

APPENDIX 1

TO

MEMORANDUM OF LAW IN SUPPORT OF PETITIONERS' VERIFIED PETITION

Haven Green
Environmental Assessment Statement
CEQR No. 18HPD105M



Image courtesy of Curtis + Ginsberg Architects, LLP.

Prepared For:
Penrose, LLC.

Lead Agency:
New York City Department of Housing and Preservation

Prepared By:
Philip Habib & Associates

November 9, 2018

**Haven Green
Environmental Assessment Statement**

CEQR No. 18HPD105M

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**ENVIRONMENTAL ASSESSMENT STATEMENT
FULL FORM**



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 Haven Green EAS					
1. Reference Numbers					
CEQR REFERENCE NUMBER (to be assigned by lead agency) 18HPD105M			BSA REFERENCE NUMBER (if applicable)		
ULURP REFERENCE NUMBER (if applicable)			OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)		
2a. Lead Agency Information			2b. Applicant Information		
NAME OF LEAD AGENCY New York City Department of Housing Preservation and Development (HPD)			NAME OF APPLICANT Pennrose, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Callista Nazaire			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Dylan J. Salmons, Senior Developer		
ADDRESS 100 Gold Street, 7A-4			ADDRESS 1301 Avenue of the Americas, 7 th Floor		
CITY New York	STATE NY	ZIP 10038	CITY New York	STATE NY	ZIP 10019
TELEPHONE (212) 863-5953	EMAIL nazairec@hpd.nyc.gov		TELEPHONE (267) 386-8643	EMAIL dsalmons@pennrose.com	
3. Action Classification and Type					
SEQRA Classification					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4 (b)(9)					
Action Type (refer to Chapter 2 , "Establishing the Analysis Framework" for guidance)					
<input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC		<input type="checkbox"/> LOCALIZED ACTION, SMALL AREA		<input type="checkbox"/> GENERIC ACTION	
4. Project Description					
<p>The Project Sponsors, a joint venture of Pennrose, LLC, RiseBoro Community Partnership, and Habitat for Humanity NYC, are seeking construction financing and the approval of several discretionary actions (collectively, the "Proposed Actions") to facilitate the development of an approximately 92,761 gross square foot (gsf) mixed-use building containing affordable, senior housing as well as local retail and community facility uses in the Nolita neighborhood of Manhattan, Community District (CD) 2 (the "Development Site"). The Proposed Actions include seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) and several discretionary actions, including proposing an Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and the disposition of City-owned property.</p> <p>The through-block Development Site, located on the block bounded by Elizabeth Street to the east, Mott Street to the west, Spring Street to the south, and Prince Street to the north, is an unimproved, City-owned lot. It is currently subject to a month-to-month lease operating as a commercial sculpture garden with some public access, free programming, and events. The Development Site is zoned C6-2 and is located within the Special Little Italy District. The Development Site is also located within the Chinatown and Little Italy Historic District, which is listed on the State and National Registers of Historic Places.</p> <p>Under the Proposed Actions, the Development Site would be redeveloped with the Proposed Development, a 7-story (approximately 74 ft. tall; approximately 86 ft. tall including the mechanical bulkhead), approximately 92,761 gsf mixed-use building containing approximately 123 units of affordable, senior housing (124 units total including the superintendent's unit), approximately 4,454 gsf of ground floor local retail, and approximately 12,885 gsf of community facility space, as well as approximately 6,700 sf of publicly accessible open space. The Proposed Development is expected to be completed and operational by 2021.</p>					
Project Location					
BOROUGH Manhattan		COMMUNITY DISTRICT(S) 02		STREET ADDRESS 199-207 Elizabeth St. / 222-230 Mott St.	
TAX BLOCK(S) AND LOT(S) Block 493, Lot 30			ZIP CODE 10012		

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The property is located on the block bounded by Elizabeth Street to the east, Mott Street to the west, Prince Street to the north, and Spring Street to the south.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-2; LI (Little Italy Special District) ZONING SECTIONAL MAP NUMBER 12c

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

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: HPD & HDC - to be specified

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:

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.): 20,265 Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): TBD Other, describe (sq. ft.):

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): approximately 92,761 gsf

NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): approximately 92,761 gsf

HEIGHT OF EACH BUILDING (ft.): 74 NUMBER OF STORIES OF EACH BUILDING: 7

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: 20,265 sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 20,265 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

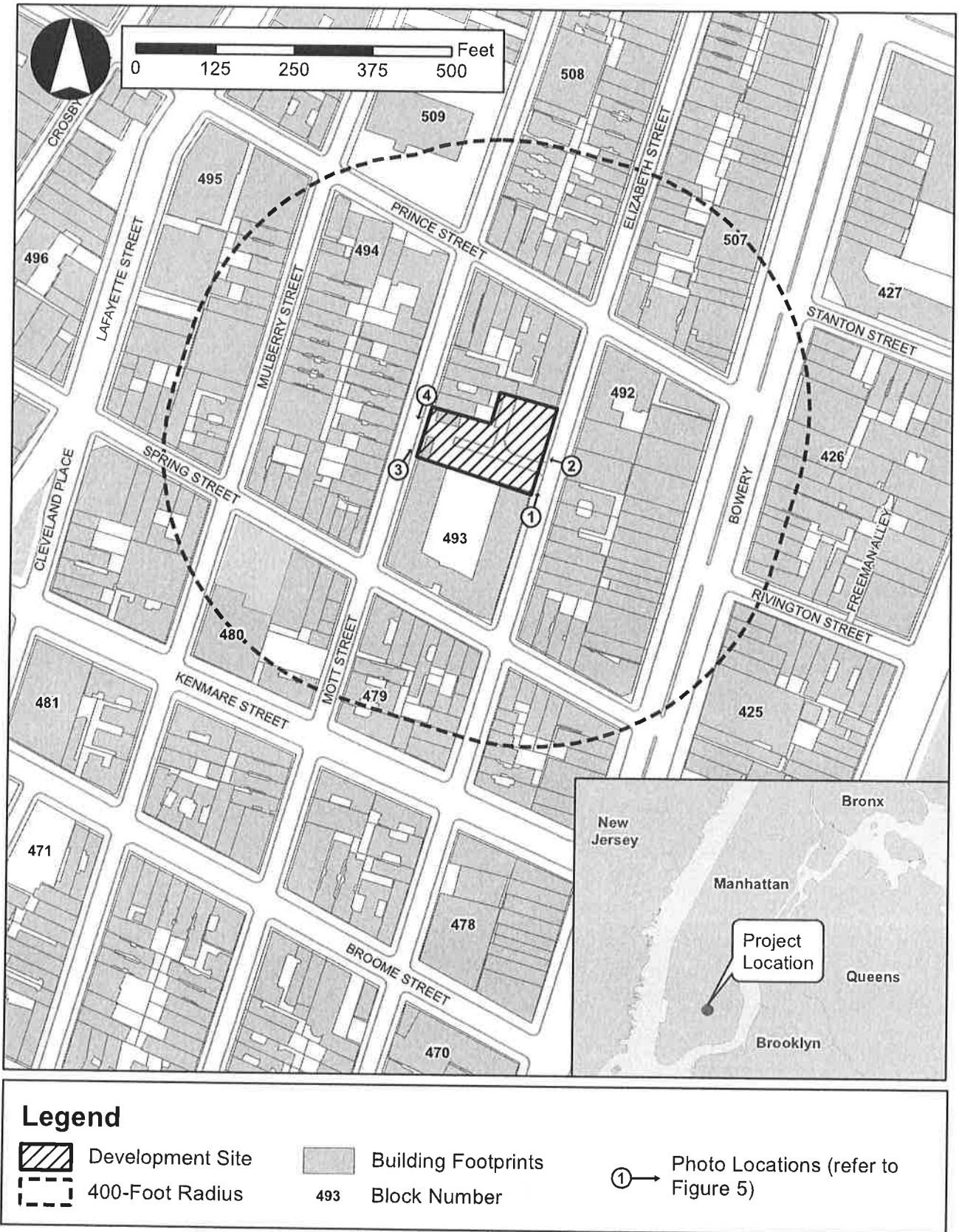
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 24

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

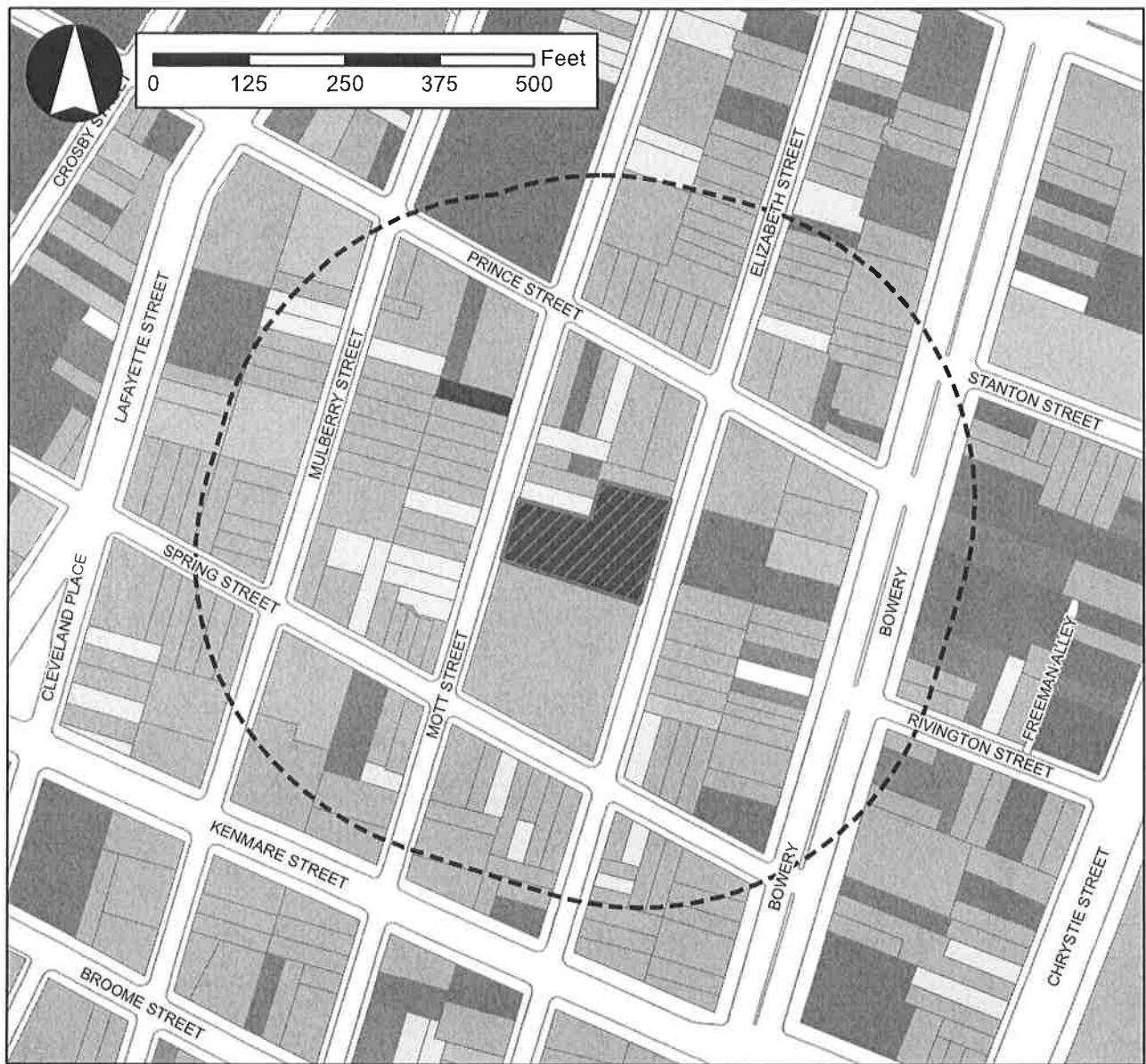
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction is anticipated to commence in 2019 with a 24 month construction duration. The development is expected to be complete and operational by 2021.

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















RESIDENTIAL MANUFACTURING COMMERCIAL PARK/FOREST/OPEN SPACE OTHER, specify:



Source: NYCDP, DoITT



Legend

- | | | | |
|---|--|---|----------------------------------|
|  | Development Site |  | Commercial & Office Buildings |
|  | 400-Foot Radius |  | Industrial & Manufacturing |
|  | All Others or No Data |  | Transportation & Utility |
|  | One & Two Family Buildings |  | Public Facilities & Institutions |
|  | Multi-Family Walk-Up Buildings |  | Open Space & Outdoor Recreation |
|  | Multi-Family Elevator Buildings |  | Parking Facilities |
|  | Mixed Residential & Commercial Buildings |  | Vacant Land |

Source: PLUTO 2016 (NYCDOP)



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows an "R," "C," or "M" district designation indicates the major zoning classification. For more information, see the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
 The number(s) within the shaded area designates the special purpose district within the four-year term of the Zoning Resolution.

..... AREA(S) REZONED

Effective Date(s) of Rezoning:
 10-11-2012 C 120226 ZMM

Special Requirements:
 For a list of lots subject to CFOR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designations and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):
 AAA 8-28-2015 C 150205 MAM
 AA 7-25-2015 C 120277 MAM
 A 6-01-2013 C 120196 MAM

MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

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ZONING MAP 12c

NOTE: Zoning information is shown on this map is subject to change. For the most up-to-date zoning information for this map, please refer to the City of New York Department of City Planning website at www.nyc.gov/dcp/zoning or contact the Zoning Information Center at (212) 312-3231.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
 Development Site

□ Development Site

0 600 1200 1800 FEET

Figure 3
Zoning Map

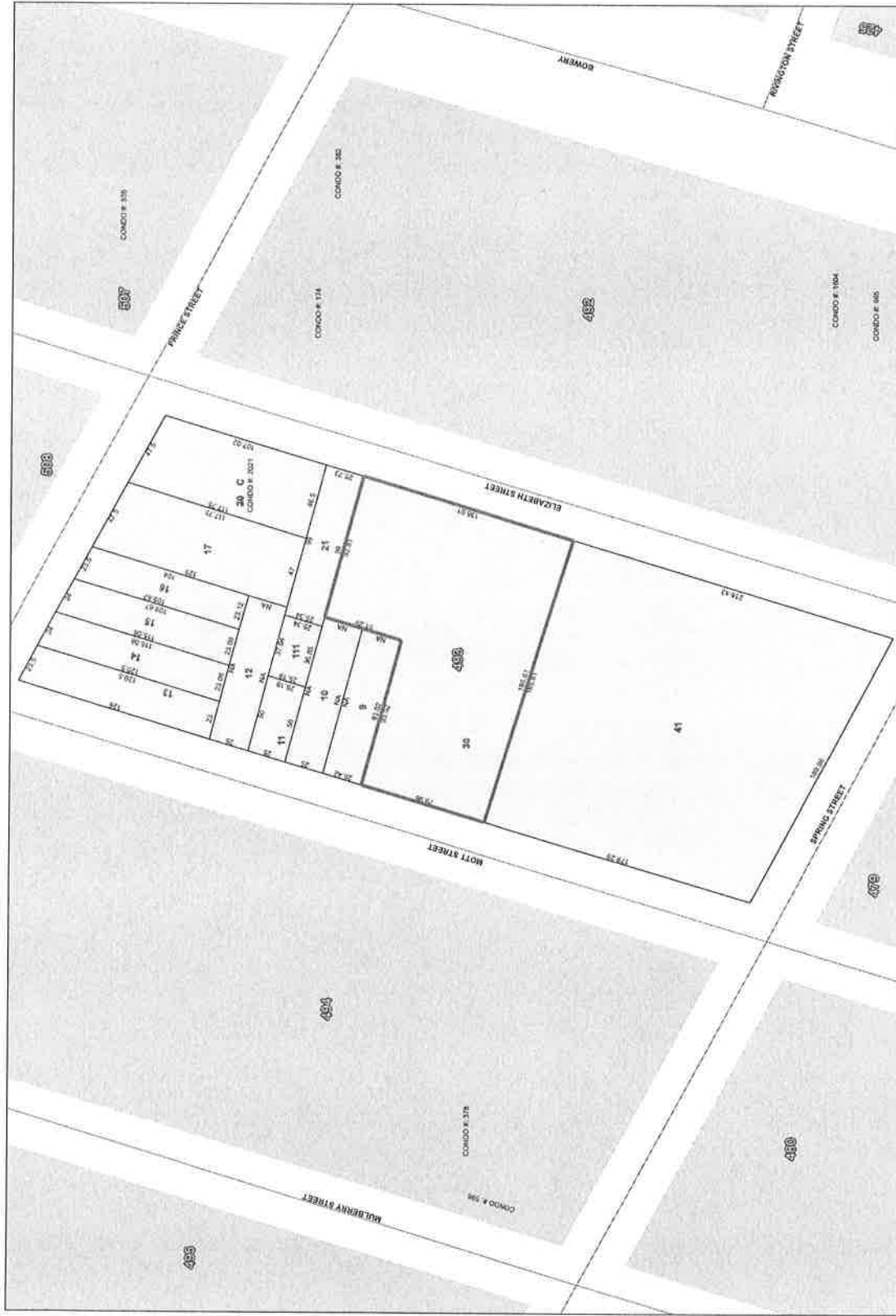
Haven Green EAS



NYC Digital Tax Map

Effective Date : 10-15-2012 09:51:47
Erad Date : Current
Manhattan Block: 493

- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Fee Lot Polygon
 - Combo Number
 - Tax Block Polygon
 - Development Site



0 5 10 20 30 40 Feet

Figure 4
Tax Map

Haven Green EAS



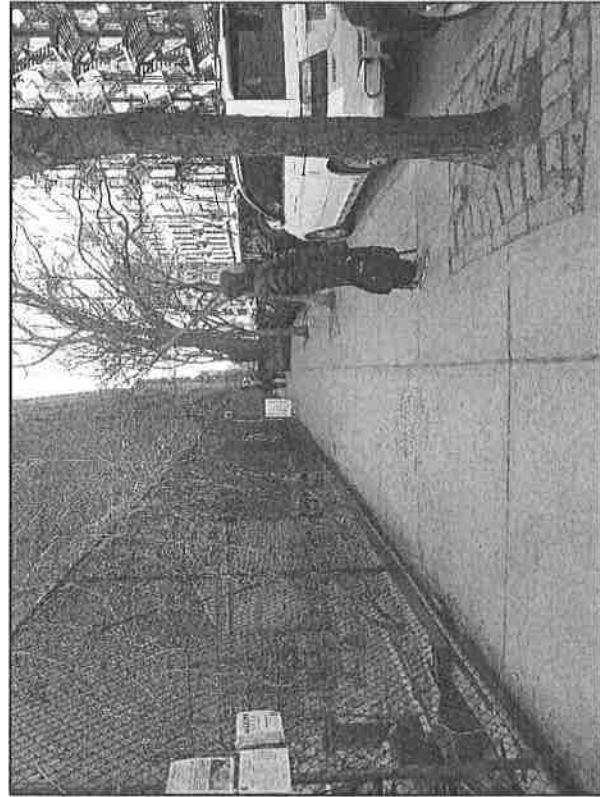
1. Along Elizabeth Street facing north.



2. Along Elizabeth Street facing west towards the Development Site.



3. Along Mott Street facing north.



4. Along Mott Street facing south.

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

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

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures			Affordable senior housing + super	New affordable senior housing + super
No. of dwelling units			124	+124 units
No. of low- to moderate-income units			123	+123 units
Gross floor area (sq. ft.)			approx. 75,422 gsf	+75,422 gsf
Commercial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)			Local retail	New local retail
Gross floor area (sq. ft.)			approx. 4,454 gsf	+4,454 gsf
Manufacturing/Industrial	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type			Services provided by Habitat for Humanity New York City.	Services provided by Habitat for Humanity New York City.
Gross floor area (sq. ft.)			approx. 12,885 gsf	+12,885 gsf
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	approx. 20,265 sf City-owned lot	approx. 20,265 sf City-owned lot		-20,265 sf City-owned lot
Publicly Accessible Open Space	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	approx. 20,265 sf City-owned lot currently subject to a month-to-month lease operating as a commercial sculpture garden	approx. 20,265 sf City-owned lot currently subject to a month-to-month lease operating as a commercial sculpture garden	approx. 6,700 sf publicly accessible open space	-20,265 sf City-owned lot +6,800 sf publicly accessible open space
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
PARKING				
Garages	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
If "yes," describe:				
POPULATION				
Residents	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:			126 residents	+126 residents
Briefly explain how the number of residents was calculated:	Assumes 1 resident / senior housing unit (studio); assumes 3 residents / super's unit.			
Businesses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type			Local Retail & Community Facility (Habitat for Humanity)	Local Retail & Community Facility (Habitat for Humanity)
No. and type of workers by business			12 residential employees 13 retail employees 39 community facility employees	+12 residential employees +13 retail employees +39 community facility employees
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Assumes 1 worker / 10 senior DUs; 3 workers / 1,000 sf of local retail; assumes 3 workers / 1,000 sf of community facility.			
Other (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	C6-2	C6-2	C6-2	
Maximum amount of floor area that can be developed	Max. allowable residential FAR: 6.02 Max. allowable commercial FAR: 6.0 Max. allowable community facility FAR: 6.5	Max. allowable residential FAR: 6.02 Max. allowable commercial FAR: 6.0 Max. allowable community facility FAR: 6.5	Max. allowable residential FAR: 6.02 Max. allowable commercial FAR: 6.0 Max. allowable community facility FAR: 6.5	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Predominant land uses include mixed residential & commercial buildings, commercial & office buildings, and public facilities & institutions. Predominant zoning districts include C6-2, M1-5, C4-4A, and R8. Refer to Figures 2 and 3 above.	Land use patterns would not substantially change. No change to zoning expected.	Land use patterns would not substantially change. No change to zoning expected.	
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.				

Part II: TECHNICAL ANALYSIS

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

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

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: <u>CEQR Technical Manual Chapter 4</u>		
(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 checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(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 type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <u>Consistency Assessment Form</u> .		
2. SOCIOECONOMIC CONDITIONS: <u>CEQR Technical Manual Chapter 5</u>		
(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 type="checkbox"/>	<input checked="" 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.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input 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"/>
v. Effects on Industry		
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"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
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) Indirect Effects		
i. Child Care Centers		
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 Chapter 6)	<input type="checkbox"/>	<input checked="" 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"/>
ii. Libraries		
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 Chapter 6)	<input type="checkbox"/>	<input checked="" 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"/>
iii. Public Schools		
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 Chapter 6)	<input type="checkbox"/>	<input checked="" 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"/>
iv. Health Care Facilities		
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"/>
v. Fire and Police Protection		
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"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
percent?		
<ul style="list-style-type: none"> o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: See Attachment C, "Open Space". 	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: <u>CEQR Technical Manual Chapter 8</u>		
(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 type="checkbox"/>	<input checked="" 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 Attachment B.		
6. HISTORIC AND CULTURAL RESOURCES: <u>CEQR Technical Manual Chapter 9</u>		
(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 <u>GIS System for Archaeology and National Register</u> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Attachment D, "Historic and Cultural Resources".		
7. URBAN DESIGN AND VISUAL RESOURCES: <u>CEQR Technical Manual Chapter 10</u>		
(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 type="checkbox"/>	<input checked="" 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 <u>Chapter 10</u> .		
8. NATURAL RESOURCES: <u>CEQR Technical Manual Chapter 11</u>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <u>Chapter 11</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <u>Jamaica Bay Watershed</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <u>Jamaica Bay Watershed Form</u> and submit according to its <u>instructions</u> .		
9. HAZARDOUS MATERIALS: <u>CEQR Technical Manual Chapter 12</u>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <u>Appendix 1</u> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input 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"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment B, "Supplemental Screening" and <u>Appendix 3</u> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment B, "Supplemental Screening" and <u>Appendix 3</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: <u>CEQR Technical Manual Chapter 13</u>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a <u>separately sewer area</u> , would it result in the same or greater development than that listed in Table 13-1 in <u>Chapter 13</u> ?	<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 <u>Jamaica Bay Watershed</u> or in certain <u>specific drainage areas</u> , 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 sewer 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.		
11. SOLID WASTE AND SANITATION SERVICES: <u>CEQR Technical Manual Chapter 14</u>		
(a) Using Table 14-1 in <u>Chapter 14</u> , the project's projected operational solid waste generation is estimated to be (pounds per week): 6,457		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: <u>CEQR Technical Manual Chapter 15</u>		
(a) Using energy modeling or Table 15-1 in <u>Chapter 15</u> , the project's projected energy use is estimated to be (annual BTUs): 13,749,637 BTUs		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: <u>CEQR Technical Manual Chapter 16</u>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <u>Chapter 16</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? **It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <u>Chapter 16</u> for more information.	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: <u>CEQR Technical Manual Chapter 17</u>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <u>Chapter 17</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <u>Chapter 17</u> ?	<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 <u>Chapter 17</u> ? (Attach graph as needed) See Attachment B	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. GREENHOUSE GAS EMISSIONS: <u>CEQR Technical Manual Chapter 18</u>		
(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 type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <u>Chapter 18</u> ?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <u>Local Law 22 of 2008</u> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input type="checkbox"/>

16. NOISE: CEQR Technical Manual Chapter 19

(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <u>Chapter 19</u>) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Att. E, "Noise"		

17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20

(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <u>Chapter 20</u> , "Public Health." Attach a preliminary analysis, if necessary. See Attachment B, "Supplemental Screening".		

18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21

(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <u>Chapter 21</u> , "Neighborhood Character." Attach a preliminary analysis, if necessary. See Attachment B, "Supplemental Screening".		


19. CONSTRUCTION: CEQR Technical Manual Chapter 22

(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <u>Chapter 22</u> , "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 Attachment B, "Supplemental Screening".		

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	SIGNATURE	DATE
Dylan J. Salmons		09/24/2018

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

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

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

<p>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.</p>		<p>Potentially Significant Adverse Impact</p>	
IMPACT CATEGORY	YES	NO	
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<p>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?</p> <p>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.</p>		<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3. Check determination to be issued by the lead agency:</p> <p><input type="checkbox"/> Positive Declaration: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).</p> <p><input type="checkbox"/> Conditional Negative Declaration: 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.</p> <p><input checked="" type="checkbox"/> Negative Declaration: If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i>. The <i>Negative Declaration</i> may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.</p>			
<p>4. LEAD AGENCY'S CERTIFICATION</p>			
<p>TITLE Director of Environmental Planning</p>		<p>LEAD AGENCY NYC Department of Housing Preservation & Development</p>	
<p>NAME Callista Nazaire</p>		<p>DATE November 9th, 2018</p>	
<p>SIGNATURE</p> 			

NEGATIVE DECLARATION (Use of this form is optional)

Statement of No Significant Effect


Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which that finds the proposed project:

See Negative Declaration dated 11/9/18

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE Director of Environmental Planning	LEAD AGENCY NYC Department of Housing Preservation & Development
NAME Callista J. Nazaire	DATE November 9, 2018
SIGNATURE 	

**ATTACHMENT A
PROJECT DESCRIPTION**

I. INTRODUCTION

The Project Sponsors, a joint venture of Pennrose, LLC, RiseBoro Community Partnership, and Habitat for Humanity NYC, are seeking construction financing and the approval of several discretionary actions (collectively, the "Proposed Actions") to facilitate the development of an approximately 92,761 gross square foot (gsf) mixed-use building containing affordable, senior housing as well as local retail and community facility uses in the Nolita neighborhood of Manhattan, Community District (CD) 2 (the "Development Site"). The Proposed Actions include seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) and several discretionary actions, including the designation of an Urban Development Action Area (UDAA), Urban Development Action Area Project (UDAAP) approval, and the disposition of City-owned property.

The Proposed Actions would facilitate the development of a 7-story (approximately 74 ft. tall; approximately 86 ft. tall including the mechanical bulkhead), approximately 92,761 gross square foot (gsf) mixed-use building containing approximately 123 units of senior, affordable housing, approximately 4,454 gsf of ground floor local retail, and approximately 12,885 gsf of community facility space. In addition, approximately 6,700 sf of publicly accessible open space would be developed. The Proposed Development would provide much needed affordable, transitional housing for older adults in this area of Manhattan, in addition to making efficient use of large City-owned sites suitable for housing that are located in close proximity to public transportation in order to meet City needs. Construction of the Proposed Development is expected to begin in 2019 with all building elements complete and fully operational in 2021.

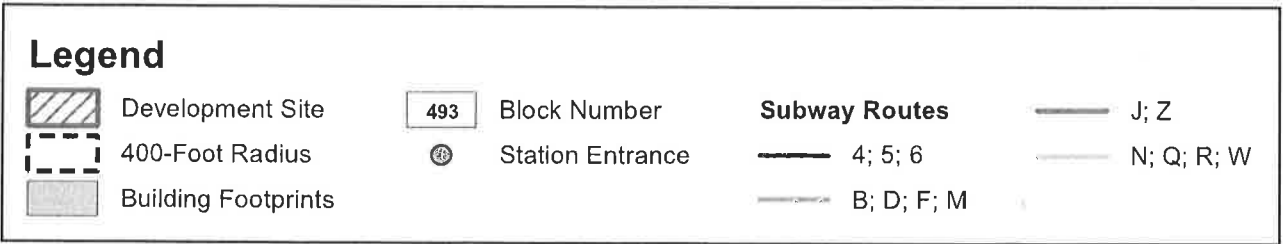
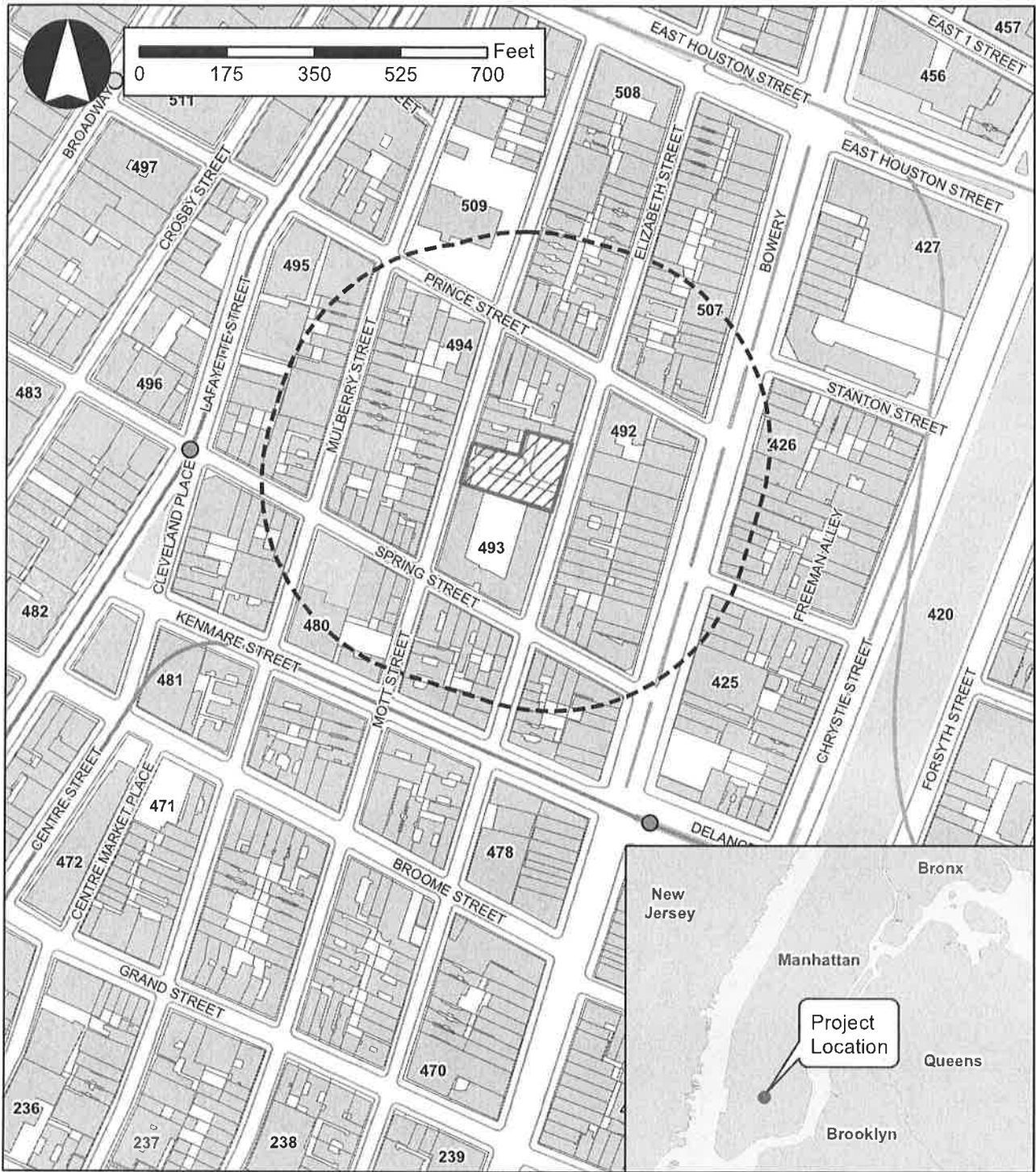
This attachment provides a summary and description of the Proposed Actions, including project site location, existing conditions of the Development Site, project purpose and need, project description, the analysis framework under the No-Action and With-Action conditions, and the governmental approvals required. The attached supplemental studies examine the potential for the Proposed Actions to result in impacts to certain technical areas, including separate attachments with detailed analyses of open space, historic and cultural resources, and noise in Attachments C through E, respectively. The preliminary screening assessments for other technical areas are summarized in Attachment B, "Supplemental Screening".

II. EXISTING CONDITIONS

Development Site

As shown in **Figure A-1**, the Development Site is a through-block lot (199-207 Elizabeth Street / 222-230 Mott Street) with a total lot area of approximately 20,265 square feet (sf). It is located on the block bounded by Elizabeth Street to the east, Mott Street to the west, Prince Street to the north, and Spring Street to the south. The site has approximately 80 feet of frontage on Mott Street, a one-way southbound street with a mapped width of 50 feet, and approximately 136 feet of frontage on Elizabeth Street, a one-way northbound street with a mapped width of 50 feet. Parking is permitted along Mott Street and Elizabeth Street. The Development Site is an unimproved, City-owned lot. It is currently subject to a month-to-month lease operating as a commercial sculpture garden with some public access, free programming, and events.

The Development Site is zoned C6-2 and is located within the Special Little Italy District. C6-2 districts permit residential development up to a maximum floor area ratio (FAR) of 6.02, commercial development



Source: NYCDCP, DoITT

up to a maximum FAR of 6.0, and community facility development up to a maximum FAR of 6.5. Building height and setback are controlled by a sky exposure plane, which begins 65 feet above the street line. The Development Site is also located within the Chinatown and Little Italy Historic District, which is listed on the State and National Registers of Historic Places.

Surrounding Area

Land uses in the surrounding area are characterized by residential, commercial, mixed residential/commercial, public facility and institutional, open space, and industrial and manufacturing uses (see Figure 2 of EAS Form). Residential uses are generally walkup multi-family residential buildings that range in height from approximately three- to six-stories. Commercial land uses are predominantly located along Prince Street, Spring Street, and Elizabeth Street, and are generally located on the ground-floor and include a range of uses from local retail/services to restaurants and office space. A number of public facility and institutional uses are located in the surrounding area including the Basilica of St. Patrick's Old Cathedral, St. Patrick's Youth Center, the New York Public Library Mulberry Street Branch, Ladder 20 fire house, the Bowery Mission, and the New Museum. The DeSalvio playground is located across Spring Street to the south of the Development Site.

The surrounding area is also within close proximity to public transportation including the IRT 6 subway line at the intersection of Spring Street and Lafayette Street, the IND J and Z subway lines at the intersection of Bowery and Delancey Street, and the IND F and M lines at the intersection of East Houston Street and 2nd Avenue. There are a couple of New York City Transit bus lines within the area surrounding the Development Site including the M21 local crosstown route between the Lower East Side and the West Village and the M103 local route between East Harlem and City Hall.

III. DESCRIPTION OF THE PROPOSED ACTIONS

The Project Sponsors are seeking construction financing from HPD and the approval of several discretionary actions to facilitate the development of an approximately 92,761 gsf mixed-use building containing affordable, senior housing as well as local retail and community facility uses in the Nolita neighborhood of Manhattan. The discretionary actions include proposing a UDAA designation, UDAAP approval, and the disposition of City-owned property.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The Proposed Actions would facilitate the development of 123 dwelling units affordable to seniors with incomes at or below 60% of the Area Median Income (AMI), as well as housing for formerly homeless seniors. Additionally, the Development Site would contain approximately 6,700 sf of publicly accessible open space in a new garden that will be designed and programmed through a community engagement process. The Proposed Development would also include a new headquarters for Habitat for Humanity New York City and flexible community activity space.

The Proposed Development strikes a balance between the need for affordable senior housing and dedicated public space. It supports the Housing New York 2.0 Plan, which is the City's goal to create and preserve 300,000 units of affordable housing.

V. DESCRIPTION OF PROPOSED DEVELOPMENT

The Proposed Actions are intended to facilitate the development of a new, approximately 92,761 gsf mixed-use building (“Haven Green”) consisting of 123 affordable DUs marketed to extremely low-, very-low, and low-income households, including formerly homeless seniors. Haven Green would also consist of approximately 4,454 gsf of ground floor local retail, approximately 12,885 gsf of community facility space, and approximately 6,700 sf of publicly accessible open space.

The ground floor would contain the residential lobby area, local retail space, Habitat for Humanity offices, and flexible community workspace (see **Figure A-2**); the second floor would contain 18 affordable DUs, floors three through six would contain a mix of 22 affordable units per floor, and the seventh floor would contain 17 affordable DUs. See **Figure A-3** for the illustrative building section. Building residents would have access to a residential library, computer lab, and roof terrace. RiseBoro would provide onsite social services, programming, and case management to the residents. The apartments would meet Uniform Federal Accessibility Standards (UFAS) and the building would incorporate elements of Active and Universal Design to ensure safe and healthy affordable homes for future senior residents.

The Proposed Development would serve as Habitat NYC’s new headquarters. In addition to continuing to serve low and moderate-income New Yorkers across the city, Habitat NYC would provide credit counseling and education services to residents and community members, as well as manage the ongoing maintenance and programming for the public open space provided on-site. A portion of the Habitat NYC space would serve as a flexible workspace for community activities.

The public space design seeks to recreate many of the existing features and layout of the site, including passive spaces, sculptures and art pieces, lawns, diverse plantings, space for gardening, and open seating (see **Figure A-4**). Construction on the Proposed Development is anticipated to begin in 2019 and be completed and occupied by June 2021.

VI. ANALYSIS FRAMEWORK

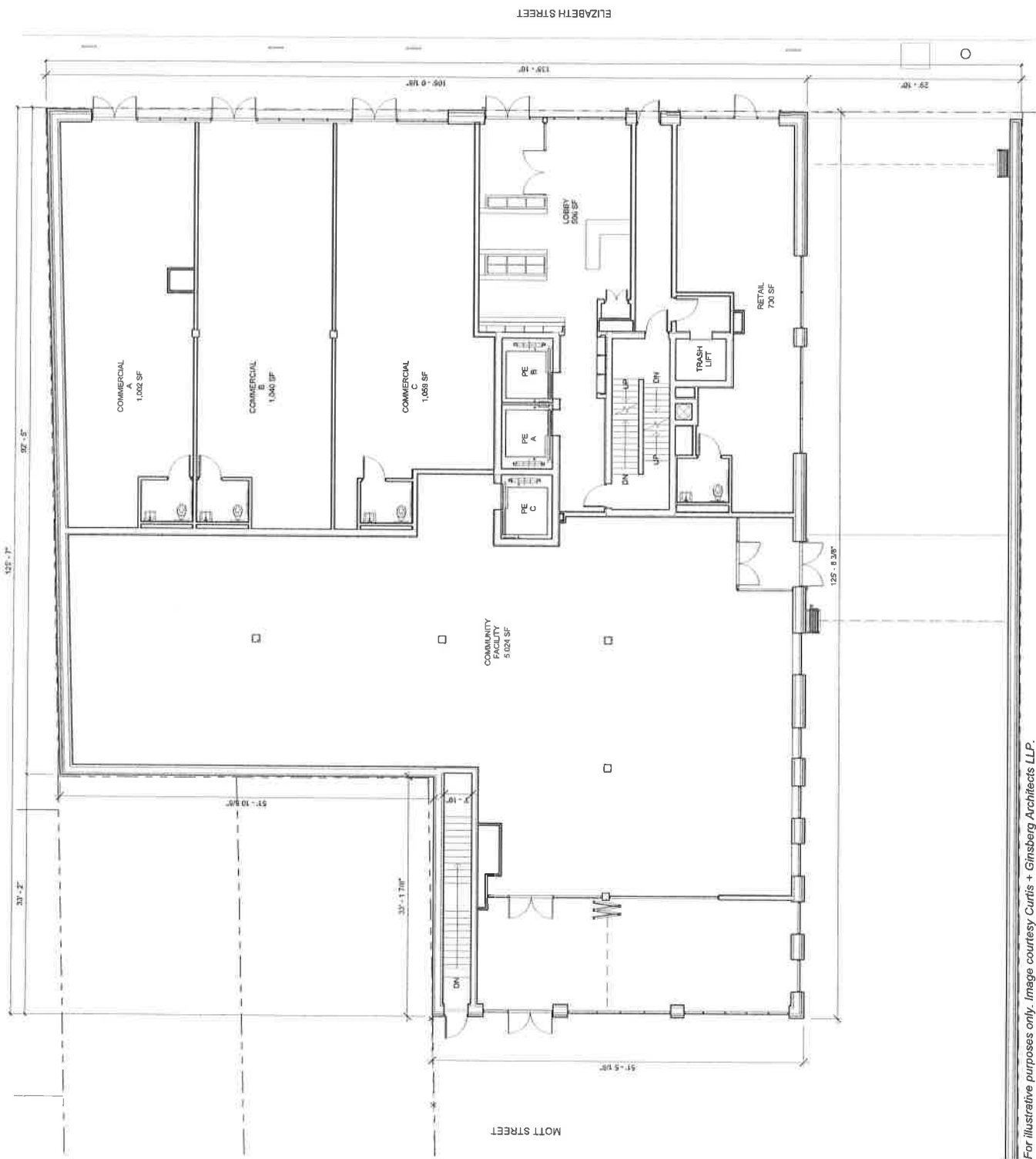
The incremental difference between future No-Action and With-Action conditions are the basis for the impact category analysis of this EAS. As discussed below, standard methodologies have been used following *2014 CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions.

The Future without the Proposed Actions (No-Action Condition)

Under 2021 No-Action conditions, the Proposed Actions would not be approved. In the absence of approval, the approximately 20,265 sf Development Site would remain an unimproved, City-owned lot. Therefore, it is conservatively assumed that no development would occur on the Development Site in the future No-Action condition.

The Future with the Proposed Actions (With-Action Condition)

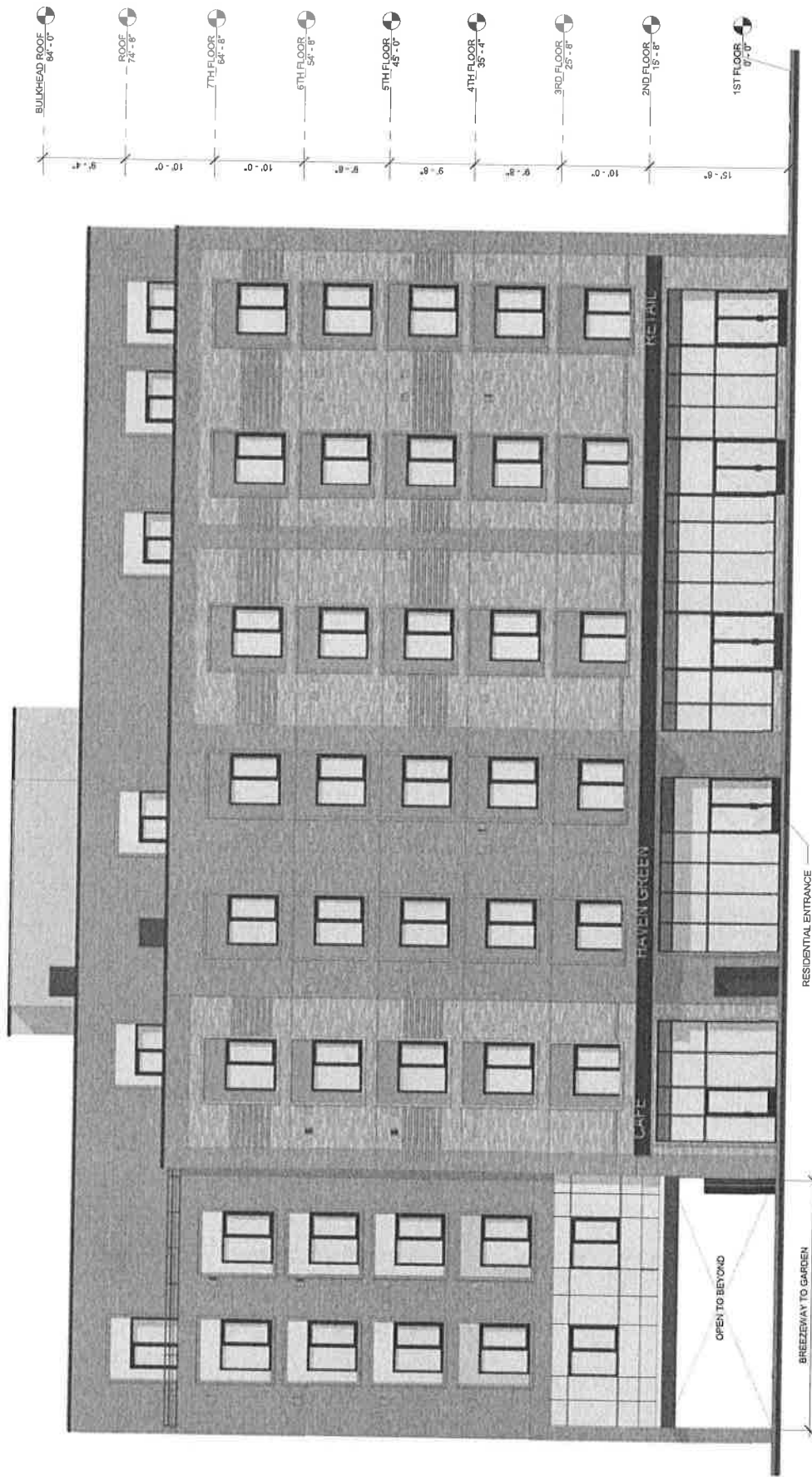
The 2021 future with the Proposed Actions would allow for the development of an approximately 92,761 gsf mixed-use building, rising to a maximum building height of approximately 74 feet (approximately 86 feet including mechanical bulkhead). The Proposed Development would consist of 123 dwelling units (with the addition of one two-bedroom unit set aside for an on-site superintendent), in which 100 percent of the units would be designated affordable to seniors earning at or below 60% AMI per public financing from



For illustrative purposes only. Image courtesy Curtis + Ginsberg Architects LLP.

Haven Green EAS

**Figure A-2
Proposed Development - Ground Floor Plan**



For illustrative purposes only. Image courtesy Curtis + Ginsberg Architects LLP.

Haven Green EAS

Figure A-3
Building Section - East Elevation



For illustrative purposes only. Image courtesy Curtis + Ginsberg Architects LLP.

Haven Green EAS

**Figure A-4
Open Space Rendering**

HPD, approximately 4,454 gsf of ground floor local retail, approximately 12,885 gsf of community facility space, and approximately 6,700 sf of publicly accessible open space (refer to **Table A-1** below).

Possible Effects of the Proposed Action

The incremental difference between the No-Action condition and the Proposed Development provides the basis by which the potential environmental effects are evaluated in the EAS. Therefore, the EAS analyzes an incremental net increase of 123 affordable dwelling units (124 units including the superintendent’s unit; approximately 75,422 gsf), approximately 4,454 gsf of local retail, and approximately 12,885 gsf of community facility space, and a net reduction of approximately 13,565 sf of open space.

**Table A-1
Comparison of 2021 No-Action and With-Action Conditions**

Use	Existing / No-Action	With-Action ¹	Increment
Residential (Affordable Senior + Super)	0 gsf 0 DUs	75,422 gsf 124 DUs	+75,422 gsf +124 DUs
Local Retail	0 gsf	4,454 gsf	+4,454 gsf
Community Facility	0 gsf	12,885 gsf	+12,885 gsf
Open Space	20,265 sf (0.46 acres)	6,700 sf (0.15 acres)	-13,565 sf (-0.31 acres)
Population/Employment ²	Existing/No-Action	With-Action	Increment
Residents	0 residents	126 residents	+126 residents
Workers	0 workers	64 workers	+64 workers

Notes:

¹All figures are approximate and subject to change.

²Assumes 1 person per senior housing DU, 1 worker per 10 senior DUs, 3 workers per 1,000 sf of local retail, and 3 workers per 1,000 sf of community facility space.

VII. REQUIRED APPROVALS AND REVIEW PROCEDURES

The Proposed Development is subject to City Environmental Quality Review (CEQR) and the Uniform Land Use Review Procedure (ULURP) due to the disposition of City-owned property and the designation of the site as a UDAAP. ULURP is a process that allows public review of Proposed Actions at four levels: the Community Board; the Borough President; the City Planning Commission; and if applicable, the City Council. The procedure mandates time limits for each stage to ensure a maximum review period of seven months. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

ATTACHMENT B
SUPPLEMENTAL SCREENING

Haven Green EAS
Attachment B: Supplemental Screening

I. INTRODUCTION

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidelines and methodologies presented in the 2014 *CEQR Technical Manual*. For each technical area, thresholds are defined which if met or exceeded, require that a detailed technical analysis be undertaken. Using this guidance, preliminary screening assessments were conducted for the Proposed Actions to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Form identifies those technical areas that warrant additional assessment. The technical areas that warranted a “Yes” answer in Part II of the EAS form were Land Use, Zoning, and Public Policy; Open Space; Shadows; Historic and Cultural Resources; Hazardous Materials; Air Quality; Noise; Public Health; Neighborhood Character; and Construction. As such, a supplemental screening assessment for each area is provided in this attachment. All remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds and/or are unlikely to result in significant adverse impacts.

The supplemental screening assessment contained herein identified that a detailed analysis is required in a number of technical areas. **Table B-1** identifies for each CEQR technical area whether (a) the potential for impacts can be screened out based on the EAS Form, Part II, Technical Analyses; (b) the potential for impacts can be screened out based on a supplemental screening per the *CEQR Technical Manual*, (c) or whether a more detailed assessment is required.

Table B-1
Summary of CEQR Technical Areas Screening

TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	DETAILED ANALYSIS REQUIRED
Land Use, Zoning, & Public Policy		X	
Socioeconomic Conditions	X		
Community Facilities & Services	X		
Open Space			X
Shadows		X	
Historic & Cultural Resources			X
Urban Design & Visual Resources	X		
Natural Resources	X		
Hazardous Materials		X	
Water & Sewer Infrastructure	X		
Solid Waste & Sanitation Services	X		
Energy	X		
Transportation	X		
Air Quality		X	
Greenhouse Gas Emissions	X		
Noise			X
Public Health		X	
Neighborhood Character		X	
Construction		X	

As detailed in Attachment A, “Project Description”, the Proposed Actions include seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) and several discretionary actions, including the designation of an Urban Development Action Area (UDAA), Urban Development Action Area Project (UDAAP) approval, and the disposition of City-owned property to facilitate the development of an approximately 20,265 sf City-owned site in the Nolita neighborhood of

Manhattan Community District 2. The Development Site, which is currently subject to a month-to-month lease and is operating as a commercial sculpture garden with some public access, free programming, and events, is bounded to the east by Elizabeth Street, to the north and to the south by mixed-use residential and commercial buildings, and to the west by Mott Street.

The Proposed Actions would facilitate the development of a new, approximately 92,761 gross square foot (gsf) mixed-use building (“Haven Green”) consisting of 123 affordable dwelling units (DUs), approximately 4,454 gsf of ground floor local retail, approximately 12,885 gsf of community facility uses, and approximately 6,700 sf of publicly accessible open space. Contingent on approval of the Proposed Actions, construction of the Proposed Development is anticipated to begin in 2019 with all components complete and fully operational by June 2021. Absent the Proposed Actions, the Development Site would remain in its existing conditions.

As outlined in Attachment A, “Project Description”, the incremental (net) changes between the existing/No-Action and With-Action scenarios would result in an increase of 123 affordable DUs (124 units including the superintendent’s unit; approximately 75,422 gsf), approximately 4,454 gsf of ground floor local retail, and approximately 12,885 gsf of community facility uses and, and a net reduction of approximately 13,565 sf (0.31 acres) of public open space. These incremental differences are presented below in **Table B-2** and serve as the basis for the impact category of this EAS.

Table B-2
Comparison of 2021 Existing/No-Action and With-Action Conditions

Use	Existing / No-Action	With-Action ¹	Increment
Residential (Affordable Senior + Super)	0 gsf 0 DUs	75,422 gsf 124 DUs	+75,422 gsf +124 DUs
Local Retail	0 gsf	4,454 gsf	+4,454 gsf
Community Facility	0 gsf	12,885 gsf	+12,885 gsf
Open Space	20,265 sf (0.46 acres)	6,700 sf (0.15 acres)	-13,565 sf (-0.31 acres)
Population/Employment²	Existing/No-Action	With-Action	Increment
Residents	0 residents	126 residents	+126 residents
Workers	0 workers	64 workers	+64 workers

Notes:

¹All figures are approximate and subject to change.

²Assumes 1 person per senior housing DU, 1 worker per 10 senior DUs, 3 workers per 1,000 sf of local retail, and 3 workers per 1,000 sf of community facility space.

II. SUPPLEMENTAL SCREENING AND SUMMARY OF DETAILED ANALYSES

Land Use, Zoning, and Public Policy

A detailed assessment of land use and zoning is appropriate if a proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use.

Land Use and Zoning

Compared to the future without the Proposed Actions, the Proposed Actions would introduce new residential, retail, and community facility uses on the Development Site, which would be compatible with adjacent land uses. The Proposed Actions would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses or structures that would be incompatible with the underlying zoning or cause a substantial number of existing structures to become nonconforming.

Public Policy

There are no 197-a plans, industrial business zones, or urban renewal areas governing the Development Site or Project Area, however an adopted City policy, the FRESH program, is applicable to the Development Site. Additionally, the Development Site is located in the boundaries of the State and National Register (SN/R) –listed Chinatown and Little Italy Historic District. As such, the effects of the Proposed Development on architectural and archaeological resources is discussed further in this attachment, as well as in Attachment D, “Historic and Cultural Resources”.

New York City Food Retail Expansion to Support Health Program (FRESH)

The FRESH program provides zoning and discretionary tax incentives to promote the establishment and retention of neighborhood grocery stores in communities throughout the five boroughs that lack full-line grocery stores. Both the Development Site and Project Area are located within a FRESH designated area. As the Proposed Actions would not introduce or displace any existing grocery stores, it would not alter or conflict with the public policy.

Open Space

Under CEQR, an analysis of open space is conducted to determine whether or not a proposed project would have a direct impact resulting from the elimination or alteration of open space and/or an indirect impact resulting from overtaxing available open space. A direct effect would “physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value”. An indirect effect may occur when the population generated by a proposed action would be sufficient to noticeably diminish the ability of an area’s open space to serve the existing or future population.

According to the guidelines established in the *CEQR Technical Manual*, if a project is located in an area considered underserved by open space, an analysis of indirect effects on open space is warranted if the proposed project would add more than 50 residents or 125 employees. As the Proposed Development is located in an “underserved” area in Manhattan and the Proposed Actions would result in the incremental addition of more than 50 residents, a detailed assessment of indirect effects on open space is warranted. An open space assessment is therefore provided in Attachment C, “Open Space.” Based on the analysis provided therein, the Proposed Actions would not result in significant adverse indirect or direct open space impacts.

Shadows

A shadow assessment considers actions that result in new shadows long enough to reach a publicly accessible open space or historic resource (except within an hour and a half of sunrise or sunset). For actions resulting in structures less than 50 feet high, a shadow assessment is generally not necessary unless the site is adjacent to a park, historic resource, or important natural feature (if the features that make the structure significant depend on sunlight). According to the *CEQR Technical Manual*, some open spaces contain facilities that are not sunlight sensitive and do not require a shadow analysis, including paved areas (such as handball or basketball courts) and areas without vegetation.

As the Proposed Actions facilitate the development of a new building with an incremental height increase of more than 50 feet and the Proposed Area is located in close proximity to a number of potentially sunlight sensitive resources, further shadows screening has been provided below to determine if the Proposed Actions have the potential to result in significant adverse impacts.

Preliminary Screening

Methodology

According to the *CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. For projects or actions resulting in structures less than 50 feet tall, a shadow assessment is generally not necessary, unless the site is adjacent to a park, historic resource, or important natural feature (if the feature that makes the structure significant depends on sunlight).

First, a preliminary screening assessment must be conducted to ascertain whether shadows resulting from a project could reach any sunlight-sensitive resource at any time of year. The *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered to be sunlight-sensitive resources:

- *Public open space* (e.g., parks, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Planted areas within unused portions or roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources. The use of vegetation in an open space establishes its sensitivity to shadows. This sensitivity is assessed for both (1) warm-weather dependent features, like wading pools and sandboxes, or vegetation that could be affected by loss of sunlight during the growing season (i.e., March through October); and (2) features, such as benches, that could be affected by a loss of winter sunlight. Uses that rely on sunlight include: passive use, such as sitting or sunning; active use, such as playfields or paved courts; and such activities as gardening, or children's wading pools and sprinklers. Where lawns are actively used, the turf requires extensive sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots in community gardens. Generally, four to six hours a day of sunlight, particularly in the growing season, is a minimum requirement.
- *Features of historic architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features are considered, as opposed to the entire architectural resource. Sunlight-sensitive features include the following: design elements that are part of a recognized architectural style that depends on the contrast between light and dark (e.g., deep recesses or voids, such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained glass windows; exterior building materials and color that depend on direct sunlight for visual character (e.g., the polychromy [multicolored] features found on Victorian Gothic Revival or Art Deco facades); historic landscapes, such as scenic landmarks, including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.
- *Natural resources where the introduction of shadows could alter the resource's condition or microclimate.* Such resources could include surface water bodies, wetlands, or designated resources, such as coastal fish and wildlife habitats.

The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the proposed buildings representing the longest shadow that could be cast. If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier, which reduces the

area that could be affected by project-generated shadows by accounting for a specific range of angles that can never receive shade in New York City due to the path of the sun in the northern hemisphere. If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow over the course of each representative day. If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadow analysis is required to determine the extent and duration of the incremental shadow resulting from the project.

In accordance with the *CEQR Technical Manual*, shadows on sunlight-sensitive resources of concern are modeled for four representative days of the year. For the New York City area, the months of interest for an open space resource encompass the growing season (i.e., March through October) and one month between November and February representing a cold-weather month (usually December). Representative days for the growing season are generally the March 21st vernal equinox (or the September 21st autumnal equinox, which is approximately the same), the June 21st summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes, such as May 6th or August 6th (which are approximately the same). For the cold-weather months, the December 21st winter solstice is included to demonstrate conditions when open space users rely most heavily on available sunlight warmth. As these months and days are representative of the full range of possible shadows, they are also used for assessing shadows on sunlight-sensitive historic and natural resources.

The *CEQR Technical Manual* defines the temporal limits of a shadow analysis period to fall from an hour and a half after sunrise to an hour and a half before sunset.

Tier 1 Screening Assessment

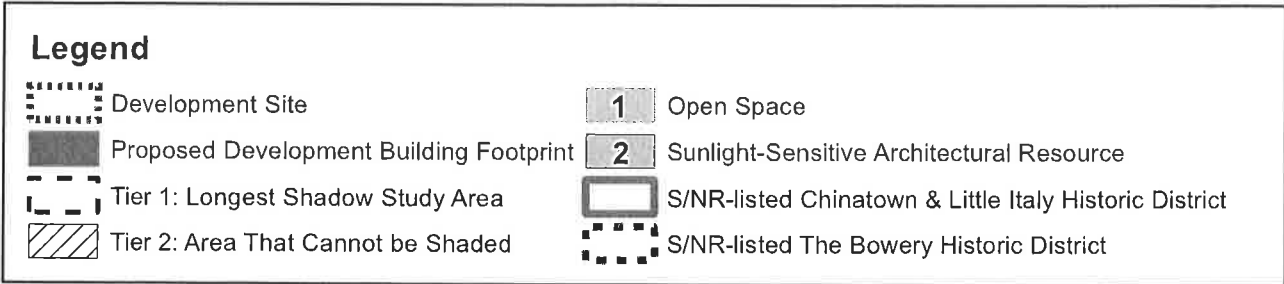
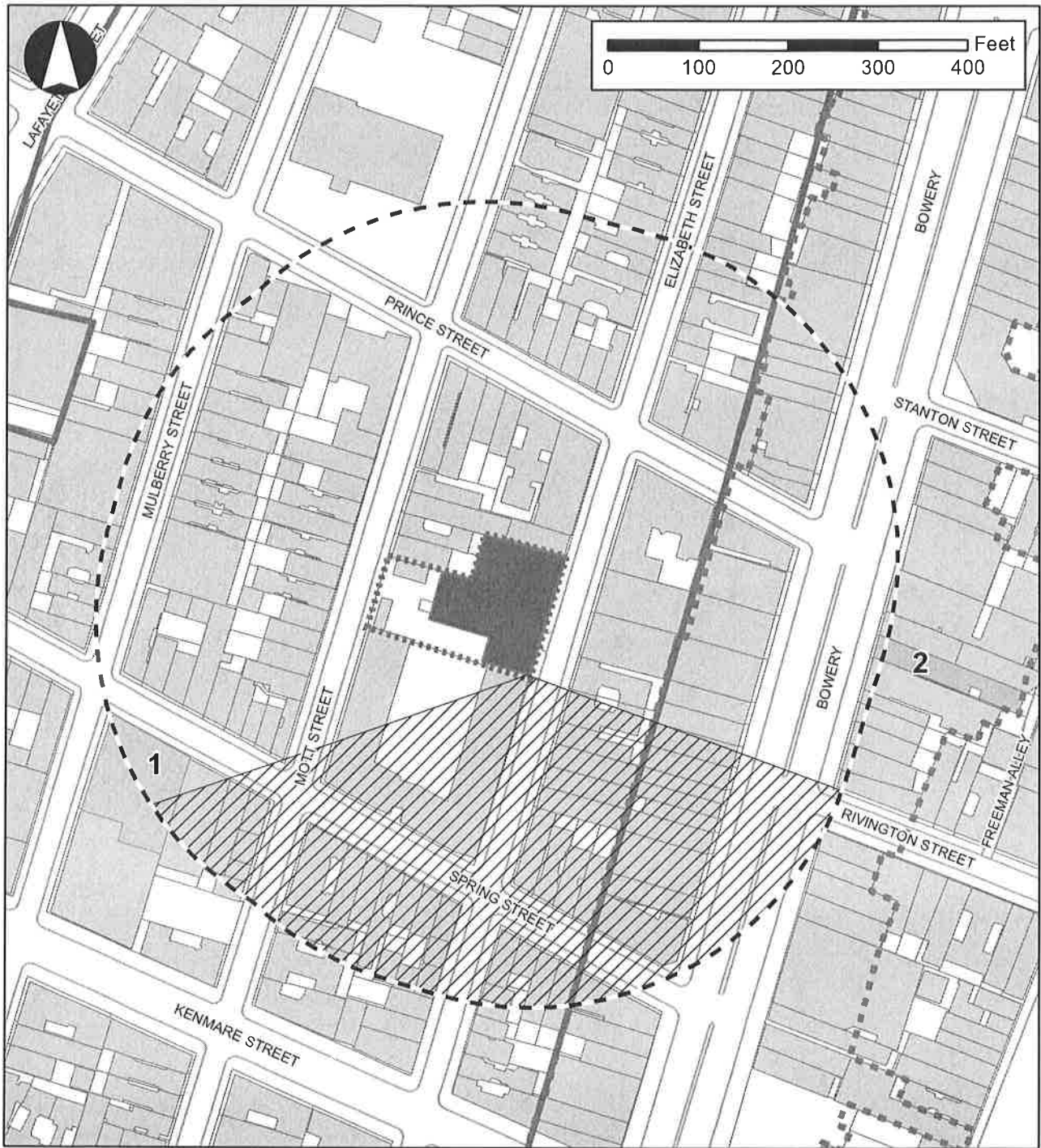
According to the *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The maximum shadow radius for the proposed development (370 feet) was determined using the proposed building's maximum height of approximately 86 feet, which includes bulkhead and rooftop mechanical equipment (Tier 1 Assessment). Within this longest shadow study area, there are a number of potentially sunlight-sensitive resources including existing open spaces and historic resources. Therefore, further screening was warranted in order to determine whether any resources could be affected by project-generated shadows.

Tier 2 Screening Assessment

Due to the path of the sun across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. The purpose of the Tier 2 screening is to determine whether the sunlight-sensitive resources identified in the Tier 1 screening are located within portions of the longest shadow study area that can receive shade from the proposed development.

Figure B-1 provides a base map illustrating the results of the Tier 1 and Tier 2 screening assessments (i.e., the portion of the longest shadow study area lying within -108 degrees from the true north and +108 degrees from true north as measured from southernmost portions of the development sites). A total of one open space resource (DeSalvio Playground) and one historic resource (Bowery Mission) were identified as sunlight-sensitive resources that warranted further assessment. These resources are depicted in **Figure B-1** as resources #1 and #2, respectively.

It is important to note that while the Proposed Development would have the potential to cast incremental shadows on the Chinatown and Little Italy Historic District (S/NR listed) and the Bowery Historic District (S/NR listed), these historic districts are not significant because of design elements that depend on the



Source: NYCDCP, DoITT

contrast between light and dark. Therefore, as direct sunlight does not play a notable role in the districts' historic significance, neither has been identified as a sunlight-sensitive resource warranting further analysis.

Additionally, the Proposed Development would have the potential to cast incremental shadows on the Old St. Patrick's Convent and Girls' School (S/NR listed and LPC-designated). While the building's main doorway is flanked by two sidelights with leaded-glass and a stained-glass rose window, the windows are located along the Prince Street façade facing away from the project site and could not be shaded as a result of the Proposed Development. As Old St. Patrick's Convent and Girls' School does not feature any other sunlight-sensitive features, any incremental shadows that could reach the building would not have the potential to result in significant adverse impacts and further assessment is not warranted.

Tier 3 Screening Assessment

According to the *CEQR Technical Manual*, a Tier 3 screening assessment should be performed to determine if, in the absence of intervening buildings, shadows resulting from a proposed action can reach a sunlight-sensitive resource, thereby warranting a detailed shadow analysis. The Tier 3 screening assessment is used to determine if shadows resulting from a proposed action can reach a sunlight-sensitive resource at any time between 1.5 hours after sunrise and 1.5 hours before sunset on representative analysis dates.

As project-generated shadows could reach a number of sunlight-sensitive resources, a Tier 3 assessment was performed using three dimensional (3D) computer mapping software. The 3D model was used to calculate and display project-generated shadows on individual representative analysis dates. The model contained 3D representations of the elements in the base map used in the preceding assessments and a 3D model of the proposed development. At this stage of the assessment, surrounding buildings within the study area were not included in the model so that it may be determined whether project-generated shadows would reach any sunlight sensitive resources.

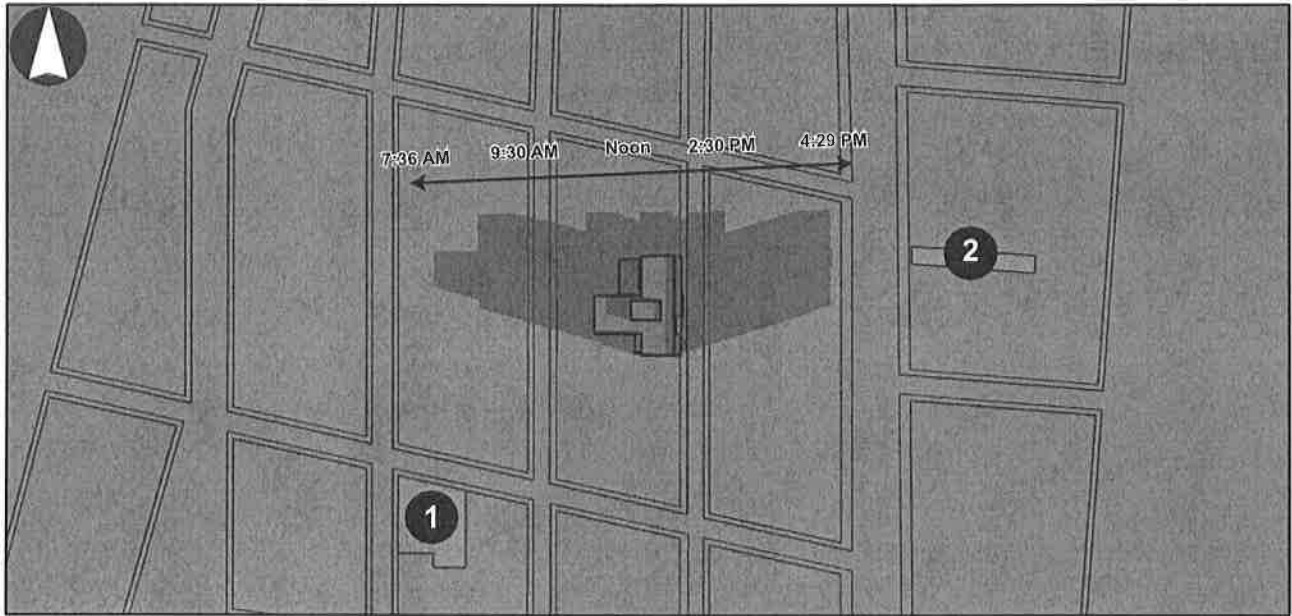
As shown in **Figures B-2a** and **B-2b**, no sunlight-sensitive resources would receive project-generated shadows on any of the four analysis day. Therefore, no additional analysis is warranted for these resources and no significant adverse shadow impacts are anticipated as a result of the Proposed Actions.

Historic and Cultural Resources

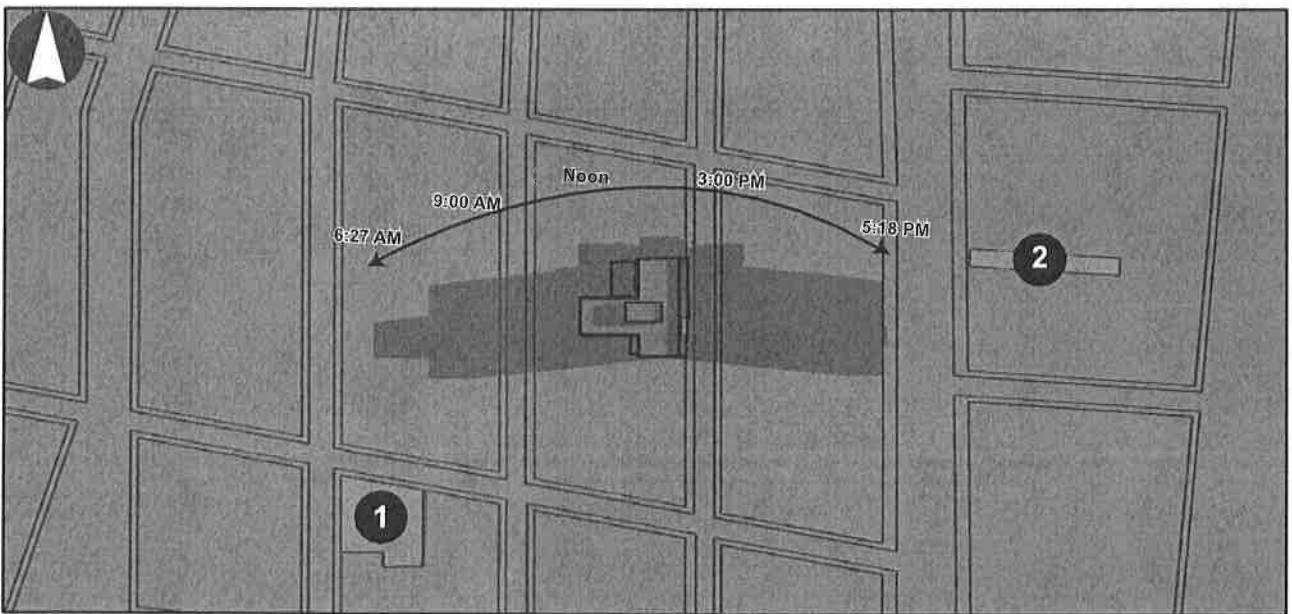
Historic and cultural resources are defined as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes properties that have been designated or are under consideration as New York City Landmarks or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed on the S/NR; and National Historic Landmarks. An assessment of architectural and archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

According to CEQR guidelines, impacts on historic resources are considered on those sites affected by a proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the area within a 400-foot radius of the proposed development site. Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance compared to No-Action conditions.

Although located in the boundaries of the S/NR-listed Chinatown and Little Italy Historic District, the Development Site does not contain any historic resources that contribute to the surrounding historic district. Additionally, the Development Site does not contain any historic resources identified by LPC as NYCL-designated or NYCL-eligible (refer to LPC correspondence in **Appendix 1**). Therefore, the Proposed Development would not result in direct impacts to any historic architectural resources. As detailed in

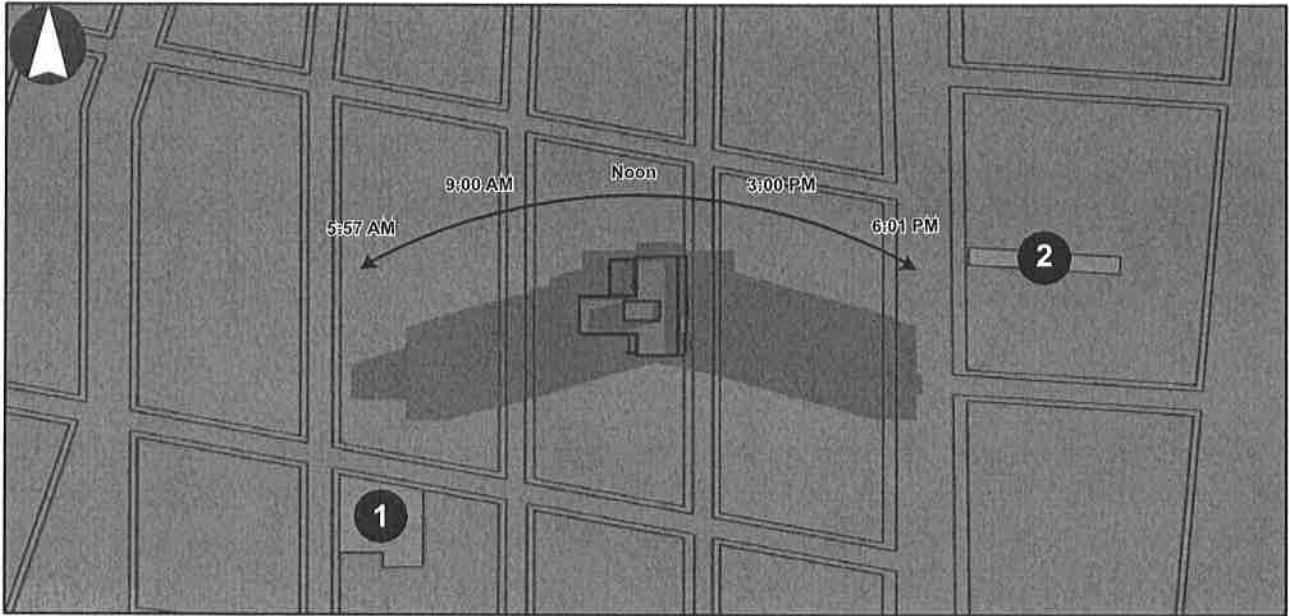


MARCH 21/SEPTEMBER 21

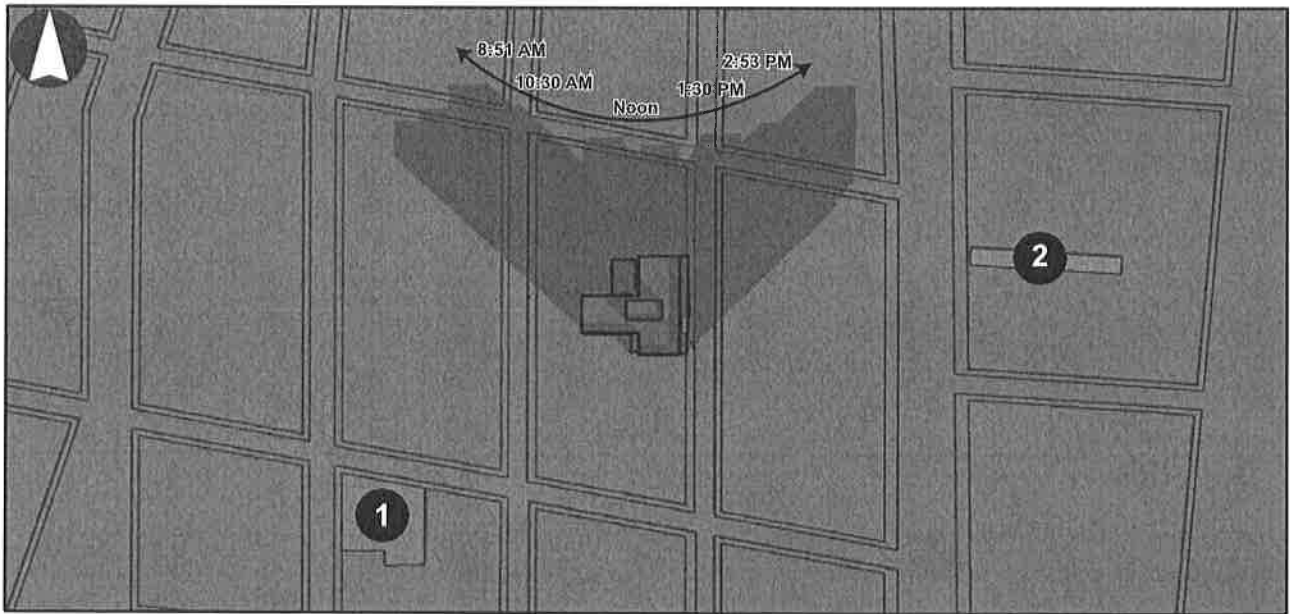


MAY 6/AUGUST 6




-  Proposed Project
-  Open Space
-  Incremental Shadow
-  Sunlight Sensitive Architectural Resource



JUNE 21



DECEMBER 21

-  Proposed Project
-  Open Space
-  Incremental Shadow
-  Sunlight Sensitive Architectural Resource

Attachment D, the Proposed Actions would not affect those characteristics that make surrounding buildings eligible for listing on the S/NR or for designation as NYCLs, and as such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources. In a letter dated November 8, 2018 (provided in **Appendix 1**), LPC concurred with these findings and required that, in order to ensure consistency with the design, massing, height, scale, fenestration pattern, materials, and color of the new building and its historic context, HPD submit the final building design to LPC for review.

As detailed in Attachment D, "Historic & Cultural Resources," LPC noted that archaeological sensitivity models, reports, and historic maps indicate the potential for the recovery of remains from 19th century occupation on the Development Site (refer to LPC correspondence in **Appendix 1**). LPC requested that a Phase 1A Archaeological Assessment of the site be prepared to further clarify its archaeological sensitivity. A Phase 1A study of the Development Site was completed in April 2018 (provided in **Appendix 2**). As discussed in Attachment D, the Phase 1A concludes that, as a result of the lot coverage of former buildings on the Development Site, remains of historic buildings and any potential backyard features associated with early structures on the Development Site would have been severely impacted and probably destroyed as a result of subsequent construction on the site (all of which was demolished in the 20th century). Therefore, the Phase 1A Archaeological Assessment determined that the Development Site is not sensitive for archaeological remains, and no further archaeological investigation is necessary. Therefore, the Proposed Actions would not result in significant adverse archaeological impacts.

Hazardous Materials

As detailed in the *CEQR Technical Manual*, the goal of a hazardous materials assessment is to determine whether a proposed action may increase the exposure of people or the environment to hazardous materials, and if so, whether this increased exposure would result in potential significant public health or environmental impacts. A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: (A) hazardous materials exist on a site and (b) an action would increase pathways to their exposure; or (c) an action would introduce new activities or processes using hazardous materials.

June 2018 Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) dated June 2018 was performed by Fleming-Lee Shue, Inc. for the Development Site (Block 493, Lot 30) (see **Appendix 3** for Phase I ESA Executive Summary). The Phase I ESA was prepared in accordance with the American Society of Testing and Materials Standard Practice for Environmental Site Assessments Process (ASTM E 1527-13) as well as the United States Environmental Protection Agency (EPA) All Appropriate Inquiry (AAI) requirements (November 2015). Fleming-Lee Shue utilized a variety of information sources to perform the Phase I ESA, including information searches from state and federal regulatory agency databases, submitted to federal, state, and local regulatory agencies, a review of readily available information including: historical aerial photographs, historical Sanborn fire insurance maps, historical topographic maps, City Directory search, lien search, and observations made during site reconnaissance.

Based on the information gathered as a result of the Phase I EAS process, Fleming-Lee Shue has identified the following recognized environmental conditions (RECs) in connection with the Development Site:

- **Historical On-Site Oil Tanks** – According to the 1968 Sanborn Map, the Public School on the Development Site contained boiler(s). Around 1968 these boilers were likely converted from coal burning to fuel oil and therefore present a likely potential for former/abandoned tank(s). The

possible fuel tank(s) may have impacted the environmental quality of the Development Site, including soil, groundwater, and soil vapor. As such, these oil tanks are considered a REC.

- Historical Metal Spraying Operations at Surrounding Properties – According to Sanborn maps, historical operations related to metal spraying were identified at a neighboring property from 1950 to 2004. Degreasers and solvents were likely used at this property as a part of daily operations. The proximity of a metal spraying shop to the Development Site could have adversely impacted the quality of the Development Site, including soil, groundwater, and soil vapor, and therefore is considered a REC.

Although not technically defined as an REC, the following additional potential environmental issue was noted:

- Potential Mold – Fleming-Lee Shue observed that the two buildings on the Development Site were used for storage and are in a general state of disrepair. Given the current state of the buildings, there is a potential for mold growth within the buildings.

August 2018 Remedial Investigation Work Plan

As per the Phase I ESA, the Development Site is potentially contaminated from historic on-site oil tanks and nearby, off-site historic metal spraying operation. As such, a Remedial Investigation Work Plan (RIWP) dated August 2018 was prepared by Arnold F. Fleming, P.E. (AFF) and Fleming Lee-Shue, Inc. (FLS) for the Development Site (Block 493, Lot 30) (see **Appendix 3** for Remedial Investigation Work Plan) to describe the sample locations, sampling matrices, and chemical analyses that will be used to investigate the subsurface. The remedial investigation tasks proposed to fulfill the stated objectives were separated into three areas: 1) Project Planning and Preparation, 2) Health and Safety Plan preparation, and 3) Site Investigation and Characterizations.

- 1) Project Planning and Preparation – Prior to initiating the field work, FLS will inspect the work area to assess current conditions, evaluate equipment access, and check general conditions prior to any intrusive work. Additionally, prior to any subsurface investigation, FLS will oversee a geophysical survey to identify underground utilities and any possible underground storage tanks (USTs) on the Development Site.
- 2) Health and Safety Plan – A Development Site-Specific Health and Safety Plan (HASP) was prepared for use by FLS employees during environmental investigation. The purpose of the HASP is to identify the real and potential hazards associated with the planned environmental field activities and to stipulate appropriate health and safety procedures. The procedures and guidelines contained in the HASP are intended to minimize exposure to chemical, physical, and biological hazards that may be present in the soil, groundwater, or air, and to reduce the potential for accidents and injuries. The complete HASP can be found in **Appendix 3**.
- 3) Site Investigation and Characterization
 - i. *Soil Investigation* – To investigate the potential for abandoned or historic on-site oil tanks, FLS will advance a minimum of five soil borings evenly spaced across the entire Development Site. A minimum of two soil samples per boring will be collected, including a surface soil sample collected from zero to two feet below grade surface (bgs) and a second sample collected between two feet bgs and the maximum proposed excavation depth (15 feet bgs).

- ii. *Groundwater Investigation* – To investigate the potential impacts to groundwater from the possible former fuel oil tanks and historic metal spraying operations at a surrounding property, two temporary groundwater monitoring wells will be advanced on the Development Site, and two groundwater samples will be collected from the temporary wells.
- iii. *Soil Vapor Investigation* – To investigate the possible impacts to soil vapor from potentially impacted groundwater resulting from the historic metal spraying operations at surrounding properties, FLS will install two soil temporary vapor sampling points and collect one ambient air sample for background comparison. In addition, FLS will install two soil vapor samples within the proposed building footprint. Soil vapor samples will be collected at the proposed maximum excavation depth (15 feet bgs) or at least one foot above the water table in areas where the groundwater is less than six feet below grade.

Upon completion of all fieldwork and review of analytical results, a Remedial Investigation Report (RIR) will be prepared. It is anticipated that Remedial Investigation will be conducted in September 2018.

Air Quality

Mobile Sources

Localized increases in pollutant levels may result from increased vehicular traffic volumes and changed traffic patterns in the Project Area as a consequence of a proposed project. According to the screening threshold criteria outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*, detailed analysis is required for this area of the City if 170 or more auto-trips are generated in any given peak period at nearby intersections in the Project Area as a result of the Proposed Actions. The Proposed Actions would not exceed the CEQR threshold of 170 peak hour auto trips at nearby intersections in the Project Area, nor would it exceed the particulate matter emission screening threshold discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual*. Therefore, a quantified assessment of emissions from project generated traffic is not warranted and no significant mobile source air quality impacts are expected as a result of the Proposed Actions.

Stationary Sources

Stationary source impacts could occur with projects that create new stationary sources or pollutants, such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boiler stacks used for heating/hot water, ventilation, and air conditioning ("HVAC") systems, that can affect surrounding uses. Impacts from boiler emissions associated with a development are a function of fuel type, stack height, minimum distance of the stack on the source building to the closest building of similar or greater height, building use, and the square footage size of the source building. In addition, stationary source impacts can occur when new uses are added near existing or planned emissions stacks, or when new structures are added near such stacks and those structures change the dispersion of emissions from the stacks so that they affect surrounding uses.

Heat and Hot Water Systems

In accordance with CEQR guidance, Figure 17-7 of the *CEQR Technical Manual* was used to assess the potential effects of the Proposed Development on existing land uses. If the source building (the Proposed Development) is taller than the receptor building or the distance between the two buildings falls below the applicable curve provided in Figure 17-7, a potential significant impact due to a boiler stack emissions is unlikely and no further analysis is needed. If the distance between the source and receptor buildings is less than or equal to the threshold distance, further analysis is required.

Project-on-Existing Assessment

Given the gross floor area (approximately 92,761 gsf) and height (approximately 86 feet including the mechanical room and bulkhead) of the Proposed Development, any existing buildings of similar or greater height located within approximately 75 feet would have the potential to be affected by the Proposed Development's HVAC system and would require further detailed analysis (see **Figure B-3**). As shown in **Figure B-4**, the Proposed Development's bulkhead is located approximately 91 feet from the closest building of similar height. Therefore, the Proposed Development's HVAC system is not expected to have a significant adverse impact on any existing or planned future buildings and no further analysis of heat and hot water systems is required.

Noise

The purpose of a noise analysis is to determine both a proposed project's potential effects on sensitive noise receptors and the effects of ambient noise levels on new sensitive uses introduced by the Proposed Development. The principal types of noise sources affecting the New York City environment are mobile sources (primarily motor vehicles), stationary sources (typically machinery or mechanical equipment associated with manufacturing operations or building heating, ventilating and air conditioning systems), and construction noise (e.g. trucks, bulldozers, power tools, etc.).

As discussed in Attachment E, "Noise", noise from traffic generated by the Proposed Actions would not cause significant adverse noise impacts, and the increases in L_{eq} ("equivalent sound level") noise levels would be minimal, ranging from 0.13 to 0.55 dBA. No special noise attenuation measures beyond standard construction practices would be required for residential/community facility or commercial uses on any of the Proposed Project's frontages. Therefore, no significant adverse noise impacts are anticipated as a result of the Proposed Actions. Additionally, upon review from the New York City Department of Environmental Protection (DEP), it was determined that the Proposed Actions would not result in any potential for significant adverse impacts in regards to noise (refer to DEP correspondence letter found in **Appendix 1**).

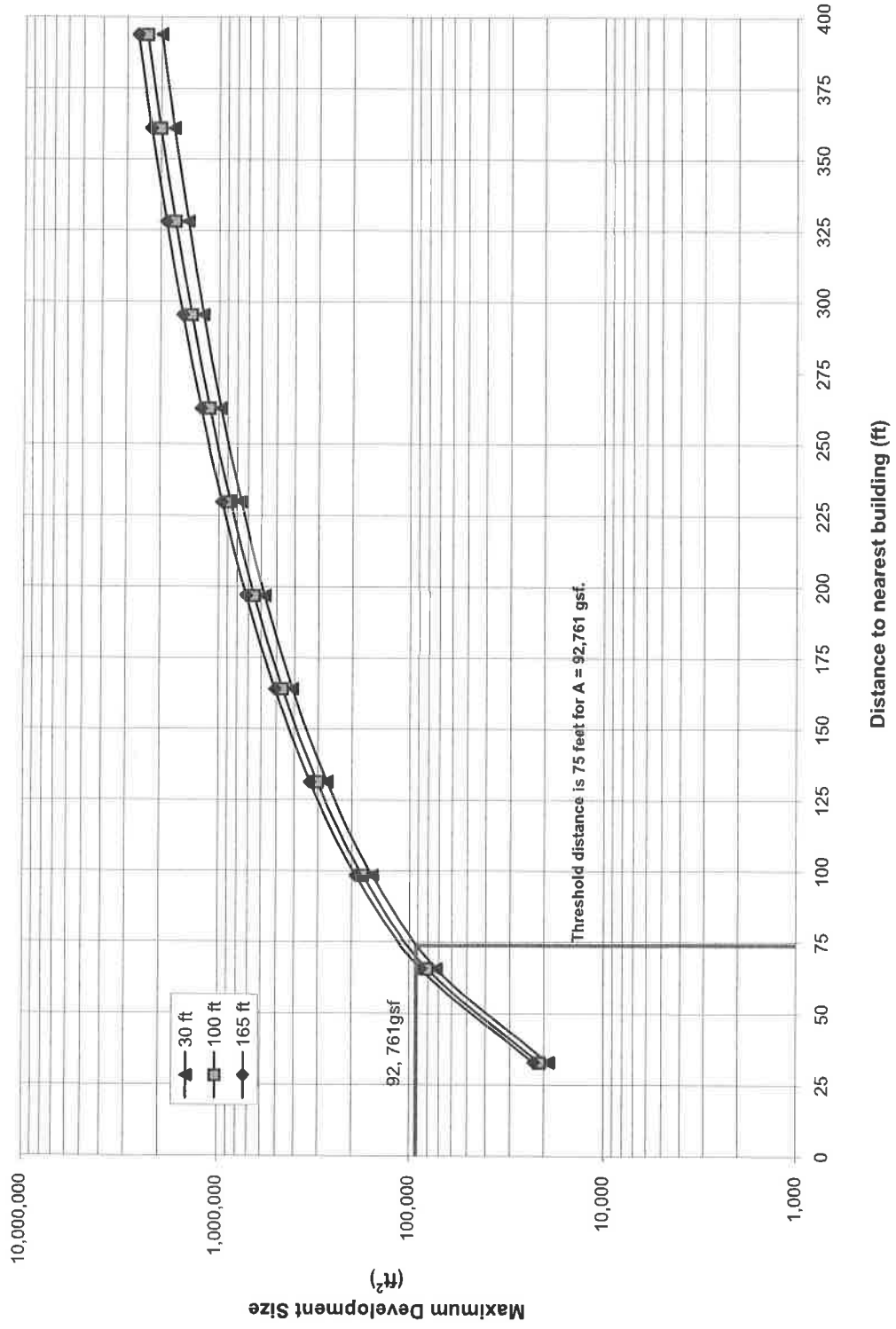
Public Health

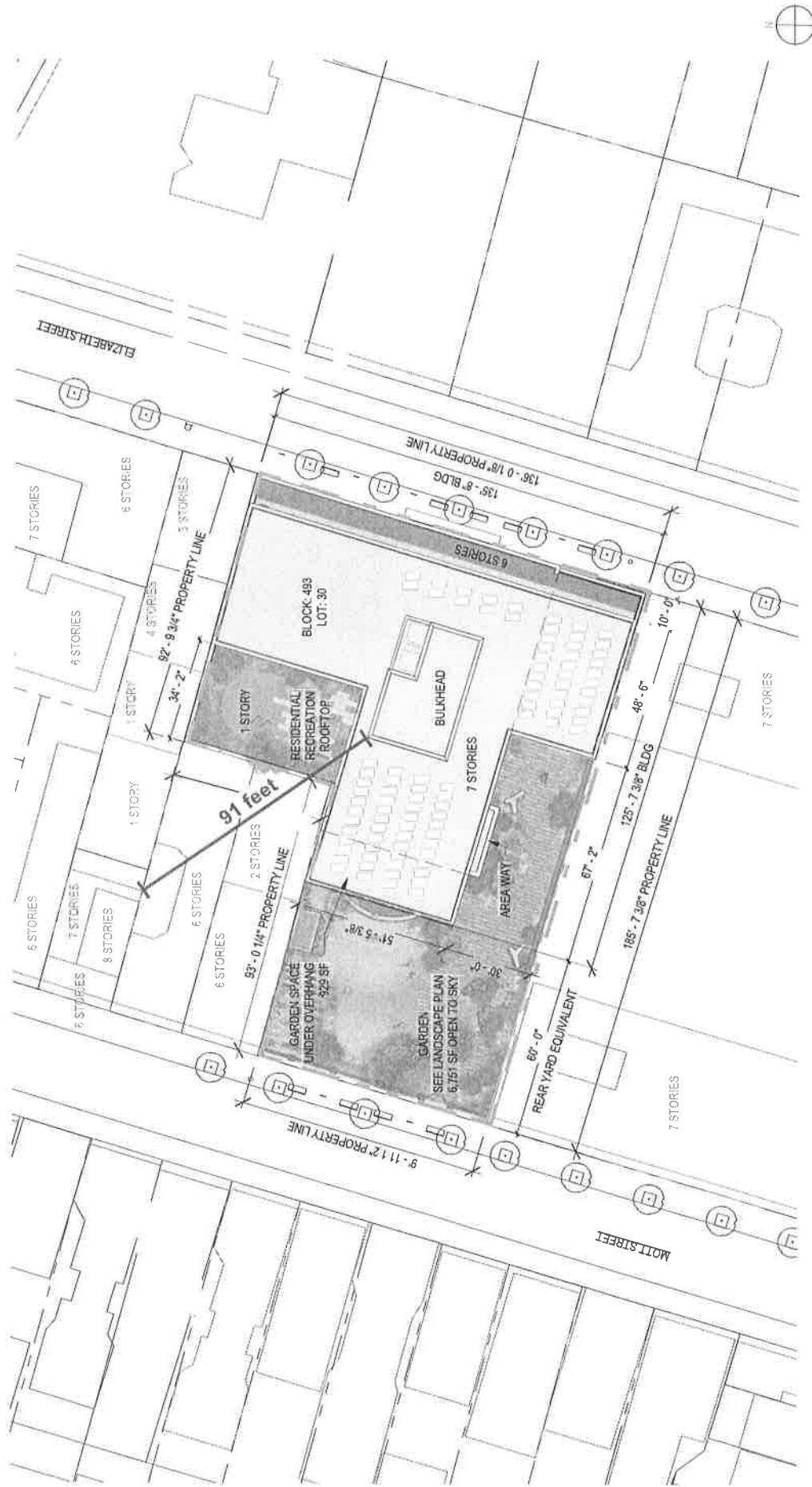
Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, water quality, hazardous materials, and noise.

According to the guidelines of the *2014 CEQR Technical Manual*, a public health assessment may be warranted if a project results in (a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; (b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; (c) solid waste management practices that could attract vermin and result in an increase in pest populations; (d) potential significant adverse impacts to sensitive receptors from noise and odors; (e) vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts; (f) exceedances of accepted federal, state, or local standards; or (g) other actions that might not exceed the preceding thresholds but might, nonetheless, result in significant health concerns.

As noted above, the Proposed Actions would not result in significant adverse impacts in the areas of air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions do not have the potential to result in significant adverse public health impacts, and a further assessment is not warranted.

FIGURE 17-7
NO₂ BOILER SCREEN
RESIDENTIAL DEVELOPMENT - NATURAL GAS





Haven Green EAS

**Figure B-4
Stationary Source Location**

Neighborhood Character

Neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." According to the *CEQR Technical Manual*, a preliminary assessment may be appropriate if a project has the potential to result in any significant adverse impacts on any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. Per the analyses provided in this EAS, although the Proposed Development required supplemental screening or assessment of some of these technical areas, there would be no action-generated significant adverse impacts.

The *CEQR Technical Manual* also states that for projects not resulting in significant adverse impacts to any technical areas related to neighborhood character, additional analyses may be required to determine if the Project Area would result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. However, the *CEQR Technical Manual* indicates that neighborhood character impacts are rare and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects in the neighborhood would result in any significant adverse impact to neighborhood character.

As the Proposed Development would not be considered to have any significant effects on any of the technical areas relating to neighborhood character, a neighborhood character assessment can be screened out, and no significant adverse neighborhood character impacts would occur.

Construction

Although temporary, construction impacts can include noticeable and disruptive effects from an action that is associated with construction or could induce construction. Determination of the significance of construction impacts and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns, and air quality conditions.

The Proposed Actions would result in temporary disruptions including construction related traffic, dust, noise, or mobile source emissions. However, these effects would be temporary, as the duration of construction activities for the proposed development are not expected to exceed 24 months and construction activity would be limited to the hours of 7:00 AM to 5:00 PM on weekdays, although some workers would arrive and begin to prepare work areas before 7:00 AM. Occasionally, a Saturday or overtime hours could be required to complete time-sensitive tasks. Weekend work requires a permit from the DOB and, in certain instances, approval of a noise mitigation plan from DEP under the New York City Noise Code.

Construction staging would primarily occur on the Development Site, and construction is not expected to adversely affect surrounding land uses. As required by City regulations, sidewalk protection bridges and full height plywood barriers would be installed to protect the public right of way. Periodic lane and sidewalk closures likely would be required to facilitate material delivery, construction debris removal, and related activities. Standard practices would be followed to ensure safe pedestrian and vehicular access to nearby buildings and along affected streets and sidewalks.

During construction, access to all adjacent buildings, residences, and other uses would be maintained according to the regulations established by the NYC Department of Buildings (DOB). Noise associated with construction would be limited to typical construction activities and would be subject to compliance with the New York City Noise Code and the United States Environmental Protection Agency (EPA) noise emission standards for construction equipment. These controls and the temporary nature of construction

activity would assure that there would be no significant adverse noise impacts associated with construction activity.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. As the Development Site is located within the Chinatown and Little Italy Historic District, additional protective measures apply to NYCLPC-designated Landmarks and S/NR- listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the NYCDOB's Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPP #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCLPC-designated or S/NR- listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Adjacent historic resources, as defined in the procedure notice, only include designated New York City Landmarks (NYCLs), properties within NYCL historic districts, and listed S/NR properties that are within 90 feet of a lot under development or alteration. They do not include S/NR-eligible, NYCL-eligible, potential, or unidentified architectural resources. Construction period impacts on any designated historic resources would be minimized, and the historic structures would be protected, by ensuring that adjacent development projected as a result of the Proposed Actions adheres to all applicable construction guidelines and follows the requirements laid out in TPPN #10/88. Therefore, the Proposed Development would not be expected to cause any significant adverse construction-related impacts to historic resources.

While construction of the Proposed Development would result in temporary disruption in the surrounding area, including noise, dust, traffic associated with the delivery of materials, and arrival of workers on the development site, the incremental effects of the Proposed Development, if any, would be negligible. Therefore, no impacts from construction are expected under the Proposed Development.

ATTACHMENT C
OPEN SPACE

I. INTRODUCTION

An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would “physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value.” An indirect effect may occur when the population generated by a proposed development would be sufficient to noticeably diminish the ability of an area’s open space to serve the existing or future population. According to the guidelines established in the *City Environmental Quality Review (CEQR) Technical Manual*, if a project is located in an area considered underserved by open space, an analysis of indirect effects on open space is warranted if a proposed action would add more than 50 residents or 125 employees. The Development Site is located in an area considered to be underserved by open space.

The Proposed Actions would displace the commercial sculpture garden that is currently leased to the City-owned Development Site, which is considered as an existing open space resource. In addition, the Proposed Development is expected to result in an incremental increase of 123 affordable dwelling units (DUs) over the 2021 No-Action condition. This would result in an increase of 126 residents¹, which exceeds the *CEQR Technical Manual* threshold for a detailed indirect open space analysis. A quantitative assessment was conducted to determine whether the Proposed Actions would significantly reduce the amount of open space available for the area’s residential population.

II. PRINCIPAL CONCLUSIONS

According to the *CEQR Technical Manual*, a proposed action may result in a significant adverse impact on open space resources if (a) there would be direct displacement/alteration of existing open space within the study area that has a significant adverse effect on existing users; or (b) it would reduce the open space ratio and consequently overburden existing facilities or further exacerbate deficiency in open space. The *CEQR Technical Manual* also states that “if the area exhibits a low open space ratio indicating a shortfall of open space, even a small decrease in the ratio as a result of the action may cause an adverse effect.” A five percent or greater decrease in the open space ratio is considered to be “substantial”, and a decrease of less than one percent is generally considered to be insignificant unless open space resources are extremely limited. The open space study area analyzed in this attachment is located in an area that is considered underserved by open space as defined in the *CEQR Technical Manual Appendix: Open Space Maps*.

As discussed below, the detailed open space analysis shows that the Proposed Actions would result in a decrease in the total, active, and passive open space ratios in the half-mile study area. In addition, as discussed below, while the Proposed Actions would result in the displacement of an existing open space resource located on the Development Site, as part of the Proposed Development, a 0.15-acre open space resource would be constructed on a portion of the Development Site. Therefore, the Proposed Actions would not result in a significant adverse open space impact.

¹ Based on the assumption of one resident per studio apartment (123 DUs) and three residents per superintendent unit (one DU).

III. METHODOLOGY

The analysis of open space resources has been conducted in accordance with the guidelines established in the *CEQR Technical Manual*. Using CEQR methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources in the future, both without and with the Proposed Actions. In addition, qualitative factors are considered in making an assessment of the Proposed Actions' effects on open space resources.

In accordance with the guidelines established in the *CEQR Technical Manual*, the open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a worker population. Because the Proposed Actions would not increase the local worker population, a half-mile radius is the appropriate study area boundary.

Open Space Study Area

Pursuant to *CEQR Technical Manual* guidelines, the residential open space study area includes all census tracts that have at least 50 percent of their area located within a half mile of the Development Site and all open space resources within it that are publicly accessible.

The Development Site comprises Lot 30 on Manhattan Block 493, a through-block lot with eastern frontage along Elizabeth Street and western frontage along Mott Street in the Nolita neighborhood of Manhattan Community District (CD) 2. As shown in **Figure C-1**, the half-mile open space study area includes the following 15 census tracts in their entirety: census tracts 16, 18, 30.01, 30.02, 36.01, 36.02, 38, 41, 43, 45, 47, 49, 55.01, 55.02, and 57. The open space study area extends to East 9th and 10th Streets to the north; to Avenue B, Clinton Street, and Norfolk Street to the east; to Canal and Division Streets to the south; and to Sixth Avenue, MacDougal Street, and West Broadway to the west.

Analysis Framework

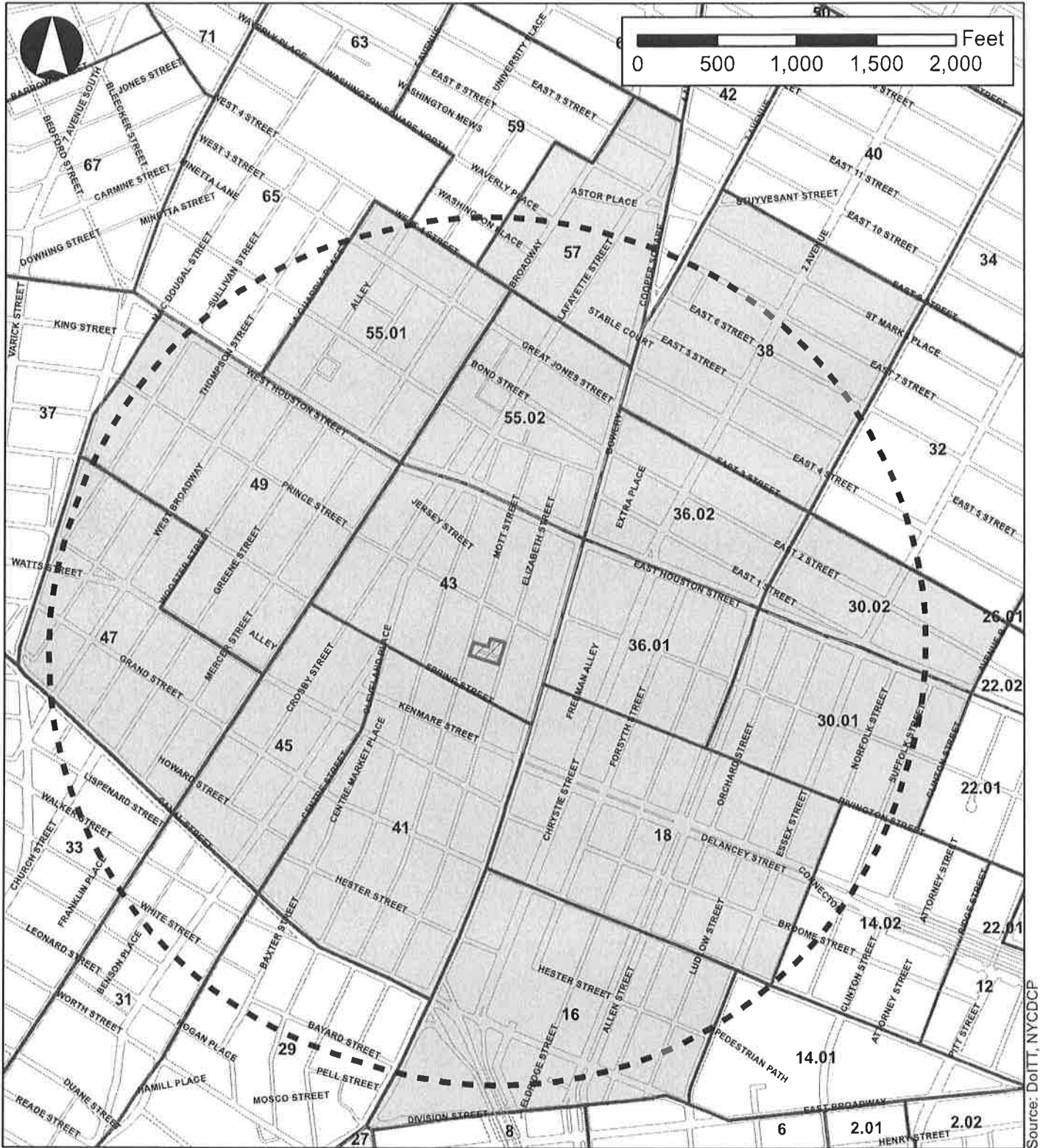
Direct Effects Analysis

According to the *CEQR Technical Manual*, a proposed action would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis.

For the purposes of this analysis, the unimproved, City-owned Development Site, currently subject to a month-to-month lease operating as a commercial sculpture garden with some public access, free programming, and events, is conservatively considered to be a publicly accessible open space resource. The Proposed Actions would facilitate a development that would result in the displacement of this open space resource. The direct effects analysis is included in the "The Future with the Proposed Actions (With-Action Condition)" section of this attachment.

Indirect Effects Analysis

Indirect effects occur to an area's open spaces when a proposed action would add enough population, either workers or residents, to noticeably diminish the ability of an area's open space to serve the existing or future



Source: DoITT, NYCDCP

Legend

- Half-Mile Radius
- Development Site
- Open Space Study Area
- 2010 Census Tracts

population. The *CEQR Technical Manual* methodology suggests conducting an initial quantitative assessment to determine whether more detailed analyses are appropriate, but also recognizes that for projects that introduce a large population in an area that is underserved by open space, it may be clear that a full detailed analysis should be conducted. The Development Site is located within an underserved area as identified in the *CEQR Technical Manual*.

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidelines. The qualitative assessment examines other factors that can affect conclusions about adequacy, including proximity to additional open space resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the area's population. Specifically, the analysis in this chapter includes:

- Characteristics of the existing and future (2021) residential users. To determine the number of residents in the study area, 2010 Census data have been compiled for census tracts comprising the open space study area. The 2021 No-Action residential population was calculated in consideration of anticipated background growth and planned and anticipated study area residential developments. The residential population introduced by the Proposed Development's DUs was estimated based on the assumption of one resident per studio apartment unit (123 DUs) and three residents per superintendent apartment unit (one DU).
- An inventory of all publicly accessible passive and active recreational facilities in the open space study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with certain guidelines.
 - As a planning goal, a ratio of 2.5 acres per 1,000 residents represents an area well-served by open spaces and is consequently used by the City as an optimal benchmark for residential populations in large-scale plans and proposals. Ideally, this would be comprised of a balance of 80 percent active open space (2.0 acres per 1,000 residents) and 20 percent passive open space (0.5 acres per 1,000 residents).
 - Local open space ratios vary widely, and the median ratio at the citywide community district level is 1.5 acres of open space per 1,000 residents.
- An evaluation of qualitative factors affecting open space use.
- A final determination of the adequacy of open space in the residential open space study area.

Impact Assessment

As described in the *CEQR Technical Manual*, the significance of a project's effects on an area's open space resources is determined using both quantitative and qualitative factors, as compared to the No-Action condition. The determination of significance is based upon the context of a proposed project, including its location, the quality and quantity of the open space in the future With-Action condition, the types of open space uses provided, and any new open space provided by the proposed project.

The quantitative assessment considers how a proposed project would change the open space ratios in the study area. The *CEQR Technical Manual* indicates that a significant adverse impact may result if a proposed project would reduce the open space ratio by more than five percent in areas that are currently below the City's median community district open space ratio of 1.5 acres per 1,000 residents, or where there would be a direct displacement or alteration of existing open space within the study area that has a significant

adverse effect on existing users. In areas that are extremely lacking in open space, a reduction as small as one percent may be considered significant, depending on the area of the City. Furthermore, in areas that are well-served by open space, a greater change in the open space ratio may be tolerated.

The qualitative assessment supplements the quantitative assessment and considers nearby destination open space resources, the connectivity of open space, the effects of new open space provided by the proposed project, a comparison of projected open space ratios with established City guidelines, and open spaces created by the proposed project not available to the general public. It is recognized that the City's planning goals are not feasible for many areas of the City, and they are not considered impact thresholds on their own. Rather, these are benchmarks indicating how well an area is served by open space.

IV. PRELIMINARY ASSESSMENT

According to the *CEQR Technical Manual*, an initial quantitative open space assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. This initial assessment calculates an open space ratio by relating the existing residential population to the total amount of open space in the study area. It then compares that ratio with the open space ratio in the future with the Proposed Actions. If there is a decrease in the open space ratio that would approach or exceed five percent, or if the study area exhibits a low open space ratio from the onset (indicating a shortfall of open spaces), a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to residents within study area delineated in accordance with the *CEQR Technical Manual*.

Pursuant to the guidelines of the *CEQR Technical Manual*, a preliminary open space assessment was conducted. As the study area is located in an underserved area, exhibiting a low open space ratio (i.e., below the citywide community district median of 1.5 acres per 1,000 residents and the City's optimal planning goal of 2.5 acres per 1,000 residents) under existing and future conditions, a detailed open space analysis is warranted and is provided below.

V. DETAILED ANALYSIS

Existing Conditions

Demographic Characteristics of the Study Area

To determine the residential population served by existing open space resources, 2010 Census data were compiled for the census tracts comprising the half-mile study area. With an inventory of available open space resources and the number of potential users, open space ratios were calculated and compared with the existing citywide median ratio and the City's planning goals. As mentioned above and shown in **Figure C-1**, the open space study area is comprised of 15 census tracts. As shown in **Table C-1** on the following page, 2010 Census data indicate that the study area has a total residential population of approximately 70,448.

Table C-1
Residential Population and Age Distribution in the Half-Mile Residential Study Area

Census Tract	Total Population	Under 5 Years		5 to 9 Years		10 to 14 Years		15 to 19 Years		20 to 64 Years		65+ Years		Median Age
		#	%	#	%	#	%	#	%	#	%	#	%	
16	8,478	309	3.6	348	4.1	317	3.7	333	3.9	5,611	66.2	1,560	18.4	40.7
18	8,660	326	3.8	310	3.6	319	3.7	403	4.7	6,234	72.0	1,068	12.3	36.2
30.01	4,492	132	2.9	91	2.0	90	2.0	127	2.8	3,825	85.2	227	5.1	31.3
30.02	3,106	86	2.8	67	2.2	71	2.3	97	3.1	2,270	73.1	515	16.6	37.3
36.01	3,393	113	3.3	101	3.0	118	3.5	149	4.4	2,546	75.0	366	10.8	35.7
36.02	3,151	68	2.2	44	1.4	35	1.1	127	4.0	2,708	85.9	169	5.4	34.1
38	9,237	155	1.7	131	1.4	107	1.2	344	3.7	7,656	82.9	844	9.1	31.9
41	7,817	218	2.8	212	2.7	238	3.0	354	4.5	5,440	69.6	1,355	17.3	38.1
43	4,270	126	3.0	95	2.2	101	2.4	94	2.2	3,410	79.9	444	10.4	34.2
45	1,136	87	7.7	58	5.1	39	3.4	24	2.1	813	71.6	115	10.1	38.9
47	2,524	95	3.8	73	2.9	75	3.0	52	2.1	1,960	77.7	269	10.7	37.4
49	4,942	199	4.0	120	2.4	103	2.1	88	1.8	3,767	76.2	665	13.5	36.7
55.01	4,204	212	5.0	126	3.0	107	2.5	119	2.8	2,972	70.7	668	15.9	38.3
55.02	2,257	104	4.6	70	3.1	33	1.5	29	1.3	1,835	81.3	186	8.2	34.3
57	2,781	129	4.6	80	2.9	48	1.7	39	1.4	2,047	73.6	438	15.7	38.7
Total	70,448	2,359	3.3	1,926	2.7	1,801	2.6	2,379	3.4	53,094	75.4	8,889	12.6	36.2

Source: 2010 Census, SF1 100%

Within a given area, the age distribution of a population affects the way open space resources are used and the need for various types of recreational facilities. Typically, children four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool-aged children. Children ages five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children ages ten through 14 use playground equipment, court spaces, little league fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized forms of recreation such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, ad hoc active sports such as Frisbee, and recreational activities in which all ages can participate. Senior citizens engage in active recreation such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

Therefore, the residential population of the study area was also broken down by age group. As shown in **Table C-1**, people between the ages of 20 and 64 make up the majority (approximately 75.4 percent) of the residential population. Children and teenagers (0 to 19 years old) account for approximately 12.0 percent of the entire residential population, and persons 65 years and over account for approximately 12.6 percent of the residential study area population. Compared to Manhattan and New York City as a whole, the study area residential population includes a lower percentage of children/teenagers and a larger adult (20-64 years) population; the study area's elderly population is comparable to that of Manhattan and New York City as a whole.

The median age for the residential population within the individual census tracts of the half-mile study area ranges from a low of 31.3 years (census tract 30.01) to a high of 40.7 years (census tract 16). The open space study area's median age of 36.2 is comparable to the median age for Manhattan (36.4 years) and older than the median age for New York City as a whole (35.5 years).

These data suggest a need for facilities geared towards the recreational needs of adults and senior citizens, as the study area exhibits a high percentage of residents in the 20 to 64 age bracket.

Inventory of Publicly Accessible Open Space

According to the *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Pursuant to the *CEQR Technical Manual*, public open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts under CEQR guidelines, whereas private open space is not accessible to the general public on a regular basis, and is therefore only considered qualitatively. Field surveys and secondary sources were used to determine the number, availability, and condition of publicly accessible open space resources within the study area.

An open space resource is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play, such as sports or exercise, and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas (open lawns and paved areas for active recreation such as running, games, informal ball-playing, skipping rope, etc.). Passive open space is used for sitting, strolling, and relaxation, and typically contains benches, walkways, and picnicking areas.

Within the defined study area, all publicly accessible open space resources were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition. The information used for this analysis was gathered through field inventories conducted in February 2018, as well as information provided on the New York City Department of Park and Recreation's (NYC Parks') website, the New York City Open Accessible Space Information System (OASIS) database, and other secondary sources of information.

**Table C-2
Inventory of Open Space and Recreational Resources in the Study Area**

Map No.1	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Passive		Active		Condition & Utilization
								%	Acres	%	Acres	
<i>Open Space Resources Included in Quantitative Analysis</i>												
1	Astor Place	E. 8 th & 9 th Sts. btwn. Lafayette St. & Fourth Ave.	DOT	Pedestrian Plaza with Alamo sculpture, tables and chairs, benches, plantings, trees	Children, Teenagers, Senior Citizens	24 Hours	0.30	15%	0.05	85%	0.26	Excellent condition/High utilization
2	First Park	E. 1 st St. & Houston St. btwn. First & Second Aves.	NYC Parks	Basketball courts, handball courts, playgrounds, spray showers, benches, trees	Children, Teenagers, Adults	6AM to Dusk	0.76	10%	0.08	90%	0.68	Good condition/High utilization
3	ABC Playground	E. Houston St. btwn Essex & Norfolk Sts.	NYC Parks/DOE	Basketball courts, playgrounds, spray showers, benches	Children, Teenagers	6AM to Dusk	0.45	5%	0.02	95%	0.43	Good condition/Moderate utilization
4	Division Street Plaza	Canal, Division, & Ludlow Sts.	DOT	Street Plaza featuring granite block bollards, benches, plantings	Adults, Senior Citizens	24 Hours	0.07	15%	0.01	85%	0.06	Fair condition/Low utilization
5	Allen Malls	Allen St. btwn. Division & E. Houston Sts.	NYC Parks	Pedestrian mall with benches and plantings, comfort station, protected bike lanes	Children, Teenagers, Adults, Senior Citizens	24 Hours	1.70	5%	0.09	95%	1.62	Good condition/Moderate utilization
6	Forsyth Street Plaza	Canal & Forsyth Sts., Manhattan Bridge	DOT	Plantings & trees, benches, drinking fountain, bike lane	Children, Teenagers, Adults, Senior Citizens	24 Hours	0.23	50%	0.12	50%	0.12	To be completed in 2018

**Table C-2 continued
Inventory of Open Space and Recreational Resources in the Study Area**

Map No.1	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Passive		Active		Condition & Utilization
								%	Acres	%	Acres	
7	Sara D. Roosevelt Park	E. Houston St. to Canal St. btwn. Chrystie & Forsyth Sts.	NYC Parks	Basketball courts, handball courts, soccer fields, volleyball courts, playgrounds, spray showers, comfort station, benches, plantings, trees	Children, Teenagers, Adults, Senior Citizens	6AM to Dusk	7.85	15%	1.18	85%	6.67	Good condition/High utilization
8	Elizabeth Street Garden	Elizabeth St. btwn. Prince & Spring Sts.	DCAS	Benches, sculptures, sheds, raised plant beds, landscaping, lawn, trees	Children, Teenagers, Adults, Senior Citizens	Open daily for at least five hours	0.46	100%	0.46	0%	0.00	Good condition/High utilization
9	DeSalvio Playground	Spring & Mulberry Sts.	NYC Parks	Basketball court for tots, play equipment, climbing wall, spray shower, game tables, benches, landscaping	Children, Teenagers, Adults, Senior Citizens	6AM to Dusk	0.27	5%	0.01	95%	0.26	Renovation to be completed in 2018
10	Petrosino Square	Kenmare St., Lafayette St., & Cleveland Pl.	NYC Parks	Paved Plaza with seating, landscaping, trees	Adults, Senior Citizens	6AM to Dusk	0.05	100%	0.05	0%	0.00	Good condition/Moderate utilization
11	Grand Canal Court	Canal St btwn. Thompson St. & Sixth Ave.	NYC Parks	Basketball court, benches, trees	Children, Teenagers, Adults	6AM to Dusk	0.13	5%	0.01	95%	0.12	Good condition/ Low utilization

**Table C-2 continued
Inventory of Open Space and Recreational Resources in the Study Area**

Map No.	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Passive		Active		Condition & Utilization
								%	Acres	%	Acres	
12	Greenstreet	Thompson St. btwn. Broome & Watts Sts.	NYC Parks	Seating area with benches, landscaping, trees	Adults, Senior Citizens	24 Hours	0.09	100%	0.09	0%	0.00	Good condition/High utilization
13	Vesuvio Playground	Thompson St. btwn. Spring & Prince Sts.	NYC Parks	Basketball courts, handball courts, playgrounds, spray showers, comfort stations, outdoor mini- pool, benches	Children, Teenagers, Adults, Senior Citizens	6AM to Dusk	0.64	5%	0.03	95%	0.61	Good condition/High utilization
14	Father Fagan Park	Sixth Ave. btwn. Prince & Spring Sts.	NYC Parks	Pedestrian Plaza with seating, drinking fountain, landscaping, trees	Children, Teenagers, Adults, Senior Citizens	24 Hours	0.15	50%	0.08	50%	0.08	Renovation to be completed in 2018
15	Fiorello La Guardia Park	La Guardia Pl. btwn. Bleecker & W. 3 rd Sts.	NYC Parks	Playground, pedestrian paths, benches, landscaping, trees	Children, Teenagers, Adults, Senior Citizens	24 Hours	0.55	50%	0.28	50%	0.28	Excellent condition/High utilization
16	Mercer Playground	Mercer St. btwn. Houston & W. 4 th Sts.	NYC Parks	Playgrounds, spray showers, benches, trees	Children, Teenagers, Adults	6AM to Dusk	0.45	5%	0.02	95%	0.43	Excellent condition/High utilization

**Table C-2 continued
Inventory of Open Space and Recreational Resources in the Study Area**

Map No.1	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Passive		Active		Condition & Utilization
								%	Acres	%	Acres	
17	Greenstreet	Mercer St. btwn. W. 3 rd & W. 4 th Sts.	NYU	Seating area with benches, landscaping, trees	Adults, Senior Citizens	24 Hours	0.10	100%	0.10	0%	0.00	Excellent condition/High utilization
Total Open Space in Quantitative Analysis:							14.25	19%	2.66	81%	11.59	

**Table C-2 continued
Inventory of Open Space and Recreational Resources in the Study Area**

Map No.1	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Passive		Active		Condition & Utilization
								%	Acres	%	Acres	
<i>Open Space Resources Not Included in Quantitative Analysis</i>												
A	Albert's Garden	16-18 E. 2 nd St.	MLT	Benches, landscaping, raised plant beds, trees	Children, Teenagers, Adults, Senior Citizens	Tuesday, Wednesday, & Thursday: 4PM-6PM; Saturday & Sunday: 2PM-4PM	0.07	100%	0.07	0%	0.00	-
B	Liz Christy Garden	110 E. Houston St.	NYC Parks	Compost bins, raised plant beds, trees	Children, Teenagers, Adults, Senior Citizens	Tuesday & Thursday: 6PM to Dusk; Saturday & Sunday: 12PM-4PM	0.27	100%	0.27	0%	0.00	-
C	First Street Garden	48 E. 1 st St.	NYC Parks	Mural, Shed, trees	Children, Teenagers, Adults, Senior Citizens	Friday: 4PM-6PM; Saturday & Sunday: 12PM-4PM	0.06	100%	0.06	0%	0.00	-
D	Miracle Garden	194-196 E. 3 rd St.	NYC Parks	Benches, picnic table, compost bins, raised plant beds, trees	Children, Teenagers, Adults, Senior Citizens	Tuesday through Friday: 10AM-4PM; Saturday & Sunday: 12PM to Dusk	0.12	100%	0.12	0%	0.00	-
E	Hope Garden	193 E. 2 nd St.	NYC Parks	Compost bins, landscaping, trees	Children, Teenagers, Adults, Senior Citizens	Tuesday: 6PM-9PM; Sunday: 10AM-5PM	0.05	100%	0.05	0%	0.00	-
F	Dorothy Strelsin Memorial Garden	174 Suffolk St.	NYRP	Benches, landscaping, raised plant beds, trees	Children, Teenagers, Adults, Senior Citizens	Monday through Sunday: 8AM-7PM	0.05	100%	0.05	0%	0.00	-

**Table C-2 continued
Inventory of Open Space and Recreational Resources in the Study Area**

Map No. ¹	Name	Address	Owner/ Agency	Amenities	User Groups	Hours of Access	Total Acres	Passive		Active		Condition & Utilization
								%	Acres	%	Acres	
G	Children's Magical Garden	131 Stanton St.	NYC Parks	Benches, picnic table, shed, compost bins, raised plant beds, trees	Children, Teenagers, Adults, Senior Citizens	Tuesday through Friday: 3PM-6PM; Saturday & Sunday: 3PM to 6PM	0.07	100%	0.07	0%	0.00	-
H	LaGuardia Corner Community Garden	511 La Guardia Pl.	DOT	Raised plant beds, trees	Children, Teenagers, Adults, Senior Citizens	Tuesday & Thursday: 6PM-8PM; Saturday & Sunday: 1PM-5PM	0.16	100%	0.16	0%	0.00	-
Total Open Space not included in Quantitative Analysis:							0.85	100%	0.85	0%	0.00	

Source: NYC OASIS; NYC Parks, February 2018 field visits.

Notes:

¹ Refer to Figure C-2.

NYC Parks = New York City Department of Parks and Recreation; DCAS = New York City Department of Citywide Administrative Services; DOE = New York City Department of Education; DOT = New York City Department of Transportation; NYU = New York University; MLT = Manhattan Land Trust; NYRP = New York Restoration Project

The condition of each open space resource was categorized as “Excellent,” “Good,” “Fair,” or “Poor.” A resource was considered in excellent condition if the space was clean and attractive and if all equipment was present and in good repair. A good resource had minor problems such as litter or older but operative equipment. A fair or poor resource was one that was poorly maintained, had broken or missing equipment or lack of security, or other factors that would diminish the facility’s attractiveness. Determinations were made subjectively, based on a visual assessment of the open space resources.

Likewise, judgments as to the intensity of use of the resources were qualitative, based on an observed degree of activity or utilization on a weekday afternoon, which is considered the weekday peak utilization period according to the *CEQR Technical Manual*. If a facility seemed to be at or near capacity (i.e. the majority of benches or equipment was in use), then utilization was considered high. If the facility or equipment was in use but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered light. **Table C-2**, “Inventory of Existing Open Space and Recreational Resources in Study Area,” identifies the address, ownership, features, and acreage of active and passive open space resources in the study area, as well as their condition and utilization. **Figure C-2** maps their location within the study area.

Open Space Resources

As shown in **Figure C-2** and **Table C-2**, there are 17 publicly accessible open space resources located in the residential open space study area. In addition, there are eight resources located within the study area that are not included in the quantitative analysis due to limited hours of operation and/or accessibility or due to the fact that they do not include seating or other amenities.

The study area contains a total of approximately 14.25 acres of publicly accessible open space, approximately 81 percent of which (11.59 acres) comprises active open space and approximately 19 percent of which (2.66 acres) comprises passive open space (refer to **Table C-2**). However, as indicated in **Table C-2**, three open space resources in the study area are currently closed for renovation or reconstruction. Together, these three resources comprise 0.65 acres of open space (0.45 acres of active open space and 0.20 acres of passive open space). All three of these resources will reopen by the end of 2018.





The largest open space in the study area is the 7.85-acre Sara D. Roosevelt Park (Map No. 7), located in the southern portion of the study area and bordered by East Houston Street to the north and Canal Street to the south, as well as Chrystie Street to the west and Forsyth Street to the east. This open space resource is operated by NYC Parks and features basketball, handball, and volleyball courts, soccer fields, playgrounds, and spray showers for active recreation, as well as a comfort station, walking paths, benches, and landscaped areas for passive recreation. The Allen Street Malls (Map No. 5) is another large open space located in the southern portion of the study area and bordered by East Houston Street to the north and Division Street to the south. This open space resource is operated by NYC Parks and features a pedestrian mall and bike path for active recreation, as well as a comfort station and benches for passive recreation.

The remaining 15 open space resources in the study area are all under one acre in size and predominantly programmed with active open space uses. First Park (Map No. 2) is a 0.76-acre open space resource that features basketball and handball courts, playgrounds, and spray showers for active recreation, as well as benches for passive recreation. ABC Playground (Map No. 3) is a 0.45-acre, jointly-operated playground that features basketball courts, playgrounds, and spray showers for active recreation, as well as benches for passive recreation. Vesuvio Playground (Map No. 12) is a 0.64-acre open space resource that features basketball and handball courts, playgrounds, spray showers, and an outdoor mini-pool for active recreation, as well as a comfort station and benches for passive recreation. Elizabeth Street Garden, the publicly accessible open space resource located on the unimproved Development Site, is also included in the



Source: DoITT, NYCDCP

Legend

- | | | | | |
|---|-----------------------|---|---|--|
|  | Development Site |  | 1 | Open Space Resources Included in Quantitative Analysis |
|  | Open Space Study Area |  | A | Open Space Resources Not Included in Quantitative Analysis |

quantitative analysis and features 0.46-acres of passive open space uses, including benches, sculptures, a lawn, raised plant beds, and landscaping.

As noted above, there are eight additional open space resources that are conservatively not included in the quantitative analysis because they are not fully accessible to the public, have limited hours, or do not include seating or other amenities. These nine resources are community gardens primarily located in the eastern portion of the study area, to the east of Bowery. Together, these nine resources comprise approximately 0.85 acres of passive open space.

Assessment of Open Space Adequacy

Quantitative Assessment

The following analysis of the adequacy of existing open space resources within the study area takes into consideration the ratios of active, passive, and total open space resources per 1,000 residents. As an optimal planning goal, the City attempts to achieve an overall residential open space ratio of 2.5 acres per 1,000 residents (80 percent [2 acres] active and 20 percent [0.5 acres] passive) for large-scale plans and proposals. Although a typical population mix may call for such a goal, it is often not feasible for many areas of the City (especially higher density areas). Therefore, the City does not consider these ratios as open space policy for every neighborhood. Rather, the ratios serve as benchmarks that represent how well an area is served by open space.

In calculating the open space ratio per 1,000 residents for the study area, all of the resources listed in the “Open Space Resources Included in the Quantitative Analysis” section of **Table C-2** were included; open space resources A through H were not included in the calculations pursuant to the *CEQR Technical Manual*, for the reasons described above. **Table C-3** shows that, with an existing study area residential population of approximately 70,448 people, the existing total open space ratio in the study area is approximately 0.193 acres of open space per 1,000 residents; the study area has 0.035 acres of passive open space per 1,000 residents and 0.158 acres of active open space per 1,000 residents. As indicated in **Table C-3**, the existing total, active, and passive residential open space ratios are well below both the City’s open space planning goals of 2.5 acres per 1,000 residents and the City’s median community district open space ratio of 1.5 acres per 1,000 residents.

**Table C-3
Adequacy of Open Space Resources in the Study Area – Existing Conditions¹**

Existing Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
70,448	13.60	2.45	11.15	0.193	0.035	0.158	2.50	0.50	2.0

Notes:

¹ The existing open space acreage excludes three open space resources (totaling 0.65 acres) that are currently closed for renovation or reconstruction. These resources will reopen by the end of 2018.

Qualitative Assessment

As shown in **Table C-2**, open space resources within the study area are mostly in excellent or good condition, and use levels are high for the majority of these facilities. Although the study area currently has a shortage of open space resources, it should be noted that there are two destination open space resources outside the boundaries of the study area that offer additional active and passive open space uses, particularly Washington Square Park.

Washington Square Park is one of the City’s oldest and most recognizable public parks. The 9.75-acre park, first established in 1827, is located immediately to the north of the half-mile study area’s northern boundary,

approximately 0.6 miles from the Development Site. Washington Square Park, which is bounded by Washington Park North, Washington Park South, Washington Park East, and Washington Park West, provides a variety of active and passive uses, including multiple playgrounds and spray showers, game tables, a dog park, a comfort station with restrooms and fountains, Wi-fi access, as well as pedestrian paths, benches, sitting areas, and landscaped areas. The park also includes several monuments and statues, including the park's famous Washington Square Arch located near the park's entrance at Washington Square North and Fifth Avenue, as well as a large fountain located in the center of the park, which attracts bathers during the warm seasons, as well as performers and spectators during the cold seasons, who utilize the fountain when it is drained as an ad hoc amphitheater for performances.

The Future without the Proposed Actions (No-Action Condition)

In the future without the Proposed Actions (the No-Action condition), it is anticipated that the Project Sponsors would not proceed with the Proposed Development. The Development Site would not be redeveloped and would remain in its current state, an unimproved lot operating as a commercial sculpture garden subject to a month-to-month lease.

Study Area Population

While there are no known and anticipated residential developments in the open space study area, the study area residential population is expected to increase due to general background growth. Specifically, based on a compound annual growth rate of 2.6 percent, the 2021 open space study area residential population is expected to increase to 93,442.

Open Space Resources

While there are no planned changes to open space resources that would increase or decrease the overall study area acreage, NYC Parks is currently in the process of reconstructing DeSalvio Playground (Map No. 8 in **Figure C-2**), which will improve the condition and usability of this study area open space resource. The renovation of DeSalvio Playground, which began construction in July 2017, is scheduled to be completed in July 2018. Additionally, NYC Parks is currently in the process of reconstructing Father Fagan Park (Map No. 13 in **Figure C-2**), which will improve the condition and usability of this study area open space resource. The renovation of Father Fagan Park, which began construction in June 2017, is scheduled to be completed in June 2018. The New York City Department of Transportation (DOT) is currently reconstructing Forsyth Street Plaza (Map No. 6 in **Figure C-2**), which will improve the condition and usability of this study area open space resource. The reconstruction of Forsyth Street Plaza, which began construction in April 2015, is scheduled to be completed in summer 2018.

Open Space Adequacy

Table C-4, below, presents the No-Action open space ratios for the half-mile study area, based on the anticipated population increase outlined above. As indicated in **Table C-4**, in the No-Action condition, as under existing conditions, the total, passive, and active open space ratios would be less than the City's open space planning goals of 2.5 acres of open space per 1,000 residents (including 0.5 acres of passive open space and two acres of active open space), as well as the City's median community district open space ratio of 1.5 acres per 1,000 residents. Specifically, the total open space ratio is expected to decrease to 0.153 acres per 1,000 residents in the No-Action condition, with No-Action passive and active open space ratios of 0.028 and 0.124 acres per 1,000 residents, respectively.

**Table C-4
Adequacy of Open Space Resource in the Study Area – No-Action Conditions¹**

No-Action Population	Open Space Acreage			Open Space per 1,000 Residents			City Open Space Planning Goals		
	Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
93,442	14.25	2.66	11.59	0.153	0.028	0.124	2.50	0.50	2.0

Notes:

¹ The No-Action open space acreage reflects the re-opening of three open space resources (totaling 0.65 acres) that are currently closed for renovation or reconstruction.

The Future with the Proposed Actions (With-Action Condition)

This section describes the open space conditions that would result from the Proposed Actions by 2021. It evaluates the potential for the Proposed Actions to result in significant adverse impacts to open space resources directly and indirectly based on a comparison of the No-Action condition (described above) to the With-Action condition.

Development Site Population

As described in Attachment A, “Project Description,” in the future with the Proposed Actions, the Proposed Development would introduce a total of 124 DUs onto the Development Site, which, together, are expected to house 126 residents. Based on this incremental residential population growth, the study area’s population would increase to a total of 93,568 residents in the 2021 With-Action condition.

Direct Effects Analysis

The Proposed Actions would have a direct effect on one study area open space resource: existing sculpture garden currently occupying the Development Site. The construction and operation of the Proposed Development would cause the physical loss of this open space resource. The 0.46-acre sculpture garden was established in 1991 on land owned by the City of New York and under the jurisdiction of the New York City Department of Citywide Administrative Services (DCAS). Elizabeth Street Gallery operates the sculpture garden through a month-to-month lease with DCAS; the unimproved, City-owned land occupied by the commercial sculpture garden is not mapped as public parkland. The sculpture garden, in its current state, is primarily programmed with passive uses, including a walkway, benches, concrete sculptures, raised plant beds and other forms of landscaping, as well as a lawn and trees.

Although the City-owned lot operating as a sculpture garden would be displaced as part of the Proposed Actions, as part of the Proposed Development, an approximately 0.15-acre open space resource would be constructed on a portion of the Development Site; the new open space resource would be publicly accessible, as required through the land disposition agreement and/or the regulatory agreement with HPD. In addition, the Project Sponsors plan to conduct a participatory design process with the surrounding community to inform the design of the new 0.15-acre resource.

Indirect Effects Analysis

As noted above, the open space impact analysis consists of both a quantitative assessment and a qualitative assessment. The quantitative assessment considers how a proposed project would change the open space ratios in the study area. As the study area open space ratios are significantly less than both the City’s optimal benchmark of 2.5 acres of open space per 1,000 residents and the City’s median community district open

space ratio of 1.5 acres of open space per 1,000 residents, a reduction in the open space ratio of as small as one percent may be considered significant, depending on the area of the City, and in consideration of qualitative factors, including proximity to nearby destination open space resources, the connectivity of open space, the effects of new open space provided by the proposed project, and open spaces created by the proposed project not available to the general public. It is recognized that the City’s planning goals are not feasible for many areas of the City, and they are not considered impact thresholds on their own. Rather, these are benchmarks indicating how well an area is served by open space.

Quantitative Assessment

Table C-5 compares the No-Action and With-Action open space ratios per 1,000 residents. As presented in **Table C-5**, in the With-Action condition, as under existing and No-Action conditions, the open space ratios in the half-mile study area would be less than the City’s open space planning goals of 2.5 acres of open space per 1,000 residents, including 0.5 acres of passive open space and 2.0 acres of active open space. Specifically, in the future with the Proposed Actions, the total open space ratio is expected to decrease by 2.24 percent, to 0.149 acres of open space per 1,000 residents (as compared to the No-Action condition); the With-Action passive open space ratio would decrease by 11.41 percent to 0.025 acres per 1,000 residents; and the With-Action active open space ratio would decrease by 0.13 percent to 0.124 acres per 1,000 residents.

Table C-5

Adequacy of Open Space Resource in the Study Area – No-Action vs. With-Action Conditions

	Population	Open Space Acreage			Open Space per 1,000 Residents (acres)			City Open Space Planning Goals		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
No-Action Condition	93,442	13.95	2.36	11.59	0.153	0.028	0.124	2.50	0.50	2.0
With-Action Condition	93,568				0.149	0.025	0.124			
Incremental Change	126				-0.003 (-2.24%)	-0.003 (-11.41%)	-0.0002 (-0.13%)			

As the Proposed Actions would result in a decrease in the total, active, and passive open space ratios in an area underserved by open space, a qualitative assessment is needed to determine whether this level of reduction in the open space ratio would be considered a significant adverse indirect open space impact. The qualitative assessment is provided below.

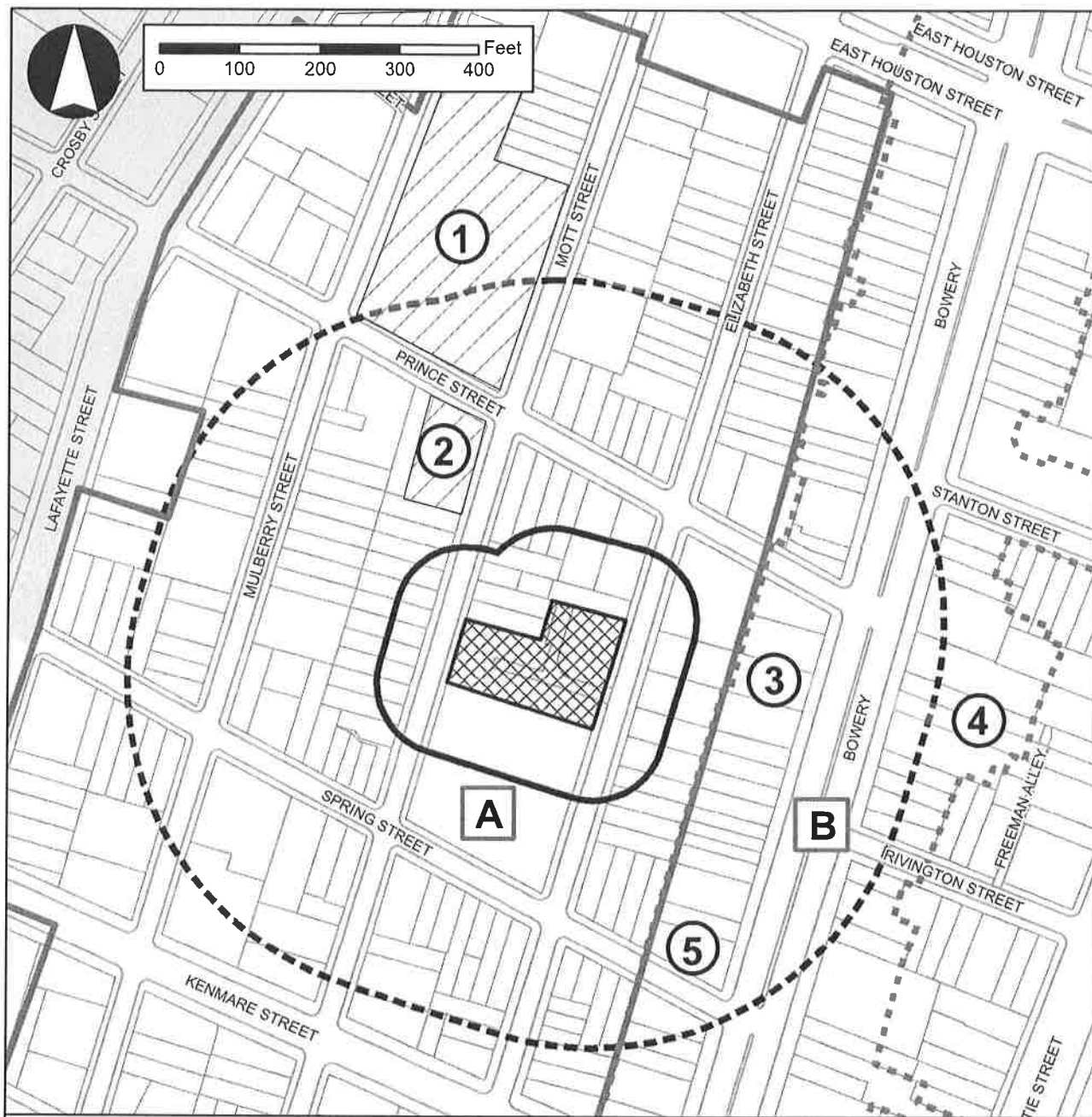
Qualitative Assessment

In the future with the Proposed Actions, the study area would continue to have a shortfall of open space. However, although the existing open space ratios in the study area would remain less than the DCP planning goals and the citywide Community District median both without and with the Proposed Actions, the deficiency of open space resources within the study area would be ameliorated by several factors. A majority of the study area open space resources included in the quantitative analysis were found to be in good or excellent condition. In addition, the study area contains a variety of recreational facilities to serve the study area’s significant adult population, with 81 percent dedicated to active uses and 19 percent dedicated to passive uses. As noted above, approximately 75.4 percent of the study area’s residents are between the ages of 20 and 64, indicating a need for court game facilities and fields for sports, as well as bike paths and promenades for activities such as biking, jogging, and walking. Moreover, as part of the Proposed Development, an approximately 0.15-acre open space resource would be constructed on a portion of the Development Site, which would be made available for use to the public. Additionally, in the future with the Proposed Actions, the proximity of Washington Square Park would continue to be a factor in

alleviating the study area's open space deficiency. Similarly, on a smaller scale, bicycle lanes and other private open spaces in the study area, such as the eight community gardens listed in **Table C-2**, would also provide open space for some study area residents.

As such, demand for open space generated by the Proposed Development would not significantly exacerbate the No-Action deficiency, and the population added as a result of the Proposed Development is not expected to noticeably affect utilization of the area's open spaces.



ATTACHMENT D
HISTORIC AND CULTURAL RESOURCES



Legend

-  Project Site
-  90-Foot Radius
-  400-Foot Radius

Historic Resources (refer to Table C-1)

-  S/NR-listed Chinatown & Little Italy Historic District
-  S/NR-listed The Bowery Historic District
-  S/NR-listed Individual Landmarks
-  LPC-designated Historic Districts
-  LPC-designated Individual Landmarks

I. INTRODUCTION

Historic and cultural resources include both architectural and archaeological resources. The 2014 *City Environmental Quality Review (CEQR) Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed in the State/National Registers of Historic Places (S/NR) or contained within a district listed in or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

In accordance with CEQR guidance, archaeological resources are considered only in those areas where excavation is likely and would result in new in-ground disturbance compared to No-Action conditions. The Development Site at 199-207 Elizabeth Street / 222-230 Mott Street (Block 493, Lot 30) in Manhattan is expected to be redeveloped as a result of the Proposed Actions with new in-ground disturbance. In February 2018, LPC determined that archaeological sensitivity models, reports, and historic maps indicated the potential for the recovery of remains from 19th century occupation on the Development Site (refer to LPC correspondence in **Appendix 1**). As such, an assessment of the potential effects of the Proposed Actions on archaeological resources is warranted and is provided below.

As shown in **Figure D-1**, the Development Site is located in the S/NR-listed Chinatown and Little Italy Historic District, and as such, an assessment of historic architectural resources is warranted for the Proposed Actions. According to *CEQR Technical Manual* guidance, impacts on historic resources are considered on those sites impacted by a proposed action and in the area surrounding a proposed development site. The historic resources study area is therefore defined as the Development Site plus an approximate 400-foot radius around the Development Site, which is typically adequate for the assessment of historic resources in terms of physical, visual, and historical relationships (refer to **Figure D-1**).

II. PRINCIPAL CONCLUSIONS

Archaeological Resources

As discussed above, LPC conducted an initial review of the Development Site and determined that the site possesses potential archaeological significance (LPC correspondence is provided in **Appendix 1**). LPC requested that a Phase 1A Archaeological Assessment of the site be prepared to further clarify its archaeological sensitivity. A Phase 1A study of the Development Site was completed in April 2018 (and is provided in **Appendix 2**). The Phase 1A concludes that, as a result of the lot coverage of former buildings on the Development Site, remains of historic buildings and any potential backyard features associated with early structures on the Development Site would have been severely impacted and probably destroyed as a result of subsequent construction on the site (all of which was demolished in the 20th century, as detailed below). Therefore, the Phase 1A Archaeological Assessment determined that the Development Site is not

sensitive for archaeological remains, and no further archaeological investigation is necessary. Therefore, the Proposed Actions would not result in significant adverse archaeological impacts.

Architectural Resources

Direct (Physical) Impacts

The Proposed Actions would not result in any significant adverse impacts to historic architectural resources. As discussed in Attachment A, "Project Description," the Proposed Actions include seeking construction financing from the New York City Department of Housing Preservation and Development (HPD) and several discretionary actions, including the designation of an Urban Development Action Area (UDAA), Urban Development Action Area Project (UDAAP) approval, and the disposition of City-owned property to facilitate the development of a seven-story, approximately 92,761 gross square foot (gsf) mixed-use building on the Development Site. Although located in the boundaries of the S/NR-listed Chinatown and Little Italy Historic District, the Development Site does not contain any historic resources that contribute to the surrounding historic district. Additionally, the Development Site does not contain any historic resources identified by LPC as NYCL-designated or NYCL-eligible (refer to LPC correspondence in **Appendix 1**). Therefore, the Proposed Development would not result in direct impacts to any historic architectural resources.

Indirect (Contextual) Impacts

No incompatible, visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic architectural resource's setting under With-Action conditions. The Proposed Development would not alter the relationship of any identified historic architectural resource to the streetscape, since all streets in the study area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. Although most of the existing views of historic buildings on Mott Street from Elizabeth Street and historic buildings on Elizabeth Street from Mott Street would be eliminated by the Proposed Development, none of these eliminated viewsheds are significant, as more proximate views of these historic buildings exist from adjacent public streets and sidewalks on Mott and Elizabeth Streets. Additionally, all significant elements of these resources would remain visible in view corridors on adjacent public streets and sidewalks as no primary facades, significant architectural ornamentation, or notable features of surrounding historic buildings would be obstructed by the new building on the Development Site. Additionally, it should be noted that the Proposed Development includes a green throughway in the southernmost section of the lot, which would continue to provide limited views of historic buildings on Mott Street from Elizabeth Street and some views of historic buildings on Elizabeth Street from Mott Street.

Although the Proposed Actions would facilitate the construction of a new building in the S/NR-listed Chinatown and Little Italy Historic District, this change would not be significant or adverse. The proposed new building would be built-out to the lot line on Elizabeth Street without lower-level setbacks, continuing the continuous streetscape which is a defining element of the surrounding historic district. At seven-stories tall, the proposed new building would also be in keeping with surrounding heights of the area, which typically range between four- and seven-stories tall. Further, the Proposed Development would be clad in brick with regular fenestration, reflective of the surrounding historic district, which contains predominately brick tenements with regular fenestration. The design of the Proposed Development would incorporate variations in the brick texture and color to maintain the vertical rhythm based on narrow lots and horizontal accents between windows found throughout the historic district. Additionally, there is already a considerable amount of new construction in the area, including the six-story building at 232 Mott Street constructed in 2006 and the seven-story building at 211 Elizabeth Street built in 2007. As such, the construction of the Proposed Development in the S/NR-listed Chinatown and Little Italy Historic District

would not be incompatible with existing neighborhood development, and would not significantly alter the visual setting and historic context of the surrounding historic district. As the Proposed Actions would not affect those characteristics that make surrounding buildings eligible for listing on the S/NR or for designation as NYCLs, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources. In a letter dated November 8, 2018 (provided in **Appendix 1**), LPC concurred with these findings and requested that, in order to ensure consistency with the design, massing, height, scale, fenestration pattern, materials, and color of the new building and its historic context detailed above, HPD submit the final building design to LPC for review.

Construction-Related Impacts

As the Development Site is located within the S/NR-listed Chinatown and Little Italy Historic District, the Proposed Development would include a Construction Protection Plan in order to protect the adjacent historic buildings from potential construction damage. The Construction Protection Plan would be developed in consultation with LPC and/or the New York State Historic Preservation Office (SHPO) and would take into account the guidance provided in the *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan" and requirements laid out in the New York City Department of Building's (DOB)'s Technical Policy and Procedure Notice (TPPN) #10/88. With the implementation of the construction protection plan measures outlined in the Construction Protection Plan for the Development Site, no construction-related impacts on historic architectural resources would be anticipated as a result of the Proposed Actions.

Shadows Impacts

The proposed building would result in incremental shadow coverage on two historic resources with sunlight-sensitive features: Saint Patrick's Convent and Girls' School (Resource #2 in **Figure D-1**), and The Bowery Mission (Resource #4). As summarized below and detailed in the "Shadows" section of Attachment B, "Supplementary Screening," project-generated shadows would not result in significant adverse impacts to any sunlight-sensitive features of these two historic resources.

III. DEVELOPMENT BACKGROUND¹

Prior to the arrival of European fur traders and the Dutch West India Company, Manhattan was populated by Native Americans from the Lenape tribe, who traveled between encampments on the island. Wickquasgeck Road in the eastern portion of the study area (now Bowery) is believed to be the oldest thoroughfare in Manhattan, used as a foot trail by the Lenape tribe until the Dutch enlarged it into a wagon road in 1626. When the British took control of New Amsterdam, the street became a component of the Post Road linking New York and Boston, renamed "The Bowery" in 1813.

As shown in **Figure D-1**, the Development Site and surrounding area are located in Nolita (a portmanteau of "North of Little Italy"), which was long regarded as part of Little Italy but lost much of its recognizable Italian character in the late-20th century. After the colonization of New Amsterdam, the earliest residents of what is now Little Italy were former African slaves dispatched by the Dutch between 1643 and 1651 to farm the area and provide a buffer for New Amsterdam against hostile invasions by the Lenape to the north.

To the southwest of the study area was the Collect Pond, the largest surface source of fresh water in colonial New Amsterdam and New York (filled in and developed upon in 1808). Just north was the extensive farm of Nicholas Bayard, which was mapped for future development with a street grid in the Maerschalk Plan

¹ Much of this section is from SHPO's *Chinatown and Little Italy Historic District Nomination Report* (2009) and *The Bowery Historic District Nomination Report* (2011)

of 1755. Streets depicted in this plan included the existing Bayard's Lane (now Broome Street) as well as Mulberry, Mott, and Elizabeth Streets (although these likely did not extend north into the study area until the early 1800s).

In 1750, Bayard constructed a slaughterhouse near the Collect Pond (what is now Columbus Park to the southwest of the study area), and by the mid-18th century, the neighborhood was an active industrial district. As a result, the Bowery, which until then had been a bustling neighborhood with Federal and Georgian style townhouses, became more commercial. The busy drovers on the Bowery spurred the development of taverns and butchers houses along the road, as well as dry goods and hardware businesses.

The construction of the Third Avenue elevated train on the Bowery in 1878 resulted in the redevelopment of the old townhouses along the thoroughfare with industrial loft buildings and warehouses as the affluent moved north to escape the industrial pollution and typhoid outbreaks. The Bowery soon became an area known for its cheap amusements, including music halls, theaters, and German beer halls as well as dive bars, taxidance halls, pawnbrokers, and gambling venues.

During this time, tenements were rapidly being constructed to the west of the Bowery, intended to crowd the greatest number of people into the smallest possible space for maximum economic gains for developers. The resulting overcrowded and unsanitary conditions in the neighborhood spurred the Tenement House Acts of 1867, 1879, and 1901, with requirements for light, ventilation, and fire escapes. The neighborhood steadily gained population from the mid-18th century onward as waves of poor immigrants moved into the area, beginning with the Irish in the 1840s. Sub-neighborhoods developed as concentrations of particular ethnic groups of immigrants settled in enclaves around familiar businesses, religious institutions, and social centers.

In the late-19th century, Irish immigrants moved out of the area and Polish and Russian Jews and Germans moved in. These groups were subsequently replaced with Italians and, farther south, Chinese, who dominated the area through the early-20th century, creating the enclaves of Chinatown and Little Italy. At the time, Little Italy encompassed most of the study area, extending from Worth to Bleecker Streets between Lafayette Street and the Bowery, and the new immigrants largely chose to live in regionally specific enclaves. In the study area, Elizabeth and Prince Streets were predominately occupied by Sicilians while Mulberry and Mott Streets were primarily occupied by Napolitanis. At the time, Chinatown was located farther south, largely below Canal Street.

By the turn of the 20th century, the Bowery in the eastern portion of the study area had declined into a center of transience, homelessness, and vice, and by the 1920s, a wholly impoverished area. The 19th century photographer Jacob Riis referred to the Bowery as "thieves' highway." Many of the industrial lofts had been converted into lodging houses, and few residents had jobs. The economic devastation of the Great Depression further blighted the neighborhood, and crime was prevalent. Concurrently, the western portion of the study area was experiencing significant demographic change. The Immigration Act of 1924 restricted Italian immigration to America, and as a result, fewer new immigrants of Italian descent settled in Little Italy. After World War II, the Italian residents of Little Italy began leaving the area for the newly developed suburbs in large numbers, similar to other groups throughout the City.

During the mid- to late-20th century, Little Italy remained a tourist attraction for those seeking Italian-American cuisine and festivals, but was inhabited by an expanding Chinese population from the south. The Immigration and Nationality Act of 1965 abolished the 1920s immigrant quota system based on national origins, permitting many more Asians to immigrate to the United States. As a result, the population of Chinatown increased dramatically in the 1970s and 1980s, and the district rapidly expanded east of Bowery into the Lower East Side and north of Canal Street into Little Italy.

Like much of the City, the study area was largely crime-plagued and blighted in the 1970s. Old tenement buildings in Little Italy and industrial loft buildings along the Bowery were burned out and abandoned. Due to the deteriorating building conditions and high crime rates of the area, many remaining residents and businesses left, and the commercial district of Little Italy contracted. The City's occupancy laws changed in 1961, legalizing artists' occupancy of loft buildings, resulting in an influx of artists and creative intellectuals converting the Bowery's abandoned loft buildings into studios and residences.

Around the end of the 20th century, residents priced out of nearby SoHo began moving to the area, and real estate agents and developers rebranded the western portion of the study area as "Nolita." Subsequently, new residential buildings were constructed and expensive retail boutiques and trendy restaurants and bars opened in the revitalized neighborhoods of both Nolita and the Bowery. Today, the only remaining commercial stretch of Little Italy located on Mulberry Street, in the southwest corner of the study area, is predominately patronized by tourists.

IV. ARCHAEOLOGICAL RESOURCES

Archaeological resources are the physical remnants, usually buried, of past activities on a site. They can include pre-contact archaeological resources associated with the Native American populations who used or occupied a site, or archaeological resources associated with the historic period, which began with the settlement of Europeans in the New York area beginning in the 17th century. In developed areas and in urban regions, archaeological resources are often disturbed or destroyed by grading, excavation, and the installation and improvement of infrastructure. However, some archaeological resources do survive in an urban environment and are often sealed beneath the surface and protected from further disturbance.

In accordance with *CEQR Technical Manual* guidance, archaeological resources are assessed only in areas where excavation is likely and would result in new in-ground disturbance. In-ground disturbance is any disturbance to an area not previously excavated, including new excavation that is deeper and/or wider than previous excavation on the same site. For projects that would result in new in-ground disturbance, assessment of both prehistoric and historic archaeological resources is appropriate. As detailed in Attachment A, "Project Description," the Proposed Actions would facilitate the redevelopment of the Development Site at 199-207 Elizabeth Street / 222-230 Mott Street (Block 493, Lot 30) in the Nolita neighborhood of Manhattan (refer to **Figure D-1**), resulting in new in-ground disturbances. As such, an assessment of archaeological resources is necessary for the Proposed Actions.

As detailed in the *CEQR Technical Manual*, the area of subsurface work for a project is considered the impact area for archaeological resources. Environmental review for archaeological resources is a predictive endeavor. Therefore, to assess whether the impact area may contain significant archaeological resources, data must be gathered from the surrounding area to predict the likelihood of archaeological resources existing in the impact area. For prehistoric resources, it is appropriate to determine whether there are known prehistoric archaeological resources within a half-mile radius of the site. For historic archaeological resources, it is appropriate to determine if there are known historic archaeological resources in the nearby area, such as on the present-day full tax lot or within the boundaries of the nearest adjacent mapped streets.

Existing Conditions

In a letter dated February 27, 2018 (provided in **Appendix 1**), LPC determined that archaeological sensitivity models, reports, and historic maps indicate the potential for the recovery of remains from 19th century occupation on the Development Site. As such, LPC recommended that an archaeological documentary study be performed for the site to clarify the initial findings and provide a threshold for the next level of review, if warranted.

Phase 1A Archaeological Assessment

Celia J. Bergoffen Ph.D. R.P.A. conducted a Phase 1A Archaeological Assessment in April 2018 to examine the Development Site's history and identify any potential archaeological sensitivity on the site (refer to **Appendix 2**). As detailed in the report, P.S. 5 (later renamed P.S. 106), one of the earliest public schools in New York City, was constructed in 1821 on the southernmost portion of Block 493, including the southern section of the Development Site fronting Mott Street. The remainder of the Development Site fronting Elizabeth Street was developed with five residential buildings at least as early as 1867. By 1903, the school and four of the five residential buildings on the Development Site had been demolished and replaced with a new, five-story school building designed by C.B.J. Snyder and designated P.S. 21. The fifth residential building on the Development Site was demolished in the mid-20th century, and the P.S. 21 building was demolished in the 1970s. The Development Site was not subsequently built upon, and, as detailed above, is currently subject to a month-to-month lease and is operating as a sculpture garden.

As discussed in the Phase 1A report, as a result of the lot coverage of P.S. 21 and the adjacent residential building on the Development Site, any potential backyard features associated with the former five-story residential buildings on Elizabeth Street would have been severely impacted and probably destroyed during the construction of the new school. No remains of the original 1821 school building (P.S. 5) – which would have been of historic significance – would have survived the construction of the 1903 school building (P.S. 21). Therefore, the Phase 1A Archaeological Assessment determined that the Development Site on Lot 30 of Manhattan Block 493 is not sensitive for archaeological remains, and no further archaeological investigation is necessary (refer to **Appendix 2**). Therefore, the Proposed Actions would not result in significant adverse archaeological impacts.

V. ARCHITECTURAL RESOURCES

Development Site

The Development Site is an unimproved, City-owned through-block lot located at 199-207 Elizabeth Street / 222-230 Mott Street (Block 493, Lot 30) in the Nolita neighborhood of Manhattan (refer to **Figure D-1**). The site is currently subject to a month-to-month lease and is operating as a commercial sculpture garden with some public access, free programming, and events. Although the Development Site is located within the S/NR-listed Chinatown and Little Italy Historic District (detailed below), it is not considered a contributing historic resource as it does not contain any historically significant features.

Surrounding Area

As shown in **Figure D-1**, there are several designated historic resources within 400-feet of the Development Site. **Table D-1** below provides a list of these resources, photos of which are presented in **Figure D-2**. The following provides a brief description of the historic resources identified in the 400-foot study area surrounding the Development Site. There are no known eligible architectural resources within 400-feet of the Development Site.

Table D-1: Historic Resources Located in the 400-Foot Study Area

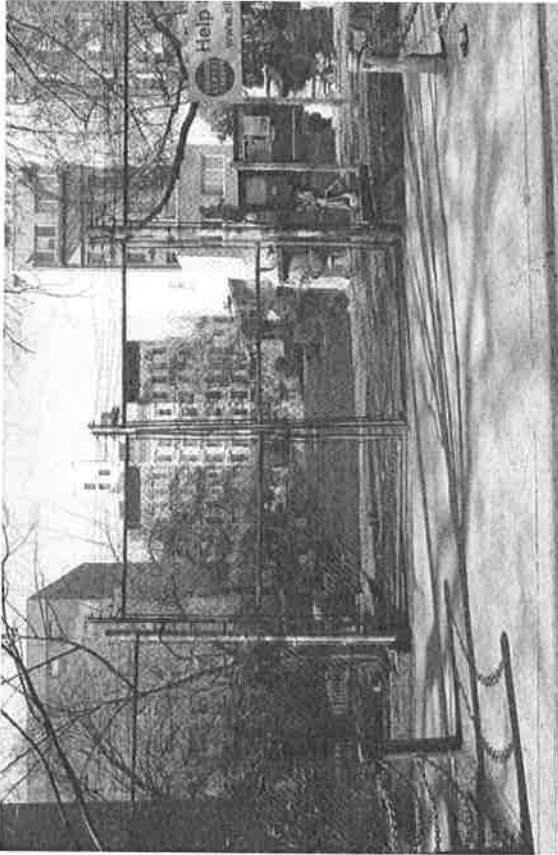
Map No. ¹	Name	Location	S/NR-Listed	LPC-Designated
A	Chinatown and Little Italy Historic District	Generally bounded by East Houston Street to the north, lots fronting Elizabeth Street to the east, Worth Street to the south, and Baxter/Lafayette Streets to the west	X	
B	The Bowery Historic District	Includes most lots fronting Bowery between Division Street and Cooper Square	X	
1	Saint Patrick's Old Cathedral	256 Mulberry Street	X ²	X
2	Old Saint Patrick's Convent and Girls' School	32 Prince Street	X ²	X
3	(Former) Young Men's Institute Building of the YMCA	222 Bowery	X ³	X
4	The Bowery Mission	227 Bowery	X ³	X
5	(Former) Germania Bank Building	190 Bowery / 1-3 Spring Street	X ³	X

Notes:¹ Refer to **Figure D-1**.² Individually listed on the S/NR and also located in the S/NR-listed Chinatown and Little Italy Historic District.³ Located in the S/NR-listed The Bowery Historic District.**Designated Historic Districts****A. Chinatown and Little Italy Historic District (S/NR-Listed): Generally bounded by East Houston Street to the north, lots fronting Elizabeth Street to the east, Worth Street to the south, and Baxter/Lafayette Streets to the west ²**

The Development Site and much of the study area is located in the S/NR-listed Chinatown and Little Italy Historic District (refer to **Figure D-1**). As detailed above, these neighborhoods developed as vibrant enclaves of Italian and Chinese immigrant communities during the late-19th and early-20th centuries. The 38-block district contains 624 contributing resources, and the predominant, character-defining building type of the neighborhoods are the mid-19th through early-20th century tenements. As shown in **Figures D-2a** and **D-2b**, most buildings in the district are brick and built out to the lot lines without setbacks or front yards, creating a cohesive streetscape. The buildings are distinguished by their architectural styles and ornament as well as often elaborate wrought or cast-iron fire escapes.

As noted above, the Development Site does not contain any historic resources that contribute to the surrounding Chinatown and Little Italy Historic District. However, immediately north of the Development Site are three contributing historic resources. 209 Elizabeth Street (Lot 21) is the Firehouse, Hook & Ladder No. 9/G building constructed in the Renaissance Revival/Aesthetic Movement style in the 1880s (refer to Photo 5 in **Figure D-2b**). This unique building is noted as being a structure of particularly special significance in the district, although its ground floor is currently covered in graffiti. To the west, 228 and 230 Mott Street (Lots 9 and 10) contain six-story tenement buildings (refer to Photo 2 in **Figure D-2a**). 228 Mott Street was constructed in the mid-19th century in the Greek Revival style, and 230 Mott Street was built in 1904 in the Colonial Revival style to the designs of the architectural firm Neville & Bagge. It should be noted that, in addition to the Development Site, the adjacent lots at 232 Mott Street (Lot 11) and 211 Elizabeth Street (Lot 41) contain buildings that do not contribute to the surrounding Chinatown and Little Italy Historic District (see **Figures D-2a** and **D-2b**).

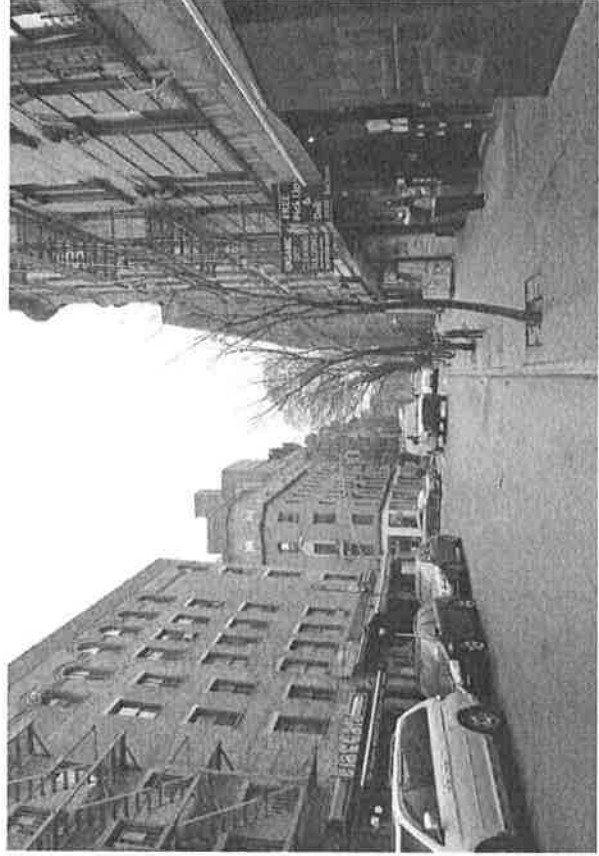
² SHPO's Chinatown and Little Italy Historic District Nomination Report (2009)



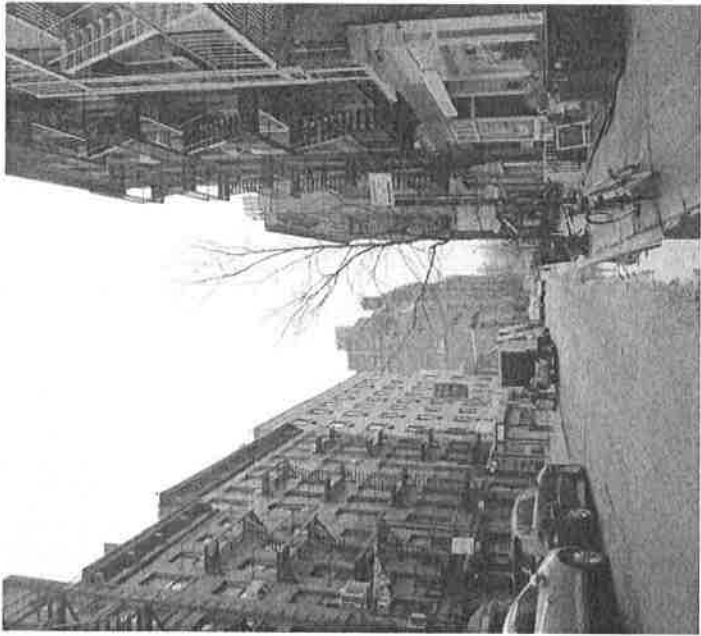
1. View of Development Site from Elizabeth Street, with historic buildings at 219, 221, and 223 Mott Street in the background.



2. Nos. 228, 230, and 234 (historic buildings) and No. 232 (new building) on Mott Street, located immediately north of the Development Site.



3. View north on Mott Street from just south of Spring Street.



4. View north on Mulberry Street south of Prince Street.



5. Historic firehouse at 209 Elizabeth Street, with the Development Site to the south and 211 Elizabeth Street to the north.



6. Saint Patrick's Old Cathedral from the corner of Prince and Mulberry Streets.



7. Old Saint Patrick's Convent & Girls' School on Prince Street.

B. The Bowery Historic District (S/NR-Listed): Includes most lots fronting Bowery between Division Street and Cooper Square³

As shown in **Figure D-1**, the eastern portion of the study area is located in the S/NR-listed The Bowery Historic District. The district extends the length of the roughly 1.25-mile-long Bowery from Chatham Square to the south to Cooper Square to the north, and includes 189 contributing resources. As discussed above, the Bowery is one of the oldest thoroughfares in Manhattan, and The Bowery Historic District is unique in that it encompasses buildings dating from every decade from 1780 to the present. As a result, the streetscape of the district contains a wide variety of architectural styles for a wide variety of functions, from Georgian and Federal townhouses, to Italianate, Neo-Grec, and Renaissance Revival commercial and industrial lofts, to Classical banks and institutional buildings (refer to **Figure D-2c**). Like the adjacent Chinatown and Little Italy Historic District, buildings in The Bowery Historic District are generally built out to the lot lines without setbacks, creating a continuous streetwall. However, throughout the length of the Bowery, there is no correlation between geography and the age of structures, creating a uniformly irregular and varied streetscape. Because of this diverse and textured history, The Bowery Historic District is considered one of New York City's most historically significant districts.

Designated Individual Landmarks

1. Saint Patrick's Old Cathedral (LPC-designated; S/NR-listed; and located in the S/NR-Listed Chinatown and Little Italy Historic District): 256 Mulberry Street (Block 509, Lot 1)⁴

Located in the northwest corner of the study area, Saint Patrick's Old Cathedral is the oldest Roman Catholic Church and one of the earliest examples of Gothic Revival architecture in New York City. The original cathedral was constructed in 1809-1815 to the designs of architects Joseph F. Mangin and John McComb Jr., and at the time was the largest church building in the City. In 1866 it was gutted by fire, and subsequently rebuilt to the austere design of Henry Engelbert. In 2015, the cathedral was restored to its original Gothic Revival design, including the rehabilitation of the bell tower and the cleaning and re-leading of its stained-glass windows. As shown in Photo 6 in **Figure D-2b**, the restored cathedral is clad in stone, and surrounded by a historic cemetery enclosed by a redbrick wall.

The imposing western façade contains three bays; the central bay includes a deeply recessed basement entrance, hidden behind a stone stoop with stairs to the north and south, surrounded by decorative iron rails and fencing that extend the length of the facades ground floor. Above is the main doorway, set within a stone pointed-arch and flanked by two sidelights with leaded-glass within stone pointed-arches. Immediately above is a stained-glass window containing a rose window, within a stone pointed-arch, and topped with a stone cross. Another rose window is located in the central bay just below the apex of the roofline. The side bays are separated by projecting pilasters, and contain empty niches on the first and second levels, set beneath stone pointed-arches. As shown in **Figure D-2b**, the restored bell-tower is located on the southwest corner of the church, and the south and north elevations each contain eight large stained-glass windows within stone pointed-arches.

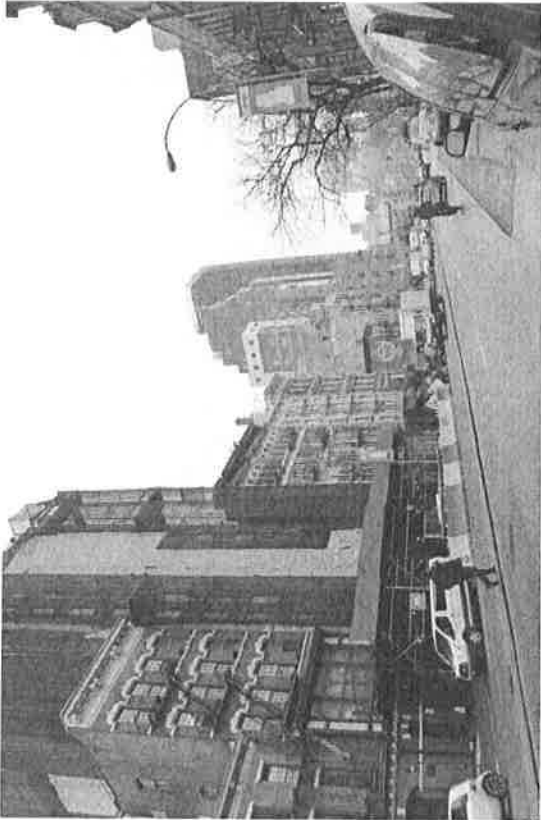
2. Old Saint Patrick's Convent and Girls' School (LPC-designated; S/NR-listed; located in the S/NR-Listed Chinatown and Little Italy Historic District): 32 Prince Street (Block 494, Lot 7503)⁵

The building at 32 Prince Street was completed in 1826 as an orphanage, school, and convent for Saint Patrick's Old Cathedral, replacing a smaller wooden building on the site. Designed by James E. Ware,

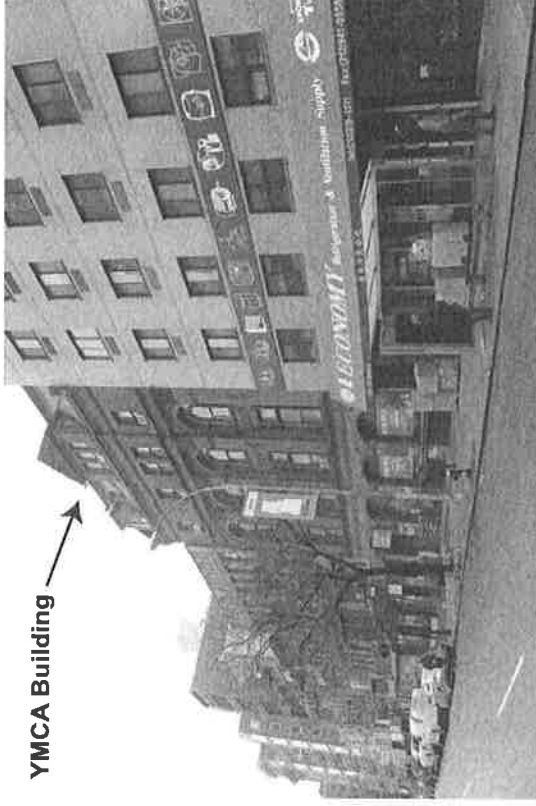
³ SHPO's *The Bowery Historic District Nomination Report* (2011)

⁴ LPC's *Old St. Patrick's Cathedral Designation Report* (1966)

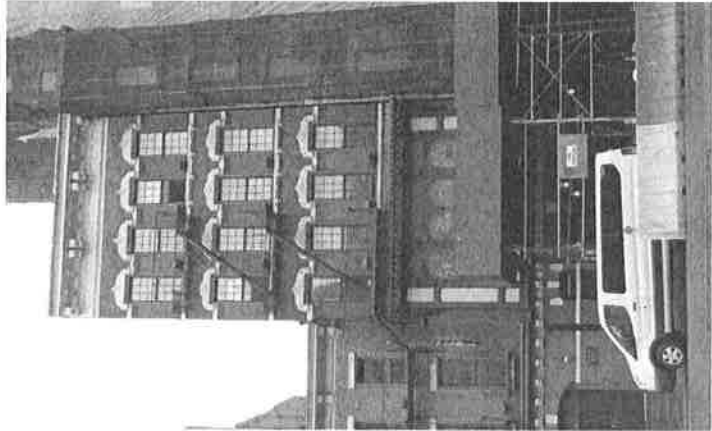
⁵ LPC's *Old St. Patrick's Convent and Girls' School* (1966)



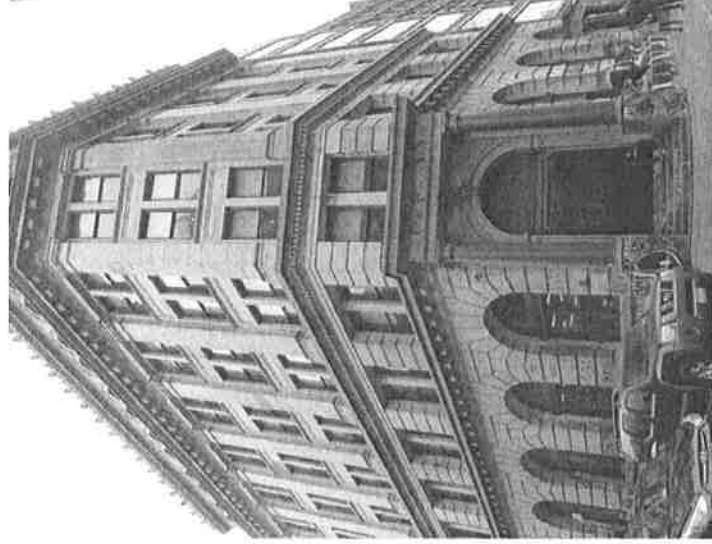
8. View southeast on Bowery from Prince Street.



9. View southwest on Bowery from Prince Street.



10. The Bowery Mission at 222 Bowery.



11. The Germania Bank Building at Bowery and Spring Street.

the four-story, Late-Federal style building is clad in Flemish-bond red brick above a schist and granite basement level. The main elevation fronting Prince Street contains a five-bay-wide central section flanked by two three-bay-wide projecting wings. As shown in Photo 7 in **Figure D-2b**, each wing is topped with a pediment containing a round-window, and the central section contains a low-pitched gable roof with three pedimented dormer windows. The main entrance is located in the central bay of the Prince Street façade, and is one of the few remaining complete Late-Federal doorways in the City. It includes a raised stoop as well as fluted Ionic columns, leaded-glass sidelights, and similar half-columns next to the stone frame (refer to **Figure D-2b**). Above the door is a leaded-glass fanlight in a simple elliptical stone arch. Non-original entrances are located in the westernmost bay of the Prince Street elevation and in the center of the Mott Street elevation. In 2010, the school was closed, and in 2015, the building was converted the structure into residences.

3. (Former) Young Men’s Institute Building of the YMCA (LPC-designated; located in the S/NR-Listed The Bowery Historic District): 222 Bowery (Block 492, Lot 23)⁶

Constructed in 1884-85, the Young Men’s Institute Building was the first branch of the YMCA in New York City, founded as an outpost of moral virtue in the debauched Bowery. The building remains the sole survivor of 19th century YMCA branches in the City, and is also the major surviving New York City work of the prominent architect Bradford L. Gilbert. As shown in Photo 9 in **Figure D-2c**, the asymmetrical, redbrick, Queen Anne style building is 4.5-stories tall, including a slate-covered mansard roof. The rusticated sandstone base of the building contains segmental arches with retail in the northern three bays and a deeply recessed entrance in the southernmost bay, all of which are currently covered in graffiti. The second and third stories have double-story brick pilasters framing an arcade with recessed metal-framed windows. Floral decorative motifs typical of the Queen Anne style can be seen in the capitals of the pilasters and in the panels between the second and third story windows. The mansard roof is pierced by a hip and a gable dormer; the latter is topped by a pediment with floral terracotta ornament surrounding the numbers “1884.” In 1932, the YMCA left the building, which subsequently became an office and factory building, before being converted into artist studios and residences.

4. The Bowery Mission (LPC-designated; located in the S/NR-Listed The Bowery Historic District): 227 Bowery (Block 426, Lot 8)⁷

The building at 227 Bowery was constructed in 1876 for the manufacturer Jonas Stolts to the designs of William Jose. The five-story, redbrick, Neo-Grec style loft building is four-bays-wide with incised stone lintels and sills at the third, fourth, and fifth stories topped with a deep bracketed cornice with modillions (refer to Photo 10 in **Figure D-2c**). In 1909, the Bowery Mission moved into the formerly commercial and industrial building, and Marshall and Henry Emery designed the alterations for the subsequent conversion, including Colonial Revival ornament on the ground level and a Tudor Revival addition to the second story. The ground floor of the building has three arch-headed openings with keystone lintels, a bracketed cornice, and stone banding. A chapel was added to the second floor, with a large stained-glass panel by Benjamin Sellers depicting the Biblical story of the Return of the Prodigal Son, surrounded by mock half-timbering and a small shed roof covered with clay tiles. The building is significant for being the home to the Bowery Mission for over 100 years, which, founded in 1879, is a religious-based organization that feeds, houses, and cares for homeless men in the Lower East Side.

⁶ LPC’s *(Former) Young Men’s Institute Building of the Young Men’s Christian Association (YMCA) Designation Report* (1998)

⁷ LPC’s *The Bowery Mission Designation Report* (2012)

5. (Former) Germania Bank Building (LPC-designated; located in the S/NR-Listed The Bowery Historic District): 190 Bowery / 1-3 Spring Street (Block 492, Lot 38)⁸

Located on the northwest corner of Bowery and Spring Street, the former Germania Bank Building is a monumental example of the Beaux Arts style. Built by Marc Eidlitz and Son in 1898-99 to the designs of architect Robert Maynicke, the building epitomizes the influence of the expanding German population in Little Germany, located to the east of the Bowery above Division Street, in the mid- to late-19th century. The freestanding building was constructed as the third home of the Germania Bank, an institution established in 1869 by a group of local German businessmen. As shown in Photo 11 in **Figure D-2c**, the granite and brick building includes rusticated stonework and a chamfered corner with an arched entry flanked by Tuscan columns. The ground floor of the Bowery and Spring Street elevations contain large arched openings with voussoirs surmounted by a large denticulated cornice, similar to the one above the fifth story. The northernmost bay of the Bowery façade also contains an arched entry flanked by Tuscan columns, similar to the main entrance on the corner. An additional cornice tops the second floor, and the third through fifth stories feature multi-story pilasters. The sixth story of the building features paired arched openings surrounded with voussoirs and topped with an elaborate copper cheneau. The building continued to serve as a branch bank until the mid-1960s, when it was converted into artist studios and residences.

The Future Without the Proposed Actions (No-Action Condition)

Under No-Action conditions, the status of historic resources could change. S/NR-eligible architectural resources could be listed on the Registers, and properties found eligible for consideration for designation as NYCLs could be calendared and/or designated. Changes to the historic resources identified above or to their settings could also occur irrespective of the Proposed Actions. Future projects could affect the settings of architectural resources. It is possible that some architectural resources in the study area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Properties that are designated NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. The owners of a property may work with LPC to modify their plans to make them appropriate. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be used by DOB for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During the 40-day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation.

The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork area be protected and supported. Additional protective measures apply to designated NYCLs and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Additionally, historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally-sponsored or federally-assisted projects under

⁸ LPC's *(Former) Germania Bank Building Designation Report* (2005)

Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from State-sponsored or State-assisted projects under the New York State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

Development Site

As detailed in Attachment A, "Project Description," under 2021 No-Action conditions, the Proposed Actions would not be approved. In the absence of approval, no new development would occur on the Development Site and the approximately 20,265 sf lot would remain as under existing conditions.

Study Area

There are no known projects expected to be completed within the approximately 400-foot study area in the future without the Proposed Actions. As such, no changes to historic architectural resources are anticipated in the study area under 2021 No-Action conditions.

The Future With the Proposed Actions (With-Action Condition)

According to the *CEQR Technical Manual*, generally, if a project would affect those characteristics that make a resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. As described above, the historic architectural resources within the 400-foot study area are significant for both their architectural quality and for their historic value as part of the City's development. This section assesses the Proposed Actions' potential to result in significant adverse impacts on identified architectural resources in the study area, including impacts resulting from the construction of the Proposed Development, project-generated shadows, or other indirect effects on existing historic resources in the study area.

The Proposed Actions were assessed in accordance with guidance established in the *CEQR Technical Manual* (Chapter 9, Part 420), to determine (a) whether there would be a physical change to any designated or listed property as a result of the Proposed Actions; (b) whether there would be a physical change to the setting of any designated or listed resource, such as context or visual prominence, as a result of the Proposed Actions; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important.

As discussed in Attachment A, "Project Description," the Proposed Actions include seeking construction financing from HPD, proposing a UDAA designation, UDAAP approval, and the disposition of City-owned property. The Proposed Actions would facilitate the development of a seven-story (approximately 74-foot-tall [86 feet including the bulkhead]), approximately 92,761 gsf mixed-use building containing approximately 123 units of senior, affordable housing (124 units including the superintendent's unit), approximately 4,454 gsf of ground floor local retail, and approximately 12,885 gsf of community facility space. In addition, approximately 6,700 sf of publicly accessible open space would be developed on the Development Site under With-Action conditions.

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance, could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features. As

shown in **Figure D-1**, there are no historic architectural resources on the Development Site. As such, the Proposed Actions would not result in direct impacts to historic architectural resources.

Indirect (Contextual) Impacts

Contextual impacts may occur to architectural resources under certain conditions. According to the *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect impacts can occur if a proposed action would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The Proposed Actions would not result in significant adverse indirect impacts on existing historic resources in the study area as compared to No-Action conditions. No incompatible, visual, audible, or atmospheric elements would be introduced by the Proposed Actions to any historic architectural resource's setting under With-Action conditions. The Proposed Development would not alter the relationship of any identified historic architectural resource to the streetscape, since all streets in the study area would remain open and each resource's relationship with the street would remain unchanged in the future with the Proposed Actions. As detailed in Attachment A, "Project Description," the Proposed Actions would facilitate the construction of a seven-story building on a currently unimproved through-lot owned by the City and leased month-to-month as a commercial sculpture garden. As such, most of the existing views of historic buildings on Mott Street from Elizabeth Street and historic buildings on Elizabeth Street from Mott Street would be eliminated by the Proposed Development. However, none of these eliminated view sheds are significant, as more proximate views of these historic buildings exist from adjacent public streets and sidewalks on Mott and Elizabeth Streets. Additionally, all significant elements of these resources would remain visible in view corridors on adjacent public streets and sidewalks as no primary façades, significant architectural ornamentation, or notable features of surrounding historic buildings would be obstructed by the new building on the Development Site. It should be noted that the Proposed Development includes a green thoroughway in the northernmost section of the lot, which would continue to provide limited views of historic buildings on Mott Street from Elizabeth Street and some views of historic buildings on Elizabeth Street from Mott Street (refer to **Figure D-3**).

Additionally, although the Proposed Actions would facilitate the construction of a new building in the S/NR-listed Chinatown and Little Italy Historic District, this change would not be significant or adverse. The building would be visible from points along Mott and Elizabeth Streets and potentially from Prince and Spring Streets. As shown in **Figure D-3**, the Proposed Development would be built-out to the lot line on Elizabeth Street without lower-level setbacks, continuing the continuous streetscape which is a defining element of the surrounding historic district. At seven-stories tall, the Proposed Development would also be in keeping with surrounding heights of the area, which typically range between four- and seven-stories. Additionally, as shown in **Figure D-3**, the Proposed Development would be clad in brick with regular fenestration, reflective of the surrounding historic district, which contains predominately brick tenements with regular fenestration. The design of the Proposed Development would incorporate variations in brick texture and color to maintain the vertical rhythm based on narrow lots as well as the horizontal accents between windows found throughout the historic district.

As shown in **Figures D-2a** and **D-2b**, there is already a considerable amount of new construction in the area, including the six-story building at 232 Mott Street constructed in 2006 and the seven-story building at 211 Elizabeth Street built in 2007. As such, the construction of the Proposed Development in the S/NR-listed Chinatown and Little Italy Historic District would not be incompatible with existing neighborhood development, and would not significantly alter the visual setting and historic context of the surrounding historic district. As the Proposed Actions would not affect those characteristics that make surrounding

For illustrative purposes only



buildings eligible for listing on the S/NR or for designation as NYCLs, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources. In a letter dated November 8, 2018 (provided in **Appendix 1**), LPC concurred with these findings and requested that, in order to ensure consistency with the design, massing, height, scale, fenestration pattern, materials, and color of the new building and its historic context detailed above, HPD submit the final building design to LPC for review.

Construction-Related Impacts

Any new construction taking place adjacent to historic districts has the potential to cause damage to contributing buildings from ground-borne construction vibrations. As noted above, the New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to NYCL-designated and S/NR-listed historic resources located within 90 linear feet of a proposed construction site. For these structures, DOB's TPPN #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As shown in **Figure D-1**, the Development Site is located within 90-feet of several contributing historic resources in the S/NR-listed Chinatown and Little Italy Historic District. Therefore, the Proposed Development would include a Construction Protection Plan in order to protect the adjacent historic buildings from potential construction damage. The Construction Protection Plan would be developed in consultation with LPC and/or SHPO and would take into account the guidance provided in the *CEQR Technical Manual*, Chapter 9, Section 523, "Construction Protection Plan" and requirements laid out in TPPN #10/88. With the implementation of the construction protection measures outlined in the Construction Protection Plan for the Development Site, no construction-related impacts on historic resources would be anticipated as a result of the Proposed Actions.

Shadows Impacts

As discussed above, the Proposed Actions would facilitate the development of a seven-story (approximately 86-foot-tall including the bulkhead) building on the Development Site, which is located in the S/NR-listed Chinatown and Little Italy Historic District. The proposed building would result in incremental shadow coverage on two historic resources with sunlight-sensitive features: Saint Patrick's Convent and Girls' School (Resource #2 in **Figure D-1**), and The Bowery Mission (Resource #4). As detailed in the "Shadows" section of Attachment B, "Supplementary Screening," project-generated shadows would not result in significant adverse impacts to any sunlight-sensitive features of these two historic resources.

- **Saint Patrick's Convent and Girls' School**: The Proposed Development would have the potential to cast incremental shadows on the Saint Patrick's Convent and Girls' School. However, as detailed above, the leaded-glass sidelights and fanlight surrounding the main entrance of the landmark building are located on the northern façade fronting Prince Street. Therefore, these sunlight-sensitive features of Saint Patrick's Convent and Girls' School could not be shaded as a result of the Proposed Development. As such, any incremental shadows that could reach the building in the future with the Proposed Actions would not have the potential to result in significant adverse shadow impacts.
- **The Bowery Mission**: As shown in **Figures B-2a** and **B-2b** in Attachment B, "Supplemental Screening", the Proposed Development would not cast incremental shadows on The Bowery Mission on any of the four shadow analysis days. As project-generated shadows would not reach the landmark

building's sunlight-sensitive features on these days, no significant adverse shadow impacts would occur as a result of the Proposed Actions.