

Table of Contents

Foreword.....	F-1
Executive Summary.....	S-1
1: Project Description.....	1-1
A. Project Identification.....	1-1
B. Development Goals and Objectives.....	1-2
C. Description of the Proposed Rezoning Area and Project Site.....	1-3
D. Proposed Actions.....	1-3
New York City Planning Commission Approvals.....	1-3
Other City, State, and Federal Approvals.....	1-6
E. Proposed Development Program.....	1-6
Proposed Uses and Building Configurations.....	1-6
Proposed Open Spaces.....	1-8
Proposed Site and Infrastructure Improvements.....	1-9
Proposed Waterfront Open Space and Bulkhead Improvements.....	1-9
F. Framework for Analysis.....	1-10
G. Public Review and Decision-Making Process.....	1-11
Uniform Land Use Review Procedure.....	1-11
Environmental Review.....	1-12
2: Land Use, Zoning, and Public Policy.....	2-1
A. Introduction.....	2-1
Principal Conclusions.....	2-1
B. Study Area Definition.....	2-1
C. Area History.....	2-2
D. Existing Conditions.....	2-3
Land Use.....	2-3
Zoning.....	2-5
Public Policy.....	2-7
E. The Future Without the Proposed Project.....	2-10
Land Use.....	2-10
Zoning.....	2-12
Public Policy.....	2-13
F. Probable Impacts of the Proposed Project.....	2-14
Land Use.....	2-14
Zoning.....	2-16
Public Policy.....	2-17

Table of Contents

3: Socioeconomic Conditions 3-1

- A. Introduction 3-1
 - Principal Conclusions 3-1
- B. Methodology..... 3-1
- C. Preliminary Assessment 3-2
 - Direct Residential Displacement 3-2
 - Direct Business and Institutional Displacement 3-3
 - Indirect Residential Displacement 3-6
 - Indirect Business and Institutional Displacement..... 3-10
 - Adverse Effects on Specific Industries 3-12

4: Community Facilities and Services **4-1**

- A. Introduction 4-1
 - Principal Conclusions 4-1
- B. Methodology..... 4-1
 - Day Care 4-2
 - Schools..... 4-2
- C. Public Schools 4-2
 - Existing Conditions 4-3
 - The Future Without the Proposed Project..... 4-3
 - Probable Impacts of the Proposed Project 4-6
- D. Day Care Facilities 4-8
 - Existing Conditions 4-9
 - The Future Without the Proposed Project..... 4-9
 - Probable Impacts of the Proposed Project 4-10

5: Open Space and Recreational Facilities..... **5-1**

- A. Introduction 5-1
 - Principal Conclusions 5-1
- B. Methodology..... 5-2
 - Study Area 5-2
 - Open Space User Populations..... 5-2
 - Inventory of Open Space Resources 5-2
 - Adequacy of Open Space Resources 5-3
- C. Initial Quantitative Assessment 5-3
- D. Existing Conditions 5-4
 - Study Area Population..... 5-4
 - Study Area Open Spaces 5-5
 - Adequacy of Open Spaces 5-7
- E. The Future Without the Proposed Project 5-8
 - Study Area Population..... 5-8
 - Study Area Open Spaces 5-9
 - Adequacy of Open Spaces 5-9
- F. Probable Impacts of the Proposed Project 5-10
 - Study Area Population..... 5-10
 - Study Area Open Spaces 5-11
 - Adequacy of Open Spaces 5-11
 - Impact Significance 5-12

6: Shadows.....	6-1
A. Introduction.....	6-1
Principal Conclusions.....	6-1
B. Methodology	6-1
C. Screening Analysis.....	6-2
D. Detailed Assessment of Shadows.....	6-3
7: Historic Resources	7-1
A. Introduction.....	7-1
Principal Conclusions.....	7-1
B. History of the Gowanus Canal and Vicinity	7-4
C. Existing Conditions.....	7-5
Archaeological Resources	7-5
Architectural Resources	7-7
D. The Future Without the Proposed Project	7-22
Project Site	7-22
Primary and Secondary Study Areas.....	7-22
E. Probable Impacts of the Proposed Project.....	7-23
Archaeological Resources	7-23
Architectural Resources	7-24
8: Urban Design and Visual Resources	8-1
A. Introduction.....	8-1
Principal Conclusions.....	8-1
B. Existing Conditions.....	8-2
Project Site	8-2
Primary Study Area.....	8-3
Secondary Study Area.....	8-5
C. The Future Without the Proposed Project	8-7
Project Site	8-7
Study Area.....	8-7
D. Probable Impacts of the Proposed Project.....	8-8
Project Site	8-8
Study Area.....	8-9
9: Neighborhood Character	9-1
A. Introduction.....	9-1
Principal Conclusions.....	9-1
B. Methodology	9-2
C. Existing Conditions.....	9-3
Study Area.....	9-4
D. The Future Without the Proposed Project	9-8
Rezoning Area and Project Site.....	9-8
Study Area.....	9-8
E. Probable Impacts of the Proposed Project.....	9-9
Rezoning Area and Project Site.....	9-9
Study Area.....	9-10

Table of Contents

10: Natural Resources **10-1**

- A. Introduction 10-1
 - Principal Conclusions 10-2
- B. Methodology..... 10-4
 - Regulatory Context..... 10-4
 - Site Description 10-6
 - Impact Assessment Methodology 10-6
- C. Existing Conditions 10-8
 - Groundwater 10-8
 - Wetlands 10-8
 - Terrestrial Resources 10-9
 - Aquatic Resources 10-9
 - Endangered, Threatened, and Special Concern Species 10-16
 - Essential Fish Habitat 10-17
- D. The Future Without the Proposed Project 10-17
 - New York/New Jersey Harbor Estuary Program Projects 10-17
 - New York City Projects 10-18
 - State And Regional Projects 10-18
- E. Probable Impacts of the Proposed Project 10-19
 - Groundwater 10-19
 - Wetlands 10-20
 - Terrestrial Resources 10-20
 - Aquatic Resources 10-21
 - Endangered, Threatened, and Special Concern Species 10-25
 - Essential Fish Habitat 10-25
- F. References 10-25

11: Hazardous Materials **11-1**

- A. Introduction 11-1
 - Principal Conclusions 11-1
- B. Existing Conditions 11-2
 - Topography and Subsurface Conditions..... 11-2
 - Project Site and Area History 11-2
 - Environmental Database Search 11-2
- C. Previous Reports..... 11-3
 - Phase I Environmental Site Assessment..... 11-3
 - Phase II Investigations..... 11-4
- D. Future Without the Proposed Project..... 11-4
- E. Future With the Proposed Project..... 11-4

12: Waterfront Revitalization Program **12-1**

- A. Introduction 12-1
 - Principal Conclusions 12-2
- B. Consistency With LWRP Policies 12-2

13: Infrastructure 13-1

- A. Introduction 13-1
 - Principal Conclusions 13-1

B. Methodology	13-4
C. Existing Conditions	13-5
Water Supply	13-5
Sanitary Sewage	13-5
Gowanus Canal and Combined Sewer Overflows	13-7
Stormwater	13-10
Floodplains	13-11
D. The Future Without the Proposed Project	13-12
E. Probable Impacts of the Proposed Project	13-13
Water Supply	13-13
Sanitary Sewage	13-14
Stormwater	13-14
Combined Sewer Overflows (CSO) and Water Quality Analysis	13-16
Floodplains	13-19
14: Solid Waste and Sanitation Services	14-1
A. Introduction	14-1
Principal Conclusions	14-1
B. Methodology	14-1
C. Existing Conditions	14-1
Description of Solid Waste and Sanitation Services	14-1
Solid Waste Generation	14-3
D. Future Without the Proposed Project	14-3
E. Probable Impacts of the Proposed Project	14-3
15: Energy	15-1
A. Introduction	15-1
Principal Conclusions	15-1
B. Methodology	15-1
C. Existing Conditions	15-1
Energy Providers	15-1
Energy Initiatives	15-2
Existing Project Site Demand	15-3
D. Future Without the Proposed Project	15-3
E. Probable Impacts of the Proposed Project	15-4
16: Traffic and Parking	16-1
A. Introduction	16-1
Principal Conclusions	16-1
B. Methodology	16-2
Signalized Intersections	16-2
Unsignalized Intersections	16-2
C. Existing Conditions	16-3
Introduction	16-3
Roadway Network	16-3
Traffic Volumes	16-4
Level of Service	16-5
Parking	16-5

Table of Contents

D. The Future Without the Proposed Project 16-7
 Traffic 16-7
 Level of Service 16-7
 Parking Supply and Utilization 16-9
E. Probable Impacts of the Proposed Project 16-9
 Trip Generation 16-10
 Trip Distribution and Assignment 16-16
 Traffic Volumes and Level of Service 16-16
 Parking 16-18
F. Pedestrian Safety 16-20

17: Transit and Pedestrians 17-1
 A. Introduction 17-1
 Principal Conclusions 17-1
 B. Existing Conditions 17-2
 Introduction 17-2
 Subways and Buses 17-2
 Pedestrians 17-2
 C. The Future Without the Proposed Project 17-2
 D. Probable Impacts of the Proposed Project 17-3
 Transit Screening Analysis 17-3
 Pedestrian Screening Analysis 17-3

18: Air Quality 18-1
 A. Introduction 18-1
 Principal Conclusions 18-2
 B. Air Quality Standards 18-2
 National and State Air Quality Standards 18-2
 NAAQS Attainment Status and State Implementation Plans (SIP) 18-4
 Odor Regulations 18-4
 Determining the Significance of Air Quality Impacts 18-5
 C. Methodology for Predicting Pollutant Concentrations 18-6
 HVAC Screening Analysis 18-6
 Industrial Source Screening Analysis 18-6
 Parking Analysis 18-7
 Odors 18-7
 D. Existing Conditions 18-8
 Existing Monitored Air Quality Conditions (2006) 18-8
 E. The Future Without the Proposed Project 18-8
 F. Probable Impacts of the Proposed Action 18-9
 Introduction 18-9
 Analysis for HVAC Equipment Impacts 18-9
 Analysis for Industrial Source Impacts 18-10
 Analysis for Parking Garage Impacts 18-11
 Analysis for Odors 18-11

19: Noise 19-1
 A. Introduction 19-1

Principal Conclusions.....	19-1
B. Noise Standards and Criteria.....	19-1
New York CEQR Noise Standards	19-2
C. Existing Noise Levels	19-3
D. Noise Attenuation Measures	19-3
E. Noise Levels in the Proposed Project Newly Created Publicly- Accessible Open Spaces.....	19-4
20: Construction	20-1
A. Introduction.....	20-1
Principal Conclusions.....	20-1
B. Construction Stages and Practices.....	20-3
Overall Schedule	20-3
Abatement and Demolition, Excavation/Grading and Foundation	20-3
Superstructure.....	20-5
Building Finishes and Open Space.....	20-5
Proposed Infrastructure Improvements	20-6
Proposed Waterfront Open Space and Bulkhead Improvements	20-6
General Construction Practices	20-6
C. Probable Impacts of the Proposed Action	20-9
Land Use and Neighborhood Character	20-9
Socioeconomic Conditions.....	20-9
Historic Resources.....	20-10
Natural Resources	20-10
Hazardous Materials.....	20-11
Traffic and Transportation.....	20-11
Air Quality.....	20-12
Noise	20-13
21: Public Health.....	21-1
A. Introduction.....	21-1
Principal Conclusions.....	21-1
B. Methodology	21-2
CEQR Guidelines.....	21-2
Screening Assessment.....	21-2
C. Screening Assessment Conclusions	21-8
22: Mitigation	22-1
A. Introduction.....	22-1
B. Historic Resources	22-1
Overview	22-1
Proposed Mitigation	22-1
C. Air Quality	22-2
D. Traffic.....	22-2
Overview	22-2
Proposed Mitigation Measures.....	22-3

Table of Contents

23: Alternatives..... **23-1**

 A. Introduction 23-1

 B. No Action Alternative 23-1

 Land Use, Zoning, and Public Policy 23-1

 Socioeconomic Conditions 23-1

 Community Facilities and Services 23-2

 Open Space 23-2

 Shadows..... 23-2

 Historic Resources 23-3

 Urban Design and Visual Resources 23-3

 Neighborhood Character..... 23-3

 Natural Resources..... 23-3

 Hazardous Materials 23-4

 Waterfront Revitalization Program..... 23-5

 Infrastructure 23-5

 Solid Waste and Sanitation and Energy..... 23-6

 Traffic and Parking 23-6

 Transit and Pedestrians 23-6

 Air Quality 23-7

 Noise..... 23-7

 Construction Impacts 23-7

 Public Health 23-7

 C. As-of-Right Alternative 23-7

 Land Use, Zoning, and Public Policy 23-8

 Socioeconomic Conditions 23-8

 Community Facilities and Services 23-9

 Open Space 23-9

 Shadows..... 23-9

 Historic Resources 23-10

 Urban Design and Visual Resources 23-10

 Neighborhood Character..... 23-10

 Natural Resources..... 23-11

 Hazardous Materials 23-13

 Waterfront Revitalization Program..... 23-13

 Infrastructure 23-13

 Solid Waste and Sanitation And Energy..... 23-14

 Traffic and Parking 23-14

 Transit and Pedestrians 23-16

 Air Quality 23-17

 Noise..... 23-17

 Construction Impacts 23-17

 Public Health 23-17

 D. Lesser Density Alternative 23-17

 Land Use, Zoning, and Public Policy 23-18

 Socioeconomic Conditions 23-18

 Community Facilities and Services 23-18

 Open Space 23-18

 Shadows..... 23-19

Historic Resources.....	23-19
Urban Design and Visual Resources.....	23-19
Neighborhood Character	23-20
Natural Resources	23-21
Hazardous Materials.....	23-22
Waterfront Revitalization Program	23-22
Infrastructure	23-22
Solid Waste and Sanitation And Energy	23-23
Traffic and Parking.....	23-23
Transit and Pedestrians.....	23-23
Air Quality.....	23-25
Noise	23-26
Construction Impacts.....	23-26
Public Health.....	23-26
24: Unavoidable Significant Adverse Impacts.....	24-1
A. Introduction.....	24-1
B. Air Quality	24-1
25: Irreversible and Irretrievable Commitment of Resources	25-1
26: Growth-Inducing Aspects of the Project	26-1
27: Response to Comments on the DEIS.....	27-1

APPENDICIES

Appendix A: Historic Resources

Appendix B: Natural Resources

Appendix C: Infrastructure and Water Quality Analysis

Appendix D: Groundwater and Flooding Analysis

Appendix E: Bulkhead Design

Appendix F: New York City Waterfront Revitalization Program Consistency Assessment Form

Appendix G: Proposed Zoning Text Amendments

Appendix H: Air Quality

Appendix I: DEIS Public Hearing Written Comments

List of Tables

S-1	Project Site Current Uses	S-3
S-2	Proposed Development Approximate Land Coverage (Excluding Streets)	S-6
S-3	Proposed Mitigation Measures	S-27
1-1	Project Site Current Uses	1-3
1-2	Proposed Development Approximate Land Coverage (Excluding Streets)	1-7
2-1	Zoning Districts Located in Study Area	2-6
2-2	Projects Under Construction or Proposed in the Study Area: 2011 No Build List	2-11
3-1	Study Area Businesses in 2000	3-4
3-2	Study Area Employees in 2000	3-4
3-3	Population and Income Characteristics of Bond Street Study Area ¹	3-6
3-4	Housing Unit Characteristics of Bond Street Study Area	3-7
3-5	Households and Housing Value Characteristics of Bond Street Study Area ¹	3-8
4-1	Public Elementary and Intermediate Schools Serving the Study Area	4-4
4-2	Expected Residential Development in CSD 15: 2011 Future Without the Proposed Project	4-5
4-3	Projected New Housing Units and Estimated Number of Students Generated in Study Area: 2011 Future Without the Proposed Project	4-5
4-4	Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2011 Future Without the Proposed Project	4-6
4-5	Estimated Public Elementary/Middle School Enrollment, Capacity, and Utilization: 2011 Future With the Proposed Project	4-7
5-1	Initial Quantitative Assessment of Adequacy of Open Space Resources	5-3
5-2	Existing Population In Commercial and Residential Study Areas	5-4
5-3	Age Distribution of 2000 Population in Residential Study Area	5-5
5-4	Open Space Inventory	5-6
5-5	Existing Conditions: Adequacy of Open Space Resources	5-7
5-6	The Future Without the Proposed Project: Adequacy of Open Space Resources	5-9
5-7	The Future With the Proposed Project: Adequacy of Open Space Resources	5-11
6-1	Shadow Durations on the Gowanus Canal	6-3
7-1	Architectural Resources Within Project Site and Study Area	7-8
13-1	Monthly Average Dry Weather Flows at the Red Hook WPCP	13-6
13-2	Annual CSO Discharge to Gowanus Canal: Baseline Conditions	13-8
13-3	Annual CSO Discharge (MG) to Gowanus Canal and Adjacent Waterbodies With Proposed Improvement Project	13-13
13-4	Projected Water Consumption	13-13
13-5	Projected Water Consumption: Project-Specific Calculation	13-14

13-6	Projected Site Characteristics	13-15
13-7	Comparison of Existing and Proposed Total Flows to the Combined Sewer System Rainfall Intensity of 5.95 In/Hr (5-Year Storm).....	13-17
14-1	Solid Waste Generation for the Proposed Project.....	14-4
15-1	Energy Consumption for the Proposed Project in 2011.....	15-4
16-1	2008 Existing Conditions Level of Service Analysis	16-6
16-2	2008 Existing and 2011 No Build Conditions Level of Service Analysis	16-8
16-3	2011 No Build—Overnight on-Street Parking Utilization	16-9
16-4	Residential Trip Generation.....	16-11
16-5	Commercial Trip Generation	16-12
16-6	Community Facility Trip Generation.....	16-13
16-7	Waterfront Open Space Trip Generation	16-14
16-8	Total Project-Generated Trips.....	16-15
16-9	2011 No Build and Build Conditions Level of Service Analysis	16-17
16-10	Parking Accumulation	16-19
16-11	2011 Build—Overnight on-Street Parking Utilization	16-20
16-12	Accident Data	16-21
18-1	National Ambient Air Quality Standards (NAAQS)	18-3
18-2	Representative Monitored Ambient Air Quality Data	18-8
18-3	Maximum Predicted Impacts on Proposed Project from the Industrial Source	18-11
19-1	Required Attenuation Values to Achieve Acceptable Interior Noise Levels.....	19-1
19-2	Noise Exposure Guidelines for Use in City Environmental Impact Review ¹	19-2
19-3	Existing Noise Levels at Receptor Sites 1, 2, and 3 (in dBA)	19-3
22-1	Proposed Mitigation Measures	22-3
22-2	2011 No Build, Build and Build With Mitigation Conditions Level of Service Analysis ...	22-4
23-1	As-of-Right Alternative Storage Facility Trip Generation	23-15
23-2	Trip Generation Comparison—Proposed Project vs. As-of-Right	23-16
23-3	Total Project-Generated Trips.....	23-24
23-4	Trip Generation Comparison—Proposed Project vs. Lesser Density Alternative	23-25

List of Figures

		<u>Page following</u>
S-1	Site Location	S-1
S-2	Aerial View	S-6
S-3	Proposed Site Plan.....	S-6
S-4	Proposed Ground Floor Plan.....	S-6
S-5	Proposed Open Space Plan.....	S-7
1-1	Site Location	1-1
1-2	Project Blocks	1-1
1-3	Existing Zoning	1-3
1-4	Proposed Zoning	1-4
1-5	Aerial Plan.....	1-6
1-6	Proposed Site Plan.....	1-6
1-7	Proposed Ground Floor Plan.....	1-6
1-8	Proposed Land Coverage	1-6
1-9	Proposed Open Space Plan.....	1-6
1-10	Proposed Building Section (Block 452).....	1-6
1-11a	Proposed Waterfront Open Space (View North).....	1-8
1-11b	Proposed Waterfront Open Space (View South).....	1-8
1-11c	Carroll Street Bridge in Open Position.....	1-8
1-12	Conceptual Infrastructure Improvements.....	1-9
1-13	Intertidal Area	1-9
2-1	Land Use	2-1
2-2	Land Use Subareas.....	2-2
2-3	Existing Zoning	2-5
2-4	Existing Zoning by Subarea	2-5
2-5	Southwest Brooklyn Industrial Business Zone	2-8
2-6	No Build Projects	2-10
3-1	Socioeconomic Study Area	3-2
3-2	Industrial Business Zones.....	3-5
4-1	Public Elementary and Middle Schools Serving the Study Area	4-3
4-2	Publicly Funded Day Care and Head Start Programs	4-9
5-1	Open Space Study Area.....	5-2
5-2	Study Area Open Spaces	5-4
5-3	Publicly Accessible Open Spaces	5-5
6-1	Screening Analysis—Extent of Shadows from Proposed Buildings.....	6-2

6-2	Detailed Analysis—Shadows on the Gowanus Canal	6-3
7-1	Historic Resources	7-1
7-2	Location of Former Mills Relative to Project Site.....	7-4
7-3	Project Site Buildings: Key to Photographs.....	7-8
7-4	Views of the Project Site	7-9
7-5	Views of the Project Site	7-9
7-6	Views of the Project Site	7-9
7-7	Views of the Project Site	7-10
7-8	Views of the Project Site and Study Area.....	7-10
7-9	Views of the Project Site	7-10
7-10	Primary Study Area and Key to Photographs	7-10
7-11	Project Site Historic Resources.....	7-10
7-12	Primary Study Area Historic Resources	7-10
7-13	Primary Study Area Historic Resources	7-10
7-14	Project-Identified Historic Resources in Primary Study Area	7-12
7-15	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District.....	7-13
7-16	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District.....	7-14
7-17	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District.....	7-14
7-18	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Contributing to Gowanus Canal Historic District.....	7-15
7-19	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase.....	7-17
7-20	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase.....	7-17
7-21	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase.....	7-18
7-22	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Carroll Gardens Historic District Boundary Increase.....	7-18
7-23	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Wyckoff Street Rowblock between Smith and Hoyt Streets	7-18
7-24	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Wyckoff Street Rowblock between Smith and Hoyt Streets	7-19
7-25	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: ASPCA Shelter	7-19
7-26	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Saint Agnes Church Complex	7-19
7-27	Project-Identified S/NR-Eligible Architectural Resources in Secondary Study Area: Saint Agnes Church Complex	7-20
7-28	Project-Identified S/NR-Eligible Architectural Resources in Secondary	

Table of Contents

Study Area: Our Lady of Peace Roman Catholic Church..... 7-20

7-29 Project-Identified S/NR-Eligible Architectural Resources in Secondary
Study Area: IND Subway Viaduct..... 7-21

7-30 Project-Identified S/NR-Eligible Architectural Resources in Secondary
Study Area: Wood-Frame Houses on 12th and 11th Streets..... 7-21

8-1 Key to Photographs 8-1

8-2 Urban Design and Visual Resources 8-1

8-3 Views of the Project Site 8-2

8-4 Views of the Project Site 8-2

8-5 Views of the Project Site 8-2

8-6 Views of the Project Site 8-2

8-7 Views of the Project Site and Study Area 8-2

8-8 Views of the Project Site 8-3

8-9 Views of the Study Area 8-4

8-10 Views of the Study Area 8-4

8-11 Views of the Project Site 8-4

8-12 Views of the Project Site 8-4

8-13 Bond Street at Third Street Looking North 8-8

8-14 West Bank of Gowanus Canal at 2nd Street, Looking North..... 8-8

8-15 Carroll Street Bridge in Open Position, Looking West to Project Site 8-8

8-16 Looking Southeast Towards Third Street Bridge from First Street at
Gowanus Canal 8-8

8-17 Looking East towards Hoyt Street from Carroll Street at Smith Street 8-8

9-1 Neighborhood Character 9-3

10-1 National Wetlands Inventory 10-8

10-2 NYSDEC Tidal Wetlands 10-8

10-3 Natural Resources Photo Key 10-9

10-3a Natural Resources Photographs 10-9

10-3b Natural Resources Photographs 10-9

10-3c Natural Resources Photographs 10-9

10-3d Natural Resources Photographs 10-9

10-3e Natural Resources Photographs 10-9

10-4 NYCDEP Major Sewer System Components 10-9

10-5 NYSDEC Water Use Classification 10-10

10-6 NYCDEP Harbor Survey Program Sampling Locations..... 10-11

12-1 Waterfront Revitalization Program 12-2

12-2 Sunset Park Significant Maritime and Industrial Area..... 12-4

13-1 Gowanus Canal Sewershed—Sewer System Components 13-1

13-2 Gowanus Canal Sewershed Detail 13-7

13-3 Existing Stormwater Flow Pattern
(Approximately One-Third of Project Site Area) (Drains to Combined Sewer)..... 13-10

13-4a FEMA Flood Hazard Areas..... 13-11

Table of Contents

13-4b FEMA Flood Hazard Areas13-11

13-5 Proposed Stormwater Flow Pattern
(No Proposed Storm Sewer Connections to Combined Sewer).....13-14

16-1 Traffic Study Area16-3

16-2 2008 Baseline Traffic Volumes Weekday AM Peak Hour.....16-5

16-3 2008 Baseline Traffic Volumes Weekday PM Peak Hour16-5

16-4 On-Street Parking Regulations16-5

16-5 2011 No Build Traffic Volumes Weekday AM Peak Hour.....16-7

16-6 2011 No Build Traffic Volumes Weekday PM Peak Hour16-7

16-7 2011 Project Generated Traffic Volumes Weekday AM Peak Hour.....16-16

16-8 2011 Project Generated Traffic Volumes Weekday PM Peak Hour.....16-16

16-9 2011 Build Traffic Volumes Weekday AM Peak Hour.....16-16

16-10 2011 Build Traffic Volumes Weekday PM Peak Hour16-16

17-1 Bus and Subway Routes near the Project Site17-2

17-2 Pedestrian Access to Proposed Project17-4

19-1 Noise Receptor Locations19-2

23-1 As-of-Right Alternative—View West23-8

23-2 Lesser Density Alternative: Site Plan23-18

27-1 Toll Brothers Rendering in Comparison to Hatheway & McVoy’s Interpretation.....27-10

27-2 View Down Carroll Street from Smith Street.....27-25

*