

**APPENDIX E**  
**CONSIDERATION OF 2021 BUILD YEAR**

**A. INTRODUCTION**

As described in Chapter 2, “Analytical Framework,” this Environmental Impact Statement (EIS) considers the potential for the proposed actions to result in significant adverse environmental impacts upon complete build out of the proposed project, which is assumed for analysis purposes to be in 2024. The 2024 build year is predicated on the assumption that redevelopment of the 550 Washington Street site could not begin until 2021, due to an existing lease that does not terminate until that time. Subsequent to the publication of the Draft EIS (DEIS), the existing tenant at the 550 Washington Street development site has come to an agreement with the private applicant whereby the tenant’s lease may expire in 2018 rather than 2021. As described in Chapter 20, “Construction,” the proposed project could be built all at once or may be phased; assuming commencement of construction in 2018 and that the project is built all at once, the earliest it could be completed is 2021. Accordingly, the analysis below considers whether a build year of 2021 would result in greater or new impacts compared to a build year of 2024.

However, it should be noted that the potential for the existing tenant to leave the development site by 2018 may not necessarily result in the completion of the proposed project before the 2024 analysis year assumed throughout the EIS.

As described in Chapter 2, “Analytical Framework,” and shown in **Table E-1**<sup>1</sup>, 80 background projects have been identified, which are assumed to be completed by 2024. Almost half of these projects have already received or applied for building permits from the New York City Department of Buildings (DOB), indicating that they are likely to be completed in the next two or three years.

Many of the projects south of Canal Street are in the Tribeca North Rezoning area (see **Table E-1**). Exact build years for these projects are not known, but they were assumed to be built by 2019 in the Tribeca North Rezoning Environmental Assessment Statement (EAS). Over 20 of the sites are in the Hudson Square Rezoning Area and expected to be developed by the Hudson Square Rezoning EIS analysis year of 2022. Therefore, it is reasonable to conclude that all of the background development projects are likely to be built by 2021 or 2022.

The use of the 2024 analysis year, rather than an earlier build year, generally represents a conservative approach for the environmental analyses, as a later build year factors in additional background growth and known development projects. The potential for a 2021 analysis year to affect the findings of the technical EIS analyses is described in detail below.

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<sup>1</sup> Table E-1 is presented in Chapter 2, “Analytical Framework,” as Table 2-2. The table is provided for reference at the end of this appendix.

## **B. POTENTIAL FOR ENVIRONMENTAL IMPACTS WITH A 2021 ANALYSIS YEAR**

### **LAND USE, ZONING, AND PUBLIC POLICY**

A 2021 analysis year would not affect the EIS findings with respect to land use, zoning, and public policy. While fewer background development projects could be developed by 2021 than 2024, the proposed project would still be consistent with the mixed-use character of the surrounding study area, reflect the ongoing trend towards residential use, and add to the row of residential uses that would stretch south from Christopher Street (including the background development project at 354-361 West Street, AKA 156 Leroy Street, which is expected to be built before 2021). The proposed zoning changes would continue to facilitate development that is compatible with and supports land uses in the surrounding area, and the proposed project would be consistent with applicable public policies.

### **SOCIOECONOMIC CONDITIONS**

A 2021 analysis year would not affect the EIS findings with respect to socioeconomic conditions. As described in Chapter 3, “Socioeconomic Conditions,” the ½-mile study area has already experienced a readily observable trend toward increasing rents and new market rate development, and planned residential development is expected to continue the trend of increasing incomes in the area. While there could be somewhat less background growth with a 2021 analysis year, the proposed project would still not be expected to introduce a population with higher average income than the future population in the study area, and the affordable housing added by the proposed project would maintain a more diverse demographic composition.

### **COMMUNITY FACILITIES**

A 2021 analysis year would not affect the EIS findings with respect to community facilities, which include public schools, libraries, and child care centers (an assessment of police/fire protection services and health care facilities is not required, following *CEQR Technical Manual* guidelines).

With respect to schools, the additional capacity expected to be provided in the study area in the No Action condition would not change because both additional schools that were accounted for would be built and operational before 2021. The No Action scenario assumptions would change based on using 2021 enrollment projections rather than the 2024 projections. Because the projections show enrollment in the study area decreasing over time, the number of students in the sub-district would be higher with the 2021 build year. However, the increase in utilization attributable to the project would remain the same (4.60 percent for elementary schools and 3.05 for intermediate schools); therefore, there would be no change to the conclusions of the analysis.

With respect to libraries, the 2021 analysis year would result in somewhat fewer new residents using study area libraries in the No Action condition. However, the catchment area population increases attributable to the proposed project would continue to be below the five percent threshold cited in the *CEQR Technical Manual*.

With respect to child care services, the 2021 analysis year would result in somewhat fewer new children eligible for public child care services in the No Action condition. However, the increase in utilization attributable to the project would remain the same (2.99 percent); therefore, there would be no change to the conclusions of the analysis.

## **OPEN SPACE**

To the extent that fewer background projects may be complete, the proposed project would represent a proportionally larger increase in population and a greater but temporary decrease in open space ratios as compared to 2024. In either case (2021 or 2024), the proposed project is expected to result in significant adverse open space impacts.

## **SHADOWS**

A 2021 analysis year would not affect the EIS findings with respect to shadows. Project-generated shadows would be the same whether the development is completed in 2021 or 2024. There are no anticipated changes to sunlight-sensitive resources of concern between 2021 and 2024 that would affect the analysis.

## **HISTORIC AND CULTURAL RESOURCES**

A 2021 analysis year would not affect the EIS findings with respect to historic and cultural resources. There are no architectural or archaeological resources present on the development site. In addition, there are no anticipated changes to historic resources in the study area between 2021 and 2024 that would affect the analysis.

## **URBAN DESIGN AND VISUAL RESOURCES**

A 2021 analysis year would not affect the EIS findings with respect to urban design and visual resources. As described in Chapter 9, “Urban Design and Visual Resources,” background development projects are expected to add new buildings to the study area in the No Action condition that will change the built environment in terms of introducing new, taller and mid-rise buildings with a variety of forms, massings, and materials that will add new active uses that will enliven the streetscape of the study area. With an earlier build year, somewhat fewer background development projects may be completed. However, this change would not affect the analysis conclusion that the proposed project would not result in any significant adverse impacts to urban design and visual resources.

## **NATURAL RESOURCES**

A 2021 analysis year would not affect the EIS findings with respect to natural resources. Project-generated shadows on the Hudson River would be the same whether the development is completed in 2021 or 2024. There are no anticipated changes to the Hudson River—a major natural resource that provides wildlife habitat and functions as a recreational and scenic resource—between 2021 and 2024 that would affect the analysis.

## **HAZARDOUS MATERIALS**

A 2021 analysis year would not affect the EIS findings with respect to hazardous materials. The proposed project would continue to include appropriate measures to avoid significant adverse impacts related to hazardous materials, including the implementation of a Remedial Action Plan and Construction Health and Safety Plan, both approved by the New York City Department of Environmental Protection (DEP).

## **WATER AND SEWER INFRASTRUCTURE**

A 2021 analysis year would not affect the EIS findings with respect to water and sewer infrastructure. Regardless of the build year, the private applicant will conduct additional analysis and investigation to consider the project's effects on the capacities of the local sewers and combined sewer overflow at the downstream regulator in the corresponding street frontages in coordination with DEP. Any required changes or upgrades to sewer infrastructure, including upgrades that may be needed to address existing capacity issues in the area, would be reflected on an amended drainage plan as required per DEP rules and regulations.

## **ENERGY**

A 2021 analysis year would not affect the EIS findings with respect to energy. Regardless of the build year, the proposed project would generate an incremental increase in energy demand that would be negligible when compared to the overall demand within Consolidated Edison's (Con Edison's) New York City and Westchester County service area.

## **TRANSPORTATION**

A 2024 analysis year is more conservative than a 2021 analysis year for the transportation analyses, since in 2021 there would be less background growth and may be fewer completed background development projects. In addition to accounting for background development projects, the traffic analysis incorporates a background growth rate. Annual background rates are developed by the New York City Department of Transportation to account for general long term trends in traffic growth. Specifically, for the first five years of the EIS analyses, a background growth rate of 0.25 percent per annum is applied, after which the annual background growth rate is assumed to be 0.125 percent. Therefore, the 2024 analysis year represents the reasonable worst case scenario for the transportation analyses, and a 2021 analysis year would result in the same impacts, or fewer impacts, identified in Chapter 14, "Transportation."

## **AIR QUALITY**

A 2021 analysis year would not affect the EIS findings with respect to air quality. Even without considering the reduction in background traffic, the increase in emission factors<sup>2</sup> associated with an earlier analysis year would have only a minor effect on estimated pollutant concentrations, and this would not change the conclusions of the EIS.

## **GREENHOUSE GAS EMISSIONS**

A 2021 analysis year would not affect the EIS findings with respect to greenhouse gas emissions. Regardless of the build year, the proposed project would incorporate sustainability and resiliency features and would be consistent with the City's emission reduction goals and policies regarding adaptation to climate change.

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<sup>2</sup> Overall vehicle emissions decrease annually as older vehicles are gradually replaced with newer, more fuel efficient vehicles.

**NOISE**

A 2024 analysis year is more conservative than a 2021 analysis year for the noise analysis, due to the associated reduction in background traffic. Regardless of the build year, building attenuation would be required to ensure that interior noise levels meet CEQR criteria, due to existing high levels of ambient noise in the area.

**PUBLIC HEALTH**

A 2021 analysis year would not affect the EIS findings with respect to public health. Regardless of the build year, the unmitigated significant adverse construction noise impacts would not have the potential to result in a significant adverse public health impact.

**NEIGHBORHOOD CHARACTER**

A 2021 analysis year would not affect the EIS findings with respect to neighborhood character. Regardless of the build year, the proposed project would be consistent with the study area’s mixed-use neighborhood character, and would enliven the development site by bringing a 24-hour population to this location.

**CONSTRUCTION**

A 2021 analysis year would not affect the EIS findings with respect to construction. In general, the types of construction activities associated with the proposed project would be the same regardless of the specific build year. As analyzed in Chapter 20, “Construction,” the proposed actions would be expected to result in construction noise levels potentially resulting in significant adverse noise impacts; these impacts would also occur with a 2021 build year. With respect to construction traffic, there would be less background growth with a 2021 build year, since for the first five years of the EIS analyses, a background growth rate of 0.25 percent per annum is applied, after which the annual background growth rate is assumed to be 0.125 percent. For construction air quality, equipment emission factors assumed in the analysis were based on 2017 data, and therefore would not be affected by a 2021 analysis year.

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**Table E-1  
Background Development Projects**

Map ID No. <sup>(1)</sup>	Location	Block	Lot	Description	Notes
1	353 Spring Street (DSNY Garage)	596	7501	397,893 sf commercial, 37 parking spaces	Built but not yet operational
2	354-361 West Street	601	10	49 residential units, 834 sf commercial, 11 parking spaces	
3	551 Greenwich Street	598	42, 48	273 residential units, 18,644 sf commercial	
4	537-545 Greenwich Street	597	39	116 residential units	
5	523 Greenwich Street	597	5	68 residential units, 4,675 sf commercial	Hudson Square Rezoning Projected Development Site 17
6	92 Vandam Street	597	10	78 residential units, 5,344 sf commercial	Hudson Square Rezoning Projected Development Site 8
7	515 Greenwich Street	597	1	188 residential units, 12,797 sf commercial	Hudson Square Rezoning Projected Development Site 9
8	536 Canal St	595	11	3 residential units, 538 sf commercial	
9	526 Canal Street	595	14	1 residential units, 2 parking spaces	
10	601 Washington Street	602	28	8 residential units, 2,674 sf commercial, 12 parking spaces	
11	617-623 Greenwich Street	602	55, 83, 85	94 residential units	Hudson Square North Site 2
12	627 Greenwich Street	602	58	107 residential units	Hudson Square North Site 1
13	78 Morton Street	602	64	4 residential units, 1,557 sf commercial	Hudson Square North Site 3
14	82 King Street	580	52	278 residential units, 19,004 sf commercial	Hudson Square Rezoning Projected Development Site 6
15	68 Charlton Street	580	11	122 residential units, 2,828 sf commercial	
16	163 Varick Street	580	19	159 residential units, 7,013 sf commercial	Hudson Square Rezoning Projected Development Site 7
17	304 Hudson Street	579	47	391,871 (includes office) sf commercial	Hudson Square Rezoning Projected Development Site 1
18	50 Vandam Street	579	60, 68, 70, 74	598 residential units, 92,406 (includes office) sf commercial	

**Appendix E: Consideration of 2021 Build Year**

**Table E-1 (cont'd)  
Background Development Projects**

<b>Map ID No.<sup>(1)</sup></b>	<b>Location</b>	<b>Block</b>	<b>Lot</b>	<b>Description</b>	<b>Notes</b>
19	282 Hudson Street	579	1, 2, 3, 44	154 residential units, 4,827 sf commercial	Hudson Square Rezoning Projected Development Site 10
20	290 Hudson Street	579	5	24 residential units, 3,962 sf commercial	Hudson Square Rezoning Projected Development Site 11
21	272 Spring Street	579	35	198 residential units, 15,175 sf commercial	Hudson Square Rezoning Projected Development Site 12
22	570 Broome Street	578	75	33 residential units, 919 sf commercial	
23	111 Varick Street	578	71	49 residential units, 1,072 sf commercial, 9 parking spaces	
24	219 Hudson Street	594	108	56 hotel rooms, 3,400 sf commercial, 612 sf community facility	
25	229 Hudson Street	594	104	3,000 sf commercial	
26	456 Greenwich Street	224	32	13 residential units, 84 hotel rooms	
27	440 Washington St.	223	13	41 residential units, 7,407 sf commercial	
28	264 West Street	223	3	47 residential units, 829 sf commercial, 9 parking spaces	
29	431 Washington St	223	23	9 residential units, 1,617 sf commercial	Tribeca North Projected Development Site 12
30	444 Greenwich St	223	31	18 residential units, 3,360 sf commercial	Tribeca North Projected Development Site 9
31	438 Greenwich St	223	35	17 residential units, 3,276 sf commercial	Tribeca North Projected Development Site 11
32	442 Greenwich St	223	33	9 residential units, 1,638 sf commercial	Tribeca North Projected Development Site 10
33	443 Greenwich Street	222	1	Add 15 space garage to existing building	
34	67 Vestry Street	218	24	42 residential units	
35	51 Carmine Street	582	35	20 residential units, 4,460 sf commercial	
36	100 Barrow Street	605	1	35 residential units	
37	30 Vandam Street	505	14	68 residential units, 4,675 sf commercial	Hudson Square Rezoning Projected Development Site 16
38	145 Avenue Of The Americas	491	7502	121 residential units, 9,350 sf commercial	Hudson Square Rezoning Projected Development Site 18
39	114 Varick Street	491	3	305 residential units, 11,328 sf commercial	Hudson Square Rezoning Projected Development Site 2
40	100 Varick Street	477	35	115 residential units, 17,134 sf commercial, 39 parking spaces	
41	119 Avenue Of The Americas	477	57, 64, 68	97 residential units, 5,484 sf commercial	Hudson Square Rezoning Projected Development Site 13
42	417 Canal Street	227	63, 69, 70, 76, 80	341 residential units, 7,274 sf commercial, 75,000 sf community facility	Hudson Square Rezoning Projected Development Site 1
43	174 Hudson St	220	31	43 residential units, 8,625 sf commercial	Tribeca North Projected Development Site 16
44	401 Washington St	217	14	48 residential units, 10,000 sf commercial	Tribeca North Projected Development Site 14
45	Hudson River Park - Pier 26	184	8	1.49-acre open space sf commercial	
46	403 Greenwich Street	214	4	4 residential units	

**Table E-1 (cont'd)  
Background Development Projects**

Map ID No. <sup>(1)</sup>	Location	Block	Lot	Description	Notes
47	401 Greenwich St	214	3	13 residential units, 2,500 sf commercial	Tribeca North Projected Development Site 17
48	52 Varick St	212	18	66 residential units, 13,867 sf commercial	Tribeca North Projected Development Site 18
49	43 Grand Street	227	20	30 hotel rooms	
50	124 6th Ave	490	27	1 residential units	
51	83 Thompson Street	489	25	4 residential units, 3,000 sf commercial, 4,200 sf community facility	
52	134 West Houston St.	526	77	10 residential units, 5,484 sf commercial, 428 sf community facility	
53	309 Avenue Of The Americas	589	39	17 residential units, 3,700 sf commercial, 8,121 sf community facility	
54	327 Bleecker Street	591	45	2 residential units, 1,105 sf commercial	
55	144 Spring Street	487	29	3,073 sf commercial	
56	52-54 Wooster Street	475	40	5 residential units, 1,550 sf commercial	
57	27 Wooster Street	228	30	15 residential units, 2,000 sf commercial, 10 parking spaces	
58	325 West Broadway	228	20	20 residential units, 6,000 sf commercial	
59	380 Canal St, 285 West Broadway	211	24, 18	43 residential units, 8,570 sf commercial	Tribeca North Projected Development Site 22
60	378 Canal St	211	27	6 residential units, 1,278 sf commercial	Tribeca North Projected Development Site 24
61	374 Canal St	211	28	11 residential units, 2,303 sf commercial	Tribeca North Projected Development Site 25
62	8 Beach St	190	39	13 residential units, 1,772 sf commercial	Tribeca North Projected Development Site 20
63	248 W Broadway	190	41	31 residential units, 3,964 sf commercial	Tribeca North Projected Development Site 21
64	34 Walker St	194	15	10 residential units, 2,508 sf commercial	Tribeca North Projected Development Site 35
65	315 Church St	194	20	16 residential units, 3,953 sf commercial	Tribeca North Projected Development Site 33
66	35 Lispenard St	210	34	6 residential units, 1,338 sf commercial	Tribeca North Projected Development Site 32
67	341 Canal Street	229	1	32 residential units, 23,108 sf commercial	
68	336 Canal St	210	5	19 residential units, 2,296 sf commercial	Tribeca North Projected Development Site 26
69	332 Canal St	210	8	19 residential units, 3,901 sf commercial	Tribeca North Projected Development Site 28
70	324 Canal St	210	10	9 residential units, 2,450 sf commercial	Tribeca North Projected Development Site 31
71	52 Lispenard St	194	28	12 residential units, 2,444 sf commercial	Tribeca North Projected Development Site 37

**Table E-1 (cont'd)  
Background Development Projects**

Map ID No. <sup>(1)</sup>	Location	Block	Lot	Description	Notes
72	52 Walker St	194	5	22 residential units, 5,529 sf commercial	Tribeca North Projected Development Site 36
73	334 Canal St	210	7	12 residential units, 2,909 sf commercial	Tribeca North Projected Development Site 27
74	304 Canal St	210	18	10 residential units, 2,293 sf commercial	Tribeca North Projected Development Site 29
75	302 Canal St	210	19	4 residential units, 1,124 sf commercial	Tribeca North Projected Development Site 30
76	413 Broadway	194	36	40 residential units, 8,468 sf commercial	Tribeca North Projected Development Site 38
77	323 Canal Street	230	6	3 residential units, 3,222 sf commercial	
78	321 Canal Street	230	5	3 residential units, 2,610 sf commercial	
79	433 Broadway	231	14	46,217 sf commercial	
80	150 Wooster Street	514	9	7 residential units, 10,000 sf commercial	
<b>Note:</b> <sup>1</sup> See Figure 2-5.					

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