TABLE OF CONTENTS

Executive Summary S-1				
Chapter 1:	Project Description	1-1		
Α.	Introduction/Project Overview			
В.	Purpose and Need			
C.	Project Approvals			
D.	Proposed Project			
E.	Reasonable Worst Case Development Scenario			
2.	Future No-Action Conditions (No-Build Scenario)			
	Future With-Action Conditions (Build Scenario)			
F.	Analysis Framework			
G.	Public and Environmental Review			
Chapter 2:	Land Use, Zoning and Public Policy	2-1		
Α.	Introduction			
В.	Methodology			
C.	Background and Development History			
D.	Existing Conditions			
Β.	Land Use			
	Zoning			
	Public Policy			
E.	Future Without the Proposed Action			
L.	Land Use			
	Zoning			
	Public Policy			
F.	Future With the Proposed Action			
1	Land Use			
	Zoning			
	Public Policy			
G.	Conclusion			
G.	Land Use			
	Zoning Public Policy			
	·			
Chapter 3:	Socioeconomic Conditions			
A.	Introduction			
В.	Methodology			
	CEQR Overview			
	Analysis Format and Data Sources			
C.	Preliminary Assessment			
	Direct Residential Displacement			
	Direct Business and Institutional Displacement			
	Indirect Residential Displacement			
	Indirect Business and Institutional Displacement			
	Potential Effects on Specific Industries			
D.	Conclusion	3-22		
Chapter 4:	Community Facilities	4-1		
A.	Introduction	4-1		
В.	Screening Assessment			
	Public Education Facilities			
	Libraries	4-2		
	Health Care Facilities	4-3		
	Public Day Care Centers	4-3		
	Fire Protection			
	Police Protection	4-4		

C.	Public Schools	. 4-5
	Methodology	. 4-5
	Existing Conditions	
	Future Without the Proposed Action	
	Future With the Proposed Action	
	Assessment	
D.	Libraries	
D.		
	Methodology	
	Existing Conditions	
	Future Without the Proposed Action	
_	Future With the Proposed Action	
<u>E.</u>	Public Day Care	
	Existing Conditions	
	Future Without the Proposed Action	4-21
	Future With the Proposed Action	4-22
<u>F</u> .	Conclusion	4-23
Chapter 5:	Open Space	. 5-1
Α.	Introduction	
В.	Methodology	
ъ.	Open Space Study Area	
	Residential Study Area Population	
	Worker Study Area Population	
	Inventory of Publicly-Accessible Open Space	
~	Adequacy of Open Space Resources	
C.	Existing Conditions	
	Residential Study Area Population	
	Worker Population	
	Inventory of Publicly-Accessible Open Space	
	Open Space Resources	. 5-9
	Analysis of the Adequacy of Open Space Resources	5-16
D.	Future Without the Proposed Action	
	Open Space Study Area Population	
	Open Space Resources	
	Quantitative Analysis of Open Space Adequacy	
	Qualitative Analysis of Open Space Adequacy	
E.	Future With the Proposed Action	
E.		
	Open Space Study Area Population	
	Quantitative Analysis of Open Space Adequacy	
	Qualitative Analysis of Open Space Adequacy	
F.	Conclusion	5-24
Chapter 6:	Shadows	. 6-1
- A.	Introduction	. 6-1
В.	Methodology	. 6-1
	Building Heights	
	Resources of Concern	
C.	Assessment of Shadow Impacts	
C.	Shadows Analysis	
	March 21 (September 21)	
	May 6 (August 6)	
	June 21	
	December 21	
D.	Conclusion	. 6-8
Chapter 7:	Historic Resources	. 7-1
A.	Introduction	
В.	Background/History	
C.	Methodology	
D.	Architectural Resources	7 3

	Existing Conditions	7-3
	Future Without the Proposed Action	
	Future With the Proposed Action	
E.	Archaeological Resources	
	Existing Conditions	
	Future Without the Proposed Action	
	Future With the Proposed Action	
F.	Conclusion	7-9
	Architectural Resources	7-9
	Archaeological Resources	7-10
CI 4 9		0.1
Chapter 8:	Urban Design and Visual Resources	
A.	Introduction	
В.	Methodology	
C.	Existing Conditions	
	Project Site	
	Remainder of the Block	
	Study Area and Vicinity	
D.	Future Without the Proposed Action	8-9
	Project Site	8-9
	Study Area	8-9
E.	Future With the Proposed Action	8-10
F.	Conclusion	8-13
CI ()		0.1
Chapter 9:	Neighborhood Character	
A.	Introduction	
В.	Existing Conditions	
C.	Future Without the Proposed Action	
D.	Future With the Proposed Action	9-4
E.	Conclusion	9-7
Chapter 10:	Hazardous Materials	10-1
A.	Introduction	
В.	Site Conditions	
C.	Background	
D.	Current Activities	
E.	Conclusion	
Chapter 11:	Infrastructure	
A.	Introduction	
В.	Methodology	
C.	Existing Conditions	
	Water System	
	Wastewater Treatment and Stormwater Management	
D.	Future Without the Proposed Action	11-8
	Water System	11-8
	Wastewater Treatment and Stormwater Management	11-8
E.	Future With the Proposed Action	11-9
	water System	11-7
	Water System Wastewater Treatment and Stormwater Management	
F.	Water System Wastewater Treatment and Stormwater Management	11-9
	Wastewater Treatment and Stormwater Management	11-9
Chapter 12:	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services	11-9 . 11-10 12-1
Chapter 12:	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services Introduction	11-9 . 11-10 12-1 12-1
Chapter 12: A. B.	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services Introduction Methodology	11-9 . 11-10 12-1 12-1
Chapter 12:	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services Introduction Methodology Existing Conditions	11-9 . 11-10 12-1 12-1 12-2
Chapter 12: A. B.	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services Introduction Methodology Existing Conditions Description of Current Sanitation Services	11-9 . 11-10 12-1 12-1 12-2 12-2
Chapter 12: A. B. C.	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services Introduction Methodology Existing Conditions Description of Current Sanitation Services Project Site	11-9 . 11-10 12-1 12-1 12-2 12-2 12-4
Chapter 12: A. B.	Wastewater Treatment and Stormwater Management Conclusion Solid Waste & Sanitation Services Introduction Methodology Existing Conditions Description of Current Sanitation Services	11-9 . 11-10 12-1 12-1 12-2 12-2 12-4 12-4

	Project Site	12-4
E.	Future With the Proposed Action	
F.	Conclusion	
Chapter 13:	Traffic and Parking	13-1
A.	Introduction	
В.	Methodology	
В. С.	e.,	
C.	Existing Conditions	
	Vehicular Traffic	
	Capacity Analysis	
ъ	Parking	
D.	Future Without the Proposed Project	
	Vehicular Traffic	
_	Parking	
E.	Future With the Proposed Action	
	Vehicular Traffic	
	Traffic Safety	
	Parking	
F.	Conclusion	13-28
Cl 4 14	m '4 lm l 4'	14.1
Chapter 14:	Transit and Pedestrians	
A.	Introduction	
	Subway	
	Bus	
	Pedestrians	
В.	Existing Conditions	
	Subway	
	Pedestrians	
C.	Future Without the Proposed Action	14-10
	Subway	14-10
	Pedestrians	14-11
D.	Future With the Proposed Action	14-12
	Subway	14-12
	Pedestrians	14-15
E.	Conclusion	14-16
Ch 4 15	Al- O114	15.1
Chapter 15:	Air Quality	
A.	Introduction	
В.	Standards and Criteria	
	National Ambient Air Quality Standards	
	NYC De Minimis Criteria	
	State Implementation Plan (SIP)	
C.	Preliminary Screening for Potential Impacts	
	Mobile Source Screen	
D.	Existing Conditions	
E.	Future Without the Proposed Action	
	Mobile Sources	15-8
	Parking Facilities	15-10
	Stationary Sources	15-10
F.	Future With the Proposed Action	15-10
	Mobile Sources	15-11
	Parking Facilities	
	Heating, Ventilating, and Air Conditioning (HVAC), Proposed Action	
	Odors	
	Survey of Surrounding Establishments with Air Quality Emissions	
	Construction Impacts	
G.	Conclusion	
G.		10 27
Chapter 16:	Noise	
A.	Introduction	16-1

B.	Noise Fundamentals	
C.	Noise Standards and Guidelines	
D.	Noise Monitoring	
E.	Existing Conditions	
F.	Future Without the Proposed Action	
G.	Future With the Proposed Action	
	Traffic Noise	
	Heating, Ventilation, and Air Conditioning (HVAC)	16-12
H.	Conclusions and Recommendations	16-15
Chapter 17:	Construction Impacts	17-1
A.	Introduction	17-1
B.	Future Without the Proposed Action	17-1
C.	Construction Stages and Activities	17-1
	Below-grade Construction: Excavation and Foundation	17-2
	Above-grade Construction: Superstructure, Exteriors, and Interiors	
	Typical Construction Activities	
D.	Analyses of Project Construction	
	Land Use	
	Economic Benefits	17-6
	Historic Resources	17-6
	Hazardous Materials	
	Traffic and Transportation	
	Air Quality	
	Noise	
E.	Conclusion	
Chapter 18:	Public Health	10 1
A.	Introduction	
В.	Assessment	
В. С.	Conclusion	
C.	Conclusion	10-2
Chapter 19:	Mitigation	19-1
A.	Introduction	
B.	Community Facilities	19-1
	Elementary Schools	19-1
	Day Care Centers (Publicly Funded)	19-2
C.	Shadows	19-3
D.	Traffic	19-4
	Recommended Mitigation Measures	19-5
E.	Conclusion	19-9
	Community Facilities: Elementary Schools and Day Care	19-9
	Shadows	
	Traffic	19-10
Chapter 20:	Alternatives	20-1
Α.	Introduction	
В.	No Action Alternative	20-1
	Land Use, Zoning, and Public Policy	
	Socioeconomic Conditions	
	Community Facilities	
	Open Space	
	Shadows	
	Historic Resources	
	Urban Design and Visual Resources	
	Neighborhood Character	
	Hazardous Materials	
	Infrastructure and Solid Waste and Sanitation	
	Traffic and Parking	
	Transit and Pedestrians	20-5

	Air Quality	. 20-6
	Noise	. 20-6
	Construction Impacts	. 20-6
	Public Health	
C.	As-of-Right Alternative	
C.	Land Use, Zoning, and Public Policy	
	Socioeconomic Conditions	
	Community Facilities	
	·	
	Open Space	
	Shadows	
	Historic Resources	
	Urban Design and Visual Resources	
	Neighborhood Character	20-10
	Hazardous Materials	20-10
	Infrastructure and Solid Waste and Sanitation	20-11
	Traffic and Parking	20-11
	Transit and Pedestrians	
	Air Quality	
	Noise	
	Construction Impacts	
	*	
ъ	Public Health	
D.	No NYPD Mounted Unit Facility Alternative	
	Neighborhood Character	
	Infrastructure and Solid Waste and Sanitation	
	Traffic and Parking	
	Transit and Pedestrians	
	Air Quality	20-22
	Public Health	20-22
E.	Lesser Density/CB4 Alternative	20-22
	Land Use, Zoning, and Public Policy	
	Socioeconomic Conditions	
	Community Facilities	
	Open Space	
	Shadows	
	Historic Resources	
	Urban Design and Visual Resources	
	Neighborhood Character	
	Hazardous Materials	
	Infrastructure and Solid Waste and Sanitation	20-27
	Traffic and Parking	20-28
	Transit and Pedestrians	
	Air Quality	
	Noise	
	Construction Impacts	
	Public Health	
E		
F.	No <u>Unmitigated</u> Impact Alternative	
	Community Facilities	
	Shadows	20-33
Chapter 21:	Conceptual Analysis of Proposed Text Amendments	. 21-1
A.	Introduction	
B.	Proposed Zoning Text Amendments	. 21-1
C.	Area of Applicability	. 21-1
D.	Conclusion	
Chapter 22:	Unavoidable Significant Adverse Impacts	. 22-1
A.	Introduction	
В.		
	Community Facilities	
C.	SHadows	. 22-

770 Eleventh	70 Eleventh Avenue Mixed-use Development Rezoning EIS			
Chapter 23:	Growth-Inducing Aspects of the Proposed Action	23-1		
Chapter 24:	Irreversible and Irretrievable Commitment of Resources	24-1		
Chapter 25:	Response to Comments	25-1		
	eparate Volume) ndix A: Air Quality			
	ndix A: Air Quantyndix B: Noise			
	ndix C: Historic Resources			
Apper	ndix D: Traffic			

LIST OF TABLES

	age #
Executive Summary	a -
Table S-1, Summary of Proposed Actions	S-5
Table S-2, Reasonable Worst Case Development Scenario/Proposed Project	S-7
Table S-3, Summary of Impacted Intersections	S-18
Chapter 1: Project Description	
Table 1-1, Proposed Zoning Map Amendment	1-3
Table 1-2, Comparison of Existing and Proposed Zoning, Manhattan Block 1082, Lot 1	1-5
Table 1-3, Summary of Proposed Actions	1-8
Table 1-4, Reasonable Worst Case Development Scenario/Proposed Project	1-12
Chapter 2: Land Use, Zoning and Public Policy	
Table 2-1, Summary of Generalized Land Uses in Study Area	2-5
Table 2-2, Major Developments Completed 2000 to 2006 in or Immediately Adjacent to the 770 11th Ave. Land Use	
Study Area	2-6
Table 2-3, Underlying Zoning Districts in the Study Area	2-14
Table 2-4, 770 11th Ave. Land Use Study Area Major Developments Completed in Future Without the Proposed Pro-	
2007 to 2011	2-19
Table 2-5, Comparison of Existing and Proposed Zoning Regulations for the Project Site	2-26
Chapter 3: Socioeconomic Conditions	
Table 3-1, Demographic Characteristics of Socioeconomic Conditions Study Area	3-6
Table 3-2, Demographic Characteristics of Socioeconomic Conditions Study Area in 2006	3-6
Table 3-3, Economic Characteristics of Socioeconomic Conditions Study Area	3-7
Table 3-4, Rent Protected Dwelling Units in Study Area	3-8
Table 3-5, Demographic Characteristics of Socioeconomic Conditions Study Area No-Build 2011	3-9
Table 3-6, Median Contract Rent in the Socioeconomic Conditions Study Area	3-12
Table 3-7, Private Sector Employment 2000 - 2006	3-18
Table 3-8, Automotive Dealerships on Eleventh Avenue in the Vicinity of the Project Site	3-19
Chapter 4: Community Facilities	
Table 4-1, Preliminary Screening Analysis Criteria	4-2
Table 4-2, Estimated Number of New Children Eligible for Publicly Funded Daycare for Year 2011 With the Propose	ed
Action	4-3
Table 4-3, Existing CSD 2 Public Elementary/K-8 School Enrollment, Capacity, and Utilization 2005-2006 School Y	
	4-7
Table 4-4a, Residential Developments in the Study Area: 2011 Future Without the Proposed Action	4-10
Table 4-4b, Estimated Number of New School-aged Children for Year 2011: Without the Proposed Action	4-10
Table 4-5, Estimated Public School Utilization, Capacity and Enrollment Figures for Year 2011: Future Without the	
Proposed Action	4-11
Table 4-6, Estimated Number of New School-aged Children as a Result of the Proposed Action	4-11
Table 4-7, Estimated Public School Utilization, Capacity and Enrollment Figures for Year 2011: Future With the Pro	
Action	4-12
Table 4-8, New Residents Introduced to Study Area in the Future: 2011 With Proposed Action	4-17
Table 4-9, Public Day Care Centers & Head Start Facilities in 1-Mile Radius Study Area	4-20
Table 4-10, Manhattan Family Day Care Networks Table 4-11, No Build Dayslandon Care Slate	4-20 4-21 4-21 4-22
Table 4-11, No-Build Development Generated Day Care Slots Table 4-12, No Build Conditions	$\frac{4-21}{4-21}$
Table 4-12, No-Build Conditions Table 4-13, Puild Conditions	4-21
<u>Table 4-13, Build Conditions</u>	<u>4-22</u>

770 Eleventh A	venue Mixed-use Development Rezoning EIS	List of Tables
		On page #
Chapter 5:	Open Space	
Table 5-1, Existin	ng Conditions Worker Population	5-4
Table 5-2, Reside	ential Study Area Population	5-7
Table 5-3a, Study	Area Age Groups	5-8
	York City Age Groups	5-8
Table 5-4, Invent	ory of Existing Open Space and Recreational Facilities in the Study Area	5-10
	sis of Adequacy of Open Space Resources in the Study Area Under Existing Conditions	5-16
	Study Area Population Without the Proposed Action	5-19
	Space Changes in the Study Area - No Build Conditions	5-19
	sis of Adequacy of Open Space Resources in the Study Area Under No-Build Conditions	5-21
Table 5-9, Analys	sis of Adequacy of Open Space Resources in the Study Area Under Build Conditions	5-22
Chapter 6:	Shadows	
	Space Resources Within the Shadow Radius of the Project Site	6-3
	Space Resources Outside the Shadow Radius of the Project Site	6-3
Table 6-2, Increm	nental Shadow Durations on Open Space Resources Within the Shadow Radius	6-7
Chapter 7:	Historic Resources	
	Area Historic Resources	7-4
Table 7-2, Study	Area Properties Determined "Not Eligible" for Listing on the State/National Registers of	Historic Places 7-6
	W. D. 187 ID	
Chapter 8: No tables.	Urban Design and Visual Resources	
Chapter 9: No tables.	Neighborhood Character	
Chapter 10: No tables.	Hazardous Materials	
Chapter 11:	Infrastructure	
	n River WPCP Sewage Flows Between Feb. 2005 and Jan. 2006	11-6
	nated Water Usage/Sewage Generation for the Proposed Project	11-10
Chapter 12:	Solid Waste & Sanitation Services	
	nated Solid Waste Generation for the Proposed Project	12-5
Chapter 13:	Traffic and Parking	
	Existing Traffic Conditions	13-5
	Existing Off-street Public Parking Inventory and Utilization	13-9
	No-Build Traffic Conditions	13-11
	No-Build Public Off-street Parking Conditions	13-14
	sportation Planning Assumptions	13-16
	sportation Planning Calculations	13-17
	Build Traffic Conditions	13-19
	nary of Impacted Intersections	13-21
Table 13-9, Annu	al Pedestrian and Bicycle Injuries/Fatalities at Study Area Intersections	13-22
	ring Accumulation Calculations: Total Accessory and On-site Public Parking Demand	13-26
Table 13-11, 201	1 Build Public Off-Street Parking Conditions	13-27

770 Eleventh Avenue Mixed-use Development Rezoning	770	0 Elevent	Avenue	e Mixed-use	Develor	pment R	Rezoning	EIS
--	-----	-----------	--------	-------------	---------	---------	----------	-----

List of Tables

<u>'</u>	On page #
Chapter 14: Transit and Pedestrians	
Table 14-1, Study Area Subway Services and Stations	14-2
Table 14-2, Average Weekday Turnstile Registrations at the 59th Street-Columbus Circle Station (non-students)	
Table 14-3, Stairway Level of Service Definitions	14-5
Table 14-4, 2008 Existing Subway Stairway Analysis, 59th Street-Columbus Circle Station	14-6
Table 14-5, Level of Service Criteria for Pedestrian Elements	14-8
Table 14-6, 2008 Existing Sidewalk Conditions	14-9
Table 14-7, 2008 Existing Corner Conditions	14-9
Table 14-8, 2008 Existing Crosswalk Conditions	14-10
Table 14-9, 2011 No-Build Subway Stairway Analysis, 59th Street-Columbus Circle Station	14-10
Table 14-10, 2011 No-Build Sidewalk Conditions	14-11
Table 14-11, 2011 No-Build Corner Conditions	14-11
Table 14-12, 2011 No-Build Crosswalk Conditions	14-12
	14-12
Table 14-13, Build Subway Stairway Analysis, 59th Street-Columbus Circle Station - PM Peak Hour Table 14-14, 2011 Build Sidewalk Conditions	14-14
Table 14-15, 2011 Build Corner Conditions	14-15
Table 14-16, 2011 Build Crosswalk Conditions	14-16
Chapter 15: Air Quality	
Table 15-1, National and New York State Ambient Air Quality Standards	15-3
Table 15-2, Traffic Volume CO Screening Analysis	15-5
Table 15-3, PM2.5 Screening Analysis	15-7
Table 15-4, No-Action 8-Hour Mobile Source CO (ppm)	15-10
Table 15-5, Eight Hour Mobile Source CO Concentration (ppm), Action Conditions	15-11
Table 15-6, Parking Facility Volumes, Action Conditions	15-13
Table 15-7, CO from Mezzanine Parking	15-14
Table 15-8, CO from Auto Dealership Garage	15-16
Table 15-9, Worst-Case Nox Concentrations from HVAC Combustion	15-20
Table 15-10, NH3 Concentrations from Horse Stables	15-22
Table 15-11, Industrial Sites Within 400-foot Radius of Rezoning Area	15-26
Table 15-12, Generic Pollutant Concentrations	15-27
Table 15-13 PM10 Concentrations (ug/m³) @ 200' Compared with National Ambient Air Quality Standards	15-28
Table 15-14 Non-Criteria Pollutant Concentrations (ug/m³) @ 200' Compared with NYSDEC Standards	15-28
Table 15-15 PM2.5 Concentrations (ug/m³) @ 200' Compared with NYCDEP Interim Guidelines	15-29
Chapter 16: Noise	16.0
16-1, Sound Pressure Level and Loudness of Typical Noises in Indoor and Outdoor Environments	16-2
16-2, Noise Exposure Guidelines for Use in City Environmental Impact Review	16-5
16-3, Required Attenuation Values to Achieve Acceptable Interior Noise Levels	16-5
16-4, Monitored Noise Levels (dBA)	16-6
16-5, 1-Hour Existing Traffic Volumes and PCEs	16-7
16-6, Existing Noise Levels (dBA)	16-7
16-7, 1-Hour No-Build Traffic Equivalent and PCEs	16-8
16-8, No-Build Noise Levels (dBA)	16-8
16-9, 1-Hour Build Traffic Equivalent & PCEs	16-10
16-10, Build Noise Levels (dBA)	16-10
16-11, Manufacturers' Specifications, Cooling Tower Noise Levels	16-12
16-12, Worst-Case Noise Levels for Window Adjacent to BAC Cooling Towers	16-13

Chapter 17: Construction

770 Eleventh A	venue Mixed-use Development Rezoning EIS	List of Tables
		0
m 11 45 4 m		On page #
	ative Project Construction Worker Schedule - Peak Workers per Day by Quarter	17-3
	ative Quarterly Construction Schedule	17-3
	Construction Transportation Planning Calculations	17-9
Table 17-4, Typ	ical Noise Emissions Levels for Construction Equipment	17-12
Chapter 18: No tables.	Public Health	
Chapter 19:	Mitigation	
	posed 2011 Traffic Mitigation Measures	19-5
	Traffic Mitigation	19-6
14010 17-2, 201	Traine Midgaton	15-0
Chapter 20:	Alternatives	
	oosed Action and Alternatives: Program	20-2
	osed Action and Alternatives: Vehicle and Person Trips	20-2
	emental Shadows Cast by the As-of-Right Alternative Development	20-9
	sportation Planning Assumptions, As-of-Right Alternative	20-12
	sportation Planning Calculations, As-of-Right Alternative	20-13
	Hour Vehicle Trips: As-of-Right Alternative	20-14
	parison of Traffic Impacts for Proposed Project and Alternatives	20-15
	Hour Subway & Bus Trips: As-of-Right Alternative	20-16
	Hour Pedestrian Trips: As-of-Right Alternative	20-16
	Insportation Planning Assumptions: No NYPD Mounted United Facility Alternative	20-19
	Insportation Planning Calculations: No NYPD Mounted Unit Facility Alternative	20-20
	ak Hour Vehicle Trips: No NYPD Mounted Unit Facility Alternative	20-21
	ak Hour Subway & Bus Trips: No NYPD Mounted Unit Facility Alternative	20-21
	ak Hour Pedestrian Trips: No NYPD Mounted Unit Facility Alternative	20-21
	imated Number of New School-aged Children as a Result of Lesser Density/CB4 Alternative	
Table 20-16, Est	imated Public School Utilization, Capacity and Enrollment Figures for Year 2011: Lesser I	•
		20-24
	remental Shadows Cast by the Lesser Density Alternative Development	20-26
	sser Density/CB4 Alternative: Transportation Planning Assumptions	20-29
	sser Density/CB4 Alternative: Transportation Planning Calculations	20-30
Table 20-20, Pea	ak Hour Vehicle Trips: Lesser Density/CB4 Alternative	20-31
Chapter 21: No tables.	Conceptual Analysis of Proposed Text Amendments	
	Unavoidable Significant Adverse Impacts	
Chapter 22: No tables.	Onavoidable Significant Adverse impacts	
Chapter 23: No tables.	Growth Inducing Aspects of the Proposed Project	
Chapter 24: No tables.	Irreversible and Irretrievable Resources	

LIST OF FIGURES

Follows page

Executive Summary

Chapter 1:	Project Description	
	oject Location	1-2
Figure 1-2, Pr	oject Site Aerial Map	1-2
Figure 1-3, Ta	x Map	1-2
Figure 1-4, Ex	tisting Zoning	1-4
Figure 1-5, Pr	oposed Zoning	1-4
Figure 1-6, Pr	oposed Site Plan	1-8
Figure 1-7, Pr	oposed Ground Floor Plan	1-8
Figure 1-8a, I	llustrative Building Elevations - North Elevation	1-8
Figure 1-8b, I	llustrative Building Elevations - South Elevation	1-8
Figure 1-8c II	lustrative Building Elevations - West Elevation	1-8
Figure 1-9a, I	llustrative Renderings - Park, Retail, 11th Avenue View	1-8
Figure 1-9b, I	llustrative Renderings - Aerial Eastward, 54th Street, Stable Views	1-8
Figure 1-10, I	ocation of Proposed Sign	1-8
Figure 1-11a,	Cellar Level 1 Floor Plan	1-8
Figure 1-11b,	Cellar Level 2 Floor Plan	1-8
Figure 1-11c,	Cellar Level 3 Floor Plan	1-8
Figure 1-12, E	East-West Section	<u>1-8</u>
Figure 1-13, I	<u>Hustrative Rendering Showing Signage</u>	1-8
Figure 1-1 <u>4</u> , F	Project Site: No Action Conditions	1-10
Chapter 2:	Land Use, Zoning and Public Policy	
Figure 2-1, La	and Use Study Area	2-2
0	udy Area Generalized Land Use	2-4
•	ajor Developments Completed 2000 to 2007 In or Adjacent to Study Area	2-4
Figure 2-4, Ex		2-12
	pecial Clinton District Map	2-14
Figure 2-6, Cl	inton Urban Renewal Area Land Acquisition Map	2-18
Figure 2-7, 20	11 No-Build Projects In or Adjacent to the Study Area	2-18
Chapter 3:	Socioeconomic Conditions	
Figure 3-1, So	cioeconomic Conditions Study Area	3-2
	esidential Developments in Socioeconomic Conditions Study Area from 2000-2006	3-6
Figure 3-3, 20	11 No-Build Projects Within the Socioeconomic Conditions Study Area	3-8
	p Code Boundaries in the Vicinity of the Project Site	3-16
Figure 3-5, A	atomotive Dealerships in the Vicinity of the Project Site	3-18
Chapter 4:	Community Facilities	
	iblic Libraries Within Library Study Area	4-2
	lice and Fire Services and Hospitals in the Surrounding Area	4-4
	ementary/Intermediate Schools in the Vicinity of the Project Site	4-6
Figure 4-4, St	udy Area Day Care Facilities	<u>4-20</u>
Chapter 5:	Open Space	
	pen Space Study Area	5-4
	pen Space Inventory	5-8
Figure 5-3, O	pen Space Changes in the Study Area Boundary Under No-Build Conditions	5-18

770 Eleventh Avenue Mixed-use Development Rezoning EIS		List of Figures
		Follows page #
Chapter 6:	Shadows	
Figure 6-1, Ope	en Spaces within Shadow Radius	6-2
Figure 6-2, Open Spaces within Triangular Area South of the Project Site		6-4
Figure 6-3, Centro Maria Residence		6-6
Figure 6-4a, Incremental Shadows Cast by Proposed Project - March 21, 9:15 AM		6-6
	cremental Shadows Cast by Proposed Project- March 21, 12:45 PM	6-6
	cremental Shadows Cast by Proposed Project - May 6, 7:30 AM	6-6
	cremental Shadows Cast by Proposed Project - May 6, 11:40 AM	6-6
	cremental Shadows Cast by Proposed Project - June 21, 7:00 AM	6-6
	cremental Shadows Cast by Proposed Project - June 21, 1:15 PM	6-6
	cremental Shadows Cast by Proposed Project - June 21, 4:30 PM	6-6
	cremental Shadows Cast by Proposed Project - December 21, 8:51 AM	6-6
Figure 6-7b, Inc	cremental Shadows Cast by Proposed Project - December 21, 11:45 AM	6-6
Chapter 7:	Historic Resources	
Figure 7-1, Pro		7-4
	toric Resources Study Area	7-4
Figure 7-3, Elig	gible Historic Resources: 552 & 554 W. 53rd Street and 539 W. 54th St.	7-4
Chapter 8:	Urban Design and Visual Resources	
	an Design and Visual Resources Study Area	8-2
	dy Area Views: Project Site	8-4
•	dy Area Views: AT&T Switching Tower	8-4
Figure 8-4, Study Area Views: W. 55th Street, Tenth to Eleventh Avenue		8-6
Figure 8-5, Study Area Views: W. 54th Street North Side, Tenth to Eleventh Avenues		8-8
Figure 8-6, Study Area Views: W. 53rd Street South Side, Tenth to Eleventh Avenues		8-8
Figure 8-7, Study Area Views: W. 52nd Street, Tenth to Eleventh Avenues		8-8
Figure 8-8, Study Area Views: Tenth Avenue from W. 52nd to W. 55th Streets		8-8
	dy Area Views: De Witt Clinton Park	8-10
	oposed Site Plan	8-10
Figure 8-11, Pr	8-10 8-10	
-	Figure 8-12a, Illustrative Building Elevations - North Elevation	
	llustrative Building Elevations - South Elevation	8-10
	llustrative Building Elevations - West Elevation	8-10
	llustrative Renderings - Park, Retail, 11 th Avenue View	8-10
Figure 8-13b Illustrative Renderings - Aerial Eastward, 54th Street, Stable Views		8-10
	ocation of Proposed Sign	8-10
Figure 8-15, <u>III</u>	ustrative Rendering Showing Signage	<u>8-10</u>
Chapter 9: No Figures.	Neighborhood Character	
	W 1 W 1 1	
Chapter 10: No Figures.	Hazardous Materials	
Chapter 11: No Figures.	Infrastructure	
Chapter 12: No Figures.	Solid Waste & Sanitation Services	

770 Eleventh Avenue Mixed-use Development Rezoning EIS		List of Figures	
		Follows page #	
Chapter 13:	Traffic and Parking		
Figure 13-1, Tra	affic Study Area	13-2	
Figure 13-2, 20	08 Existing AM Traffic Volumes	13-2	
Figure 13-3, 20	08 Existing MD Traffic Volumes	13-2	
Figure 13-4, 20	08 Existing PM Traffic Volumes	13-2	
Figure 13-5, 20	08 Existing Sat MD Traffic Volumes	13-2	
Figure 13-6, Of	13-8		
Figure 13-7, Parking Regulations		13-8	
Figure 13-8, 20	13-10		
Figure 13-9, 20	13-10		
Figure 13-10, 20	011 No-Build PM Traffic Volumes	13-10	
Figure 13-11, 20	011 No-Build Sat MD Traffic Volumes	13-10	
Figure 13-12, B	uild Increment AM Traffic Volumes	13-18	
Figure 13-13, B	uild Increment MD Traffic Volumes	13-18	
Figure 13-14, B	uild Increment PM Traffic Volumes	13-18	
	uild Increment Sat MD Traffic Volumes	13-18	
	011 Build AM Traffic Volumes	13-18	
	011 Build MD Traffic Volumes	13-18	
•	011 Build PM Traffic Volumes	13-18	
-	011 Build Sat MD Traffic Volumes	13-18	
Chapter 14:	Transit and Pedestrians		
Figure 14-1, Lo	cal Bus Routes	14-2	
Figure 14-2, 59	th Street-Columbus Circle Station Mezzanine Level	14-4	
Chapter 15:	Air Quality		
Figure 15-1, Traffic Study Area		15-4	
Figure 15-2, Proposed Project Site Plan		15-12	
Figure 15-3, Floor Plan Parking Level		15-12	
	oposed Project South View	15-12	
Figure 15-5, Annotated South View		15-16	
	ΓAC Unit Specifications	15-18	
	ction-South Cooling Tower	15-20	
	oiler Flue Location- Auto Dealership, Retail and Mid-Rise Residential	15-20	
	oiler Flue Location- High-Rise Residential	15-20	
	0- and 1,000-foot Radii from Rezoning Boundaries	15-24	
Figure 15-9, Sit	es with Air Quality Permits for Non-Criteria Pollutants	15-26	
Chapter 16:	Noise		
	ise Monitoring Locations	16-4	
Figure 16-2, Pro	oposed Project Site Plan	16-12	
Chapter 17: No Figures.	Construction		
-			
Chapter 18: No Figures.	Public Health		
Chapter 19: No Figures	Mitigation		

Chapter 20:

Alternatives

770 Eleventh Avenue Mixed-use Development Rezoning EIS **List of Figures** Follows page # Figure 20-1, As-of-Right Section and Plan 20-8 Figure 20-2, Rendering of As-of-Right Alternative Development 20-8 Figure 20-3, No NYPD Mounted Unit Facility Ground Floor Plan 20-18 Figure 20-4, Lesser Density/CB4 Alternative Section and Plan 20-24 Figure 20-5, Rendering of Lesser Density Alternative Development 20-26 Chapter 21: **Conceptual Analysis of Proposed Zoning Text Amendments** No Figures. **Unavoidable Significant Adverse Impacts** Chapter 22: No Figures. Chapter 23: **Growth-Inducing Aspects of the Proposed Action** No Figures. Chapter 24: **Irreversible and Irretrievable Commitment of Resources**

No Figures.