resources.

### III. METHODOLOGY

As defined in the *2014 CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. The following elements play an important role in that experience:

1. **Streets.** For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalks and the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands are critical to making a successful streetscape.
2. **Buildings.** Buildings support streets. A building's street walls for the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, and placement on the zoning lot and block; the orientation of active uses; and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building facades and rooftops, offering more opportunity to enrich the visual character of an area.
3. **Visual Resources.** A visual resource is the connection from the public realm to significant natural or built features including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
4. **Open Space.** For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots, and privately owned public spaces.
5. **Natural Features.** Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.
6. **Wind.** Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety.

An urban design and visual resources assessment is necessary when a project may have effect on one or more of the defined elements that contribute to the pedestrian experience. According to guidance in the *2014 CEQR Technical Manual*, a preliminary assessment for urban design is appropriate when there is the potential for a pedestrian to observe, from the street, a physical alteration beyond that allowed by existing zoning, including the following:

1. Projects that permit the modification of yard, height, and setback requirements;
2. Projects that result in increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the proposed project.

As described in Attachment A, "Project Description", the Proposed Action involves the rezoning of Lot 1 of Block 3751 in Bronx CD 9 (the "Proposed Development Site") from R5/C1-2 to R7A/C1-4 and a text amendment of ZR Appendix F to classify the Proposed Development Site as a Mandatory Inclusionary Housing (MIH) designated area. The Proposed Action would facilitate development that would have the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. Consequently, a preliminary assessment was completed of the potential impact of the Proposed Action on urban design and visual resources. The preliminary assessment describes existing urban design features and visual resources in a 400-foot Study Area from the Proposed Development Site, and future (2019) urban design features and visual resources in the Study Area with and without the Proposed Action (**Figure I-1: Urban Design and Visual Resources Study Area**). In conformance to guidance in the *2014 CEQR Technical Manual*, the changes that would occur between the No Action and With Action conditions are disclosed.

1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

As described in Section 230 of the *2014 CEQR Technical Manual*, the construction of projects involving multiple, tall buildings at or in close proximity to waterfront sites may result in exacerbation of wind conditions due to 'channelization' or 'downwash' that may affect pedestrian comfort and safety. The Proposed Action would not result in the construction of a large building at a location that is along the waterfront. The Proposed Development Site is located over 4,300 feet east of the Bronx River and 1.3 miles west of the Westchester Creek, the nearest waterfront resources. In addition, while the Proposed Development consists of multiple buildings, there will be no gaps between the buildings that would have the potential to influence pedestrian-level wind flows. Consequently, a wind analysis is not warranted for the Proposed Action.





Source: Google Earth Pro, imagery date 09/06/15

- ..... Development Site
- 400-foot Study Area

## URBAN DESIGN AND VISUAL RESOURCES STUDY AREA

Figure I-1  
1755 Watson Avenue EAS

## **IV. PRELIMINARY ASSESSMENT**

### **Existing Conditions**

The Proposed Development Site is located in Bronx Community District 9 and is comprised of Lot 1 of Block 3751. It has an approximate lot area of 63,525 sf and is bound by Rosedale Avenue to west, Watson Avenue to the south, Commonwealth Avenue to the east, and the northern half of Block 3751 to the north. It is currently zoned R5/C1-2. As described in Attachment C, "Land Use, Zoning and Public Policy," the surrounding area is mainly characterized by residential uses, which is composed of a mix of multi-family elevator residential, multi-family walk-up residential and one- and two- family residential. The study area also includes the Watson Gleason Park, which makes of 20.3% of the total area. The study area is mapped with residential zoning districts R5, R5 with C1-2 overlay and R6. The topography is generally flat, with no major changes in elevation

The only significant visual resource or natural features located in the study area as defined by the *2014 CEQR Technical Manual* is the Watson Gleason Park, which is located across the Rosedale Avenue. The study area does not have any additional significant visual resources that connect the public realm to significant natural or built features. Additionally, there are no rock out-croppings, steep slopes or varied ground elevation, beaches or wetlands in the Project Area.

### **Streets**

The street pattern of the study area, which is bound by Gleason Avenue to the north, past St. Lawrence Avenue to the east, past Watson Avenue to the south, and past Noble Avenue to the west, generally follows a regular grid with long north-south blocks. Gleason Avenue is a narrow, one-way, westbound east-west roadway that operates with one travel lane and curbside parking on both sides of the street. St. Lawrence Avenue is a narrow<sup>1</sup>, one-way, southbound north-south roadway that operates with one travel lane and curbside parking on both sides of the street. Noble Avenue is a narrow, one-way, southbound north-south roadway that operates with one travel lane and curbside parking on both sides of the street. Watson Avenue is a wide<sup>2</sup>, two-way, east-west roadway that operates with one travel lane in each direction and curbside parking on both sides of the street. Rosedale Avenue is a wide, two-way, north-south roadway. To the north of Watson Avenue, it operates with one travel lane in each direction and curbside parking on both sides of the street. Rosedale Avenue to the south of Watson Avenue operates with two travel lanes in each direction separated by a grassy raised median that runs the length of the block down to Bruckner Boulevard on the south. There is curbside parking on each side of the street. The wide raised median tapers at the north and south end of the block with paved corners.

The streetscape elements within the study area are limited primarily to sidewalks lined with trees without tree guards. Street furniture within the study area includes cobra head lampposts, standard street signs, bus stop signs, fire hydrants, and trash cans. Along the eastern side of Noble Avenue, tree beds are located on the outer edge of the sidewalk, spaced evenly along the block and planted with medium, high foliage trees. Along the west side of Noble Avenue, a perimeter a planting bed runs along the entire inner edge of the sidewalk, forming a perimeter of landscaping around the Watson Gleason Playground. The planting bed is planted with large, high foliage trees and has grass and wood chips at the ground level. Rosedale Avenue is similar to Noble Avenue, with the trees lining the perimeter of the park on the western side along Watson Gleason Playground and smaller trees in individual planting beds on the eastern side fronting residential units. The portion of Watson Avenue located in the study area has similar sidewalk treatments, with individual planting beds along the outside of the sidewalk on both sides of the road. The only exception is on the northern side of Watson Avenue between Noble and Rosedale Avenue, where the sidewalk is

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<sup>1</sup> The Zoning Resolution of the City of New York defines narrow streets as streets less than 75 feet wide

<sup>2</sup> The Zoning Resolution of the City of New York defines wide streets as streets 75 feet or more in width.

1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

lined with a large planting bed along the perimeter of the park as well as individual planting beds along the outside sidewalk. Many of the streets within the study area are lined with parallel-parked cars.

### ***Buildings***

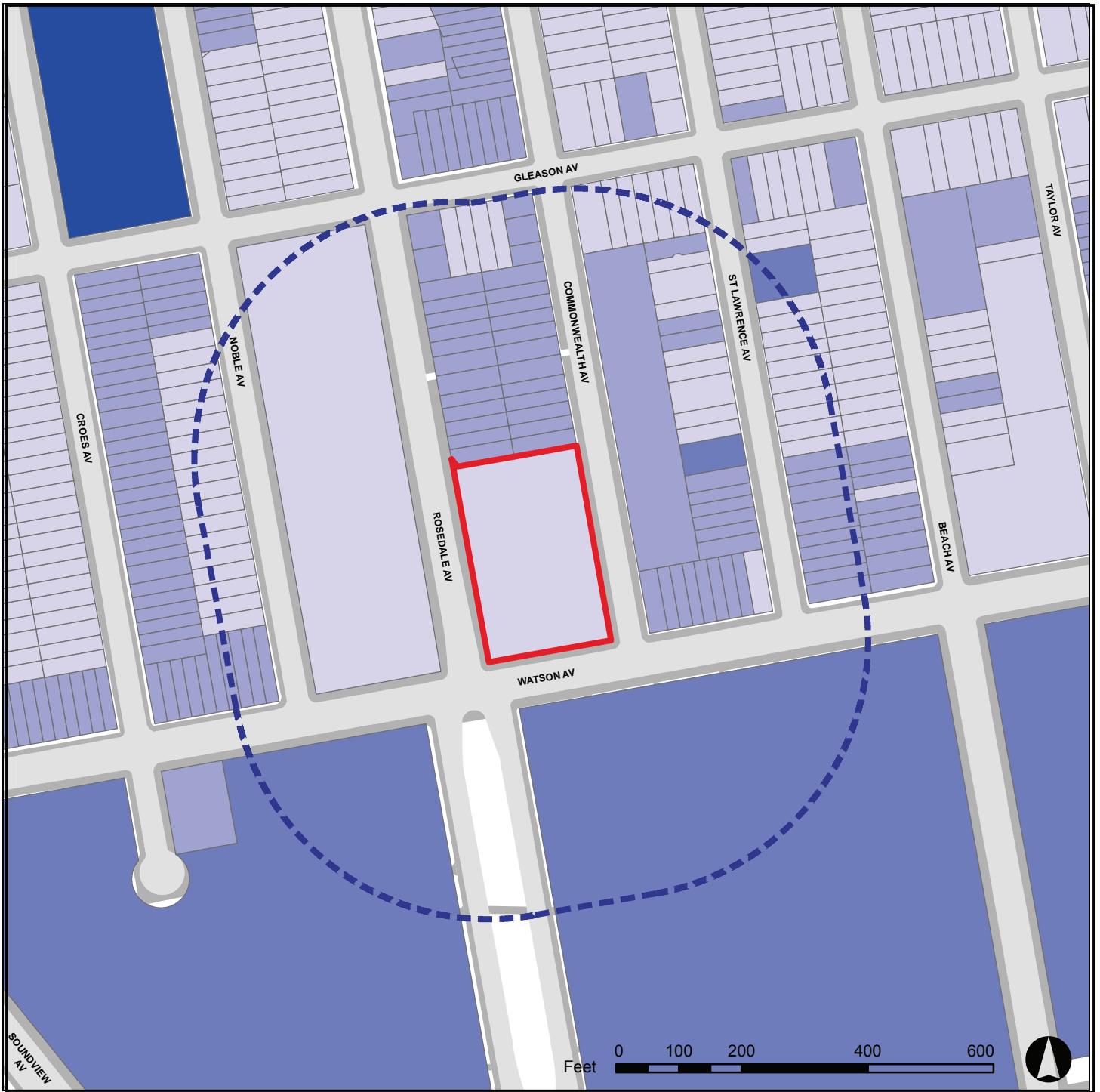
As described in Attachment B, “Land Use, Zoning and Public Policy,” the Project Area is generally characterized by a mixture of low-, medium-, and high-density residential uses, open space, and public facilities/institutional use. Building heights range from one- to 6-stories (**Figure I-2: Existing Building Heights**), and the FAR ranges from 0 – 5.0 (**Figure I-3: Existing Density**).

The 61,870 sf Proposed Development Site forms a rectangular shape on Watson Avenue between Rosedale Avenue and Commonwealth Avenue. With a 198-foot frontage along Watson Avenue, it is currently occupied by a one-story 12,240 sf church with a built FAR of 0.19 (**Photo I-1 and I-2**). It is currently under the ownership of the Bronx Pentecostal Deliverance Center, and has a light colored brick façade. The building was constructed in 1958, aligns towards the eastern edge of the lot, and is surrounded by an at-grade private parking facility approximately 51,285 sf with space for 40 cars<sup>3</sup> towards the north, west and south. A chain link fence surrounds the entire perimeter of the Lot. Since the majority of the Proposed Development Site is at-grade parking surrounded by chain link fencing, it is possible to view the Watson Gleason Playground from the opposite side of the Proposed Development Site, along Commonwealth Avenue.

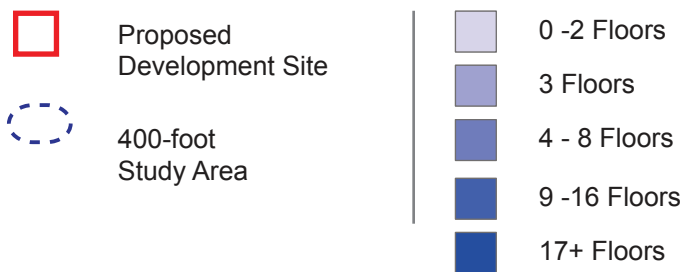
The uses along Gleason Avenue between Beach Avenue and Croes Avenue include a combination of multi-family walk-up, one- and two-family residential buildings with a few mixed-use commercial/residential buildings characterized by local retail use on the ground floor with residential dwelling units above. Land uses along Noble Avenue within the study area consist primarily of multi-family walk-up residential buildings on the west with the Watson Gleason Playground along the east. These buildings are typically two-stories, with brick facades, raised entrances with stairs connecting to sidewalk level, and side yards. The eastern length of the Watson Gleason Playground faces Rosedale Avenue, which is lined primarily by multi-family walk-up residential buildings on the eastern side in addition to the Proposed Development Site (**Photos I-3 and I-4**). The multi-family walk-up buildings are typically three-stories, with brick facades, entrances at sidewalk level, and fenced in front yards. Commonwealth Avenue borders the eastern length of the Proposed Development Site and is similarly comprised primarily of multi-family walk-up residential buildings, along with the four-story Commonwealth Housing, which is owned by the New York City Department of Homeless Services (NYCDHS) (**Photos I-5 and I-6**). St. Lawrence Avenue within the study area is comprised of a diverse mixture of one- and two-family, and multi-family walk-up residential developments. Building heights on St. Lawrence Avenue vary from one- story to five-stories. To the south of the study area is the Justice Sonia Sotomayor Houses, which is a grouping of 28 apartment buildings with 1,497 units, owned by the New York Housing Authority (NYCHA) (**Photo I-8**). Each building is approximately seven-stories, and is situated away from the lot line with surrounding green space and recreational amenities. Slightly beyond the northern portion of the study area, at the intersection of Noble and Gleason Avenues, is a 15-foot residential tower (**Photo H-1**).

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<sup>3</sup> 40 spaces were determined by the Applicant in terms of parking space markings and utilization. There is actual space for 131 parking spaces, as defined in NYCDOB Certificate of Occupancy No. 54916 (August 21, 1985)

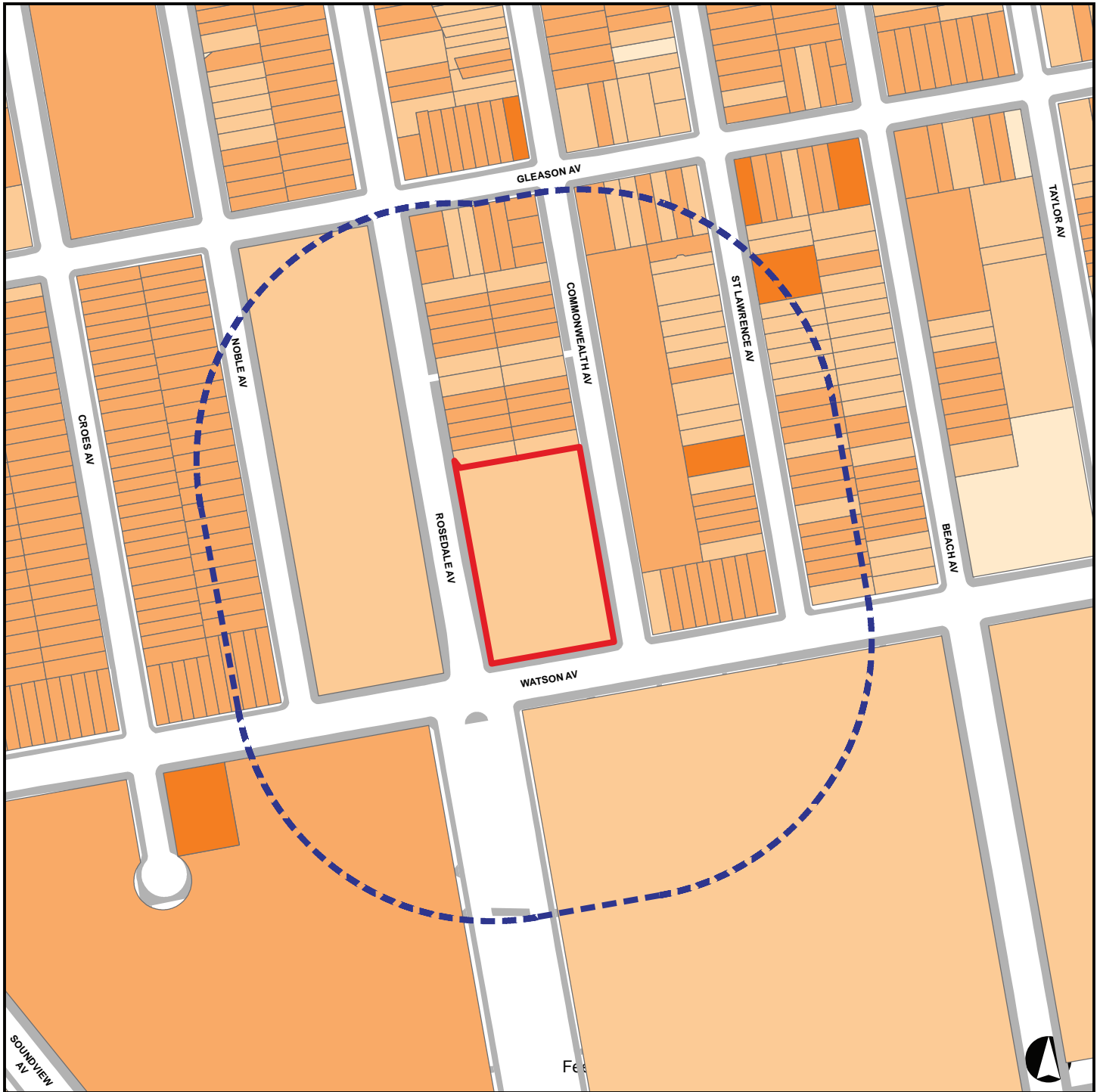


Source: 2015 Pluto, NYCDCP



## EXISTING BUILDING HEIGHTS (NUMBER OF FLOORS)

Figure I-2



Source: 2015 Pluto, NYCDPC

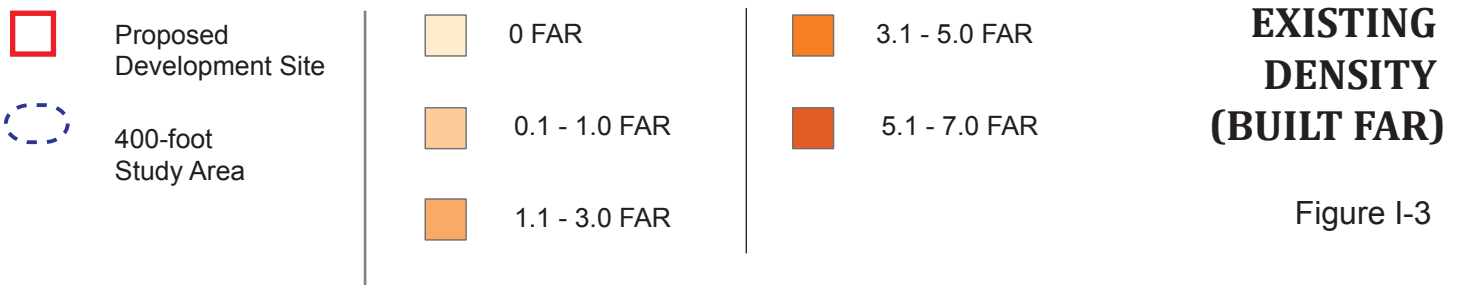


Figure I-3

## PHOTOS I-1 THROUGH I-2

Photo I-1

Proposed Development Site (from Rosedale Avenue, looking southeast)



Photo I-2

Proposed Development Site (from Watson Avenue, looking north)



**PHOTOS I-3 THROUGH I-4**

Photo I-3  
Rosedale Avenue, looking south



Photo I-4  
Rosedale Avenue, looking north



**PHOTOS I-5 THROUGH I-6**

Photo I-5  
Commonwealth Avenue View 1



Photo I-6  
Commonwealth Avenue View 2





## PHOTOS I-7 THROUGH I-8

Photo I-7

Intersection of Rosedale and Gleason Avenue, view of 15-story residential



Photo I-8

Intersection of Watson and Rosedale Avenue, looking south, view of NYCHA housing



1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

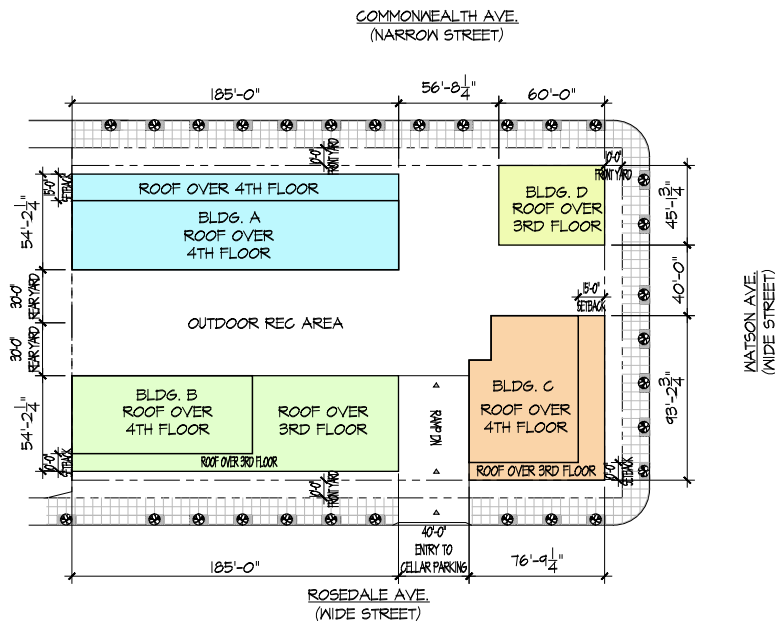
### ***Open Space***

The Watson Gleason Playground is an approximately 3.3-acre neighborhood park and encompasses over 20% of the study area. Facilities within the playground include basketball courts, handball courts, a large playground, eateries, spray shower, bathrooms, and multiple seating areas. Since its inception in 1938, the playground has been renovated and currently features new swings, play equipment, game tables, and benches. Drinking fountains, safety surfacing, and security lighting enhance the utility and safety of the site, while new trees and shrubs add greenery. The spray shower is decorated with images of roses. Three rabbit play sculptures invite children to hop on.

### **Future without Proposed Action (No Action condition)**

The condition in the future without the proposed action (the No Action condition) was defined on the basis of the identification of current and anticipated development projects within the proposed rezoning area. Based on coordination with the Bronx Office of the New York City Department of City Planning (NYCDCP), there are no known ongoing or proposed development within the rezoning area, other than the project proposed by the Applicant.

The 61,870 sf Proposed Development Site is underutilized, and is currently occupied by a one-floor church facility (built FAR of 0.19) with approximately 30 to 40 at-grade parking spaces that surrounds the existing structure and occupy more than 50% of the lot. In the future without the Proposed Action, the property owner could pursue an as-of-right development that would be similar to existing and proposed land uses in the vicinity of the Proposed Development Site. An as-of-right development under the No Action condition could consist of three- and four-story attached houses or small apartment houses, and community facilities with a maximum residential FAR of 1.25, a maximum community facility FAR of 2.0, and a maximum commercial FAR of 1.0 (**Figures I-4 through I-6, Photo I-9: No Action Condition Perspective**). This No Action development would consist of four buildings totaling 102,461 gsf (total FAR 1.66) with 77,337 gsf of residential use with 100% affordable housing at below 80% AMI (approximately 81 DUs), and 17,000 gsf of UG 6 commercial use such as local retail, neighborhood grocery stores and restaurants. In addition, 8,124 gsf of community facility would replace the existing religious facility on site. The maximum height of the No Action development would be 40 feet, with the street wall along Watson Avenue at 30 feet before setback. The No Action condition would decrease existing views of the Watson Gleason Playground from Commonwealth Avenue compared to existing conditions.

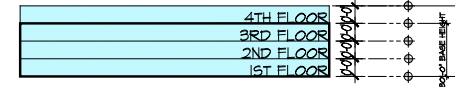


SCHEMATIC SITE PLAN  
SCALE 1/64" = 1'-0"

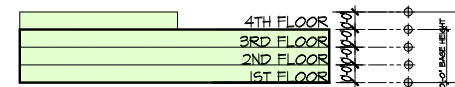
- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"

- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"

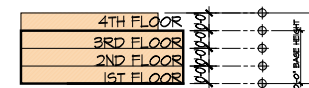
ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY.



BUILDING "A" HEIGHT DIAGRAM  
SCALE 1/64" = 1'-0"



BUILDING "B" HEIGHT DIAGRAM  
SCALE 1/64" = 1'-0"



BUILDING "C" HEIGHT DIAGRAM  
SCALE 1/64" = 1'-0"



BUILDING "D" HEIGHT DIAGRAM (CHURCH)  
SCALE 1/64" = 1'-0"



PROPOSED NEW DEVELOPMENT FOR:  
1755 WATSON AVENUE  
BRONX, NY 10472

SHEET TITLE:  
SCHEMATIC SITE PLAN &  
HEIGHT DIAGRAMS

BLOCK NO.: 3751  
LOT NO.: 1  
EX. ZONE: R5 W/C1-2 Overlay

DATE: 05.04.16  
DRAWING NO.:

**Z-100**

# NO ACTION SCHEMATIC SITE PLAN & HEIGHT DIAGRAMS

Figure I -4

1755 Watson Avenue EAS

ZONING CALCULATION					
Block:	3751	CONST. CLAS 1-B 2HR. RATED BLDG. - TO BE FULLY SPRINKLERED - BLDG. TO BE DESIGNED PER 2008 NYC B.C. - TRANSIT ZONE			
Linking lot designation:	1				
Existing Zoning	R5 W/C1-2 Overlay				
Max. ZONING LOT AREA	61870.77				
	PERMITTED/REQUIRED	PROPOSED	REMAINS	ILLS.	
ZONING LOT AREA		QUALITY HOUSING PROGRAM			
COMBINED INTERIOR FLOOR AREA RATIO	1.25	1.25	OK		23-163
GROSS FLOOR AREA	77337.46 SQ. FT.	77337 SQ. FT.	OK		23-163
LOT COVERAGE					
LOT COVERAGE 80% MAX	49498.8 SQ. FT.	48%	29508	OK	23-163
MINIMUM 20% MIN	12374.2 SQ. FT.	52%	32273	OK	23-163
NO. OF APARTMENTS	77	APPROX 81	OK		23-22
HEIGHTS REGULATIONS					
MIN. MAX. HEIGHT	30'-0"	30'-0"	OK		23-431
MAX. MAX. HEIGHT	30'-0"	30'-0"	OK		23-431
MAX. HEIGHT (REAR)	40'-0"	40'-0"	OK		23-431
REAR YARD	10'-0"	10'-0"	OK		23-431
NARROW	10'-0"	10'-0"	OK		23-431
YARD REGULATIONS					
FRONT	10'-0"	10'-0"	OK		23-45
SIDE	NONE	NONE	OK		23-46
REAR	30'-0"	30'-0"	OK		23-47/23-531(b)
AGGREGATE STREET WALL	MAX 185'-0"	185'-0"	OK		23-463
COMMERCIAL FLOOR AREA RATIO	1	0.27	OK		33-121
GROSS FLOOR AREA	61870.77 SQ. FT.	17000 SQ. FT.			33-121
COMMUNITY FACILITY FLOOR AREA RATIO	2	0.13	OK		33-121
GROSS FLOOR AREA	123741.54 SQ. FT.	8124 SQ. FT.			33-121
MIXED USE FLOOR AREA RATIO	2	1.06	OK		33-121
GROSS FLOOR AREA		77337 SQ. FT.	OK		
COMMERCIAL		17000 SQ. FT.	OK		
COMMUNITY FACILITY		8124 SQ. FT.	OK		
TOTAL	123741.54 SQ. FT.	102461 SQ. FT.	OK		
PARKING	PERMITTED/REQUIRED	PROPOSED	REMAINS	ILLS.	
APARTMENT	18 APARTMENT	NONE REQUIRED	OK		26-261
COMMERCIAL	1 X 1500 SQ. FT.	03	OK		36-2136-232
COMM. FACILITY	1 X 15000 SQ. FT. CAPACITY	02	OK		36-2136-232

ZONING CALCULATION

QUALITY HOUSING DEDUCTIONS							
FLOOR	PROPOSED GROSS SQ. FT.	COMMERCIAL SQ. FT.	CHURCH SQ. FT.	PARKING SQ. FT.	CORRIDOR SQ. FT.	REF. SQ. FT.	ZONING RES. AREA
C	61871			61871			
1	29598	17000	2708		675	12	9203.0
2	29598		2708		727	36	26127.0
3	29598		2708		727	36	26127.0
4	16591				675	36	15880.0
TOTAL	167256	17000	8124	61871	2804	120	77337

QUALITY HOUSING DEDUCTIONS

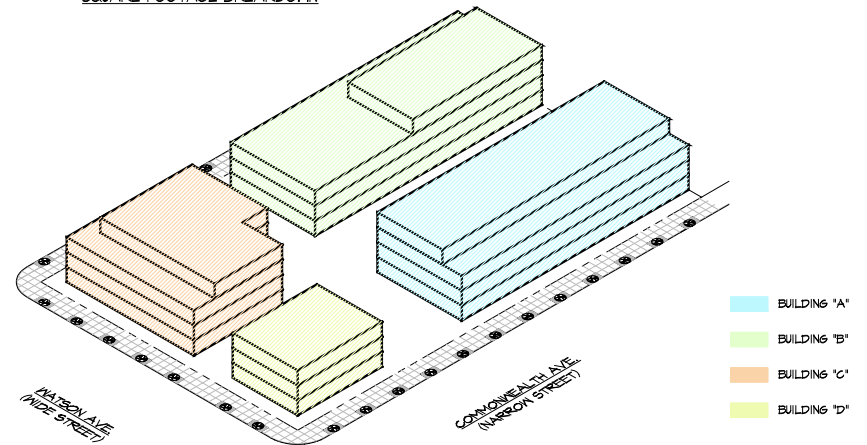
FLOOR	GROSS SQ. FT.	CORRIDOR
C	61871	
1	10024	875
2	10024	875
3	10024	875
4	1250	875
TOTAL	56933	2700

FLOOR	GROSS SQ. FT.	CORRIDOR
C	61871	
1	10024	875
2	10024	875
3	10024	875
4	4562	875
TOTAL	83211	2025

FLOOR	GROSS SQ. FT.	CORRIDOR
C	61871	
1	6342	124
2	6342	124
3	6342	124
4	4562	124
TOTAL	42862	512

FLOOR	GROSS SQ. FT.	CORRIDOR
C	61871	
1	2708	
2	2708	
3	2708	
TOTAL	15742	

SQUARE FOOTAGE BREAKDOWN



EX. R5 W/C1-2

**AUFGANG**  
ARCHITECTS  
49 NORTH AIRMONT ROAD, SUFFERN, NEW YORK  
PH: 845-368-0004 info@aufgang.com

**AZIMUTH**  
DEVELOPMENT GROUP LLC

PROPOSED NEW DEVELOPMENT FOR:  
1755 WATSON AVENUE  
BRONX, NY 10472

SHEET TITLE:  
ZONING CALCULATION &  
MASSING DIAGRAM

BLOCK NO.: 3751  
LOT NO.: 1  
EX. ZONE: R5 W/C1-2 Overlay

DATE: 05.04.16

DRAWING NO:  
**Z-101**

**NO ACTION ZONING CALCULATION & MASSING DIAGRAM**

Figure I-5

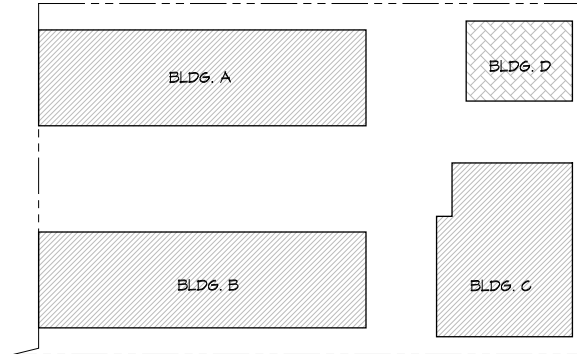
1755 Watson Avenue EAS



ZONING MAP  
EXISTING ZONE R5 W/ C1-2 OVERLAY

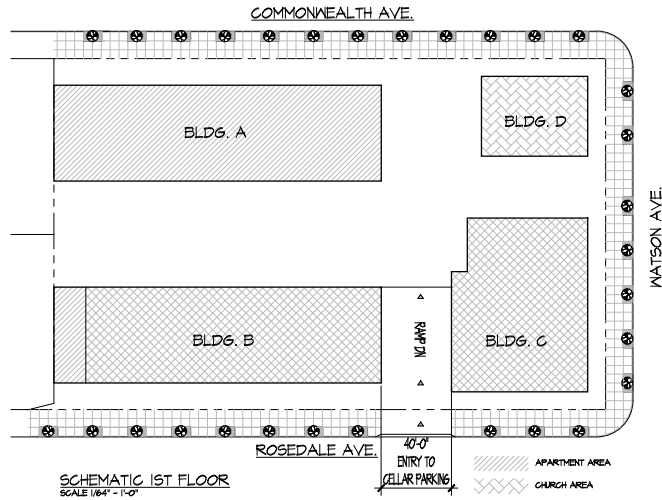


TAX MAP  
PROJECT LOCATION



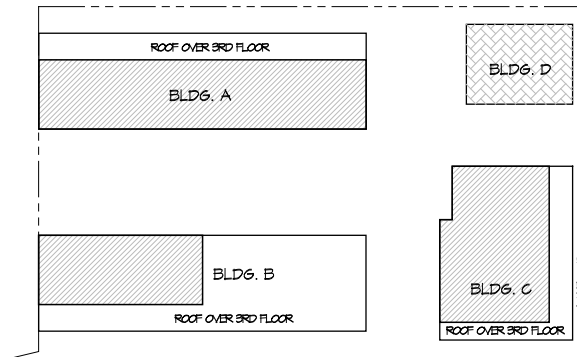
SCHEMATIC TYPICAL FLOOR PLAN  
SCALE 1/8" = 1'-0"

APARTMENT AREA  
CHURCH AREA



SCHEMATIC 1ST FLOOR  
SCALE 1/8" = 1'-0"

APARTMENT AREA  
CHURCH AREA  
RETAIL AREA



SCHEMATIC TYPICAL SETBACK FLOOR PLAN  
SCALE 1/8" = 1'-0"

APARTMENT AREA  
CHURCH AREA

**AUFGANG**  
ARCHITECTS  
48 NORTH AIRMONT ROAD, SUFFERN, NEW YORK  
PH: 845-368-0004 info@aufgang.com

PROPOSED NEW DEVELOPMENT FOR:  
1755 WATSON AVENUE  
BRONX, NY 10472

SHEET TITLE:  
SCHEMATIC PLANS & MAPS

BLOCK NO.: 3751  
LOT NO.: 1  
EX. ZONE: R5 W/C1-2 Overlay

DATE: 05.04.16  
DRAWING NO.:

**Z-102**

**NO ACTION SCHEMATIC PLANS**

Figure I-6

1755 Watson Avenue EAS



Source: Google Map Street View

**NO ACTION PERSPECTIVE  
(VIEW FROM ROSEDALE AVENUE,  
LOOKING SOUTH)**

Photo I-8

### **Future with Proposed Action (With Action condition)**

In the future with the Proposed Action, the Proposed Development Site would be redeveloped with multi-family residential DUs, local retail uses, and a new religious facility to replace the existing one on-site.

#### ***Streets and Streetscape***

The Proposed Action is not expected to alter the arrangement or orientation of streets within the study area. The streetscape elements within the study area are limited primarily to sidewalks lined with trees without tree guards. Streetscape elements for the Proposed Development Site in the With Action condition are anticipated to be similar to those that currently exist in the study area and include sidewalks lined with trees and other plantings.

#### ***Buildings***

Since the height of the Applicant's proposed development is less than maximum allowed height under the proposed R7A zoning designation, based on coordination and guidance from NYCDP, the With Action condition for the Proposed Development Site used in the Urban Design and Visual Resources assessment is defined as the RWCDSP Proposed Development, with the maximum bulk (FAR of 4.6) and height (95 feet) that would be allowed under the proposed R7A/C1-4 zoning designation (**Photo I-10: With Action Condition Perspective**).

The With Action development would be oriented towards Watson Avenue, consisting of four building sections (labelled "A", "B", "C", and "D") that, combined, would create a 284,606 gsf rectangular structure with a residential FAR of 4.2 (total FAR of 4.6) and a hollowed out center that would serve as at-grade attended parking. The proposed building program would consist of 257,607 gsf of UG 2 residential (286 affordable DUs at below 80% AMI), 16,592 gsf of UG 6 commercial/retail space, and 10,407 gsf of UG 4 community/religious facility space. A total of 56 at-grade private, attended parking spaces would be provided to serve future residents, the new church facility, and ground floor commercial/retail uses. The street wall along Watson Avenue would be at 75' before setback (**Figures I-7 through I-9**).

- **Building A** would consist of 9 floors of affordable DUs, and would occupy the western portion of the lot facing Rosedale Avenue. All 9 levels would be residential, totaling 107,459 gsf. It would have a base height of 62 feet and be set back from the 7<sup>th</sup> through 9<sup>th</sup> floor to reach a maximum height of 90 feet. The first floor would have a height of 15' 4" and all following floors would have a height of 9' 4".
- **Building B** would consist of 8 floors with commercial/retail space on the first floor and affordable DUs in the floors above. The building would occupy the southern portion of the lot facing Watson Avenue, and provide 16,592 gsf of commercial space on the first floor with 101,434 gsf of residential dwelling units occupying levels 2 to 8, including a portion of the first floor, totaling 118,026 gsf. It would have a base height of 75 feet and be set back from the 7<sup>th</sup> through 8<sup>th</sup> floor to reach a maximum height of 95 feet. The first floor would have a height of 25' and all following floors would have a height of 10'.
- **Building C** would consist of 9 floors of affordable DUs and would occupy the eastern portion of the lot facing Commonwealth Avenue. All 9 levels would be residential, totaling 48,713.5 gsf. It would have a base height of 62 feet, and be set back from the 7<sup>th</sup> through 9<sup>th</sup> floor to reach a maximum height of 90 feet. The first floor would have a height of 15' 4" and the following floors would be 9' 4".
- **Building D** would replace the existing one story church facility, with a 3 story church facility located at the northeastern portion of the lot adjacent to Building A and Building C, totaling 10,407 gsf. It would rise to a maximum height of 40', with 16' first floor and 12' 2<sup>nd</sup> through third levels.

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CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

As depicted in **Figures I-10 through I-12**, the façade is designed with brick and a variety of other materials already prevalent in the study area. The tallest building, Building B fronts Watson Avenue. The other three buildings are located in back of the lot, with Building A fronting Rosedale and Buildings C and D fronting Commonwealth Avenue.

### ***Open Space***

The only open space in the study area is the Watson Gleason Playground. The Proposed Action is not expected to have any direct effects on the open space resource.



1755  
WATSON AVENUE  
BRONX, NY

**AUFGANG**  
ARCHITECTS

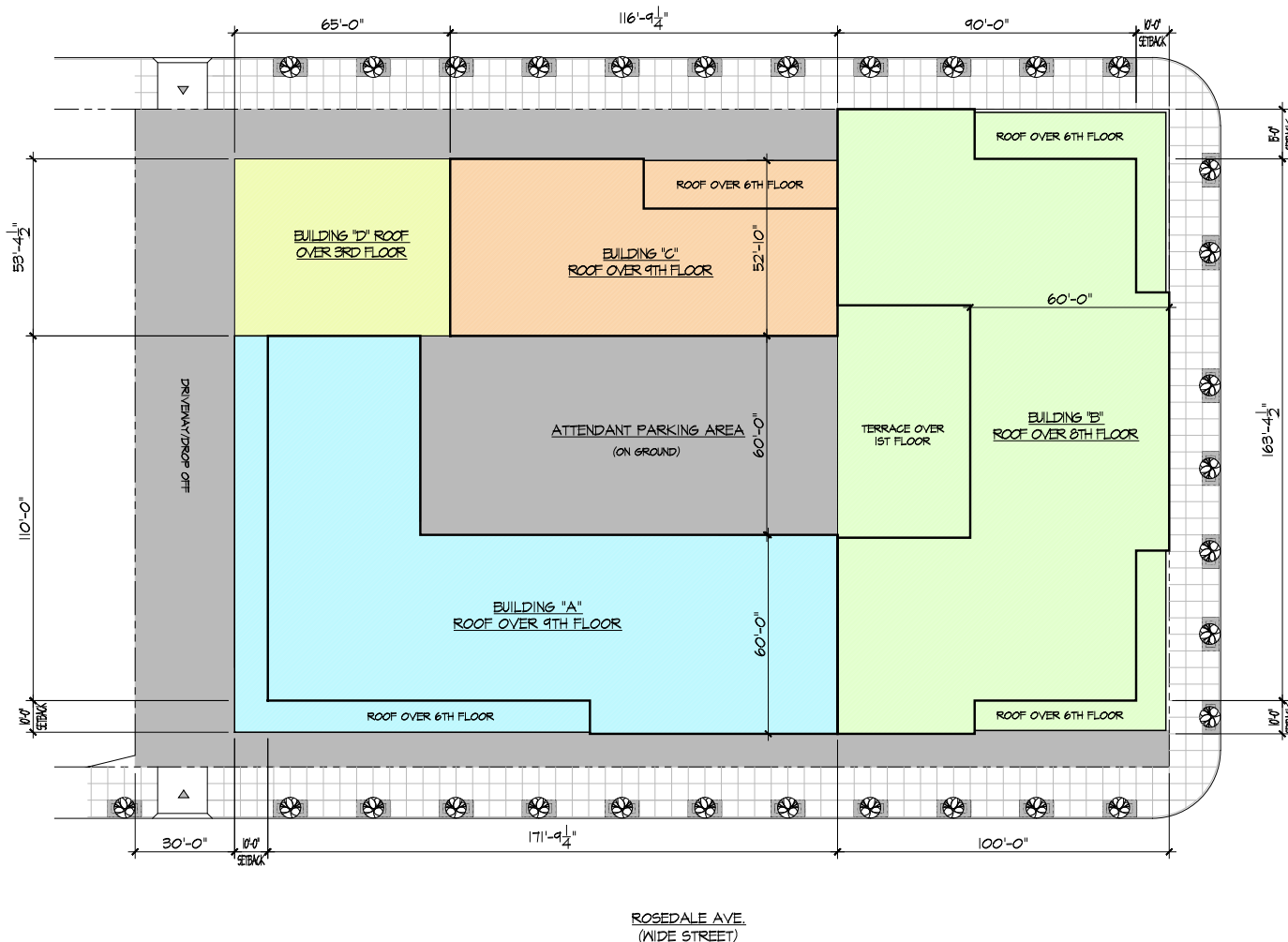
**AZIMUTH**  
DEVELOPMENT GROUP LLC

PROGRESS SET  
04.26.16

**Z-101.00**

SCHEMATIC  
SITE PLAN

EXISTING ZONE: R5/C1-2  
PROPOSED ZONE: R7A/C1-4  
BLOCK: 3751  
LOT: 3  
DATE: 04.26.16



SCHEMATIC SITE PLAN  
SCALE 1/8" = 1'-0"

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY.

- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"

**WITH ACTION SCHEMATIC SITE PLAN**

Figure I -7

1755  
WATSON  
AVENUE  
BRONX, NY

**AUFGANG**  
ARCHITECTS

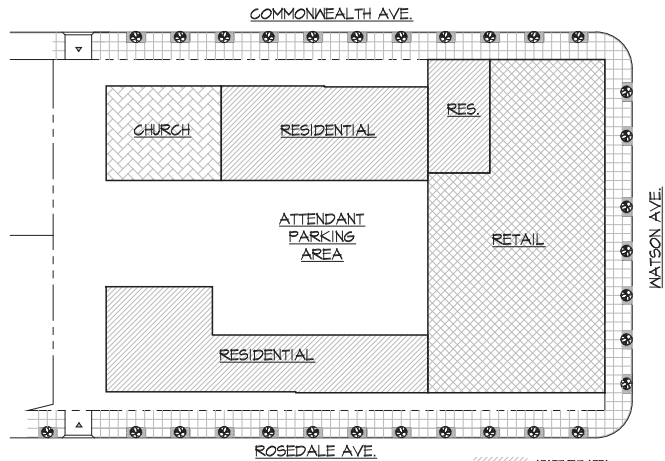
**AZIMUTH**  
DEVELOPMENT GROUP LLC

PROGRESS SET  
04.26.16

**Z-103.00**

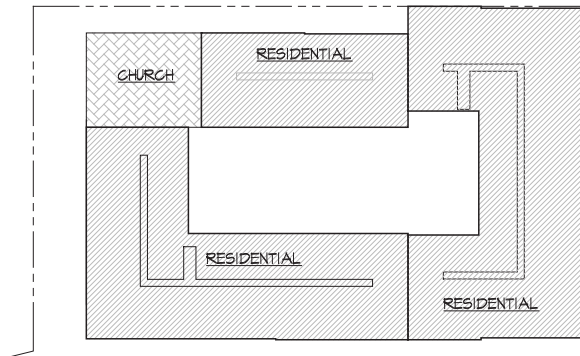
SCHEMATIC  
PLANS

EXISTING ZONE: R5/C1-2  
PROPOSED ZONE: R7A/C1-4  
BLOCK: 3751  
LOT: 751  
DATE: 04.26.16



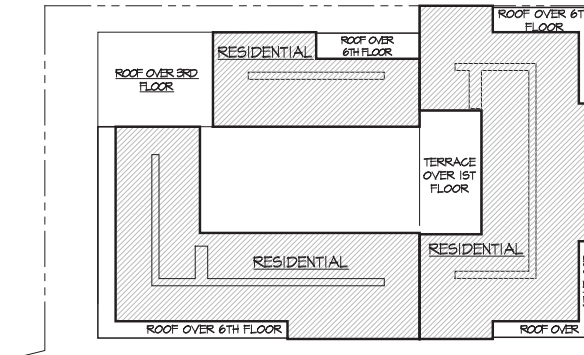
SCHEMATIC 1ST FLOOR  
SCALE 1/84" = 1'-0"

APARTMENT AREA  
CHURCH AREA  
RETAIL AREA



SCHEMATIC TYPICAL BASE FLOOR PLAN  
SCALE 1/84" = 1'-0"

APARTMENT AREA  
CHURCH AREA



SCHEMATIC TYPICAL SETBACK FLOOR PLAN  
SCALE 1/84" = 1'-0"

APARTMENT AREA

**WITH ACTION SCHEMATIC PLANS**

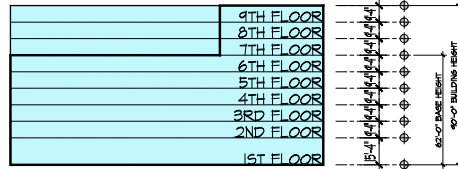
Figure I-8

1755 Watson Avenue EAS

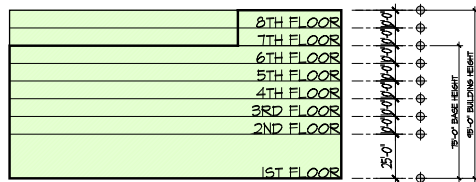
# Z-104.00a

SCHEMATIC  
HEIGHT DIAGRAMS  
& 3D MASSING  
RCWS

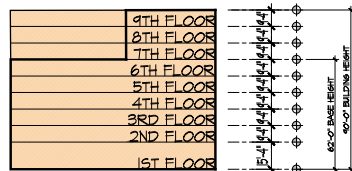
EXISTING ZONE: R5/C1-2  
PROPOSED ZONE: R7A/C1-4  
BLOCK: 2751  
LOT: 2751  
DATE: 04.26.16



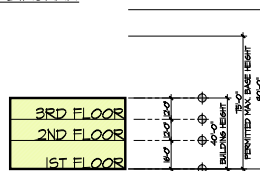
BUILDING "A" HEIGHT DIAGRAM  
SCALE 1/8" = 1'-0"



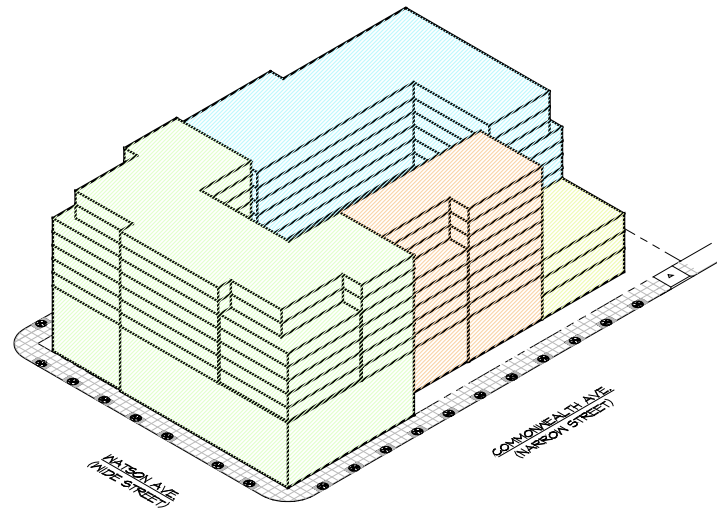
BUILDING "B" HEIGHT DIAGRAM  
SCALE 1/8" = 1'-0"



BUILDING "C" HEIGHT DIAGRAM  
SCALE 1/8" = 1'-0"



BUILDING "D" HEIGHT DIAGRAM (CHURCH)  
SCALE 1/8" = 1'-0"



- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"

## WITH ACTION HEIGHT DIAGRAMS + MASSING

Figure I -9

1755  
WATSON  
AVENUE  
BRONX, NY

AUFGANG  
ARCHITECTS

AZIMUTH  
DEVELOPMENT GROUP LLC

PROGRESS SET  
04.26.16

A-100.00

ROSEDALE AVENUE  
PERSPECTIVE

EXISTING ZONE: R5/C1-2  
PROPOSED ZONE: R7A/C1-4  
BLOCK: 373  
LOT: 1  
DATE: 04.26.16



WITH ACTION ROSEDALE AVE PERSPECTIVE

Figure I -10

1755 Watson Avenue EAS

1755  
WATSON  
AVENUE  
BRONX, NY

AUFGANG  
ARCHITECTS

AZIMUTH  
DEVELOPMENT GROUP LLC

PROGRESS SET  
04.26.16

A-101.00

WATSON AVENUE  
PEDESTRIAN  
PERSPECTIVE

EXISTING ZONE: RS/C1-2  
PROPOSED ZONE: RTA/C1-4  
BLOCK: 3751  
LOT: 3751  
DATE: 04.26.16



WITH ACTION WATSON AVE PERSPECTIVE

Figure I -11

1755 Watson Avenue EAS

1755  
WATSON  
AVENUE  
BRONX, NY

AUFGANG  
ARCHITECTS

AZIMUTH  
DEVELOPMENT GROUP LLC

PROGRESS SET  
04.26.16

A-102.00

COMMONWEALTH  
AVENUE AERIAL  
PERSPECTIVE

EXISTING ZONE: R5/C1-2  
PROPOSED ZONE: R7A/C1-4  
BLOCK: 3751  
LOT: 1  
DATE: 04.26.16



WITH ACTION COMMONWEALTH AVE AERIAL PERSPECTIVE

Figure I -12

1755 Watson Avenue EAS



Source: Google Map Street View

**WITH ACTION PERSPECTIVE  
(VIEW FROM ROSEDALE AVENUE,  
LOOKING SOUTH)**

Photo I-9

## VI. CONCLUSION

Based on guidance in the *2014 CEQR Technical Manual*, the Proposed Action would not result in significant adverse impacts on urban design and visual resources. The Proposed Action would rezone the Proposed Development Site from R5/C1-2 to R7A/C1-4. While the proposed zoning changes would result in development that is taller and with greater density than that in the immediate surroundings of the Proposed Development Site, the new development would not obstruct any important visual resources, including views of Watson Gleason Playground. In both the With Action and No Action condition, the proposed development would maximize the allowable bulk and density allowed by zoning, which would be greater than the existing conditions, where the FAR and bulk of the lot is underutilized. This would result in the loss of the view of Watson Gleason Playground from Commonwealth Avenue (north of Watson Avenue), but this would not be a significant adverse impact since the view corridor would also be obstructed in the No Action condition.

In addition, the preliminary assessment reveals that there are buildings of similar height and bulk at the perimeter of the surrounding study area. The NYCHA Sotomayor Houses to the south are around seven-stories each and providing a total of 1,497 apartments. Additionally, there is a 15-story residential building at the northwest corner of Noble and Gleason Avenue.

Moreover, the Proposed Development in the With Action condition would activate the public realm by bringing local ground floor retail to the neighborhood, which currently has limited local retail options. The visual style of the Proposed Development's built form would emulate that of the buildings in the study area by drawing upon the materials and character of the surrounding buildings, including utilizing brick in the façade.

The Proposed Action would not result in any changes to block form or street arrangement and orientation. While the Proposed Development would have a scale slightly greater than that in the rest of the study area, the use would be consistent with the large amount of residential units in the area. There are some larger scale developments located at the north and south edges of the study area that are similar to the Proposed Development, and the style and character would be in line with the existing buildings in the neighborhood. Consequently, the Proposed Action would not result in a change to the built environment's arrangement, appearance, or functionality in a way that would negatively affect a pedestrian's experience of the area. Therefore, the Proposed Action would not result in any significant adverse impacts to urban design or visual resources in the study area.



## Attachment J: Hazardous Materials

### **I. INTRODUCTION**

This attachment assesses the potential for the Proposed Action to increase the exposure of people or the environment to hazardous materials, and if so, whether this increased exposure would result in potentially significant public health or environmental impacts. As indicated in guidance in Chapter 12 of the *2014 CEQR Technical Manual*, a hazardous materials assessment may be necessary when a Proposed Action could lead to increased exposure of people or the environment to hazardous materials. As defined in Chapter 12, hazardous materials are substances that pose a threat to human health or the environment and can include heavy metals, volatile organic compounds (VOCS), semi-volatile organic compounds (SVOCS), methane, polychlorinated biphenyls (PCBS), pesticides, dioxins, and hazardous wastes.

The Proposed Action would facilitate the development of a four building, mixed-use development with a total of 284,606 gross square feet (gsf), including ground floor retail, mixed-income residential dwelling units (DUs) serving families at an average of 80% Area Median Income (AMI), and a new religious facility to replace the facility that currently exists on the Proposed Development Site. The tallest of the four clustered buildings would be 85 feet tall. The Project Site is located on Lot 1 of Block 3751 in Bronx Community Board 9. The Proposed Action would involve approximately 158,056 cubic feet of in-ground or subsurface disturbance. In order to assess whether there would be an increased exposure to hazardous materials from the Proposed Project, a Phase I Environmental Site Assessment (ESA) was prepared by Brinkerhoff Environmental Services (Brinkerhoff) in October of 2016 for the Project Site, in accordance with the scope and limitations of ASTM Practice E 1527-13. The methodology, findings, and recommendations from the Phase I ESA are summarized below. The entire Phase I ESA is included as Appendix A to this EAS.

### **II. PRINCIPAL CONCLUSIONS**

The Phase I ESA completed for the Project Site by Brinkerhoff revealed no evidence of any recognized environmental conditions (RECs) associated with the Project Site. However, the Phase I ESA indicated that the potential exists for underground storage tanks (USTs) to be present on the Project Site. The Phase I ESA recommended that a Phase II Environmental Site Investigation (ESI) be completed to investigate the presence of this potential REC associated with the Project Site.

The Phase I ESA further indicated that the potential exists for urban historic fill to be present beneath the Project Site and, if identified, appropriate transportation and recycling procedures should be followed for its safe disposal. Brinkerhoff also stated that all applicable rules and regulations pertaining to asbestos-containing material (ACM) and/or lead-based paint (LBP) should be followed prior to the renovation or demolition of the existing structure on the Project Site.

Based on the findings of the Phase I ESA and coordination with the New York City Department of Environmental Protection (DEP), the Proposed Action would include the (E-403) designation for the Proposed Development Site to account for any impact from the potential presence of contaminated materials. The implementation of the preventative and remedial measures outlined in the (E-403) designation would reduce or avoid the potential for significant adverse hazardous materials impacts resulting from construction on the Project Site that would be allowed by the Proposed Action. In addition, a Remedial Action Plan (RAP) and associated Construction Health and Safety Plan (CHASP) will be prepared for implementation during construction. The RAP and CHASP will be subject to approval by New York City Department of Environmental Protection (DEP) or the Mayor's Office of Environmental Remediation (OER).

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ULURP No(s): 170150ZMX and 170151ZRX

With compliance to the recommendations stated in the Phase I ESA and implementation of the (E-403) designation, RAP, and CHASP, there would be no significant adverse impact from the Proposed Action due to the potential presence of contaminated materials.

### III. METHODOLOGY

The Phase I ESA for the Project Site was conducted by Brinkerhoff in October 2016. The scope of the Phase I ESA is in general conformance with United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries, 40 Code of Federal Regulations (CFR) Part 312, and the American Society for Testing and Materials (ASTM) Standard Practice E 1527-13 for Environmental Site Assessments (ASTM E 1527-13).

The purpose of the ESA is to:

- Review the general environmental condition of the land and structure that comprise the subject property
- Identify recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), and historical recognized environmental conditions (HRECs), as defined by ASTM E 1527-13, on and near the Project Site that may adversely impact the subject property owner or operator under existing federal, state and local environmental laws, and
- Recommend further actions necessary to confirm, quantify or abate those conditions.

A recognized environmental condition (REC) is defined by ASTM E 1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to the release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

ASTM E 1527-13 defines

- a HREC as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls, and
- a CREC is defined as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

Conditions determined to be *de minimis conditions* are not considered to be RECs nor CRECs. A *de minimis condition* is defined by ASTM E 1527-13 as a condition that generally does not present a threat to human health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The Phase I ESA entailed the following activities:

- A non-invasive visual reconnaissance of the Project Site and adjoining properties on September 16, 2016 in accordance with ASTM E 1527-13 for evidence of REC's.
- Interviews of past and present owners and occupants, and state and local government officials, seeking information related to the potential presence of REC's at the Project Site.

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CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

- A review of standard physical record courses for available topographic, geologic and groundwater data.
- Review of standard historic record sources, such as fire insurance maps, city directories, aerial photographs, prior reports and interviews, etc., to determine prior uses of the Project Site from the present, back to the property's first developed use, or back to 1940, whichever is earlier.
- Review of standard environmental record sources including federal and state environmental databases, and additional environmental record sources, to identify potential regulatory concerns with the Property, adjoining properties and properties located within the surrounding area.

In addition, cursory evaluations were also performed for environmental concerns that are outside of the requirements of ASTM E 1527-13, including the presence of asbestos-containing materials (ACM), lead-based paint, radon, mold, and wetlands on the Project Site.

#### **IV. PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS**

The Phase I ESA revealed the following conclusions and recommendations:

##### **Data Gaps**

- Brinkerhoff provided Azimuth Development Group, LLC (the "Applicant"), with the ASTM E 1527-13 User Questionnaire for completion. The Questionnaire was not completed or returned to Brinkerhoff by the time of report preparation.
- Brinkerhoff requested title and deed information; however, title/deed information had not been provided at the time of report preparation.
- At the time of report preparation, information regarding the subject property and adjacent properties had not been received from the NYSDEC or the NYCDEP.
- Brinkerhoff was not provided access to the Pastor's office located on the first floor, to the gym located in the basement, or to the roof of the site building at the time of the site reconnaissance.
- Assorted items, including but not limited to furniture, appliances, musical instruments, books, clothing, and numerous cardboard boxes, limited the visibility of the concrete floor in the basement of the building at the time of the site reconnaissance.
- Brinkerhoff could not inspect the base conditions of the exterior below-grade vaults due to the depth of the vaults.
- Brinkerhoff observed two (2) cement-sealed pipes of unknown use and origin located in the paved area on the exterior north side of the site building. The approximately three-inch diameter pipes were in close proximity to the northern wall of the building and extended approximately six (6) inches above grade.

##### **Recognized Environmental Conditions (RECs)**

According to the historical data review, a single-story dwelling was developed on the southeastern corner of the subject property by 1950; an additional structure and a walled or fenced area was developed on the

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ULURP No(s): 170150ZMX and 170151ZRX

southern portion of the subject property by 1951. The on-site structures were all razed by 1954. Since at least 1961 to the present day, the subject property has been developed with the existing single-story building. No supporting documentation regarding the prior heating source(s) of the former structure was identified or provided to Brinkerhoff; therefore, the potential exists for USTs to be present at the site.

A Phase II Environmental Site Investigation (ESI) is recommended to investigate the aforementioned REC associated with the subject property.

### **Controlled Recognized Environmental Conditions (CRECs)**

Based upon findings of the Phase I ESA, CRECs were not identified.

### **Historic Recognized Environmental Conditions (HRECs)**

Based upon findings of the Phase I ESA, HRECs were not identified.

### **Other Environmental Concerns**

Although not required by ASTM E 1527-13 as part of the Phase I ESA, the following non-scope considerations were identified:

- *Potential Urban Historic Infill* - The potential exists for urban historic fill to be present beneath the subject property. Urban historic fill is commonly found throughout the New York City metropolitan area and can contain contaminants such as heavy metals and semi-volatile organic compounds. If identified, appropriate transportation and disposal/recycling procedures should be followed.
- *Potential Asbestos-Containing Material (ACM) and/or Lead-Based Paint (LBP)* – The site building was constructed by 1961 when ACMs and/or LBP may have been used. ACM and LBP surveys should be conducted prior to the renovation or demolition of the site building.

## **V. (E-403) DESIGNATION**

Based on the findings of the Phase I ESA and coordination with the New York City Department of Environmental Protection (DEP), the Proposed Action would include the (E-403) designation for the Proposed Development Site to account for potential hazardous material contamination, and the potential for adverse impacts to human health and the environment. The (E) designation provides a mechanism to ensure that testing for and mitigation and/or remediation of hazardous materials, if necessary, are completed prior to, or as part of, future development of an affected site, thereby eliminating the potential for a hazardous materials impact. With respect to lots with (E) designations, the New York City Department of Buildings (DOB) will not issue building permits or certificates of occupancy until it receives an appropriate "Notice" from the New York City Office of Environmental Remediation (OER) that the environmental requirements have been met.

The (E-403) designation requirements related to hazardous materials would apply to the Proposed Development Site (Block 3751 Lot 1) and is as follows:

### **Task 1 - Sampling Protocol**

The applicant submits to OER, for review and approval, a Phase II of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

### **Task 2 - Remediation Determination and Protocol**

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from 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. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

## **VI. CONCLUSION**

Based on the results of the Phase I ESA prepared by Brinkerhoff in October, 2016 for the Project Site, a Phase II ESI is recommended to investigate the potential for the aforementioned REC associated with the subject property. In addition, based on coordination with DEP, with the (E-403) designation in place, no significant adverse impacts related to hazardous materials are expected, and no further analysis is warranted.



Figure J-1

December 2, 2016

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review Division  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, New York 10271

**Re: Watson Avenue Rezoning  
Block 3751, Lot 1  
CEQR # 17DCP075X  
Bronx, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2016 Environmental Assessment Statement and the October 2016 Phase I Environmental Site Assessment Report (Phase I) prepared by Brinkerhoff Environmental Services Inc. on behalf of Azimuth Development Group LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone the development site from its existing zoning designation of R5/C1-2 to R7A/C1-4; and zoning text change to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area. The proposed action would facilitate the development of a four building (buildings "A", "B", "C", and "D"), mixed-use development with a total of 284,606 gross square feet, including ground floor retail, affordable residential dwelling units, and a new religious facility to replace the facility that currently exists on the development site. The proposed development includes a hollowed out center that would serve as at-grade unattended parking. A total of 56 at-grade private, unattended parking spaces would be provided to serve future residents, the new church facility, and ground floor commercial/retail uses. The development site is currently improved with a single-story religious facility surrounded by an approximately 51,285 square foot at-grade private parking facility and is bounded by Gleason Avenue to the north, Watson Avenue to the south, Rosedale Avenue to the west, and Commonwealth Avenue to the east in the Soundview neighborhood of Bronx Community Board 9.

The October 2016 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential and commercial uses including a church, parking lots, residential buildings, a playground, an auto house, a maintenance garage, a Volkswagen dealership, dry cleaners, etc. Fluorescent lighting fixtures and electrical equipment may include polychlorinated biphenyl (PCB)-containing components and/or mercury containing components. Based on the age of the subject building, asbestos

**Vincent Sapienza, P.E.**  
*Acting Commissioner*

**Angela Licata**  
*Deputy Commissioner of Sustainability*

59-17 Junction Blvd.  
Flushing, NY 11373

Tel. (718) 595-4398  
Fax (718) 595-4479  
alicata@dep.nyc.gov

containing materials (ACM) and lead based paints (LBP) could be present in the on-site structure. An active 2,000 gallon No. 2 fuel oil underground storage tank is located in the basement of the on-site building. The New York State Department of Environmental Conservation (NYSDEC) database identified 11 spills within a 1/8 mile of the subject property and 46 leaking storage tank sites within a 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils of the subject parcel. A Phase II Investigative Protocol/Work Plan summarizing the proposed drilling, soil, groundwater, and soil vapor sampling activities should be submitted to DEP for review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater, and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with NYSDOH's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. An Investigative Health and Safety Plan (HASP) should also be submitted to DEP for review and approval.
- DCP should inform the applicant that ACM, LBP, and suspected PCB containing materials may be present in the on-site structure. These materials should be properly removed and/or managed prior to the start of any construction activities and disposed of in accordance with all federal, state, and local regulations.

DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted to DEP for review and approval prior to the start of any fieldwork. Future correspondence and submittals related to this project should include the following CEQR number **17DCP075X**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,



Wei Yu

Acting Deputy Director, Hazardous Materials and Superfund Planning and Assessment

c: M. Khaja-Moinuddin; T. Estes; M. Wimbish; A. Meunier – DCP; O. Abinader – DCP;  
File

## Attachment K: Transportation

### I. INTRODUCTION

This attachment examines the Level 1 and 2 screening conducted for the proposed redevelopment of 1755 Watson Avenue (the “Proposed Project”) in the Bronx, New York. The Proposed Project is bounded by, Watson Avenue to the south, approximately 310 feet north of Watson Avenue to the north, Rosedale Avenue to the west, and Commonwealth Avenue to the east, as shown on **Figure K-1**. Access to the on-site parking facility would be from Rosedale and Commonwealth Avenues.

Based on the transportation screening analyses, it was determined that the Proposed Project would not meet the thresholds indicated by the *2014 CEQR Technical Manual (CEQR Technical Manual)*, and therefore does not trigger the need for detailed transportation impact analyses.

### II. ASSUMED DEVELOPMENT PROGRAM

There is currently a 12,240 square foot (sf) church at 1755 Watson Avenue that is proposed for redevelopment. As noted in Table K-1, the No-Action condition permits an as-of-right development of 81 residential units, 17,000 sf of commercial space, and 8,124 sf of church use. The With-Action condition proposes 286 residential units, 16,592 sf of commercial space, and 10,407 sf of church use.

**Table K-1: Proposed Project Development Program**

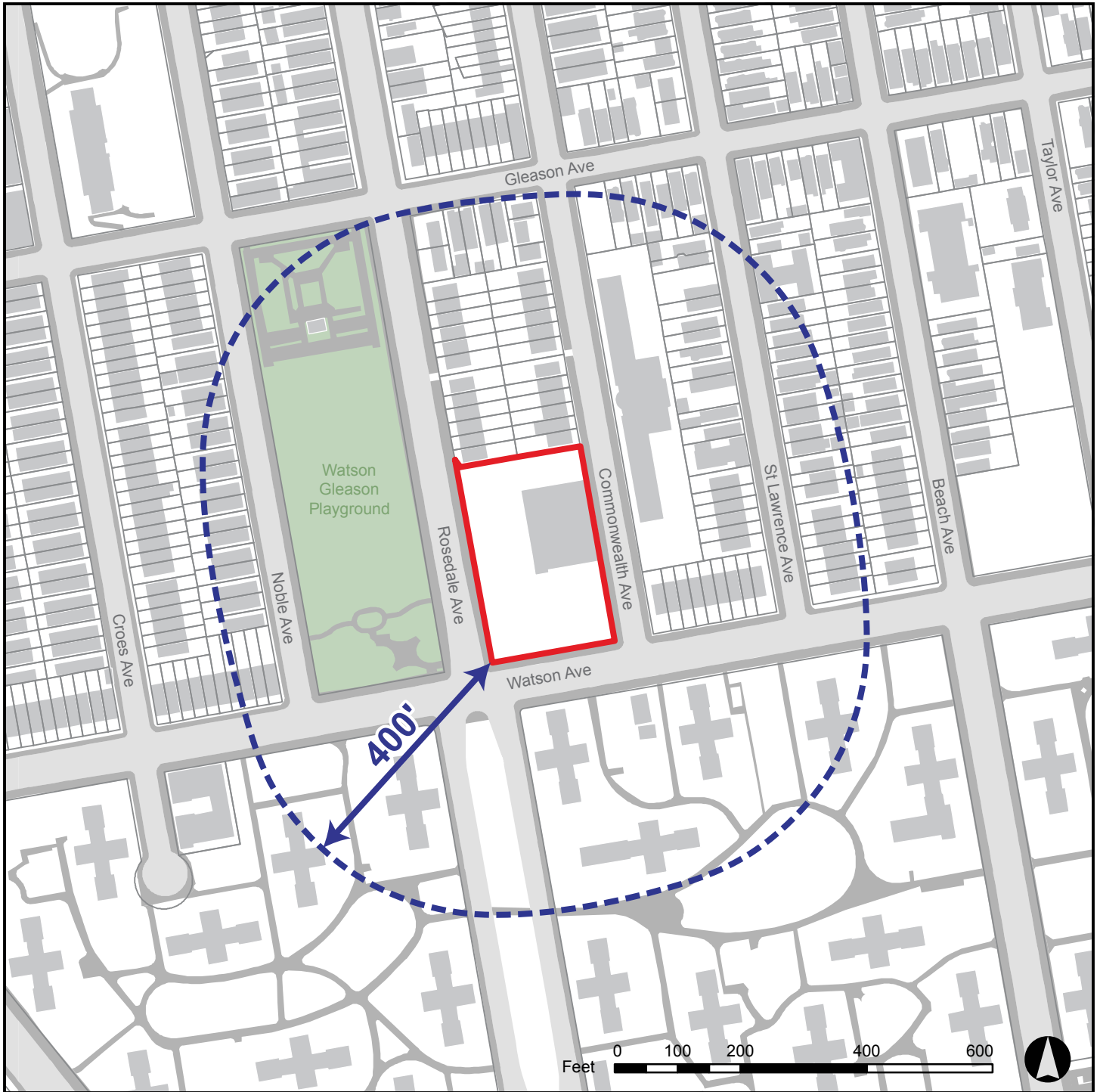
	<b>Existing Condition</b>	<b>No-Action Condition</b>	<b>With-Action Condition</b>	<b>Proposed Project Increment</b>
Residential Units	0 units	81 units	286 units	+ 205 units
Local Retail	0 sf	17,000 sf	16,592 sf	- 408 sf
Religious Facility (Church)	12,240 sf	8,124 sf**	10,407 sf	+2,283 sf (vs. No Action) - 1,833 sf (vs. Existing)

The project increment considered for the transportation analysis includes 205 residential units and 2,283 sf of church use. The negative increment of the local retail use was conservatively not considered as part of the transportation analyses.

### III. SCREENING ANALYSES

Transportation impact analysis methodologies for proposed projects in New York City are defined in the *CEQR Technical Manual*, which outlines a two-tiered screening process. The Level 1 screening assessment includes a trip generation analysis to determine whether the Proposed Project would result in more than 50 vehicle trips, 200 subway/rail or bus riders, or 200 pedestrian trips in a peak hour. The Level 2 screening is a trip assignment review that identifies intersections with 50 or more vehicle trips, pedestrian elements with 200 or more pedestrian trips, 50 bus trips in a single direction on a single route, or 200 passengers at a subway station or line during any analysis peak hour which would require detailed analyses. The results of the screening analysis are described below.





Source: 2015 Pluto, NYCDP

SOUNDVIEW, BRONX

**SITE  
LOCATION  
MAP**

Figure K-1  
175 Watson Avenue EAS

### Level 1 Screening: Trip Generation

The transportation planning factors used in forecasting travel demand for the Proposed Project are shown in **Table K-2** and the trip generation results are shown in **Table K-3**. Trip generation estimates were prepared for the following critical peak periods:

- Weekday Morning (AM)
- Weekday Midday (MD)
- Weekday Afternoon (PM)
- Saturday MD

A description of the transportation planning factors for the proposed land uses are provided below.

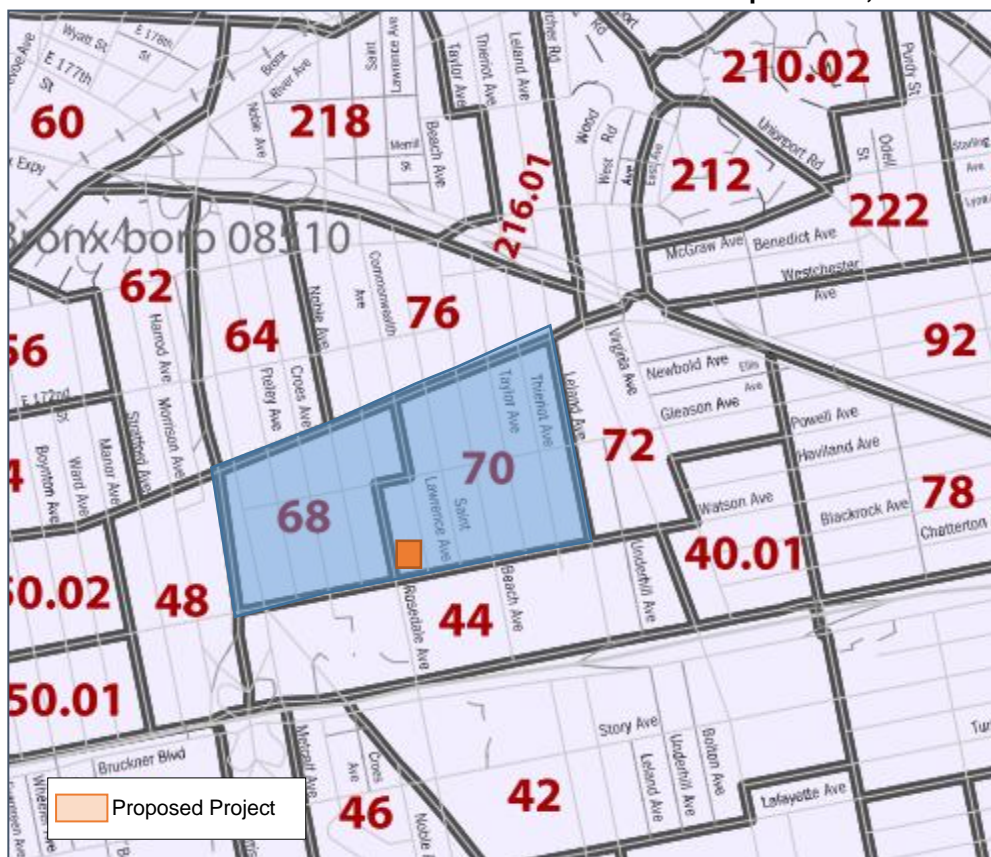
#### Religious Facility (Church)

The Proposed Project increment would consist of 2,283 square feet of church use (**Table K-1**). All trip generation factors were obtained from the *East New York Rezoning FEIS* (2016).

#### Residential

The Proposed Project increment would consist of 205 residential dwelling units. The daily trip generation rates, temporal distribution, daily truck trip generation rates, and truck temporal distribution were obtained from the *2014 CEQR Technical Manual*, Table 16-2. Modal split and auto vehicle occupancy were calculated from the 2014 American Community Survey (ACS) 5-year estimates: Sex of Workers by Means of Transportation to Work for Census Tracts 68 and 70 in the Bronx as shown on **Figure K-2**. Directional distribution was obtained from the *East Fordham Road FEIS* (2013).

**Figure K-2**  
**Census Map - Bronx, New York**



**Table K-2  
 Travel Demand Factors**

Land Use		Residential		Community Facility (Church)		
<b>Program Size</b>	<b>Size Unit</b>	205 dwelling unit		2,283 gsf		
<b>Daily Person Trip Generation</b>	<b>Weekday</b>	(1) 8.075		(4) 19.18		
	<b>Saturday Unit</b>	9.6 per dwelling unit		21.83 per 1,000 gsf		
<b>Daily Truck Trip Generation</b>	<b>Weekday</b>	(1) 0.06		(4) 0.29		
	<b>Saturday Unit</b>	0.02 per dwelling unit		0.29 per 1,000 gsf		
<b>Modal Split</b>		<b>Weekday</b>	(2)	<b>Weekday</b>	(4)	
		<b>Auto</b>	26.8%	26.8%	5.0%	5.0%
		<b>Taxi</b>	2.0%	2.0%	1.0%	1.0%
		<b>Bus</b>	11.3%	11.3%	6.0%	6.0%
		<b>Subway</b>	51.5%	51.5%	3.0%	3.0%
		<b>Railroad</b>	0.0%	0.0%	0.0%	0.0%
		<b>Walk</b>	8.4%	8.4%	85.0%	85.0%
		100.0%	100.0%	100.0%	100.0%	
<b>Vehicle Occupancy</b>	<b>Auto</b>	(2) 1.13		(4) 1.65		
		<b>Taxi</b> 1.13		1.40		
<b>Linked Trips (1)</b>		0%	0%	0%	0%	
<b>Temporal Distribution</b>		(1)		(4)		
		<b>Weekday AM</b>	10.0%		7.9%	
		<b>Weekday MD</b>	5.0%		4.0%	
		<b>Weekday PM</b>	11.0%		7.2%	
	<b>Saturday MD</b>	8.0%		15.8%		
<b>Truck Temporal Distribution</b>		(1)		(4)		
		<b>Weekday AM</b>	12.0%		9.6%	
		<b>Weekday MD</b>	9.0%		11.0%	
		<b>Weekday PM</b>	2.0%		1.0%	
	<b>Saturday MD</b>	9.0%		0.0%		
<b>Directional Distribution</b>		<b>In Out</b>		<b>In Out</b>		
		(3)		(4)		
		<b>Weekday AM</b>	15.0%	85.0%	54.0%	46.0%
		<b>Weekday MD</b>	50.0%	50.0%	50.0%	50.0%
		<b>Weekday PM</b>	70.0%	30.0%	52.0%	48.0%
	<b>Saturday MD</b>	50.0%	50.0%	71.0%	29.0%	
<b>Truck Directional Distribution</b>		(1)		(4)		
		<b>Weekday AM</b>	50.0%	50.0%	50.0%	50.0%
		<b>Weekday MD</b>	50.0%	50.0%	50.0%	50.0%
		<b>Weekday PM</b>	50.0%	50.0%	50.0%	50.0%
	<b>Saturday MD</b>	50.0%	50.0%	50.0%	50.0%	

**Notes**

- (1) 2014 CEQR Technical Manual. Table 16-2.
- (2) 2014 American Community Survey 5-year estimates. Table B08006: Sex of Workers by Means of Transportation to Work. Census Tracts 68, 70 (Bronx).
- (3) East Fordham Road Rezoning FEIS (2013). Table 2.2 Travel Demand Factors.
- (4) East New York Rezoning FEIS (2016). Table 13.8 Transportation Planning Factors.

**Table K-3  
 Project Increment Trip Generation Estimates**

Travel Demand Forecast (Person Trips)											
Land Use		Residential		Community Facility (Church)		Total					
Daily Trips	Weekday	1,655		44		1,699					
	Saturday	1,968		50		2,018					
Peak Hour Trips	Weekday AM	166		3		169					
	Weekday MD	83		2		85					
	Weekday PM	182		3		185					
	Saturday MD	157		8		165					
Weekday AM		In	Out	In	Out	In	Out	Total			
		Auto	7	38	0	0	7	38	45		
		Taxi	1	3	0	0	1	3	4		
		Bus	3	16	0	0	3	16	19		
		Subway	13	73	0	0	13	73	86		
		Railroad	0	0	0	0	0	0	0		
		Walk	2	12	1	1	3	13	16		
		Total	26	142	1	1	27	143	170		
		Weekday MD		Auto	11	11	0	0	11	11	22
				Taxi	1	1	0	0	1	1	2
Bus	5			5	0	0	5	5	10		
Subway	21			21	0	0	21	21	42		
Railroad	0			0	0	0	0	0	0		
Walk	3			3	1	1	4	4	8		
Total	41			41	1	1	42	42	84		
Weekday PM		Auto	34	15	0	0	34	15	49		
		Taxi	3	1	0	0	3	1	4		
		Bus	14	6	0	0	14	6	20		
		Subway	66	28	0	0	66	28	94		
		Railroad	0	0	0	0	0	0	0		
		Walk	11	5	1	1	12	6	18		
		Total	128	55	1	1	129	56	185		
Saturday MD		Auto	21	21	0	0	21	21	42		
		Taxi	2	2	0	0	2	2	4		
		Bus	9	9	0	0	9	9	18		
		Subway	40	40	0	0	40	40	80		
		Railroad	0	0	0	0	0	0	0		
		Walk	7	7	5	2	12	9	21		
		Total	79	79	5	2	84	81	165		

Travel Demand Forecast (Vehicle Trips)								
Land Use		Residential		Community Facility (Church)		Total		
Taxi Overlap Rate	0%	In	Out	In	Out	In	Out	Total
Weekday AM	Auto	6	34	0	0	6	34	40
	Taxi	1	3	0	0	1	3	4
	Taxi (Balanced) <sup>1</sup>	4	4	0	0	4	4	8
	Truck	1	1	0	0	1	1	2
	Total	11	39	0	0	11	39	50
Weekday MD	Auto	10	10	0	0	10	10	20
	Taxi	1	1	0	0	1	1	2
	Taxi (Balanced) <sup>1</sup>	2	2	0	0	2	2	4
	Truck	1	1	0	0	1	1	2
	Total	13	13	0	0	13	13	26
Weekday PM	Auto	30	13	0	0	30	13	43
	Taxi	3	1	0	0	3	1	4
	Taxi (Balanced) <sup>1</sup>	4	4	0	0	4	4	8
	Truck	0	0	0	0	0	0	0
	Total	34	17	0	0	34	17	51
Saturday MD	Auto	19	19	0	0	19	19	38
	Taxi	2	2	0	0	2	2	4
	Taxi (Balanced) <sup>1</sup>	4	4	0	0	4	4	8
	Truck	0	0	0	0	0	0	0
	Total	23	23	0	0	23	23	46

Notes  
 (1) Taxi overlap not permitted by the 2014 CEQR Technical Manual for locations outside of Manhattan.

Travel Demand Forecast (Total Walk Trips)								
Land Use		Residential		Community Facility (Church)		Total		
		In	Out	In	Out	In	Out	Total
Weekday AM	Total Walk Trips <sup>1</sup>	18	101	1	1	19	102	121
Weekday MD	Total Walk Trips <sup>1</sup>	29	29	1	1	30	30	60
Weekday PM	Total Walk Trips <sup>1</sup>	91	39	1	1	92	40	132
Saturday MD	Total Walk Trips <sup>1</sup>	56	56	5	2	61	58	119

Notes  
 (1) Total walk trips includes all trips via transit (bus, subway, and rail) plus walk only trips.

### **Linked Trips**

Linked trips are those that have multiple destinations within the Project Site and are typical for multi-use sites. To be conservative, it was assumed that the church would not be used by the residents generated by the Proposed Project; therefore, no linked trip credit was applied.

The results of the trip generation estimates for the Proposed Project are shown in **Table K-4**.

**Table K-4:  
 Project Increment Trip Generation Estimate Summary**

<b>Peak Hour</b>	<b>Vehicle (Auto + Taxi + Truck)</b>	<b>Subway</b>	<b>Bus</b>	<b>Bike/Walk Only</b>
Weekday AM	50	86	19	16
Weekday MD	26	42	10	8
Weekday PM	51	94	20	18
Saturday MD	46	80	18	21

The results show that the Proposed Project would generate more than 50 vehicle trips in a peak hour (a maximum of 51 trips during the Weekday PM peak hour). Therefore, in accordance with the *2014 CEQR Technical Manual*, a Level 2 screening was performed to distribute the new vehicular trips to the surrounding roadway network and identify study locations for quantitative analyses.

The results show that the Proposed Project would generate fewer than 200 subway trips in a peak hour (a maximum of 94 trips during the Weekday PM peak hour). Therefore, a detailed subway analysis would not be required according to the *2014 CEQR Technical Manual*.

The Proposed Project would generate fewer than 50 bus trips in a peak hour (a maximum of 20 trips in the Weekday PM peak hour). Therefore, a detailed bus analysis would not be required according to the *2014 CEQR Technical Manual*.

The results also show that the Proposed Project would generate fewer than 200 pedestrians in a peak hour (a maximum of 132 trips in the Weekday PM peak hour). Therefore, a detailed pedestrian analysis would not be required according to the *2014 CEQR Technical Manual*.

## **Level 2 Screening: Trip Assignment**

### **Religious Facility (Church) Vehicular Trip Assignment Assumptions**

Trip assignment for the church land use considered the population density in the area around the Proposed Project. Based on a review of the density of residential development in the study area and the Proposed Project's geographic location relative to major arterials, trip assignment for the church use was based on an even distribution to the north, south, east and west.

### **Residential Vehicular Trip Assignment Assumptions**

Trip assignment for the residential land use considered the Proposed Project's geographic location relative to major arterials and commuter routes for residents of the area based on available census data<sup>1</sup>. Employment centers for approximately 75% of residents of the area are concentrated to the south, including

<sup>1</sup> OnTheMap v.6.5. U.S. Census Bureau, Center for Economic Studies. 2014 Census Data.

1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

locations in Manhattan, Astoria, Long Island City, and areas of Brooklyn. The employment centers for the remaining 25% of residents of the area are generally located to the north, including locations in the north Bronx, Yonkers, and Westchester.

The inbound trip assignment percentages for the residential land use are summarized below.

- From the North
  - 21% travels from the north on Rosedale Avenue to the site
- From the South
  - 55% travels from the west on Bruckner Boulevard, north on Rosedale Avenue, to the site
  - 17% travels from the east on Bruckner Boulevard, north on Rosedale Avenue, to the site
  - 1% travels from the south on Rosedale Avenue to the site
- From the west
  - 2% travels from the west on Watson Avenue to the site
- From the east
  - 2% travels from the east on Watson Avenue to the site
  - 2% travels from the east on Gleason Avenue, to Rosedale Avenue, to the site

The outbound trip assignment percentages for the residential land use are summarized below.

- To the North
  - 11% travels to the north on Rosedale Avenue from the site
  - 12% travels to the north on Commonwealth Avenue from the site
- To the South
  - 55% travels to the west on Bruckner Boulevard, south on Rosedale Avenue, from the site
  - 17% travels to the east on Bruckner Boulevard, south on Rosedale Avenue, from the site
  - 1% travels to the south on Rosedale Avenue from the site
- To the west
  - 2% travels to the west on Watson Avenue from the site
- To the east
  - 2% travels to the east on Watson Avenue from the site

The results of the Level 2 Screening analysis for vehicle traffic show that the Proposed Project would generate fewer than 50 vehicle trips at any intersection during any peak hours as shown in **Figures J-3 through J-6**.

## VI. CONCLUSION

### Traffic

According to the criteria specified in the *CEQR Technical Manual*, traffic analyses are generally required at intersections where more than 50 new vehicle trips would be generated by a proposed project during an individual peak hour based on the results of the vehicle trip assignment. It was determined that vehicular trips generated by the Proposed Project would not exceed this threshold during any peak hour. Therefore, the Proposed Project is considered unlikely to result in a significant adverse traffic impact.

## **Transit**

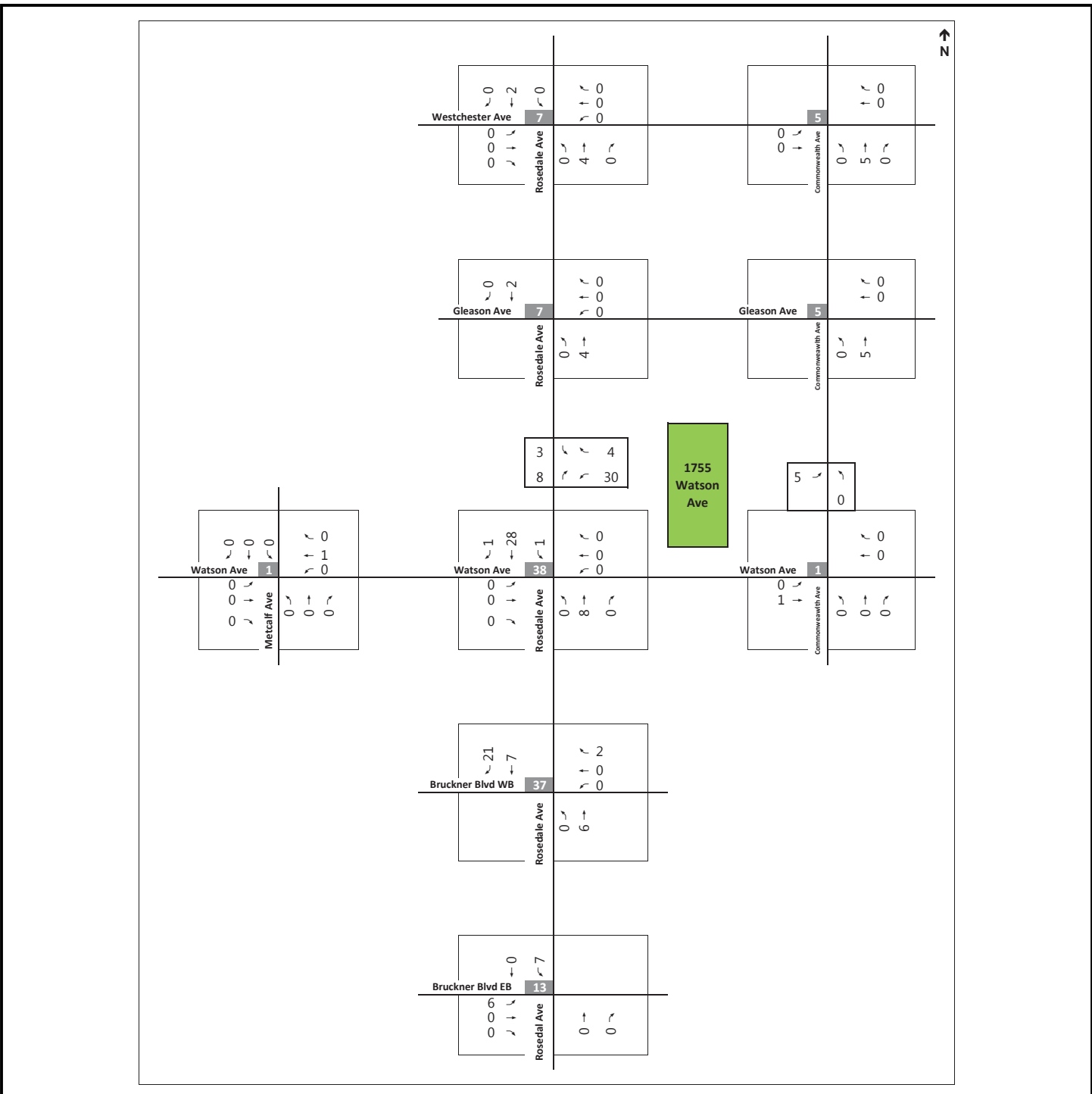
The transit criteria specified in the *CEQR Technical Manual* and thresholds used by New York City Transit/New York City Metropolitan Transportation Authority (NYCT/MTA) generally require subway/bus analyses if a proposed project is projected to result in greater than 200 peak hour subway/rail passengers assigned to a single subway station or on a single subway line or 50 bus passengers assigned to a single bus line (in one direction). It was determined that the Proposed Project would not exceed these thresholds during any peak hour. Therefore, further transit analyses are not required, and the Proposed Project is considered unlikely to result in a significant adverse transit impact.

## **Pedestrians**

Based on criteria specified in the *CEQR Technical Manual*, projected pedestrian volume increases of more than 200 pedestrians per hour at any sidewalk, crosswalk, or intersection corner would be considered a location with the potential for significant impacts and would require a detailed analysis. It was determined that pedestrian trips generated by the Proposed Project, based on a combination of walk, subway, and bus trips, would not exceed this threshold during any peak hour. Therefore, the Proposed Project is considered unlikely to result in a significant adverse pedestrian impact.

## **Conclusion**

Based on the Level 1 and Level 2 screening analyses, the Proposed Project would not meet or exceed the *CEQR Technical Manual* thresholds that would require the need for traffic, transit, or pedestrian analyses. Therefore, the Proposed Project is not expected to result in potential significant adverse transportation impacts.



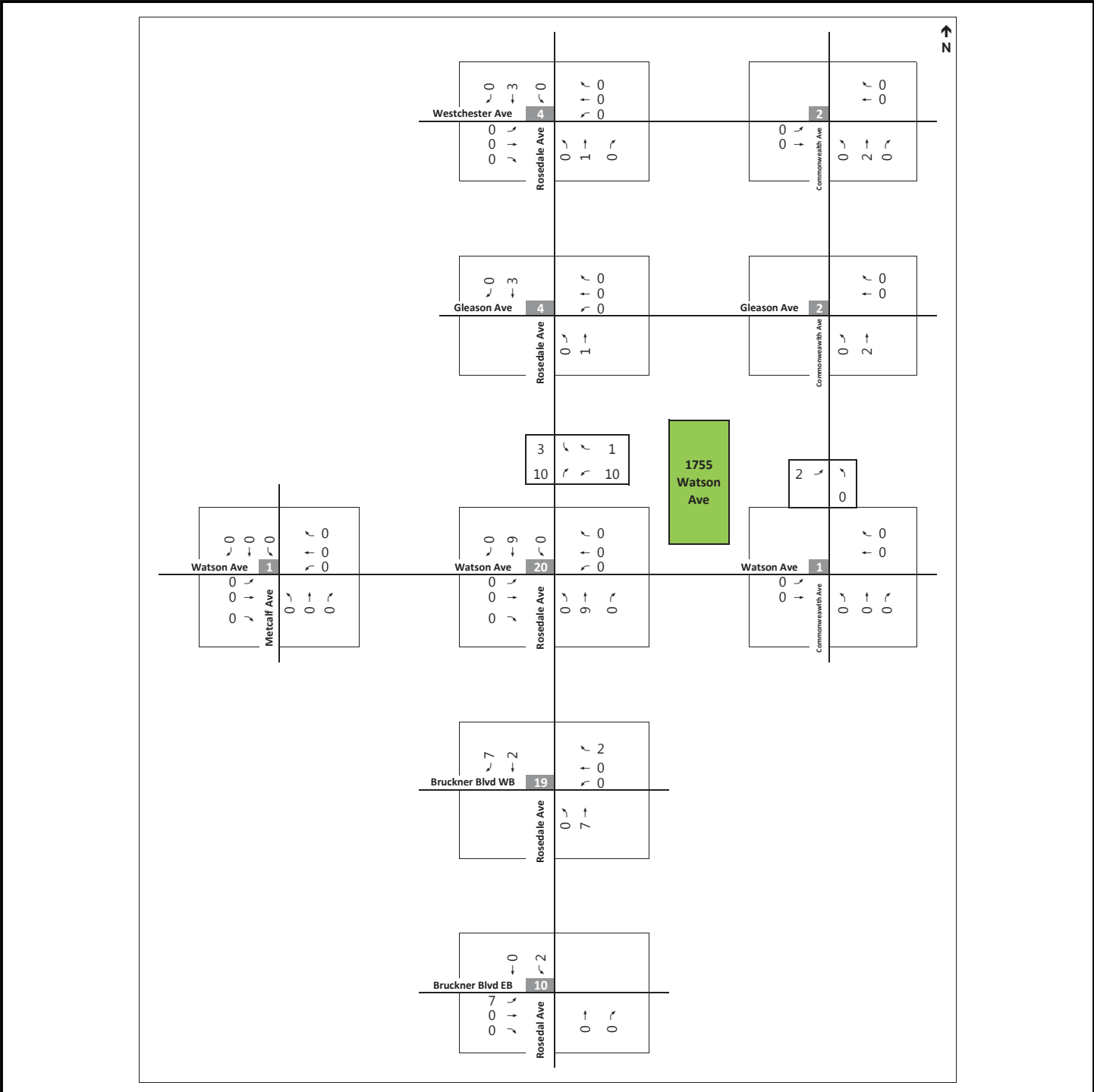
SOUNDVIEW, BRONX

## WEEKDAY AM PEAK HOUR PROJECT GENERATED TRIPS

Figure K-3

1755 Watson Avenue EAS



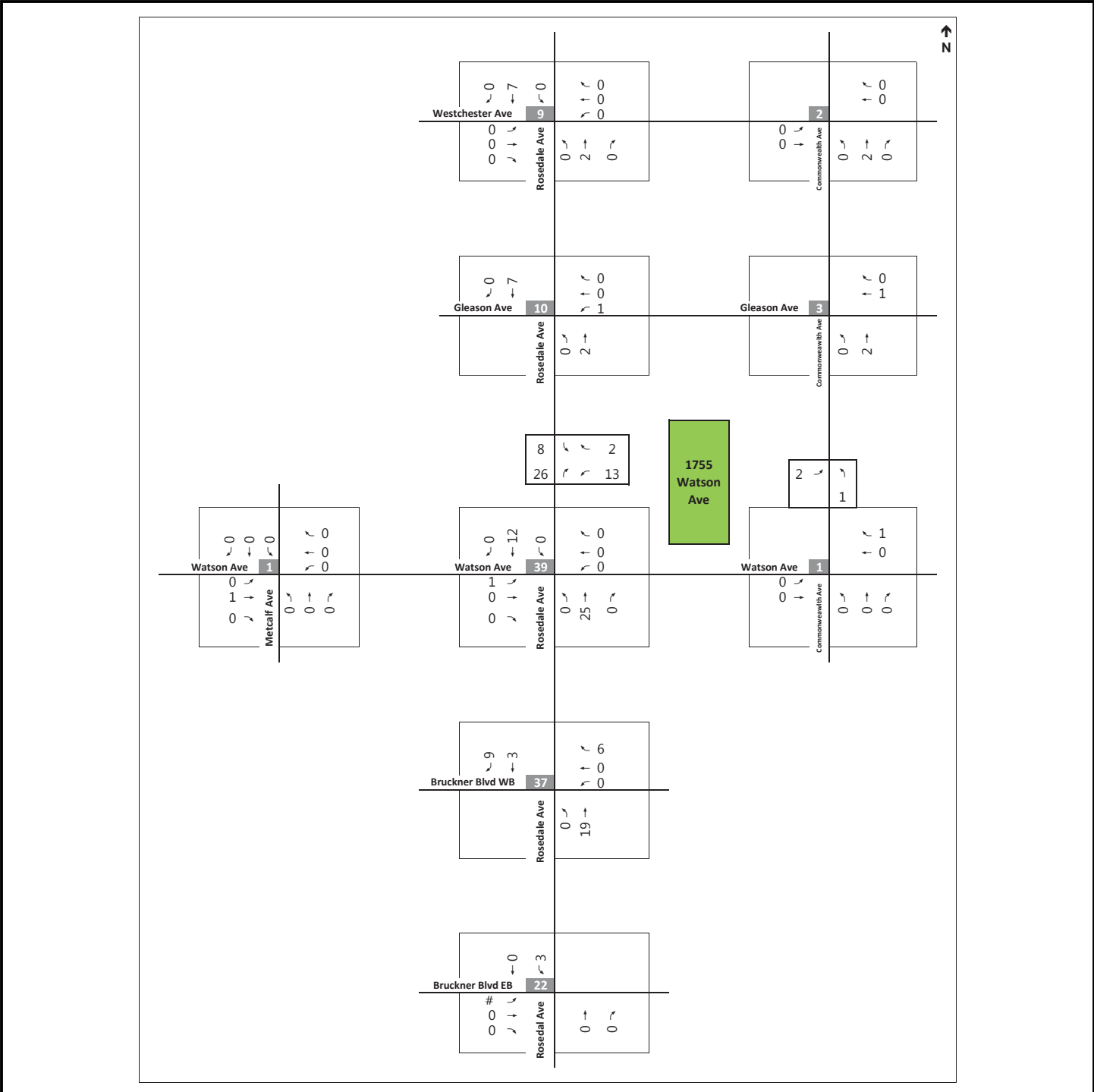


SOUNDVIEW, BRONX

## WEEKDAY MD PEAK HOUR PROJECT GENERATED TRIPS

Figure K-4

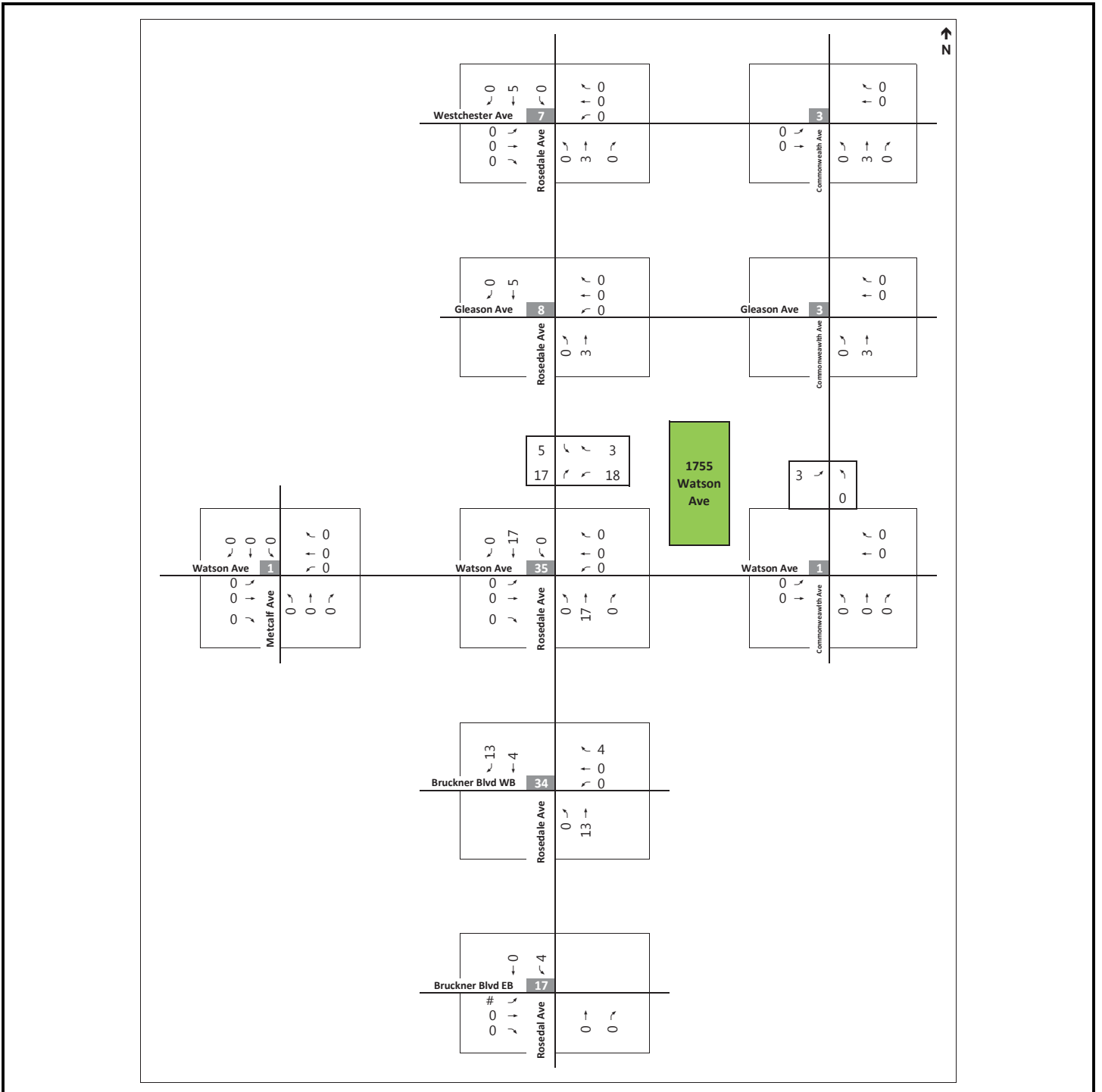
1755 Watson Avenue EAS



SOUNDVIEW, BRONX

## WEEKDAY PM PEAK HOUR PROJECT GENERATED TRIPS

Figure K-5  
1755 Watson Avenue EAS



SOUNDVIEW, BRONX

## SATURDAY MD PEAK HOUR PROJECT GENERATED TRIPS

Figure K-6

1755 Watson Avenue EAS

## Attachment L: Air Quality

### I. INTRODUCTION

This chapter assesses the potential impact of the Proposed Action on air quality. Air quality, or the quality of the surrounding air, may be affected by air pollutants produced by motor vehicles, referred to as “mobile sources”; by fixed facilities, usually referenced as “stationary sources”; or by a combination of both. Under CEQR, an air quality assessment determines both a proposed project’s effects on ambient air quality as well as the effects of ambient air quality on the project. Proposed projects may have an effect on air quality during operation and/or construction.

The applicant proposes to rezone and redevelop 1755 Watson Avenue (Block 3751, Lot 1) in the Bronx. Block 3751 is bounded by Gleason Avenue to the north, Commonwealth Avenue to the east, Watson Avenue to the south, and Rosedale Avenue to the west. Currently, the property is improved with a church and parking lot. Surrounding land uses within 400 feet are residential except for a playground and tennis courts across the street on Rosedale Avenue.

Under the Proposed Action, the applicant would demolish the existing building and construct a mixed-use building that includes a replacement church (community facility), approximately 286 residential units, and ground floor retail. The proposed development would consist of four building sections (labelled “A”, “B”, “C”, and “D”) that would combine to create a 284,606 gsf rectangular structure with a hollowed out center that would serve as at-grade attended parking. The entire proposed development would have a maximum base height of 61 feet (with the exception of the attached church facility), and a maximum building height of 85 feet after a 15-foot setback from the base height. It would consist of 257,607 gsf of residential space, 16,592 gsf of commercial/retail space, and 10,407 gsf of community/religious facility space. The applicant has committed to using natural gas for HVAC.

The uses in the four building development would consist of the following:

- **Building A** would consist of 9 floors of residential uses totaling 107,459 gsf, and would occupy the western portion of the lot facing Rosedale Avenue.
- **Building B** would consist of 8 floors with 16,592 gsf of commercial/retail space and 101,434 gsf residential units on part of the first floor and on floors 2 through 8. The building would occupy the southern portion of the lot facing Watson Avenue, and would have a total of 118,026 gsf.
- **Building C** would consist of 8 floors of residential units, totaling 48,713.5 gsf, and would occupy the eastern portion of the lot facing Commonwealth Avenue.
- **Building D** would replace the existing one story church facility with a 3 story church facility, located at the northeastern portion of the lot adjacent to Building A and Building C, totaling 10,407 gsf. 8

A total of 56 at-grade private, attended parking spaces would be provided to serve future residents, the new church facility, and ground floor commercial/retail uses. Access to the parking area would be provided from both Rosedale Avenue and Commonwealth Avenue.

### II. PRINCIPAL CONCLUSIONS

An air quality analysis was carried out to ensure that the Proposed Action would not cause adverse impacts to the surrounding community and would not be adversely impacted by existing nearby uses.

Based on the information and analyses provided in this chapter, no significant adverse impacts are projected as a result of the project. This includes the effects of the Proposed Action on the surrounding community and the effects of the surrounding community on the Proposed Action.

- A screening analysis was carried out for CO and Particulate Matter (PM) from additional motor vehicles. The results showed that no modeling of traffic air quality was warranted.
- A screening analysis for parking showed that no air quality analysis of the proposed garage is required. The size of the garage would not be large enough to cause concern for potential CO or PM<sub>2.5</sub> impacts.
- A screening analysis for boiler stack emissions (HVAC) for the Proposed Action showed that it would screen out for potential impacts on existing uses. Potential project-on-project impacts were analyzed with AERMOD and no impacts were projected. No major sources are within 1,000 feet of the Proposed Action.
- Available information on surrounding land uses show that no industrial facilities or commercial facilities are within 400 feet of the Proposed Action. Therefore, no air toxics analysis is necessary.

### III. METHODOLOGY

#### Standards and Guidelines

##### *National Ambient Air Quality Standards*

National Ambient Air Quality Standards (NAAQS) were promulgated by The U.S. Environmental Protection Agency (EPA) for six major pollutants, deemed criteria pollutants, because threshold criteria can be established for determining adverse effects on human health. They consist of primary standards, established to protect public health, and secondary standards, established to protect plants and animals and to prevent economic damage. The six pollutants are:

- Carbon Monoxide (CO), which is a colorless, odorless gas produced from the incomplete combustion of gasoline and other fossil fuels.
- Lead (Pb) is a heavy metal principally associated with industrial sources.
- Nitrogen dioxide (NO<sub>2</sub>), which is formed by chemical conversion from nitric oxide (NO), which is emitted primarily by industrial furnaces, power plants, and motor vehicles.
- Ozone (O<sub>3</sub>), a principal component of smog, is formed through a series of chemical reactions between hydrocarbons and nitrogen oxides in the presence of sunlight.
- Inhalable Particulates (PM<sub>10</sub>/PM<sub>2.5</sub>) are primarily generated by diesel fuel combustion, brake and tire wear on motor vehicles, and the disturbance of dust on roadways. The PM<sub>10</sub> standard covers those particulates with diameters of 10 micrometers or less. The PM<sub>2.5</sub> standard covers particulates with diameters of 2.5 micrometers or less.
- Sulfur dioxides (SO<sub>2</sub>) are heavy gases primarily associated with the combustion of sulfur-containing fuels such as coal and oil.

**Table L-1, National and New York State Ambient Air Quality Standards**, shows the New York and National Ambient Air Quality Standards

**Table L-1:  
 National and New York State Ambient Air Quality Standards**

Pollutant	Averaging Period	Standard
Sulfur Dioxide	1-hour average <sup>e</sup>	197 µg/m <sup>3</sup> (75 ppb)
	3-hour average	1300 µg/m <sup>3</sup> (0.50 ppm)
Inhalable Particulates (PM <sub>10</sub> )	24-hour average	150 µg/m <sup>3</sup>
Inhalable Particulates (PM <sub>2.5</sub> )	3-yr average annual mean	12 µg/m <sup>3</sup>
	Maximum 24-hr. 3-yr. avg. <sup>d</sup>	35 µg/m <sup>3</sup>
Ozone	Maximum daily 8-hr avg. <sup>b</sup>	0.075 ppm
Carbon Monoxide	8-hour average <sup>a</sup>	9 ppm
	1-hour average <sup>a</sup>	35 ppm
Nitrogen Dioxide	12-month arithmetic mean	100 µg/m <sup>3</sup> (53 ppb)
	1-hr average <sup>e</sup>	188 µg/m <sup>3</sup> (100 ppb)
Lead	Quarterly mean	1.5 µg/m <sup>3</sup>

Notes: ppm = parts per million; µg/m<sup>3</sup> = micrograms per cubic meter.

a. Not to be exceeded more than once a year.

b. Three-year average of the annual fourth highest maximum 8-hour average concentration effective May 27, 2008.

c. Not to be exceeded by the 98<sup>th</sup> percentile of 24-hour PM<sub>2.5</sub> concentrations in a year (averaged over 3 years).

d. Three-year average of the 98<sup>th</sup> percentile of the daily maximum 1-hour average, effective January 22, 2010.

e. Three-year average of the 99<sup>th</sup> percentile of the daily maximum 1-hour average, final rule signed June 2, 2010.

Sources: New York State Department of Environmental Conservation; New York State Ambient Air Quality Development Report, 2014; New York City Department of Environmental Protection, 2014.

### **NYC De Minimis Criteria and Interim Guidelines**

For carbon monoxide from mobile sources, the New York City's *de minimis* criteria are used to determine the significance of the incremental increases in CO concentrations that would result from a proposed action. These set the minimum change in an 8-hour average carbon monoxide concentration that would constitute a significant environmental impact. According to these criteria, significant impacts are defined as follows:

- An increase of 0.5 parts per million (ppm) or more in the maximum 8-hour average carbon monoxide concentration at a location where the predicted No Action 8-hour concentration is equal to or above 8 ppm.
- An increase of more than half the difference between the baseline (i.e., No Action) concentrations and the 8-hour standard, where No Action concentrations are below 8 ppm.

For PM<sub>2.5</sub> analyses at the microscale level, the City's *de minimis* criteria for developing significance are:

- Predicted increase of more than half the difference between the background concentration and the 24-hour standard;
- Predicted annual average PM<sub>2.5</sub> concentration increments greater than 0.1 µg/m<sup>3</sup> at ground level on a neighborhood scale (i.e., the annual increase in concentration representing the average over an area of approximately 1 square kilometer, centered on the location where the maximum ground-level impact is predicted for stationary sources; or at a distance from a roadway corridor similar to the minimum distance defined for locating neighborhood scale monitoring stations); or
- Predicted annual average PM<sub>2.5</sub> concentration increments greater than 0.3 µg/m<sup>3</sup> at a discrete or ground-level receptor location.

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ULURP No(s): 170150ZMX and 170151ZRX

Based on the NYSDEC's annual air quality report (2014), which lists a background value of 25.7  $\mu\text{g}/\text{m}^3$  for  $\text{PM}_{2.5}$  for the Bronx (Botanical Gardens), the de minimis criterion for the 24-hour concentration of  $\text{PM}_{2.5}$  would be 4.7  $\mu\text{g}/\text{m}^3$ . If the project increment is greater than this value, an impact would occur.

### ***New York State Short-Term and Annual Guideline Concentrations***

The New York State Department of Environmental Conservation (NYSDEC) has established Short-Term Guideline Concentrations (SGCs) and Annual Guideline Concentrations (AGCs) for certain toxic or carcinogenic non-criteria pollutants for which EPA has no established standards. They are maximum allowable 1-hour and annual guideline concentrations, respectively, that are considered acceptable concentrations below which there should be no adverse effects on the health of the general public.

SGCs are intended to protect the public from acute, short-term effects of pollutant exposures, and AGCs are intended to protect the public from chronic, long-term effects of the exposures. However, NYCDEP considers that, for pollutants for which the NYSDEC-established AGC is based on a health risk criteria (i.e., a one in a million cancer risk), impacts less than 10 times the AGC are not considered significant. This is because NYSDEC developed the AGCs for these pollutants by reducing the health risk criteria by a factor of 10 as an added safety measure. In determining potential impacts, therefore, NYCDEP considers concentrations within ten times the AGC to be acceptable. Pollutants with no known acute effects have no SGC criteria, but do have AGC criteria. NYSDEC DAR-1 (October 18, 2010) contains the most recent compilation of the SGC and AGC guideline concentrations.

### ***State Implementation Plan (SIP)***

The Clean Air Act (CAA), as amended in 1990, (1) defines non-attainment areas (NAA) as geographic regions that have been designated as not meeting one or more of the NAAQS; and (2) requires states to submit to EPA a State Implementation Plan (SIP) delineating how the state plans to achieve the NAAQS, followed by a plan for maintaining attainment status once the area is in attainment. Bronx County is part of the New York City CO maintenance area and a marginal non-attainment area for ozone. Previously, it was a nonattainment area for  $\text{PM}_{2.5}$ . As of April 18, 2014, EPA redesignated the Bronx, Kings, New York, Queens, and Richmond Counties as  $\text{PM}_{2.5}$  maintenance areas. A SIP to address non-attainment of the 2008 ozone NAAQS was due in 2015. The state is also working with the EPA to formulate standard practices for regional haze and  $\text{PM}_{2.5}$ .

### **Background Concentrations**

For  $\text{SO}_2$ ,  $\text{NO}_2$ , and  $\text{PM}_{10}$ , the background concentrations were obtained from NYSDEC's annual report for 2014 as follows:

- 45.4  $\mu\text{g}/\text{m}^3$  for the 1-hour  $\text{SO}_2$  concentration (IS52),
- 40.6  $\mu\text{g}/\text{m}^3$  for the annual  $\text{NO}_2$  average (IS52),
- 109.3  $\mu\text{g}/\text{m}^3$  for the 1-hour  $\text{NO}_2$  average (Botanical Gardens),
- 29  $\mu\text{g}/\text{m}^3$  for the 24-hour  $\text{PM}_{10}$  average (IS52),
- 25.7  $\mu\text{g}/\text{m}^3$  for the 24-hour  $\text{PM}_{2.5}$  average (Botanical Gardens),
- 9.3  $\mu\text{g}/\text{m}^3$  for the annual  $\text{PM}_{2.5}$  average (Botanical Gardens),
- 2.2 ppm for the 1-hour CO average (Botanical Gardens), and
- 1.3 ppm for the 8-hour CO average (Botanical Gardens).

## **Stationary Sources**

### **Screening Nomographs**

Since the building would use natural gas, the first step in the HVAC analysis is a screening analysis using Figure 17-7 (NO<sub>2</sub> boiler screen for residential natural gas) from the 2014 *CEQR Technical Manual Appendices*. The size of the development is plotted against the distance to the receptor building. As a worse-case analysis for screening purposes, the distance between a stack and the nearest building of similar or greater height is assumed to be the distance between the lot lines for the two buildings. If the plotted point is below the applicable curve, then the site passes the screen and no further analysis is necessary. If the plotted point is on or above the applicable curve, the potential for a significant air quality impact exists, and further analysis is required using AERSCREEN or AERMOD modeling. If the distance between the lots is less than 30 feet, a more detailed analysis must be carried out, and no nomograph is necessary.

### **AERMOD Modeling**

AERMOD, designed to support EPA's regulatory modeling programs, is a steady-state Gaussian plume model with three separate components: AERMOD (a dispersion model), AERMAP (a terrain preprocessor), and AERMET (a meteorological preprocessor). AERMOD can handle emissions from point, line, area, and volume sources. The model is run with five years of meteorological data that include surface mixing height, wind speed, stability class, temperature, and wind direction.

#### **Model parameters.**

- The model was run with flat terrain. All buildings and receptors were placed at an elevation of zero (0), which is the standard approach.
- The one-hour and annual NO<sub>x</sub> emissions were run with the PVMRM method and ozone files.
- AERMOD was run using concatenated meteorological data sets for 2010 through 2014. The same hourly emission factors were used for both short-term and annual averaging periods.

**Urban/rural.** The nearest major airport (LaGuardia) and the site are in urban locations. Therefore AERMOD's URBAN option was selected. The population used for the urban area was 8,000,000, and the default urban surface roughness length of 1.0 m was used for the site.

**Stack parameters.** EPA defines GEP (good engineering practice) stack height as the height necessary to ensure that emissions from a building's stack do not result in excessive concentrations of any air pollutant in the immediate vicinity of the source as a result of atmospheric downwash, eddies, or wakes that may be created by the source itself, nearby structures, or nearby terrain obstacles.

- The Building Profile Input Program (BPIP) was run in conjunction with AERMOD.
- The model was run both with and without building downwash to determine which condition would provide worst-case results.
- Btu for the source buildings was calculated as 60.3 thousand Btu per sq. ft. of heated area. Resulting Btu for the source buildings ranged from 0.43 to 2.49 MMBtu per hour. Therefore, all stacks were assumed to have diameters of 1.0 feet per the most recent NYCDEP CA permit database.



- Per guidance from the NYC Department of City Planning, the stack parameters are based on the NYCDEP “CA Permit<sup>1</sup>” database and the heat input (with units of 10<sup>6</sup> BTU) of the boilers. Based on the square footage of the areas to be heated in the buildings, the calculated BTU ratings of the boilers were calculated to be less than 5 million BTU per hour. For boilers of this size, the stacks were assigned an exhaust temperature of 300.0° F, and an inside stack diameter of 1.0 feet. The average exhaust velocity provided by the CA database was 7.8 m/s.
- Stacks were assumed to be three feet higher than the roof or mechanical bulkhead. They were placed as close as feasible to the receptor buildings, but at least 10 feet from the edge of the roof.
- The equilibrium ratio was set to 0.9, and the in-stack ratio was 0.2.

**Pollutants.** Pollutants included NO<sub>2</sub> (1-hour, annual) and PM<sub>2.5</sub> (24-hour, annual) from natural gas, and SO<sub>2</sub> (1-hour), PM<sub>10</sub> (24-hour), and PM<sub>2.5</sub> (24-hour, annual) from #2 fuel oil. No modeling of the 3-hour concentration for SO<sub>2</sub> was done because the NAAQS is much higher than for the 1-hour concentration. If no impacts are modeled for the 1-hour period, none would occur for the 3-hour period.

- Emission factors for natural gas were based on an annual consumption rate of 45.2 cubic feet of natural gas per square foot for a residential structure, as indicated in the NYC *CEQR Technical Manual (2012)*. The annual consumption of natural gas, in cubic feet, was converted to pounds using a multiplier of 100 or 50 for a low NO<sub>x</sub> boiler as recommended in Table 1.4-1 of EPA’s AP-42 publication for external combustion sources.
- PM<sub>2.5</sub> from natural gas was calculated using 7.6 lbs/1 million scf.

The resulting annual emissions were converted to hourly emission rates in grams/second based on 2,400 hours per year of use for heating. AERMOD’s EMISFACT option specifying the winter period was used to model the emissions.

For NO<sub>2</sub>, the calculated emission factors were used in the AERMOD model. For all other pollutants, the model was run using a generic emission factor of 1 g/s. The results were then multiplied by the calculated emission factors to determine the modeled concentrations.

**Meteorological Data.** The model was run with data from LaGuardia Airport for 2010 through 2014. The upper air station used with La Guardia is Brookhaven. An elevation of 3.4 meters was used. Hourly ozone values for use in modeling NO<sub>2</sub> were obtained from the Queens College 2 monitor for 2010 through 2014.

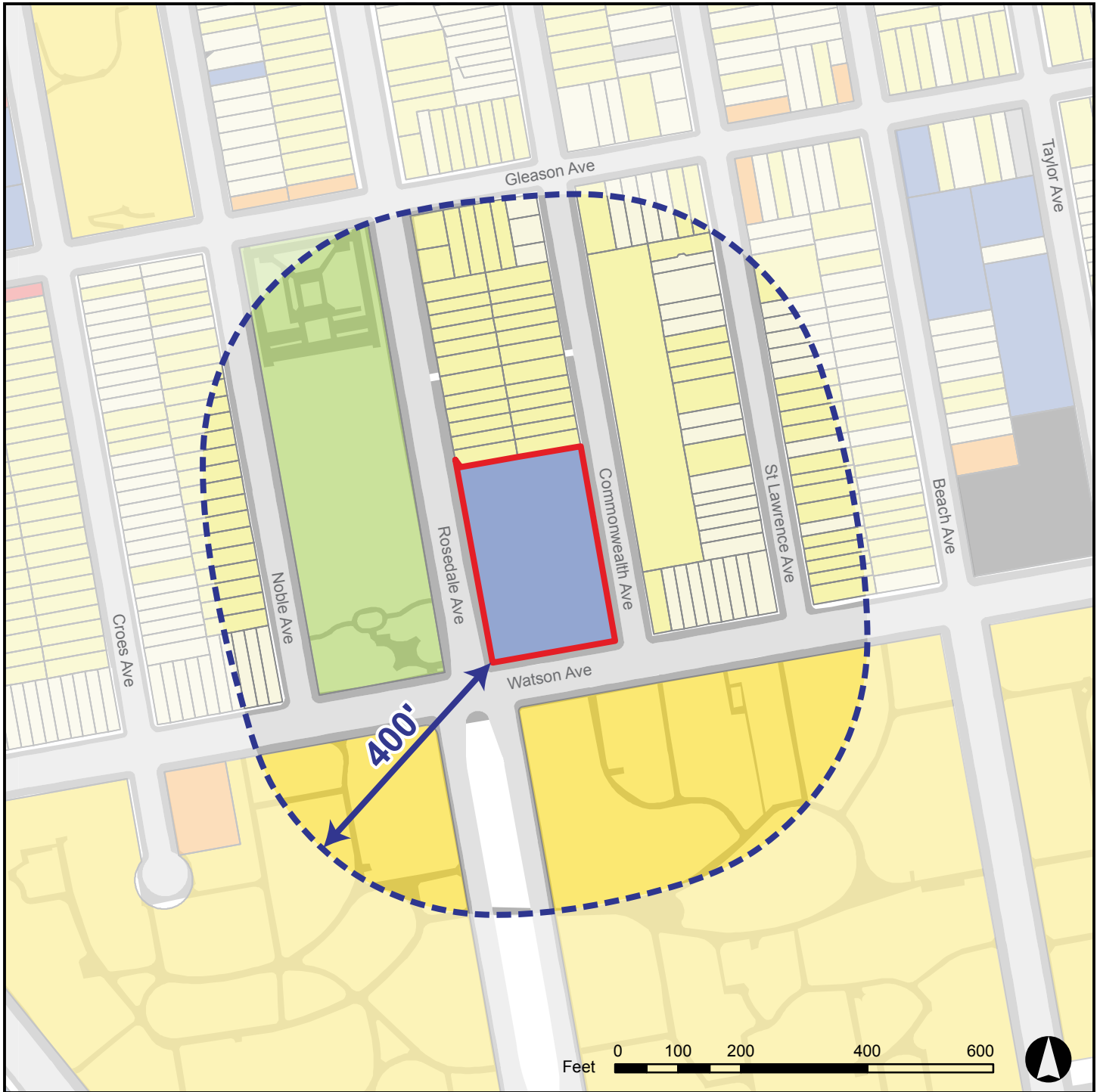
**Receptors.** Receptors on the building likely to experience air quality impacts were placed at the approximate window locations on all floors and facades with a direct line of site to the source building.

#### IV. PRELIMINARY ASSESSMENT

Preliminary assessments were carried out for traffic air quality, parking, heating, ventilation and air conditioning (HVAC), and air toxics. **Figure L-1: Surrounding Land Uses** shows the Proposed Development Site and surrounding land uses within 400 feet. The rezoning area is largely composed of residential and playground uses.

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<sup>1</sup> CA refers to Combustion Applicable



Source: 2015 Pluto, NYCDPC

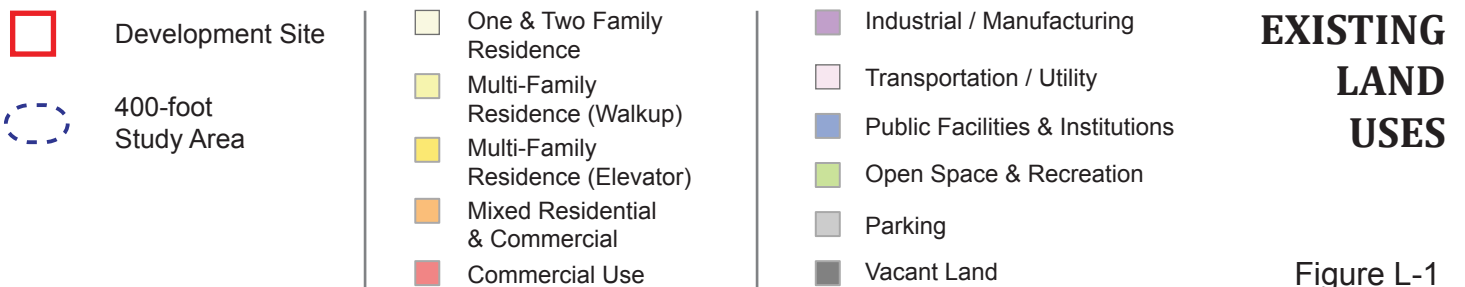


Figure L-1  
1755 Watson Avenue EAS

## Traffic Air Quality

Localized increases in CO or particulate levels may result from increased vehicular traffic volumes and changed traffic patterns in the study area as a consequence of the Proposed Action. The mobile source analysis outlined in the *CEQR Technical Manual* considers actions that add new vehicles to roadways or change traffic patterns, either of which may have significant adverse air quality impacts.

Screening analyses were carried out for CO and PM<sub>2.5</sub> to determine whether the project-generated increases in traffic had the potential to cause a significant impact. **Table L-2: 2019 Traffic Volumes** shows the projected traffic volume increments for the study area for 2019. The project would generate a maximum of 44 auto trips during the peak AM period, 22 during the Midday period, 48 during the PM period, and 42 during the Saturday Midday period. The worst-case increment of 48 vehicles would occur at the intersection of Watson Avenue and Rosedale Avenue during the weekday PM peak period.

**Table L-2: 2019 Traffic Volume Increments**

ID	Intersection	Increment			
		AM	PM	Midday	Saturday
1	Westchester & Rosedale	6	4	9	8
2	Westchester & Commonwealth	5	2	2	3
3	Gleason & Rosedale	6	4	10	8
4	Gleason & Commonwealth	5	2	3	3
5	Watson & Metcalf	1	0	1	0
6	Watson & Rosedale	44	22	48	42
7	Watson & Commonwealth	6	2	3	3
8	Bruckner Blvd W & Rosedale	36	18	37	34
9	Bruckner Blvd E & Rosedale	13	9	22	17

Source: Sam Schwartz Engineering

**CO.** For this area of the City, the threshold volume for modeling CO concentrations using MOVES2010b and CAL3QHC or CAL3QHCR is an increment of 170 vehicles through an intersection during a peak traffic hour. The highest increment of 48 vehicles would not trigger the 170-vehicle threshold. Therefore, no CO modeling is required.

**PM<sub>2.5</sub>.** A PM<sub>2.5</sub> screening analysis was conducted using the spreadsheet referenced on page 17-12 of the *CEQR Technical Manual*. The algorithm uses traffic volume according to vehicular class and determines the number of heavy duty diesel vehicles (HDDVs) that would generate equivalent emissions. The equivalent number of HDDVs varies by type of road. Based on guidance from DEP, the minor leg of an intersection determines its classification as a local road, collector, arterial, or expressway. A more detailed analysis is required if a proposed action would meet or exceed the thresholds shown below:

- 12 HDDV for paved roads with average daily traffic fewer than 5,000 vehicles;
- 19 HDDV for collector-type roads;
- 23 HDDV for principal and minor arterial roads; and

**Table L-3, NYCDOT Functional Classifications within Project Area**, shows the New York State (NYSDOT) functional classifications for the roadways within the project area. All are urban roads. Based on **Table L-5**, the roadways within the study area are a mix of principal arterial, collector and local streets. Local roads are treated as paved roads with average daily traffic of fewer than 5,000 vehicles.

**Table L-3: NYCDOT Functional Classifications within Project Area**

Roadway	From	To	NYS Urban Code	Urban Classification
Westchester Ave.	Bronx River PK	I95	14	Principal arterial
Gleason Ave.	Cross BX Service	Metcalf Ave.	19	Local street
Watson Ave.	Morrison Ave.	White Plains Rd.	17	Collector
Bruckner Blvd. WB	White Plains Rd.	Bronx River PK	14	Principal arterial
Bruckner Blvd. EB	White Plains Rd.	Bronx River PK	14	Principal arterial
Metcalf Ave.(1)	Bruckner Blvd. NE	Watson Ave.	19	Local street
Metcalf Ave.(2)	Watson Ave.	Westchester Ave.	17	Collector
Rosedale Ave.	Lafayette Ave.	E Tremont Ave.	17	Collector
Commonwealth Ave.	Watson Ave.	Cross BX Service	19	Local street

Source: New York State Functional Class Maps.

As shown in **Table L-4**, the highest increment would be 48 vehicles at Watson Avenue and Rosedale Avenue. These are both collector roads, and the equivalent truck calculations showed that the increment is equivalent to 32 diesel trucks, which passes the screen. All roadways pass the screen. Therefore, no further analysis is required for mobile sources.

**Table L-4:**

**Highest Increment per Intersection and Truck Equivalent**

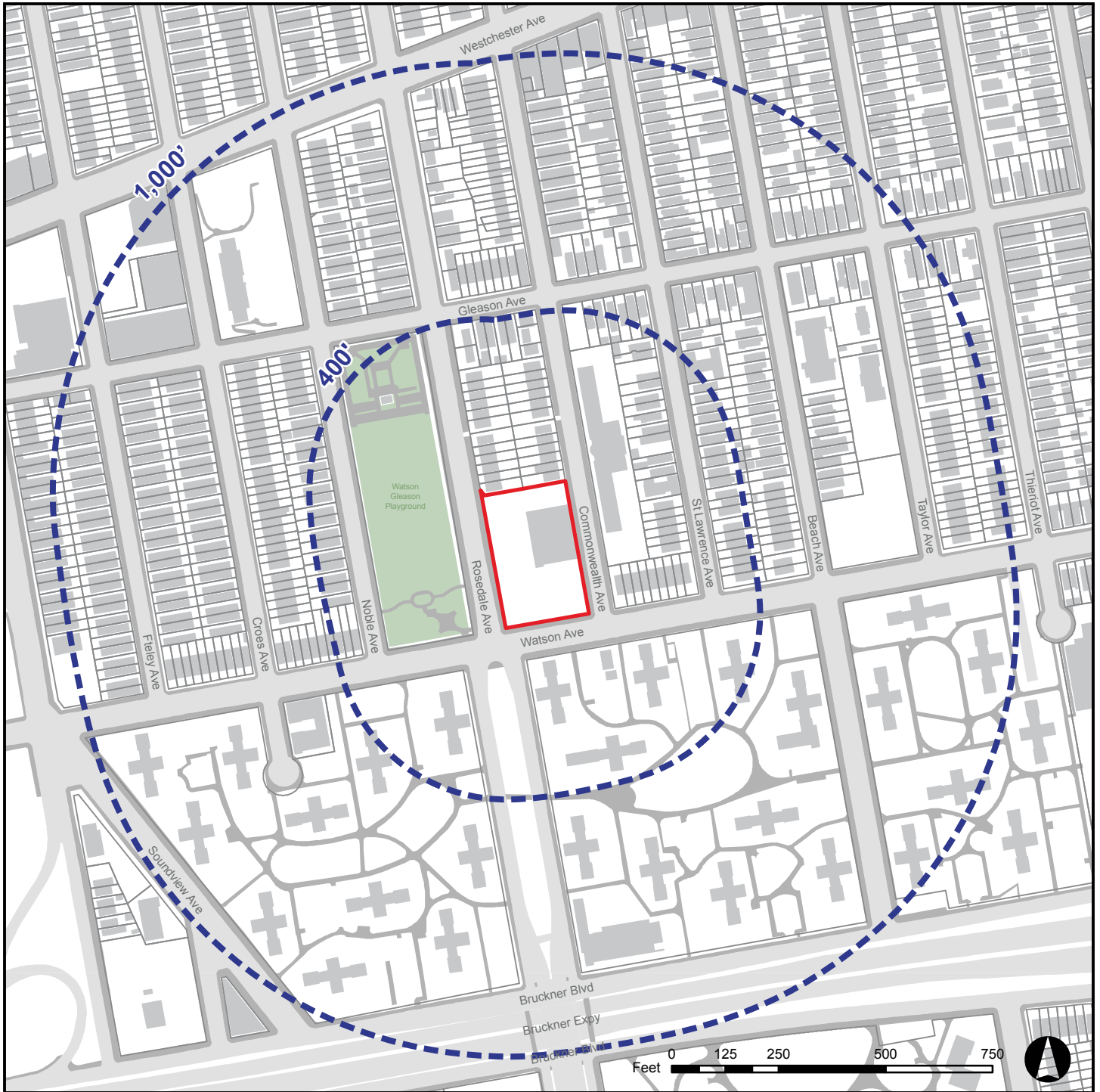
ID	Intersection	Lowest Functional Class	Highest Increment	Truck Equivalent	Screen
1	Westchester & Rosedale	17	9	2	Pass
2	Westchester & Commonwealth	19	5	2	Pass
3	Gleason & Rosedale	19	10	5	Pass
4	Gleason & Commonwealth	19	5	2	Pass
5	Watson & Metcalf	19	1	0	Pass
6	Watson & Rosedale	17	48	10	Pass
7	Watson & Commonwealth	19	6	3	Pass
8	Bruckner Blvd W & Rosedale	17	37	7	Pass
9	Bruckner Blvd E & Rosedale	17	22	4	Pass

**Parking Facilities**

The applicant proposes to provide 56 spaces of attended surface parking within the proposed development. Based on Table 16-1 in the Transportation chapter of the *NYC CEQR Technical Manual*, this number of off-street spaces would not require analysis.

**Heating Ventilation and Air Conditioning (HVAC)**

Actions can result in stationary source air quality impacts when they create new stationary sources of pollutants that can affect surrounding uses (such as exhaust from boiler stack(s) used for heating/hot water, ventilation, or air conditioning systems); when they locate new sensitive uses (schools, hospitals, residences) near such stationary sources; and when new emission sources are located within a short distance of each other. Air quality impacts from HVAC sources are unlikely at distances of 400 feet or more, but a large or major emission source within 1,000 feet warrants further evaluation. **Figure L-2: Area within 400 ft and 1,000 ft of the Proposed Action** shows the 400- and 1000-foot radii for the Proposed Action.



Source: 2015 Pluto, NYDCDP

**SOUNDVIEW, BRONX**

- Development Site
- 400-foot / 1,000-foot Study Area

## SITE LOCATION MAP

Figure L-2  
1755 Watson Avenue EAS

### ***Existing Buildings on Proposed Action***

No existing large or major HVAC sources were identified within the 1,000-foot project site. Based on this information no further analysis of existing HVAC emissions on the proposed project is required for CEQR purposes.

### ***Proposed Action on Existing and Future Buildings***

The four buildings would be served by one boiler, which would have a stack on the roof of Building B, which would be 95 feet high. Because Buildings A and C are of similar height, 90 feet in height, they were further evaluated as a worst-case analysis. Because the buildings are contiguous, they are less than 30 feet apart, and they must be analyzed with AERMOD. This is presented under the section on Detailed Analysis.

### **Air Toxics and Odors**

According to the *2014 CEQR Technical Manual*, existing facilities with the potential to cause adverse air quality impacts are those that would require permitting under city, state and federal regulations. The Manual lists the following types of uses as a source of concern for the residential uses that would occur under the proposed action:

- large emission source (e.g., solid waste or medical waste incinerators, cogeneration facilities, asphalt and concrete plants, or power generating plants) within 1,000 feet,
- a medical, chemical, or research laboratory nearby,
- a manufacturing or processing facility within 400 feet, and
- an odor producing facility within 1,000 feet.

As part of the air toxics analysis, on-line searches of NYSDEC's Air Permit Facilities Registry and EPA's Facility Registry System for permitted facilities, an on-line search of data provided by the NYC Department of Buildings, New York City's Open Accessible Space Information System Cooperative (OASIS) data base, and available aerial photos provided by Google and Bing were carried out. Field reconnaissance further augmented the gathering of information.

No large emission sources or medical, chemical, or research laboratories were identified within the search radii. No industrial operations or odor producing facilities were found. Therefore, no further analysis of air toxics is required.

## **V. DETAILED ASSESSMENT**

### **HVAC Analysis, Future without the Proposed Action**

As-of-right developments under the No Action Scenario could consist of four buildings. In comparison to Action Conditions, the buildings would not be contiguous and they would be three- and four-story attached houses or small apartment houses with a total of 102,461 gsf. This would include 77,337 gsf of residential uses, 17,000 gsf of commercial uses, and a community facility of 8,124 gsf. The required 95 parking spaces under the No Action condition is expected to be provided as underground parking with access on Rosedale Avenue between Watson Avenue and Gleason Avenue. Since the development would be as-of-right, no further analysis is required for No Action Conditions.

### HVAC Analysis, Future with the Proposed Action

Under the Proposed Action, the development would consist of four buildings as shown in **Figure L-3: With Action Condition Site Plan**:

- **Building A** would be a 90-foot high residential buildings with 107,459 gsf,
- **Building B** would be a 95-foot high building with 118,026 gsf including 16,592 gsf of commercial/retail space and 101,434 gsf residential units,
- **Building C** would be a 90-foot high residential building with 48,713.5 gsf, and
- **Building D** would replace the existing one story church facility with a 75-foot high, 3 story church facility totaling 10,407 gsf.

The preliminary assessment indicated the potential for project-on-project impacts. The HVAC stack would be on the roof of Building B. Building B would be higher than any existing buildings within a 400-foot but it is only five feet higher than Buildings A and C. Because the heights are similar, a project-on-project analysis was carried out to ensure that Building B would not adversely impact these other two buildings. The total square footage to be heated would be 284,606 gsf. As shown in **Figure L-3**, the four buildings are adjacent to each other. Therefore, AERMOD modeling must be carried out rather than a screening analysis with the nomographs in the 2014 *CEQR Technical Manual*.

Receptors were placed on Buildings A and C. Two potential boiler stack locations were modeled. One was on the western side of the building, 10 feet from the edge of the roof facing Building A (west stack). One was on the eastern side of the building, 10 feet from the roof facing Building C (east stack). Each potential boiler stack location was modeled separately, but receptors for both buildings were included.

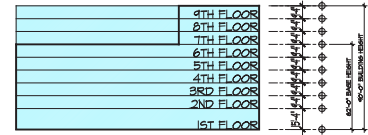
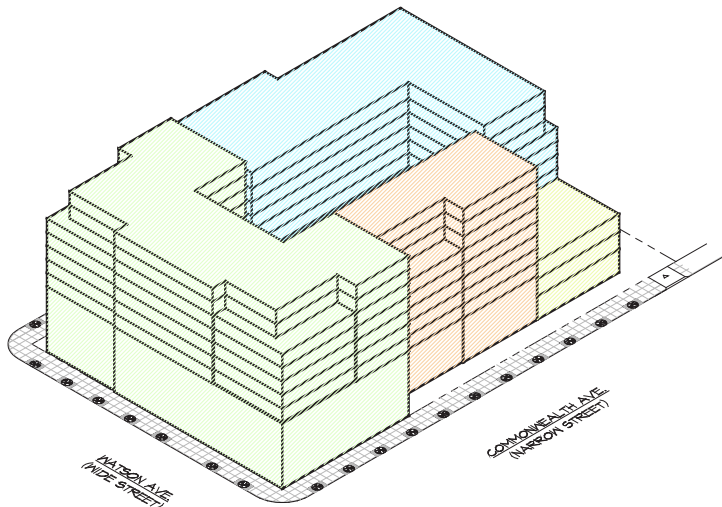
**Table L-5: Project on Project Pollutant Concentrations, Natural Gas** shows the modeled results. The results include background concentrations. Although the modeling was carried with and without building downwash, only the worst-case results are shown. The highest concentrations occurred without building downwash. The modeled results for both stack locations passed without restrictions on the boilers or stack locations. Thus, no adverse impacts are projected.

**Table L-5: Project on Project Pollutant Concentrations, Natural Gas ( $\mu\text{g}/\text{m}^3$ )**

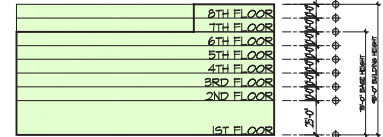
Project on Project Scenario	Total Concentrations* ( $\mu\text{g}/\text{m}^3$ )			
	1-Hr NO <sub>2</sub>	Annual NO <sub>2</sub>	24-Hr PM <sub>2.5</sub>	Annual PM <sub>2.5</sub>
Building B on Buildings A and C, West stack	116.2	32.5	25.7	9.3
Building B on Buildings A and C, East stack	116.1	32.5	25.7	9.3
<b>NAAQS (<math>\mu\text{g}/\text{m}^3</math>)</b>	<b>188</b>	<b>100</b>	<b>35</b>	<b>12</b>
<b>Highest Increment</b>	NA	NA	<b>0.003784</b>	<b>0.001387</b>
<b>De Minimis</b>	NA	NA	<b>4.7</b>	<b>0.3</b>
<b>Results</b>	Pass	Pass	<b>Pass</b>	<b>Pass</b>

\*Includes background concentrations

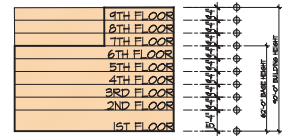
Source: Sandstone Environmental Associates, Inc.



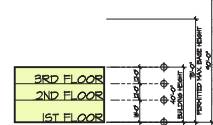
BUILDING "A" HEIGHT DIAGRAM  
SCALE 1/4" = 1'-0"



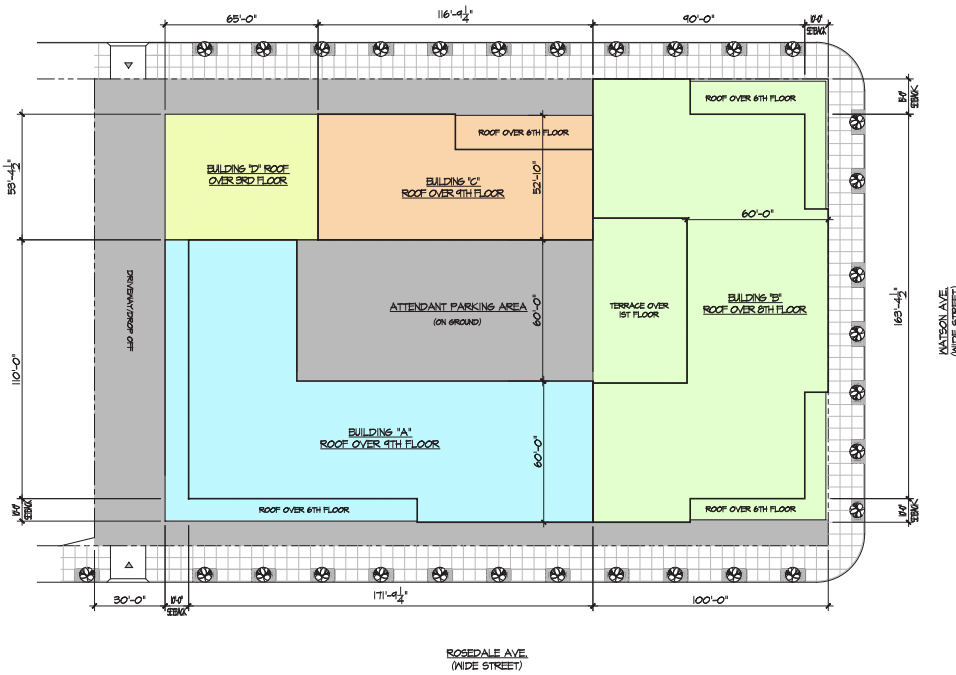
BUILDING "B" HEIGHT DIAGRAM  
SCALE 1/4" = 1'-0"



BUILDING "C" HEIGHT DIAGRAM  
SCALE 1/4" = 1'-0"



BUILDING "D" HEIGHT DIAGRAM (CHURCH)  
SCALE 1/4" = 1'-0"



SCHEMATIC SITE PLAN  
SCALE 1/8" = 1'-0"

ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION. FINAL AREAS AND LOT ANGLES TO BE VERIFIED BY COMPLETE SURVEY.

- BUILDING "A"
- BUILDING "B"
- BUILDING "C"
- BUILDING "D"

**FOR ILLUSTRATIVE PURPOSES ONLY**

Source: Aufgang Architects

## WITH ACTION CONDITION SITE PLAN

Figure L-3

1755 Watson Avenue EAS



1755 Watson Avenue Rezoning EAS  
CEQR No: 17DCP075X  
ULURP No(s): 170150ZMX and 170151ZRX

## **VI. CONCLUSION**

### **(E-403) Designation**

The (E-403) designation requirements related to hazardous materials would apply to the Proposed Development Site (Block 3751 Lot 1) and is as follows:

Any new development or enlargement on Block 3751 Lot 1 with residential/commercial/community facility uses on the above-referenced property must use natural gas as the type of fuel for heating, ventilating, and air conditioning (HVAC) systems, and ensure that one HVAC stack is used for the entire development, located at the highest tier or at least 98 feet above grade on Building B facing Watson Avenue, to avoid any significant adverse air quality impacts.

Based on the analyses in this document and the inclusion of the (E-403) designation, no air quality impacts are anticipated as a result of the proposed action from mobile source emissions, HVAC sources, or air toxics provided that the development complies with all applicable legislation and the fuel for HVAC is natural gas.

## Attachment M: Noise

### I. INTRODUCTION

Noise, in its simplest definition, is unwanted sound. While high noise levels may cause hearing loss, the levels associated with environmental noise assessments are often below this hazardous range. However, noise levels that are not considered hazardous should not be overlooked since they can cause stress-related illnesses, disrupt sleep, and interrupt activities requiring concentration. In New York City, with its high concentration of population and commercial activities, such problems may be common.

This chapter discusses the topic of noise as it relates to the Proposed Action and the surrounding community. It defines technical terms, identifies evaluation methods and criteria, describes methodology, and the potential for impacts. The goal of the analysis is to determine both (1) a proposed project's potential effects on sensitive noise receptors, including the effects of noise levels on sensitive receptors, and (2) the effects of ambient noise levels on new sensitive uses introduced by the proposed project. If significant adverse impacts are identified, such impacts must be mitigated or avoided to the greatest extent practicable.

The applicant proposes to rezone and redevelop 1755 Watson Avenue (Block 3751, Lot 1) in the Bronx. Block 3751 is bounded by Gleason Avenue to the north, Commonwealth Avenue to the east, Watson Avenue to the south, and Rosedale Avenue to the west. Currently, the property is improved with a church and parking lot. Surrounding land uses within 400 feet are residential except for a playground and tennis courts across the street on Rosedale Avenue.

Under the Proposed Action, the applicant would demolish the existing building and construct a mixed-use building that includes a replacement church (community facility), approximately 286 residential units, and ground floor retail. The proposed development would consist of four building sections (labelled "A", "B", "C", and "D") that would combine to create a 284,606 gsf rectangular structure with a hollowed out center that would accommodate 56 at-grade attended parking spaces. The development would consist of 257,607 gsf of residential space, 16,592 gsf of commercial/retail space, and 10,407 gsf of community/religious facility space. The uses in the four building development would consist of the following:

- **Building A** would consist of 9 floors of residential uses totaling 107,459 gsf, and would occupy the western portion of the lot facing Rosedale Avenue.
- **Building B** would consist of 8 floors with 16,592 gsf of commercial/retail space and 101,434 gsf residential units on part of the first floor and on floors 2 through 8. The building would occupy the southern portion of the lot facing Watson Avenue, and would have a total of 118,026 gsf.
- **Building C** would consist of 8 floors of residential units, totaling 48,713.5 gsf, and would occupy the eastern portion of the lot facing Commonwealth Avenue.
- **Building D** would replace the existing one story church facility with a 3 story church facility, located at the northeastern portion of the lot adjacent to Building A and Building C, totaling 10,407 gsf. 8

The primary source of noise associated with the Proposed Action would be increased auto traffic.

### II. PRINCIPAL CONCLUSIONS

Based on the information and analyses in this chapter, no significant adverse impacts due to noise are projected for the proposed action. Analyses of increased vehicular noise, using the proportionality

equation, showed that no sensitive receptors would experience a relative increase of 3 dBA or more. To ensure that interior noise levels are 45 dBA or less, an (E-403) designation has been recommended for the southern façade of Building B. This designation will comply both with HUD (US Department of Housing and Urban Development) guidelines and CEQR requirements. Alternate means of ventilation would also be required for all sites with an exterior noise level of 70 dBA. With these measures in place, no noise level impacts would occur.

### III. METHODOLOGY

#### Noise Fundamentals

##### *Noise Descriptors*

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed “dBA.” The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dBA, and the threshold of pain is about 140 dBA. **Table M-1: Sound Pressure Level and Loudness of Typical Noises in Indoor and Outdoor Environments** shows the range of noise levels for a variety of indoor and outdoor noise levels. Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans don’t perceive a 10 dBA increase as 10 times louder, they perceive it as twice as loud. The following is typical of human response to relative changes in noise level:

- 3 dBA change is the threshold of change detectable by the human ear,
- 5 dBA change is readily noticeable, and
- 10 dBA increase is perceived as a doubling of noise level.

The sound pressure level that humans experience typically varies from moment to moment. Therefore, a variety of descriptors are used to evaluate environmental noise levels over time. Some typical descriptors are defined below:

- $L_{eq}$  is the continuous equivalent sound level. The sound energy from the fluctuating sound pressure levels is averaged over time to create a single number to describe the mean energy or intensity level. High noise levels during a monitoring period will have greater effect on the  $L_{eq}$  than low noise levels. The  $L_{eq}$  has an advantage over other descriptors because  $L_{eq}$  values from different noise sources can be added and subtracted to determine cumulative noise levels.
- $L_{max}$  is the highest SPL measured during a given period of time. It is useful in evaluating  $L_{eq}$ s for time periods that have an especially wide range of noise levels.
- $L_{10}$  is the SPL exceeded 10 percent of the time. Similar descriptors are the  $L_{01}$ ,  $L_{50}$ , and  $L_{90}$ .
- $L_{dn}$  is the day-night equivalent sound level. It is similar to a 24-hour  $L_{eq}$ , but with 10 dBA added to SPL measurements between 10 pm and 7 am to reflect the greater intrusiveness of noise experienced during these hours.  $L_{dn}$  is also termed DNL.

**Table M-1:  
 Sound Pressure Level and Loudness of Typical Noises in Indoor and Outdoor Environments**

Noise Level (dBA)	Subjective Impression	Typical Sources		Relative Loudness (Human Response)
		Outdoor	Indoor	
120-130	Uncomfortably Loud	Air raid siren at 50 feet (threshold of pain)	Oxygen torch	32 times as loud
110-120	Uncomfortably Loud	Turbo-fan aircraft at take-off power at 200 feet	Riveting machine Rock band	16 times as loud
100-110	Uncomfortably Loud	Jackhammer at 3 feet		8 times as loud
90-100	Very Loud	Gas lawn mower at 3 feet Subway train at 30 feet Train whistle at crossing Wood chipper shredding trees Chain saw cutting trees at 10 feet	Newspaper press	4 times as loud
80-90	Very Loud	Passing freight train at 30 feet Steamroller at 30 feet Leaf blower at 5 feet Power lawn mower at 5 feet	Food blender Milling machine Garbage disposal Crowd noise at sports event	2 times as loud
70-80	Moderately Loud	NJ Turnpike at 50 feet Truck idling at 30 feet Traffic in downtown urban area	Loud stereo Vacuum cleaner Food blender	Reference loudness (70 dBA)
60-70	Moderately Loud	Residential air conditioner at 100 feet Gas lawn mower at 100 feet Waves breaking on beach at 65 feet	Cash register Dishwasher Theater lobby Normal speech at 3 feet	2 as loud
50-60	Luiet	Large transformers at 100 feet Traffic in suburban area	Living room with TV on Classroom Business office Dehumidifier Normal speech at 10 feet	1/4 as loud
40-50	Quiet	Bird calls, Trees rustling, Crickets, Water flowing in brook	Folding clothes Using computer	1/8 as loud
30-40	Very quiet		Walking on carpet Clock ticking in adjacent room	1/16 as loud
20-30	Very quiet		Bedroom at night	1/32 as loud
10-20	Extremely quiet		Broadcast and recording studio	
0-10	Threshold of hearing			

Sources: Noise Assessment Guidelines Technical Background, by Theodore J. Schultz, Bolt Beranek and Newman, Inc., prepared for the US Department of Housing and Urban Development, Office of Research and Technology, Washington, D.C., undated; Sandstone Environmental Associates, Inc.; Highway Noise Fundamentals, prepared by the Federal Highway Administration, US Department of Transportation, September 1980; Handbook of Environmental Acoustics, by James P. Cowan, Van Nostrand Reinhold, 1994.

### **Passenger Car Equivalent Values**

Vehicular volumes can be converted into Passenger Car Equivalent (PCE) values, where one medium-duty truck (with a gross weight between 9,900 and 26,400 pounds) would generate the noise equivalent of 13 cars, one bus (capable of carrying more than nine passengers) would generate the noise equivalent of 18 cars, and one heavy-duty truck (having a gross weight of more than 26,400 pounds) would to generate the noise equivalent of 47 cars, as summarized below from the *2014 CEQR Technical Manual*.

- autos and light trucks = 1 passenger car,
- medium trucks = 13 passenger cars,
- heavy trucks = 47 passenger cars, and
- buses = 18 passenger cars.

Thus, PCEs are the numbers of autos that would generate the same noise level as the observed vehicular mix of autos, medium trucks, and heavy trucks. PCEs are useful for comparing the effects of traffic noise on different roadways or for different future scenarios.

Where traffic volumes are projected to change, proportional modeling techniques, as described in the *2012 CEQR Technical Manual*, typically are used to project incremental changes in traffic noise levels. This technique uses the relative changes in traffic volumes to project changes between (e.g.) No Action and With Action noise levels. The change in future noise levels is calculated using the following proportionality equation:

$$FNL = ENL + 10 \times \log_{10} (FPCE/EPCE),$$

where:

FNL= Future Noise Level

ENL= Existing Noise Level

FPCE= Future PCEs

EPCE= Existing PCEs

Because sound levels use a logarithmic scale, this model proportions logarithmically with traffic change ratios. For example, assume that traffic is the dominant noise source at a particular location. If the existing traffic volume on a street is 100 PCEs, and if the future traffic volume were increased by 50 PCEs to a total of 150 PCEs, the noise level would increase by 1.8 dBA. If the future traffic were increased by 100 PCEs, (i.e., doubled to a total of 200 PCEs), the noise level would increase by 3.0 dBA.

### **Window/Wall Attenuation Ratings**

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Normally, a building façade is composed of the wall, glazing, and any vents or louvers for HVAC systems in various ratios of area. To avoid significant adverse noise impacts, all new facades would need to provide composite Outdoor-Indoor Transmission Class (OITC) ratings greater than or equal to the attenuation requirements described in the Section "Conclusion". The OITC classification is defined by the American Society of Testing and Materials (ASTM E1332-90) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation. The US

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Department of Housing and Urban Development (HUD) uses the STC rating when specifying attenuation. This is an older classification system which uses different factors to weight the noise levels in various frequencies. Generally, a window with an STC rating of (e.g.) 31 dBA is not as effective in reducing noise as a window with an OITC rating of 31 dBA.

## **Noise Standards and Guidelines**

### ***CEQR Guidelines***

In 1983, the New York City Department of Environmental Protection (NYCDEP) adopted the City Environmental Protection Order - City Environmental Quality Review (CEQR) noise standards for exterior noise levels. These standards are the basis for classifying noise exposure into four categories based on the L<sub>10</sub>: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable, as shown in **Table M-2: CEQR Noise Exposure Guidelines for Use in City Environmental Impact Review**.

**Table M-3: Required Attenuation Values to Achieve Acceptable Interior Noise Levels** shows the required attenuation for sensitive uses within the last three categories shown in **Table M-2**. For example, an L<sub>10</sub> may approach 80 dBA provided that buildings are constructed of materials that reduce exterior to interior noise levels by at least 35 dBA to 45 dBA for residential and community facility uses.

**Table M-2:  
 CEQR Noise Exposure Guidelines for Use in City Environmental Impact Review<sup>1</sup>**

Receptor Type	Time Period	Acceptable General External Exposure	Airport <sup>3</sup> Exposure	Marginally Acceptable General External Exposure	Airport <sup>3</sup> Exposure	Marginally Unacceptable General External Exposure	Airport <sup>3</sup> Exposure	Clearly Unacceptable General External Exposure	Airport <sup>3</sup> Exposure
1. Outdoor area requiring serenity and quiet <sup>2</sup>		$L_{10} \leq 55$ dBA	$L_{dn} \leq 60$ dBA		$L_{dn} \leq 60$ dBA		$L_{dn} \leq 60$ dBA		$L_{dn} \leq 75$ dBA
2. Hospital, Nursing Home		$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 65$ dBA		$65 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
3. Residence, residential hotel or motel	7 am to 10 pm	$L_{10} \leq 65$ dBA		$65 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
	10 pm to 7 am	$L_{10} \leq 55$ dBA		$55 < L_{10} \leq 70$ dBA		$70 < L_{10} \leq 80$ dBA		$L_{10} > 80$ dBA	
4. School, museum, library, court house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM – 10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only <sup>4</sup>	Note 4	Note 4	Note 4	Note 4	Note 4				

**Source:** New York City Department of Environmental Protection (adopted policy 1983).

**Notes:**

- (i) In addition, any new activity shall not increase the ambient noise level by 3 dBA or more;
- <sup>1</sup> Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.
- <sup>2</sup> Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and old-age homes.
- <sup>3</sup> One may use the FAA-approved  $L_{dn}$  contours supplied by the Port Authority, or the noise contours may be computed from the federally approved INM Computer Model using flight data supplied by the Port Authority of New York and New Jersey.
- <sup>4</sup> External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave band standards).

**Table M-3:  
 Required Attenuation Values to Achieve Acceptable Interior Noise Levels**

Noise level with proposed project	Marginally Unacceptable				Clearly Unacceptable
	70<L <sub>10</sub> <73	73<L <sub>10</sub> <76	76<L <sub>10</sub> <78	78<L <sub>10</sub> <80	80<L <sub>10</sub>
Attenuation <sup>A</sup>	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	36 + (L <sub>10</sub> - 80) <sup>B</sup> dB(A)
<p><b>Note:</b> <sup>A</sup> The above composite window-wall attenuation values are for residential dwellings. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.</p> <p><sup>B</sup> Required attenuation values increase by 1 dB(A) increments for L<sub>10</sub> values greater than 80 dBA.</p> <p><b>Source:</b> New York City Department of Environmental Protection / 2014 CEQR Technical Manual, Table 19-3.</p>					

### **HUD Standards and Guidelines**

Based on EPA reports, the Department of Housing and Urban Development published regulations establishing standards for HUD-assisted projects in 1979. HUD categorized noise levels for proposed residential development as acceptable, normally unacceptable, and unacceptable, as shown in **Table M-4: HUD Acceptability Standards for Noise**. HUD assistance for construction of new noise sensitive uses is generally prohibited for projects with unacceptable noise exposures and is discouraged for projects with normally unacceptable noise exposure. HUD-financed buildings constructed in Normally Unacceptable or Unacceptable areas must provide sufficient sound attenuation, as specified by HUD, to reduce interior noise levels to an L<sub>dn</sub> of 45 dBA.

**Table M-4:  
 HUD Acceptability Standards for Noise**

Category	Noise Level (L <sub>dn</sub> )
Acceptable	< 65 dBA
Normally Unacceptable	>65 dBA < 75 dBA
Unacceptable	> 75 dBA

Source: U.S. Department of Housing and Urban Development, March 1985

*The Noise Guidebook*, published by HUD in 1985, states that project sites in the vicinity of federally funded highways are subject to the noise analysis procedures of the Federal Highway Administration (FHWA). To convert the FHWA analyses to relevant HUD criteria, the Guidebook recommended the following rules of thumb:

- L<sub>dn</sub> ≈ the peak-hour L<sub>eq</sub>, or
- L<sub>dn</sub> ≈ the peak-hour L<sub>10</sub> - 3 decibels

These formulas assume that off-peak noise levels are lower than peak noise levels and that nighttime noise levels are lower than daytime noise levels. In addition, heavy trucks must not exceed 10% of the 24-hour traffic volume, and traffic flow between 10 pm and 7 am must not exceed 15% of the average daily traffic flow. Another rule of thumb used in analyzing environmental noise levels is that nighttime noise levels are approximately 10 dBA lower than daytime noise levels.

### **Evaluation Criteria**

The selection of incremental values and absolute noise levels should be responsive to the nuisance levels of noise and critical time periods when nuisance levels are most acute. During daytime hours (between 7 am and 10 pm), nuisance levels for noise are generally considered to be more than 45 dBA indoors and 70 to 75 dBA outdoors. Indoor activities are subject to task interference above this level, and 70 to 75 dBA is the level at which speech interference occurs outdoors. Nighttime (between 10 pm and 7



am) is a particularly critical time period relative to potential nuisance values for noise level increases. Typical construction techniques used in the past (including typical single-glazed windows) provide a minimum of approximately 20 dBA of noise attenuation from outdoor to indoor areas.

Based on the foregoing, the NYC *CEQR Technical Manual* (2014) provides the following relative noise level increases for determining impacts from a proposed action:

- An increase of five dBA or more in With Action  $L_{eq(1)}$  noise levels at sensitive receptors (including residences, play areas, parks, schools, libraries, and houses of worship) over those calculated for the No Action condition if the No Action levels are less than 60 dBA  $L_{eq(1)}$  and the analysis period is not a nighttime period.
- An increase of four dBA or more in With Action  $L_{eq(1)}$  noise levels at sensitive receptors over those calculated for the No Action condition if the No Action levels are 61 dBA  $L_{eq(1)}$  and the analysis period is not a nighttime period.
- An increase of three dBA or more in With Action  $L_{eq(1)}$  noise levels at sensitive receptors over those calculated for the No Action condition if the No Action levels are greater than 62 dBA  $L_{eq(1)}$  and the analysis period is not a nighttime period.
- An increase of three dBA or more in With Action  $L_{eq(1)}$  noise levels at sensitive receptors over those calculated for the No Action condition if the analysis period is a nighttime period.

Impact thresholds for proposed projects that introduce sensitive receptors are more straightforward. Typically, potential significant impacts on the newly created receptor relate to absolute noise limits. The Noise Exposure Guidelines shown in **Table M-1** are followed by lead agencies for this purpose. If a project is within an area where the project noise levels exceed the marginally acceptable limit shown in the Noise Exposure Guidelines (as measured at the proposed building line or property line), a significant impact would occur.

If a significant impact is projected, the project would be subject to mitigation measures to reduce the interior noise levels by 25 dBA or more below the maximum marginally acceptable levels for external exposure shown in **Table M-2**.

#### IV. PRELIMINARY ASSESSMENT

Noise levels would require additional analysis if: 1) the increased traffic volumes at the intersections in the study area had the potential to cause an impact, or 2) the Proposed Action would place sensitive receptors in an area with projected noise levels with an  $L_{10}$  of 70 dBA or more.

##### Traffic Noise

The proposed action would require more detailed analysis if the project-generated traffic increments would cause the volumes under No Action Conditions to double. A doubling of the volumes would cause noise levels to increase by 3 dBA. **Table M-5: 2019 Traffic Volumes** shows the future volumes projected for the two key intersections analyzed in the traffic study. The proposed rezoning action would generate a maximum traffic increase of 13.9% compared to the No Action Alternative. This would occur on Commonwealth Avenue (Noise Monitoring Site 2) during the Weekday AM peak period. Based on **Table M-5**, the project would not double the traffic volumes compared to No Action Conditions, and no significant adverse impacts due to increased traffic are anticipated.

**Table M-5: 2019 Traffic Volumes, 1755 Watson Avenue**

Site ID	Intersection	No Action	Action	Increase	% Increase
AM					
1	Rosedale Avenue	586	593	7	1.2
2	Watson Avenue	571	610	39	6.8
3	Commonwealth Avenue	36	41	5	13.9
Midday					
1	Rosedale Avenue	405	409	4	0.9
2	Watson Avenue	405	417	12	2.96
3	Commonwealth Avenue	57	59	2	3.5
PM					
1	Rosedale Avenue	514	524	10	1.9
2	Watson Avenue	583	599	16	2.7
3	Commonwealth Avenue	30	32	2	6.7

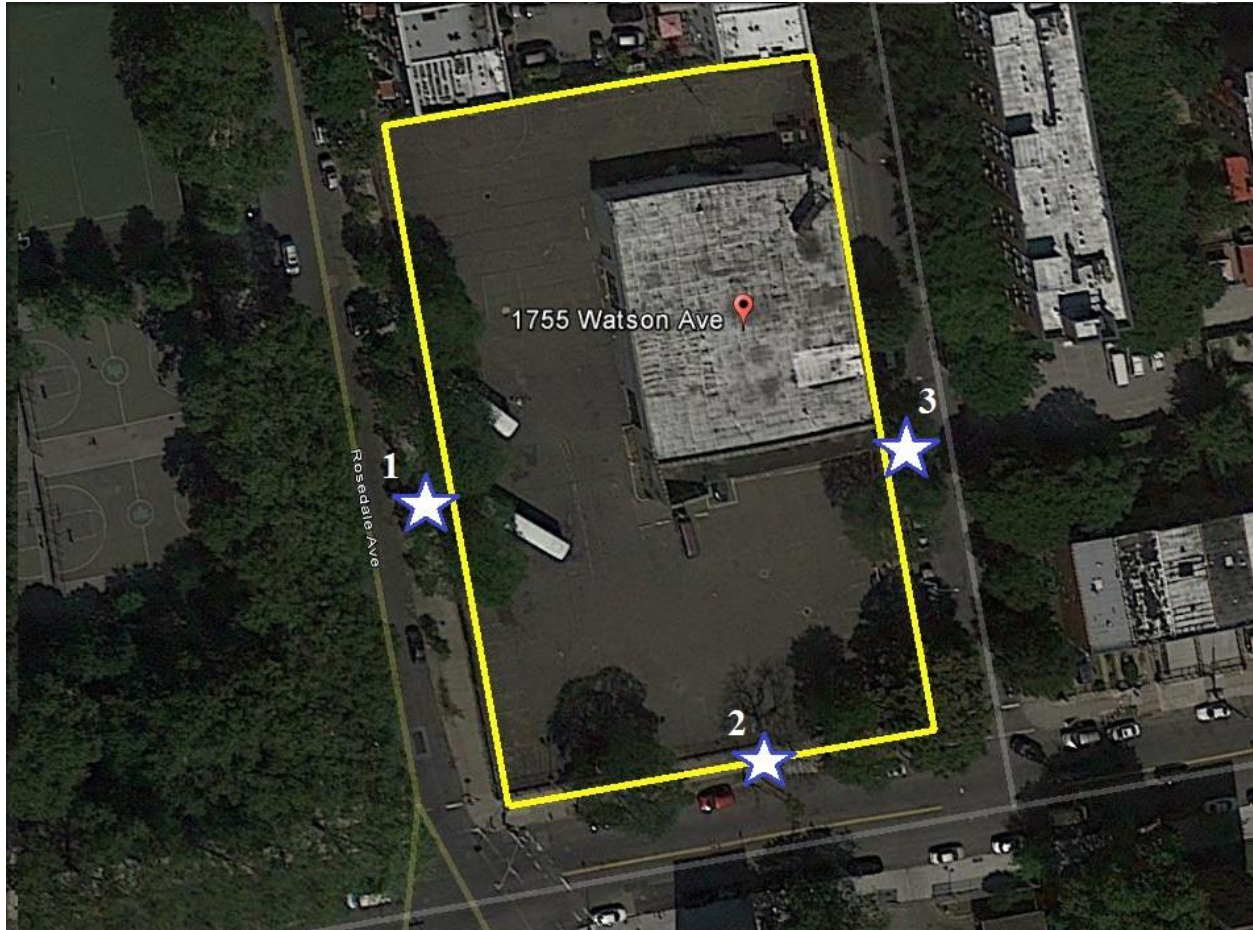
Source: Sandstone Environmental Associates, Inc.

### New Sensitive Receptors

Existing noise levels were monitored at three locations representative of the four buildings. They are listed below and shown on **Figure M-1: Noise Monitoring Locations**.

- 1) Rosedale Avenue, midway along the frontage of the project site,
- 2) Watson Avenue midblock between Rosedale Avenue and Commonwealth Avenue, and
- 3) Commonwealth Avenue, midway along the frontage of the proposed site.

**Figure M-1:  
Noise Monitoring Locations**



Source: Sandstone Environmental Associates, Inc. and Google Earth

Traffic noise predominated during the monitoring periods. **Table M-6: Observed Noise Levels (dBA)** shows the noise monitoring results. The  $L_{10}$  noise levels were highest during the peak AM period at all sites. An anomalous reading occurred on Watson Avenue (Site 2) during the peak Midday period when an ambulance went by with its siren on. This resulted in an  $L_{max}$  of 97.8 dBA and a period of high noise levels as it passed by. As a result, the event significantly affected the calculation of the  $L_{eq}$ , which is five dBA higher than the  $L_{10}$ .

Because the  $L_{10}$  noise level exceeded 70 dBA at one or more sites, a more detailed analysis of future noise levels was carried out. It is presented in Section V. Detailed Assessment.

**Table M-6:  
 Observed Noise Levels (dBA)**

ID	Location	Period	L <sub>eq</sub>	L <sub>10</sub>	L <sub>min</sub>	L <sub>max</sub>	L <sub>01</sub>	L <sub>50</sub>	L <sub>90</sub>
1	Rosedale Avenue	AM	66.0	68.9	53.7	82.9	75.4	62.8	58.0
		MD	64.8	67.9	52.4	80.5	75.8	60.1	55.8
		PM	68.2	68.2	57.1	92.9	77.8	62.8	59.8
2	Watson Avenue	AM	68.8	70.4	52.8	88.7	80.1	63.2	58.0
		MD	71.5*	66.4	52.4	97.8*	74.0	59.6	55.2
		PM	63.6	66.1	54.9	81.3	72.0	61.3	57.5
3	Commonwealth Avenue	AM	59.5	61.9	51.8	74.8	68.0	57.1	54.7
		MD	61.1	61.5	49.8	85.6	67.5	55.9	52.8
		PM	59.6	61.4	55.4	72.6	67.2	58.1	56.8

\*Due to ambulance siren  
 Source: Sandstone Environmental Associates, Inc.

## V. DETAILED ASSESSMENT

### Existing Conditions

As discussed in Section IV, Preliminary Assessment, a detailed analysis is warranted for the noise monitoring sites to determine the window/wall attenuation required to ensure that interior noise levels do not exceed an L<sub>10</sub> of 45 dBA.

The observed noise levels and traffic volumes were adjusted to match the traffic volumes for Existing Conditions that were provided by the traffic study. The adjustments were made using the proportionality equation for the Existing Conditions traffic and the one-hour equivalent volumes for the observed traffic. **Table M-7: Peak Hour Traffic Volumes and Noise Levels, Existing Conditions** shows the one-hour equivalent traffic volumes and noise PCEs for Existing Conditions. Based on **Table M-3**, Noise Monitoring Sites 1 and 3 are acceptable because the L<sub>10</sub>s are below 70 dBA. Site 2 is in the Marginally Acceptable I category.

**Table M-7:  
 Peak Hour Traffic Volumes and Noise Levels, Existing Conditions**

ID	Location	Period	L <sub>eq</sub>	L <sub>10</sub>	Autos	Medium Trucks*	Heavy Trucks	Buses	Total	PCEs
1	Rosedale Avenue	AM	66.0	68.9	525	27	9	21	582	1,677
		MD	64.8	67.9	366	30	3	3	402	951
		PM	68.2	68.2	465	27	6	12	510	1,314
2	Watson Avenue	AM	68.8	70.4	519	27	12	9	567	1,596
		MD	71.5	66.4	381	21	0	0	402	654
		PM	63.6	66.1	570	9	0	0	579	687
3	Commonwealth Avenue	AM	59.5	61.9	36	0	0	0	36	36
		MD	61.1	61.5	54	3	0	0	57	93
		PM	59.6	61.4	30	0	0	0	30	30

\*12 Motorcycles included as Medium Trucks for Rosedale PM observations

Source: Sandstone Environmental Associates, Inc.

### Future without Proposed Action

As-of-right developments under the No Action Scenario could consist of four buildings. In comparison to Action Conditions, the buildings would not be contiguous and they would be three- and four-story attached houses or small apartment houses with a total of 102,461 gsf. This would include 77,337 gsf of residential uses, 17,000 gsf of commercial uses, and a community facility of 8,124 gsf.

**Table M-8: Peak Hour Noise Levels, Future without Proposed Action** shows the future traffic volumes and noise levels for 2019 without the Proposed Action. Ambient noise levels for the Future without the Proposed Action were based on changes in traffic volume obtained from the growth factor of 0.25% as recommended for the Bronx in the 2014 CEQR Technical Manual. Noise levels were calculated from the proportionality equation. Therefore, noise level increases due to the growth in background traffic were 0.03 dBA. Site 2 would exceed an L<sub>10</sub> of 70 dBA and would fall into the Marginally Unacceptable I category. Sites 1 and 3 would be considered acceptable.

**Table M-8:  
 Peak Hour Noise Levels, Future without Proposed Action**

ID	Location	Period	Existing			No Action				Category
			L <sub>eq</sub>	L <sub>10</sub>	PCEs	PCEs	Noise Increase	L <sub>eq</sub>	L <sub>10</sub>	
1	Rosedale Avenue	AM	66.0	68.9	1,677	1,690	0.033	66.0	68.9	Acceptable
		MD	64.8	67.9	951	958	0.033	64.8	67.9	Acceptable
		PM	68.2	68.2	1,314	1,324	0.033	68.2	68.2	Acceptable
2	Watson Avenue	AM	68.8	70.4	1,596	1,608	0.033	68.8	70.4	MU I
		MD	71.5	66.4	654	659	0.033	71.5	71.6	MU I
		PM	63.6	66.1	687	692	0.033	63.6	66.1	Acceptable
3	Commonwealth Avenue	AM	59.5	61.9	36	36	0.033	59.5	61.9	Acceptable
		MD	61.1	61.5	93	94	0.033	61.1	61.5	Acceptable
		PM	59.6	61.4	30	30	0.033	59.6	61.4	Acceptable

Notes: MU I = Marginally Unacceptable I  
 Source: Sandstone Environmental Associates, Inc.

### Future with Proposed Action

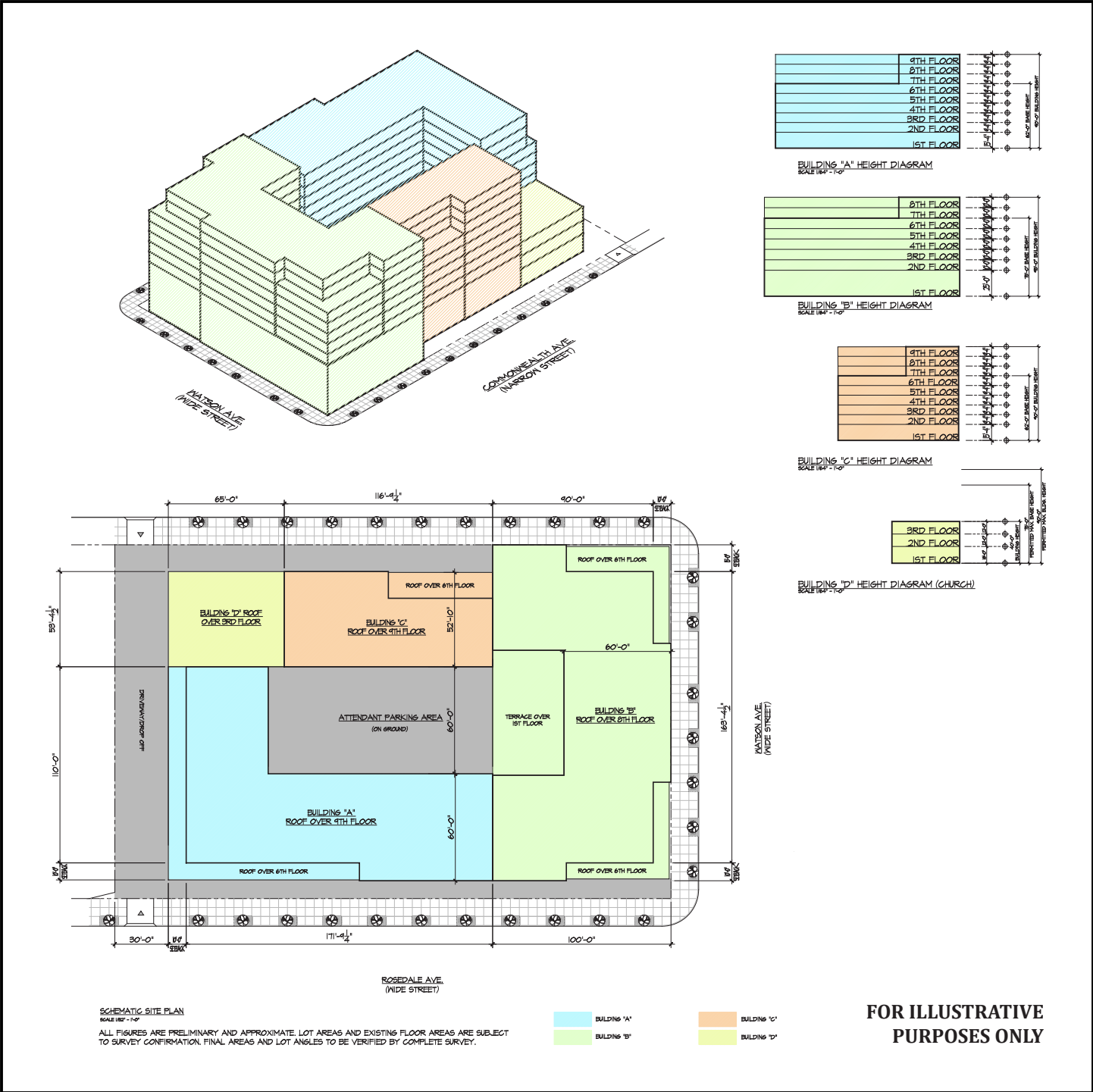
Under the Proposed Action, the development would consist of four buildings as shown in **Figure M-2: With Action Condition Site Plan**:

**Building A** would be a 90-foot high residential building with 107,459 gsf,

**Building B** would be a 95-foot high building with 118,026 gsf including 16,592 gsf of commercial/retail space and 101,434 gsf residential units,

**Building C** would be a 90-foot high residential building with 48,713.5 gsf, and

**Building D** would replace the existing one story church facility with a 75-foot high, 3 story church facility totaling 10,407 gsf.



Source: Aufgang Architects

## WITH ACTION CONDITION SITE PLAN

Figure M-2  
1755 Watson Avenue EAS

**Table M-9: Peak Hour Noise Levels, Future with Proposed Action** shows the future traffic volumes and noise levels for 2019 with the Proposed Action. The noise levels for the Future with the Proposed Action were based on the increments in traffic volume obtained from the traffic study. The volumes of buses and trucks were assumed to remain the same as for the Future without the Proposed Action. All project-generated increments were assumed to be passenger vehicles. The noise levels were calculated from the proportionality equation. Noise level increases ranged from 0.02 to 0.56 dBA. Site 2 would exceed an L<sub>10</sub> of 70 dBA. Sites 1 and 3 would still fall into the acceptable category, and Site 2 would still fall into the Marginally Unacceptable I category.

**Table M-9:  
 Peak Hour Noise Levels, Future with Proposed Action**

ID	Location	Period	No Action			With Action				Category
			L <sub>eq</sub>	L <sub>10</sub>	PCEs	PCEs	Noise Increase	L <sub>eq</sub>	L <sub>10</sub>	
1	Rosedale Avenue	AM	66.0	68.9	1689	1696	0.018	66.1	69.0	Acceptable
		MD	64.8	67.9	959	963	0.018	64.9	68.0	Acceptable
		PM	68.2	68.2	1324	1334	0.033	68.3	68.3	Acceptable
2	Watson Avenue	AM	68.8	70.4	1604	1647	0.114	68.9	70.5	MU I
		MD	71.5	66.4	656	671	0.096	71.6	66.5	MU I
		PM	63.6	66.1	689	709	0.122	63.7	66.2	Acceptable
3	Commonwealth Avenue	AM	59.5	61.9	36	41	0.561	60.1	62.5	Acceptable
		MD	61.1	61.5	94	96	0.092	61.2	61.6	Acceptable
		PM	59.6	61.4	30	32	0.278	59.9	61.7	Acceptable

Notes: MU I = Marginally Unacceptable I  
 Source: Sandstone Environmental Associates, Inc.

### Window/Wall Attenuation

Because the proposed action would place sensitive receptors in an area with L<sub>10</sub> noise levels that exceed 70 dBA, an impact would occur unless the project incorporates mitigation measures. Therefore, window/wall noise attenuation measures are required to ensure that L<sub>10</sub> interior noise levels would be 45 dBA or less (50 dBA for commercial uses). Accordingly, the site was given (E-403) designations specifying the OITC ratings for the windows. This also requires alternate means of ventilation, such as air conditioning, so that windows may remain closed during warm weather. The minimum required attenuation values for the buildings' facades are shown in **Table M-10: Required Attenuation for Proposed Development Site** and illustrated in **Figure M-3: Noise Attenuation Levels by Façade**.

For HUD purposes, the L<sub>dn</sub> is approximately equal to the peak-hour L<sub>eq</sub>. All facades for Sites 1 and 2 would fall into HUD's Normally Unacceptable category because their L<sub>eqs</sub> (equivalent to an L<sub>dn</sub>) range between 65 and 75 dBA.

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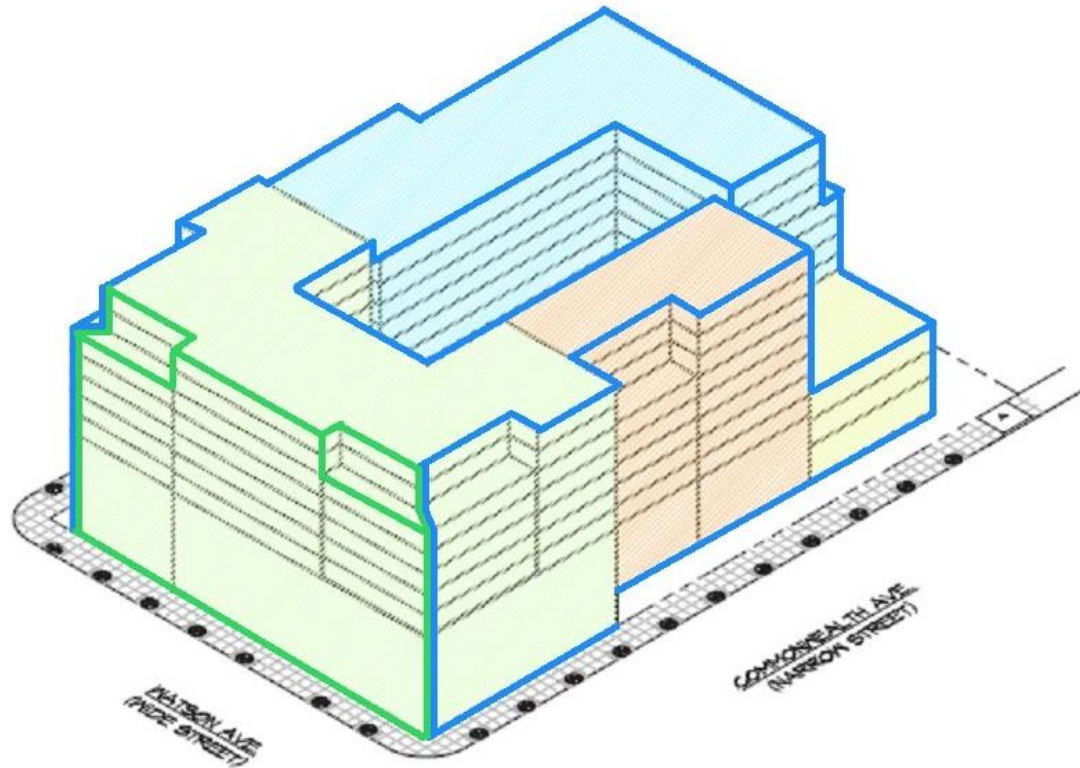
**Table M-10:  
 Required Attenuation for Proposed Development Site**

<b>Proposed Development Site ID</b>	<b>Façade Facing</b>	<b>Monitoring Site ID</b>	<b>Maximum L<sub>10</sub></b>	<b>CEQR Category</b>	<b>Minimum Required Attenuation</b>
<b>Building A</b>	All	1	68.9	Acceptable	N/A
<b>Building B</b>	Gleason Ave.(North)	Interior	N/A	Acceptable	N/A
	Watson Ave. (South)	2	70.4	Marginally Unacceptable I	28
	Commonwealth (East)	3	61.9	Acceptable	N/A
	Rosedale Ave. (West)	1	68.9	Acceptable	N/A
<b>Building C</b>	All	3	61.9	Acceptable	N/A
<b>Building D</b>	All	3	61.9	Acceptable	N/A



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**Figure M-3:  
Noise Attenuation Levels by Façade**



Note: Blue = No requirement  
Green = 28 dBA OITC

## VI. CONCLUSION

No noise impacts are projected for the Proposed Action provided it complies with all applicable regulations. Noise from increased traffic generated by the proposed action would not cause impacts on nearby existing uses since the traffic noise PCEs would not double as a result of the proposed action. Therefore, noise levels would not increase by 3 dBA or more and no impacts to the surrounding community are projected.

**Table M-10** showed two levels of noise attenuation for the Proposed Development Site. Depending on the projected exterior noise levels at each location, attenuation of 28 dBA or 31 dBA would be required. The text for the (E-403) designations is as follows:

Block 3751, Lot 1: “To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum window/wall attenuation of 28 dBA on the façade facing Watson Avenue to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation (AMV) must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.”

This can be achieved by installing double-glazed windows on a heavy frame for masonry structures or windows consisting of laminated glass, along with AMV such as central air conditioning, through-wall sleeve fitted air conditioners, packaged terminal air conditioning (ptac) units, trickle vents integrated into window frames, or other approved means. Based on the projected noise levels, these design measures would provide sufficient attenuation to satisfy CEQR and HUD requirements. With the specified attenuation measures in place, the proposed project would not have any significant adverse noise impacts and would comply with all CEQR noise requirements.

## Attachment N: Neighborhood Character

### **I. INTRODUCTION**

As described in Chapter 21 of the *2014 CEQR Technical Manual*, neighborhood character assessments consider 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. These elements include a neighborhood's land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise. An assessment of neighborhood character is warranted when a proposed project has the potential to result in significant adverse impacts in any technical area listed above, or when the project may have moderate effects on several of these elements.

### **II. PRINCIPAL CONCLUSIONS**

As described elsewhere in this Environmental Assessment Statement (EAS), the Proposed Action would not result in any significant adverse impacts on land use, zoning, and public policy, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, transportation, or noise. Further the proposed project would not result in a combination of moderate effects to several elements that may cumulatively affect neighborhood character. Thus, the proposed project would not result in any significant adverse impacts to neighborhood character, and no further analysis of neighborhood character is warranted.

## Attachment O: Construction

### I. SCREENING ASSESSMENT

Construction activities, although temporary in nature, can sometimes result in significant adverse impacts. According to Chapter 22 of the *2014 CEQR Technical Manual*, a construction assessment should be conducted if, based on factors such as a project's location and setting in relation to other uses and the intensity of construction activities (such as in-ground disturbance), a project involves construction or could induce construction. Determination of the significance of construction impacts and need for mitigation is generally based on the duration and magnitude of the impacts, with a construction duration of less than 24 months general assumed not to result in significant adverse impacts.

As described in Attachment A, "Project Description", the construction for the Proposed Development is expected to occur over a period of approximately 18 months and be completed and operational by the end of 2019, and would be completed in one phase. The construction activities associated with the Proposed Development would be expected to result in conditions typical of construction sites in the Bronx.

According to Chapter 22 of the *2014 CEQR Technical Manual*, a detailed assessment of construction period impacts is generally not required when the duration of construction is expected to be short-term unless there is the potential that certain short term effects may rise to the point of significance. Since the Proposed Project would require less than two years to construct and would not involve unique construction-related activities or techniques, a detailed assessment of construction period effects is not required.

#### **Governmental Coordination and Oversight**

The governmental oversight of construction in New York City is extensive and involves a number of city, state, and federal agencies. **Table O-1: Construction Oversight in New York City** shows the main agencies involved in construction oversight and each agency's areas of responsibility. The primary responsibilities lie with New York City agencies. The New York City Department of Buildings (NYCDOB) has the primary responsibility for ensuring that the construction meets the requirements of the Building Code and that buildings are structurally, electrically, and mechanically safe. In addition, NYCDOB enforces safety regulations to protect both construction workers and the public. The areas of responsibility include installation and operation of construction equipment, such as cranes and lifts, sidewalk shed, and safety netting and scaffolding. The New York City Department of Environmental Protection (NYCDEP) enforces the Noise Code, approves remedial action plans (RAPs) and Construction Health and Safety Plans (CHASPs), and regulates water disposal into the sewer system. The New York City Fire Department (FDNY) has primary oversight for compliance with the Fire Code and for the installation of tanks containing flammable materials. The New York City Department of Transportation (NYCDOT) reviews and approves any traffic lane and sidewalk closures. New York City Transit (NYCT) is in charge of bus stop relocations, and any subsurface construction within 200 feet of a subway. The Landmarks Preservation Commission (LPC) approves studies and testing to prevent loss of archaeological materials and to prevent damage to fragile historic structures.

The New York State Department of Environmental Conservation (NYSDEC) regulates discharge of water into rivers and streams, disposal of hazardous materials, and construction, operation, and removal of bulk petroleum and chemical storage tanks. The New York State Department of Labor (NYSDEL) licenses asbestos workers. On the federal level, the US Environmental Protection Agency (EPA) has wide ranging authority over environmental matters, including air emissions, noise, hazardous materials, and the use of poisons. Much of the responsibility is delegated to the state level. The US Occupational Safety and Health Administration (OSHA) sets standards for work site safety and the construction equipment.

**Table O-1: Construction Oversight in New York City**

<b>Agency</b>	<b>Area(s) of Responsibility</b>
<b>New York City</b>	
<b>Department of Buildings</b>	Primary oversight for Building Code and site safety
<b>Department of Environmental Protection</b>	Noise, hazardous materials, dewatering
<b>Fire Department</b>	Compliance with Fire Code, tank operation
<b>Department of Transportation</b>	Traffic lane and sidewalk closures
<b>New York City Transit</b>	Bus stop relocation; any subsurface construction within 200 feet of a subway
<b>Landmarks Preservation Commission</b>	Archaeological and historic architectural protection
<b>New York State</b>	
<b>Department of Labor</b>	Asbestos workers
<b>Department of Environmental Conservation</b>	Dewatering, hazardous materials, tanks, Stormwater Pollution Prevention Plan, Industrial SPDES, if any discharge into the Hudson River
<b>United States</b>	
<b>Environmental Protection Agency</b>	Air emissions, noise, hazardous materials, toxic substances
<b>Occupational Safety and Health Administration</b>	Worker safety

As a result of existing governmental regulations and coordination over construction activities in New York City, construction-related activities resulting from the Proposed Action is not anticipated to impact archaeological/historical resources, or hazardous materials conditions.

### **Transportation**

While the Proposed Development Site is not located either within a Central Business District (CBD) or along an arterial highway or major thoroughfare, there is potential for closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.) during construction. According to *2014 CEQR Technical Manual*, a transportation assessment is required if the closure would be located in an area with high pedestrian activity or near sensitive land uses such as a school, hospital, or park. The Proposed Development Site along Rosedale Avenue is located directly across the street from the Watson Gleason Playground. However, the Proposed Development Site, which is a corner lot facing three streets, has ample additional frontage along Watson Avenue and Commonwealth Avenue. While the exact locations of closures or any potential impediments of transportation elements are unknown, it is anticipated that they would occur along Watson Avenue or Commonwealth Avenue, away from Watson Gleason Playground. The duration of the closures would be within the 18-month construction period, and would typically take place early on in the construction process during site clearance, excavation, and pouring the foundation. As the transportation elements associated with the sensitive receptor would not be affected, there would be no adverse impacts on transportation due to construction activities for the Proposed Development.

In addition, the New York City Department of Transportation (NYCDOT) reviews and approves any traffic lane and sidewalk closures and would oversee this aspect during the construction process.

### **Air Quality and Noise**

According to *2014 CEQR Technical Manual*, an assessment of the impact of construction activities on air quality and noise is warranted if the project's construction activities involves construction of multiple buildings where there is potential for on-site receptors on buildings to be completed before the final build-

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out. Since the Proposed Development is expected to be constructed in one phase, with all buildings operational at the same time, no construction activities would occur while any building or use is operational. Therefore, there would be no adverse impacts on air quality and noise due to construction activities for the Proposed Development.

### **Other Technical Areas – Community Facilities**

The Proposed Development Site is currently occupied by the Bronx Pentacostal Deliverance Center, a religious community facility. During construction of the Proposed Development, the community facility would be closed and completely demolished to clear the site for the Proposed Development. The Bronx Pentacostal Deliverance Center would be temporarily displaced during the construction of the Proposed Development. As part of the Proposed Development, the new construction would provide a new and improved religious facility that would better meet the need of the existing religious institution on-site. The new church facility would provide a larger sanctuary as well as many services not only to the church but to the community including, bible study, a new chapel, and educational opportunities. As the current occupants of the demolished community facility would return once the Proposed Development is operational within 18 months, there would be no adverse impacts on community facilities as a result of construction activities. In addition, construction-related activities resulting from the Proposed Action would not affect any school, publicly funded day care facilities or library, and would not put undue hardship on New York City Police Department or New York City Fire Department resources.

### **Conclusion**

As discussed above, construction-related activities resulting from the Proposed Action are not expected to have any significant adverse impacts on traffic, air quality, noise, archaeological/historical resources, or hazardous materials conditions, and a detailed analysis of construction impacts is not warranted. Moreover, the construction process in New York City is highly regulated to ensure that construction period impacts are eliminated or minimized.