



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))**Part I: GENERAL INFORMATION****PROJECT NAME** One45**1. Reference Numbers**CEQR REFERENCE NUMBER (to be assigned by lead agency)
21DCP167M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
TBDOTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)**2a. Lead Agency Information**

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader, Director

2b. Applicant Information

NAME OF APPLICANT

One45 Lenox, LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

c/o Valerie Campbell, Kramer Levin Naftalis & Frankel LLP

ADDRESS 120 Broadway, 31st Floor

ADDRESS 1177 Avenue of the Americas

CITY New York

STATE NY

ZIP 10271

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STATE NY

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3. Action Classification and Type**SEQRA Classification**☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(6)(vi)**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)☒ LOCALIZED ACTION, SITE SPECIFIC☐ LOCALIZED ACTION, SMALL AREA☐ GENERIC ACTION**4. Project Description**

The Applicant, One45 Lenox, LLC, is seeking several land use actions, including a zoning map amendment, to facilitate the development of two new mixed-use buildings on the eastern portion of the block bounded by West 144th and 145th Street, Lenox Avenue, and Adam Clayton Powell Jr. Boulevard in the Harlem neighborhood of Manhattan (Block 2013, Lots 29, 33, 38, 44, and 50, the "Development Site"). The proposed rezoning would allow for the creation of additional floor area on the Development Site and allow for a broader range of uses, including residential and community facility uses. The other proposed actions include height, setback, supplementary use, and parking modifications pursuant to New York City Zoning Resolution (ZR) Sections 74-74 and 74-533 and CPC certifications pursuant to ZR Sections 32-435(c) and 26-15. The applicant is also seeking a ZR amendment to establish a Mandatory Inclusionary Housing (MIH) area at the rezoning area. The proposed new buildings on the Development Site would replacing existing 1-story structures and vacant land. See EAS page 11a and the Draft Scope of Work for a detailed project description.

Project Location

BOROUGH Manhattan

COMMUNITY DISTRICT(S) 10

STREET ADDRESS 685-691 Lenox Avenue, 112-150 West 145th Street

TAX BLOCK(S) AND LOT(S) Block 2013, Lots 29, 33, 38, 44, and 50

ZIP CODE 10039

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Block bounded by West 144th and 145th Streets, Lenox Avenue, and Adam Clayton Powell Jr. Boulevard

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C8-3, R7-2, C1-4 overlay

ZONING SECTIONAL MAP NUMBER 6A

5. Required Actions or Approvals (check all that apply)**City Planning Commission:** ☒ YES☐ NO☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)☐ CITY MAP AMENDMENT☐ ZONING CERTIFICATION☐ CONCESSION☒ ZONING MAP AMENDMENT☐ ZONING AUTHORIZATION☐ UDAAP☒ ZONING TEXT AMENDMENT☐ ACQUISITION—REAL PROPERTY☐ REVOCABLE CONSENT☐ SITE SELECTION—PUBLIC FACILITY☐ DISPOSITION—REAL PROPERTY☐ FRANCHISE☐ HOUSING PLAN & PROJECT☒ OTHER, explain: CPC certifications pursuant to ZR 32-435(c) and 26-15

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **74-74, 74-533**

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION

☐ RULEMAKING

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ 384(b)(4) APPROVAL

☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:

☐ POLICY OR PLAN, specify:

☐ FUNDING OF PROGRAMS, specify:

☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION
AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

State or Federal Actions/Approvals/Funding: ☐ YES ☒ NO If "yes," specify:

6. Site Description: 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.

Graphics: 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.

☒ SITE LOCATION MAP

☒ ZONING MAP

☒ SANBORN OR OTHER LAND USE MAP

☒ TAX MAP

☒ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **68,841 sf**

Waterbody area (sq. ft.) and type: **0**

Roads, buildings, and other paved surfaces (sq. ft.): **68,841 sf**

Other, describe (sq. ft.): **0 sf**

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): **941,000 gsf**

NUMBER OF BUILDINGS: **2**

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): **455,066-475,569 gsf**

(Building 1), **465,324-485,870 gsf** (Building 2)

HEIGHT OF EACH BUILDING (ft.): up to 363' (approx. 393' w/mechanical bulkhead)

NUMBER OF STORIES OF EACH BUILDING: Up to 29 (Building 1), up to 32 (Building 2)

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: **68,841 sf**

The total square feet not owned or controlled by the applicant: **68,841 sf**

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

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

AREA OF TEMPORARY DISTURBANCE: **68,841 sq. ft.** (width x length)

VOLUME OF DISTURBANCE: **1,170,297 cubic ft.** (width x length x depth)

AREA OF PERMANENT DISTURBANCE: **68,841 sq. ft.** (width x length)

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): **2026**

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: **38**

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The proposed buildings would be constructed in one phase, anticipated to begin in 2022 and to be complete in 2026 (38 months total). The demolition, excavation and foundation, and superstructure and exteriors construction stages are anticipated to occur sequentially. The interiors and finishing stage is anticipated to overlap with the end of the superstructure and exteriors construction stage.

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

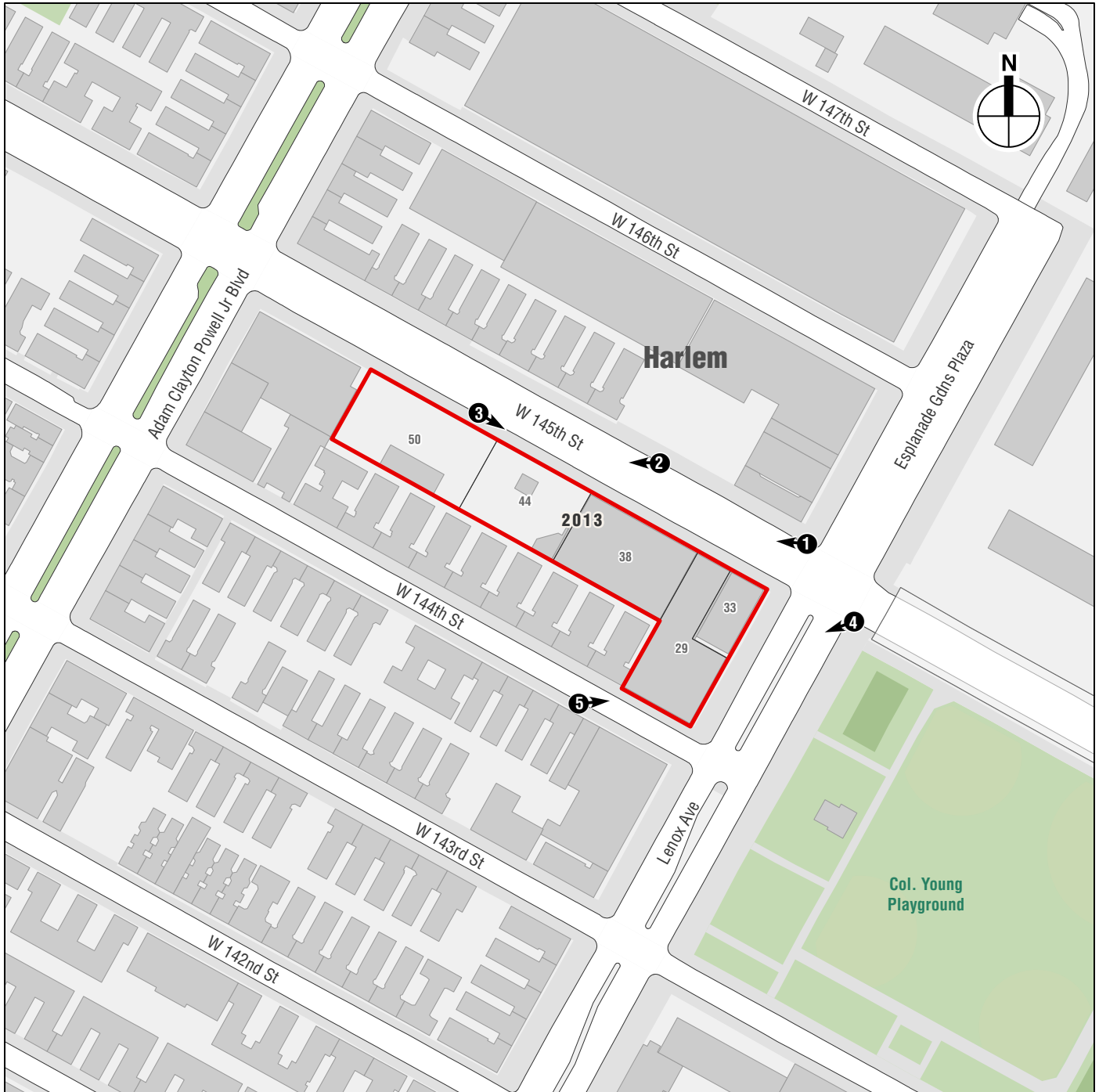
☒ RESIDENTIAL

☒ MANUFACTURING

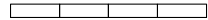
☒ COMMERCIAL

☒ PARK/FOREST/OPEN SPACE

☒ OTHER, specify:
Institutional



0 200 FEET

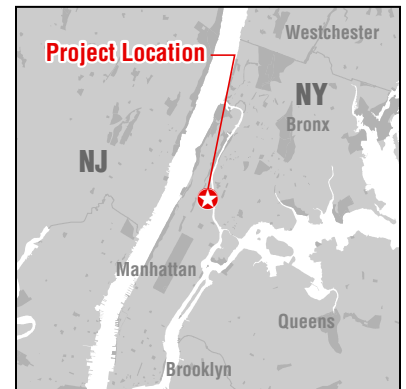


 Development Site (Block 213)

 Tax Lot in the Development Site



Photograph View Direction and Reference Number





Data source: NYC Dept. of Finance Digital Tax Map, October 2020

- Development Site
- Tax Lot Boundary
- Tax Block Boundary
- Other Boundary

0 200 FEET

Existing Zoning

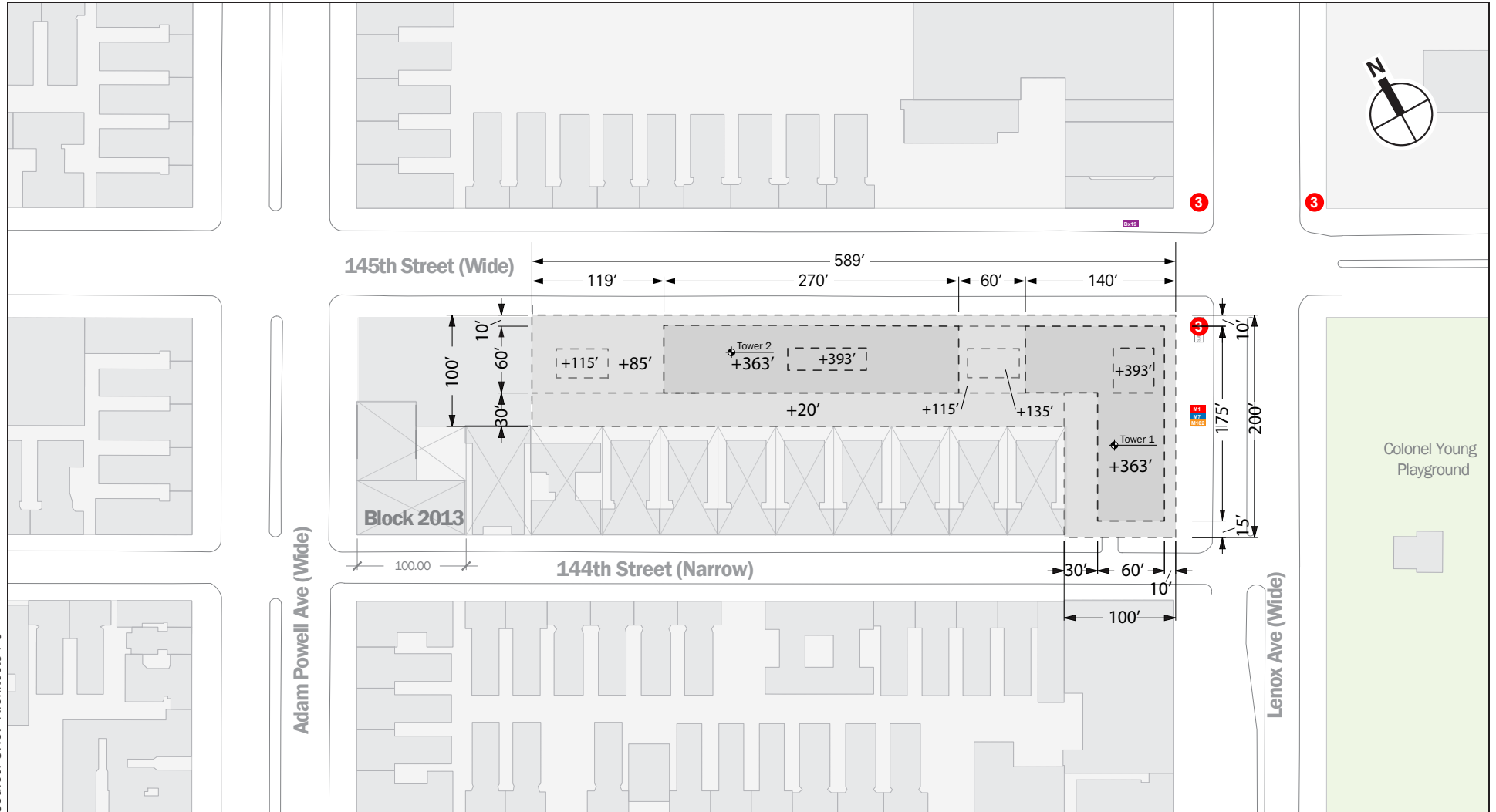


- | | | | |
|--|--------------------------|---|----------------------------------|
|  | Development Site |  | C1-4 Commercial Overlay District |
|  | Rezoning Area (C4-6) |  | C2-4 Commercial Overlay District |
|  | Zoning District Boundary |  | Open Space |

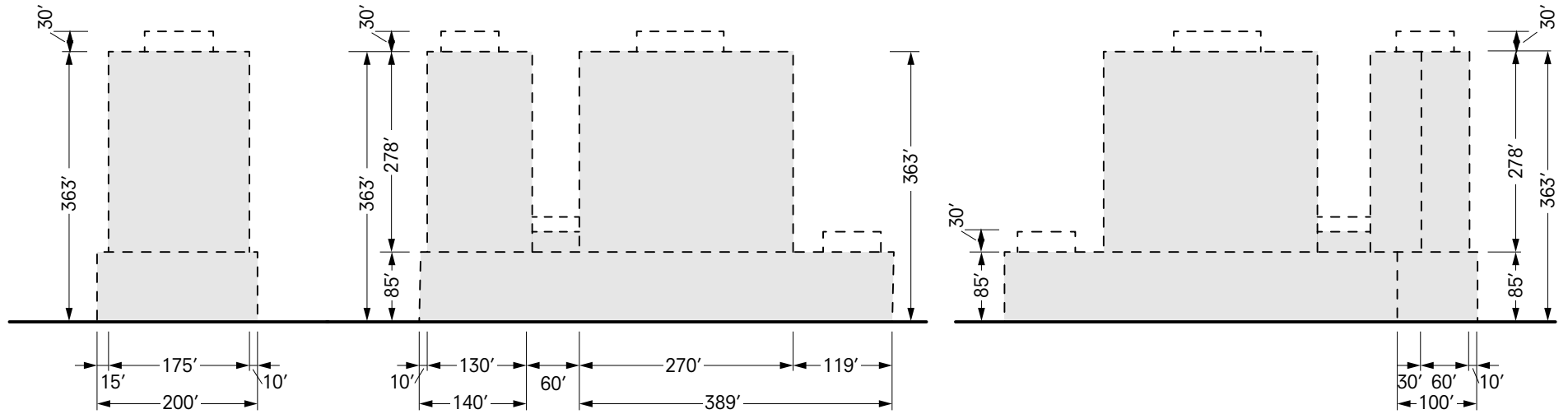
Proposed Zoning



0 200 FEET



Proposed Project Site Plan
Figure 4a



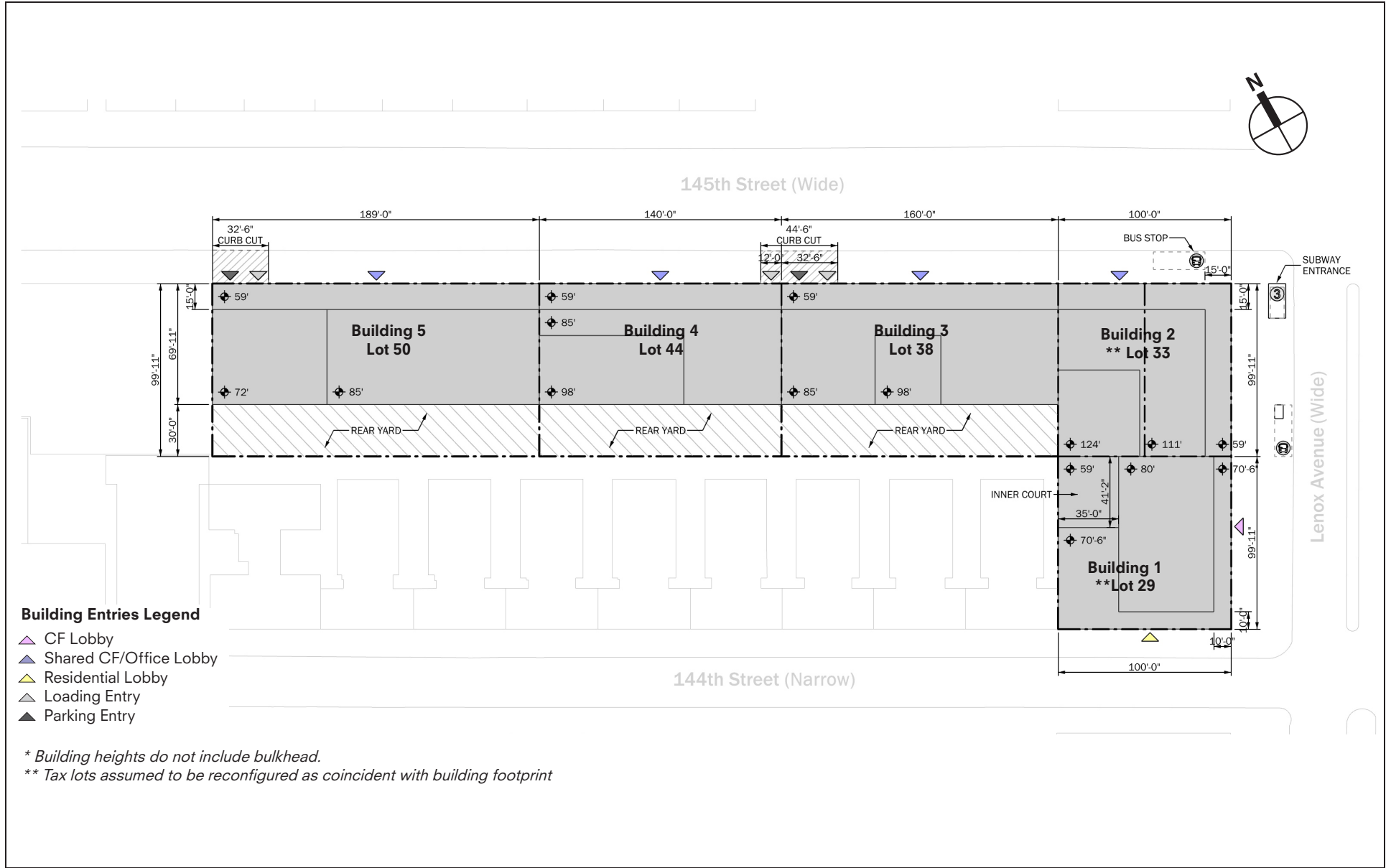
Lenox Ave Elevation

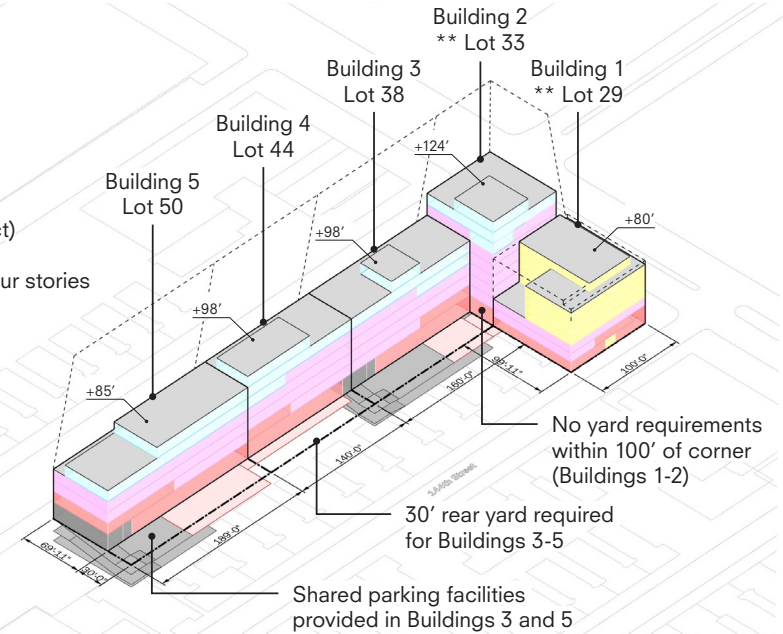
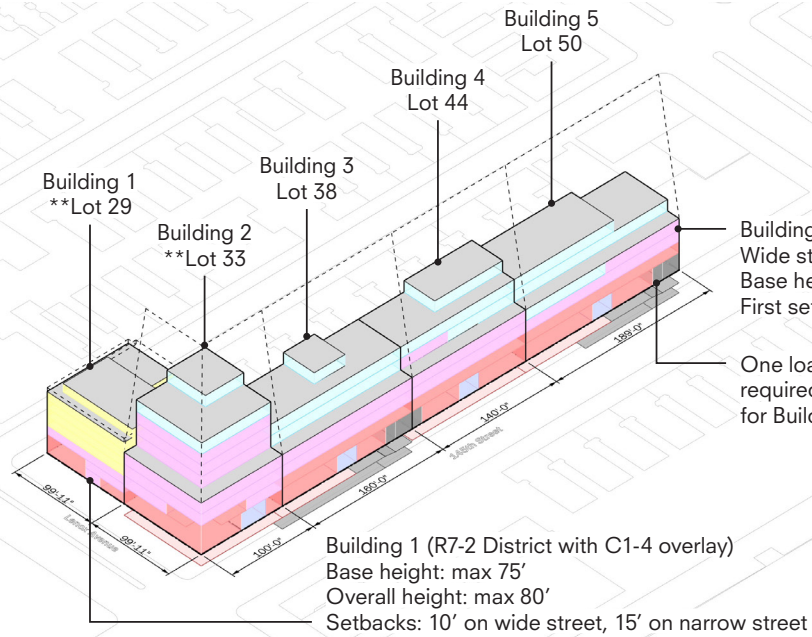
145th St Elevation

144th St Elevation

Source: SHoP Architects PC





**Program Legend**

- CF (Office/Doctor)
- Office
- Residential
- Retail
- Parking/Loading

Floor to Floor Height Assumptions**Building 1:**

- Ground floor: 12'
- CF, Level 2 retail: 10'
- Residential: 9'-6"
- Cellar: 13'-2"

Buildings 2-5:

- Ground floor: 20'
- CF, office, level 2 retail: 13'
- Cellar: 13'-2"

Vehicular Parking Requirements

- Residential: exempt per ZR 25-242
- Retail, Office: 1 per 1000 ZSF
- CF Office: none required
- CF Doctor: 1 per 1000 ZSF

Bike Parking Requirements

- Residential: 1 per 2 DUs
(Assume 850 ZSF per DU)
- Retail: 1 per 10,000 ZSF
- Office: 1 per 7,500 ZSF
- CF: 1 per 10,000 ZSF

* Building heights do not include bulkhead.

** Tax lots assumed to be reconfigured as coincident with building footprint



West 145th Street, view west from Lenox Avenue 1



West 145th Street, view west from midblock between
Lenox Avenue and Adam Clayton Powell Jr. Boulevard 2



West 145th Street, pedestrian view looking east from midblock between Lenox Avenue and Adam Clayton Powell Jr. Boulevard

3



Lenox Avenue, view southwest from West 145th Street

4



West 144th Street, view northeast from west of Lenox Avenue

5

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<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		Up to 5 mixed-use buildings, max. 124-foot-tall	2 mixed-use buildings, each with max. 363-foot-tall tower (not including approx. 30' of rooftop mechanicals)	239 feet (269 feet w/rooftop mechanicals)
No. of dwelling units		±49	Residential Podium Scenario: 939 Office Podium Scenario: 866	Residential Podium Scenario: 890 Office Podium Scenario: 817
No. of low- to moderate-income units		0	Residential Podium Scenario: 235-282 Office Podium Scenario: 217-260	Residential Podium Scenario: 235-282 Office Podium Scenario: 217-260
Gross floor area (sq. ft.)		41,556	Residential Podium Scenario: 741,714 Office Podium Scenario: 684,358	Residential Podium Scenario: 700,158 Office Podium Scenario: 642,802
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	1-story buildings, retail, restaurant, gas station, non-profit office (National Action Network House of Justice Headquarters)	Retail, commercial office, CF office	Retail, commercial office, banquet hall/event space (UG9A)	Banquet hall/event space (UG9A)
Gross floor area (sq. ft.)	26,332 gsf	250,561 gsf	Residential Podium Scenario: 91,444 gsf Office Podium Scenario: 148,800 gsf	Residential Podium Scenario: (159,117) gsf Office Podium Scenario: (101,761) gsf
Manufacturing/Industrial	<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:				
Community Facility	<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	Timbuktu Islamic Center	CF medical office	Museum	Museum
Gross floor area (sq. ft.)	4,000 gsf	33,238 gsf	48,015 gsf	14,777 gsf
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	4,966 sf (Lot 30)			
Publicly Accessible Open Space	<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 type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	Vacant gas station (Lot 44); vacant storefronts (Lot 29)			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
PARKING				
Garages	<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:				
No. of public spaces		0	0	No change
No. of accessory spaces		165	Residential Podium Scenario: 141 Office Podium Scenario: 130	Residential Podium Scenario: (24) Office Podium Scenario: (35)
Operating hours		24/7	24/7	No change
Attended or non-attended		Attended	Attended	No change
Lots	<input checked="" type="checkbox"/> YES <input 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	0	No change	No change	No change
No. of accessory spaces	Approx. 20 on Lot 50 (gas station)	0	0	No change
Operating hours	24	N/A	N/A	No change
Other (includes street parking)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	Metered and non-metered	Metered and non-metered	Metered and non-metered	
POPULATION				
Residents	<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 number:		118	Residential Podium Scenario: 2,254 Office Podium Scenario: 2,079	Residential Podium Scenario: 2,136 Office Podium Scenario: 1,961
Briefly explain how the number of residents was calculated:	Average household size of 2.4 for Manhattan Community District 10 according to PUMA (2018 ACS 5-year estimates)			
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	14 (retail, restaurant, gas station, CF office, CF)	Multiple (retail, office, CF office, CF medical office)	Multiple (retail, office, CF office, banquet hall/event space [UG9A], museum)	Banquet hall/event space (UG9A), museum
No. and type of workers by business	Retail = 60; Gas station = 2-5; CF office (NAN) = 16; CF (Timbuktu) = 4; Total = 82-85	Retail = 212; Office = 257; CF Office = 463; CF Medical Office = 67; Residential workers = 2; Total = 1,001	Residential Podium Scenario: Retail = 126; Office/CF Office = 71; Banquet hall/event space (UG9A) = 58; Museum = 48; Residential workers = 38; Total = 340 Office Podium Scenario: Retail = 126; Office/CF Office = 300; Banquet hall/event space (UG9A) = 58; Museum = 48; Residential workers = 35; Total = 567	Residential Podium Scenario: Retail = 86; Office/CF Office = (650); Medical Office = (67); Banquet hall/event space (UG9A) = 58; Museum = 48; Residential workers = 36; Total = (661) Office Podium Scenario: Retail = 86; Office/CF Office = (420); Medical Office = (67); Banquet hall/event space (UG9A) = 58; Museum = 48; Residential workers = 33; Total = (435)
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Worker numbers were calculated using the following generic employment generation factors: Medical office: 450 sf/employee; Office: 250 sf/employee; Retail including dining: 333 sf/employee; Museum: 1,000 sf/employee; Residential: 1/25 units; Banquet hall/event space (UG9A): 300 sf/employee			
Other (students, visitors, concert-goers, etc.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:			Museum visitors	TBD
Briefly explain how the number was calculated:	TBD			
ZONING				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Zoning classification	C8-3, R7-2 with C1-4 overlay	No change	C4-6	
Maximum amount of floor area that can be developed	68,841 sf lot area x 4.6 FAR = 316,669 zsf	No change	68,841 sf x 12 FAR = 826,092 zsf	509,423 zsf
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, commercial, institutional, community facility, open space R7-2, R8, C1-4 overlay, C2-4 overlay, M1-1	No change	No change	No change
<p>Attach any additional information that may be needed to describe the project.</p> <p>If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.</p>				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See page 11a and Draft Scope		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Consistency Assessment Form . See page 11a and Draft Scope		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input type="checkbox"/>
To be determined in the EIS analysis.		
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
To be determined in the EIS analysis.		
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
To be determined in the EIS analysis.		
<ul style="list-style-type: none"> Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement		
<ul style="list-style-type: none"> Would the project potentially introduce trends that make it difficult for businesses to remain in the area? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Effects on Industry		
<ul style="list-style-type: none"> Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
<ul style="list-style-type: none"> Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
<ul style="list-style-type: none"> 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 Chapter 6) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
<ul style="list-style-type: none"> 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 Chapter 6) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the additional population impair the delivery of library services in the study area? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
<ul style="list-style-type: none"> 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 Chapter 6) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? To be determined in the EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of health care facilities in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If "yes," would the project affect the operation of fire or police protection in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the 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 Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx , Brooklyn , Manhattan , Queens , or Staten Island ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) 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"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent? To be determined in the EIS analysis.	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? To be determined in the EIS analysis.	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: To be determined in the EIS analysis.	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See page 11a and Draft Scope		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(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 GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated? To be determined in the EIS analysis.	<input 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. See page 11a and Draft Scope		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . See page 11a and Draft Scope		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. See Screening Analyses.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(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 checked="" type="checkbox"/>	<input 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 Appendix 1 (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(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: active gas station and auto repair facility; historical gas stations, automotive repair facilities and closed-status petroleum spills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See page 11a and Draft Scope	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(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 separately sewered area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , 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 type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See page 11a and Draft Scope		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 57,727		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 127,797,854 MBTU		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **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 Chapter 16 for more information.	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<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 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"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<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 Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
o If “yes,” would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If “yes” to any of the above, conduct the appropriate analyses and attach any supporting documentation. See page 11a and Draft Scope		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City’s solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes” to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” would the project result in inconsistencies with the City’s GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. See page 11a and Draft Scope	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19		
(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 Chapter 19) 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 sight to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If “yes” to any of the above, conduct the appropriate analyses and attach any supporting documentation. See page 11a and Draft Scope		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If “yes,” explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , “Public Health.” Attach a preliminary analysis, if necessary. See page 11a and Draft Scope		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(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 Chapter 21 , “Neighborhood Character.” Attach a preliminary analysis, if necessary. See page 11a and Draft Scope		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project’s construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

YES	NO
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- (b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in [Chapter 22](#), "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.

See page 11a and Draft Scope

20. APPLICANT'S CERTIFICATION

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

Bruce Teitelbaum

SIGNATURE

Bruce Teitelbaum

DATE

4/5/2021

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.

Project Description, Screening Analyses and Additional Technical Information for EAS Part II

This Environmental Assessment Statement (EAS) and the Environmental Impact Statement (EIS) for the One45 project are being prepared in accordance with New York City Environmental Quality Review (CEQR). All analyses have been prepared in accordance with the methodologies presented in the 2020 *CEQR Technical Manual*. Tasks associated with each technical analysis are also described in the Draft Scope of Work document. The Draft Scope of Work also provides a detailed project description, including information regarding the proposed project and the proposed actions.

PROJECT DESCRIPTION

DEVELOPMENT SITE

The proposed Development Site is located on the northeast portion of the block bounded by West 144th and 145th Streets, Lenox Avenue, and Adam Clayton Powell Jr. Boulevard in the Harlem neighborhood of Manhattan (Block 2013, Lots 29, 33, 38, 44, and 50). The Development Site has frontages on West 144th Street, West 145th Street, and Lenox Avenue. The Development Site is located in Manhattan Community District (CD) 10. The portion of the Development Site along the southern side of West 145th Street between Adam Clayton Powell Jr. Boulevard and Lenox Avenue is currently mapped as a C8-3 zoning district; the portion of the Development Site at the northwest corner of Lenox Avenue and West 144th Street is currently mapped R7-2, with a C1-4 overlay.

The Development Site currently contains a vacant lot, one-story retail stores, a one-story office building containing the headquarters of the National Action Network (NAN, a nationally renowned civil rights organization), the Timbuktu Islamic Center, and two gas stations, one of which is vacant. The retail uses along West 145th Street and Lenox Avenue include restaurants, a 99-cent store, a laundromat, food (deli and candy) stores, a nail salon, and a liquor store; two storefronts are currently vacant. In total, the Development Site includes approximately 4,000 sf of community facility office space (the NAN headquarters); 24,654 sf retail (including the vacant gas station and vacant storefronts); 4,000 sf of other community facility use (the Timbuktu Islamic Center); and 4,813 sf of vacant land. The Development Site is approximately 68,841 sf in size and the existing built FAR of the Development Site is approximately 2.07. There are six curb cuts on West 144th Street and West 145th Street for building and gas station entrances.

PROPOSED PROJECT

The Proposed Project would develop two new mixed-use buildings on the Development Site, replacing the existing one-story commercial and community facility structures. The Proposed Project would include a Museum of Civil Rights; a new headquarters for the National Action Network; a banquet hall/event space which would be used for private events and conferences and would also be available to the Museum and NAN for its programming; ground-floor retail space; commercial office space; and residential units, including affordable units pursuant to MIH. In total, the Proposed Project would be approximately 941,000 gsf.

To allow the Applicant to respond appropriately to rapidly changing market conditions both in the Harlem neighborhood and in the economy and real estate market at large due to COVID-19, the podium of the proposed development is planned to include either residential or commercial use, resulting in two different potential development scenarios, referred to here as the Residential Podium Scenario and the Office Podium Scenario. The program for each scenario is provided below in **Table 1**. This flexibility will help ensure the Proposed Project is able to obtain construction loan financing critical to the development's success.

Table 1
Proposed Project

Use (GSF)	With Action (Residential Podium Scenario)	With Action (Office Podium Scenario)
Residential	±741,714 gsf	±684,358 gsf
Residential Units	939 ¹	866 ¹
Affordable Unit Count	235–282	217–260
Museum	±48,015 gsf	±48,015 gsf
Office (Commercial/CF)	±17,710 gsf	±75,018 gsf
Banquet Hall/Event Space (UG9A)	±17,291 gsf	±17,291 gsf
Retail	±41,991 gsf	±41,991 gsf
Accessory Parking²	141	130
Total GSF	±866,721 gsf³	±866,673 gsf⁴
Notes: Totals may not sum due to rounding. ¹ Average unit size at 790 sf/unit. ² Required accessory parking would be 282 spaces for the Residential Podium Scenario and 260 spaces for the Office Podium Scenario. ³ Does not include 33,456 gsf for accessory parking, 26,292 gsf of mechanical space, and 14,452 gsf of vertical circulation space for the UG9A banquet hall/event space. Total gsf for this scenario including those non-programmatic areas is 940,921 gsf. ⁴ Does not include 33,456 gsf for accessory parking, 26,292 gsf of mechanical space, and 14,500 gsf of vertical circulation space for the UG9A banquet hall/event space. Total gsf for this scenario including those non-programmatic areas is 940,921 gsf.		

If the podium is developed with predominantly residential use (the “Residential Podium Scenario”), the development would comprise 741,714 gsf of residential use (approximately 939 units at an average of 790 sf/unit, of which approximately 235–282 would be affordable, [25–30 percent, depending on the MIH option selected]), and 17,710 gsf of commercial office use. If the podium is developed with predominantly office use (the “Office Podium Scenario”), the development would comprise 684,358 gsf of residential use (approximately 866 units at an average 790 sf/unit, of which approximately 217–260 would be affordable) and 75,018 gsf of commercial office use. In either scenario, the Proposed Project would include 48,015 gsf of community facility (civil rights museum) use, 17,291 gsf of banquet hall/event space (Use Group 9A), and 41,991 gsf of retail uses. The commercial UG9A use in either scenario would comprise a 17,291 gsf banquet hall for meetings, performances, conferences, and private events; an additional approximately 14,500 gsf would be for vertical circulation and support space for this use. The proposed buildings would have an approximately 85-foot-tall base and two towers, rising to a height of approximately 363 feet (not including approximately 30 feet of mechanical bulkhead). In either scenario, three curb cuts are proposed on West 144th and 145th Streets to accommodate service access, including loading, waste removal, and access/egress from the below-grade parking facility, which will include 130-141 spaces accessory to the proposed residential use (in the Office Podium Scenario and Residential Podium Scenario, respectively). (The Office Podium Scenario would require 260 parking spaces, and the Residential Podium Scenario would require 282 spaces, accessory to the proposed residential use. The parking requirements are proposed to be modified through the special permit pursuant to Zoning Resolution (ZR) Section 74-533.) Overall, the development on the site would increase from a built FAR of approximately 2.07 (existing conditions) to a built FAR of approximately 12 (future with the proposed actions).

BUILD YEAR

The Applicant plans to construct the two proposed buildings in one phase, anticipated to be complete in 2026 (38 months total). Therefore, a future build year of 2026 will be examined to assess the potential impacts of the proposed actions.

ACTIONS NECESSARY TO FACILITATE THE PROPOSAL

To facilitate the Proposed Project, a number of approvals are required, including discretionary actions that are subject to New York City Environmental Quality Review (CEQR). The proposed project is also subject to the City’s Uniform Land Use Review Procedure (ULURP). The lead agency for the environmental review is the Department of City Planning (DCP). The proposed actions consist of the following:

- Amend Zoning Map 6A to change zoning on the Project Site, from an area currently mapped in a C8-3 district, along the southern side of West 145th Street between Adam Clayton Powell Jr. Boulevard and Lenox Avenue, as well as an

area currently mapped in a C1-4/R7-2 district on the northwest corner of Lenox Avenue and West 144th Street, to a C4-6 district;

- A special permit pursuant to ZR Section 74-74 (Large-Scale General Development) to modify the height and setback regulations of Section 35-64 and the supplementary use regulations of Sections 32-422 and 32-423. Pursuant to Section 35-64(b), within a C4-6 zoning district, a mixed-use development may be built pursuant to the standard tower regulations of Section 23-652, provided that: (1) at least 65 percent of the total allowable floor area on the zoning lot is in residential use; (2) all uses within the building comply with the locational requirements of Section 32-42; and (3) only the residential portion of the building penetrates the applicable sky exposure plane. The Proposed Project would include a commercial Use Group 9A banquet hall/event space located at the top of the tower facing Lenox Avenue with a separate ground-floor lobby entrance. As such, the Proposed Project would not comply with Section 32-422 in that a commercial use would be located above residential dwelling units, or with Section 32-423, in that the lobby portion of the Use Group 9A banquet hall would be located on the ground floor within 50 feet of a street wall. The Proposed Project also would not meet Section 35-64(b)(3), in that a portion of the building that penetrates the applicable sky exposure plane would contain a commercial use. The requested waivers would allow the Proposed Development to include this distinctive commercial space, which would be used for private events and conferences and would also be available to the Museum and NAN for its programming. As discussed further in the Applicant's Statement of Findings, without the requested special permit, the banquet hall would be required to be located on a lower floor, severely diminishing its viability as a distinctive attraction in the neighborhood.. The Applicant therefore requests a waiver of Section 35-64(b)(2-3), as well as Sections 32-422 and 32-423, to facilitate the Proposed Project;
- A special permit pursuant to ZR 74-533 to modify the residential parking regulations of Section 36-33 and 25-33. Within a C4-6 (R10 equivalent) zoning district, accessory off-street parking spaces are required for 40 percent of new market-rate residential units (because the Project Area is located in a Transit Zone, no accessory off-street spaces are required for newly developed, income-restricted units). As applied to the Proposed Project, in the Residential Podium Scenario, approximately 282 accessory off-street parking spaces would be required as accessory to the residential use; in the Office Podium Scenario, approximately 260 spaces would be required. The reduction in accessory parking would obviate the need to locate parking above-grade (which would take up space dedicated to the Museum, retail, or new housing) or below-grade (which would be prohibitively expensive, given the relatively high location of the water table and difficult subgrade terrain). Therefore, the Applicant requests a waiver to reduce the required parking by 130 to 141 spaces (or 50 percent, in either scenario) to accommodate the Proposed Project;
- A CPC certification pursuant to ZR Section 32-435(c), to modify certain retail continuity requirements. In a C6-4 district, Section 32-435(c) requires, for buildings with front building walls that are at least 50 feet in width and front upon a wide street, that a minimum of 50 percent of such width be occupied by certain commercial uses. The Proposed Development satisfies this provision with respect to both buildings in the aggregate, but not with respect only to the building fronting along West 145th Street, whose ground floor Use Group 6 retail frontages would total approximately 32.6 percent of that building's frontage on West 145th Street and approximately 41.9 percent of its aggregate total frontage on both Lenox Avenue and West 145th Street. This shortcoming is primarily because of that building's proposed museum use along approximately 157 feet of this building's street frontage. Therefore, in order to facilitate the proposed museum as a substantial ground floor use within this building, the Applicant requests a CPC certification to waive the 50 percent minimum commercial use requirement;
- A CPC certification pursuant to ZR Section 26-15, to allow additional curb cuts. The Proposed Project includes a second accessory loading berth to serve the proposed commercial and community facility uses while also providing an accessory group parking facility. Pursuant to Section 32-435(b), the Proposed Project would be subject to the regulations of Article II, Chapter 6, which includes the curb cut restrictions provided in Section 26-15. That section prohibits any curb cuts on wide streets and allows only one curb cut on narrow streets. However, Section 26-15 provides that additional curb cuts may be permitted by certification of the Commission and the Department of Transportation for zoning lots with a lot area in excess of 30,000 square feet. Although it may be possible for the Department of Buildings to waive associated parking and/or loading requirements, such waivers would significantly harm the design and use of the Proposed Development, as discussed in the Applicant's Statement of Findings. In short, without the proposed CPC certification, there would be no practical way to include a second accessory loading berth to service the substantial commercial and community facility uses within the Proposed Development while also providing an accessory group parking facility; and
- A zoning text amendment to Appendix F of the ZR to establish a Mandatory Inclusionary Housing (MIH) area at the rezoning area. Under MIH, when new housing capacity is approved through land use actions, CPC and the New York

City Council can choose to impose one of several different options regarding affordable housing set-asides. The two options that may be mapped for every MIH area are:

- MIH Option 1: At least 25 percent of the residential floor area would be set aside for persons making no more than 60 percent of Area Median Income (AMI) on average, with at least 10 percent of the residential floor area set aside for persons making 40 percent of the AMI, and no AMI bands shall exceed 130 percent of the AMI; or
- MIH Option 2: At least 30 percent of the residential floor area would be set aside for persons making no more than 80 percent of the AMI on average, and no AMI bands shall exceed 130 percent of the AMI.

The CPC and the City Council could also add one or both of two other affordability options:

- MIH Option 3: 20 percent of the residential floor area would be set aside for households making an average of 40 percent of AMI, with subsidies allowed only where they are necessary to support more affordable housing; and
- MIH Option 4: 30 percent of the total residential floor area would be set aside for households making an average of 115 percent of AMI, with 5 percent of that number set aside for households at 70 percent of AMI and another 5 percent of that number set aside for households at 90 percent of AMI. None of the affordable DUs can go to households with incomes above 135 percent of AMI, and no direct subsidies can be used for these affordable DUs.

The Applicant proposes to map both Option 1 and Option 2. For purposes of environmental review, each technical area of analysis will assume the more conservative MIH option specific to that analysis (i.e., the option that generates the greatest potential for significant adverse environmental impacts). For those analysis categories which specify level of affordability (e.g., child care), the analysis will assume 20 percent of the residential units would be set aside for households with incomes at or below 80 percent of the AMI.

SCREENING ANALYSES AND ADDITIONAL TECHNICAL INFORMATION FOR EAS PART II

As detailed in the EAS form and below, the following technical areas have been screened out and will not be analyzed in the EIS: socioeconomic conditions—direct residential displacement; socioeconomic conditions—potential indirect business displacement due to retail market saturation; community facilities—outpatient health care facilities; community facilities—police and fire protection services; water and sewer infrastructure—water supply analysis; and solid waste and sanitation services. While the proposed actions do not meet the threshold for a detailed energy assessment, to support the Greenhouse Gas Emissions analysis, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the proposed actions. If unmitigated significant adverse impacts in air quality, water quality, hazardous materials, or noise are identified in the EIS analysis, and DCP determines that a public health assessment is warranted, an analysis will be provided for that specific technical area, as described in the Draft Scope of Work. If warranted based on an evaluation of the proposed actions' impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

LAND USE, ZONING, AND PUBLIC POLICY

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. As the Proposed Project requires zoning actions, the EIS will include a land use, zoning, and public policy analysis, which is described in the Draft Scope of Work. The Development Site is within New York City's Coastal Zone; therefore, the EIS also will provide a completed New York City Waterfront Revitalization Program Consistency Assessment Form.

SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the six principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement due to increased rents; (5) indirect business displacement due to retail market saturation; and (6) adverse effects on specific industries.

DIRECT RESIDENTIAL DISPLACEMENT

The proposed project would not result in any direct residential displacement. Therefore, the Proposed Project would not result in significant adverse impacts due to direct residential displacement, and an assessment of this concern is not warranted.

DIRECT BUSINESS DISPLACEMENT

The proposed project would not result in any direct business displacement. In the future without the proposed actions, the existing uses on the Development Site—approximately 22,332 sf of retail, restaurant, and gas station use and 8,000 gsf of community facility space (NAN offices and Timbuktu Islamic Center)—would be displaced to accommodate as-of-right development. Because the displacement of these uses would occur irrespective of the proposed actions, the proposed actions would not result in significant adverse direct business displacement impacts, and further assessment of this concern is not warranted.

INDIRECT RESIDENTIAL DISPLACEMENT

As described in the Draft Scope of Work, the EIS will include an assessment of the potential for significant adverse impacts due to indirect residential displacement.

INDIRECT BUSINESS DISPLACEMENT DUE TO INCREASED RENTS

As described in the Draft Scope of Work, the EIS will include an assessment of the potential for significant adverse impacts due to indirect business displacement due to increased rents.

INDIRECT BUSINESS DISPLACEMENT DUE TO RETAIL MARKET SATURATION

According to the guidelines established in the *CEQR Technical Manual*, projects resulting in less than 200,000 gsf of retail on a single development site would not typically result in socioeconomic impacts warranting assessment. Because the proposed actions would result in a net decrease in retail uses on the Development Site by 2026, the proposed actions do not have the potential to result in significant adverse impacts due to retail market saturation, and an analysis of this concern is not warranted.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

As described in the Draft Scope of Work, the EIS will include an assessment of potential adverse effects on specific industries.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities, and fire and police protection. The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility or if it would have an indirect effect by introducing new populations that would overburden existing facilities. The proposed actions would not result in the physical alteration or displacement of any community facilities, however they would result in a new residential population that would create new demands for community facilities. In accordance with the thresholds of the *CEQR Technical Manual*, the proposed actions are not expected to trigger detailed analyses of public high schools, libraries, outpatient health care facilities or police and fire protection serving the rezoning area. However, based on a projected incremental increase of up to 890 residential units for the rezoning area, the proposed actions will require analyses for public elementary schools, publicly funded day care, and libraries. This chapter will therefore include analyses of public elementary schools, publicly funded day care, and libraries, as described in the Draft Scope of Work.

PUBLIC SCHOOLS

A schools analysis is required under CEQR for proposed actions that would result in more than 50 elementary/middle school or 150 high school students. Table 6-1 of the *CEQR Technical Manual* states that the School Construction Authority's (SCA) Projected Public School Ratio for a project's Community School District (CSD) should be used to determine the threshold for detailed analysis in that CSD. For Manhattan Community School District 5, in which the Development Site is located, SCA's Projected Public School Ratio multipliers are 0.09 for elementary school students,

0.03 for middle school students, and 0.02 for high school students. Therefore, under these ratios a project in Manhattan CSD 5 would meet the threshold for a detailed analysis if it would create 414 or 7,500 more new residential units, for elementary/middle, and high schools, respectively. The proposed project would introduce an increment of up to 890 residential units. Therefore, an analysis of public elementary and intermediate schools will be included in the EIS, as described in the Draft Scope of Work.

PUBLICLY FUNDED EARLY CHILDHOOD PROGRAMS

The proposed number of affordable residential units that would be developed with the Proposed Project is expected to exceed the CEQR threshold (for Manhattan, 170 low/moderate-income residential units) requiring detailed analyses of publicly funded child care. Therefore, a child care assessment will be provided in the EIS, as described in the Draft Scope of Work.

OPEN SPACE

The rezoning area is located in a portion of Manhattan Community District (CD) 10 that is considered neither underserved nor well-served by open space. The proposed actions would not directly displace any publicly accessible open spaces; as detailed below, a shadows study will be provided in the EIS to determine whether the proposed actions could result in a direct effect on publicly accessible open space related to shadows. With respect to potential indirect effects, the proposed actions would introduce between 1,961 and 2,136 incremental new residents in the Office Podium Scenario and Residential Podium Scenario, respectively, and thus would exceed the 200-resident CEQR threshold requiring a residential open space analysis. The proposed actions would result in an incremental decrease in new workers, compared to the No Action scenario (a decrease of 435 workers in the Office Podium Scenario, and a decrease of 661 workers in the Residential Podium Scenario); therefore, the proposed actions would not meet the 500-worker threshold requiring a non-residential open space analysis. Therefore, a residential open space analysis will be provided in the EIS, as described in the Draft Scope of Work. The analysis will consider the scenario with the higher incremental residential population (the Residential Podium Scenario).

SHADOWS

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in incremental height, or of any height if the project site is adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

The proposed actions would result in two new buildings with two 363-foot-tall towers (not including approximately 30 feet of mechanical bulkheads) on the Development Site, one facing West 145th Street and one facing Lenox Avenue. In addition, the Colonel Charles Young Playground, a public playground, is located directly east of the Development Site, across Lenox Avenue. A shadows assessment is therefore required to determine whether the proposed structures could cast project-generated shadow on any sunlight-sensitive resources. A shadows study will be provided in the EIS, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if a project has the potential to affect either archaeological or architectural resources. In a comment letter dated January 19, 2021, the New York City Landmarks Commission concluded that the Development Site has no archaeological or architectural significance. The existing buildings on the Development Site are not known architectural resources, however, there are known architectural resources in the surrounding area. Therefore, a historic and cultural resources analysis will be prepared for the EIS, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

The proposed actions include a zoning map amendment from C8-3 and R7-2/C1-4 zoning districts to a C4-6 zoning district and special permits to waive bulk and setback requirements to facilitate the construction of two new mixed-use buildings on the Development Site. Overall, in the future with the proposed actions, the development on the proposed Development Site would increase from a built floor area ratio (FAR) of approximately 2.07 to a built FAR of approximately 12.

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared with a detailed analysis prepared if warranted based on the preliminary assessment. The proposed actions include a change in zoning that would allow for the development of additional floor area at the Development Site. Therefore, an analysis of urban design and visual resources will be prepared for the EIS, as described in the Draft Scope of Work.

NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures.

The New York City Council recently enacted legislation intended to decrease bird strikes at buildings; therefore, the Proposed Project would be required to adhere to Section 1403.8 of the New York City Building Code, which was enacted on January 10, 2020 to specify bird friendly design and construction requirements in accordance with Article 103, Section 36, of Title 28 of the Administrative Code of the City of New York. The EIS will assess the potential for the Proposed Project to affect wildlife, including long-term effects such as the potential for bird strikes with the proposed buildings. The Development Site is not within an area identified as having the potential to contain endangered and/or threatened species, and the Proposed Project would redevelop an existing developed lot and would not likely result in the removal of any vegetation. Therefore, natural resources will be evaluated in the EIS as a screening level assessment, as described in the Draft Scope of Work.

HAZARDOUS MATERIALS

The *CEQR Technical Manual* identifies examples of projects where a hazardous materials assessment is warranted including rezonings (or other discretionary approvals) allowing commercial or residential uses in an area in or within close proximity to current or previous uses, including manufacturing and facilities listed in the Hazardous Materials Appendix of the Manual, which include dry cleaners, gas stations, etc. Sites with historical/urban fill also require assessment as do sites where underground and/or aboveground storage tanks (USTs or ASTs) are (or were) located on or near the site.

Since the Proposed Project meets these criteria, the EIS will contain a hazardous materials assessment as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

According to the *CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a proposed project may adversely affect New York City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. An analysis of water and sewer infrastructure is not warranted because the Development Site is located in a combined sewer area and would not be developed with more than 1,000 residential units, which is the CEQR threshold for requiring a preliminary analysis of wastewater and stormwater conveyance and treatment. As the Development Site is not located in an area that experiences low water pressure, and the Proposed Project would not result in an exceptionally large demand for water, a water supply analysis is not warranted.

SOLID WASTE

A CEQR solid waste assessment determines whether an action has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan or with State policy related to the City's integrated solid waste management system. The proposed actions would induce new development that would require sanitation services. If a project's generation of solid waste in the With Action condition would not exceed 50 tons per week, it may be assumed that there would be sufficient public or private carting and transfer station capacity in the metropolitan area to absorb the increment, and further analysis

generally would not be required. The Proposed Project is expected to result in a net increase of less than 50 tons per week, compared to the No Action condition; therefore, an assessment of solid waste and sanitation services is not warranted.

ENERGY

In accordance with CEQR, an EIS is to include a discussion of the effects of a proposed action on the use and conservation of energy, if applicable and significant. A detailed energy assessment is limited to actions that may significantly affect the transmission or generation of energy. For other actions, in lieu of a detailed assessment, the estimated amount of energy that would be consumed annually as a result of the day-to-day operation of the buildings and uses resulting from an action is disclosed, as recommended in the *CEQR Technical Manual*.

While the proposed actions do not meet the threshold for a detailed energy assessment, to support the Greenhouse Gas Emissions analysis, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the proposed actions. The projected amount of energy consumption during long-term operation will be estimated based on the average and annual whole-building energy use rates for New York City.

TRANSPORTATION

The transportation studies for the proposed project encompass five distinct elements—traffic, parking, transit, pedestrians, and vehicular and pedestrian safety. The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed action results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. As detailed in the Draft Scope of Work, the evaluation of potential transportation-related impacts associated with a proposed development begins with screening assessments, which encompass the preparation of travel demand estimates (Level-1 screening analysis) and/or trip assignments (Level-2 screening analysis), to determine if detailed analyses would be warranted to address the potential impacts project-generated trips may have on the transportation system. If the Level-1 screening analysis results show that a proposed actions would result in 50 or more peak hour vehicle trips, 200 or more peak hour transit trips (200 or more peak hour transit riders at any given subway station or 50 or more peak hour bus trips on a particular route in one direction), and/or 200 or more peak hour pedestrian trips, a Level-2 screening analysis would be undertaken. If the results of the Level-2 screening analysis show that the proposed actions would generate 50 or more peak hour vehicle trips through an intersection, 50 or more peak hour bus riders on a bus route in a single direction, 200 or more peak hour subway passengers at any given station, or 200 or more peak hour pedestrian trips per pedestrian element, further quantified analyses may be warranted to evaluate the potential for significant transportation impacts. If a detailed traffic analysis is determined to be unwarranted, an assessment of parking supply and utilization is also generally not required. Where necessary, the Proposed Project's estimated parking demand would be compared to on-site and/or nearby off-site parking supply to determine if there is a potential for a parking shortfall. Regarding vehicular and pedestrian safety, if the above screening assessments conclude the need for detailed analyses of traffic intersections and/or pedestrian crosswalks, an evaluation of recent crash data at those locations would be undertaken to identify high crash locations and/or recommend potential safety improvement measures, where appropriate. A description of the tasks to be undertaken for the transportation analysis of the EIS is provided in the Draft Scope of Work.

AIR QUALITY

The number of project-generated vehicle trips would potentially exceed the *CEQR Technical Manual* carbon monoxide (CO) analysis screening threshold of 170 vehicles in a peak hour at one or more intersections and/or the particulate matter (PM) emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, a screening analysis for mobile sources will be performed. If screening thresholds are exceeded, a detailed mobile source analysis would be required. If any industrial sources of emissions are identified within the 400-foot study area, an analysis will be performed using procedures described in the *CEQR Technical Manual*. The proposed project's parking facilities will be analyzed to determine their effect on air quality. Potential impacts on surrounding uses from the heating and hot water systems that would serve the proposed buildings will also be assessed. The effect of heating and hot water systems associated with large or major emission sources in existing buildings on the proposed development site will be analyzed. A description of the tasks to be undertaken for the air quality section of the EIS is provided in the Draft Scope of Work.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or greater. The incremental development associated

with the proposed actions would exceed this threshold. Therefore, in accordance with the *CEQR Technical Manual*, GHG emissions generated by the proposed project will be cumulatively quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared, as described in the Draft Scope of Work. In addition, since the Development Site is within the 0.2 percent annual chance floodplain as indicated on the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps (PFIRMs), the EIS will assess the potential impacts of climate change on the Proposed Project, including the potential for the Proposed Project to affect flood risk within and in the vicinity of the Development Site.

NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, if an action would be within 1 mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. It is assumed that outdoor mechanical equipment would be designed to meet applicable regulations and that no detailed analysis of potential noise impacts due to outdoor mechanical equipment will be performed. The noise analysis will examine impacts of ambient noise sources (e.g., vehicular traffic from adjacent roadways and surrounding playgrounds) on the proposed residential, commercial office, and community facility uses and the impacts of project-generated traffic on noise-sensitive land uses nearby, and the level of building attenuation necessary to meet CEQR interior noise level requirements. The noise analysis tasks that will be undertaken for the EIS are described in the Draft Scope of Work.

PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and DCP determines that a public health assessment is warranted, an analysis will be provided for that specific technical area, as described in the Draft Scope of Work.

NEIGHBORHOOD CHARACTER

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the proposed project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work. Given the range of detailed analyses that will be included in the EIS, it is anticipated that a neighborhood character assessment will be warranted.

CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. A construction analysis will be included in the EIS, as described in the Draft Scope of Work.

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

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

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

**Potentially
Significant
Adverse Impact**

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

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

☐☐

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

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

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

4. LEAD AGENCY'S CERTIFICATION

TITLE	LEAD AGENCY
NAME	DATE
SIGNATURE	