SCOPE OF THE EIS
Manhattanville In West Harlem
Rezoning and Academic Mixed-Use Development

Community Board 9 Public Meeting, Wednesday, October 19, 2005
MAJOR APPROVALS

- Zoning Actions – City Planning Commission and City Council
- General Project Plan – Empire State Development Corporation
- Project approvals are subject to State and City Environmental Quality Review
- City Planning Commission is “lead agency” for environmental review
Lead agency determines need for EIS, based on Environmental Assessment Statement

Scope for EIS content is reviewed in public scoping and amended as necessary

Draft EIS is prepared, based on scope, for public review

Final EIS is prepared, incorporating comments made in public review

All agencies with “discretionary” decisions to make prepare SEQR/CEQR “findings”

Findings confirm that FEIS was used in decision-making
PURPOSE OF THE EIS

- Fully disclose all significant adverse environmental impacts of proposed project
- Develop practicable mitigation for identified impacts
- Consider alternatives that reduce or eliminate impacts

THIS IS THE “HARD LOOK”
## Contents of the DEIS

- Executive Summary
- Project Description
- Analytical Framework
- Land Use, Zoning and Public Policy
- Socioeconomic Conditions
- Community Facilities
- Open Space
- Shadows
- Historic Resources
- Urban Design & Visual Resources
- Neighborhood Character
- Natural Resources
- Hazardous Materials
- Waterfront Revitalization Program
- Infrastructure
- Solid Waste/Sanitation Services
- Energy
- Traffic and Parking
- Transit and Pedestrians
- Air Quality
- Noise
- Construction
- Public Health
- Mitigation
- Alternatives
- Commitment of Resources, Etc.
→ Describe project clearly
→ Use appropriate graphics
→ State project purpose and need
→ Identify all public approvals and actions
→ Describe review/approval process
ANALYTICAL FRAMEWORK

- Define analysis years
- **Establish** “reasonable worst-case development scenario”
- **Follow** CEQR Technical Manual guidelines
- Define appropriate study areas
- Examine existing conditions
- Describe future conditions without and with the proposed project
- **Evaluate** potential impacts and identify “significant adverse impacts”
- Develop and evaluate mitigation options
Subdistrict A

- Allowable uses and densities per site are set by zoning actions.
- Minimum and maximum total square footages for each use are set by General Project Plan.
- Illustrative and alternate uses for each site are set by General Project Plan.
- Combine to create worst-case option for each EIS technical study area (varies).
MINIMUM / MAXIMUM AREAS FOR LAND USES

- Research: 0 - 3.5 Million Square Feet
- Academic: 1.5 - 3 Million Square Feet
- Housing: 1.2 Million Square Feet
- Recreation: 0.5 Million Square Feet
- Active Ground-Floor Uses: 0.2 Million Square Feet
- Hotel: 0.1 Million Square Feet
Subdistrict A Examples

- Worst case for schools – maximum university housing
- Worst case for open space – minimum recreational use and maximum university housing
- Worst case for traffic – maximum research and minimum university housing
Subdistricts B, C, and Other Area

- Identify where development would occur
  - Lot areas greater than 4,000 square feet
  - Vacant lots or those with vacant or partially vacant buildings
  - Lots with marginal commercial or manufacturing uses
  - Lots constructed to less than half permitted density under proposed zoning

- Identify likely uses
  - Location of lot in relation to nearby existing and proposed development
  - Stated public policy for use of lot
REASONABLE WORST-CASE DEVELOPMENT SCENARIO

LEGEND
- Project and Rezoning Area Boundary
- Subdistrict Boundary
- Development Site
- Subdistrict A

Subdistricts B, C, and the Other Areas
- Residential
- Residential with Ground-Floor Retail
- Commercial (Retail and/or Office)
- Community Facility
LAND USE, ZONING AND PUBLIC POLICY

→ Detailed description of existing land use, zoning and public land use policy
→ Add known development and zoning proposals to create the future without the project
→ Describe future conditions with the proposed project
→ Evaluate impacts on land use, zoning and public policies from proposed project
→ Focus analysis in two study areas: 1/4-mile radius and 1/2-mile radius from project area
Principal issues
- Direct residential displacement
- Direct business and institutional displacement
- Indirect residential displacement
- Indirect business and institutional displacement
- Adverse effects on specific industry

Economic and fiscal benefit analysis

Study areas similar to land use
COMMUNITY FACILITIES

- Police, fire and emergency services
- Schools
- Libraries
- Health care (screened out)
- Public daycare (screened out)
- Study areas relate to catchment areas for each community facility
STUDY AREA FOR LIBRARIES

LEGEND

- Project and Rezoning Area Boundary
- Study Area Boundary (3/4-Mile Perimeter)
- Library Location
- 3/4-Mile Library Catchment Area Boundary
OPEN SPACE

➔ Principal issues
  ▪ Direct impacts—adding or removing open space
  ▪ Indirect impacts—increase in demand for open space
➔ Assess impacts on non-residents (1/4-mile study area) for passive open space
➔ Assess impact on residents (1/2-mile study area) for both passive and active spaces
➔ Address quantitative measures (ratio of open space area to uses)
➔ Address qualitative issues
S H A D O W S

→ Analyze shadows of reasonable worst-case development scenario on
  - Publicly accessible open spaces
  - Sun-sensitive historic resources

→ Examine shadows on
  - March 21
  - May 5
  - June 21
  - December 21
SHADOWS

March

EAST 37TH STREET

12:00PM
Maximum

FIRST AVENUE

MANHATTAN PLACE

10:45AM
Enters at 10:30AM

3:15PM
Exits at 3:30PM

EAST 36TH STREET

May

EAST 37TH STREET

1:00PM
Enters at 12:45PM

3:00PM
Exits at 3:15PM

FIRST AVENUE

MANHATTAN PLACE

EAST 36TH STREET

1:30PM
Maximum

June

EAST 37TH STREET

2:00PM
Maximum

FIRST AVENUE

MANHATTAN PLACE

2:15PM
Enters at 2:00PM

3:45PM
Exits at 4:00PM

EAST 36TH STREET

December

EAST 37TH STREET

12:45PM
Maximum

FIRST AVENUE

MANHATTAN PLACE

2:45PM
Exits at 2:33PM

EAST 36TH STREET

9:45AM
Enters at 9:30AM

Legend:
- Leading Edge of Shadow Entering Park
- Open Space
- Existing Shadow During Time of Maximum Increment
- Maximum Increment Shadow
- Trailing Edge of Shadow Exiting Park
- Trees
- Bushes
- Bench
- Pool of Water

Note: Times in March and December are EST
Times in May and June are EDT
Historic Resources

- Address potential for archaeological resources
- Identify historic standing structures that are listed or eligible for listing on historic register
- Address potential effects on historic standing structures
  - Direct effects, e.g., vibration during construction, disturbance of archaeological resources
  - Indirect effect, e.g., change in historic visual context
Address impacts on urban design

- Street pattern and blocks
- Streetscape elements
- Built form, use, bulk, and type

Address impacts on visual resources

- View corridors
- Natural features, e.g., land form and Hudson River
- Historic standing structures, parks/open spaces
Identify key factors in determining neighborhood character

- Land use
- Notable landmarks
- Socioeconomic Conditions
- Traffic
- Noise
- Pedestrian Patterns

Using information from other chapters, assess project impacts on neighborhood character
NEIGHBORHOOD CHARACTER
- Assess potential for impact on Hudson River
  - From increased sewage discharge
  - From increased storm water discharge
- Assess potential for impact on terrestrial and avian resources
HAZARDOUS MATERIALS

- Prepare Phase I site inspection and assessment
- Prepare protocol for Phase II testing soils and groundwater
- Test soils and groundwater, as appropriate
- Identify potential for impact
- Prepare Health and Safety Plan
Infrastructure

- Estimate incremental increase in demand for
  - Water supply
  - Sewage treatment
  - Solid waste management
  - Sanitation services
  - Energy consumption

- Assess impacts, if any, on systems providing these services
A portion of the project area is in the City’s coastal zone

Assess proposed project’s compliance with policies of the City’s Waterfront Revitalization Program
TRAFFIC AND PARKING

- **Survey existing conditions**
  - Traffic “levels of service and delay” at 32 intersections
  - On- and off-street parking supply and utilization
- **Project future conditions without the project**
- **Analyze future conditions without and with proposed project to identify impacts**
- **Develop mitigation for predicted significant traffic and parking impacts**
TRANSPORTATION AND PEDESTRIANS

➡️ Survey and research existing conditions
  - No. 1 subway stations at 125th and 137th Streets and Broadway
  - A, B, C & D subway station at 125th Street and St. Nicholas Avenue
  - “Line haul” analysis of No. 1 train at 125th Street
  - Ten bus routes that serve the project area
  - Pedestrian conditions at key locations along routes to, from, and within project area

➡️ Analyze future conditions without and with the project
➡️ Identify significant impacts and develop mitigation, as appropriate
Assess air quality effects of the project from

- “Mobile” sources, such as traffic, garages, bus depot
- “Stationary” sources, such as centralized steam and chilled water plant and other HVAC systems
- Industrial sources

Use USEPA and NYCDEP approved methodologies
→ Monitor and characterize existing noise conditions at sensitive receptor sites (e.g., residences, parks)

→ Estimate ambient noise levels in the future without and with the proposed project

→ Identify impacts
  - From project traffic increases
  - From the centralized steam and chilled water plant operations
  - Ambient noise levels at existing and proposed open spaces

→ Develop mitigation, as appropriate
Construction impact issues

- Traffic and parking
- Air quality
- Noise
- Hazardous materials
- Utility relocation
- Protection of historic and other structures
- Community disruption
Public health issues

- Air quality, particularly particulate matter
- Noise
- Hazardous materials
- Construction related effects
MITIGATION

→ Develop practicable options for mitigation for identified significant adverse impacts (DEIS)

→ Propose practicable mitigation for identified significant adverse impacts (FEIS)

→ Where mitigation is not feasible or practicable, disclose an unavoidable, unmitigated significant adverse impact
Consider alternatives that reduce or avoid significant adverse environmental impacts

- No Action Alternative
- Possible zoning alternatives, as relevant
- CB 9-M 197a Plan, as relevant
- Options for MTA Bus Depot
- Specific plan or design options, as appropriate

Compare effects of alternatives to the project
Executive summary
Unavoidable significant adverse impacts
Growth-inducing aspects
Irreversible and irretreivable commitments of resources
Relationship between short-term uses of the environment and the maintenance and enhancement of long-term productivity