City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME NYULMC Science Building

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: **Board of Standards and Appeals**

NAME OF LEAD AGENCY CONTACT PERSON: **Jeff Mulligan, Executive Director**

ADDRESS: **40 Rector Street**

CITY: **New York** STATE: **NY** ZIP: **10006**

TELEPHONE: **212-788-8605** FAX: **212-788-8769**

EMAIL ADDRESS: **jmulligan@bsa.nyc.gov**

2b. *Applicant Information*

NAME OF APPLICANT: **NYU Langone Medical Center**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Elise Wagner, Kramer Levin Naftalis & Frankel LLP**

ADDRESS: **1177 Avenue of the Americas**

CITY: **New York** STATE: **NY** ZIP: **10036**

TELEPHONE: **212-715-9189** FAX: **212-715-8208**

EMAIL ADDRESS: **ewagner@kramerlevin.com**

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ■ TYPE I; SPECIFY CATEGORY *(see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):* **617.4(b)(6)(v)**

Action Type *(refer to Chapter 2, "Establishing the Analysis Framework" for guidance)*

■ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description:*

The New York University Langone Medical Center (NYULMC) is seeking a zoning variance from the Board of Standards and Appeals (BSA) to facilitate the development of a new approximately 443,474 gross square foot (gsf) Science Building (the "proposed project") at 401 East 30th Street at the FDR Drive, which is part of the larger NYULMC campus. See page 1a, "Project Description."

4a. *Project Location: Single Site* *(for a project at a single site, complete all the information below)*

ADDRESS: **NYULMC Campus: 560 First Avenue** NEIGHBORHOOD NAME: **Kips Bay**

TAX BLOCK AND LOT: **Zoning Lot: Block 962, Lots 80, 108, and 1001–1107** BOROUGH: **Manhattan** COMMUNITY DISTRICT: **6**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

The project site is located in the southeast corner of the NYULMC campus bounded by East 34th Street and former East 30th Street, between the FDR Drive Service Road and First Avenue

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **R8** ZONING SECTIONAL MAP NO: **8d**

4b. *Project Location: Multiple Sites* *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

5. *REQUIRED ACTIONS OR APPROVALS* *(check all that apply)*

City Planning Commission: YES ☐ NO ■

- ☐ CITY MAP AMENDMENT
- ☐ ZONING MAP AMENDMENT
- ☐ ZONING TEXT AMENDMENT
- ☐ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ HOUSING PLAN & PROJECT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ FRANCHISE
- ☐ DISPOSITION—REAL PROPERTY

ZONING SPECIAL PERMIT, SPECIFY TYPE

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☐ OTHER

Board of Standards and Appeals: YES ■ NO ☐

- ☐ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

- ☐ VARIANCE (USE)
- ■ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION **See page 1a**

PROJECT DESCRIPTION

The New York University Langone Medical Center (NYULMC), is seeking a zoning variance from the Board of Standards and Appeals (BSA) to facilitate the development of the new Science Building (the "proposed project") at 401 East 30th Street and the Franklin Roosevelt (FDR) Drive Service Road (the "project site"), which is part of the larger NYULMC campus. As shown on **Figure 1**, the NYULMC campus is located on the superblock bounded by former East 30th Street and East 34th Street between the FDR Drive Service Road and First Avenue. There are three outparcels on the superblock: ventilation buildings for the Amtrak tunnels that run beneath the site are located on two of the outparcels; and the third outparcel on the corner of First Avenue and former East 30th Street belongs to the Office of the Chief Medical Examiner. The campus has a total lot area of 408,511 square feet (sf) with 28 buildings that total approximately 2,472,110 gross square feet (gsf). The address of the NYULMC campus is 560 First Avenue, and it occupies Lots 80, 108, and 1001–1107 of Block 962. The superblock was created by a 1949 indenture between the City of New York and New York University, pursuant to which portions of East 31st, East 32nd, and East 33rd Streets were demapped and their street beds conveyed to New York University. The portion of former East 30th Street abutting the southern end of the superblock was also demapped, and an access easement thereover was granted to New York University.

NYULMC is one of the premier academic medical institutions in the country. For more than 155 years, it has been a leader in patient care, physician education, and scientific research. NYULMC consists of the NYU School of Medicine (NYUSOM) and the three hospitals of the NYU Hospitals Center (NYUHC)—Tisch Hospital, Rusk Institute of Rehabilitation Medicine (Rusk Institute), and NYU Hospital for Joint Diseases (HJD). The NYULMC campus is home to NYUSOM, Tisch Hospital, and the Rusk Institute.

The proposed Science Building would be constructed on the project site, which is located at the southeast corner of the campus superblock, along former East 30th Street and the FDR Drive Service Road (see **Figure 2**). Currently, the project site is occupied by Rubin Hall, Schwartz Lecture Hall, and Medical Science Building. The 15-story Rubin Hall has been vacant since 2010 (students formerly housed in dormitory rooms in Rubin Hall were relocated to other existing NYULMC buildings in the area), and abatement and demolition of the building has begun independent of the proposed project. A one-story portion of Schwartz Lecture Hall and a two-story portion of the Medical Science Building would be demolished for the proposed building. These buildings contain outdated facilities.

The pedestrian entrance of the proposed Science Building would be located on former East 30th Street, which would also serve as the principal entrance to NYUSOM. The Science Building would serve as a prominent gateway to NYUSOM at the southern end of the campus, helping to establish a visual identity for the institution. Five loading berths, which would serve NYULMC's research facilities and provide supplemental waste and recycling removal for the entire campus, would be accessed from the FDR Drive Service Road (see **Figure 3**).

The proposed Science Building is expected to contain approximately 443,474 gsf. The proposed building is expected to be 16 stories (319 feet) tall (see **Figure 4**). The anticipated population of the building is 820 people (based on 540 square feet per person), half of whom would be new to the campus. The program for the Science Building would focus on biomedical research, and the new building would house the Neuroscience Institute. In addition to research facilities, the building is also expected to house administrative offices for the School of Medicine, seminar and conference space, and research support space.

In order to facilitate the proposed project, a zoning variance is being sought from BSA to allow the following non-compliances:

- A portion of the proposed building is located within a required rear yard equivalent (Zoning Resolution [ZR] Section 24-382);
- The portion of the proposed building that is located within the initial setback distance exceeds the maximum permitted height of 85 feet above curb level or six stories, whichever is less, and penetrates the sky exposure plane (ZR 24-522);
- Lot coverage within the interior and through lot portions of the zoning lot exceeds 65 percent (ZR 24-11); and
- The proposed building increases the degree of non-compliance allowed by prior BSA variance (Cal. No. 186-10-BZ) with respect to tower coverage limitation (ZR 24-54 and 186-10-BZ).

Absent the proposed action, the site would be developed with a four-story as-of-right building (the "complying building"), which would contain 135,524 gsf and have a population of 250 people, half of whom would be new to the campus. The complying building would include three new loading berths, and the existing loading facilities on the Zoning Lot would remain. Research space and connections between the complying building and other campus buildings would be constrained by the limited building envelope, reducing efficiencies and limiting the research space necessary to fulfill NYULMC's programmatic needs, which are discussed in greater detail below. The complying building would take 44 months to construct.

The proposed action would enable NYULMC to fulfill its programmatic need for additional research space that is optimally configured for efficient and collaborative research. NYULMC has identified a need for over 350,000 square feet of new research space to accommodate anticipated increases in research activity and recruitment over the next decade. The construction of the Science Building would address part of this need and would utilize nearly all available development rights on the NYULMC campus zoning lot.

NYULMC also has a programmatic need for such research space to be accommodated on floor plates that are efficient in size and configuration. Unlike the complying building, the proposed project would provide a flexible, adaptable, and functionally efficient research environment conducive to collaboration. The project site allows for physical connections and contiguities between the Science Building and existing NYULMC research facilities to allow for efficient and beneficial connections among, and shared use of, research cores (i.e. designated laboratories containing facilities used by multiple research teams), research support spaces, conference rooms, and other amenities. The physical connections among these buildings would also create an efficient circulation network for researchers, students, and hospital staff who use the facilities, providing opportunities for collaborative interactions that support scientific discovery.

The proposed Science Building would take 51 months to construct and would be built by 2017.

Department of Environmental Protection: YES ☐ NO ■

Other City Approvals: YES ■ NO ☐

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ POLICY OR PLAN; SPECIFY
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)
- ☐ 384(B)(4) APPROVAL
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ FUNDING OR PROGRAMS; SPECIFY
- ☐ PERMITS; SPECIFY
- ☐ OTHER; EXPLAIN
- ■ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)

6. ***State or Federal Actions/Approvals/Funding:*** YES ■ NO ☐ IF "YES," IDENTIFY

Empire State Opportunity Fund grant through Empire State Development Corporation for the Neuroscience Institute to be housed in this building (approved April 2011).

7. ***Site Description:*** Except where otherwise indicated, provide the following information with regard to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory controls.

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 11x17 inches in size and must be folded to 8.5x11 inches for submission.* **See Figures 1 and 5 through 10.**

■ Site location map ■ Zoning map ■ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map

■ Sanborn or other land use map ■ Tax map ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
±408,511 sf (total zoning lot area)	**0**	**±372,711 sf**

Other, describe (sq. ft.): **±35,800 square feet landscaped area**

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

Size of project to be developed: **±443,474** (gross sq. ft.)

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

If 'Yes,' identify the total square feet owned or controlled by the applicant: Total square feet of non-applicant owned development: **0**

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: **±36,000** sq. ft. (width x length) Volume: **±1.1 million** cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ■ NO ☐ Number of additional residents? Number of additional workers? **±285**

Provide a brief explanation of how these numbers were determined:

Assumes the proposed building would contain one person per 540 incremental square feet over the No Action condition (307,950/540), and that half of the population would be new to the campus.

Does the project create new open space? YES ☐ NO ■ If Yes: (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: **3,705**[1] (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **77,203 million**[2] (annual BTUs)

9. ***Analysis Year*** *CEQR Technical Manual, Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
2017	**±51**

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

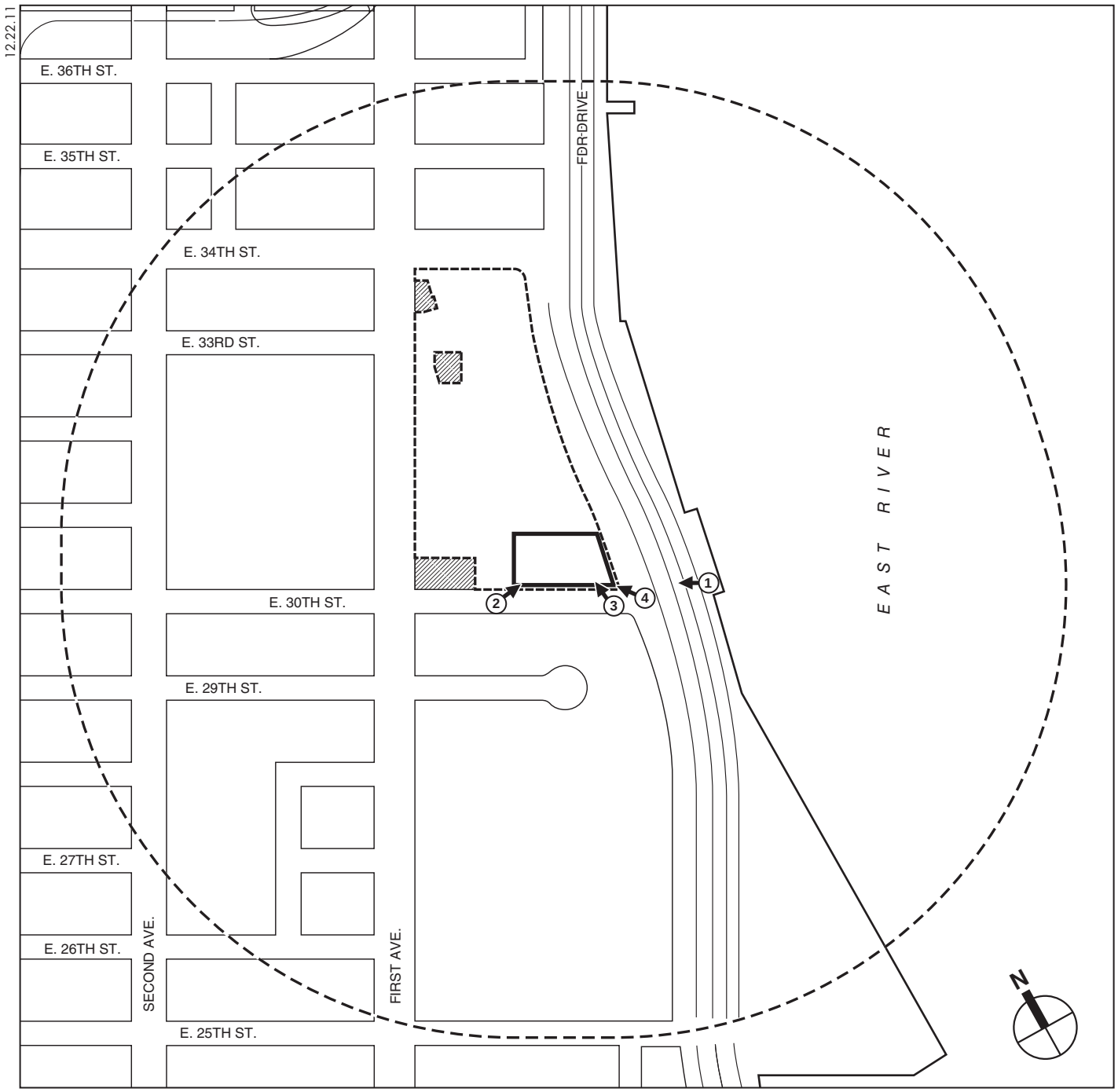
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

10. ***What is the Predominant Land Use in Vicinity of Project?*** *(Check all that apply)*

■ RESIDENTIAL ☐ MANUFACTURING ■ COMMERCIAL ■ PARK/FOREST/OPEN SPACE ■ OTHER, Describe: **Institutional, Transportation**

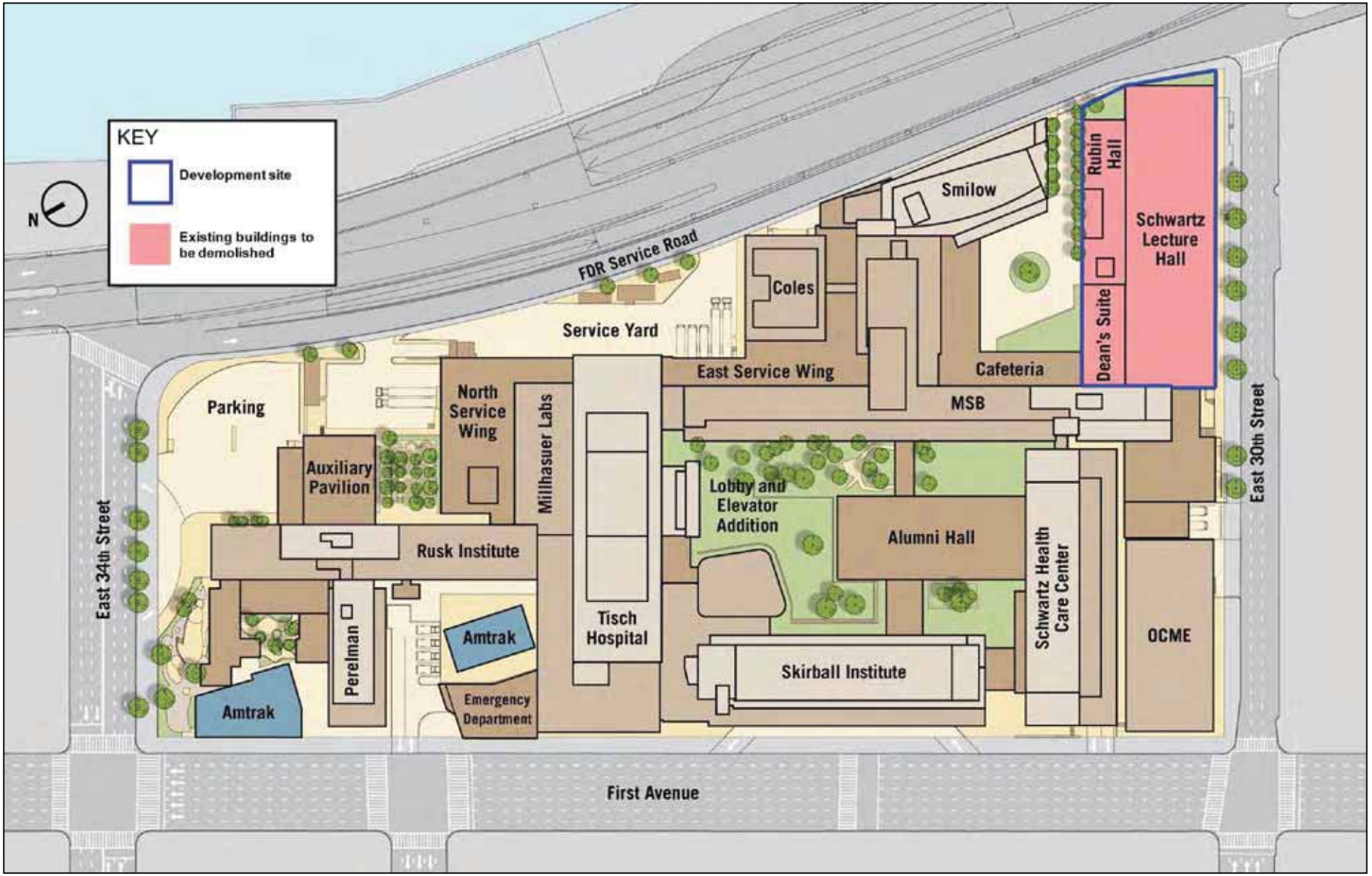
[1] Calculation assumes 13 pounds per week would be generated per incremental employee over the No Action condition (the rate for office buildings in *CEQR Technical Manual* Table 14-1).

[2] Calculation assumes 250,700 Btu/sf, using the incremental increase in size over the No Action condition (the rate for institutional uses in *CEQR Technical Manual* Table 15-1).

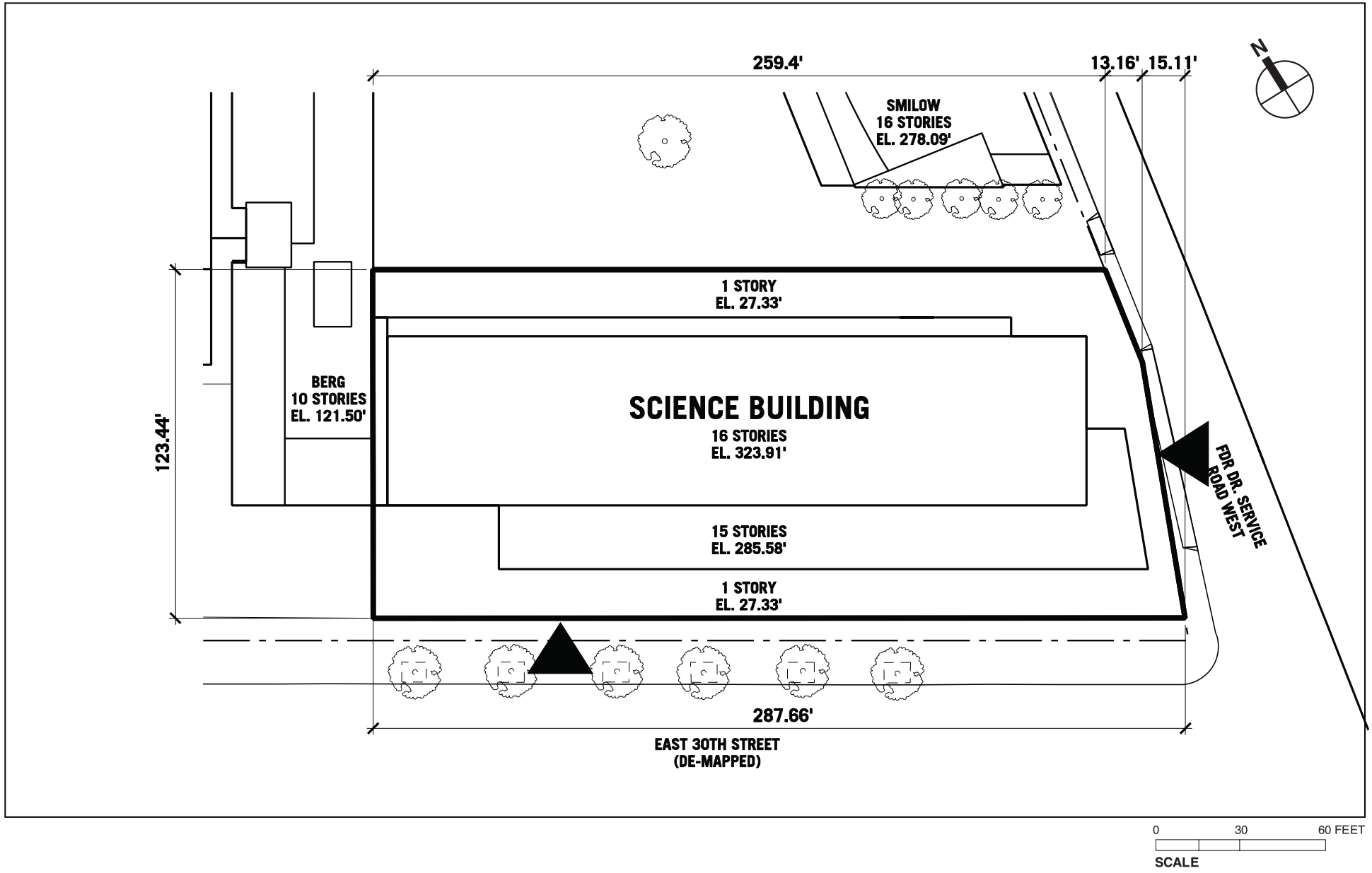


Site Location and Photograph Locations Map

Figure 1



Existing Site Plan
Figure 2



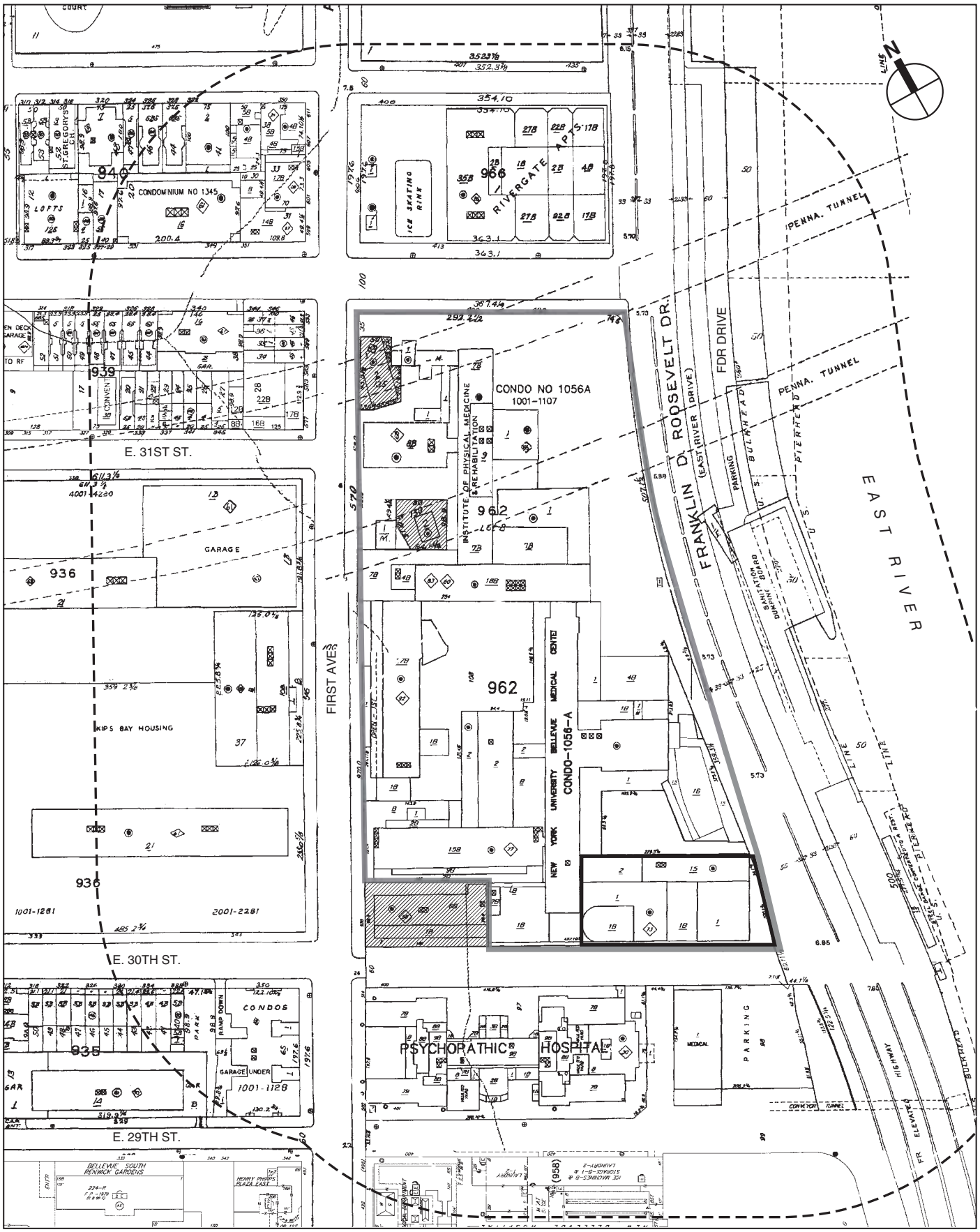
Proposed Site Plan
Figure 3

5.24.12

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Rendering of Proposed Project
Figure 4

1.19.12



Project Site Boundary — *Zoning Lot Boundary*

Out Parcel — *400-Foot Perimeter*

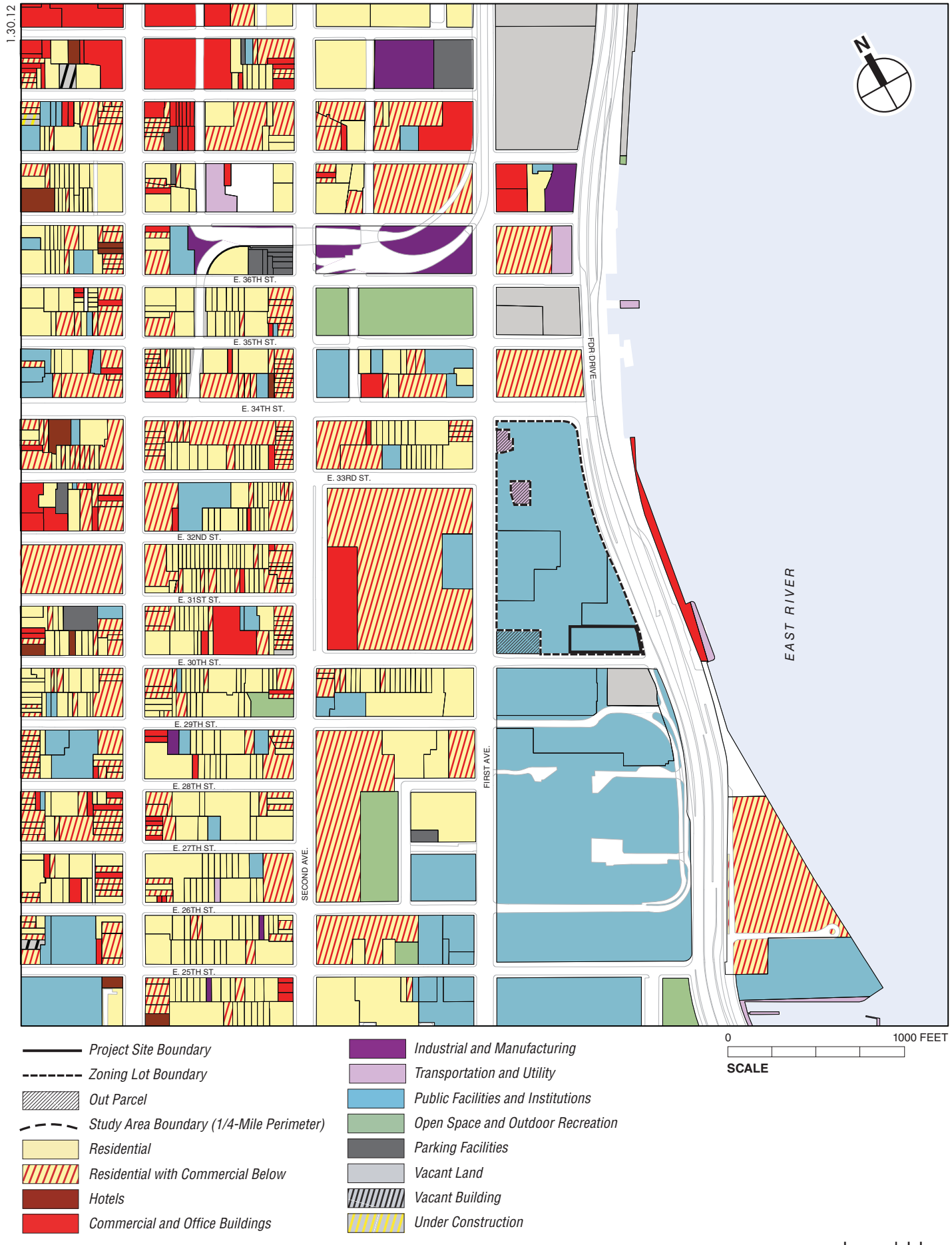
0 100 200 FEET

SCALE

Sanborn

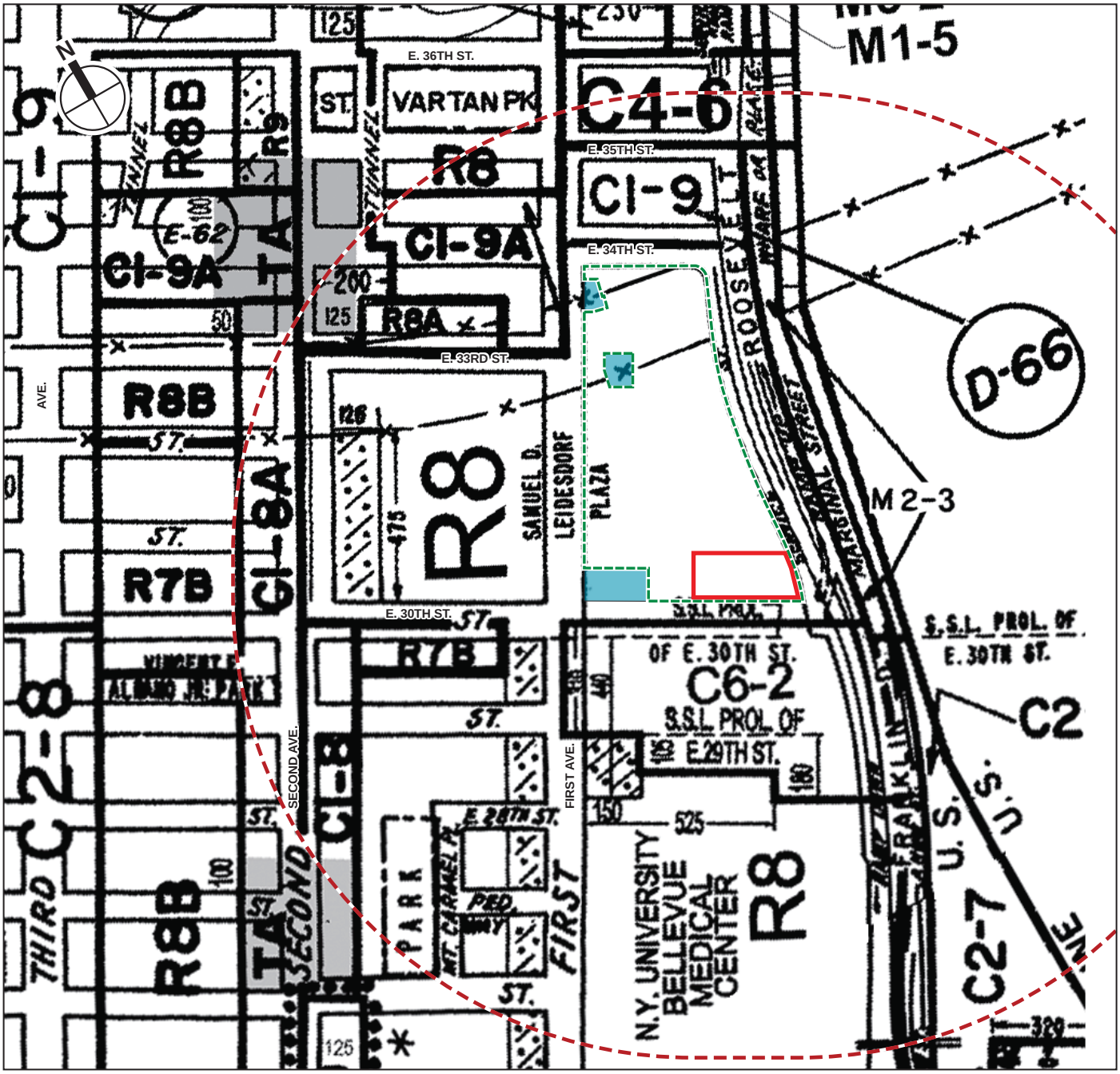
Figure 5

NYULMC Science Building



Land Use
Figure 6

12.8.11



NYULMC Science Building

Zoning
Figure 7

NYC Finance

NYC Digital Tax Map

E ective Date : 04-01-2010 13:41:23
End Date : Current

Manhattan Block: 962

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Project Site Boundary
Zoning Lot Boundary
Out Parcel

NYULMC Science Building

Tax Lot Map
Figure 8

View west of project site from east side of FDR Drive at East 30th Street **1**

View northeast of project site from East 30th Street **2**

View north of project site from East 30th Street **3**

View northwest of project site from East 30th Street and FDR Service Road **4**

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS[1]

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	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following				
No. of dwelling units				
No. of low- to moderate-income units				
No. of stories				
Gross Floor Area (sq. ft.)				
Describe Type of Residential Structures				
Commercial	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
Describe type (retail, office, other)				
No. of bldgs				
GFA of each bldg (sq. ft.)				
Manufacturing/Industrial	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
Type of use				
No. of bldgs				
GFA of each bldg (sq. ft.)				
No. of stories of each bldg.				
Height of each bldg				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
Community Facility	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, specify the following				
Type	**Hospital and Medical School**	**Hospital and Medical School**	**Hospital and Medical School**	
No. of bldgs	**3**	**1**	**1**	
GFA of each bldg (sq. ft.)	**Rubin Hall: 97,818-sf Dean's Suite: 10,162-gsf Schwartz Lecture Hall (partial): 26,830-gsf**	**Complying Building: ±135,524-gsf**	**Science Building: ±443,474-gsf**	**±307,950-gsf**
No. of stories of each bldg	**Rubin Hall: 15 Dean's Suite: 2 Schwartz Lecture Hall (partial): 1**	**4 stories**	**16 stories**	**12 stories**
Height of each bldg	**Rubin Hall: 179' Dean's Suite: 25' Schwartz Lecture Hall (partial): 15'**	**97'**	**319'**	**222'**
Vacant Land	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, describe				
Publicly Accessible Open Space	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
Other Land Use	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, describe				
Parking				
Garages	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				

[1] Information provided is for the project site, as identified under "Project Description" on Page 1a.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	Yes ■ No ☐	Yes ■ No ☐	Yes ■ No ☐	
If yes, describe	**limited on-street, metered parking**			
Storage Tanks				
Storage Tanks	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes, specify the following:				
Gas/Service stations:	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
Oil storage facility:	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
Other; identify:	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If yes to any of the above, describe:				
Number of tanks				
Size of tanks				
Location of tanks				
Depth of tanks				
Most recent FDNY inspection date				
Population				
Residents	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If any, specify number				
Briefly explain how the number of residents was calculated				
Businesses	Yes ☐ No ■	Yes ☐ No ■	Yes ☐ No ■	
If any, specify the following:				
No. and type				
No. and type of workers by business				
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated				
Zoning*				
Zoning classification	**R8**	**R8**	**R8**	
Maximum amount of floor area that can be developed (in terms of bulk)	**232,050**	**232,050**	**232,050**	**No change**
Predominant land use and zoning classification within a 0.25-radius of proposed project	**Inst, resid, trans, R8, C6-2**	**Inst, resid, trans, R8, C6-2**	**Inst, resid, trans, R8, C6-2**	**No change**
Attach any additional information as may be needed to describe the project. If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.*

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered 'No,' an agency may request a short explanation for this response.

		YES	NO
1.	***LAND USE, ZONING AND PUBLIC POLICY:*** *CEQR Technical Manual, Chapter 4* **See Attachment A**		
(a)	Would the proposed project result in a change in land use or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach.		X
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach.		X
(c)	Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? If 'Yes,' complete the Consistency Assessment Form.	X	
2.	***SOCIOECONOMIC CONDITIONS:*** *CEQR Technical Manual, Chapter 5* **See screening analyses starting on Page 9a**		
(a)	Would the proposed project:		
	• Generate a net increase of 200 or more residential units?		X
	• Generate a net increase of 200,000 or more square feet of commercial space?		X
	• Directly displace more than 500 residents?		X
	• Directly displace more than 100 employees?		X
	• Affect conditions in a specific industry?		X
(b)	If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
(1)	***Direct Residential Displacement***		
	If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?		
	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?		
(2)	***Indirect Residential Displacement***		
	Would the expected average incomes of the new population exceed the average incomes of the study area populations?		
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
	If 'Yes,' would the study area have a significant number of unprotected rental units?		
	Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
	Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

		YES	NO
(3)	***Direct Business Displacement***		
	Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
(4)	***Indirect Business Displacement***		
	Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
	Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5)	***Effects on Industry***		
	Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?		
	Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?		
3.	***COMMUNITY FACILITIES:*** *CEQR Technical Manual, Chapter 6* **See screening analyses starting on Page 9a**		
(a)	Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		X
(b)	Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?		X
(c)	If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable.		
(1)	***Child Care Centers***		
	Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?		
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels?		
	If 'Yes,' would the additional population impair the delivery of library services in the study area?		
(3)	***Public Schools***		
	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 105 percent?		
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario?		
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area?		
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area?		
4.	***OPEN SPACE:*** *CEQR Technical Manual, Chapter 7* **See screening analyses starting on Page 9a**		
(a)	Would the project change or eliminate existing open space?		X
(b)	Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		X
(c)	If 'Yes,' would the proposed project generate more than 50 additional residents or 125 additional employees?		
(d)	Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		X
(e)	If 'Yes,' would the project generate more than 350 additional residents or 750 additional employees?		
(f)	If the project is not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?		X
(g)	If 'Yes' to any of the above questions, attach supporting information to answer the following: • Does the project result in a decrease in the open space ratio of more than 5%?		
	• If the project site is within an underserved area, is the decrease in open space between 1% and 5%?		
	• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered?		

		YES	NO
5.	***SHADOWS:*** *CEQR Technical Manual, Chapter 8.* **See Attachment B, "Shadows"**		
(a)	Would the proposed project result in a net height increase of any structure of 50 feet or more?	X	
(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?	X	
(c)	If 'Yes' to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
6.	***HISTORIC AND CULTURAL RESOURCES:*** *CEQR Technical Manual, Chapter 9* **See Attachment C, "Historic and Cultural Resources"**		
(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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.	X	
7.	***URBAN DESIGN AND VISUAL RESOURCES:*** *CEQR Technical Manual, Chapter 10* **See Attachment D, "Urban Design and Visual Resources"**		
(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?	X	
(b)	Would the proposed project result in obstruction of publicly accessible views to visual resources that is not currently allowed by existing zoning?		X
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10.		
8.	***NATURAL RESOURCES:*** *CEQR Technical Manual, Chapter 11* **See screening analyses starting on Page 9a**		
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		X
(b)	Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11? If "Yes," list the resources: Attach supporting information on whether the proposed project would affect any of these resources.		X
9.	***HAZARDOUS MATERIALS:*** *CEQR Technical Manual, Chapter 12* **See Attachment E "Hazardous Materials"**		
(a)	Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?		X[1]
(b)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?		X
(c)	Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	X	
(d)	Does 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 or unknown origin?	X	
(e)	Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site?	X	
(f)	Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		X[1]
(g)	Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?	X	
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify:	X	
(i)	Based on a Phase I Assessment, is a Phase II Assessment needed?	X	
10.	***WATER AND SEWER INFRASTRUCTURE:*** *CEQR Technical Manual, Chapter 13* **See screening analyses starting on Page 9a**		
(a)	Would the project result in water demand of more than one million gallons per day?		X
(b)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?		X
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		X
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		X
(e)	Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and is located within the Jamaica Bay Watershed or in certain specific drainage areas including: Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek?		X
(f)	Would the proposed project be located in an area that is partially sewered or currently unsewered?		X
(g)	Is the project proposing an industrial facility or activity that would contribute industrial discharges to a WWTP and/or generate contaminated stormwater in a separate storm sewer system?		X
(h)	Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?		X
(i)	If "Yes" to any of the above, conduct the appropriate preliminary analyses and attached supporting documentation.		X

[1] While there are such areas on other portions of the zoning lot, there are none on the project site.

		YES	NO
11. *SOLID WASTE AND SANITATION:* *CEQR Technical Manual, Chapter 14* **See screening analyses starting on Page 9a**			
(a)	Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?		X
(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?		X
12. *ENERGY:* *CEQR Technical Manual, Chapter 15* **See screening analyses starting on Page 9a**			
(a)	Would the proposed project affect the transmission or generation of energy?		X
13. *TRANSPORTATION:* *CEQR Technical Manual, Chapter 16* **See Attachment F, "Transportation"**			
(a)	Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	X	
(b)	If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
	(1) Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour? 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 in Chapter 16 for more information.		X
	(2) Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour? 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 trips per station or line?		X
	(3) Would the proposed project result in more than 200 pedestrian trips per project peak hour? 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?		X
14. *AIR QUALITY:* *CEQR Technical Manual, Chapter 17* **See Attachment G, "Air Quality"**			
(a)	*Mobile Sources:* Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?		X
(b)	*Stationary Sources:* Would the proposed project result in the conditions outlined in Section 220 in Chapter 17? If 'Yes,' would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph? (attach graph as needed)		X
(c)	Does the proposed project involve multiple buildings on the project site?		X
(d)	Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?		X
(e)	Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		X
(f)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS:* *CEQR Technical Manual, Chapter 18* **See screening analyses starting on Page 9a**			
(a)	Is the proposed project a city capital project, a power plant, or would fundamentally change the City's solid waste management system?		X
(b)	If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18?		X
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal?		
16. *NOISE:* *CEQR Technical Manual, Chapter 19* **See Attachment H, "Noise"**			
(a)	Would the proposed project generate or reroute the vehicular traffic?	X	
(b)	Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?		X
(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?		X
(d)	Does the proposed project site have existing institutional controls (e.g., E-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?		X
(e)	If "Yes," conduct the appropriate analyses and attach any supporting documentation.		
17. *PUBLIC HEALTH:* *CEQR Technical Manual, Chapter 20* **See screening analyses starting on Page 9a**			
(a)	Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20?		X
18. *NEIGHBORHOOD CHARACTER:* *CEQR Technical Manual, Chapter 21* **See screening analyses starting on Page 9a**			
(a)	Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required 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.	X	
(b)	If "Yes," explain here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		

19. ***CONSTRUCTION IMPACTS:*** *CEQR Technical Manual, Chapter 22* Would the project's construction activities involve (check all that apply):	YES	NO
• Construction activities lasting longer than two years;	X	
• Construction activities within a Central Business District or along an arterial or major thoroughfare;	X	
• Require closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc);	X	
• Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out;		X
• The operation of several pieces of diesel equipment in a single location at peak construction;	X	
• Closure of community facilities or disruption in its service;		X
• Activities within 400 feet of a historic or cultural resource; or	X	
• Disturbance of a site containing natural resources.		X

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or 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 I, "Construction."

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 pertinent books and records and/or after inquiry of persons who have personal knowledge or 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

Vicki Match Suna, AIA, Senior Vice President, Real Estate Development and Facilities, NYU Hospitals Center and Vice Dean, NYU School of Medicine

APPLICANT/SPONSOR

of

NYU Hospitals Center and NYU School of Medicine, an administrative unit of New York University

NAME OF THE ENTITY OR OWNER

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☑ APPLICANT/REPRESENTATIVE or ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Anne M. Locke, Chief Operating Officer, AKRF, Inc.

APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

Anne M Locke

SIGNATURE:

December 7, 2012

DATE:

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

Additional Technical Information for EAS Part II

A. LAND USE, ZONING, AND PUBLIC POLICY

See Attachment A.

B. SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes within the area affected by the project that would not occur in the absence of the project. Projects that would trigger a CEQR analysis include the following:

- Direct displacement of a residential population so that the socioeconomic profile of the neighborhood would be substantially altered. Displacement of less than 500 residents would not typically be expected to affect socioeconomic conditions in a neighborhood.
- Direct displacement of more than 100 employees; or the direct displacement of a business or institution that is unusually important as follows: it has a critical social or economic role in the community, it would have unusual difficulty in relocating successfully, it is of a type or in a location that makes it the subject of other regulations or publicly adopted plans aimed at its preservation, it serves a population uniquely dependent on its services in its present location, or it is particularly important to neighborhood character.
- Introduction of substantial new development that is markedly different from existing uses, development, and activities within the neighborhood. Such an action could lead to indirect displacement. Residential development of 200 units or fewer or commercial development of 200,000 square feet or less would typically not result in significant socioeconomic impacts.
- Projects that are expected to affect conditions within a specific industry, such as a citywide regulatory change that could adversely impact the economic and operational conditions of certain type of businesses.

The proposed action would result in a new Science Building within the existing NYULMC campus and would not displace any residents or businesses. The proposed development would not introduce any residents or result in any commercial development. Therefore, the proposed action does not meet the threshold for further analysis and would not result in any significant adverse impacts on socioeconomic conditions.

C. COMMUNITY FACILITIES

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if an action would have a direct effect on a community facility, or if it would have an indirect effect by introducing new populations that would overburden existing facilities.

As explained below, the proposed action would not result in significant indirect effects on community facilities and services, such as public schools, libraries, hospitals, child care centers, or police and fire protection.

- Schools: The *CEQR Technical Manual* specifies that if a proposed action introduces more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools, there may be a significant impact to educational facilities. The proposed action would not generate any residential units. Therefore, no further analysis is warranted.
- Libraries: The *CEQR Technical Manual* recommends an analysis of potential impacts to libraries if an action would increase the service population by more than 5 percent. The proposed action would generate approximately 10 to 15

workers, as compared with the No Action condition, and would not generate any new residents. Therefore, further analysis is not necessary, and it is expected that there would be no significant adverse impacts to libraries.

- Health Care Facilities: The *CEQR Technical Manual* recommends an analysis of potential indirect impacts to public health care facilities if an action would introduce a sizeable new neighborhood where none existed before. The proposed action would not generate any new residents. Therefore, further analysis is not necessary, and the proposed action would not result in significant adverse impacts to health care facilities.
- Child Care Facilities: The *CEQR Technical Manual* recommends an analysis of potential impacts to publicly funded group child care and Head Start centers if an action would generate more than 20 eligible children under age 6 and living in low/moderate-income residential units. As noted above, the proposed action would not generate any new low- or moderate-income residential units, and therefore further analysis is not necessary.
- Police and Fire Protection: The proposed action would not result in the direct displacement of a police or fire station, nor would it introduce a sizeable new neighborhood. Therefore, no further analysis is necessary.

The proposed action would have a direct effect on the NYULMC campus, an important healthcare facility. However, the modifications to the NYULMC campus that would result from the proposed action would not affect health care facilities on the campus and would be considered positive. The proposed action would allow NYULMC to construct the proposed Science Building, which would satisfy its programmatic need for additional research space that is optimally configured for efficient and collaborative research. The proposed Science Building would provide a flexible, adaptable, and functionally efficient research environment conducive to collaboration, and allow for physical connections and contiguities between the Science Building and existing NYULMC research facilities. Therefore, although the proposed action would affect the NYULMC campus, it would not result in a significant adverse impact, and no further analysis is necessary.

D. OPEN SPACE

The *CEQR Technical Manual* requires an analysis of potential impacts on open space when a project would have a direct effect on open space, or when it would have an indirect effect by generating: more than 50 residents or 125 workers in an area identified as underserved for open space resources; more than 350 residents or 750 workers in an area identified as well-served; or more than 200 residents or 500 employees in an area not identified as either underserved or well-served for open space resources.

The project site for the proposed action does not contain any open space, and therefore, the proposed action would not have a direct effect on open space. The proposed action is located in an area of Manhattan Community District 6 that is considered neither well-served nor underserved by existing open space resources, and would introduce approximately 285 new incremental workers over the No Action condition. Therefore, the proposed action does not warrant further analysis and would not result in any significant adverse open space impacts.

E. SHADOWS

See Attachment B.

F. HISTORIC AND CULTURAL RESOURCES

See Attachment C.

G. URBAN DESIGN AND VISUAL RESOURCES

See Attachment D.

H. NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near a development site and the proposed project may involve the direct or indirect disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetlands, including freshwater and tidal wetlands; terrestrial resources, such as grasslands and thickets; shoreline resources, such as beaches, dunes, and bluffs; gardens and other ornamental landscaping; and natural resources that may be associated with built resources, such as old piers and other waterfront structures.

There are no known natural resources within or adjacent to the project site. Rather, the study area is characterized by large institutional developments, and commercial and residential development. The FDR Drive (an elevated six-lane expressway) is an intervening structure between the project site and the East River. As there are no natural resources present on or near the project site, the proposed project would not result in a significant adverse natural resource impact.

I. HAZARDOUS MATERIALS

See Attachment E.

J. WATER AND SEWER INFRASTRUCTURE

A CEQR water and sewer infrastructure assessment analyzes whether a project may adversely affect the City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. According to the *CEQR Technical Manual*, only projects that increase density or change drainage conditions on a large site require a water and sewer infrastructure analysis.

A water supply assessment would be required for projects with an exceptionally large demand for water (over 1 million gallons per day) or for projects located in an area that experiences low water pressure (such as Coney Island and the Rockaway Peninsula). In addition, a wastewater and storm water conveyance and treatment analysis would be necessary if the project:

- Is located in a combined sewer area and would result in over 1,000 residential units or 250,000 sf of commercial use in Manhattan, or 400 residential units or 150,000 sf of commercial use in all other boroughs;
- Is located in a separately sewered area and would exceed: 25 residential units or 50,000 sf of commercial use in R1, R2, or R3 districts; 50 residential units or 100,000 sf of commercial use in R4 or R5 districts; 100 residential units or 100,000 sf of commercial use in all other zoning districts;
- Is located in an area that is partially sewered or currently unsewered;
- Involves development on a site 5 acres or larger where the amount of impervious surface would increase;
- Would involve development on a site 1 acre or larger where the amount of impervious surface would increase and is located in the Jamaica Bay watershed or specific drainage areas (Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchison River, Newtown Creek, Westchester Creek); or
- Would involve construction of a new storm water outfall that requires federal and/or state permits.

The proposed Science Building, an institutional use, would result in an incremental increase in consumption of approximately 83,147[1] gallons of water per day (gpd) over the No Action condition, which is well below the 1 million gpd threshold set forth in *CEQR*. As the project site is currently developed, the proposed action would not result in development of a site 5 acres or larger where the amount of impervious surface would increase. The proposed action would also not require the construction of a new storm water outfall. Therefore, the proposed action would not result in any significant impacts on water and sewer infrastructure, and no further analysis is necessary.

K. SOLID WASTE AND SANITATION SERVICES

The development of the proposed action would be expected to generate approximately 3,705[2] pounds of solid waste per week over the No Action condition. The solid waste generated by the proposed Science Building would not significantly increase the demand for solid waste and sanitation services.

L. ENERGY

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. The proposed project would not

[1] Based on 0.10 gallons per day (gpd) domestic and 0.17 gpd air conditioning from Table 13-2 of the *CEQR Technical Manual*.

[2] Based on 13 pounds per week from Table 14-1 of the *CEQR Technical Manual*.

significantly affect the transmission or generation of energy. The development of the proposed project would be expected to require an increment of approximately 77,203 million[1] BTUs of energy per year over the No Action condition.

M. TRANSPORTATION

See Attachment F.

N. AIR QUALITY

See Attachment G.

O. GREENHOUSE GAS EMISSIONS

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects with the greatest potential to produce GHG emissions that may result in inconsistencies with the City's GHG reduction goal to a degree considered significant. In addition, actions that fundamentally change the City's waste management system, such as city capital projects, power generation projects, and regulations, may also need to be analyzed. The proposed action would not be expected to produce GHG emissions of a level inconsistent with the City's GHG reduction goal, nor would it change the City's waste management system. Furthermore, a GHG emissions assessment is not warranted for projects that do not require preparation of an Environmental Impact Statement (EIS), such as the proposed action. Therefore, no further analysis is warranted, and the proposed action would not result in any significant adverse impacts related to GHG emissions.

P. NOISE

See Attachment H.

Q. PUBLIC HEALTH

According to the *CEQR Technical Manual*, public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Public health may be jeopardized by poor air quality resulting from traffic or stationary sources, hazardous materials in soil or groundwater used for drinking water, significant adverse impacts related to noise or odors, solid waste management practices that attract vermin and pest populations. Detailed public health analysis is warranted for projects with identified unmitigated adverse impacts in air quality, water quality, hazardous materials, or noise.

The proposed action is not expected to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. No exceedance of federal, state, or city standards would occur as a result of the proposed action. Therefore, the proposed action would not result in any significant adverse impacts to public health, and no further analysis is warranted.

R. NEIGHBORHOOD CHARACTER

See Attachment I.

S. CONSTRUCTION

See Attachment J.

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[1] Based on average annual usage of 250.7 thousand British Thermal Units (BTUs) per square foot from Table 15-1 of *CEQR Technical Manual*).

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 of 1977, as amended) which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant effect on the environment. 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

IMPACT CATEGORY	Potential Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy		
Socioeconomic Conditions		
Community Facilities and Services		
Open Space		
Shadows		
Historic and Cultural Resources		
Urban Design/Visual Resources		
Natural Resources		
Hazardous Materials		
Water and Sewer Infrastructure		
Solid Waste and Sanitation Services		
Energy		
Transportation		
Air Quality		
Greenhouse Gas Emissions		
Noise		
Public Health		
Neighborhood Character		
Construction Impacts		

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

3. LEAD AGENCY'S CERTIFICATION

TITLE _____ LEAD AGENCY _____

NAME _____ SIGNATURE _____

☐ **Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**

☐ **Issue *Conditional Negative Declaration***

A ***Conditional Negative Declaration*** (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR Part 617.

☐ **Issue *Positive Declaration* and proceed to a draft scope of work for the Environmental Impact Statement.**

If the lead agency has determined that the project may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency issues a Positive Declaration.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

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 6NYCRR, Part 617, State Environmental Quality Review, the **[ ]** 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 **[ ]** 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 that finds, because the proposed project:

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	LEAD AGENCY
NAME	SIGNATURE

A. INTRODUCTION

New York University Langone Medical Center (NYULMC) is seeking a zoning variance from the New York City Board of Standards and Appeals (BSA) to allow the following non-compliances:

- A portion of the proposed building is located within a required rear yard equivalent (Zoning Resolution [ZR] Section 24-382);
- The portion of the proposed building that is located within the initial setback distance exceeds the maximum permitted height of 85 feet above curb level or six stories, whichever is less, and penetrates the sky exposure plane (ZR 24-522);
- Lot coverage within the interior and through lot portions of the zoning lot exceeds 65 percent (ZR 24-11); and
- The proposed building increases the degree of non-compliance allowed by prior BSA variance (Cal. No. 186-10-BZ) with respect to tower coverage limitation (ZR 24-54 and 186-10-BZ).

Approval of these proposed actions would facilitate the development of the proposed Science Building, which would be located on the southeast corner of its campus (see Page 1a, "Project Description," and **Figure A-1**). The program for the Science Building would focus on research, and the new building would house the Neuroscience Institute. In addition to research facilities, the building is also expected to house administrative offices for the NYU School of Medicine (NYUSOM), seminar and conference space, research support space. The proposed Science Building is consistent with the traditional and dominant uses on the project site and compatible with surrounding uses in the study area.

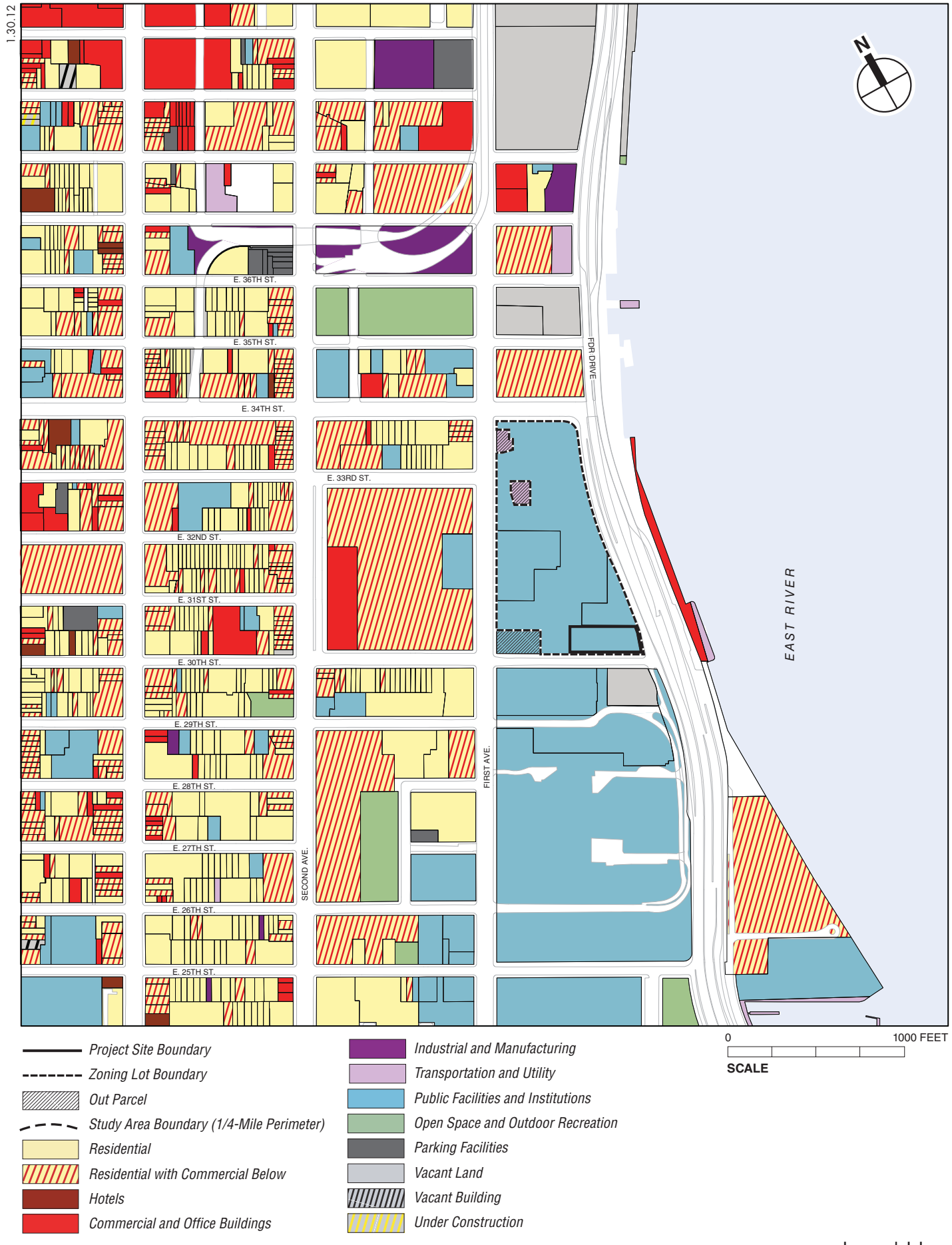
This section describes land use, zoning, and public land use policies in relation to the project site and surrounding ¼-mile study area to set the context for the other analysis areas and to consider any potential impacts associated with the proposed action.

B. EXISTING CONDITIONS

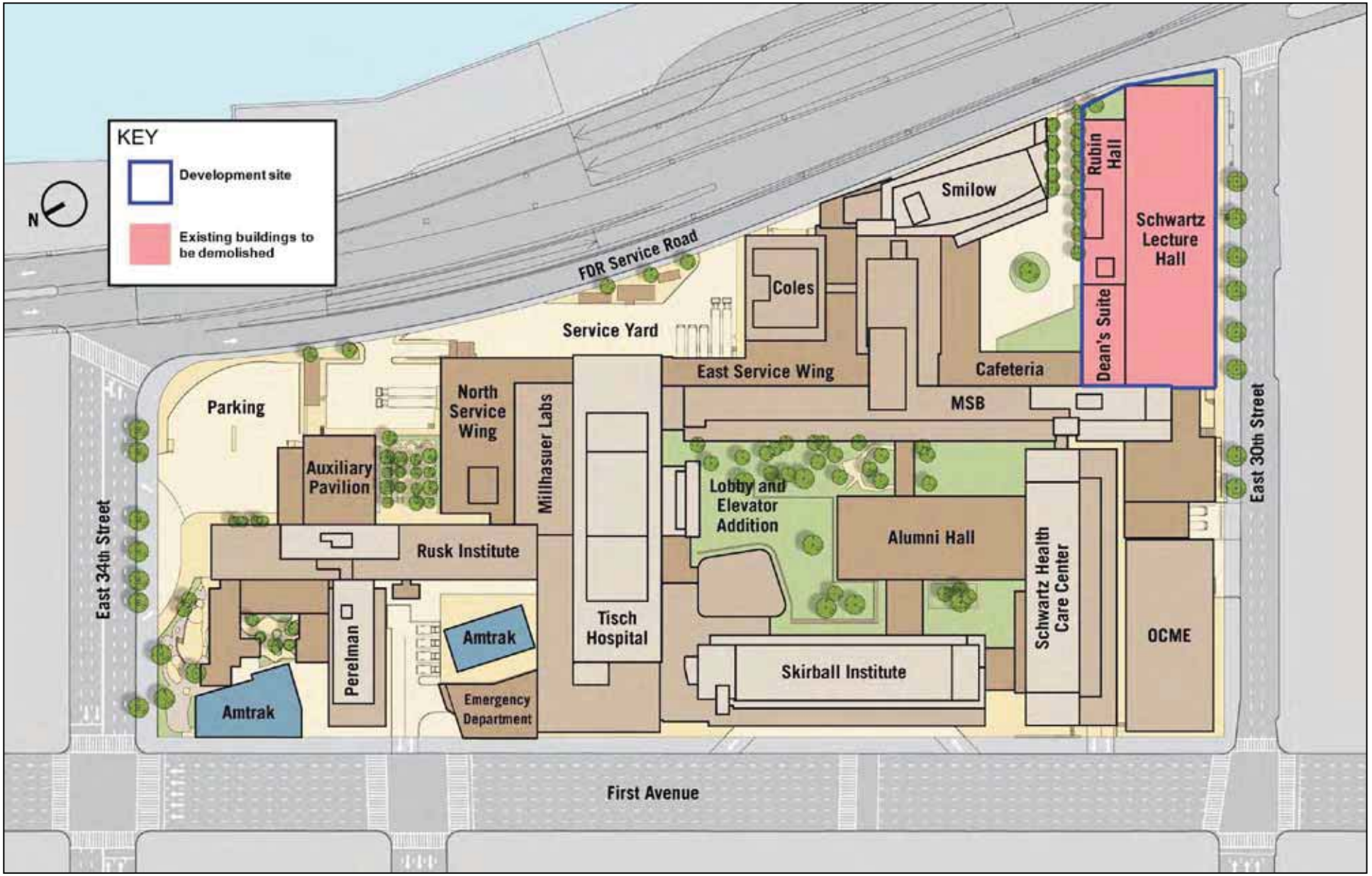
LAND USE

PROJECT SITE AND CAMPUS SUPERBLOCK

The project site currently contains Rubin Hall, Schwartz Lecture Hall, and the Medical Science Building/Dean's Suite (see **Figure A-2**). Independent of plans for the new Science Building, Rubin Hall, an outdated 15-story building with dormitory rooms, offices, and classrooms for NYUSOM, has been vacated and will be demolished. The previous population has been relocated to other existing NYULMC buildings in the area. A one-story portion of Schwartz



Land Use
Figure A-1



Campus Site Plan
Figure A-2

Lecture Hall and a two-story portion of the Medical Science Building/Dean's Suite would be demolished pursuant to the proposed project.

Outside the project site other buildings on the approximately 9.4 acre campus include Smilow Research Center, Schwartz Health Care Center, Skirball Institute, Tisch Hospital, and, at the north end of the campus, Rusk Institute of Rehabilitation Medicine (Rusk Institute).

There are three outparcels on the superblock that are not part of the NYULMC campus. Two small parcels owned by Amtrak and occupied by its emergency ventilation facilities are located along First Avenue near East 33rd and 34th Streets. The Office of Chief Medical Examiner (OCME) of the City of New York is located on the third outparcel at the corner of First Avenue and de-mapped former East 30th Street west of the project site.

STUDY AREA

As shown in **Figure A-1**, the half-mile radius study area is dominated by institutional uses, particularly between First Avenue and the FDR Drive.

Directly west of the campus, NYULMC's Arnold & Marilyn Greenberg Hall, a mixed-use residential and office building, is located on the superblock otherwise occupied by Kips Bay Towers, between East 33rd and East 30th Streets between First and Second Avenues.

Opposite the project site on the south side of former East 30th Street, adjacent to the FDR Drive is the temporary structure housing the morgue for the unidentified remains of September 11 victims. To the west of that the former Bellevue Hospital Psychiatric Building is a 9-story brick building that has been operated by the New York City Department of Homeless Services as the 30th Street Men's Shelter since 1985.

In the next block to the south is the 6-story former Bellevue R&S Building. It was renovated for and occupied by the New York City Administration for Children's Services. To the east of it on the south side of East 29th Street is the Alexandria Center for Life Science at East River Science Park. The first laboratory building has been completed and overlooks the FDR Drive and the East River.

The campus of Bellevue Hospital Center extends south from East 28th Street to East 26th Street. Part of the New York City Health and Hospitals Corporation, it has more than 800 beds and a Level I Trauma Center. Bellevue is a teaching hospital of NYUSOM and an integral component of its residency programs. NYULMC's attending physicians and house staff provide services to Bellevue. The health care corridor south of Bellevue Hospital includes the Hunter College Brookdale Health Science Center between East 25th and 26th Streets and a New York City Department of Health (NYSDOH) Public Health Laboratory at East 26th Street and First Avenue.

Additional institutional uses within the study area include the Churchill School and Center on East 29th Street and the Chapel of the Sacred Hearts of Jesus and Mary on East 33rd Street.

Residential uses include large residential towers and smaller scale apartments. Kips Bay Towers has two 21-story residential buildings along East 33rd and East 30th Streets between First and Second Avenues. Between the two buildings is a private courtyard. A second large residential complex is Henry Phipps Plaza, which spans from East 26th to 29th Streets along Second Avenue. Smaller scale apartment buildings and row houses line other blocks west of First Avenue. North of the NYULMC campus is the 35-story Rivergate at East 34th Street and the FDR Drive. A 12-story residential building at 303 East 33rd Street between First and Second Avenues was completed in late 2010, and contains approximately 128 units and medical office space.

Commercial uses in the study area are concentrated in the ground floors of buildings along First and Second Avenues and in a commercial strip, Kips Bay Center, on the east side of Second Avenue from East 30th Street to East 32nd Street. The Water Club restaurant is located on the outboard side of the East River Esplanade north of former East 30th Street. A heliport is located along the river at East 34th Street, and various ferries operate from the piers at East 35th Street.

City-owned parks are limited to Bellevue South Park and the Albano Playground. The Bellevue South Park is a 1.76 acre open space extending along Mt. Carmel Place north of East 26th Street, features basketball courts, playground and fitness equipment, and other amenities. The Albano Playground is located at the corner of Second Avenue and East 29th Street. The Rivergate apartment house provides a privately owned publicly accessible open space at the corner of First Avenue and East 34th Street. A portion of the East River Promenade, a waterfront connector space, is also located with the study area.

Running north-south through the study area the FDR Drive and First and Second Avenues are major traffic arteries as is 34th Street running east-west.

ZONING

PROJECT SITE AND CAMPUS SUPERBLOCK

The project site is part of the NYULMC zoning lot, which is located in an R8 district (see **Figure A-3**). The maximum floor area ratio (FAR) in R8 districts for community facility uses such as hospitals and educational instructions is 6.5. The maximum permitted floor area on the 408,511-square-foot NYULMC superblock is 2,655,322 square feet, and the existing built floor area is 2,472,110 square feet. The maximum residential FAR in R8 districts ranges from 0.94 to 6.02. Apartment houses in these districts can be mid-rise, 8- to 10-story buildings or narrower, taller buildings set back from the street. Building heights are governed by sky exposure planes.

STUDY AREA

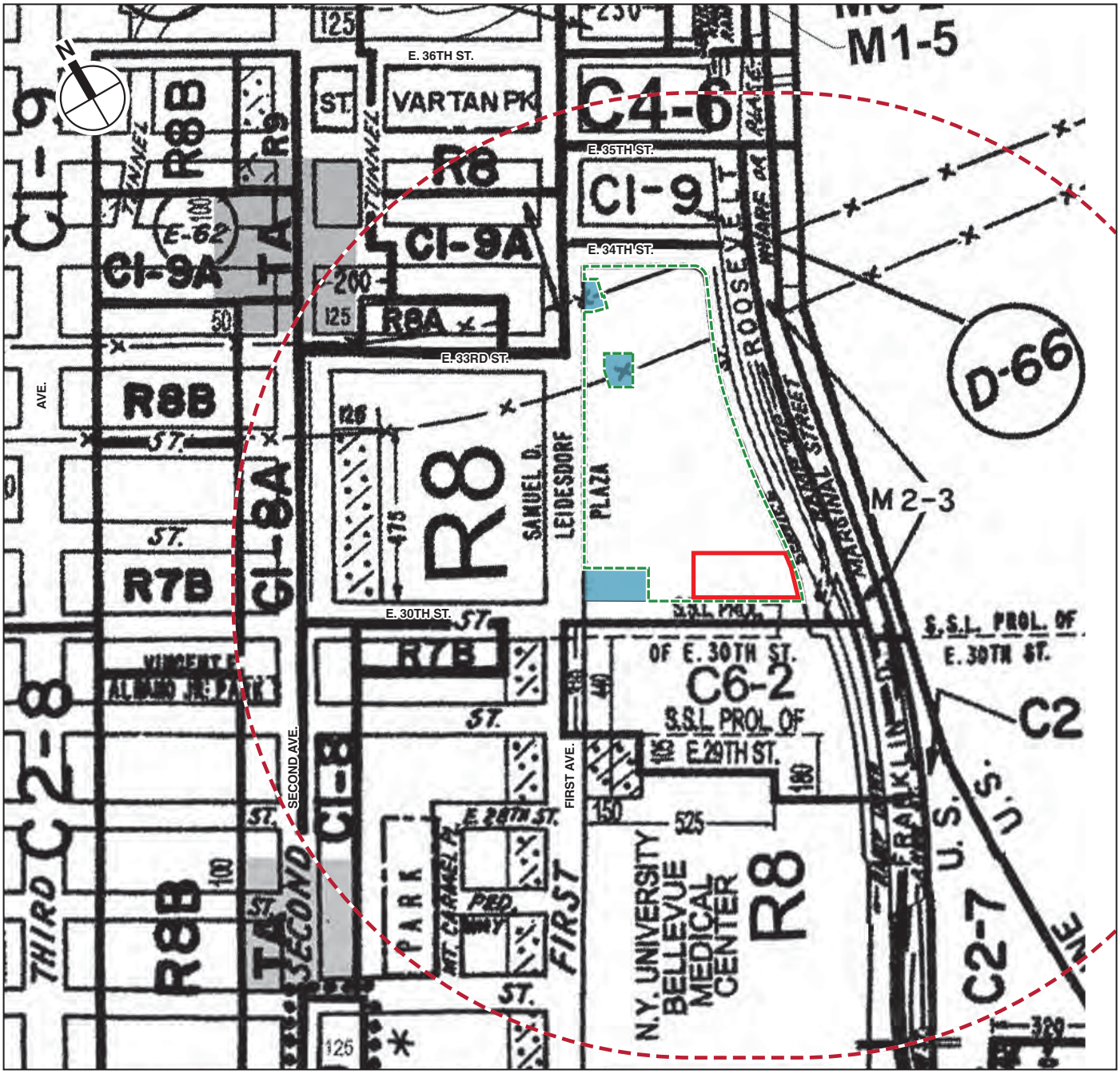
Besides the predominant R8 zoning, the study area contains C1-8, C1-8A, C1-9, C1-9A, C2-5, C2-7, C4-6, and C6-2 commercial zoning districts, as well as R7B and R8A residential zoning districts and an M2-3 zone along the East River.

C1-8, C1-8A, C1-9, and C1-9A commercial districts are predominantly residential in nature, and typical uses include grocery stores, dry cleaners, restaurants, and clothing stores that cater to the needs of the local community. The maximum commercial FAR is 2.0, and the maximum residential FAR is 10.0, except in C1-8A districts where it is 0.99-7.52. The residential district equivalent for C1-8 districts is R10, for C1-8A it is R9A, for C1-9 is R10, and for C1-9A is R10A.

Commercial uses in C2-5 districts are intended to serve a wide neighborhood. In the study area they are mapped as an overlay in the R8 district along First and Second Avenues and thus have a maximum commercial FAR of 2.0. C4-6 districts have a maximum commercial FAR of 3.4 and a maximum residential FAR of 10.0 (up to 12.0 with inclusionary housing). The residential district equivalent for C4-6 districts is R10.

The area south of the project site is mapped C6-2. This district has a maximum commercial FAR of 6.0 and a maximum residential FAR of 0.94 to 6.02. The residential district equivalent for C6-2 districts is R8. By Special Permit from the City Planning Commission scientific and research facilities, such as East River Science Park, are allowed.

12.15.11



Project Site Boundary

Study Area Boundary (1/4-Mile Perimeter)

Zoning Lot Boundary

Out Parcel

Zoning District Boundary

Special Purpose District

C2-5 Overlay

Zoning
Figure A-3

A small R7B residence district is mapped on the midblock on the south side of East 30th Street west of First Avenue. Quality Housing bulk regulations are mandatory. The maximum FAR is 3.0, building heights cannot exceed 75 feet, and parking is required for 50 percent of dwelling units. A small R8A district is mapped on the north side of East 33rd Street west of First Avenue. It has a maximum FAR of 6.02. Quality Housing bulk regulations are mandatory.

M2 districts are mapped mainly in older industrial areas along the waterfront. M2-3 zones are mapped only in Manhattan and, while they have performance standards, they do not require parking. The maximum FAR is 2.0.

PUBLIC POLICY

WATERFRONT REVITALIZATION PROGRAM

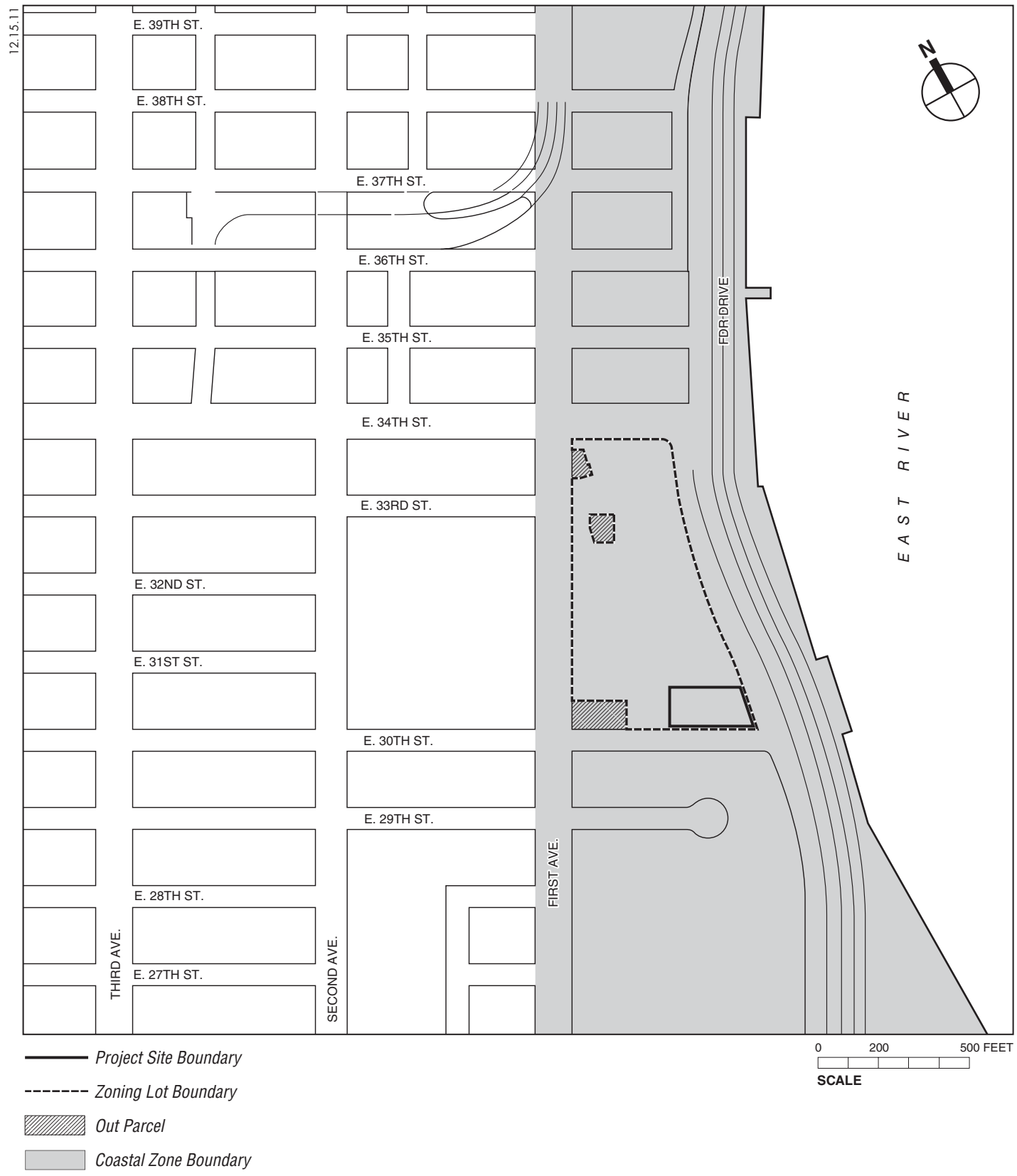
The site of the proposed project is located entirely within the Coastal Zone designated by New York State and City (see **Figure A-4**). For this reason, the project is subject to a review for compliance with the City's Coastal Zone management policies. The New York City Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool. As originally adopted in 1982 and revised in 1999, it establishes the City's policies for development and use of the waterfront. All proposed actions subject to City Environmental Quality Review (CEQR), Uniform Land Use Review Procedure (ULURP), or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the WRP.

COMPREHENSIVE WATERFRONT PLAN

In March 2011, the New York City Department of City Planning (DCP) released *Vision 2020: New York City Comprehensive Waterfront Plan*. The plan articulates eight goals for New York City's waterfront:

- Expand public access to the waterfront and waterways on public and private property for all New Yorkers and visitors alike.
- Enliven the waterfront with a range of attractive uses integrated with adjacent upland communities.
- Support economic development activity on the working waterfront.
- Improve water quality through measures that benefit natural habitats, support public recreation, and enhance waterfront and upland communities.
- Restore degraded natural waterfront areas, and protect wetlands and shorefront habitats.
- Enhance the public experience of the waterways that surround New York—our Blue Network.
- Improve governmental regulation, coordination, and oversight of the waterfront and waterways.
- Identify and pursue strategies to increase the City's resilience to climate change and sea level rise.

The *Comprehensive Waterfront Plan* lays out strategies to achieve each goal and complements those strategies with the New York City Waterfront Action Agenda, a set of projects chosen for their ability to catalyze investment in the waterfront.



Coastal Zone Boundary
Figure A-4

C. THE FUTURE WITHOUT THE PROPOSED ACTION

LAND USE

PROJECT SITE AND CAMPUS SUPERBLOCK

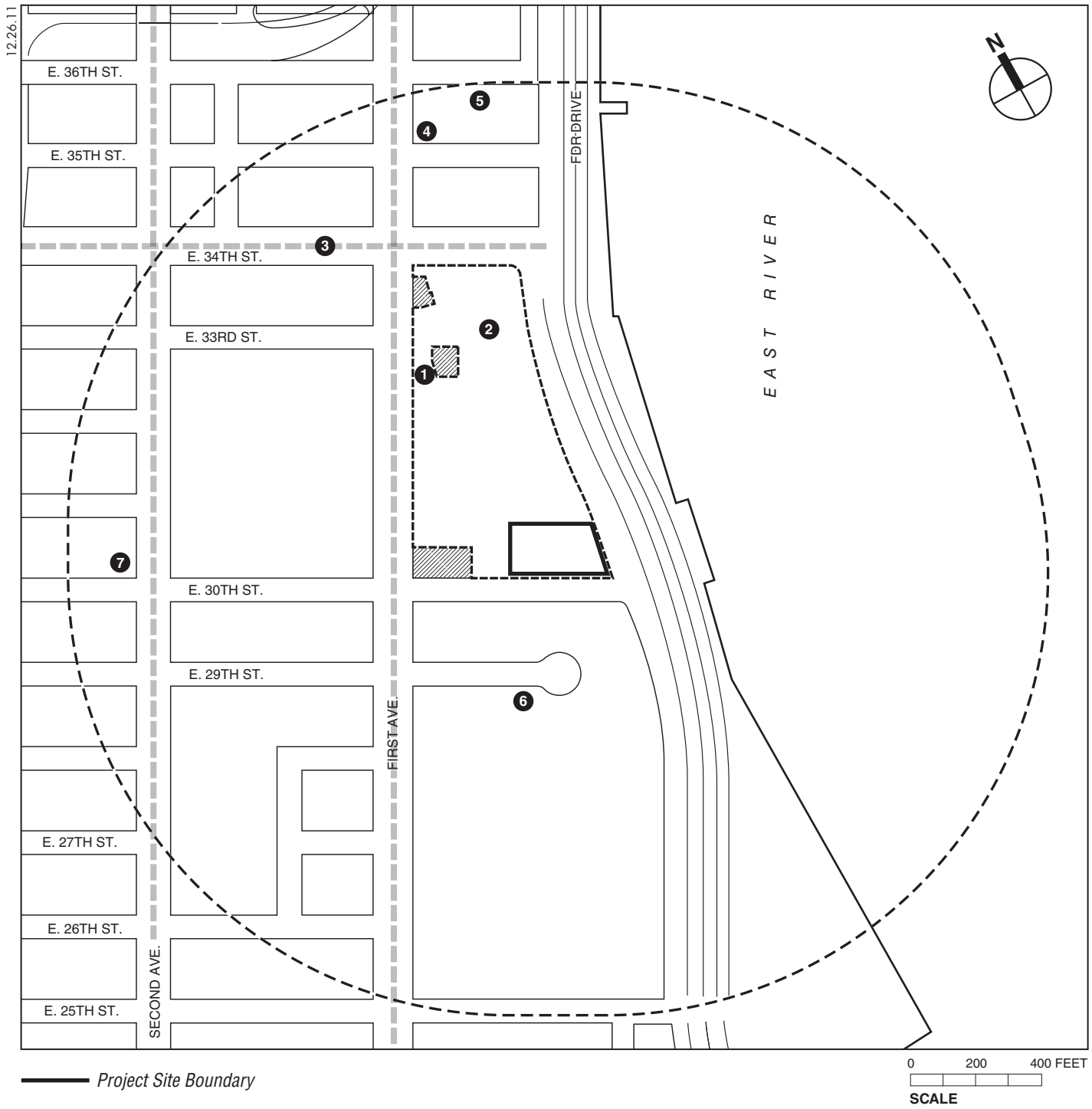
Absent the proposed action, NYULMC would still need new laboratory space and would construct a complying building on the project site of approximately 135,524 gsf that would be four stories tall. The estimated population of the building would be 250 people, of which half (125) would be new to the project site.

Elsewhere on the campus superblock, NYULMC obtained approvals from BSA in July 2010 to expand and improve its Emergency Department (ED) to meet the growing needs of the population and to provide separate facilities for the pediatric patients. The expansion is expected to be completed by 2013. **Table A-1**, below, lists anticipated background development projects that will be completed by the proposed project's build year of 2017. **Figure A-5** shows where these projects are located.

Table A-1
No Action Projects

Ref. No.	Name	Description	Completion Year
1	NYULMC Emergency Department (ED) Expansion	Renovation of approximately 21,000 gsf ED uses in Tisch and expansion of existing ED by approximately 12,700 gsf	2013
2	NYULMC Kimmel Pavilion and Energy Building	895,800 gsf in-patient hospital Hospital support	2017
3	34th Street Transitway	Traffic, transit, and pedestrian improvements	2012
4	PS/IS 281 616 First Avenue	113,372 zsf, 640-seat public school	2013
5	616 First Avenue	703,530 zsf residential (828 units) 6,350 ZSF retail; 18-20,000 sf open space	By 2017
6	Alexandria Center for Science and Technology at East River Science Park	Laboratory space, open space, parking	Phase II 2017
7	543 Second Avenue	3-story commercial building	2012
Notes: sf = square feet; gsf = gross square feet; zsf = zoning square feet			

BSA also approved the Kimmel Pavilion and Energy Building in 2011, to be located on the northeast portion of the superblock, at East 34th Street and along the FDR Drive. Rusk Institute along with the Perelman Building, the Auxiliary Pavilion and other small buildings are being demolished. The approximately 895,800 gross square foot Kimmel Pavilion will house hospital functions including inpatient rooms, operating and image guided procedure rooms, an observation unit for post-procedure patients, a state-of-the-art sterile processing department for operating room instruments, and expansions of the loading docks and materials management department. It will be physically linked to and function with the existing Tisch Hospital. The approximately 113,760 gross square foot Energy Building will house a combined heat and power (CHP) plant, primary electric service and emergency generators to support the campus, as well as space for patient care (specifically, radiation oncology). The Energy Building will also be physically linked to and function with Tisch Hospital. In addition, a bulk oxygen storage structure will be constructed on the former East 30th Street. All elements of this project are expected to be complete by 2017.



No Action Projects
Figure A-5

STUDY AREA

Several projects are planned or under way that may be completed by the project build year of 2017 (see **Figure A-5** and **Table A-1**).

On the north side of the campus, the 34th Street Transitway project is expected to create a set of fully protected bus lanes from the FDR Drive to Twelfth Avenue, as well as pedestrian crossing islands and sidewalk expansions to address pedestrian safety needs. East of Fifth Avenue the bus lanes would be on the north side of 34th Street, while general traffic would flow eastbound on the south side of the street. The Transitway is expected to be operational in 2012. As part of the Transitway project, fare pre-payment on 34th Street began in November 2011, and the M34 bus service was renamed the M34 Select Bus Service (SBS) and the M16 was renamed the M34A SBS.

South of the campus, the first phase of the Alexandria Center for Life Science at East River Science Park has opened. East River Science Park was planned to support the development of biotechnology in New York City. A second building of that Alexandria Center (the West Tower) has been designed and the foundation has been built. It is expected to be in construction in 2012 and be complete by 2017. The third parcel lies north of East 29th Street, and is the location of the temporary morgue for the unidentified remains of September 11 victims.

The First Avenue Properties Rezoning (approved by the City Council in 2008) included the block bounded by East 35th and East 36th Streets and First Avenue and the FDR Drive. At East 35th Street and First Avenue, a 640-seat public school (PS/IS 281) is currently under construction, and is expected to be completed by 2013. Approved plans for the remainder of that block include two residential towers totaling approximately 703,000 zoning square feet, retail space totaling approximately 6,000 zoning square feet, and open space of approximately 18,000 to 20,000 square feet; this development is expected to be complete by 2017.

Additional development in the study area includes a small commercial building planned for the northwest corner of 30th Street and Second Avenue; construction has not begun but the site has been cleared.

ZONING AND PUBLIC POLICY

As described above, the development of a smaller (135,524-gsf) new Science Building on the project site would take place absent the proposed action. It would comply with zoning regulations and would not require discretionary approvals from the BSA. No changes to zoning or public policy on the project site, or elsewhere in the study area would be expected in the future without the proposed action.

The smaller complying building would support the Neuroscience Institute in its use of the approved grant from the Empire State Development Corporation (April 2011), and it would also support the City's policy to promote biomedical research as exemplified by the East River Science Park. However, the complying building would have reduced efficiencies and limited research space, and therefore would not fulfill NYULMC's programmatic needs, as described on page 1a of the EAS, "Project Description."

D. PROBABLE IMPACTS OF THE PROPOSED ACTION

LAND USE

PROJECT SITE AND CAMPUS SUPERBLOCK

In terms of land use, conditions with the proposed action would be generally the same as conditions in the future without the proposed action. The proposed action would be consistent with other land uses on the block and in the surrounding area. The project site is on a superblock that is historically and currently associated with medical, educational, and research uses.

STUDY AREA

The campus itself is part of a larger concentration of similar health care and biomedical research facilities, such as Bellevue Hospital and East River Science Park. With uses consistent with the medical-oriented facilities in the study area and essentially the same as those in the No Action condition, the proposed action would not have a significant adverse impact on land use.

ZONING

The proposed action would not affect the underlying R8 zoning. However, in order to accommodate laboratory space for NYULMC's growing research program and provide an appropriate physical relationship to the existing NYULMC campus facilities, the Science Building would not comply with certain bulk regulations of the Zoning Resolution. Therefore, NYULMC is seeking a zoning variance from BSA to allow the following non-compliances:

- **A portion of the proposed building is located within a required rear yard equivalent (ZR Section 24-382)**. A small volume of the northeast portion of the proposed building would encroach upon the required rear yard equivalent of a through lot portion of the zoning lot.
- **The portion of the proposed building that is located within the initial setback distance exceeds the maximum permitted height of 85 feet above curb level or six stories, whichever is less, and penetrates the sky exposure plane (ZR 24-522**). A small volume of the easternmost portion of the proposed Science Building would be located within the required setback distance and would pierce the sky exposure plane applicable along the FDR Drive Service Road.
- **Lot coverage within the interior and through lot portions of the zoning lot exceeds 65 percent (ZR 24-11).** The construction of the proposed project would result in more than 65 percent lot coverage on the interior and through lot portions of the zoning lot.
- **The proposed building increases the degree of non-compliance allowed by prior BSA variance (Cal. No. 186-10-BZ) with respect to tower coverage limitation (ZR 24-54 and 186-10-BZ).** The portion of the proposed Science Building located above an elevation of 101.95 feet (or a height of 85 feet above curb level) would constitute tower coverage, resulting in an increased degree of non-compliance of previously approved towers on the zoning lot with applicable tower coverage limitations.

These non-compliances result from the location and configuration of the project site, which in turn limit the configuration and dimensions of the proposed Science Building's floor plates, and from NYULMC's programmatic needs for additional research space, efficient floor plates, and

physical connections to existing research facilities. The needed laboratory space, conference facilities, and related amenities cannot be developed on the project site unless the Science Building's height exceeds the threshold for tower coverage. The accommodation of this amount of space on floor plates that are repetitive and adaptable, with sufficient dimensions to facilitate collaboration among researchers and with the desired connections to adjacent NYULMC facilities, further requires a building envelope that encroaches upon the required setback area, sky exposure plane, rear yard equivalent, and which exceeds the amount of lot coverage allowed on the interior and through lot portions of the zoning lot.

Reducing the dimensions of the building's floor plates in order to eliminate these non-compliances results in programmatic deficiencies on the laboratory floors—in particular, fewer open laboratory bench modules, procedure rooms, alcoves, and researcher offices—and in offsets in building infrastructure at the upper laboratory levels that would further burden the building's efficiency. To avoid these offsets while maintaining a consistent floor plate size on all laboratory floors would require a significantly smaller laboratory floor plate on every floor, accommodating fewer researchers than are required to provide an effective, efficient, collaborative laboratory group.

An existing loading facility on the Zoning Lot, located above the western portion of Schwartz Lecture Hall, would be demolished in connection with the proposed project. This facility currently accommodates the research support space deliveries and waste removals that would be handled in consolidated operations in the proposed Science Building. Consolidation would provide efficiencies in campus operations, provide clear separation between public and service circulation paths, and support the creation of a new identity for the School of Medicine by removing loading operations from former East 30th Street. However, in order to serve existing materials management needs, these existing loading berths must remain in operation until the construction of the proposed project and its five new loading berths is complete. The continued use of the existing loading facilities during this period would result in a temporary increase in the degree of non-compliance of the zoning lot with lot coverage regulations of approximately six months.

These actions would not affect underlying zoning or be applicable to other sites in the area. They would instead facilitate the development of an efficient, collaborative, and state of the art medical science research facility that would be consistent with land use in the study area, as described above. Therefore, the requested actions would not have a significant adverse impact to zoning or public policy on the project site or within the study area.

PUBLIC POLICY

The proposed building would better support the Neuroscience Institute in its use of approved ESDC grant, and it would also be consistent with the City's policy to promote biomedical research as exemplified by the East River Science Park.

WATERFRONT REVITALIZATION PROGRAM

A consistency assessment of the New York City Waterfront Revitalization Program is provided below, in Section E.

COMPREHENSIVE WATERFRONT PLAN

While the project site is within the City's designated coastal zone, the site has no relationship to the waterfront and is located approximately 250 feet from the water's edge. The FDR Drive, a six-lane elevated expressway, is an intervening structure that limits visual and physical access between the East River waterfront and the project site. Therefore, none of the goals of the City's Comprehensive Waterfront Plan (as described above) are applicable to the proposed action. The proposed action would not further limit access to the waterfront and would not adversely affect any of the goals of the Comprehensive Waterfront Plan. As described below under Section E, the proposed project would include appropriate measures to minimize flood damage and manage hazardous materials, thus preventing any adverse impacts on the nearby East River.

E. WATERFRONT REVITALIZATION PROGRAM

New York City's WRP includes 10 policies designed to maximize the benefits derived from economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives. This section provides additional information for each of the policies that have been checked "yes" in the *New York City WRP Coastal Assessment Form* included as **Appendix A**.

Policy 6: Minimize loss of life, structures and natural resources caused by flooding and erosion.

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the condition and use of the property to be protected and the surrounding area.

The proposed project would minimize impacts on lives and structures from flooding by complying with all applicable Federal Emergency Management Agency (FEMA) and City of New York requirements to minimize flood damage. Therefore, the proposed project would be consistent with this policy.

Policy 6.2: Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.

Public funding for flood prevention or erosion control measures is not part of the proposed project. Therefore, this policy does not apply.

Policy 6.3: Protect and preserve non-renewable sources of sand for beach nourishment.

The project site does not contain any public or private beaches and does not contain non-renewable sources of sand. Therefore, this policy does not apply.

Policy 7: Minimize environmental degradation from solid waste and hazardous substances.

Policy 7.1: Manage solid waste material, hazardous wastes, toxic pollutants, and substances hazardous to the environment to protect public health, control pollution and prevent degradation of coastal ecosystems.

The applicant would follow all applicable guidelines for the management of hazardous materials. Therefore, the proposed action would be consistent with this policy (see Attachment E, "Hazardous Materials.")

Policy 7.2: Prevent and remediate discharge of petroleum products.

See response to Policy 7.1 above.

Policy 7.3: Transport solid waste and hazardous substances and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.

Any hazardous materials uncovered during construction would be disposed of or remediated in conformance with all applicable laws, rules, and regulations, thus minimizing the potential for adverse impacts on coastal resources. The proposed action would not entail the siting of solid or hazardous waste facilities. Therefore, the proposed action is consistent with this policy.

Policy 10: Protect, preserve, and enhance resources significant to the historical, archaeological, and cultural legacy of the New York City coastal area.

Policy 10.1: Retain and preserve designated historic resources and enhance resources significant to the coastal culture of New York City.

The proposed project would not displace or directly affect any historic resources. Because the project site is located within 90 feet of the former Bellevue Psychiatric Building (S/NR-eligible), a Construction Protection Plan (CPP) would be developed to avoid inadvertent adverse impacts during construction, in accordance with the New York City Landmarks Preservation Commission's (LPC) Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings, and the Department of Building's (DOB) Technical Policy and Procedure Notice (TPPN) #10/88.

Policy 10.2: Protect and preserve archaeological resources and artifacts.

The LPC determined that the project site is not sensitive for archaeological resources in a letter dated January 25, 2011 (see **Appendix B**). Therefore, this policy does not apply.

Based on the information presented above, the proposed project complies with New York City's WRP. ✷

Attachment B: Shadows

A. INTRODUCTION

This attachment examines whether the proposed Science Building would cast new shadows on any sunlight-sensitive publicly accessible resources or other resources of concern, and assesses the potential effects of any such new shadows. Sunlight-sensitive resources include publicly-accessible open spaces, sunlight-dependent features of historic and cultural resources, and natural resources such as water bodies.

According to the *City Environmental Quality Review (CEQR) Technical Manual*, a shadows assessment is required only if the proposed project would result in structures (or additions to existing structures) of 50 feet or more, or be located adjacent to, or across the street from, a sunlight-sensitive resource. Since the proposed Science Building would be approximately up to 320 feet high, a shadows assessment is warranted.

The detailed analysis concluded that the proposed Science Building would cast new shadows on a portion of the Water Club Esplanade and the East River in all seasons, ranging from approximately one hour in winter to three hours in early summer. The Water Club Esplanade and the river would continue to receive direct sunlight throughout the morning and early afternoon in all seasons. During the late afternoon when incremental shadow would fall on portions of the Water Club Esplanade, other portions would remain in sunlight. The analysis concluded that the project would not result in any significant adverse shadow impacts.

B. DEFINITIONS AND METHODOLOGY

DEFINITIONS

Incremental shadow is the additional, or new, shadow that a structure resulting from a proposed project would cast on a sunlight-sensitive resource.

Sunlight-sensitive resources are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. Such resources generally include:

- *Public open space* (e.g. parks, beaches, playgrounds, plazas, schoolyards, greenways, landscaped medians with seating). Planted areas within unused portions of roadbeds that are part of the Greenstreets program are also considered sunlight-sensitive resources.
- *Features of architectural resources that depend on sunlight for their enjoyment by the public*. Only the sunlight-sensitive features need be considered, as opposed to the entire resource. Such sunlight-sensitive features might include: design elements that depend on the contrast between light and dark (e.g. recessed balconies, arcades, deep window reveals); elaborate, highly carved ornamentation; stained glass windows; historic landscapes and

scenic landmarks; and features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as a 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.

As defined by the *CEQR Technical Manual*, non-sunlight-sensitive resources include:

- *City streets and sidewalks* (except Greenstreets);
- *Private open space* (e.g. front and back yards, stoops, vacant lots, and any private, non-publicly accessible open space);
- *Project-generated open space* cannot experience a significant adverse shadow impact from the project because without the project, the open space would not exist. However, when the condition of the project-generated open space is included as part of a CEQR qualitative open space analysis, a discussion of how shadows would affect the new space may be warranted.

A significant adverse shadow impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight, thereby significantly altering the public's use of the resource or threatening the viability of vegetation or other resources. Each case must be considered on its own merits based on the extent and duration of new shadow and an analysis of the resource's sensitivity to reduced sunlight.

METHODOLOGY

First, a preliminary screening assessment must be conducted to ascertain whether a project's shadow could reach any sunlight-sensitive resources at any time of year. The preliminary screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the proposed building representing the longest shadow that could be cast. If there are sunlight-sensitive resources within this radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project shadow by accounting for the fact that shadows can never be cast between a certain range of angles south of the project site due to the path of the sun through the sky at the latitude of New York City. 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 project shadow 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, taking into account existing buildings and their shadows. The detailed analysis provides the data needed to assess the shadow impacts. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis and assessment are documented with graphics, a table of incremental shadow durations, and narrative text.

C. PRELIMINARY SCREENING ASSESSMENT

A base map was developed (see **Figure B-1**) showing the location of the proposed Science Building and the surrounding street layout. In coordination with the land use, historic resources,

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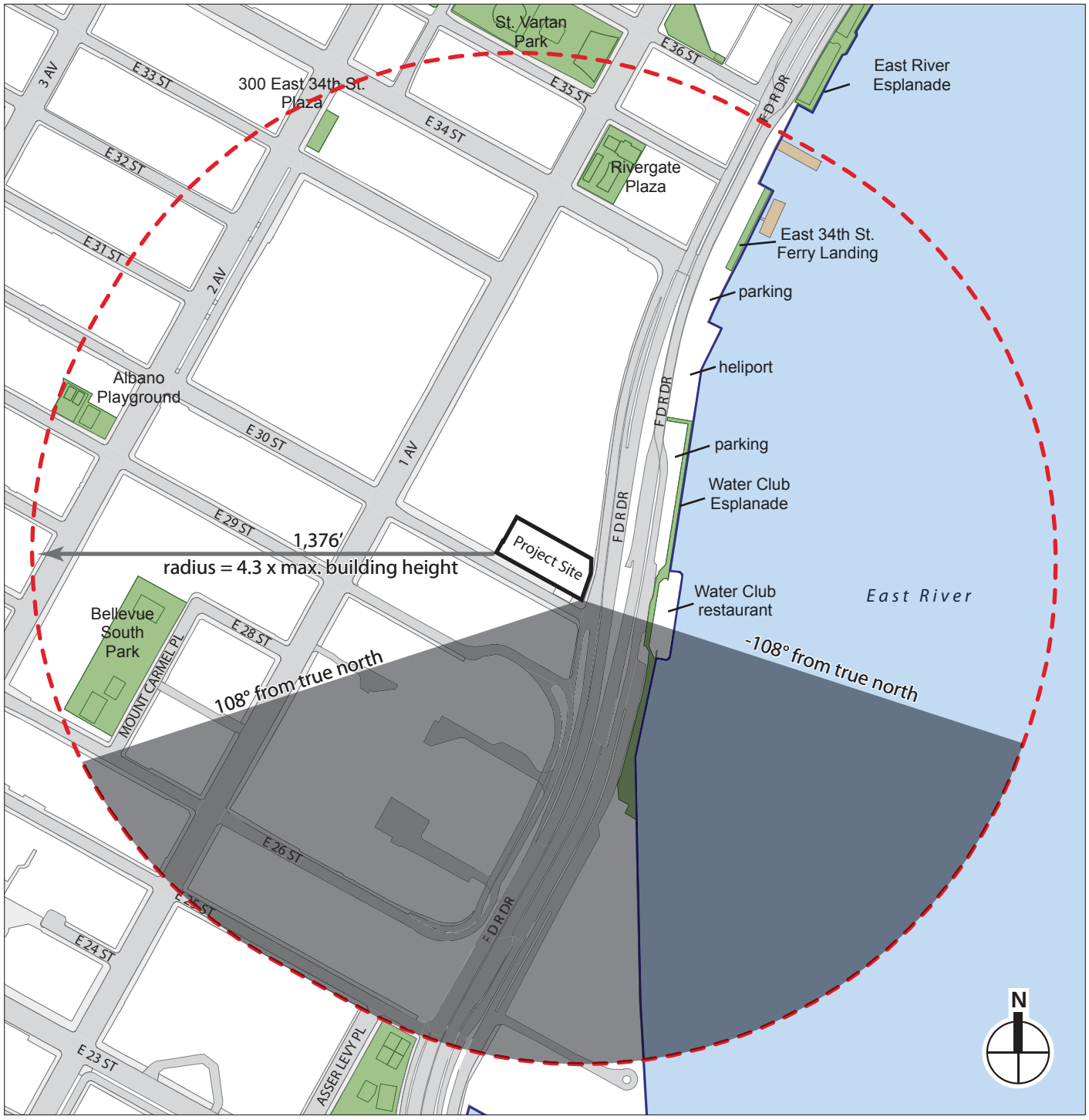


Project site boundary

Lomgest shadow study area boundary

Area that cannot be shaded by proposed building

Publicly accessible open spaces

and other assessments presented in this document, potentially sunlight-sensitive resources were identified and shown on the map. Topographic information was also added to the map, in the form of spot elevations published in Geographic Information Systems (GIS) format by the New York City Department of Information Technology and Telecommunications (DoITT).

TIER 1 SCREENING ASSESSMENT

For the Tier 1 assessment, the longest shadow that the proposed structure could cast is calculated, and, using this length as the radius, a perimeter is drawn around the project site. Anything outside this perimeter representing the longest possible shadow could never be affected by project generated shadow, while anything inside the perimeter needs additional assessment.

According to the *CEQR Technical Manual*, the longest shadow that a structure can cast at the latitude of New York City occurs on December 21, the winter solstice, at the start of the analysis day at 8:51 AM, and is equal to 4.3 times the height of the structure.

The proposed Science Building would be approximately up to 320 feet in height. Therefore the longest shadow study area for this project would be a perimeter around the project site with a radius of approximately 1,376 feet (4.3 x 320).

As shown in **Figure B-1**, a number of potentially sunlight-sensitive resources are located within the Tier 1 longest shadow study area. Therefore, the next tier of screening assessment was conducted.

TIER 2 SCREENING ASSESSMENT

Because of the path that the sun travels 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. **Figure B-1** illustrates this triangular area south of the project site. The complementing area to the north within the longest shadow study area represents the remaining area that could potentially experience new project generated shadow.

All the potentially sunlight-sensitive resources identified in the Tier 1 assessment are located in the remaining shadow study area, and require further analysis.

TIER 3 SCREENING ASSESSMENT

The direction and length of shadows vary throughout the course of the day and also differ depending on the season. In order to determine if and when project generated shadow could fall on a sunlight-sensitive resource, three-dimensional computer modeling software is used in the Tier 3 assessment to calculate and display the proposed Science Building's shadows over the course of individual representative days of the year.

REPRESENTATIVE DAYS FOR ANALYSIS

Shadows on the summer solstice (June 21), winter solstice (December 21) and spring and fall equinoxes (March 21 and September 21, which are approximately the same in terms of shadow patterns) are modeled, to represent the range of shadows over the course of the year. An additional representative day during the growing season is also modeled, generally the day halfway between the summer solstice and the equinoxes, i.e. May 6 or August 6, which are approximately the same.

TIMEFRAME WINDOW OF ANALYSIS

The shadow assessment considers shadows occurring between one and a half hours after sunrise and one and a half hours before sunset. At times earlier or later than this timeframe window of analysis, the sun is down near the horizon and the sun's rays reach the Earth at very tangential angles, diminishing the amount of solar energy and producing shadows that are very long, move fast, and generally blend with shadows from existing structures until the sun reaches the horizon and sets. Consequently, shadows occurring outside the timeframe window of analysis are not considered significant under CEQR, and their assessment is not required.

TIER 3 SCREENING ASSESSMENT RESULTS

Figure B-2 illustrates the range of shadows that would occur, absent intervening structures, from the proposed Science Building on the four representative days for analysis. The shadows are shown occurring approximately every two to three hours from the start of the analysis day (one and a half hours after sunrise) to the end of the analysis day (one and a half hours before sunset).

The assessment shows that the proposed Science Building's shadow could fall on the Water Club Esplanade located along the river between East 30th Street and East 32nd Street in the afternoon on all four analysis days. Project-generated shadow would also reach portions of the East River itself on all four analysis days.

In addition, absent intervening buildings, project-generated shadow would be long enough to reach a small section of Bellevue South Park very early on the June 21 analysis day.

The proposed Science Building's shadow might also be long enough to reach a small section at the south end of the East 34th Street Ferry Landing on the December 21 analysis day.

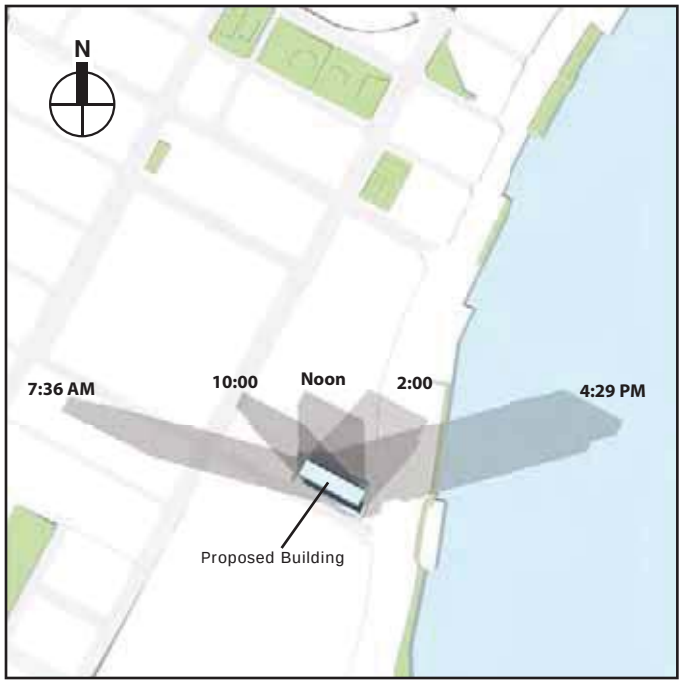
Therefore, for these three open spaces and the East River, further assessment of potential new shadows is required. Project-generated shadow would not reach any other sunlight-sensitive resources, including Bellevue South Park, Albano Playground, 300 East 34th Plaza, St. Vartan Park, or Rivergate Plaza, at any time of year, and therefore these resources require no further assessment.

D. DETAILED SHADOW ANALYSIS

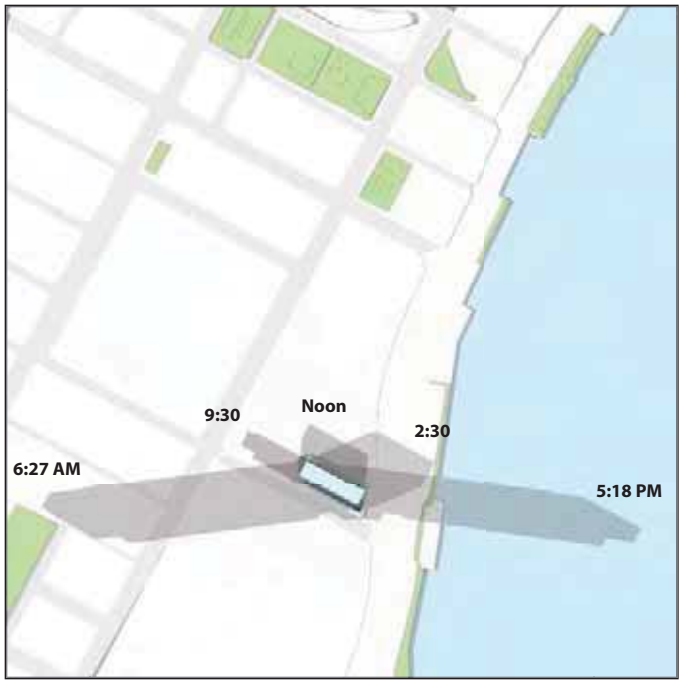
The purpose of the detailed analysis is to determine the extent and duration of incremental shadows on sunlight-sensitive resources and to assess their effects. A three-dimensional model of the baseline or future No Action condition was developed, containing existing buildings, the approximately 98 foot tall complying building that would be built on the project site absent the proposed project, and other future developments planned in the area. This analysis also includes the Kimmel Pavilion and the Energy Building, which have been approved and are expected to be standing along the FDR service road between East 34th Street and East 32nd Street in 2017. The future condition with the proposed Science Building and its shadows could then be compared to the baseline shadows to determine the incremental shadows that would result with the proposed action.

For the detailed analysis, three-dimensional computer modeling software was used to accurately calculate shadow patterns. Three-dimensional representations of the existing buildings and topography shown on the base map were developed using data obtained from Fugro EarthData, Inc., DoITT, Sanborn maps, and photos taken during site visits. Other developments in the area expected to be completed by the build year were also added to the model as accurately as current

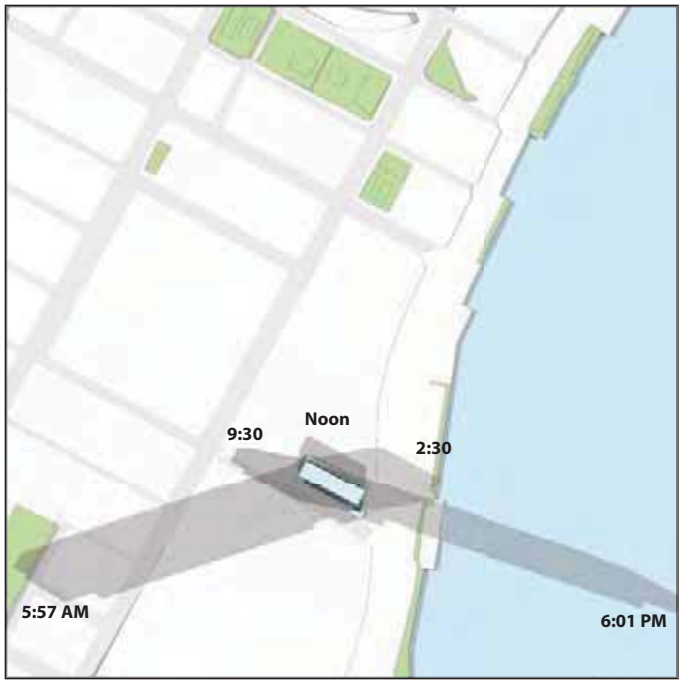
5.29.12



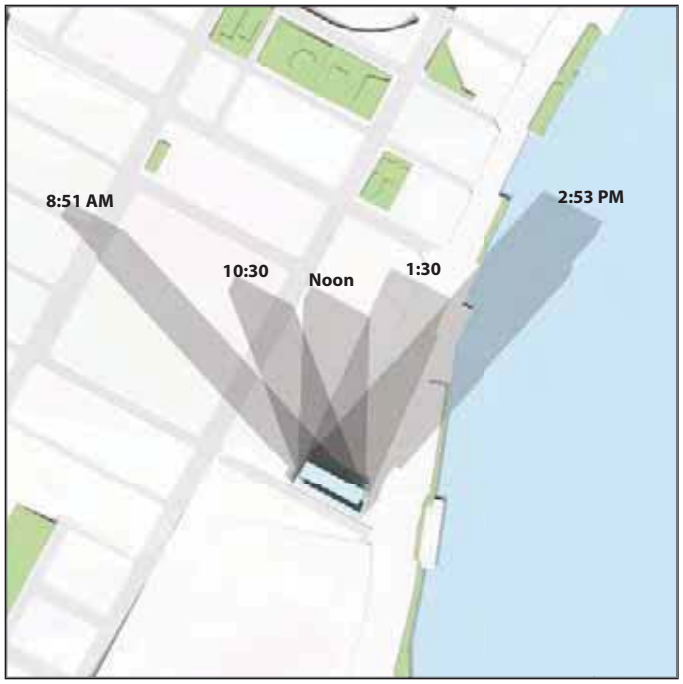
March 21/Sept. 21



May 6/August 6



June 21



December 21

Note: Daylight Saving Time not used.

Publicly-Accessible Open Space

Shadow

information allowed. Finally, the complying building and proposed Science Building were placed on the project site in the three-dimensional model (see **Figure B-3**).

Shadow analyses were performed for all four representative days indicated in the Tier 3 assessment.

Table B-1 shows the entry and exit times and total duration of incremental shadows on each resource. **Figures B-4 to B-13** depict the extent of incremental increase in shadows at various moments in time, highlighted in red on the sunlight-sensitive resources. The extent, duration, and effects of the incremental shadows are discussed below.

Table B-1
Incremental Shadow Durations

	March 21 / Sept. 21 7:36 AM-4:29 PM	May 6 / August 6 6:27 AM-5:18 PM	June 21 5:57 AM-6:01 PM	December 21 8:51 AM-2:53 PM
OPEN SPACES				
Bellevue South Park	—	—	5:57 AM–6:00 AM Total: 3 min	—
Water Club Esplanade (between E. 30th St. and E. 32th St.)	2:25 PM–4:29 PM Total: 2 hr 4 min	2:35 PM–5:18 PM Total: 2 hr 42 min	2:50 PM–6:01 PM Total: 3 hr 11 min	2:05 PM–2:53 PM Total: 48 min
East 34th St. Ferry Landing	—	—	—	2:20 PM–2:45 PM Total: 25 min
NATURAL FEATURES				
East River (portion)	2:30 PM–4:29 PM Total: 1 hr 59 min	2:45 PM–5:18 PM Total: 2 hr 33 min	3:00 PM–6:01 PM Total: 3 hr 1 min	1:50 PM–2:53 PM Total: 1 hr 3 min

Notes:
Table indicates entry and exit times and total duration of incremental shadow for each sunlight-sensitive resource.
Daylight saving time is not used.

MARCH 21 / SEPTEMBER 21

On the March 21/September 21 analysis day, incremental shadow would move onto a portion of the Water Club Esplanade between East 31st and 32nd Streets at 2:25 PM, and onto the East River five minutes later. Incremental shadow would remain on the Water Club Esplanade and the river until the end of the analysis day at 4:29 PM (see **Figures B-4 and B-5** depicting 3:00 PM and 4:00 PM). Sunlight would remain on portions of the Water Club Esplanade during this period.

MAY 6 / AUGUST 6

Incremental shadow would move onto a section of the Water Club Esplanade on May 6/August 6 beginning at 2:35 PM, and on the East River beginning at 2:45 PM. The new shadow would remain on the Water Club Esplanade and the river until the end of the analysis day at 5:18 PM (see **Figures B-6, B-7** and **B-8**). Some portion of the Water Club Esplanade would be in sun at any given time throughout the afternoon, as shadows move eastward and clockwise across the landscape.

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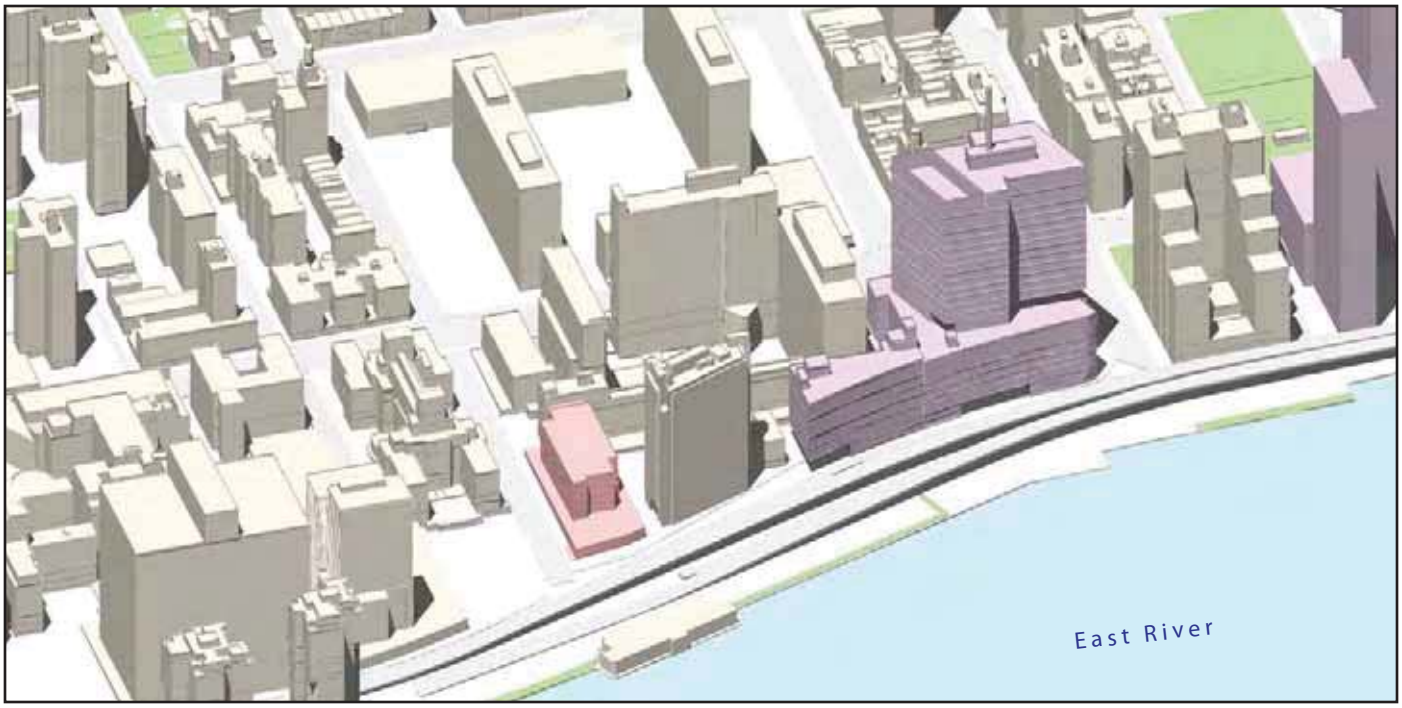

Complying Building

Future buildings expected to be complete by Build Year

Public open spaces

Future No Action Condition
View Northwest

Proposed Science Building

Future buildings expected to be complete by Build Year

Public open spaces

Future with Proposed Project
View Northwest

Three-Dimensional Computer Model
for Detailed Analysis
Figure B-3

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

March 21/ Sept. 21 - 3:00 PM

Figure B-4

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

March 21/ Sept. 21 - 4:00 PM

Figure B-5

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

May 6 / August 6 - 3:00 PM

Figure B-6

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

May 6 / August 6 - 4:00 PM

Figure B-7

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

May 6 / August 6 - 5:00 PM

Figure B-8

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

June 21 - 5:00 PM

Figure B-11

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

5.29.12

Note: Daylight Saving Time not used.

Incremental shadow on sunlight-sensitive resource

JUNE 21

Shadow from the proposed Science Building would be just long enough to fall over intervening buildings and onto a very small area of Bellevue South Park for the first three minutes of the analysis day, after which it would move eastward and off the park.

In the afternoon of the June 21 analysis day, the proposed Science Building's incremental shadow would move onto a portion of the Water Club Esplanade just north of the restaurant at 2:50 PM, and onto the East River ten minutes later (see **Figure B-9** showing shadows at 3:00 PM). Incremental shadow would remain on the Water Club Esplanade and the river until the end of the analysis day at 6:01 PM (see **Figures B-10, B-11** and **B-12** depicting 4:00 PM, 5:00 PM and 6:00 PM). Sunlight would remain on portions of the Water Club Esplanade during this period, although for the final hour of the analysis day only a small area with seating directly in front of the restaurant entrance would remain in direct sunlight.

DECEMBER 21

Incremental shadow from the proposed building would fall on a portion of the Water Club Esplanade approximately due east of the future Energy Building for the final 48 minutes of the analysis day (see **Figure B-13** showing 2:30 PM). Sunlight would remain on other portions of the Water Club Esplanade during this time.

Incremental shadow would also fall on small areas of the East River from 1:50 PM until the end of the analysis day at 2:53 PM.

Project generated shadow would also reach a portion of the East 34th Street Ferry Landing walkway. The shadow would only last for 25 minutes and other areas of the Ferry Landing would remain in sun (see **Figure B-13**).

E. CONCLUSIONS

WATER CLUB ESPLANADE

This landscaped connector begins in front of the Water Club restaurant at East 30th Street and extends north along the waterfront to East 32nd Street, where it abuts the heliport. It comprises a publicly-accessible walkway, with benches and planters at intervals, and lighting. It connects, south of the restaurant, to a waterfront walkway that continues south to the Waterside Plaza complex. The Water Club Esplanade is maintained by the restaurant pursuant to a lease agreement and restrictive declaration.

The Water Club Esplanade is only lightly used, and is very difficult to access unless one is already east of the FDR Drive, and even in that case access is interrupted by the heliport (coming from the north) and the Waterside Plaza complex (from the south). On the upland side of the Water Club Esplanade is the parking lot for the Water Club restaurant. The heliport generates fairly constant, very loud noise. The Water Club Esplanade is a connector space that walkers and bike riders travel through, and does not appear to be a "destination" space.

New shadows from the proposed Science Building would fall on portions of the Water Club Esplanade for 48 minutes in the afternoon on the winter analysis day and for two to three hours in the late afternoons of the spring, summer and fall analysis days.

The Water Club Esplanade receives direct sunlight throughout the morning and early afternoon all year long, because it is located on the East River and there are no structures to the east to shade it. Even with the existing and incremental shadow in the late afternoon, the planters would continue to receive plenty of sunlight to support vegetation throughout the growing season. For users of the Water Club Esplanade, there would almost always be some area of sunlight in each season, even in the late afternoons when substantial portions would be in existing or project-generated shadow.

Given the nature of this space as described above, the proposed project would not be expected to cause any significant adverse shadow impacts to any vegetation in the planters or to any users of the Esplanade.

EAST 34TH STREET FERRY LANDING

This publicly accessible waterfront area would only receive 25 minutes of new shadow on one analysis day, and would not be significantly impacted by project shadow.

BELLEVUE SOUTH PARK

The three minutes of new shadow would not adversely impact this park.

EAST RIVER

The proposed project would cast new shadows on portions of the East River in the afternoon in all seasons, primarily affecting areas adjacent to the shoreline. While the total duration of new shadow ranges between one and three hours depending on the season, most affected areas of the river would receive shorter durations as the shadows move eastward and southward over the course of the late afternoon. The areas that would receive the longest durations of new shadows would continue to receive more than six hours of sunlight in the morning and midday, because there are no intervening structures to the east.

The current flows swiftly in the East River and would move phytoplankton and other natural elements quickly through the shaded areas. Therefore, given their limited duration and extent, incremental shadows generated by the proposed project would not have significant adverse impacts on primary productivity within the East River. ✷

A. INTRODUCTION

This section considers the potential of the proposed new Science Building to affect historic and cultural resources on or near the project site located on the southeast corner of the NYU Langone Medical Center (NYULMC) campus. The site currently contains the Rubin Hall, Schwartz Lecture Hall, and the Medical Science Building/Dean's Suite. Independent of plans for the new Science Building, Rubin Hall has been vacated and will be demolished. Absent the proposed zoning variances requested from the New York City Board of Standards and Appeals (BSA), NYULMC would demolish the remaining structures on site and construct a smaller building to house laboratory space. This chapter considers the potential of the larger new Science Building to impact historic and cultural resources in comparison to the complying building that could be built absent the proposed action.

Historic resources include both archaeological and architectural resources. The study area for archaeological resources is the site itself where disturbance from excavation and construction can be anticipated. The New York City Landmarks Preservation Commission (LPC) determined that the project site is not archaeologically sensitive. In a letter dated February 11, 2011, the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) indicated that they also had no archaeological concerns for the project (see **Appendix B**). Therefore, no further archaeological analysis is required and this section focuses on standing historic structures.

OPRHP previously determined that the NYULMC campus (including the buildings on the project site) was not eligible for listing on the State and National Registers of Historic Places (S/NR). There are no New York City Landmarks (NYCLs) or properties pending such designation on the project site or in the study area. There are other architectural resources in the study area, and impacts on those resources can include both direct physical impacts and indirect impacts. Direct impacts include damage from vibration (i.e., from construction blasting or pile driving) and additional damage from adjacent construction that could occur from falling objects, subsidence, collapse, or damage from construction machinery. Adjacent construction is defined as any construction activity that would occur within 90 feet of an architectural resource, as defined in the New York City Department of Buildings (DOB) *Technical Policy and Procedure Notice* (TPPN) #10/88.[1]

Indirect impacts on architectural resources are contextual or visual impacts that could result from project construction or operation. As described in the *New York City Environmental Quality Review (CEQR) Technical Manual*, indirect impacts could result from blocking significant public views of a

[1] TPPN #10/88 was issued by DOB on June 6, 1988, to supplement Building Code regulations with regard to historic structures. TPPN #10/88 outlines procedures for the avoidance of damage to historic structures that are listed on the NR or NYCLs resulting from adjacent construction, defined as construction within a lateral distance of 90 feet from the historic resource.

resource; isolating a resource from its setting or relationship to the streetscape; altering the setting of a resource; introducing incompatible visual, audible, or atmospheric elements to a resource's setting; or introducing shadows over a historic landscape or an architectural resource with sun-sensitive features that contribute to that resource's significance (e.g., a church with stained-glass windows).

Study areas for architectural resources are determined based on the area of potential effect for construction period impacts, as well as the larger area in which there may be visual or contextual impacts. The *CEQR Technical Manual* sets the guidelines for the study area as being typically within an approximately 400-foot radius of the project site (see **Figure C-1**). Within the study area, architectural resources analyzed include S/NR-listed or S/NR–eligible properties, NYCLs, New York City Historic Districts (NYCHDs) and properties pending such designation. In addition, a survey was conducted to identify any previously undesignated properties that appear to meet S/NR or NYCL eligibility criteria ("potential architectural resources").

PRINCIPAL CONCLUSIONS

As detailed below, the proposed action would not have any adverse contextual or visual impacts on architectural resources. There are no historic resources or cultural resources on the project site. Within the study area, the former Bellevue Hospital Psychiatric Building is located across former East 30th Street, approximately 70 feet from the project site. With the preparation and implementation of a Construction Protection Plan (CPP) for this architectural resource, the proposed project would not be expected to result in adverse impacts on any historic and cultural resources.

B. HISTORY OF THE PROJECT SITE AND CONTEXT

The NYULMC campus, located between First Avenue, the FDR Drive, and East 34th Street and former East 30th Street, is part of a larger medical corridor that includes Bellevue Hospital. The medical corridor was planned as part of a Robert Moses era urban renewal project in the Kips Bay and Bellevue South neighborhoods on the east side of Manhattan.

Bellevue Hospital was founded in 1736 as an almshouse on what is now the site of City Hall. In the late 18th century, the City leased and subsequently purchased property north of East 26th Street, where an existing estate was converted for use as an Isolation Hospital. Additional land was purchased in the early 19th century and a new almshouse with hospital pavilions erected by 1816. In 1826, these facilities were improved and enlarged, and the complex named "Bellevue Hospital."

In 1841, the University Medical College was organized as part of the University of New York. Bellevue Hospital Medical College was established 20 years later, with these institutions merging to form the University and Bellevue Hospital Medical College at the end of the 19th century. Between 1911 and 1939, several new Bellevue Hospital buildings were built, including the R & S, Administration, Psychiatric, and Tuberculosis Buildings, on the east side of First Avenue south of East 30th Street.

In 1947, the New York University (NYU)-Bellevue Medical Center was formally established, with plans subsequently prepared to build a new NYU-Bellevue Medical Center. These new facilities were intended to allow the institution to maintain its status as a first class medical school by improving its educational facilities and expanding its research program. To this end, land was purchased between East 30th and 34th Streets, with East 33rd, 32nd, and 31st Streets discontinued by New York City east of First Avenue. The firm of Skidmore, Owings & Merrill (SOM) was retained to prepare a master plan for the construction of the new institution.

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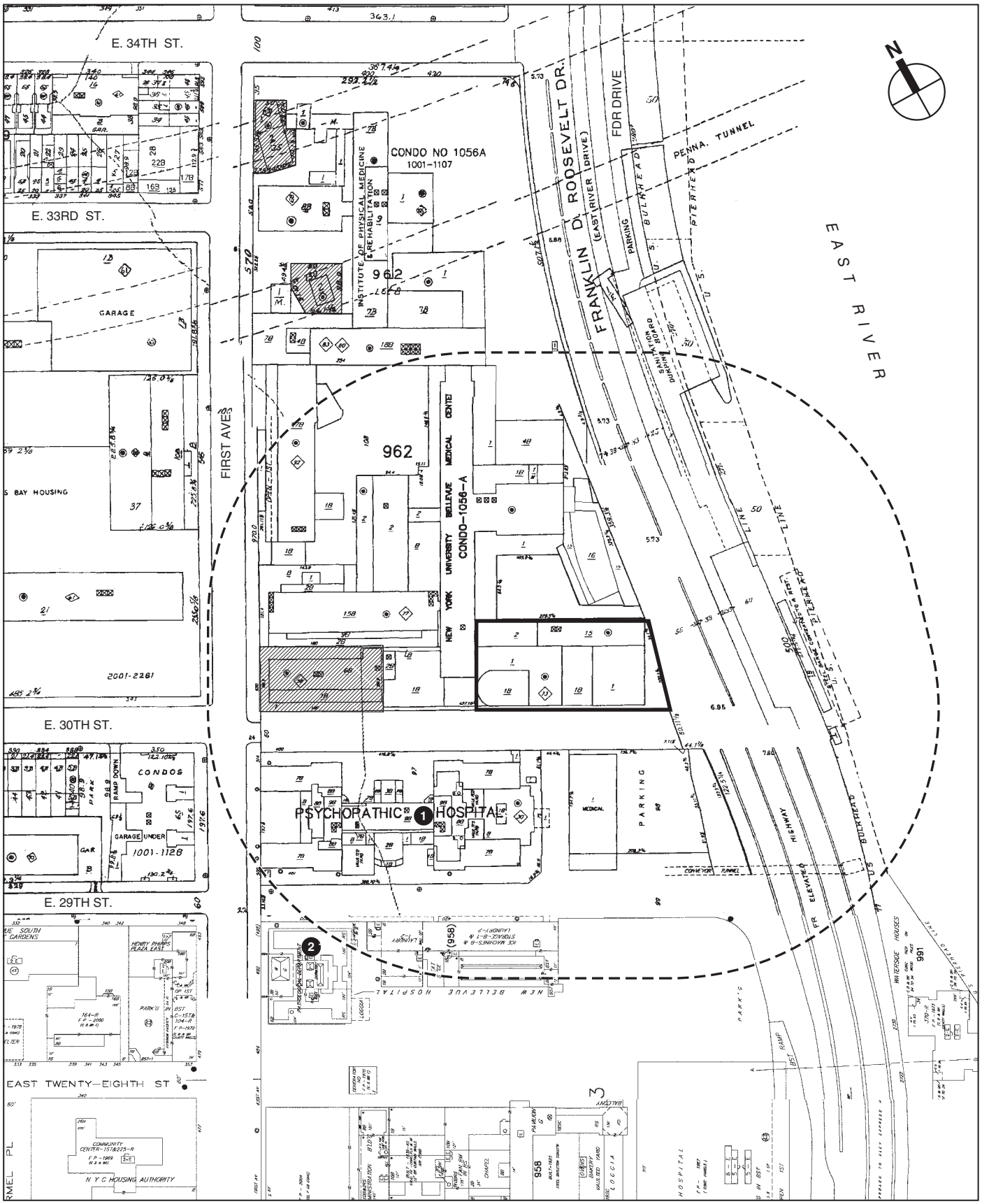


Project Site Boundary

Out Parcel

400-Foot Perimeter

1 *Psychiatric Building, 500 First Avenue (S/NR-Eligible)*

2 *R & S Building, 492 First Avenue (S/NR)*

NYULMC Science Building

Historic Resources

Figure C-1

Principal buildings were to include a College of Medicine and a post-graduate medical school (contained in the Medical Science Building), the University Hospital (now Tisch Hospital) designed to primarily serve middle-income patients, the University Clinic and the Institute of Physical Medicine and Rehabilitation (Rusk Institute), the Hall of Residence and the Alumni Hall Auditorium. The new medical center was developed in accordance with agreements with the City with respect to building coverage, parking, street arrangements, and open space. The buildings were designed by SOM in a contemporary style.

Alterations, additions, and new construction have changed the campus as it became evident that spaces envisioned in the initial master plan were not sufficient to meet the institution's growing and evolving programmatic needs. At the south end of the campus, these include the Schwartz Hall and Schwartz Health Care Center in the 1970s, which connected to the west side of Alumni Hall; the Charles C. Harris Skin and Cancer Unit and the Skirball Institute, connecting with and west of Tisch Hospital and filling the blockfront along First Avenue; and the Cole Pavilion and Smilow Research Center building, connecting to and east of Alumni Hall. Overall, the campus has changed dramatically since the master plan was first developed, with much of the original open space removed and relationship of the original buildings altered through modifications and new construction.

C. EXISTING CONDITIONS

PROJECT SITE

As noted above, the project site does not contain any known or potential architectural resources. OPRHP previously determined that the buildings on the NYULMC campus do not meet S/NR-eligibility criteria. The buildings do not appear to meet criteria for NYCL designation.

STUDY AREA

KNOWN ARCHITECTURAL RESOURCES

There are two known architectural resources in the study area.

The former Bellevue **Psychiatric Building** (S/NR-eligible), located at 500 First Avenue at the southeast corner of First Avenue and former East 30th Street, is a 10-story red brick, limestone, and granite structure with a modified H-plan (see Resource No. 1 on **Figure C-1** and view 1 of **Figure C-2**). Designed by Charles B. Meyers and Thompson, Holmes & Converse and completed in 1936, the building is very similar in design to the earlier McKim, Mead, & White-designed buildings of the Bellevue Hospital complex, particularly in its facade materials and its Italian Renaissance style.

The Psychiatric Building is surrounded on three sides by a tall fence of brick, wrought iron, and rusticated limestone columns, with large decorative urns atop each column. The building has a stone cornice with dentil detailing, a balustrade, brick arches, stone courses, and cast-iron panels with an eagle design. There are brick quoins at each corner and brickwork patterning in a number of locations. The former main entrance has a rusticated limestone base, a portico over the door with a balustrade above, supported by Doric columns, and a decorative limestone arch enclosing a pedimented window, and a cartouche depicting the seal of New York City. The south side of the building has a rusticated limestone base and an arched doorway. The east facade of the building has a raised terrace. It has been operated by the New York City Department of Homeless Services as the 30th Street Men's Shelter since 1985.

Psychatric Building, 500 First Avenue **1**

R & S Building, 492 First Avenue **2**

Directly to the south across East 29th Street, the **R&S Building** (S/NR-listed) at 492 First Avenue is a 6-story U-shaped red brick and granite building (see Resource No. 2 on **Figure C-1** and view 2 of **Figure C-2**). Built in 1910 to house the hospital's pathology department and dormitories for its male staff, it was designed by McKim, Mead, & White as part of the firm's master plan for the Bellevue Hospital campus, and is one of the few buildings remaining from this period. The building was designed in a restrained adaptation of an Italian Renaissance style. It has a symmetrical composition; its facades are divided into four horizontal courses, with single courses of limestone blocks marking the divisions, topped by a terra-cotta cornice and a rooftop balustrade. The horizontal courses are pierced by large groups of sash windows, some of which appear to be double-tiered. The double-tiered window groups are topped with flat arches of brick with limestone keystones. Cast-iron panels between the windows of each floor are pressed with simple geometrical designs. Three tall arches in the front elevation create a central loggia that encompasses the height of the first two stories. The rear elevation is relatively unadorned. On the south facade is a small, classically inspired doorway surrounded by a simple Doric molding and topped by an unembellished pediment supported by brackets.

After decades of deferred maintenance and standing vacant, the brick and terra cotta exterior was restored and the interior was completely reconstructed. It reopened to serve the New York City Administration for Children's Services in 2001.

POTENTIAL ARCHITECTURAL RESOURCES

There are no potential architectural resources in the study area. Properties in the study area consist primarily of the buildings on the NYULMC campus to the north and west, which have been determined not eligible for S/NR listing and do not appear eligible for NYCL designation. Other buildings south of the project site include the temporary structure for the morgue for September 11 victims on the south side of former East 30th Street and the recently completed Alexandria Center for Life Science at East River Science Park on the south side of East 29th Street. As such, there are no other properties in the study area that appear to meet criteria for listing on the S/NR.

D. THE FUTURE WITHOUT THE PROPOSED ACTION

If none of the discretionary approvals take place, NYULMC has determined that it would build a new four-story research building in an as-of-right configuration that complies with all the zoning requirements.

As there are no architectural resources on the project site or the NYULMC campus, there would be no adverse impacts on such resources as a result of the construction of the No Action building. Given the small scale of that five-story building, it is not expected to have any adverse visual impacts on the Psychiatric Building or the R&S Building. Since the Psychiatric Building (less than 90 feet away from the project site) is not a NYCL or listed on the NR, there is no requirement for a construction protection plan pursuant to the DOB *Technical Policy and Procedure Notice* (TPPN) #10/88. However, NYULMC and its contractors would make similar efforts (similar to those described below for the proposed Science Building).

The second building in the Alexandria Center for Science and Technology at East River Science Park would be built on the south side of East 29th Street. Since East River Science Park underwent City Environmental Quality Review, construction within 90 feet of the Psychiatric Building and/or the R&S Building requires a construction protection plan pursuant to the DOB *Technical Policy and Procedure Notice* (TPPN) #10/88.

E. PROBABLE IMPACTS OF THE PROPOSED ACTION

PROJECT SITE

In the proposed scenario, the Science Building would be approximately 12 stories (approximately 222 feet) taller than in the No Action (complying) building. As there are no architectural resources on the project site or the NYULMC campus, the proposed action would have no adverse significant adverse impact on such resources.

STUDY AREA

Given the existing tall buildings on the NYULMC campus and on the Bellevue and East River Science Park campuses the incremental difference in the height of the proposed Science Building and No Action (complying) building would not have any significant adverse visual impacts on known and potential architectural resources. The Science Building would replace Rubin Hall, a 15-story building that will be demolished irrespective of the proposed project. Its height and scale would not be out of context with the surrounding NYULMC campus. The proposed new Science Building would not obstruct views to the historic buildings associated with the Bellevue hospital complex south of former East 30th Street.

As set forth in Section 523 of the *CEQR Technical Manual*, a construction protection plan should be prepared and implemented to protect historic resources that may be affected by construction activities. Since the Psychiatric Building is located approximately 70 feet from the project site, a Construction Protection Plan would be developed for this building to avoid inadvertent adverse impacts during construction. The CPP would contain measures to avoid construction-related impacts including ground-borne vibration, falling debris, and accidental damage from heavy machinery. The CPP would be developed in consultation with LPC and OPRHP and implemented by a professional engineer during any demolition, excavation, and construction. The CPP would follow the guidelines set forth in section 523 of the *CEQR Technical Manual*, including conforming with LPC's *New York City Landmarks Preservation Commission Guidelines for Construction Adjacent to a Historic Landmark* and *Protection Programs for Landmark Buildings*. The CPP would also comply with the procedures set forth in DOB's *Technical Policy and Procedure Notice* (TPPN) #10/88. ✷

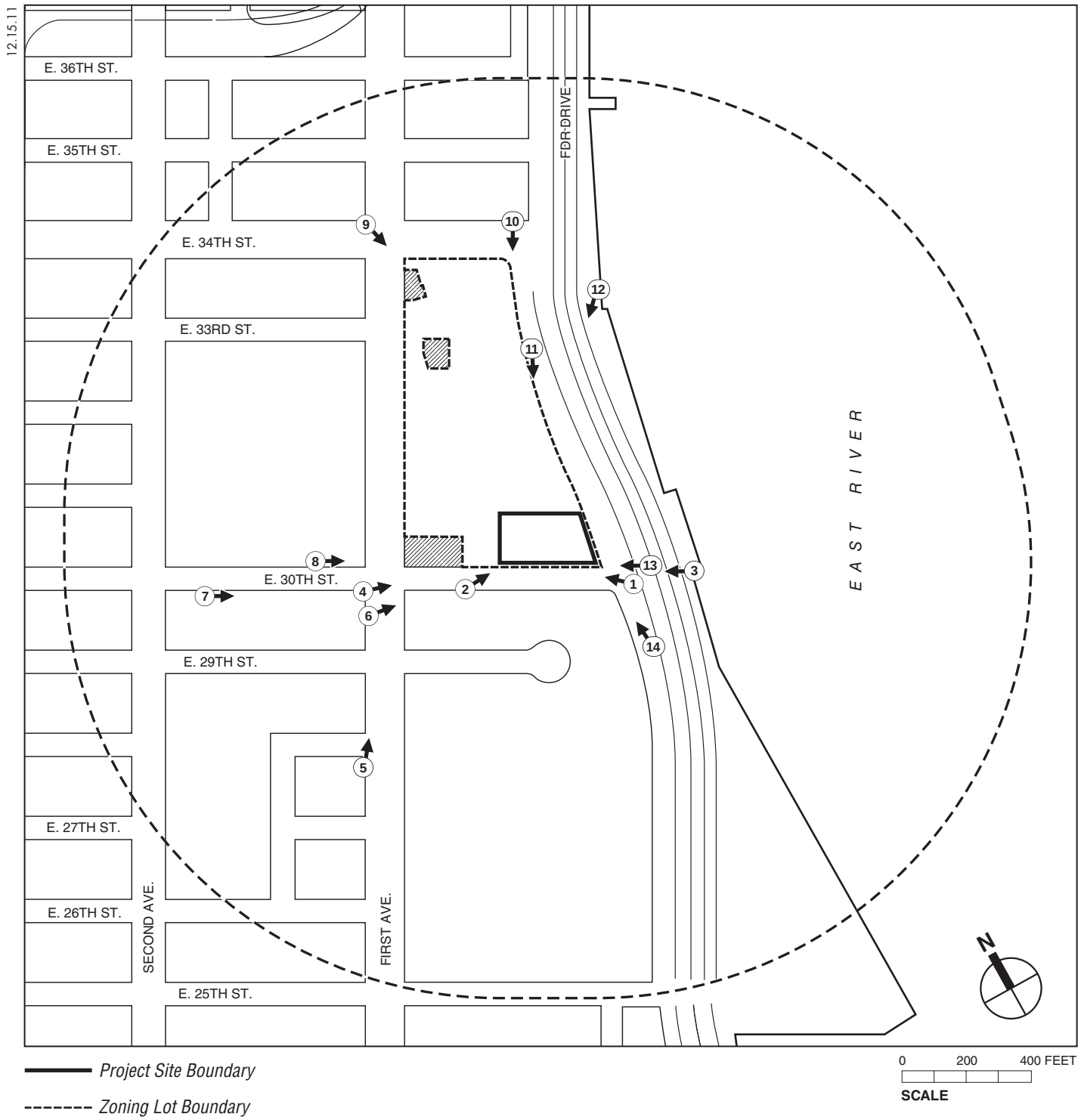
A. INTRODUCTION

This attachment considers the potential of the proposed Science Building to affect the urban design and visual resources of the project site. The project site is located at the southeast corner of the New York University Langone Medical Center (NYULMC) campus. The campus occupies the superblock bounded by former East 30th Street, East 34th Street, the FDR Drive, and First Avenue (Block 962).

Based on the methodologies of the *New York City Environmental Quality Review (CEQR) Technical Manual*, the study area for this analysis is the same as for land use, zoning, and public policy (see Attachment A, "Land Use, Zoning, and Public Policy") and is defined as ¼-mile from the boundary of the project site (see **Figure D-1a and D-1b**[1]). The following preliminary assessment addresses urban design and visual resources for existing conditions and the future without and with the proposed action for the year 2017, when the proposed project is expected to be completed. The assessment is based on an evaluation of the relationship of the changes generated by a project to the public realm of pedestrian-level experiences from streets, sidewalks, and important visual resources such as parks and open spaces. The basis for comparison is the complying building as it would be developed in the absence of action by the New York City Board of Standards and Appeals (BSA).

As described below, the project site currently contains the following buildings: Rubin Hall, Schwartz Lecture Hall, and the Medical Science Building/Dean's Suite. As described on page 1a of the EAS, "Project Description," abatement and demolition of the 15-story Rubin Hall has begun independent of the proposed project. A one-story portion of Schwartz Lecture Hall and a two-story portion of the Medical Science Building would be demolished for the proposed building. The proposed Science Building would be devoted to biomedical uses. This preliminary assessment concludes that in comparison to the future without the proposed action (the "No Action" condition), the project would not be expected to result in any significant adverse impacts on urban design and visual resources on the project site or in the study area and does not require further analysis.

[1] Photographs of the project site and study area include view corridors and visual resources and their relationship to the project site (starting on page D-2, below).



Urban Design and Visual Resources Study Area
and Project Location Map

Figure D-1a

5.17.12

Urban Design and Visual Resources Aerial Photograph of Project Site and Study Area

Figure D-1b

B. EXISTING CONDITIONS

URBAN DESIGN

PROJECT SITE AND CAMPUS SUPERBLOCK

The project site is located on the southeast corner of the NYULMC campus on the north side of former East 30th Street at the corner of the FDR Drive Service Road. The project site is occupied by four buildings. Fifteen-story Rubin Hall is oriented east-west along former East 30th Street. It is a former residence building that is now vacant and being prepared for demolition independent of the proposed project. Located south of Rubin Hall is the Schwartz Lecture Hall, located in a one-story, approximately 12-foot-tall rectangular building that extends approximately 200 feet north from former East 30th Street along the FDR Drive Service Road. Located to the west of Rubin Hall is the two-story, approximately 30-foot tall, portion of the Medical Science Building, which contains the Dean's Suite of administrative offices.

Photos 1 through 4 on **Figures D-2 and D-3** provide views of the project site. Photo 1 is a view west on former East 30th Street that includes the project site's one-story brown brick Schwartz Hall which is partially obscured from view by temporary construction trailers located on the sidewalk adjacent to the lecture hall's former East 30th Street façade. Photo 2 is a view east on former East 30th Street toward the project site, however, the Schwartz Hall building is obstructed from this vantage point by adjacent construction trailers. Rubin Hall's south curtain wall rises behind Schwartz Hall. Photo 3 is a westward view from the east side of the FDR Drive viaduct. This view includes Schwartz Hall which is partially visible below the FDR viaduct and Rubin Hall's east façade, a window-less buff-colored brick wall. Photo 4 is a northward view along the FDR Drive Service Road that includes Schwartz Hall's east façade and a narrow planted area between the sidewalk and the building. The Rubin building's east façade is setback from the street and is partially visible above Schwartz Hall.

The total lot area of the project site is approximately 35,700 square feet (sf) and the total floor area of existing project site buildings is 118,900 zoning square feet (zsf). The lot area of the entire campus is 408,511 sf. The total existing floor area for the campus (including the buildings to be demolished on the project site) is 2.04 million zsf which is below the permitted maximum zoning floor area of 2,655,322 zsf allowed in an R8 zoning district which permits a floor area ratio (FAR) of 6.5.

As shown and described in Attachment A, "Land Use, Zoning, and Public Policy" (and Figure A-2 in particular), the NYULMC campus is a tightly grouped mix of newer and older buildings of varying heights with notable taller buildings, including the 16-story (273 foot-tall) Smilow Research Center building located immediately north of Rubin Hall, the 27-story (289 foot-tall) Skirball Institute, the 21-story (251 foot-tall) Tisch Hospital, and, at the north end of the campus, the 7-story Rusk Institute of Rehabilitation Medicine (Rusk Institute).

In addition, there are three outparcels on the superblock that are not part of the NYULMC campus. Two small parcels owned by Amtrak and occupied by its emergency ventilation facilities are located along First Avenue near East 33rd and 34th Streets. The Office of the Chief Medical Examiner (OCME) of the City of New York is located on the third outparcel at the northeast corner of First Avenue and former East 30th Street.

View west on East 30th Street at FDR Drive Service Road **1**

Looking northeast on East 30th Street toward project site **2**

Looking west from East River Esplanade at about East 30th Street **3**

Looking at southwest corner of NYULMC superblock **4**