



## 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** Two Bridges LSRD**1. Reference Numbers**CEQR REFERENCE NUMBER (to be assigned by lead agency)  
17DCP148M

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)  
PendingOTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)**2a. Lead Agency Information**NAME OF LEAD AGENCY  
New York City Planning Commission**2b. Applicant Information**NAME OF APPLICANT  
Cherry Street Owner, LLC; Two Bridges Senior Apartments, LP; Two Bridges Associates, LP; and LE1 Sub LLCNAME OF LEAD AGENCY CONTACT PERSON  
Robert Dobruskin, AICPNAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON  
David Karnovsky, Fried, Frank, Harris, Shriver & Jacobson LLP

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David.Karnovsky@friedfrank.com**3. Action Classification and Type****SEQRA Classification**☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(5)**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 three applicants—Cherry Street Owner, LLC, an affiliate of JDS Development Group, and Two Bridges Senior Apartments LP; Two Bridges Associates, LP, a joint venture between CIM Group and L+M Development Partners; and LE1 Sub LLC—each seek separate minor modifications to the existing Two Bridges Large Scale Residential Development (LSRD) to allow for the development of three new mixed-use buildings within the LSRD. The three project sites—Sites 4 (4A/4B), 5, and 6A—are located in the Lower East Side neighborhood of Manhattan in Community District (CD) 3, within the boundaries of the former Two Bridges Urban Renewal Area (TBURA). Site 4 (4A/4B) occupies the northeast corner of Block 248, Lots 15, 70, and 76, with Lot 70 owned by Two Bridges Senior Apartments, LP, Lot 76 owned by Two Bridges Housing Development Fund, Inc., and Lot 76 and a portion of Lot 70 under contract for purchase by applicant, Cherry Street Owner, LLC. Site 5, owned by Two Bridges Associates, LP, occupies Lots 1 and 2 of Block 247. Site 6A comprises Block 246, Lots 1 and 5, with Lot 5 owned by LE1 Sub LLC. All three project sites are zoned C6-4. While each of the three proposed projects are separate development proposals, their potential environmental impacts are being considered in a single document due to their physical proximity and the likelihood of their being constructed during the same or similar time periods. For a detailed Project Description, see the Draft Scope of Work.

**Project Location**

BOROUGH Manhattan

COMMUNITY DISTRICT(S) 3

STREET ADDRESS Site 4 (4A/4B)—247 Cherry Street; Site 5—260 South Street; and Site 6A—259 Clinton Street

TAX BLOCK(S) AND LOT(S) Site 4 (4A/4B)—Block 248, Lots 15, 70, and 76; Site 5—Block 247, Lots 1 and 2; Block 246, Lots 1 and 5

ZIP CODE 10002

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The LSRD is bounded by the midblock area between Clinton Street and Montgomery Street; Cherry, Clinton, and South Streets; and midblock between Rutgers Slip and Pike Slip.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-4

ZONING SECTIONAL MAP NUMBER 12d

**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:

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION **Minor modification to a previously approved LSRD.**

**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 ☒ FUNDING OF CONSTRUCTION, specify: Potential bonds issued by NYC HDC / NYS HCR

☐ RULEMAKING ☐ POLICY OR PLAN, specify:

☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:

☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:

☐ OTHER, explain:

**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: Site 5—Potential 4 percent bonds issued by NYS HCR

**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.): Site 4(4A/4B): 69,210; Site 5: 145,031 sf; Site 6A: 71,357 Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): Site 4(4A/4B): TBD; Site 5: 131,531 sf; Site 6A: TBD Other, describe (sq. ft.): Site 4 (4A/4B): TBD; Site 5: 13,500; Site 6A: TBD

**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): 2,554,060 gsf

NUMBER OF BUILDINGS: 3

HEIGHT OF EACH BUILDING (ft.): Site 4(4A/4B)—1,008 ft; Site 5—728 and 798 ft; Site 6A—724 ft

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Site 4(4A/4B)—615,217; Site 5—1,244,960; Site 6A—657,868

NUMBER OF STORIES OF EACH BUILDING: Site 4(4A/4B)—79; Site 5—62 and 69; Site 6A—62

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:

The total square feet not owned or controlled by the applicant:

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: Site 4(4A/4B)—11,795 sf; VOLUME OF DISTURBANCE: Site 4(4A/4B)—111,860 cf; Site 5—  
Site 5—147,328 sf; Site 6A—17,550 sf sq. ft. (width x length) 514,883 cf; Site 6A—TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: Site 4(4A/4B)—11,795 sf;  
Site 5—120,376 sf; Site 6A—17,550 sf sq. ft. (width x length)

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

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021

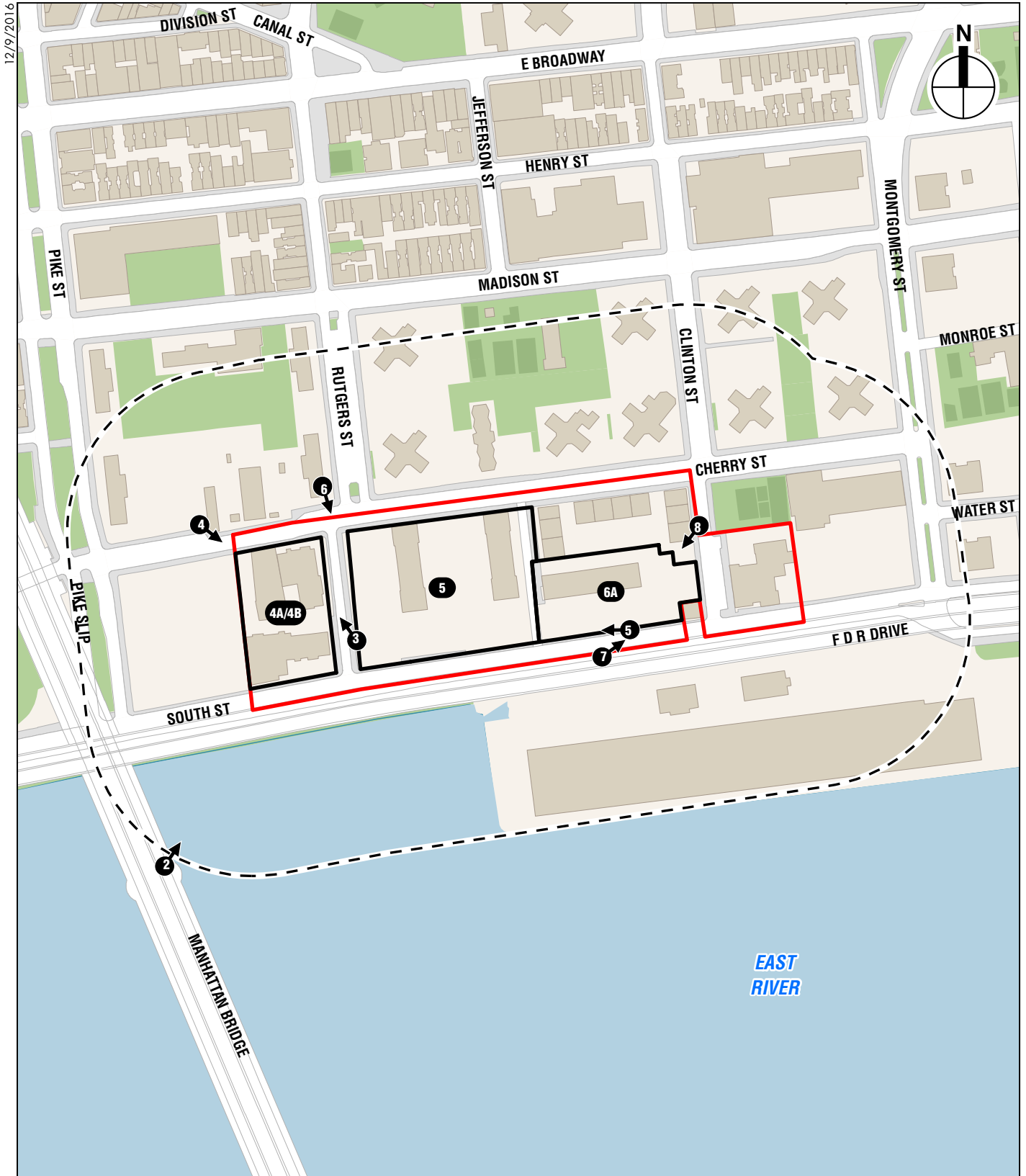
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 30-36 months

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See Draft Scope of Work.

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify:  
Transportation/Utility



- Project Sites
- Boundary of Two Bridges LSRD
- Study Area (400-foot boundary)
- Photograph View Direction and Reference Number

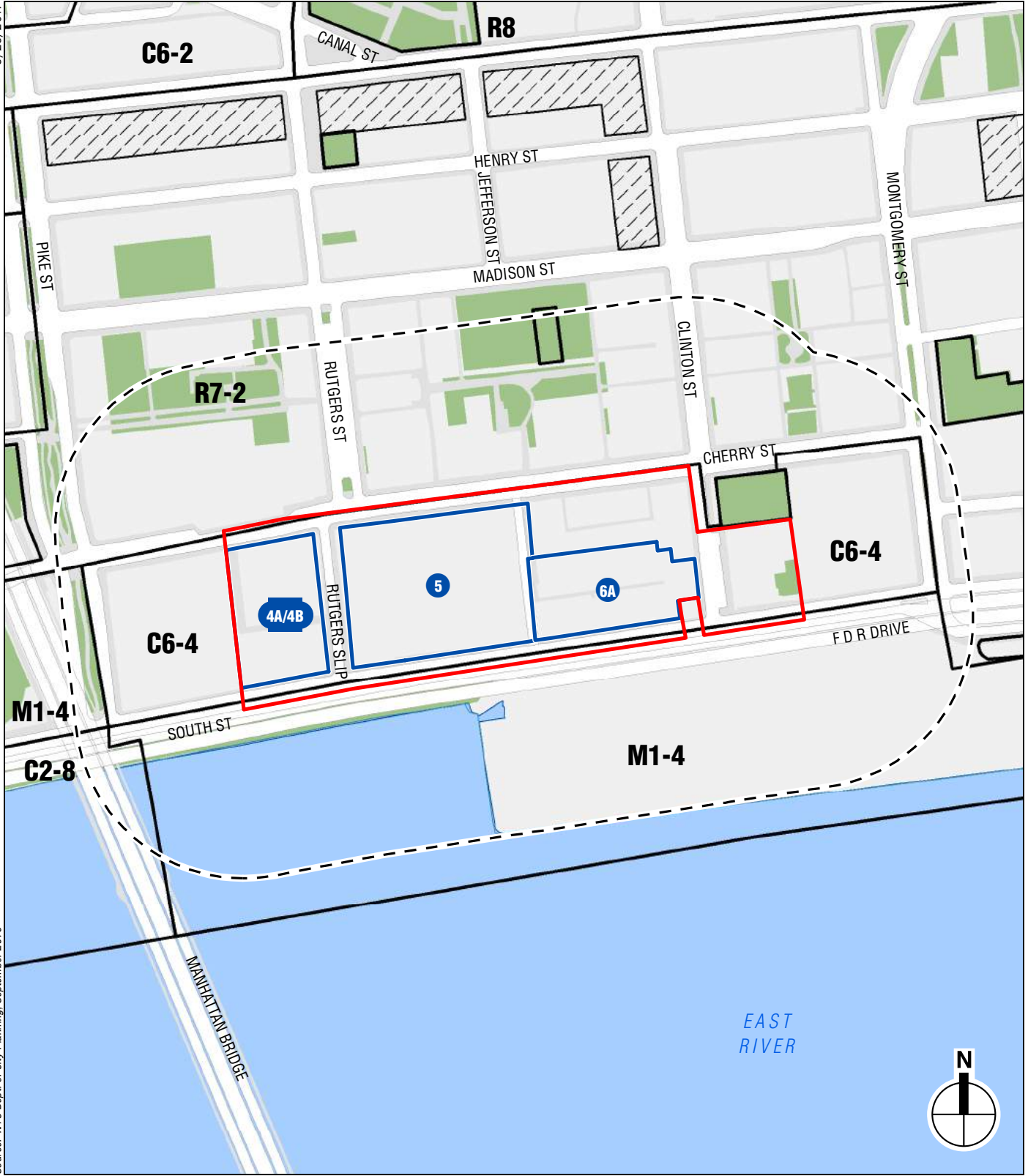
**TWO BRIDGES LSRD**

0 400 FEET

Project Location  
**Figure 1**

3/23/2017

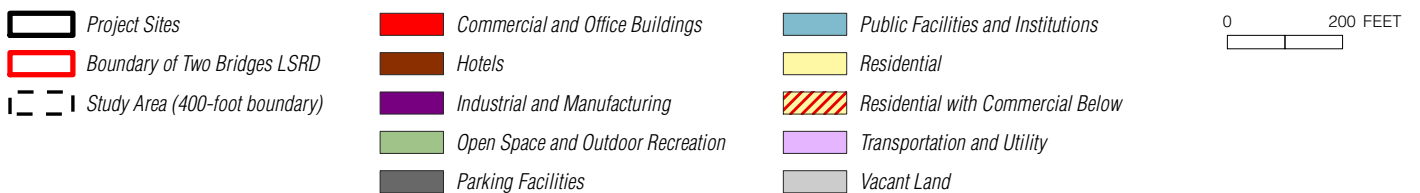
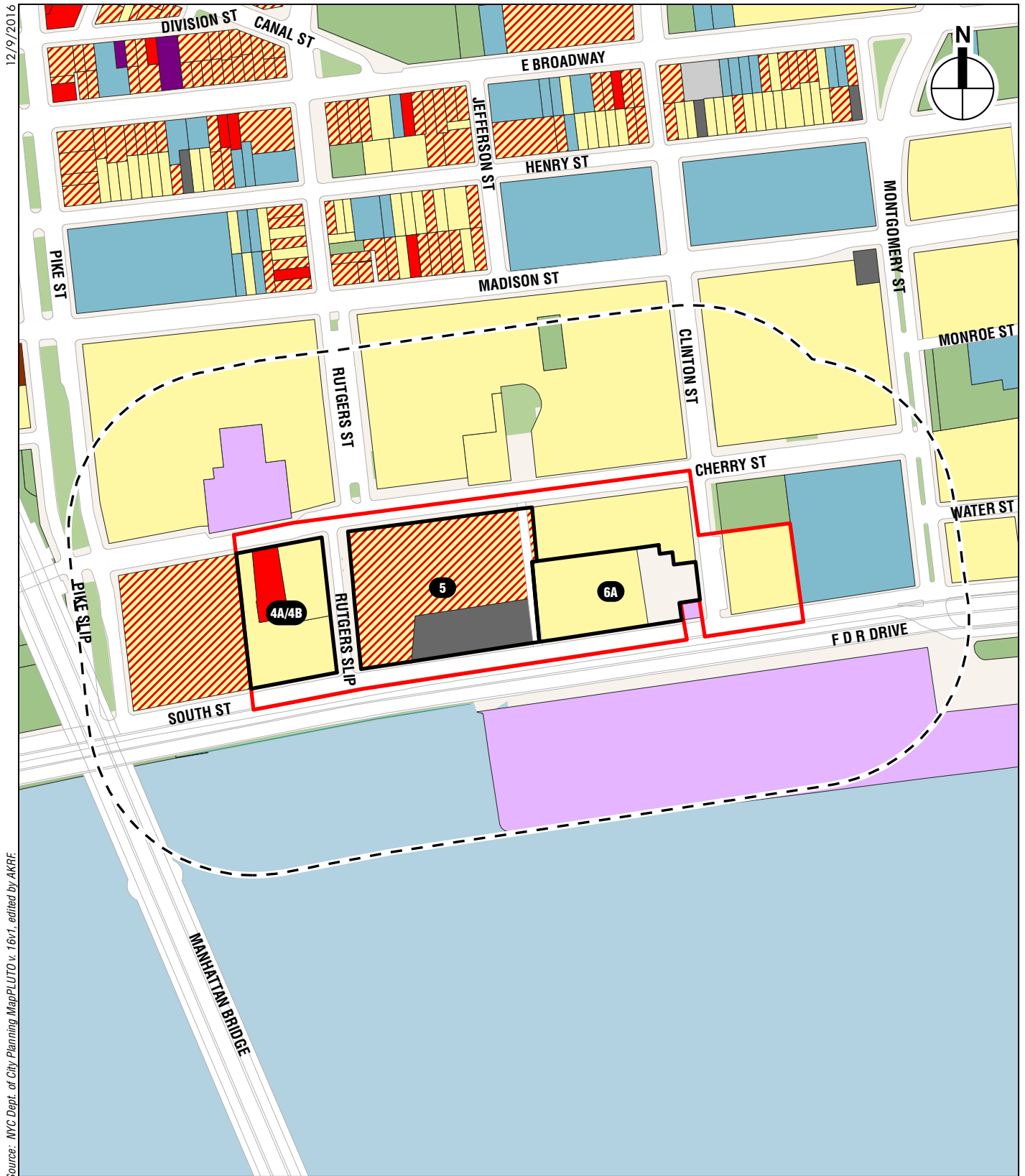
Source: NYC Dept. of City Planning, September 2016



- Project Sites
- Boundary of Two Bridges LSRD
- Study Area (Quarter-mile boundary)
- Zoning Districts
- C1-5 Commercial Overlay District

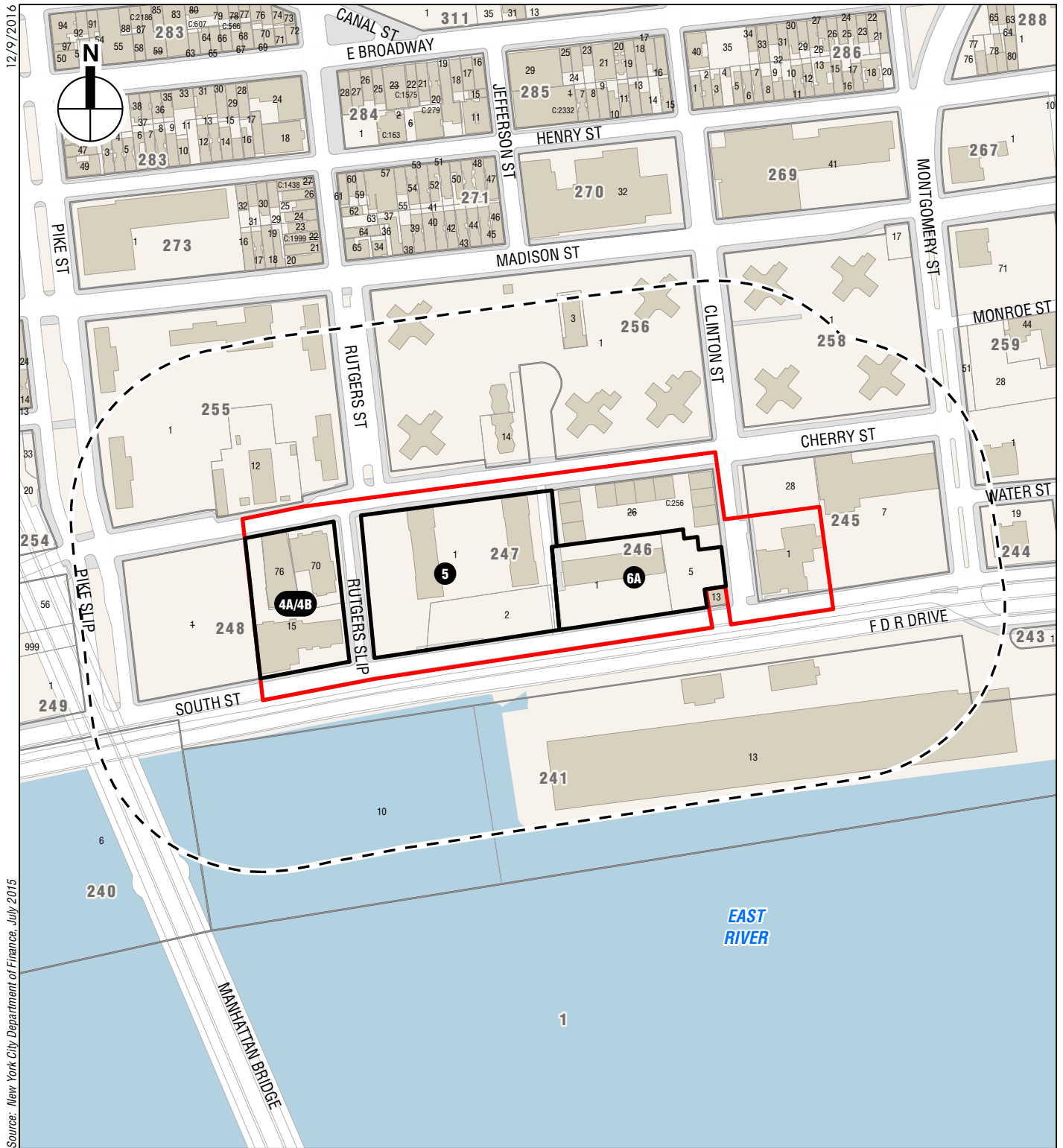
**TWO BRIDGES LSRD**

Zoning  
Figure 2



**TWO BRIDGES LSRD**

Existing Land Use  
**Figure 3**



- Project Sites
- Boundary of Two Bridges LSRD
- Study Area (400-foot boundary)

- 16124 Tax Block Boundary
- Tax Lot Boundary
- 33 Tax Lot Number
- 33 Condo Tax Lot Number

0 400 FEET



View from Manhattan Bridge looking northeast to project sites 1



Long view toward project sites from the Manhattan Bridge 2



Northwest view on Rutgers Slip to ten-story building on Site 4A/4B **3**



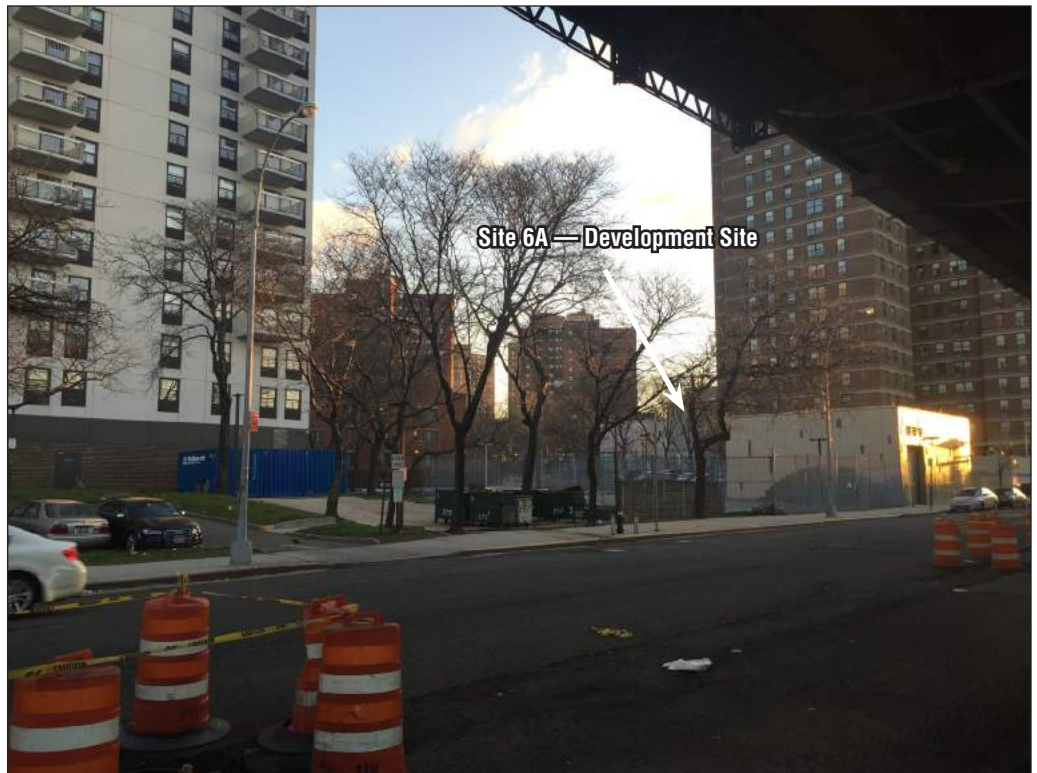
Southeast view on Cherry Street to one-story building on Site 4A/4B **4**



Northwest view on South Street 5



View south on Rutgers Slip from Cherry Street 6



Northeast view on South Street, west of Clinton Street 7



Southwest view on Clinton Street 8

## DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	See Tables 1 through 2E			
No. of dwelling units				
No. of low- to moderate-income units				
Gross floor area (sq. ft.)				
<b>Commercial</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	See Tables 1 through 2E			
Gross floor area (sq. ft.)				
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	See Tables 1 through 2E			
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
<b>Community Facility</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	See Tables 1 through 2E			
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	See Tables 1 through 2E			
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	See Tables 1 through 2E			
<b>PARKING</b>				
<b>Garages</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	See Tables 1 through 2E			
No. of accessory spaces				
Operating hours				
Attended or non-attended				
<b>Lots</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	See Tables 1 through 2E			
No. of accessory spaces				
Operating hours				
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	See Tables 1 through 2E			
<b>POPULATION</b>				
<b>Residents</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	See Tables 1 through 2E			

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Briefly explain how the number of residents was calculated:				
<b>Businesses</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	See Tables 1 through 2E			
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:				
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:	See Tables 1 through 2E			
Briefly explain how the number was calculated:	See Tables 1 through 2E			
<b>ZONING</b>				
Zoning classification	See Tables 1 through 2E			
Maximum amount of floor area that can be developed	See Tables 1 through 2E			
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	See Tables 1 through 2E			
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Table 1**  
**No Action Scenario**

Use (GSF)	Site 4 (4A/4B) <sup>1</sup>	Site 5	Site 6A	Total New
<b>Use Group 2 (Residential)</b>	Existing: 313,510 gsf New: 0	Existing: 633,523 gsf New: 0	Existing: 262,877 gsf New: 0	0
<b>Residential Units</b>	Existing: 307 DUs New: 0	Existing: 490 DUs New: 0	Existing: 256 DUs New: 0	0
<i>Affordable Unit Count</i>	Existing: 307 DUs New: 0	Existing: 490 DUs New: 0	Existing: 128 New: 0	0
<b>Use Group 6 (Retail)</b>	Existing: 11,575 (retenanted)	Existing: 2,085 gsf New: 0	Existing: 0 New: 0	0
<b>Community Facility</b>	Existing: 27,552 gsf New: 0	Existing: 0 New: 0	Existing: 0 New: 0	0
<b>Accessory Parking</b>	Existing: 15 New: 0	Existing: 103 at grade New: 0	Existing: 35 at grade New: 0	0
<b>Private Open Space</b>	Existing: 15,868 sf New: 0	Existing: 64,152 sf New: 0	Existing: 0 New: 0	0
<b>Vacant</b>	Existing: 0 New: 0	Existing: 0 New: 0	Existing: 20,177 sf New: 0	0

**Notes:**

- <sup>1.</sup> 80 Rutgers Slip/Lot 70: 86,615 gsf [109 units] residential, 3,928 sf open space, and 4 surface parking spaces; 82 Rutgers Slip/Lot 15: 227,895 gsf residential [198 units], 27,552 gsf community facility, 11 accessory enclosed parking spaces, and 11,660 sf open space; 235 Cherry Street/Lot 76: 11,575 gsf retail and 280 sf open space.

**Table 2**  
**Proposed Projects**

Use (GSF)	Site 4 (4A/4B) <sup>1</sup>	Site 5 <sup>3</sup>	Site 6A <sup>6</sup>	Total
<b>Use Group 2 (Residential)</b>	617,464 gsf <sup>2</sup>	1,227,932 gsf <sup>4</sup>	655,463 gsf	2,503,365 gsf
<b>Residential Units</b>	660 DUs	1,350 DUs (100 senior)	765 DUs (100 senior)	2,775 DUs (200 senior)
<i>Affordable Unit Count</i>	25 percent (up to 165 DUs)	25 percent (up to 338 DUs)	25 percent (up to 191 DUs)	Up to 694 DUs
<b>Use Group 6 (Retail)</b>	3,124	5,258 gsf	2,506	10,888 gsf
<b>Community Facility</b>	None	17,028 gsf	None	17,028 gsf
<b>Accessory Parking</b>	None	103 <i>below-grade</i>	None	103 <i>below-grade</i>
<b>Private Open Space</b>	None	19,579 <sup>5</sup>	3,200	22,779
<b>Maximum Building Height</b>	±1,008'	±800'	±724'	
<b>Maximum Building Width</b>	±121'	±283'	±137'	
<b>Maximum Building Depth</b>	±85'	±110'	±150'	

**Notes:**

- <sup>1.</sup> Does not include the existing development on Site 4 (4A/4B) (85,615 gsf [109 units] residential, 3,928 sf open space, and 4 surface parking spaces at 80 Rutgers Slip/Lot 70; 227,895 gsf residential [198 units], 27,552 gsf community facility, 11 accessory enclosed parking spaces, and 11,660 sf open space at 82 Rutgers Slip/Lot 15; and 11,575 gsf retail and 280 sf open space at 235 Cherry Street/Lot 76). In the No Action condition, existing development on Site 4 (4A/4B) would remain, with minor changes to the existing 80 Rutgers Slip/Lot 70 building, and the existing retail in the Lot 76 building would be re-tenanted. In the With Action condition, 10 existing units from the 80 Rutgers Slip building would be relocated into the new building, for a total of 99 remaining units at 80 Rutgers Slip, and up to 670 new units (including the 10 relocated senior housing units). The existing retail at 235 Cherry Street would be re-tenanted in the With Action condition, and the 15,868 sf of existing open space on Lots 15, 70, and 76 would be improved. The existing residential building with enclosed accessory parking at 82 Rutgers Slip/Lot 15 would remain in the With Action condition, but the 4 surface parking spaces at 80 Rutgers Slip/Lot 70 would be removed.
- <sup>2.</sup> For the purposes of determining the number of units to be analyzed, 8,079 gsf of community room and 5,113 gsf of ground-floor common area was subtracted from this total.
- <sup>3.</sup> Does not include the existing development on Site 5 (633,523 gsf residential [490 units] and 2,085 gsf retail at 265-275 Cherry Street), which would remain the same in the No Action and With Action condition.
- <sup>4.</sup> For the purpose of determining the number of units to be analyzed, 81,683 gsf of residential amenity space, which includes building amenities (±55,356) and cellar level parking (±26,327). was subtracted from the total residential gsf, resulting in 1,146,249 gsf, with ±1,350 DU at 850 sg/DU.
- <sup>5.</sup> New open space. The existing open space on Site 5 (approx. 64,152 sf) would also be improved.
- <sup>6.</sup> Does not include the existing development on Site 6A/Lot 1 (262,877 gsf residential [256 units] and 35 accessory surface parking spaces at 275 South Street), which would remain the same in the No Action and With Action condition.

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures	Lot 15: 1 21-story building Lot 70: 1 10-story building Lot 76: N/A	Lot 15: 1 21-story building (remaining) Lot 70: 1 10-story building (remaining) Lot 76: N/A	Lot 15: 1 21-story building (remaining) Lot 70: 1 10-story building (remaining) Lots 70 & 76 combined: 1 79-story building (new) <sup>1</sup>	+79 floors
No. of dwelling units	Lot 15: 198 DUs Lot 70: 109 DUs Lot 76: N/A	Lot 15: 198 DUs (remaining) Lot 70: 109 DUs (remaining) Lot 76: N/A	Lot 15: 198 DUs (remaining) Lot 70: 99 DUs (remaining) Lots 70 & 76 combined: + approx. 670 DUs (new) <sup>2</sup>	+approx. 660 DUs
No. of low- to moderate-income units	Lot 15: 198 Lot 70: 109 Lot 76: N/A	Lot 15: 198 (remaining) Lot 70: 109 (remaining) Lot 76: N/A	Lot 15: 198 (remaining) Lot 70: 99 (remaining) Lots 70 & 76 combined: + approx. 175 DUs (new, including 10 relocated DUs)	+approx. 165 DUs
Gross Floor Area (sq. ft.)	Lot 15: 227,895 gsf Lot 70: 85,615 gsf Lot 76: N/A	Lot 15: 227,895 gsf (remaining) Lot 70: 85,615 gsf (remaining) Lot 76: N/A	Lot 15: 227,895 gsf (remaining) Lot 70: 80,799 gsf (remaining) Lots 70 & 76 combined: 617,464 gsf (new)	+615,217 gsf
<b>Commercial</b>				
If yes, specify the following:				
Describe type (retail, office, other)	Lot 15: N/A Lot 70: N/A Lot 76: 1 1-story partially vacant retail building	Lot 15: N/A Lot 70: N/A Lot 76: Re-tenant 1-story building with retail (remaining)	Lot 15: N/A Lot 70: Retail Lots 70 & 76 combined: Re-tenant 1-story building with retail (remaining)	
Gross floor area (sq. ft.)	Lot 15: N/A Lot 70: N/A Lot 76: 11,575 gsf	Lot 15: N/A Lot 70: N/A Lot 76: 11,575 gsf (remaining)	Lot 15: N/A Lot 70: 3,124 gsf (new) Lots 70 & 76 combined: 11,575 gsf (remaining)	+3,124
<b>Manufacturing/Industrial</b>				
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>				
If yes, specify the following:				
Type	Lot 15: Medical offices, daycare center	No change	No change	No change
Gross floor area (sq. ft.)	Lot 15: 27,552 gsf	No change	No change	No change
<b>Vacant Land</b>				
If yes, describe				
<b>Other Land Uses</b>				
If yes, describe	Lot 15: approx. 11,660 sf open space Lot 70: approx. 3,928 sf open space Lot 76: approx. 280 sf open space	No change	Lots 15/70: Improvements to existing open space Lot 76: No change	No change
<b>Parking</b>				
<b>Garages</b>				
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces	Lot 15: 11	No change	No change	No change
<b>Lots</b>				
If yes, specify the following:				
No. of public spaces	0	No change	No change	No change
No. of accessory spaces	Lot 70: 4 Lot 76: 0	No change	Lots 70/76: No parking spaces are required and none would be provided.	(4) accessory spaces
<b>Population</b>				
<b>Residents</b>				
If "yes", specify number	Approx. 660	No change	Approx. 2,079	1,419
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division - NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.			
<b>Businesses</b>				
If "yes", specify the following:				
No. and type	TBD/Retail, community facility	No change	TBD/Retail, community facility	
No. and type of workers by business	Approx. 35 retail, 28 community facility	No change	Approx. 45 retail, 28 community facility	10 retail
No. and type of non-residents who are not workers	TBD	No change	TBD	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.			
<b>Other (students, visitors, concert-goers, etc.)</b>				
If any, specify number				
Briefly explain how the number was calculated				
<b>Zoning</b>				
Zoning classification	C6-4 69,210 sf x 10.0 FAR = 692,100 sf 12.0 FAR = 830,520 sf	No change	No change	No change
Maximum amount of floor area that can be developed		No change	No change	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Residential, commercial, transportation/utility, open space, C6-4, M1-4, R7-2	No change	No change	No change

<sup>1</sup> Portion of 10-story building (remaining) would be incorporated into the proposed building.

<sup>2</sup> 670 DUs includes the 10 units to be relocated from the existing Lot 70 building.

Table 2B  
Site 5

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures	Lot 1: 2 26-story buildings	Lot 1: 2 26-story buildings (remaining)	Lot 1: 2 26-story buildings (remaining) Lots 1/2: 1 62-story tower, 1 69-story tower, w shared base <sup>1</sup> (new)	Lots 1/2: +69 floors
No. of dwelling units	Lot 1: 490 DUs	Lot 1: 490 DUs (remaining)	Lot 1: 490 DUs (remaining) Lots 1/2: 1,350 DUs (new)	Lots 1/2: + approx. 1,350 DUs
No. of low- to moderate-income units	Lot 1: 490 DUs	Lot 1: 490 DUs (remaining)	Lot 1: 490 DUs (remaining) Lots 1/2: Approx. 338 DUs (new)	Lots 1/2: + approx. 338 DUs
Gross Floor Area (sq. ft.)	Lot 1: 633,523 gsf <sup>2</sup>	Lot 1: 633,523 gsf (remaining)	Lot 1: 633,523 (remaining) Lots 1/2: 1,227,932 gsf (new)	Lots 1/2: +approx.1,227,932 gsf
<b>Commercial</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	Lot 1: Retail in 265 Cherry Street	Lot 1: No change	Lot 1: Retail	Retail
Gross floor area (sq. ft.)	Lot 1: 2,085 gsf <sup>3</sup>	Lot 1: No change	Lot 1: 2,085 gsf (remaining) 5,258 gsf (new)	Lot 1: +5,258 gsf
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Type	Lot 1: 1 non-profit community development corporation in 275 Cherry Street	Lot 1: No change	Lot 1: No change Lots 1/2: General community facility use	
Gross floor area (sq. ft.)	0	0	Lot 1: No change Lots 1/2: 17,028 gsf	Lots 1/2: +17,028 gsf
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<b>Other Land Uses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe	Lots 1/2: Approx. 64,152 sf private playgrounds and seating areas	Lots 1/2: No change	Lots 1/2: 64,152 sf (remaining) 19,579 sf private open space (new)	Lots 1/2: +19,579 sf
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	0	No change	No change	0
No. of accessory spaces	0	0	Lots 1/2: 103	Lots 1/2: +103
<b>Lots</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	0	No change	No change	0
No. of accessory spaces	Lots 1/2: 103	No change	0	Lots 1/2: (103)
<b>Population</b>				
<b>Residents</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify number	Approx. 1,054	No change	Approx. 3,891	2,838
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division - NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.			
<b>Businesses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify the following:				
No. and type	TBD/retail	No change	TBD/retail, community facility	TBD
No. and type of workers by business	Approx. 6	No change	Approx. 22 retail/Approx. 17 community facility	16 retail, 17 community facility
No. and type of non-residents who are not workers	TBD	No change	TBD	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.			
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number was calculated				
<b>Zoning</b>				
Zoning classification	C6-4	No change	No change	No change
Maximum amount of floor area that can be developed	145,031 sf x 10.0 FAR = 1,450,310 sf 12.0 FAR = 1,740,372 sf	No change	No change	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Residential, commercial, transportation/utility, open space, C6-4, M1-4, R7-2	No change	No change	No change

<sup>1</sup> Anticipated number of floors, to a maximum height of 798'.<sup>2</sup> Existing residential floor area is based on a calculation by Handel Architects dated February 22, 2016 and represents an update from the figures presented in the *Two Bridges (HealthCare Chaplaincy) EAS*.

Table 2C  
Site 6A

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures	Lot 1: 1 19-story building Lot 5: N/A	No change	Lot 1: No change Lot 5: 1 62-story building	Lot 5: 1 62-story building
No. of dwelling units	Lot 1: 256 Lot 5: N/A	No change	Lot 1: No change Lot 5: 765	Lot 5: +765
No. of low- to moderate-income units	Lot 1: 128 Lot 5: N/A	No change	Lot 1: No change Lot 5: 191	Lot 5: +191
Gross Floor Area (sq. ft.)	Lot 1: 262,877 gsf	No change	Lot 1: No change Lot 5: 655,463 gsf	Lot 5: +655,463 gsf
<b>Commercial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)			Lot 5: Retail	Retail
Gross floor area (sq. ft.)			Lot 5: 2,506 gsf	Lot 5: +2,506 gsf
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type				
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe	Lot 5: Approximately 20,177-sf paved undeveloped site	Lot 5: No change		
<b>Other Land Uses</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, describe			Lot 5: 3,200 sf private open space (new)	Lot 5: +3,200 sf
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
<b>Lots</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces	Lot 1: 0	Lot 1: No change	Lot 1: No change	Lot 1: No change
No. of accessory spaces	Lot 1: 35	Lot 1: No change	Lot 1: No change	Lot 1: No change
<b>Population</b>				
<b>Residents</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify number	Approx. 542	No change	Approx. 2,122	1,580
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division - NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.			
<b>Businesses</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If "yes", specify the following:				
No. and type			TBD/retail	
No. and type of workers by business	0	0	Approx. 8	8
No. and type of non-residents who are not workers	TBD	TBD	TBD	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee.			
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number was calculated				
<b>Zoning</b>				
Zoning classification	C6-4			
Maximum amount of floor area that can be developed	The maximum amount of floor area that can be developed on the site today as per the LSRD is 262,877 sf, which is the zfa of the existing building.	No change	856,284 sf (71,357 sf (combined area of Lots 1 and 5 [71,357 sf] x 12.0 FAR) minus 262,587 sf (existing building on Lot 1) = 593,697 sf	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	Residential, commercial, transportation/utility, open space, C6-4, M1-4, R7-2	No change	No change	No change

**Table 2D**  
**Incremental Increases for Each Project Site**

	SITE 4 (4A/4B)—INCREMENT	SITE 5—INCREMENT	SITE 6A—INCREMENT
<b>Land Use</b>			
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:			
Describe type of residential structures	<b>+79 floors</b>	<b>Lots 1/2: +69 floors</b>	<b>Lot 5: 1 62-story building</b>
No. of dwelling units	<b>+up to 660 DUs</b>	<b>Lots 1/2: +up to 1,350 DUs</b>	<b>Lot 5: +up to 765 DUs</b>
No. of low- to moderate-income units	<b>+up to 165 DUs</b>	<b>Lots 1/2: +up to 338 DUs</b>	<b>Lot 5: + up to 191 DUs</b>
Gross Floor Area (sq. ft.)	<b>+615,217 gsf</b>	<b>Lots 1/2: +1,227,932 gsf</b>	<b>Lot 1: No change Lot 5: +655,463 gsf</b>
<b>Commercial</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:			
Describe type (retail, office, other)	<b>N/A</b>	<b>Retail</b>	<b>Retail</b>
Gross floor area (sq. ft.)	<b>+3,124 gsf</b>	<b>Lot 1: +5,258 gsf</b>	<b>Lot 5: +2,506 gsf</b>
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, specify the following:			
Type of use			
Gross floor area (sq. ft.)			
Open storage area (sq. ft.)			
If any unenclosed activities, specify			
<b>Community Facility</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, specify the following:			
Type	<b>No change</b>	<b>Lot 1: No change Lots 1/2: General community facility use</b>	<b>N/A</b>
Gross floor area (sq. ft.)	<b>No change</b>	<b>Lots 1/2: +17,028 gsf</b>	<b>N/A</b>
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, describe			
<b>Other Land Uses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, describe	<b>Lot 76: No change</b>	<b>Lots 1/2: 19,579 gsf private open space (new)</b>	<b>Lot 5: 3,200 sf private open space (new)</b>
<b>Parking</b>			
<b>Garages</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, specify the following:			
No. of public spaces	<b>N/A</b>	<b>0 (No change)</b>	<b>N/A</b>
No. of accessory spaces	<b>No change</b>	<b>Lot 2: +103</b>	<b>N/A</b>
<b>Lots</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:			
No. of public spaces	<b>No change</b>	<b>0 (No change)</b>	<b>Lot 1: No change</b>
No. of accessory spaces	<b>(4) accessory spaces</b>	<b>Lot 2: (103)</b>	<b>Lot 1: No change</b>
<b>Population</b>			
<b>Residents</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If "yes", specify number	<b>1,419</b>	<b>2,838</b>	<b>1,580</b>
Briefly explain how the number of residents was calculated	<b>Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division - NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.</b>		
<b>Businesses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If "yes", specify the following:			
No. and type	<b>TBD/retail, community facility</b>	<b>No change</b>	<b>TBD/retail, community facility</b>
No. and type of workers by business	<b>Approx. 10 retail</b>	<b>16 retail, 17 community facility</b>	<b>Approx. 8 retail</b>
No. and type of non-residents who are not workers	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
Briefly explain how the number of businesses was calculated	<b>Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.</b>		
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If any, specify number			
Briefly explain how the number was calculated			
<b>Zoning</b>			
Zoning classification	<b>C6-4</b>		
Maximum amount of floor area that can be developed	<b>No change</b>	<b>No change</b>	<b>No change</b>
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	<b>No change</b>	<b>No change</b>	<b>No change</b>

**Table 2E**

**Incremental Increases for Proposed Projects (Cumulative)**

<b>Land Use</b>	
<b>Residential</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:	
Describe type of residential structures	+3 buildings
No. of dwelling units	+2,775
No. of low- to moderate-income units	+up to 694
Gross Floor Area (sq. ft.)	+2,503,365 gsf
<b>Commercial</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:	
Describe type (retail, office, other)	Retail
Gross floor area (sq. ft.)	+10,888 gsf
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, specify the following:	
Type of use	
Gross floor area (sq. ft.)	
Open storage area (sq. ft.)	
If any unenclosed activities, specify	
<b>Community Facility</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:	
Type	No change/general community facility use
Gross floor area (sq. ft.)	+17,028 gsf
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, describe	
<b>Other Land Uses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, describe	
+22,779 sf private open space	
<b>Parking</b>	
<b>Garages</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:	
No. of public spaces	0
No. of accessory spaces	+103
<b>Lots</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, specify the following:	
No. of public spaces	0
No. of accessory spaces	(107)
<b>Population</b>	
<b>Residents</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If "yes", specify number	5,836
Briefly explain how the number of residents was calculated	Average household size of 2.15 from Manhattan Community District 3 Profile (Sources: U.S. Census Bureau, 2000 and 2010 Censuses SF1 Population Division - NYC Department of City Planning [Dec 2011]). Average household size of 1.5 assumed for senior units under With Action Condition.
<b>Businesses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If "yes", specify the following:	
No. and type	TBD/retail, community facility
No. and type of workers by business	+34 retail, 17 community facility
No. and type of non-residents who are not workers	TBD
Briefly explain how the number of businesses was calculated	Retail including dining: 333 sf/employee. Community facility: 1,000 sf/employee.
<b>Other (students, visitors, concert-goers, etc.)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If any, specify number	
Briefly explain how the number was calculated	
<b>Zoning</b>	
Zoning classification	C6-4
Maximum amount of floor area that can be developed	No change
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	No change

**Part II: TECHNICAL ANALYSIS**

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

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

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See the 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 <a href="#">Consistency Assessment Form</a> . See the Draft Scope.		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<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 checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
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"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input checked="" 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 checked="" 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"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o 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 type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o 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?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o 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?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> 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"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		

	YES	NO
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
○ 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?	<input type="checkbox"/>	<input type="checkbox"/>
○ If “yes,” are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: See the Draft Scope.	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If “yes” to either of the above questions, attach supporting information explaining whether the project’s shadow would reach any sunlight-sensitive resource at any time of the year. See the Draft Scope.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" 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. The FDR Drive (S/NR-eligible). See the Draft Scope.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . See the Draft Scope.		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If “yes,” list the resources and attach supporting information on whether the project would affect any of these resources. See the Draft Scope.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If “yes,” complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input 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"/>
(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"/>
○ If “yes,” were Recognized Environmental Conditions (RECs) identified? Briefly identify: See the Draft Scope	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See the Draft Scope	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input 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 the Draft Scope.		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 247,199		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 6,975,586,500		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the DEIS.		

	YES	NO
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. See the Draft Scope.	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See the Draft Scope.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. See the Draft Scope.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. See the Draft Scope.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See the Draft Scope.		

**20. APPLICANT'S CERTIFICATION**

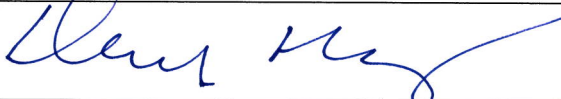
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and 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

David Karnovsky, Fried, Frank, Harris,  
Shriver, and Jacobson LLP

SIGNATURE



DATE

3/27/17

**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.**

## **Additional Technical Information for EAS Part II**

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This Environmental Assessment Statement (EAS) and the Environmental Impact Statement (EIS) for the Two Bridges LSRD 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 2014 *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 projects and the proposed actions.

### **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 projects each require a minor modification of the Two Bridges LSRD, the EIS will include a land use, zoning, and public policy analysis, which is described in the Draft Scope of Work.

### **SOCIOECONOMIC CONDITIONS**

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the five 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; and (5) adverse effects on a specific industry.

The proposed project would not result in any direct residential or business displacement. For Site 4(4A/4B), in preparation for the proposed project, the 10 units at 80 Rutgers Slip that would be relocated to the new building would be vacated. This would occur (i) as existing residents leave the 10 units, or (ii) by moving residents of these units to other units that become available in the building or in a nearby building. No residents would be permanently displaced from the building. Therefore, no further assessment of these issues is required. With respect to indirect displacement and adverse effects on a specific industry, each of the proposed projects would exceed a CEQR threshold warranting assessment (development of 200 or more dwelling units). Therefore, assessments of potential indirect residential and business displacement, and adverse effects on a specific industry will be included in the EIS, as described in the Draft Scope of Work.

### **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. In accordance with the thresholds of the *CEQR Technical Manual*, the proposed projects are not expected to trigger detailed analyses of outpatient health care facilities or police and fire protection serving the project sites. However, the proposed actions will require analyses in the EIS of public elementary and intermediate 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. The number of residential units for each of the proposed projects will exceed the CEQR threshold of 310 units in Manhattan, requiring a detailed analysis for elementary/middle schools. Therefore, an analysis of public schools will be included in the EIS, as described in the Draft Scope of Work.

## CHILD CARE FACILITIES

The proposed number of affordable residential units that would be developed with the proposed projects is expected to exceed the CEQR minimum number of residential units (310) 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.

## LIBRARIES

The threshold for a public library analysis is an increase of more than five percent in the catchment area populations of libraries in the study area. In Manhattan, the development of at least 901 units would trigger the need for a libraries analysis. The proposed projects will collectively exceed this CEQR threshold. Therefore, a libraries analysis will be included in the EIS, as described in the Draft Scope of Work.

## OPEN SPACE

The project sites are located in a portion of Manhattan Community District (CD) 3 that is considered neither underserved nor well-served by open space. The proposed projects would exceed the 200-resident CEQR threshold requiring a residential open space analysis of indirect effects, but not the 500-worker threshold requiring a non-residential open space analysis of indirect effects. Therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

## 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 projects will result in new structures more than 50 feet taller than what would exist in the No Action condition, and therefore a shadows assessment will be conducted to determine whether new shadows could be cast on any nearby sunlight-sensitive resources. A shadows assessment is therefore required to determine whether the proposed structures could cast project-generated shadow on these resources, and whether it would reach other nearby sunlight-sensitive resources. Therefore, 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. Since the proposed projects would require subsurface disturbance on the project sites, it will be necessary to analyze the potential impacts of the proposed projects on archaeological resources. The existing buildings on the project sites 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

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 allowed as-of-right 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. As described in the *CEQR Technical Manual*, examples of projects that may require a detailed analysis are those that would make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings, potentially obstruct view corridors, or compete with icons in the skyline. Given the size of the proposed projects, a detailed analysis of urban design and visual resources will be prepared for the EIS, as described in the Draft Scope of Work.

## HAZARDOUS MATERIALS

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby

increasing the risk of human or environmental exposure. The hazardous materials section of the EIS will include a summary of current Phase I Environmental Site Assessments (ESAs) and any other available hazardous materials studies for the project sites, covering the past use history of the project sites and the potential for the presence of hazardous materials on the project sites. In addition, Site 5 carries an environmental (E) designation for hazardous materials. The hazardous materials analysis will be included in EIS, as described in the Draft Scope of Work.

## **WATER AND SEWER INFRASTRUCTURE**

The proposed projects would be expected to use approximately 1,026,646 gallons of water per day.<sup>1</sup> 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 warranted because the project sites are located in a combined sewer area and are will be collectively developed with over 1,000 residential units, which is the CEQR threshold for requiring a preliminary analysis of wastewater and stormwater conveyance and treatment. As the project sites are 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. The wastewater and stormwater analysis will be prepared for the EIS, as described in the Draft Scope of Work.

## **TRANSPORTATION**

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. The transportation studies for the proposed projects encompass five distinct elements—traffic, parking, transit, pedestrians, and vehicular and pedestrian safety. 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 the peak hour at any intersection 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. The parking facility on Site 5 also will be analyzed to determine its effect on air quality. The proposed project would also introduce sensitive uses (i.e., new residences) within 200 feet of the elevated section of the FDR Drive; therefore, the effects of this existing roadway on the proposed uses need to be analyzed, as recommended in the *CEQR Technical Manual*. Potential impacts on surrounding uses from the heating and hot water systems that would serve the proposed buildings, as well as potential impacts on the proposed buildings from existing buildings in the surrounding area, will be assessed. In addition, a detailed cumulative stationary source analysis will be prepared focusing on project-on-project impacts. Since the project sites are located within 400 feet a manufacturing district, an assessment of uses surrounding the project sites will be conducted to determine the potential for impacts from industrial emissions is required, in accordance with *CEQR Technical Manual* methodologies. 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**

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. 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. In accordance with the *CEQR Technical Manual*, GHG emissions generated by the proposed projects will be cumulatively quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared. In addition, since the project sites are located in a flood hazard zone, the potential impacts of climate change on the proposed projects will be evaluated.

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<sup>1</sup> Based on the rates provided in Table 13-2 of the *CEQR Technical Manual*.

Therefore, an analysis of GHG emissions from the proposed projects will be provided in the EIS, as described in the Draft Scope of Work.

## **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. Consequently, the noise analysis will examine the potential increases in noise level at nearby noise receptors resulting from traffic associated with the proposed projects, the level of building attenuation necessary to meet CEQR interior noise level requirements, and the noise exposure at open spaces included in the proposed projects. The noise analysis tasks that will be undertaken for the EIS are 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 projects' 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.

## **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. The 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.

<b>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.</b>		<b>Potentially Significant Adverse Impact</b>	
		<b>YES</b>	<b>NO</b>
<b>IMPACT CATEGORY</b>			
Land Use, Zoning, and Public Policy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Energy		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction		<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>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?</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
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.			
<b>3. Check determination to be issued by the lead agency:</b>			
<input checked="" type="checkbox"/> <b>Positive Declaration:</b> 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 <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).			
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (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.			
<input type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded Negative Declaration on the next page.			
<b>4. LEAD AGENCY'S CERTIFICATION</b>			
TITLE Director, Environmental Assessment & Review Division		LEAD AGENCY New York City Department of City Planning	
Robert Dobruskin, AICP		DATE March 27, 2017	
SIGNATURE 