

The following is a list of the E-designations proposed as part of the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development Final Environmental Impact Statement (FEIS). As outlined in Chapter 29, “Modifications to the Proposed Actions,” certain modifications relating to Subdistrict B have been proposed by the City Planning Commission (CPC) and were analyzed in the FEIS. With these proposed modifications, no new construction is projected in Subdistrict B. Therefore, the following list summarizes all of the E-designations proposed in FEIS with the exception of those in Subdistrict B (Blocks 2004 and 2005), since no E-designations would be required in Subdistrict B with the modifications outlined in Chapter 29.

A. HAZARDOUS MATERIALS

As outlined in Chapter 12, “Hazardous Materials,” and Chapter 29 of the FEIS, all lots not owned by Columbia University at the time the proposed zoning is approved and all development sites which have been identified in the remainder of the rezoning area would receive an E-designation to ensure they are properly investigated and remediated, if necessary. The FEIS has identified the need for an E-designation for hazardous materials on the following lots:

- Block 1987—Lots 1, 8, 53, and 60
- Block 1995—Lot 35
- Block 1996—Lots 1, 34, 56, and 61
- Block 1997—Lots 14, 17, 29, 30, 40, 44, 48, and 61
- Block 1998—Lots 3, 24, 26, 29, and 38
- Block 1999—Lots 29, 30, 31, 32, 33, and 36

The E-designation would require that the fee owner of the sites conduct a testing and sampling protocol, and remediation where appropriate, to the satisfaction of the New York City Department of Environmental Protection (DEP) before the issuance of a building permit by the Department of Buildings pursuant to the provisions of Section 11-15 of the Zoning Resolution (Environmental Requirements). The E-designation will also include a mandatory construction-related health and safety plan, which must be approved by DEP.

The text for the E-designation will be as follows:

Due to the possible presence of hazardous materials on the aforementioned designated sites, there is potential for contamination of the soil and groundwater. To determine if contamination exists and to perform an appropriate remediation, the following tasks must be undertaken by the fee owners(s) of the lot restricted by this E-designation prior to any disturbance of soil on the lot.

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Task 1

The fee owner(s) of the lot(s) restricted by this E-designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to DEP for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from DEP. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by DEP upon request.

Task 2

A written report with findings and a summary of the data must be presented to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by DEP if the results indicate that remediation is necessary.

If DEP determines that no remediation is necessary, written notice shall be given by DEP.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to DEP for review and approval. The fee owner(s) of the lot(s) restricted by this E-designation must perform such remediation as determined necessary by DEP. After completing the remediation, the fee owner(s) of the lot restricted by this E-designation should provide proof that the work has been satisfactorily completed.

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

B. OPERATIONAL AIR QUALITY

As outlined in Chapter 19, "Air Quality," and Chapter 29 of the FEIS, an E-designation would be required on certain development sites to ensure these developments would not result in any significant air quality impacts from heating, ventilation, and air conditioning (HVAC) emissions related to the Proposed Actions. The FEIS has identified the need for an E-designation for operational air quality on the following lots:

- Block 1988, Lot 60 (projected development Site 24)

The text for the E-designation will be as follows:

Any new development on the above-referenced property must ensure that the HVAC stack(s) is located at least 52 feet from the lot line facing Block 1988, Lot 53, when firing natural gas, to avoid any potential significant air quality impacts.

- Block 1988, Lot 53 (projected development Site 25)

The text for the E-designation will be as follows:

Any new development on the above-referenced property must ensure that the HVAC stack(s) is located at least 42 feet from the lot line facing Block 1988, Lot 60, when firing natural gas, to avoid any potential significant air quality impacts.

C. CONSTRUCTION AIR QUALITY

As outlined in Chapter 21, “Construction,” and Chapter 29 of the FEIS, an emissions reduction program would be instituted for non-Columbia University construction of the projected developments on Sites 24 and 25 (in the Other Area east of Broadway), implemented through E-designations. The lots associated with these Sites, and the specific technical requirements relating to these E-designations, are as follows:

- Block 1988—Lots 60 and 53 (projected development Sites 24 and 25)

The text for the E-designation will be as follows:

Prior to issuing a building or demolition permit, the Department of Buildings shall be furnished with a report from DEP stating that the applicant has documented to DEP’s satisfaction that either: (1) the applicant will implement the following controls in connection with its construction of such development, including reporting and completion certification which must be approved by DEP prior to issuance of any Certificate of Occupancy, and that its contracts for such construction will have specifications requiring the following restrictions; or (2) that applicant has demonstrated to DEP’s satisfaction, including reporting and completion certification to be approved by DEP prior to issuance of any Certificate of Occupancy, if necessary, that the construction of the development would not result in significant air quality impacts from PM_{2.5} (particles with an aerodynamic diameter of less than or equal to 2.5 micrometers) emissions:

1. *Generator Use Limited:* On-site power generation will be limited to a single generator with a power rating of 10 horsepower (hp) or less, to be used during construction working hours only and not to be operated after hours. Any other on-site electrical power needs may be met by securing a grid-power connection.
2. *Nonroad Diesel Sulfur Content Limited:* Any diesel fuel used on site by nonroad engines will be ultra low sulfur diesel (ULSD), with a sulfur content of 15 parts per million or less.
3. *Large Engine Emissions Control:* All nonroad diesel engines with a power rating of 50 hp or greater to be used on site will be either:
 - a. Certified as U.S. Environmental Protection Agency (EPA) Tier 4 engines; or
 - b. Certified as EPA Tier 2 engines and retrofitted with a diesel particle filter (DPF) verified by EPA or California Air Resources Board, or with other emission reduction technology which is documented to reduce at least 90 percent of diesel particulate matter emissions for the engine exhaust.

D. OPERATIONAL NOISE

As outlined in Chapter 20, “Noise,” Chapter 29, and Appendix J of the FEIS, to ensure that City Environmental Quality Review (CEQR) interior noise requirements are met, projected development sites in the Other Area east of Broadway would require an E-designation. The lots associated with these Sites, and the specific technical requirements relating to these E-designations, are as follows:

- Block 1988—Lots 60 and 53 (projected development Sites 24 and 25)

The text for the E-designation will be as follows:

Any new development on the above-referenced properties must ensure a minimum of 40 dBA of attenuation on the northern and western façades, and a minimum of 35 dBA of attenuation on the southern and eastern façades. *