

July 1, 2024

**NEW YORK STATE URBAN DEVELOPMENT CORPORATION
d/b/a EMPIRE STATE DEVELOPMENT**

**NOTICE OF POSITIVE DECLARATION, PUBLIC SCOPING AND INTENT TO PREPARE A
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

Creedmoor Mixed-Use Project

The New York State Urban Development Corporation d/b/a Empire State Development (ESD) is issuing this notice as lead agency pursuant to the New York State Environmental Quality Review Act (SEQRA), codified in New York Environmental Conservation Law Article 8, and the SEQRA regulations codified in 6 NYCRR Part 617, in connection with the proposed Creedmoor Mixed-Use Project (the “Proposed Project”).

The Proposed Project envisions a comprehensive redevelopment of a site consisting of approximately 59 acres (the “Project Site”) of vacant and underutilized land within the 125-acre Creedmoor Campus located at 79-25 Winchester Boulevard in northeastern Queens. The Proposed Project would redevelop the Project Site with up to approximately 3 million gross square feet of mixed-use space including housing, open space, and community amenities including a potential public school, community facility space, senior center, neighborhood retail, and parking. Construction of the Proposed Project may be undertaken in four or more phases, with the first phase commencing in 2027 and the final phase being completed in 2040.

The Proposed Project has been classified as a Type I action under the SEQRA regulations. As the Proposed Project may have significant adverse environmental impacts, ESD has determined that a Draft Environmental Impact Statement (DEIS) will be prepared. The potential environmental impacts associated with implementation of the Proposed Project will be evaluated in the DEIS, along with mitigation measures where warranted, and alternatives that would minimize or avoid significant adverse impacts considering the purpose and need of the Proposed Project. The Draft Scope of Work (DSOW) for the DEIS provides additional information about the Proposed Project and the analyses to be undertaken.

A **public scoping meeting** for the Creedmoor Mixed-Use Project has been scheduled for **Thursday, July 18, 2024, from 6:00 PM to 8:00 PM** to obtain comments on the DSOW for the DEIS. The **public scoping meeting will be conducted as a virtual meeting** utilizing the Zoom video communications and teleconferencing platform. The registration link for the virtual public scoping meeting and detailed instructions for participation in the virtual public scoping meeting are provided at the end of this notice and are also available on ESD’s website at <https://esd.ny.gov/creedmoor>.

The DSOW may be downloaded from ESD's website at: <https://esd.ny.gov/creedmoor>, requested by email to CreedmoorEIS@esd.ny.gov, by mail from Vanessa Calizaire, Empire State Development, 655 Third Avenue, 4th floor, New York, NY 10017, or by calling (212) 803-2424. Comments on the DSOW may be provided by members of the public or any interested party during the public scoping meeting or submitted in writing to: Vanessa Calizaire, Empire State Development, 655 Third Avenue, 4th floor, New York, NY 10017 or by email to CreedmoorEIS@esd.ny.gov. The public comment period will remain open for 30 days following the close of the meeting. Written comments on the DSOW will be accepted until 5:00 PM on Monday, August 19, 2024.

The virtual public scoping meeting will be recorded and transcribed. A recording of the meeting and transcription will be available on ESD's website at <https://esd.ny.gov/creedmoor> following the close of the meeting. Copies of the transcript may be requested by email to CreedmoorEIS@esd.ny.gov, by mail from Vanessa Calizaire, Empire State Development, 655 Third Avenue, 4th floor, New York, NY 10017, or by calling (212) 803-2424.

This Notice and the DSOW have been sent to:

New York State Department of Environmental Conservation, Region 2
Dormitory Authority of the State of New York
New York State Homes and Community Renewal
New York State Office of Mental Health
New York State Office for People with Developmental Disabilities
New York State Office of Parks, Recreation and Historic Preservation
Metropolitan Transportation Authority
New York City School Construction Authority
New York State Senate
New York State Assembly
Mayor of the City of New York
Mayor's Office of Environmental Coordination
New York City Council
New York City Department of City Planning on behalf of the New York City Planning Commission
New York City Department of Education
New York City Department of Environmental Protection
New York City Department of Housing Preservation and Development
New York City Department of Human Resources Administration
New York City Department of Parks & Recreation
New York City Department of Sanitation
New York City Department of Transportation
Queens Community Board 13

**NEW YORK STATE URBAN DEVELOPMENT CORPORATION
d/b/a EMPIRE STATE DEVELOPMENT**

**July 18, 2024 PUBLIC SCOPING MEETING
6:00 PM – 8:00 PM**

Meeting Information

Registration Link:

<https://us06web.zoom.us/meeting/register/tZlucu2grDoiHNLDmlRZkFhFgNOGbKPUAfHT>

Dial-in Information: +1 929 205 6099

Meeting ID: 863 5482 1866

Passcode: 602845

1. Computer

- Download the Zoom app on to the computer.
- Register for the meeting using the Registration Link provided above and indicate whether you want to provide public comment.
- Enter the meeting through the link provided in the registration confirmation email.

2. Smartphone/Mobile Device (App)

- Download the Zoom app on to the phone or mobile device.
- Register for the meeting using the Registration Link provided above and indicate whether you want to provide public comment.
- Enter the meeting through the link provided in the registration confirmation email.

3. Phone (Dial-in)

- Dial-in Information: +1 929 205 6099
- Meeting ID: 863 5482 1866
- Passcode: 602845
- Participants dialing in are not required to register for the meeting beforehand.
- Instructions on how to provide oral comment will be given during the meeting.

If you experience audio issues when using the Zoom app, you may need to dial-in to the meeting separately. See the Troubleshooting section of the Zoom website for additional information or questions regarding meeting access. Video tutorials for the Zoom app are available online at <https://support.zoom.com/hc/en>. For assistance participating, please direct questions to: kyle@karpstrategies.com.

Please call (347) 313-8375 to leave a message for more information or to register by phone.

Creedmoor Mixed-Use Project

Draft Scope of Work to Prepare a Draft Environmental Impact Statement

PREPARED FOR



Empire State Development
633 Third Avenue
New York, NY 10017

PREPARED BY



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Suite 715
New York, NY 10119
212.857.7350

JULY 1, 2024

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Draft Scope of Work

Introduction

Pursuant to the New York State Environmental Quality Review Act (SEQRA), codified in Article 8 of the Environmental Conservation Law, and its implementing regulations (6 NYCRR Part 617), the New York State Urban Development Corporation d/b/a Empire State Development (ESD) intends to prepare an Environmental Impact Statement (EIS) for the proposed Creedmoor Mixed-Use Project (the "Proposed Project" or "Project"), in the eastern section of the Borough of Queens (Queens County), New York. ESD is the SEQRA lead agency.

The Proposed Project envisions a comprehensive redevelopment of a site consisting of approximately 59 acres (the "Project Site") of vacant and underutilized land within the 125-acre Creedmoor campus on the parcel located at 79-25 Winchester Boulevard, Queens, New York 11203 (Queens Tax Block 7880, p/o Lot 1). The Project Site contains a portion of the Creedmoor Psychiatric Center, the largest state-owned psychiatric care facility in New York City. The Project Site is comprised of property owned by the State of New York and primarily operated by the New York State Office of Mental Health (OMH), which provides inpatient and outpatient services to individuals with serious mental illness. Two other state agencies, the Office for People with Developmental Disabilities (OPWDD) and the Office of Addiction Supports and Services (OASAS), also operate on the campus. Additionally, the New York City Department of Sanitation (DSNY) and, on a temporary basis, New York City Emergency Management operate on a small portion of the campus.

The Proposed Project is a plan to redevelop underutilized land at the Creedmoor campus. It is the outgrowth of a collaborative planning process led by ESD and the Queens Borough President that included participation from local community members and groups and elected officials, which culminated in the development of a visioning report known as the Creedmoor Community Master Plan, published in December 2023.

The Project Site is anticipated to be redeveloped with up to approximately three million gross square feet (gsf) of mixed-use spaces including homeownership and rental housing units, open space, neighborhood retail, community facilities, educational uses, and parking. The residential space would consist of approximately 2.7 million gsf of affordable and homeownership units. Rental apartment units would include approximately 393 units of affordable senior housing, approximately 428 units of affordable supportive housing, and approximately 428 units of affordable rental units. Homeownership, in the amount of 1,526 units, would be a mix of single-family semi-detached homes, triplexes, and units in multifamily buildings.¹

¹ Supportive housing units will serve families, individuals, and/or young adults that are experiencing homelessness and serious mental illness. These are the populations that are currently being served by OMH at the Creedmoor Psychiatric Center. Approximately 15% of the supportive housing units will be set aside for veterans who served in the armed forces in the United States with priority being given to such persons with a disability. The supportive housing units will be operated by majority-owned non-profit organizations with demonstrated experience providing services to these populations.

To serve the needs of existing and new residents, the Proposed Project would include approximately 76,000 gsf of neighborhood retail; 16,100 gsf of community facility space; 16,500 gsf for an older adult center; 8,100 gsf for an early childhood center; 120,000 gsf for a public school (subject to School Construction Authority funding and school capacity needs); 3,200 parking spaces distributed amongst garages, lots, driveways, and street parking; and 13 acres of open space, of which 6 acres would be publicly accessible.

Construction of the Proposed Project is anticipated to be undertaken in four or more phases, with the first phase breaking ground in 2027 and the final phase being completed in 2040.

State Environmental Quality Review Act and Scoping

The purpose of the scoping process is to focus the EIS on the analyses of potential for significant adverse environmental impacts. In addition, it allows the public, civic associations, community boards, elected officials, government agencies, and other interested parties the opportunity to help shape the EIS by raising relevant issues regarding the analyses to be undertaken and appropriate methods of study. The draft scoping document sets forth the analysis areas proposed to be covered in the EIS and the methodologies that are proposed to perform these analyses. During the scoping period, those interested in reviewing the published Draft Scope of Work may do so and provide their comments to the lead agency, in this case ESD. The public, civic associations, community boards, elected officials, government agencies, and other interested parties are invited to comment on the Draft Scope of Work, either in writing or orally, at a public scoping meeting to be held on July 18, 2024. Written comments on the Draft Scope of Work will be accepted by the lead agency through close of business August 19, 2024.

The Final Scope of Work will incorporate all relevant comments made on the Draft Scope of Work, and the Draft EIS (DEIS) will be prepared in accordance with the Final Scope. Once the DEIS is determined to be complete by the lead agency, the document is published and made available for public review and comment. A public hearing will be held on the DEIS to afford all interested parties the opportunity to submit oral and written comments. The record will remain open for 30 days after the public hearing to allow additional written comments on the DEIS.

At the close of the public review period, a Final EIS (FEIS) will be prepared that will respond to all substantive comments made on the DEIS and incorporate any necessary revisions. The FEIS will identify the required environmental findings, which are used as a basis for deciding whether to approve the discretionary actions required for the Project, with or without modifications.

According to SEQRA Section 617.11(d), these findings must:

1. Consider the relevant environmental impacts, facts and conclusions disclosed in the final EIS;
2. Weigh and balance relevant environmental impacts with social, economic and other considerations;
3. Provide a rationale for the agency's decision;
4. Certify that the requirements of 6 NYCRR Part 617 have been met; and
5. Certify that—consistent with social, economic, and other essential considerations from among the reasonable alternatives available—the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable and that adverse environmental

impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

Project Location and Background

The Project Site is located in the eastern section of Queens (Queens County), New York (see [Error! Reference source not found.](#)) Queens Tax Block 7880, p/o Lot 1. The Project Site comprises approximately 59 acres of the larger 125-acre Creedmoor campus. The remaining approximately 66 acres will continue to be operated by OMH and OPWDD to provide patient services (see [Figure 2](#)). The Creedmoor Psychiatric Center, located north of Union Turnpike, on the North Campus, is located outside the Project Site and will continue to be operated by OMH. The Project Site is largely bordered by Hillside Avenue to the south, Winchester Boulevard to the west, Union Turnpike to the north, and a mix of public and private properties, along with 240th Street, to the east. OMH is the Project Site's largest neighbor, and numerous active OMH buildings are close to areas slated for redevelopment. Public access to the existing Creedmoor campus is limited. It is currently facilitated through five gated entry points. Three entry points are utilized by OMH with one along Winchester Avenue, two along Hillside Avenue at Avenue A and Avenue C. Two OPWDD entry points are on the eastern side, where the agency provides programming. The OMH Avenue A entrance is typically kept closed, and the OPWDD entrances on the eastern side of the campus appear to be used primarily for emergency vehicle access.

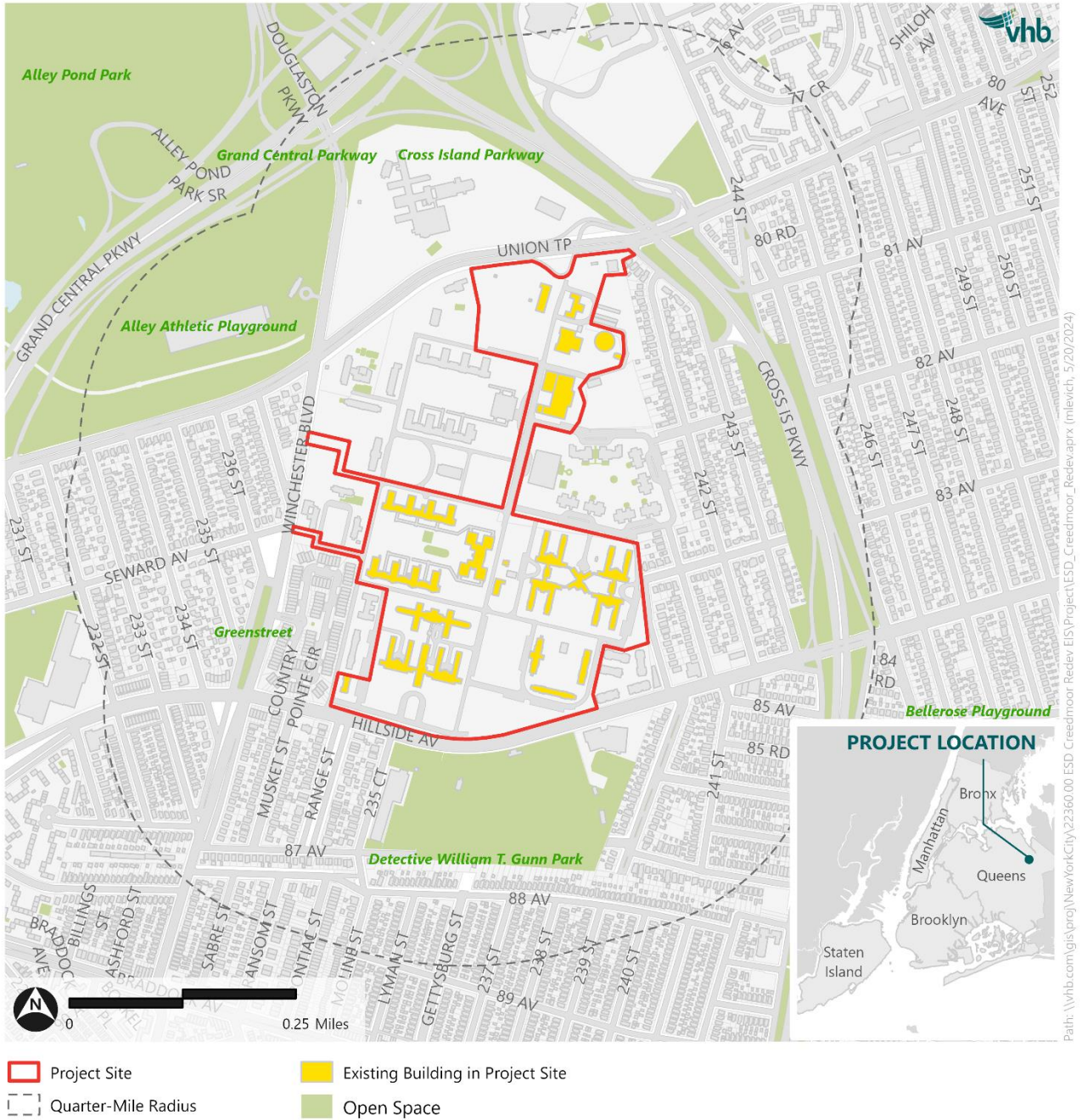
Most of the structures on campus were constructed between 1920 and 1940. Within the Project Site, 20 out of 25 buildings are currently vacant. Of the non-vacant buildings on the Project Site, two buildings are currently used by OMH for general hospital storage and personal protective equipment (PPE) storage. A portion of one of the OMH buildings is occupied by a community institution (described below). One building is used by OPWDD for storage. A salt shed at the northern end of the Project Site is used by DSNY. A temporary humanitarian relief center operated by the City of New York is located in the southern portion of the Project Site. It is anticipated that this temporary humanitarian relief center will no longer be located on the Project Site at the time of project construction. A significant portion of the Creedmoor campus, including the Project Site, qualifies as a historic district eligible for inclusion on the New York State and National Registers of Historic Places.

Two community institutions call the Creedmoor campus home today: Services Now for Adult Persons (SNAP) and the Living Museum. SNAP, currently located in a portion of OMH's Building 4 within the Project Site, provides a wide range of programs, including meals on wheels, classes, discussion groups, and various events specifically designed for seniors in the area. Independent of the Proposed Project, SNAP is in the process of identifying a new location outside of the Creedmoor campus to relocate its facility. Adjacent to the Project Site within the Creedmoor campus, the Museum, established in 1983, is located in Building 75 and features a collection of contemporary art created by artists who receive care at Creedmoor.

Inaccurate concerning SNAP

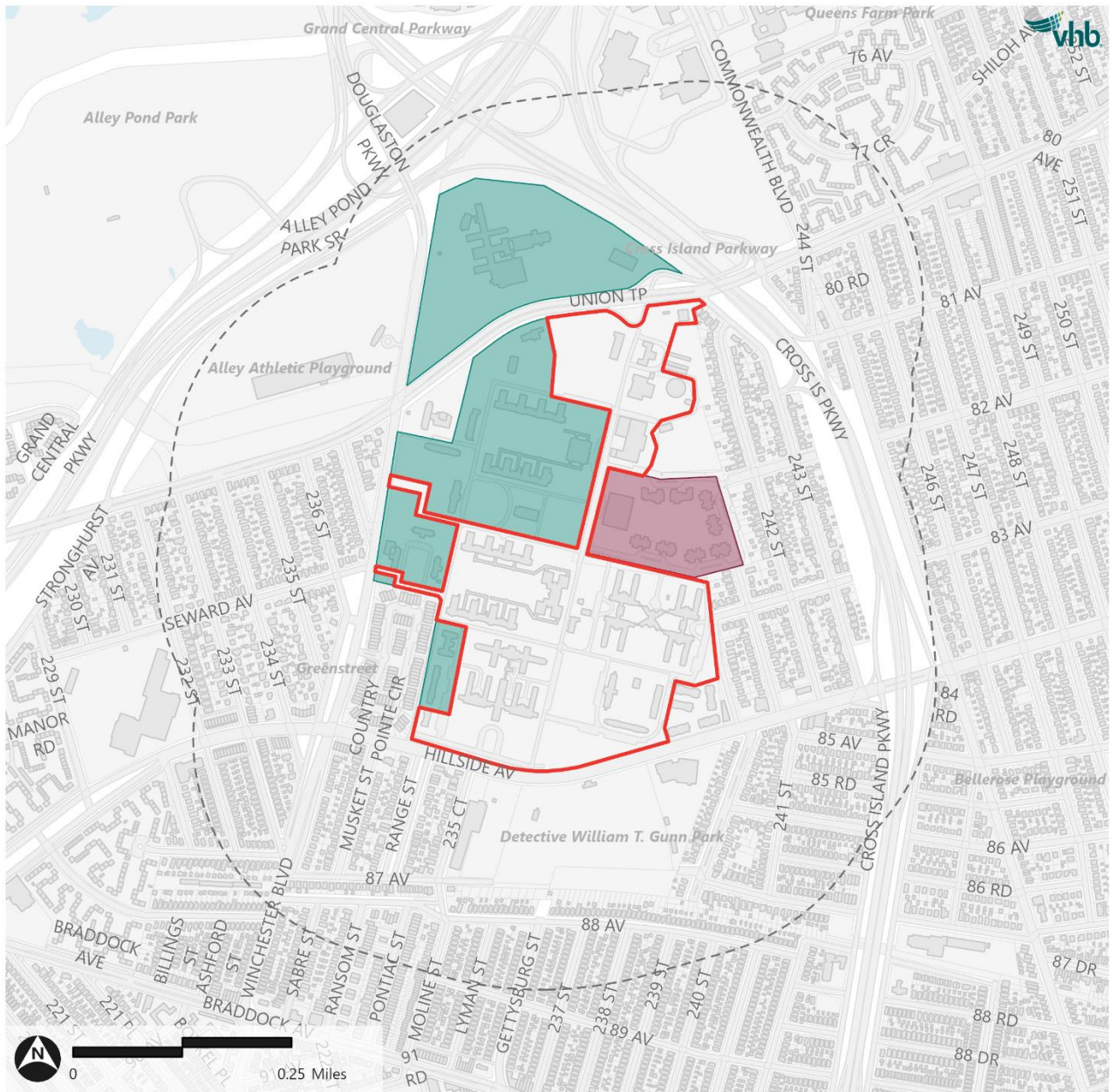
The Creedmoor campus is surrounded by several neighborhoods, including Oakland Gardens, Hollis Hills, Queens Village, Douglaston, Little Neck, Bellerose, Floral Park, and Glen Oaks. These neighborhoods predominantly feature single-family homes, multifamily cooperative developments, and several larger multifamily buildings. The multifamily developments primarily consist of 2-3 story ??? where apartment villages, most of which were built in the post-war era.

Figure 1 Project Location



Source: Empire State Development

Figure 2 Campus Operations



- Project Site
- Quarter-Mile Radius
- Operations**
- OMH Active Uses to Remain
- OPWDD Active Uses to Remain

Source: Empire State Development, OMH, and VHB

One senior residence, the **Father Reder Senior Apartments**, constructed in 1995, is located directly adjacent to the Creedmoor campus at the intersection of Hillside Avenue and 240th Street, **providing housing for 80 low-income seniors**. Additionally, Country Pointe, a development featuring 99 one and two-family attached and semi-attached townhomes constructed in 2002, is located on the southwestern edge of the site along Winchester Boulevard and Hillside Avenue. The area also hosts other notable housing developments, including Glen Oaks Village, Bell Park Manor Terrace, Alley Pond Owners Corp, Cambridge Hall Tenants Corp, and Braddock Gardens.

Purpose and Need

Over the past decades, OMH and OPWDD have shifted how they provide services to better suit their clients, from an institutionalized to a transitional and community-based approach. This service approach has facilitated a consolidation of operations and resulted in OMH and OPWDD no longer providing services in buildings spread across approximately 59 acres of the Creedmoor Campus. However, both agencies continue to bear the financial and administrative burdens of securing and maintaining vacant and deteriorating buildings and the grounds upon which they sit.

Meanwhile, cost of housing across New York has increased substantially. In response, Governor Hochul announced Executive Order 30 on July 18, 2023. The executive order requires state entities such as ESD, OMH, OPWDD to consider housing in any policy or programmatic decision and to collaborate on identifying potential state-owned sites for housing development purposes. In April 2024, Governor Hochul and the NYS legislature passed the FY 2025 Enacted Budget and associated legislation to further address the housing crisis and make the state more affordable and livable for all New Yorkers through increasing the housing supply and promoting affordability.

The Proposed Project was developed through extensive community engagement, consisting of three rounds of in-person and virtual workshops that informed the Creedmoor Community Master Plan (CCMP), published in December 2023, and a listening tour with local civic associations and the community board to gather reactions to the CCMP. **The Proposed Actions** (defined in Required Approvals) **would facilitate the redevelopment of the Project Site from a gated and underused campus into a vibrant mixed-use community; including much needed mixed-income housing, public and private open space, community amenities, and neighborhood retail**; with visual and physical connections to better integrate the Project Site with the adjacent neighborhoods. Then Proposed Action would also facilitate upgrades and improvements to the Project Site's infrastructure, which is outdated and inappropriate to support the proposed redevelopment.

Redevelopment of the Project Site would provide a range of housing options including affordable and market-rate homeownership opportunities; affordable housing in a mix of studio to three-bedroom units; and affordable housing with wrap-around services for seniors and individuals contending with mental illness, including veterans. Beyond housing, the Proposed Project would further the State's commitment to minority and women owned business enterprises (MWBs) by creating access to jobs and contracting opportunities during the planning and construction phases of the project. **Redevelopment of the Project Site would address environmental and safety conditions caused by the site's previous uses and deteriorating building stock.**

Proposed Development Program

The Proposed Project would consist of approximately 3 million gsf of mixed-use spaces including residential space, open space, neighborhood retail, community facility space, a senior center, early

childhood education center, a potential school, and parking. The residential space would consist of approximately 2.7 million gsf of residential facilities, including approximately 393 units of affordable senior housing, approximately 428 units of affordable supportive housing, approximately 428 units of affordable rental units, and approximately 1,526 homeowner units (see **Table 1**). The aforementioned housing would come in the form of multifamily buildings, triplex, and semi-detached homes. Supportive and affordable housing units would be contained within the same buildings.

Approximately 76,000 gsf of neighborhood retail, 16,100 gsf of community facility space (exact use to be determined), 16,500-gsf senior center, 8,100-gsf early childhood education center, 3,200 parking spaces distributed amongst garages, lots, driveways and street parking, and 13 acres of open space, of which approximately 6 acres would be publicly accessible, would make up the remainder of the Project Site. In addition, ESD has committed to make land available to the New York City School Construction Authority (SCA) for construction of a school (for analysis purposes assumed as a 120,000-gsf building) subject to SCA funding and capacity needs. See **Figure 3** through **Figure 8** for illustrative representations of the development program.

As shown in **Figure 3**, housing density would be concentrated toward the center of the Project Site, with low-rise housing at the periphery. Proposed community facilities and public space are distributed across the site. Additionally, the Proposed Project would include five site access points on Hillside Avenue, two access points along Winchester Boulevard, one access point along Union Turnpike, and one access point along 240th Street at the southeast portion of the campus.

Table 1 Proposed Development Program

	Built Area (gsf)	Unit Count
Residential Program		
Rental		
Affordable Senior	275,000	393
Affordable Supportive	385,000	428
Affordable	385,000	428
Homeowner Units		
Multifamily Building	1,314,000	1,314
Triplex	158,000	126
Semi-detached	155,000	86
Residential Amenity	78,000	
Residential Total	2,750,000	2,775
Non-Residential Program		
Neighborhood Retail	76,000	
Community Facility	16,100	
Older Adult Center	16,500	
Early Childhood Center	8,100	
Public School (potential)	120,000	
Non-Residential Total	236,700	

Table 1 Proposed Development Program

Parking	Spaces
Garage/Lot	2,000
Driveway	100
Shared Section Parking	200
Street Parking	700 Where?
Avenue C Parking	200
Parking Total	3,200

Open Space	Acres
Private Greenspace	6.91
Public Greenspace	6.29
Open Space Total	13.2

Total Development	2,986,700
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Required Approvals

The Proposed Project is expected to require the following discretionary actions and approvals, which collectively comprise the Proposed Actions:

- › ESD adoption and affirmation of a General Project Plan, in accordance with the New York State Urban Development Corporation Act (UDC Act), including overrides of the New York City Zoning Resolution (ZR) to the extent necessary to support the Proposed Project. In lieu of zoning, the GPP would establish Design Guidelines (the "Design Guidelines") for the Proposed Project to address use, bulk, and dimensional parameters. The Proposed Project would be required to comply with the Design Guidelines.
- › Potential funding and/or financing from the following:
 - New York State Urban Development Corporation d/b/a Empire State Development
 - New York State Homes and Community Renewal
 - New York State Office of Mental Health
 - New York City Department of Housing Preservation and Development, and
 - New York City Human Resources Administration {Assembly/Senate}
- › Approval by the New York State Public Authorities Control Board (PACB) {veto possible ✓✓}
- › Disposition and conveyance of title for the Project Site by the Dormitory Authority of the State of New York (DASNY).
- › ESD acquisition of the Project Site from DASNY and subsequent reconveyance of the Project Site to developers of the Project Site.
- › Mapping action to be undertaken in the future to map roadways within the Project Site as City streets. Would Mapping require City approval?

Figure 3 Proposed Site Plan



Figure 4 Proposed Homeownership & Rental Buildings



Figure 5 Proposed Ground Floor Uses



Figure 6 Proposed Open Space



Figure 7 Proposed Parking



Figure 8 Proposed Building Heights



Framework for Analysis

Consistent with ESD practices because the Proposed Project would be developed in New York City, this EIS will be prepared generally following the guidelines of the *2021 New York City Environmental Quality Review (CEQR) Technical Manual*. These are the most appropriate methodologies and guidelines for environmental impact assessment in New York City. Based on the anticipated duration of four or more phases of buildout, the full development of the Proposed Project is anticipated to be completed and operational by 2040, herein referred to as the EIS analysis year or build year for the Proposed Project. For this build year, the EIS will assess the potential for the Proposed Project to result in any significant adverse impacts by comparing conditions anticipated with the Proposed Project fully constructed and operational (the With-Action conditions) to conditions expected without the Proposed Project (the No-Action conditions). The EIS will generally assume that the physical condition of the Project Site in the future without the Proposed Project would resemble existing conditions. In addition, the EIS will account for other “background projects” and/or changes expected to occur independent of the Proposed Project but in the vicinity of the Project Site, as appropriate.

Scope of Work for the EIS

The EIS will contain:

- › A description of the Proposed Project and its environmental setting;
- › A statement of the environmental impacts of the Proposed Project, including its short- and long-term effects, and typical associated environmental effects;
- › An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Project is completed;
- › A discussion of alternatives to the Proposed Project; The scope does not ID alternative plans
- › A discussion of any irreversible and irretrievable commitments of resources that would be involved if the Proposed Project is built; and
- › A description of mitigation measures proposed to avoid or minimize any significant adverse environmental impacts.

The proposed scope of work for each technical area to be analyzed in the EIS follows.

Task 1: Project Description

The project description introduces the reader to the Proposed Project and provides the project design information from which impacts are assessed. The chapter will contain a detailed description of the Proposed Project including: its location; the background and/or history of the project; a statement of purpose and need for the Proposed Project, a description of the development program, project siting and design guidelines, and a discussion of required approvals to facilitate the project, key planning considerations that have informed the current proposal; procedures to be followed, and the role of the EIS in the process. This chapter provides the public and City/State stakeholders a base

from which to evaluate the Proposed Project. In addition, this chapter will present the framework for the analysis of the environmental impacts of the Proposed Project and identify the analysis year and a conceptual construction timeline to be used for the impacts assessment.

Task 2: Land Use, Zoning, and Public Policy

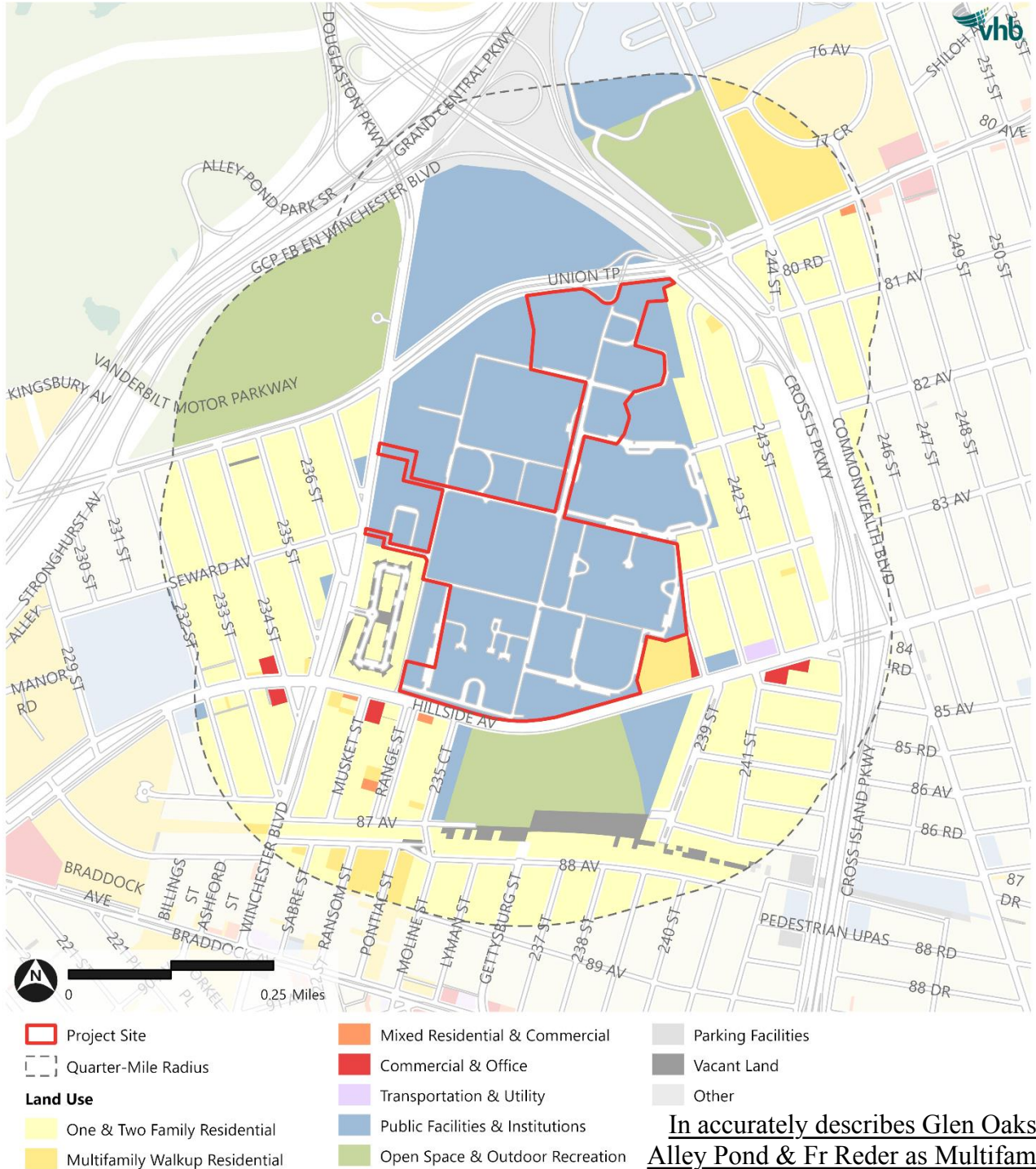
This chapter will provide an overview of the context in which the Proposed Project would occur, including the ESD zoning override and implementation of a GPP.

The land use and zoning analyses, consistent with the guidelines of the *CEQR Technical Manual*, will include a land use study area that encompasses a quarter-mile radius around the Project Site (see **Figure 9**). The chapter will consider the Project's effect in terms of land use compatibility and land use trends as well as officially adopted plans and policies. This chapter will:

- › Describe conditions on the Project Site, including the existing conditions and the underlying zoning;
- › Describe the predominant land use patterns in the study area, including recent development trends. Generalized land use patterns and a discussion of trends in the surrounding neighborhood will also be presented;
- › Describe existing zoning and recent zoning actions, as applicable, in the study area;
- › List any future known projects in the study area and describe how these projects might affect land use patterns and development trends in the study area in the future without the Proposed Project. **Also, identify any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study areas as they relate to the Proposed Project.** CoY!
- › Identify public policies applicable to the Project Site and/or the purpose and need of the Proposed Project; and *** see note below
- › Assess the potential impacts of the Proposed Project on land use, zoning, and public policy.

*The need is for market rate housing on a scale that makes sense for the Community, ~1000 units

Figure 9 Existing Land Use



Source: DCP ManPI/ITO

In accurately describes Glen Oaks, Alley Pond & Fr Reder as Multifamily walkup residential; ditto some housing off 88th Avenue/ Sabre, Ransom, Pontiac Sts.

Task 3: Socioeconomic Conditions

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under SEQRA, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

The socioeconomic study area boundaries are expected to be similar to those of the land use study area and will depend on the size and characteristics of the Proposed Project. The Proposed Project is expected to increase the number of residential units in the area, including affordable units. The socioeconomic assessment will assess the potential to change socioeconomic character relative to the study area population; therefore, the scale of the relative change is typically represented as a percent increase in population (i.e., a proposed action that would result in a relatively large increase in population is expected to affect a larger study area). **Consistent with the CEQR Technical Manual, the socioeconomic study area will be expanded to a 0.5-mile radius if it is determined that the Proposed Project would increase the population by 5 percent relative to the expected population in a 0.25-mile study area under the No-Action condition.**

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement and (5) adverse effects on a specific industry.

Residential uses are currently proposed on the Project Site. Because there are no current residents on the Project Site, the Proposed Project would not result in direct residential displacement. As previously described, 20 out of the 25 buildings on the Project Site are currently vacant. Uses of the non-vacant buildings include storage by OMH and OPWDD, a salt shed used by DSNY, and space used by SNAP, which will be relocated off the Project Site in the No-Action condition. Additionally, it is anticipated that the city-operated temporary humanitarian relief center will no longer be located on the Project Site at the time of project construction. Because the total number of displaced workers, if any, is not expected to exceed the 100-person *CEQR Technical Manual* threshold, a preliminary assessment of direct business displacement is not warranted at this time. Because the Proposed Project would not meet the *CEQR Technical Manual* threshold of 200,000 square feet for "substantial" new commercial development, a preliminary assessment of indirect business displacement is not warranted. **Lastly, given the current uses located in the non-vacant buildings, the Proposed Project is not expected to adversely affect the economic and operational conditions of any specific industries in the City, an assessment of adverse effects on specific industries is not warranted at this time.** Inaccurate regarding SNAP until and unless funding secured for it to move into a new space

Indirect Residential Displacement

Indirect residential displacement is the involuntary displacement of residents that results from a change in socioeconomic conditions created by a proposed action. Indirect residential displacement could occur if a proposed project either introduces a trend or accelerates a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the proposed project would change the socioeconomic character of the neighborhood. To assess this potential impact, the analysis will address a series of threshold questions in terms of whether the

project substantially alters the demographic character of a study area through population change or introduction of more costly housing. The indirect residential displacement analysis will use the available U.S. Census data and current real estate market data to present demographic and residential market trends and conditions for the study area. The presentation of study area characteristics will include population estimates, housing tenure and vacancy status, median value and rent, estimates of the number of housing units not subject to rent protection, and median household income. The preliminary assessment will carry out the following step-by-step evaluation:

- › Step 1: Determine if the Proposed Project would add substantial new population with different income as compared with the income of the study area population. If the expected average income of the new population would be similar to the average income of the study area populations, no further analysis is necessary. If the expected average income of the new population would exceed the average income of the study area populations, then Step 2 of the analysis will be conducted.
- › Step 2: Determine if the Proposed Project's population would be large enough to affect real estate market conditions in the study area. If the population increase may potentially affect real estate market conditions, then Step 3 will be conducted.
- › Step 3: Determine whether the study area has already experienced a readily observable trend toward increasing rents, the likely effect of the action on such trends, and whether the study area potentially contains a population at risk of indirect displacement resulting from rent increases due to changes in the real estate market caused by the new population.

A detailed analysis, if warranted, would utilize more in-depth demographic analyses, research, and field surveys to characterize existing conditions of residents and housing, identify populations at risk of displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Project on prevailing socioeconomic trends and, thus, potential impacts on the identified populations at risk.

Task 4: Community Facilities

Given the size of the residential population that would be introduced with the Proposed Project, detailed analysis of public elementary and intermediate schools, high school, early childhood programs, and libraries will be conducted per the guidance of the *CEQR Technical Manual*. Senior and supportive housing units will be excluded from the assessment of public schools, pursuant to *CEQR Technical Manual* guidance. As previously noted, independent of the Proposed Project, SNAP is in the process of identifying a new location to move its facility outside of the Creedmoor campus. Therefore, relocation of SNAP outside of the Project Site will be assumed in the No-Action condition. As such, the Proposed Project is not anticipated to displace any existing community facilities on the Project Site. Inaccurate at to SNAP as sufficient funding to facilitate a move is not in place

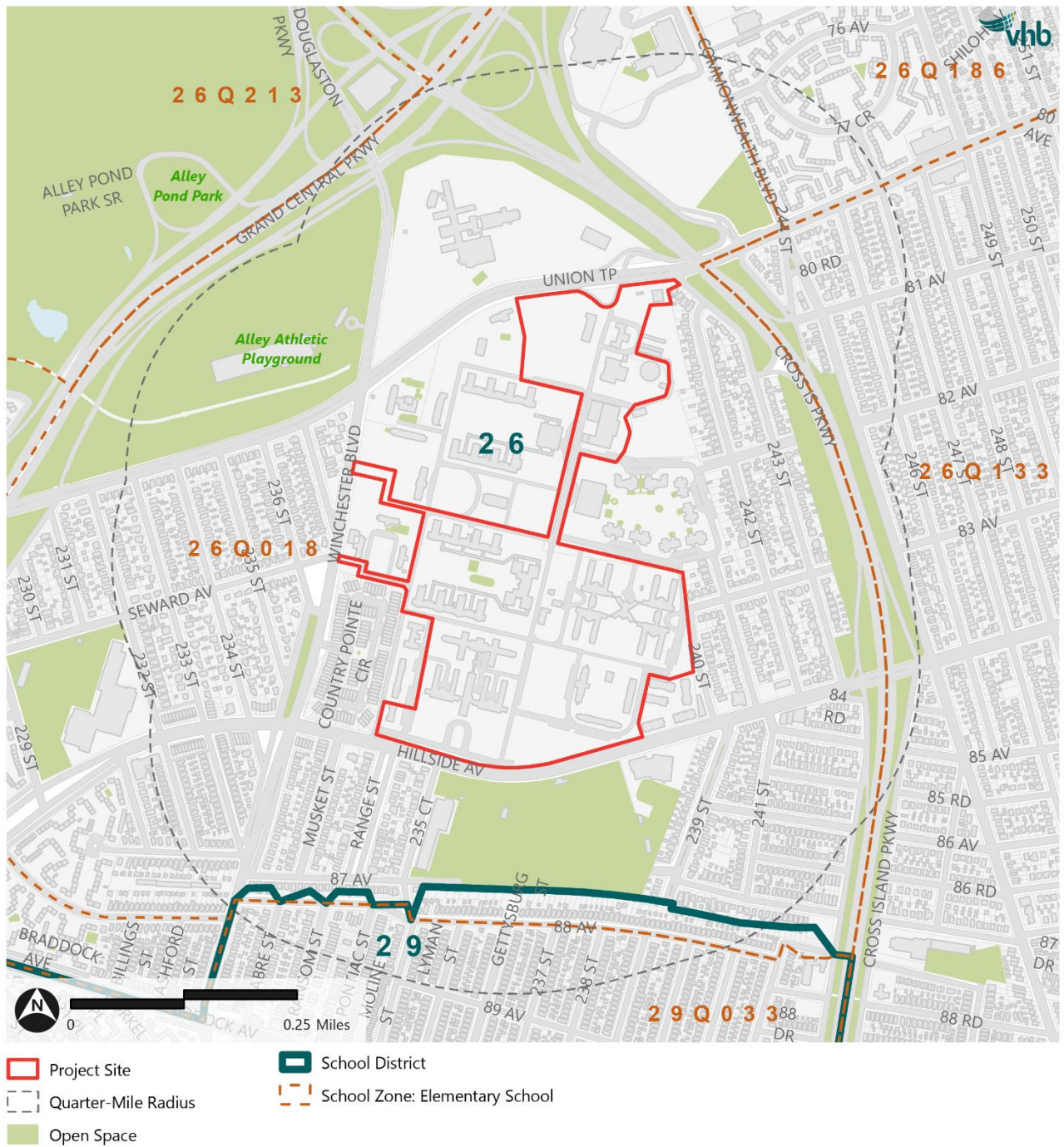
Schools

Existing Conditions

Based on the New York City School Construction Authority's 2019 Multipliers, the number of high school students that would be introduced by the Proposed Project would be above the threshold for detailed analysis (approximately 150 students) per the guidance of the *CEQR Technical Manual*. The number of elementary and intermediate students that would be introduced as a result of the

Proposed Project would also exceed the analysis threshold of 50 or more elementary/intermediate school students. Accordingly, a detailed analysis of potential significant adverse impacts to public elementary and intermediate schools and high schools is warranted. The study area for the analysis of elementary and intermediate schools will be the school district's sub-district, based upon GIS files for the sub-district boundaries from the New York City Department of City Planning (NYCDCP). The locations of the elementary, intermediate schools, and high schools will be illustrated on a map of the school district, with the sub-district study area identified, and information will be provided in the manner prescribed by the *CEQR Technical Manual* (see **Figure 10**).

Figure 10 School District and Elementary School Sub-Districts



Source:
 1. Empire State Development;
 2. NYC Department of City Planning, 2024

No-Action and With-Action Conditions

New York City Department of Education (NYCDOE) enrollment projections will be obtained for the No-Action conditions, including special education students, and will be presented per the methodology found in the *CEQR Technical Manual*. Information on projected changes that may affect the availability of seats in the schools within the study area will be obtained from NYCDOE and NYCDOP, including plans for changes in capacity, new programs, capital projects, and improvements. The guidance of the *CEQR Technical Manual* will be followed to estimate the number of elementary- and intermediate-level school children, as well as high-schoolers, that would be generated by the Proposed Project. These estimates will be compared to the No-Action conditions to assess the potential impact of students generated by the Proposed Project on public elementary, intermediate, and high schools. The available capacity or resulting deficiency in elementary and middle school seats (at a local level School District Sub-District) and in high school seats at a boroughwide level will be calculated.

Early Childhood Programs

Existing Conditions

The locations of publicly funded early childhood programs (e.g., EarlyLearn) within approximately 1.5 miles of the Project Site will be illustrated on a map, and information regarding location, capacity, and enrollment for existing publicly funded early childhood programs within the study area will be obtained from NYCDOE's Division of Early Childhood Education, and provided in the manner prescribed by the *CEQR Technical Manual*.

No-Action and With-Action Conditions

NYCDOE will be contacted to obtain information on any changes planned for early childhood programs or facilities in the area of the Proposed Project. If changes are planned, they will be incorporated into the No-Action capacities, together with any off-site development expected in No-Action conditions. Table 6-1a of the *CEQR Technical Manual* will be used to estimate the number of eligible children, including planned residential development projects that include a substantial number of affordable housing units within the study area. The available capacity or resulting deficiency in slots and the utilization rate for the study area will be calculated for the Proposed Project. The projected demand for the Proposed Project will be added to the No-Action conditions. A qualitative discussion of Universal 3-K and Pre-K will accompany the early childhood program analysis. Universal 3-K and Pre-K provide limited hours and a limited school year compared to early childhood programs and are thus not a direct replacement for such programs. However, they do expand access to education for 3-4 year old children and may alleviate some demand from families residing in low and low/middle income units who do not require the extended programming.

Libraries

Existing Conditions

A brief description of existing libraries within the study area (e.g., within approximately $\frac{3}{4}$ -mile of the Project Site), their information services, and their user population will be provided, and the location of each identified branch library within the study area will be illustrated on a map. The Queens Borough Public Library System and/or NYCDOP will be contacted to obtain available information on

services provided and circulation, as well as an assessment of existing conditions and levels of utilization. The branch holdings (books, CD-ROMs, DVDs, Videotapes, etc.) and circulation data (from NYCDCLP's NYC Facilities Explorer) will be identified. If applicable, holdings per resident may be estimated to provide a quantitative gauge of available resources in the applicable branch libraries in order to form a baseline for the analysis.

No-Action and With-Action Conditions

Information will be obtained from NYCDCLP and/or Queens Public Library concerning any planned new branches serving the study area, and changes to existing branches in the No-Action scenarios will be estimated. No-Action projects identified in the Land Use, Zoning, and Public Policy chapter will be considered, as appropriate. Holdings per resident in the With-Action scenario will be estimated and compared to the No-Action holdings estimate and presented in a table. With input obtained from management at library branches that would be expected to absorb the demand from the Proposed Project, the effects of the added population (including the No-Action and With-Action conditions) on special programs, facilities, or collections will be qualitatively assessed.

Task 5: Open Space

An open space assessment is warranted if a project would have a direct effect (the elimination or alteration of open space) or an indirect effect on open space through population size (overtaxing existing open space through an increase in population). There will be no direct effects to open space as the Project Site does not contain any publicly accessible open space.

Per CEQR Technical Manual guidance, an assessment of indirect effects on open space should be conducted if a proposed project would generate more than 200 residents or 500 workers. The Proposed Project is expected to introduce more than 200 residents while new neighborhood retail, community facility, and educational uses would result in the addition of over 500 workers. Therefore, residential and nonresidential open space assessments will be provided in the EIS.

The open space analysis will consider both passive and active open space resources. Passive and active open space ratios will be assessed in the residential study area (1/2-mile radius) and non-residential area (1/4-mile radius). The study area would generally comprise those census tracts that have 50 percent or more of their area located within the applicable radius of the Project Site, as recommended in the *CEQR Technical Manual*. Existing open spaces within the study area will be identified and described. The open space ratio in the study area will then be calculated for the No-Action condition by dividing the acres of open space by the residential and non-residential population. For the With-Action condition, the ratio will be calculated by adding the residential and non-residential population of the Proposed Project to the No-Action totals and by adding the Proposed Project's new publicly accessible open space to the No-Action open space.

If the open space ratio would increase or remain substantially the same in the With-Action condition compared to the No-Action condition, no further analysis of open space would be needed. If the results of the preliminary open space assessment indicate the need for further analysis, a detailed analysis will be conducted. This analysis would consist of the following tasks:

- › Characterize the study area population by age group, both as total people and percentages of the population

- › Identify and describe study area open spaces through data collection and site visits to determine types of facilities, utilization levels, accessibility, and current conditions.
- › Use the data gathered in the first two tasks to assess the adequacy of the existing open space relative to the needs of study area users. This would include a quantitative and qualitative assessment that involves calculating active and passive open space ratios for residential and nonresidential populations; determining whether the proportion of active and passive open space is appropriate for the population and age group served; and considering other data, including facility condition, utilization levels, and other factors that may encourage or deter park use.
- › Assess the adequacy of open space for No-Action and With-Action conditions, taking into account expected future changes in residential and nonresidential population and open space (including open space that would be provided by the Proposed Project). The City's planning goal for open space is 2.5 acres per 1,000 residents and optimally distributed as 80 percent active open space (or 2.0 acres per 1,000 residents) and 20 percent passive open space (or 0.5 acres per 1,000 residents).
- › Assess the availability of particular types of open space for particular age groups. In conducting this assessment, the analysis focuses on where shortfalls in open space exist now (or in the future), to identify whether the shortfalls are a result of the project. For the With-Action condition, the analysis will also consider potentially significant project-related impacts such as shadow, air quality, and noise effects.

If the Project would result in a significant adverse impact, potential on- or off-site mitigation would be identified and assessed. The Proposed Project could result in a significant adverse impact if it would significantly increase shadows, noise, or air pollutant emissions at open space resources; would reduce the open space ratio by more than the general guidelines for the open space percentage change that are presented in Table 7-5 of the *CEQR Technical Manual*, or would reduce the open space ratio for a nonresidential population with consideration of the project's effect on passive open space in the study area (the more the open space ratio falls below the optimal ratio of 0.15 acres of passive space per 1,000 population, the more likely the decrease would lead to a significant impact).

Task 6: Shadows

A shadows analysis assesses whether new building mass resulting from the Proposed Project would cast shadows on sunlight-sensitive publicly accessible resources or other resources of concern, such as natural resources, and evaluates the significance of their impact. Generally, the potential for shadow impacts exists if a project would result in new structures or additions to buildings resulting in structures over 50 feet in height that could cast shadows on important natural features, publicly accessible open space, or historic features that are dependent on sunlight.

The Proposed Project would result in several structures greater than 50 feet in height. The EIS will disclose the range of shadow impacts, if any, which are likely to result from the Proposed Project. A Tier 1 through Tier 3 screening assessment will be prepared pursuant to *CEQR Technical Manual* guidance, to identify whether shadows cast by the Proposed Project could reach sunlight-sensitive resources at any time of year and, if so, whether the incremental shadow would be likely to cause a significant adverse impact on the resource. If the preliminary shadows assessment indicates the need for further analysis, a detailed analysis will be provided.

Task 7: Historic and Cultural Resources

The *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archeological importance. According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or historic architectural resources. This includes properties that have been designated as New York City Landmarks (NYCL) by the New York City Landmarks Preservation Commission (LPC); properties considered eligible or calendared for consideration by LPC ("NYCL-eligible"); properties listed on or determined eligible for the State/National Register of Historic Places ("S/NR-listed" or "S/NR-eligible") or contained within a district ("S/NR-district") listed on or determined eligible for S/NR listing; properties recommended by the New York State Historic Preservation Office (SHPO) within the Office of Parks, Recreation and Historic Preservation (OPRHP) for listing on the S/NR; National Historic Landmarks, and properties not identified by one of the programs or agencies listed above, but that meet their eligibility requirements. Additionally, the New York State Historic Preservation Act of 1980 (SHPA) Section 14.09 requires that state agencies and state entities such as ESD consider the effect of their actions on S/NR-listed and S/NR-eligible resources under SEQRA. Since the Creedmoor campus has been deemed eligible for listing on the S/NR as an historic district, early and ongoing consultation with OPRHP will occur in order to develop measures to avoid, minimize and/or mitigate adverse impacts. Since it is anticipated that the proposed project will result in an adverse effect, an Alternatives Analysis will be developed in consultation with OPRHP. ESD will seek to document any mitigation measures identified in a Letter of Resolution with OPRHP.

The New York City Department of Buildings provides protective measures to NYCLs and S/NR-listed historic buildings located within a lateral distance of 90 feet from a parcel under development or alteration. For these structures, the New York City Department of Building's Technical Policy and Procedure Notice (TPPN) #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a:

"monitoring program to reduce the likelihood of construction damage to adjacent historic structures and to detect at an early stage the beginnings of damage so that construction procedures can be changed." An "adjacent historic structure" is defined as "a structure which is a designated New York City Landmark or located within an historic district or listed [in] the National Register of Historic Places and is contiguous to or within a lateral distance of ninety feet from a lot under development or alteration."

Historic resources and archaeological resources require both distinctly different study areas and evaluation protocols specific to above- and below-grade sensitivity. For the purposes of the Proposed Project, the historic resources study area would be defined as the section of the Creedmoor campus to experience subsurface disturbances plus an approximate 400 foot radius, which is typically adequate for the assessment of historic resources, in terms of physical, visual, and historical relationships. The archaeological area of potential effect (APE) is limited to those specific areas where project-related excavation or ground disturbance is likely and would result in new in-ground disturbance. The initial Phase I evaluation would be completed in accordance with the standard review process of the OPRHP.

The analysis for historic and cultural resources is anticipated to include the following activities:

- › Consult with OPRHP to request its preliminary determination of the potential archaeological sensitivity of the Project Site. The Creedmoor campus has previously been determined to be an S/NR-eligible historic district by OPRHP. Supporting information including project plans, historical maps, and other relevant information will be submitted to the reviewing agencies as necessary as part of the initial consultation.
- › Complete a Phase 1A Archaeological Documentary Study to address the specific impacts of the Proposed Project. The report would be prepared in accordance with The Standards for Cultural Resource Investigations and the Curation of Archaeological Collections in New York State and to meet OPRHP's Phase I Archaeological Report Format Requirements. The Phase IA archaeological report will present the results of these site file searches and previous surveys in table format. The report will also include brief precontact and historic overviews for the area and an assessment of potential archaeological sensitivity within the project area.
- › The historic and cultural resources chapter of the EIS will be prepared that will assess the Proposed Project's potential effects on historic and archaeological resources. Additionally, the chapter will provide an overview of historic and architectural resources within the vicinity of the Project Site and the potential direct and contextual effects of the Proposed Project on those resources, including portions of the Creedmoor campus which were previously determined S/NR-eligible. It is anticipated that the Proposed Project would result in an adverse impact to historic resources, necessitating the preparation of an Alternatives Analysis to explore feasible and prudent alternatives to avoid or mitigate adverse impacts. The Alternatives Analysis may culminate in a Letter of Resolution (LOR) for execution by ESD and OPRHP to avoid or minimize the greatest extent practicable any potential adverse effects on historic resources.

Task 8: Urban Design and Visual Resources

Urban design is the totality of components that may affect a pedestrian's experience of public space. An assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning. The Proposed Project would introduce several buildings currently occupied by surface parking lots, overgrowth, and vacant and occupied buildings, representing an increase in building height as compared to the existing (and No-Action) building heights. This change in building form and height would result in a physical change on the Project Site that could change the pedestrian experience. The Proposed Project would also result in changes to the existing internal street network, development of buildings that are greater in bulk and height than in existing conditions, and introduction of new open space. Therefore, an assessment of urban design and visual resources will be provided in the EIS.

The preliminary assessment will determine whether the Proposed Project would create a change to the pedestrian experience that is sufficiently significant to require greater explanation and further study. The Proposed Project would include new public open spaces throughout the property and provide greater connectivity to the surrounding neighborhood than currently exists. The Proposed Project would not be anticipated to result in off-site effects, such as secondary development, or changes to the neighborhood street pattern or block configuration, though the potential for effects to the pedestrian experience on the Project Site and surrounding will be analyzed. The analysis will also determine whether the new development would affect the context or enjoyment of any nearby visual resources.

The discussion of urban design will include the buildings anticipated to be constructed on the Project Site, as well as any potential visual resources within the study area. The chapter will describe and include photographs of the existing conditions of the Project Site and surroundings and explain future No-Action conditions. The discussion of conditions with the Proposed Project will include photographs, floor area calculations, lot coverage, building heights, project drawings and site plans, and descriptions of view corridors. Available renderings of the proposed development will be included to support a description of the Project Site and its relation to the surrounding area with the Proposed Project.

Task 9: Natural Resources

Natural resources at or in the vicinity of the Project Site will be identified and the potential for the Proposed Project to result in direct and/or indirect effects to any identified natural resources will be assessed. Given that the Project Site is comprised of lawn areas, existing buildings, paved internal roadways and surface parking areas, significant adverse impacts to plant or animal species of concern are not anticipated.

Task 10: Hazardous Materials

A hazardous materials assessment determines whether the Proposed Project may increase the exposure of people or the environment to hazardous materials, and, if so, whether this increased exposure would result in potential significant public health or environmental impacts. The potential for significant impacts related to hazardous materials can occur when: (a) elevated levels of hazardous materials exist on a site and the project would increase pathways to human or environmental exposures; (b) a project would introduce new activities or processes using hazardous materials and the risk of human or environmental exposure is increased; or (c) the project would introduce a population to potential human or environmental exposure from off-site sources.

The hazardous materials section of the EIS will examine the potential for significant hazardous materials impacts from the Proposed Project. The EIS will include a discussion of the Project Site's history and current environmental conditions and will include the results of a Phase I Environmental Site Assessment prepared for the Project Site. The chapter will include a discussion of the Proposed Project's potential to result in significant adverse hazardous materials impacts and, if necessary, will include a description of any additional further testing, remediation, or other measures that would be necessary to avoid impacts.

Task 11: Water and Sewer Infrastructure

Water Supply

As outlined in the *CEQR Technical Manual*, this section of the EIS assesses whether the Proposed Project has the potential to adversely affect the City's water distribution or sewer system and, if so, whether those impacts are significant. Based on average water consumption levels, the Proposed Project is not expected to exceed the threshold of 1 million gallons per day that would warrant a preliminary infrastructure assessment of water supply. Therefore, an analysis of water supply will not be provided in the EIS. However, the EIS will disclose the water demand for the Proposed Project in terms of domestic water and air conditioning.

Sewer and Stormwater

The Project Site is served by the Jamaica Wastewater Resource Recovery Facility (WRRF). The Proposed Project would introduce more than 400 residential units to the Project Site, which is the threshold found in the *CEQR Technical Manual*; thus, a preliminary wastewater/stormwater analysis will be required.

The preliminary infrastructure assessment will:

- › Identify the existing wastewater and stormwater conveyance systems and treatment facilities in the study area.
- › Determine existing and future wastewater flows from the Project Site, using Table 13-2 in the *CEQR Technical Manual*, and evaluate the incremental effect of wastewater flows from the Proposed Project on the capacity of conveyance facilities and the WRRF. Any potential new sewer upgrades or installations required as a result of the Proposed Project will be identified.
- › Evaluate stormwater drainage patterns, anticipated changes in volumes, and runoff rates using available data from the New York City Department of Environmental Protection (NYCDEP) and considering future conditions. The Proposed Project will need to be in conformance with NYCDEP requirements. The analysis will identify best management practices to be incorporated into the Proposed Project to manage stormwater runoff.

If the preliminary infrastructure assessment indicates that discharges from the Proposed Project would impact sewer system capacity or increase pollutant loadings in stormwater, further assessment (including whether the Proposed Project has the potential to exacerbate Combined Sewer Overflow volumes or frequency) in coordination with NYCDEP may be required in accordance with Chapter 13 of the *CEQR Technical Manual*.

Task 12: Energy

The annual energy consumption will be calculated for the residential, neighborhood retail, and community facility uses that would be introduced with the Proposed Project in accordance with the *CEQR Technical Manual*. As noted in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the New York City Energy Conservation Code. Additionally, Local Law 97, which was passed in April 2019, sets emission caps for buildings larger than 25,000 sf beginning in 2024. A detailed assessment of energy impacts is limited to projects that may significantly affect the transmission or generation of energy or generate substantial indirect consumption of energy (such as data centers or web hosting facilities). As the Proposed Project would not be an energy-intensive facility that would significantly affect the transmission or generation of energy, a detailed energy analysis is not required. This analysis will also describe any energy related utility relocations and/or new energy infrastructure resulting from the Proposed Project.

Task 13: Solid Waste and Sanitation Services

According to the *CEQR Technical Manual*, a solid waste and sanitation services assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with State policy related to the City's integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (50 tons per week or more) that could result in a significant adverse impact.

However, it is recommended in the *CEQR Technical Manual* that the solid waste and service demand generated by a project be disclosed, based on standard waste generation rates. As such, the amount of solid waste that the Proposed Project would generate will be calculated, using solid waste generation rates provided in the *CEQR Technical Manual*, and disclosed in the EIS. If it is determined that the development would result in 50 tons of solid waste generated per week, a detailed solid waste generation analysis would be required.

Task 14: Transportation

This section of the EIS will evaluate whether the Proposed Project would create significant impacts on vehicular traffic, parking, transit services, pedestrian circulation, or vehicular and pedestrian safety. Should significant impacts be identified per *CEQR Technical Manual* criteria, the EIS will evaluate transportation system improvements to mitigate those impacts. The transportation analysis will include the subtasks outlined below.

Travel Demand Analysis

Trip generation projections will be developed by travel mode for each of the land uses comprising the Proposed Project, using trip generation rates, temporal distributions, modal splits, average vehicle occupancies, and in/out splits that are published in the *CEQR Technical Manual* or in previously-conducted EISs or EAs, US Census data or data provided by the New York City Department of Transportation (NYCDOT).

A Level 1 screening assessment will be prepared to determine whether the Proposed Project would generate vehicle, transit, and/or pedestrian trip levels that would exceed the thresholds outlined in the *CEQR Technical Manual*. The Level 1 screening assessment will disclose projected peak hour person trips, vehicle trips, transit trips, and pedestrian trips for four analysis periods – the weekday AM, midday, PM and Saturday peak hours.

A Level 2 screening assessment will be prepared for vehicular, transit, and pedestrian trips. This will include the distribution and assignment of trips through the study area's roadway network, subway, rail and bus services, and pedestrian network, and the identification of the specific intersections, pedestrian elements, and subway, rail and bus lines that would require detailed quantitative analyses.

A Travel Demand Analysis (TDA) Technical Memorandum will be prepared that documents the assumptions and analysis findings. The TDA Technical Memorandum will provide the framework of assumptions for the analysis that will be undertaken in the EIS.

Traffic Analysis

A traffic study area will be defined, consistent with the *CEQR Technical Manual* guidelines, of intersections along logical traffic routes to and from the Project Site, and critical locations within the Project Site vicinity. Traffic study area intersections will be identified primarily along the principal roadways – Hillside Avenue, Union Turnpike and Winchester Boulevard. Depending on the project design and preliminary analysis results, new intersections created by the private street network may be evaluated.

Analysis of the traffic analysis intersections will be conducted using Highway Capacity Manual (HCM) procedures and Synchro Software, and will report volume-to-capacity (v/c) ratios, average vehicle

delays, and levels of service for the individual traffic movements and lane groups, overall approaches to the intersection, and the overall intersections.

Future No-Action traffic volumes will be developed using the annual background traffic growth rate cited in the *CEQR Technical Manual* plus vehicle traffic expected to be generated by other significant development projects expected to be operational within the vicinity of the Project Site by the project's build year. Any proposed changes to the street network identified to occur by the analysis year will be incorporated into the traffic analyses. Future No-Action traffic conditions for the intersections being analyzed will be determined.

Future With-Action traffic volumes will be developed by adding project-generated vehicle traffic to the future No-Action traffic volumes. If any proposed changes to the street network are expected to occur in conjunction with the Proposed Project, they will be incorporated within the traffic analysis. Future With-Action traffic conditions for the intersections being analyzed will be determined and potential significant impacts will be identified.

Parking Analysis

Using the travel demand factors from the TDA Technical Memorandum, the parking demand expected to be generated by the Proposed Project will be determined. Parking to be provided as part of the Project will be evaluated to determine if it would be sufficient to accommodate the demand by comparing the quantity of proposed parking spaces to estimated levels of demand. If the parking demand analysis shows that parking provided on-site would not be sufficient to accommodate the project's demand, then a detailed parking analysis would be performed. This would consist of an inventory of existing off-site parking facilities within a one-quarter mile radius of the Project Site, per *CEQR Technical Manual guidelines*, and an assessment of the available capacity at these facilities.

The future No-Action condition would be evaluated based on the application of an annual background growth rate to the existing demand. The No-Action parking demand and supply would then be compared to the With-Action condition, taking into account the new parking facilities developed as part of the Proposed Project. This information would be presented in a parking utilization table that compares the future No-Action and With-Action conditions and identifies excess capacity and/or parking shortfalls.

Transit Analysis

Subways

The subway routes and stations serving the Project Site will be identified and described. As the closest subway station is located three miles away from the Project Site, it is anticipated that subway trips would be made through bus connections. At subway stations that exceed the *CEQR Technical Manual* thresholds for analysis (i.e., an increase of 200 or more subway riders at one station in a peak hour), further analysis of the subway station elements (i.e., stairways, fare control areas, escalators, etc.) at these stations will be undertaken consistent with the *CEQR Technical Manual* to determine the potential for significant adverse impacts. The anticipated scope of this analysis would include:

- › Identifying the volume of patrons using the subway station, based on information obtained from MTA/New York City Transit, as well as line-haul ridership data.
- › Conducting pedestrian counts at the subway station elements and determining the levels of service at station elements during the weekday AM and PM commuter periods.

- › Determining future No-Action and With-Action station volumes and utilization of the station elements analyzed, and whether there would be significant station impacts at the analysis locations under the With-Action conditions.

If the *CEQR Technical Manual* thresholds for analysis are exceeded on any individual subway route (i.e., an increase of 200 or more peak hour passengers on a single subway line), a line haul analysis of that route will be undertaken consistent with *CEQR Technical Manual* methodologies to determine the potential for significant adverse impacts based on the changes to the subway line load levels.

Buses

Key bus routes serving the Project Site, which include the Q43 and Q46, will be assessed to determine their potential for significant bus impacts. The bus routes will be identified and described in the EIS, including the location of nearby bus stops, hours of operation, and frequency of service. If the *CEQR Technical Manual* thresholds for analysis are exceeded on any individual bus route (i.e., an increase of 50 or more bus passengers on a single bus line in one direction in a peak hour), further analysis of that route will be undertaken consistent with *CEQR Technical Manual* to determine the potential for significant adverse impacts.

Pedestrian Analysis

Pedestrian analyses will be conducted for the peak hours analyzed in the TDA Technical Memorandum along key walking routes between the Project Site and bus stops and other attractions in the study area. The analysis will focus on sidewalks, corner areas and crosswalks where new pedestrian demand would be most concentrated during the peak analysis hours.

Future No-Action pedestrian volumes will be developed using the annual background pedestrian growth rate cited in the *CEQR Technical Manual* plus pedestrian trips to be generated by significant development projects expected to be operational near and at the Project Site by the Proposed Project's analysis year. Proposed changes to the street network identified to occur by the analysis year will be incorporated into the pedestrian analyses. Future No-Action pedestrian conditions for the elements analyzed will be determined.

Future With-Action pedestrian volumes will be developed by adding project-generated pedestrian increments to the future No-Action pedestrian volumes. Proposed changes to the street network expected to occur in conjunction with the Proposed Project, if any, will be incorporated into the pedestrian analysis. Future With-Action pedestrian conditions for the elements analyzed will be determined and potential significant impacts will be identified.

Safety

This section of the EIS will include a review of vehicular and pedestrian crash data for the most recent three-year period for which such data are available, and a summary of the number and severity of crashes by year for each of the traffic study area intersections. The analysis will determine whether any of the analysis intersections are considered high crash locations based on *CEQR Technical Manual* criteria and will also assess whether traffic generated by the Proposed Project would contribute materially to safety risks at such locations. The EIS will identify potential safety improvements, if warranted. The safety of the proposed internal street network and roadway treatments will be evaluated qualitatively.

Task 15: Air Quality

The potential effects from the Proposed Project mobile and stationary sources of air pollution on the surrounding sensitive land uses will be evaluated. The potential effects of existing uses on the air quality at the Proposed Project uses will also be considered. Both mobile source and stationary source air quality analyses involve a multi-step process consisting of an initial screening, and then, if necessary, a detailed analysis.

Mobile Source Analysis

Microscale Intersection Analysis

Based on information from the traffic analysis, a mobile source screening to evaluate whether Project-generated vehicle trips exceed applicable thresholds defined in the *CEQR Technical Manual* will be performed. Should the Project-generated vehicle trips exceed *CEQR* thresholds, a detailed mobile source analysis will be conducted for one “worst case” intersection that exceeds the screening criteria for both carbon monoxide (CO) and PM (particulate matter, PM₁₀ and PM_{2.5}) pollutants using EPA’s MOVES and AERMOD emissions and dispersion models. The intersection would be selected in consultation with the lead review agency. Mobile source nitrogen dioxide (NO₂) emissions will be evaluated qualitatively.

Parking Analysis

The worst-case parking facility, in terms of size, location, and proposed peak-hour utilization will be selected for the analysis of CO, PM₁₀, and PM_{2.5}. Once the facility is selected for analysis, the peak period with the greatest number of vehicular ins/outs will be studied for CO impact and 24-hour average vehicular ins/outs will be studied for PM₁₀ and PM_{2.5} impact. Vehicular emissions considered would be from the movement of vehicles within the parking facility and any vehicles idling before exiting. Cumulative impact from the on-street traffic emission and parking facility emission will be calculated. Both ground level and elevated receptors will be considered for uses located in the same site as the parking facility, and in nearby development sites as necessary. The analysis will use the procedures outlined in the *CEQR Technical Manual* for assessing potential impacts.

Stationary Source Analysis

HVAC and Hot-Water Systems Analysis

The Proposed Project would not use fossil fuels for the heating, ventilation, and air conditioning (HVAC) or hot water systems; the Proposed Project would be all electric for the HVAC and hot water systems. Therefore, no local air quality stationary source impacts due to HVAC and hot water emissions would occur and no analysis is required.

Industrial and Large/Major Source Analyses

An assessment of potential impacts onto the Proposed Project from existing facilities will include the following analyses:

- › Industrial Source Analysis. A preliminary screening will be conducted by examining nearby land uses and reviewing permit files from the NYCDEP Bureau of Environmental Compliance to

identify manufacturing/ processing facilities within a 400-foot radius of the Project Site. A screening analysis will be conducted for any sources that are identified.

- › Large/Major Source Analysis. The existing Creedmoor Psychiatric Center holds an Air State Facility permit from the New York State Department of Environmental Conservation. This is considered a large source under the *CEQR Technical Manual*. As the source may remain during some or all proposed development phases and be within 1,000 feet of proposed sensitive uses, a detailed dispersion analysis of emissions from this source will be prepared, following the *CEQR Technical Manual* procedures. The analysis will be conducted using the EPA's AERMOD dispersion model. Pollutant concentrations will be estimated at sensitive receptor locations.

Task 16: Greenhouse Gas Emissions, Climate Change and Disproportionate Burden

Increased greenhouse gas (GHG) emissions are changing the global climate and are predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. Although this is occurring on a global scale, the environmental effects of climate change are also likely to be felt at the local level. The Proposed Project exceeds the 350,000-square-foot threshold for greenhouse gas emissions assessment in the *CEQR Technical Manual*. Therefore, GHG emissions generated by Project operations and Project-related mobile sources will be quantified. An assessment of the Project's energy consumption (using Table 15-1 of the *CEQR Technical Manual*) will be performed as part of the EIS.

City and State executive orders on embodied carbon will be discussed, along with the emissions associated with construction activity. Measures to reduce GHG emissions that would be incorporated into the Proposed Project will be discussed. The consistency of the project with the New York City's Climate Mobilization Act and New York State's Climate Leadership and Community Protection Act (CLCPA) will be evaluated. Additionally, the DEIS will consider whether the Proposed Project may cause or increase a disproportionate burden on a disadvantaged community (as identified pursuant to the CLCPA). The Proposed Project is located outside of the existing and projected (with climate change) floodplain. Climate change and measures to enhance resilience of critical systems will be discussed.

Task 17: Noise

Per the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Mobile sources include vehicular traffic, train, and aircraft; stationary sources include playgrounds, rooftop equipment, such as emergency generators, cooling towers, and other mechanical equipment.

The noise analysis will consist of several components, as described below.

Ambient Noise Monitoring (Existing Conditions)

Noise measurements will be taken at representative locations to characterize existing noise conditions in the study area. This will include locations representative of the new receptors that would be introduced by the Proposed Project and locations representative of existing receptors where the vehicle trips generated by the Proposed Project would have the greatest potential to significantly increase ambient sound levels. In accordance with the *CEQR Technical Manual*, ambient

noise measurements will be conducted for 20 minutes for the area where the roadway noise is the predominant noise source. In conjunction with the transportation analysis, noise monitoring will be conducted during the weekday morning, midday and afternoon and Saturday peak periods. Spot traffic counts will be conducted during the sound measurements to allow the prediction of sound levels associated with the existing, No-Action, and With-Action traffic conditions analyzed in the transportation analysis.

Mobile Source Screening

A mobile source noise screening assessment will be conducted to determine if there is the potential for vehicular traffic generated by the Proposed Project to result in a significant noise impact. Noise passenger car equivalent (PCE) values will be calculated for the existing, No-Action, and With-Action conditions at selected intersections based on the transportation analysis described above. The analysis will follow the requirements of Section 332.1 of the *CEQR Technical Manual*.

If the mobile source screening determines that existing noise PCE values would be increased by 100 percent or more due to the Proposed Project (which is equivalent to an increase of 3 dB[A] or more), a detailed analysis will be undertaken using the Federal Highway Administration's Traffic Noise Model or Cadna-A noise prediction software. The model results would be used to evaluate the potential for noise impacts and to analyze noise mitigation measures as appropriate.

Stationary Source Screening

The Proposed Project may introduce stationary source noise generators, such as a central plant for infrastructure or ventilation equipment, truck loading docks, or other similar types of sources. A qualitative assessment will be conducted to identify the types of stationary sources that would be introduced by the Proposed Project, their general proximity to sensitive receptors, and the potential for noise impact. If specific stationary sources such as mechanical equipment are found to have the potential to cause noise impacts, a quantitative stationary source analysis will be conducted.

Building Attenuation Analysis

Building sound attenuation requirements will be evaluated to maintain acceptable interior noise conditions based on the ambient noise monitoring and impact assessment results. A summary table of window-wall attenuation requirements will be developed for each building location within the Project Site in accordance with *CEQR Technical Manual* acceptable interior noise level requirements. As warranted, requirements will be established as part of the Proposed Project to ensure that appropriate measures are implemented to achieve the identified attenuation requirements.

Task 18: Public Health

According to the *CEQR Technical Manual*, public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability and premature death; and reducing inequalities in health status. The assessment of public health under SEQRA seeks to determine whether adverse impacts on public health may occur as a result of a proposed project, and if so, to identify measures to mitigate such effects. According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other analysis areas, such as air quality, water quality, hazardous materials, or

noise. If unmitigated significant adverse impacts are identified in any of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided for the specific technical area or areas.

Task 19: Neighborhood Character

The character of a neighborhood is the result of a combination of various contributing elements, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety of other physical features that include traffic and pedestrian patterns and noise. This chapter of the EIS will use information from other EIS chapters to assess whether any identified significant adverse impacts in the areas of land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise would have the potential to affect neighborhood character. If warranted, based on an evaluation of the Proposed Project's impacts, an assessment of neighborhood character will be prepared following *CEQR Technical Manual* methodologies. This analysis would consist of describing the predominant factors that contribute to defining the character of the neighborhood within a one-quarter mile study area, summarizing changes in the character of the neighborhood that can be expected in the future No-Action Condition, and evaluating the Proposed Project's potential to affect the defining features of the neighborhood.

Task 20: Construction

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The EIS will present the overall construction duration for the Proposed Project to determine the peak period for each phase of construction and provide information on the entities with governmental oversight for various aspects of construction. Information on how New York City regulates construction hours will be included in this chapter. Due to the size of the development, the construction of new buildings, and the length of the construction period (i.e., over two years), a detailed construction analysis will be required. Quantitative assessments will be prepared for transportation, air quality, and noise, as described below. Consistent with the *CEQR Technical Manual*, the analysis will also assess the potential for construction-related activities to affect land use, neighborhood character, open space, historic and cultural resources, and hazardous materials.

Transportation

The construction transportation analysis assesses the potential for construction activities to result in significant adverse effects to traffic, transit (e.g., subway and bus), pedestrian elements (i.e., sidewalks, corners, and crosswalks), and parking conditions. The first step of the transportation assessment will be to develop the volume of traffic during peak hours that would be generated during the peak quarter (i.e., three-month period) of construction activity. This would include both construction worker trips made by auto and the volume of delivery trucks to and from the construction sites.

Once construction period trips are quantified, they will be assigned to the roadway network, and an assessment of their effects on the roadway network will be prepared. If the applicable *CEQR Technical Manual* threshold levels are exceeded, a quantitative analysis of traffic conditions will be conducted. The Construction Traffic section will also describe whether curb parking lane closures or

sidewalk closures are expected and estimate the number of construction workers likely to drive to the construction sites, the number of parking spaces needed, and the availability of on-site parking to accommodate the construction parking demand.

Air Quality

Construction impacts on air quality will be considered, accounting for the impacts of later construction phase(s) on portions of the Project developed as part of earlier construction phase(s). A detailed analysis of emissions (CO, NO₂, PM₁₀, and PM_{2.5}) from construction equipment and activity will be performed to determine the potential for air quality impacts. The time of construction selected for detailed analysis will be based on emission intensity, considering construction equipment, worker, and construction activity information, as well as the proximity of sensitive uses to the construction area. The potential for significant impacts will be determined by comparing the model-predicted total concentrations or concentration increases to the National Ambient Air Quality Standards (NAAQS) or the applicable New York City *de minimis criteria*. The air quality analysis will also include a discussion of the strategies to reduce emissions associated with construction.

The construction air quality section will evaluate impacts from on-site construction emissions and off-site mobile source emissions that result from construction equipment, delivery trucks, fugitive dust, and worker vehicles.

On-Site Construction Activity Impacts

The analysis of the potential impacts from on-site activities at the construction site will include estimation of emissions generated by construction equipment and dust-generating activities. Quantification of construction-related impacts will be based on the year of analysis identified above, utilizing peak month, peak 24 hours, and peak hour of construction activity for the Proposed Project. The following steps will be taken:

- › Evaluation of construction areas and nearby sensitive land uses, construction schedules, levels and duration of construction activities, and a determination of the areas with the greatest potential for construction-phase air quality impacts;
- › Estimation of emissions generated by construction activities (demolition, excavation, construction) at the construction site during the years of peak construction activity, including emissions from fugitive dust and exhaust from diesel-powered equipment and trucks;
- › Estimation of peak emissions for CO, NO₂, PM₁₀, and PM_{2.5} for the various stages and types of construction activities associated with the Proposed Project; and
- › Dispersion modeling, using EPA's AERMOD dispersion model, of construction-phase emissions of each construction area for the highest period for each pollutant. One-hour NO₂ concentrations will be assessed qualitatively.

Off-Site (Mobile Source) Construction Activity Impacts

A mobile source screening analysis will be conducted in accordance with *CEQR Technical Manual* methodology to evaluate whether an off-site microscale intersection analysis during construction is warranted. If such an analysis is needed, a detailed microscale analysis using the EPA MOVES and AERMOD emissions and dispersion models will be completed.

Cumulative On-site Plus Off-site Impacts

The cumulative (on-site and off-site) modeling results of Proposed Project's construction impacts will be compared to the NAAQS or *de minimis* criteria for each applicable pollutant. One-hour NO₂ concentrations will be assessed qualitatively.

Noise

Qualitative Assessment

Based on the Proposed Project's construction scenario and phasing, the type of equipment and construction methods to be used, the number of construction vehicle trips and the proximity of noise and vibration-sensitive receptors, a qualitative assessment of the potential for elevated noise levels during each phase of construction will be developed, incorporating noise and vibration avoidance measures that are typically implemented to reduce the potential for adverse effects. If warranted by the qualitative analysis, a quantitative assessment will be performed. As described in Section 310 of the *CEQR Technical Manual*, the determination whether it is sufficient to conduct a qualitative analysis or whether a quantitative analysis is required cannot be made based solely on the duration of the construction period, and should take into account such factors as the location of the Project Site in relation to existing residential uses or other sensitive receptors, the intensity of the construction activity, and the extent to which the Proposed Project incorporates commitments to appropriate noise control measures.

Quantitative Assessment

Estimates will be made of construction noise from on-site stationary construction equipment and construction-related vehicles, including worker trips and material handling trips on adjacent roadways. Ambient sound monitoring would be conducted during the early morning period (6-7 AM) when there is the greatest potential for increases in noise due to mobile construction sources. If necessary, the Cadna-A model will be used to calculate the existing noise level at receptors. Stationary and mobile construction noise levels would be predicted at nearby sensitive receptors and at the Project Site itself, including existing buildings that will continue to operate during construction, and new noise-sensitive uses that would be introduced before/during construction. Cadna-A sound prediction software, which accounts for the type of equipment used, the usage factors, and distances from source to receptor and acoustic shielding from intervening buildings, would be used for the analysis. Construction noise from stationary sources would be evaluated according to requirements outlined in the New York City Noise Control Code. Construction noise mitigation recommendations would be developed, as needed, in accordance with the *CEQR Technical Manual* and New York City Noise Control Code requirements.

Task 21: Mitigation

Where significant adverse project impacts have been identified, measures to mitigate those impacts will be described. These measures will be developed and coordinated with the responsible City/State agencies as necessary. Where impacts cannot be mitigated, they will be described as unavoidable adverse impacts.

Task 22: Alternatives

SEQRA requires that alternatives to the proposed project be identified and evaluated in an EIS so that the decision-maker may consider whether alternatives exist that would minimize or avoid adverse environmental effects. The selection of alternatives to a proposed project is determined by taking into account the nature of the specific project, its stated purpose and need, potential impacts, and the feasibility of potential alternatives. Consistent with SEQRA, a No-Action Alternative will be considered. The alternatives analysis will be qualitative, except where significant adverse impacts of the Proposed Project have been identified.

Study must consider the CB13/Civic 1000 units alternative

Task 23: EIS Summary Chapters

The EIS will include the following summary chapters:

- › Unavoidable Adverse Impacts. This chapter will summarize any significant adverse impacts that are unavoidable if the proposed action is implemented regardless of the mitigation employed (or if mitigation is not feasible).
- › Growth-Inducing Aspects of the Proposed Action. This chapter will summarize the “secondary” impacts of a proposed action that trigger further development.
- › Irreversible and Irrecoverable Commitments of Resources. This chapter will summarize the proposed actions and its impacts in terms of the loss of environmental resources (use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term. ›
- › Executive Summary. The executive summary will use relevant material from the body of the EIS to describe the proposed action, its environmental impacts, measures to mitigate those impacts, and alternatives to the proposed action.