

Memorial Sloan - Kettering Cancer Center  
Ambulatory Care Center and CUNY - Hunter College -  
Science and Health Professions Building

---

Draft Environmental Impact Statement

---

**CEQR No.:**

13DME003M

**ULURP Nos.:**

130214 ZMM

N130215 ZRM

130216 ZSM

130217 ZSM

130218 ZSM

130219 PPM

***Lead Agency:***

*Office of the Deputy Mayor for Economic Development*

***Lead Agency Contact:***

*Robert R. Kulikowski, Ph.D.*

***Project Applicants:***

*Memorial Hospital for Cancer and Allied Diseases  
The City University of New York*

***Prepared by:***

*AKRF, Inc.*

---

March 2013

**Memorial Sloan-Kettering Cancer Center Ambulatory Care Center and  
CUNY-Hunter College—Science and Health Professions Building  
DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

**Project Location:** Community District 8  
Borough of Manhattan

**CEQR No.** 13DME003M

**Type of Action:** Type I

**ULURP Nos.** 130214 ZMM, N130215 ZRM,  
130216 ZSM, 130217 ZSM,  
130218 ZSM, 130219 PPM

**Lead Agency:** Office of the Deputy Mayor for Economic Development  
**Lead Agency Contact:** Robert R. Kulikowski, Ph.D.

**Project Applicants:** Memorial Hospital for Cancer and Allied Diseases  
The City University of New York

**Preparers:** AKRF, Inc.  
440 Park Avenue South  
New York, NY 10016

**Acceptance Date:** March 2013

The DEIS is available for review on the website of the Mayor's Office of Environmental Coordination.

<http://www.nyc.gov/oec>

## Table of Contents

---

<b>Executive Summary .....</b>	<b>S-1</b>
<b>1: Project Description .....</b>	<b>1-1</b>
A. Introduction .....	1-1
B. Background .....	1-2
C. Project Purpose and Need .....	1-2
MSK .....	1-2
Hunter .....	1-3
D. Project Site .....	1-4
E. Project Design .....	1-4
Introduction .....	1-4
Site Plan and Circulation .....	1-4
MSK ACC .....	1-5
Cuny-Hunter Building .....	1-5
Overall Design Approach .....	1-5
F. Proposed Actions .....	1-6
City Actions .....	1-6
Other Agency Approvals .....	1-8
G. Project Population .....	1-9
MSK ACC .....	1-9
Cuny-Hunter Building .....	1-9
H. Analytical Framework .....	1-10
Environmental Review Process .....	1-10
Legislative Applicability .....	1-10
Process Overview .....	1-10
Coordination With Waterfront Revitalization Process .....	1-12
I. Framework for Environmental Analysis .....	1-12
Scope of Environmental Analysis .....	1-12
Analysis Year .....	1-13
Definition of Study Areas .....	1-13
Defining Baseline Conditions .....	1-13
Defining the Action for Environmental Analysis .....	1-14
Mitigation .....	1-14
Alternatives .....	1-14
<b>2: Land Use, Zoning, and Public Policy .....</b>	<b>2-1</b>
A. Introduction .....	2-1
Principal Conclusions .....	2-2
B. Methodology .....	2-3
C. Existing Conditions .....	2-3

Land Use.....	2-3
Zoning.....	2-5
Public Policy.....	2-6
D. The Future Without the Proposed Project .....	2-8
Land Use.....	2-8
Zoning and Public Policy.....	2-9
E. Probable Impacts of the Proposed Project .....	2-9
Land Use.....	2-9
Zoning.....	2-10
Public Policy.....	2-13
Conclusions .....	2-24
<b>3: Open Space .....</b>	<b>3-1</b>
A. Introduction .....	3-1
Principal Conclusions .....	3-1
B. Methodology.....	3-2
Study Area .....	3-2
Study Area Population.....	3-3
Inventory of Open Space Resources .....	3-3
Adequacy of Open Space Resources .....	3-3
C. Existing Conditions .....	3-4
Study Area Non-Residential Population.....	3-4
Study Area Open Spaces .....	3-4
Adequacy of Open Space Resources .....	3-6
D. The Future Without the Proposed Project .....	3-6
Study Area Population.....	3-6
Study Area Open Spaces .....	3-6
Adequacy of Open Space Resources .....	3-6
E. Probable Impacts of the Proposed Project .....	3-7
Study Area Population.....	3-7
Open Space Resources.....	3-7
Adequacy of Open Space Resources .....	3-7
<b>4: Shadows .....</b>	<b>4-1</b>
A. Introduction .....	4-1
Principal Conclusions .....	4-1
B. Definitions and Methodology.....	4-1
Definitions .....	4-2
Methodology.....	4-2
C. Preliminary Screening Assessment .....	4-3
Tier 1 Screening Assessment.....	4-3
Tier 2 Screening Assessment.....	4-3
Tier 3 Screening Assessment.....	4-4
D. Detailed Shadow Analysis.....	4-6
March 21/September 21 (Figures 4-7 to 4-9) .....	4-7
May 6/August 6 (Figures 4-10 to 4-13).....	4-8
June 21 (Figures 4-14 to 4-19).....	4-8
December 21 (4-20 to 4-25) .....	4-9

E. Conclusions.....	4-9
One East River Place Plaza .....	4-9
John Jay Park.....	4-9
East River Esplanade.....	4-10
Roosevelt Island’s Western Promenade, Octagon Park, and Manhattan Park .....	4-10
Church of the Epiphany Windows .....	4-11
East River .....	4-11
<b>5: Historic and Cultural Resources .....</b>	<b>5-1</b>
A. Introduction.....	5-1
Principal Conclusions.....	5-2
B. Existing Conditions.....	5-2
Project Site .....	5-2
Study Area.....	5-2
C. The Future Without the Proposed Project .....	5-3
Project Site .....	5-3
Study Area.....	5-3
D. Probable Impacts of the Proposed Project.....	5-4
Project Site .....	5-4
Study Area.....	5-4
<b>6: Urban Design and Visual Resources .....</b>	<b>6-1</b>
A. Introduction.....	6-1
Principal Conclusions.....	6-1
B. Preliminary Assessment.....	6-2
C. Existing Conditions.....	6-2
Project Site .....	6-2
Study Area.....	6-3
D. The Future Without the Proposed Project .....	6-5
Project Site .....	6-5
Study Area.....	6-5
E. Probable Impacts of the Proposed Project.....	6-6
Project Site .....	6-6
Study Area.....	6-7
<b>7: Hazardous Materials .....</b>	<b>7-1</b>
A. Introduction.....	7-1
Principal Conclusions.....	7-1
B. Existing Conditions.....	7-2
Topography and Subsurface Conditions .....	7-2
Phase I Esa Findings .....	7-2
Management of Laboratories and Chemical, Biological, and Radiological Materials .....	7-5
C. The Future Without the Proposed Project .....	7-10
D. Probable Impacts of the Proposed Project.....	7-10
<b>8: Water and Sewer Infrastructure.....</b>	<b>8-1</b>
A. Introduction.....	8-1
Principal Conclusions.....	8-1

B. Methodology.....	8-2
C. Existing Conditions .....	8-2
Water Supply .....	8-2
Sewer System .....	8-3
D. The Future Without the Proposed Project .....	8-4
E. Probable Impacts of the Proposed Project .....	8-4
Water Supply Demand.....	8-4
Sewer System and WWTP Treatment Capacity Demand.....	8-5
<b>9: Transportation .....</b>	<b>9-1</b>
A. Introduction .....	9-1
Principal Conclusions .....	9-1
B. Preliminary Analysis Methodology and Screening Assessment .....	9-4
Level 1 Screening Assessment .....	9-5
Level 2 Screening Assessment .....	9-10
C. Detailed Traffic Analysis.....	9-14
Methodology and Impact Criteria.....	9-14
2012 Existing Conditions .....	9-16
Future Without the Proposed Project (2019 No Build Condition) .....	9-19
Probable Impacts of the Proposed Project (2019 Build Condition).....	9-22
D. Detailed Transit Analysis .....	9-26
Subway Line-Haul Analysis.....	9-27
Subway Station Analysis .....	9-28
Bus Line-Haul Analysis.....	9-34
E. Detailed Pedestrian Analysis .....	9-36
Methodology and Impact Criteria.....	9-37
2012 Existing Conditions .....	9-39
Future Without the Proposed Project (2019 No Build Condition) .....	9-40
Probable Impacts of the Proposed Project (2019 Build Condition).....	9-41
F. Vehicular and Pedestrian Safety Evaluation.....	9-42
Methodology.....	9-42
Accident Data .....	9-43
G. Parking Conditions Assessment .....	9-45
Methodology.....	9-45
2012 Existing Conditions .....	9-46
Future Without the Proposed Project (2019 No Build Condition) .....	9-47
Probable Impacts of the Proposed Project (2019 Build Condition).....	9-48
H. Detailed Analysis Results Tables .....	9-50
<b>10: Air Quality .....</b>	<b>10-1</b>
A. Introduction .....	10-1
Principal Conclusions .....	10-2
B. Pollutants for Analysis.....	10-2
Carbon Monoxide .....	10-2
Nitrogen Oxides, VOCs, and Ozone.....	10-3
Lead.....	10-3
Respirable Particulate Matter—PM <sub>10</sub> and PM <sub>2.5</sub> .....	10-3
Sulfur Dioxide .....	10-4

Noncriteria Pollutants.....	10-4
C. Air Quality Regulations, Standards, and Benchmarks.....	10-5
National and State Air Quality Standards.....	10-5
NAAQS Attainment Status and State Implementation Plans.....	10-7
Determining the Significance of Air Quality Impacts.....	10-8
D. Methodology for Predicting Pollutant Concentrations.....	10-9
Mobile Sources.....	10-9
Stationary Sources.....	10-13
E. Existing Conditions.....	10-22
Modeled Co Concentrations for Existing Traffic Conditions.....	10-23
F. The Future Without the Proposed Project.....	10-24
Mobile Sources.....	10-24
Stationary Sources.....	10-24
G. Probable Impacts of the Proposed Project.....	10-25
Mobile Sources.....	10-25
Stationary Sources.....	10-26
<b>11: Greenhouse Gas Emissions and Climate Change.....</b>	<b>11-1</b>
A. Introduction.....	11-1
Principal Conclusions.....	11-1
B. GHG Emissions.....	11-2
Pollutants of Concern.....	11-2
Policy, Regulations, Standards, and Benchmarks for Reducing GHG Emissions.....	11-3
Methodology.....	11-5
Projected GHG Emissions from the Proposed Project.....	11-7
Elements of the Proposed Project That Would Reduce GHG Emissions.....	11-9
Conclusion.....	11-12
C. Adaptation to Climate Change.....	11-12
Development of Policy to Improve Climate Change Resilience.....	11-13
Resilience of the Proposed Project to Climate Change.....	11-15
<b>12: Noise.....</b>	<b>12-1</b>
A. Introduction.....	12-1
Principal Conclusions.....	12-1
B. Acoustical Fundamentals.....	12-1
“A”-Weighted Sound Level (dBA).....	12-2
Sound Level Descriptors.....	12-2
C. Noise Standards and Criteria.....	12-3
New York CEQR Noise Criteria.....	12-3
D. Impact Definition.....	12-4
E. Existing Noise Levels.....	12-4
Equipment Used During Noise Monitoring.....	12-4
F. Noise Prediction Methodology.....	12-5
General Methodology.....	12-5
Analysis Procedure.....	12-7
G. The Future Without the Proposed Project.....	12-7
H. Probable Impacts of the Proposed Project.....	12-8
I. Noise Attenuation Measures.....	12-9

J. Noise Levels At the Proposed Open Space Areas .....	12-10
K. Mechanical Equipment .....	12-11
<b>13: Public Health .....</b>	<b>13-1</b>
A. Introduction .....	13-1
Principal Conclusions .....	13-1
B. Public Health Assessment—Noise .....	13-1
<b>14: Neighborhood Character .....</b>	<b>14-1</b>
A. Introduction .....	14-1
Principal Conclusions .....	14-1
B. Methodology .....	14-2
Neighborhood Character Components .....	14-2
Study Area .....	14-3
Impact Assessment .....	14-3
C. Preliminary Assessment .....	14-3
Defining Features .....	14-3
Potential to Affect the Defining Features of the Neighborhood .....	14-4
<b>15: Construction .....</b>	<b>15-1</b>
A. Introduction .....	15-1
Principal Conclusions .....	15-2
B. Governmental Coordination and Oversight .....	15-7
C. Construction Phasing and Schedule .....	15-8
D. Construction Description .....	15-9
Overview .....	15-9
General Construction Practices .....	15-9
General Construction Tasks .....	15-11
E. Number of Construction Workers and Material Deliveries .....	15-13
F. The Future Without the Proposed Project .....	15-14
G. Environmental Effects of Project Construction Activities .....	15-14
Transportation .....	15-14
Air Quality .....	15-18
Noise and Vibration .....	15-22
Other Technical Areas .....	15-28
<b>16: Alternatives .....</b>	<b>16-1</b>
A. Introduction .....	16-1
Principal Conclusions .....	16-1
B. No Action Alternative .....	16-2
Description of the No Action Alternative .....	16-2
Land Use, Zoning, and Public Policy .....	16-2
Open Space .....	16-3
Shadows .....	16-3
Historic and Cultural Resources .....	16-3
Urban Design and Visual Resources .....	16-4
Hazardous Materials .....	16-4
Water and Sewer Infrastructure .....	16-4



## Table of Contents

---

Transportation .....	16-4
Air Quality.....	16-7
Greenhouse Gas Emissions .....	16-7
Noise .....	16-7
Public Health .....	16-8
Neighborhood Character .....	16-8
Construction .....	16-8
C. No Unmitigated Impact Alternative.....	16-11
Open Space.....	16-11
Transportation .....	16-11
<b>17: Mitigation .....</b>	<b>17-1</b>
A. Introduction.....	17-1
Principal Conclusions.....	17-1
B. Transportation .....	17-2
Traffic.....	17-2
Effects of Traffic Mitigations on Pedestrian Operations.....	17-9
C. Construction .....	17-9
Transportation .....	17-9
<b>18: Unavoidable Adverse Impacts.....</b>	<b>18-1</b>
A. Introduction.....	18-1
B. Open Space .....	18-1
C. Transportation .....	18-2
Traffic.....	18-2
D. Construction .....	18-2
Transportation .....	18-2
<b>19: Growth-Inducing Aspects of the Proposed Actions.....</b>	<b>19-1</b>
<b>20: Irreversible and Irretrievable Commitment of Resources .....</b>	<b>20-1</b>
 <b>Appendices</b>	
<b>Appendix A</b>	Proposed Text Amendment
<b>Appendix B</b>	Smart Growth Impact Statement and WRP Coastal Assessment Forms
<b>Appendix C</b>	Historic and Cultural Resources Agency Correspondence
<b>Appendix D</b>	Noise
<b>Appendix E</b>	Construction

## List of Tables

---

2-1	Zoning Districts in the Study Area.....	2-5
3-1	Existing Open Space Resources Within the Non-Residential Study Area.....	3-5
3-2	Existing Conditions: Adequacy of Open Space Resources.....	3-6
3-3	The Future Without the Proposed Project: Adequacy of Open Space Resources.....	3-6
3-4	The Future With the Proposed Project: Adequacy of Open Space Resources.....	3-7
3-5	The Future With the Proposed Project: Open Space Ratios Summary.....	3-7
4-1	Sunlight-Sensitive Resources.....	4-4
8-1	Existing Surface Coverage.....	8-4
8-2	The Future With the Proposed Project: Water Consumption.....	8-5
8-3	Proposed Surface Coverage.....	8-6
9-1	Summary of Significant Adverse Traffic Impacts.....	9-3
9-2	MSK ACC Population.....	9-6
9-3	CUNY-Hunter Building Population.....	9-6
9-4	Travel Demand Assumptions.....	9-7
9-5	Trip Generation Summary.....	9-9
9-6	Pedestrian Study Locations.....	9-15
9-7	LOS Criteria for Signalized Intersections.....	9-16
9-8	Existing Traffic Level of Service Summary.....	9-18
9-9	Planned Projects Within or Near the Study Area By 2019.....	9-20
9-10	Traffic Level of Service Summary Comparison: 2012 Existing vs. 2019 No Build Conditions.....	9-21
9-11	Traffic Level of Service Summary Comparison: 2019 No Build vs. 2019 Build Conditions.....	9-24
9-12	2019 No Build Condition: AM Peak Hour Subway Line Haul.....	9-28
9-13	2019 Build Condition: AM Peak Hour Subway Line Haul.....	9-28
9-14	LOS Criteria for Non-Elevator Subway Station Elements.....	9-29
9-15	2019 No Build Condition: Subway Escalator Analysis.....	9-31
9-16	2019 No Build Condition: AM Peak Hour Subway Elevator Analysis.....	9-31

---

**List of Tables**

---

9-17	2019 No Build Condition: Subway Control Area Analysis.....	9-32
9-18	2019 Build Condition: Subway Escalator Analysis.....	9-33
9-19	2019 Build Condition: AM Peak Hour Subway Elevator Analysis.....	9-33
9-20	2019 Build Condition: Subway Control Area Analysis.....	9-34
9-21	NYCT Local Bus Routes Serving the Study Area.....	9-35
9-22	2012 Existing Conditions: Bus Line-Haul Analysis.....	9-35
9-23	2019 No Build Condition: Bus Line-Haul Analysis.....	9-36
9-24	2019 Build Condition: Bus Line-Haul Analysis.....	9-36
9-25	Level of Service Criteria for Pedestrian Elements.....	9-38
9-26	Significant Impact Guidance for Sidewalks.....	9-38
9-27	Significant Impact Guidance for Corners and Crosswalks .....	9-39
9-28	2012 Existing Conditions Pedestrian Sidewalk Level of Service Summary .....	9-40
9-29	2012 Existing Conditions Pedestrian Corner Level of Service Summary .....	9-40
9-30	2012 Existing Conditions Pedestrian Crosswalk Level of Service Summary .....	9-40
9-31	2019 No Build Condition Pedestrian Sidewalk Level of Service Summary .....	9-41
9-32	2019 No Build Condition Pedestrian Corner Level of Service Summary .....	9-41
9-33	2019 No Build Condition Pedestrian Crosswalk Level of Service Summary .....	9-41
9-34	2019 Build Condition Pedestrian Sidewalk Level of Service Summary .....	9-42
9-35	2019 Build Condition Pedestrian Corner Level of Service Summary .....	9-42
9-36	2019 Build Condition Pedestrian Crosswalk Level of Service Summary .....	9-42
9-37	Accident Summary .....	9-43
9-38	Vehicle and Pedestrian Accident Details.....	9-44
9-39	On-Street Parking Regulations .....	9-46
9-40	2012 Existing Off-Street Parking - ¼-Mile Weekday Utilization .....	9-47
9-41	2012 Existing and 2019 No Build Parking Supply and Utilization .....	9-48
9-42	Proposed Project Incremental Parking Demand .....	9-49
9-43	2019 No Build and Build Parking Supply and Utilization.....	9-49
9-44	2012 Existing Conditions Level of Service Analysis Signalized Intersections .....	9-50
9-45	2012 Existing and 2019 No Build Conditions Level of Service Analysis Signalized Intersections.....	9-52
9-46	2019 No Build and Build Conditions Level of Service Analysis Signalized Intersections ..	9-54
9-47	2012 Existing Conditions Sidewalk Analysis.....	9-56
9-48	2012 Existing Conditions Corner Analysis.....	9-57

**MSK/CUNY-Hunter Project at 74th Street**

---

9-49	2012 Existing Conditions Crosswalk Analysis .....	9-58
9-50	2019 No Build Condition Sidewalk Analysis .....	9-59
9-51	2019 No Build Condition Corner Analysis .....	9-60
9-52	2019 No Build Condition Crosswalk Analysis .....	9-61
9-53	2019 Build Condition Sidewalk Analysis .....	9-62
9-54	2019 Build Condition Corner Analysis .....	9-63
9-55	2019 Build Condition Crosswalk Analysis .....	9-64
10-1	National Ambient Air Quality Standards (NAAQS).....	10-6
10-2	Maximum Background Pollutant Concentrations for Mobile Source Sites ( $\mu\text{g}/\text{m}^3$ )..	10-12
10-3	Emission Rates and Stack Parameters.....	10-16
10-4	Maximum Background Pollutant Concentrations for Stationary Source Analysis ....	10-17
10-5	Expected Hazardous Materials in the Proposed Laboratories .....	10-18
10-6	Chemicals Selected for Worst-Case Spill Analysis.....	10-19
10-7	Emission Rates and Stack Parameters.....	10-22
10-8	Representative Monitored Ambient Air Quality Data.....	10-23
10-9	Modeled Existing 8-Hour Average CO Concentrations (2012).....	10-23
10-10	Maximum Predicted Future (2019) 8-Hour Average Carbon Monoxide No Build Concentrations.....	10-24
10-11	No Build Condition Maximum Predicted 24-Hour Average $\text{PM}_{10}$ Concentrations ( $\mu\text{g}/\text{m}^3$ ) .....	10-24
10-12	Maximum Predicted 2019 CO Concentrations .....	10-25
10-13	No Build Condition Maximum Predicted 24-Hour Average $\text{PM}_{10}$ Concentrations ( $\mu\text{g}/\text{m}^3$ ) .....	10-25
10-14	2019 Maximum Predicted 24-Hour Average $\text{PM}_{2.5}$ Concentration.....	10-26
10-15	2019 Maximum Predicted Annual Average $\text{PM}_{2.5}$ Concentration .....	10-26
10-16	Future (2019) Maximum Modeled Pollutant Concentration (in $\mu\text{g}/\text{m}^3$ ).....	10-27
10-17	Future (2019) Maximum Predicted $\text{PM}_{2.5}$ Concentrations (in $\mu\text{g}/\text{m}^3$ ).....	10-27
10-18	Fume Hood Recirculation Analysis Maximum Predicted Concentrations (ppm).....	10-28
10-19	Maximum Predicted Concentrations (ppm) .....	10-28
10-20	Maximum Modeled Pollutant Concentrations from NYPH and Con Edison Steam Plants on the Proposed Project (in $\mu\text{g}/\text{m}^3$ ) .....	10-29
11-1	Global Warming Potential (GWP) for Major GHGs.....	11-3
11-2	Annual Vehicle Miles Traveled (Miles Per Year).....	11-7
11-3	Building Operational Emissions—RWCDs .....	11-8

---

**List of Tables**

---

11-4	Mobile Source Emissions (Metric Tons CO <sub>2</sub> e).....	11-8
11-5	Summary of Annual GHG Emissions 2015 RWCDs (Metric Tons CO <sub>2</sub> e).....	11-9
11-6	Reduction in Potential CO <sub>2</sub> e Emissions from Potential Design Measures as Compared to Baseline Design Meeting Building Code.....	11-11
12-1	Common Noise Levels.....	12-2
12-2	Noise Exposure Guidelines for Use in City Environmental Impact Review1 .....	12-3
12-3	Required Attenuation Values to Achieve Acceptable Interior Noise Levels .....	12-4
12-4	Existing Noise Levels (in dBA).....	12-5
12-5	2019 Future Noise Levels Without the Proposed Project (in dBA).....	12-8
12-6	2019 Future Noise Levels With the Proposed Project (in dBA).....	12-8
12-7	MSK/CUNY-Hunter CEQR Attenuation Requirements .....	12-9
15-1	Construction Oversight in New York City .....	15-8
15-2	Conceptual Construction Schedule.....	15-9
15-3	Average Number of Daily Workers and Trucks By Quarter .....	15-14
15-4	Build Construction Trip Generation .....	15-16
15-5	2016 Build Peak Construction Vehicle Trip Projections.....	15-17
15-6	Typical Construction Equipment Noise Emission Levels (dBA) .....	15-25
17-1	Summary of Significant Adverse Traffic Impacts .....	17-1
17-2	Recommended Mitigation Measures .....	17-3
17-3	2019 No Build, Build, and Mitigation Conditions Level of Service Analysis Weekday AM Peak Hour .....	17-4
17-4	2019 No Build, Build, and Mitigation Conditions Level of Service Analysis Weekday Midday Peak Hour .....	17-5
17-5	2019 No Build, Build, and Mitigation Conditions Level of Service Analysis Weekday PM Peak Hour.....	17-6

## List of Figures

---

	<i>following page</i>
S-1 Project Location .....	S-2
S-2 Project Site and Surrounding Blocks.....	S-4
S-3 Project Site Photographs .....	S-4
S-4 Ground Floor Plan.....	S-4
S-5 Perspective View.....	S-4
S-6 Existing Zoning .....	S-6
S-7 Proposed Zoning .....	S-6
S-8 Signage - North Elevation .....	S-8
S-9 Signage - East and West Elevations .....	S-8
S-10 Signage - Wayfinding Signage.....	S-8
1-1 Project Location .....	1-2
1-2 Project Site and Surrounding Blocks.....	1-4
1-3 Project Site Photographs .....	1-4
1-4 Ground Floor Plan.....	1-4
1-5 Perspective View.....	1-6
1-6 Existing Zoning .....	1-6
1-7 Proposed Zoning .....	1-6
1-8 Signage - North Elevation .....	1-8
1-9 Signage - East and West Elevations .....	1-8
1-10 Signage - Wayfinding Signage.....	1-8
2-1 Existing Land Use .....	2-4
2-2 Existing Zoning .....	2-4
2-3 Coastal Zone Boundary .....	2-8
3-1 Open Space Study Area • Census Tracts.....	3-2
3-2 Open Space Study Area • Resources.....	3-4
3-3 Andrew Haswell Green Park.....	3-8
4-1 Tier 1 and Tier 2 Assessment.....	4-11

## List of Figures

4-2	Tier 3 Assessment - March 21/September 21 .....	4-11
4-3	Tier 3 Assessment - May 6/August 6.....	4-11
4-4	Tier 3 Assessment - June 21 .....	4-11
4-5	Tier 3 Assessment - December 21 .....	4-11
4-6	3D Computer Model for Detailed Analysis View Southwest.....	4-11
4-7	March 21/September 21 - 2:20 PM.....	4-11
4-8	March 21/September 21 - 3:20 PM.....	4-11
4-9	March 21/September 21 - 4:20 PM.....	4-11
4-10	May 6/August 6 - 2:10 PM .....	4-11
4-11	May 6/August 6 - 3:10 PM .....	4-11
4-12	May 6/August 6 - 4:10 PM .....	4-11
4-13	May 6/August 6 - 5:10 PM .....	4-11
4-14	June 21 - 6:00 AM .....	4-11
4-15	June 21 - 2:00 PM.....	4-11
4-16	June 21 - 3:00 PM.....	4-11
4-17	June 21 - 4:00 PM.....	4-11
4-18	June 21 - 5:00 PM.....	4-11
4-19	June 21 - 6:00 PM.....	4-11
4-20	December 21 - 12:20 PM.....	4-11
4-21	December 21 - 12:50 PM.....	4-11
4-22	December 21 - 1:20 PM.....	4-11
4-23	December 21 - 1:50 PM.....	4-11
4-24	December 21 - 2:20 PM.....	4-11
4-25	December 21 - 2:50 PM.....	4-11
4-26	John Jay Park and East River Esplanade at East 74th Street .....	4-11
5-1	Architectural Resources .....	5-2
5-2	Project Site.....	5-2
5-3	Known Architectural Resources .....	5-4
5-4	Potential Architectural Resources.....	5-4
6-1	Urban Design and Visual Resources Study Area Map and Key to Photographs.....	6-2
6-2	Aerial View of Study Area .....	6-2
6-3	Urban Design and Visual Resources Photographs.....	6-4
6-4	Urban Design and Visual Resources Photographs.....	6-4

**MSK/CUNY-Hunter Project at 74th Street**

---

6-5	Urban Design and Visual Resources Photographs .....	6-4
6-6	Urban Design and Visual Resources Photographs .....	6-4
6-7	Urban Design and Visual Resources Photographs .....	6-4
6-8	Urban Design and Visual Resources Photographs .....	6-4
6-9	Urban Design and Visual Resources Photograph.....	6-6
6-10	View from Roosevelt Island.....	6-6
6-11	View of the Main Entrance on East 74th Street .....	6-6
6-12	Context Elevation from the East River.....	6-8
6-13	View East from East 74th Street and York Avenue .....	6-8
6-14	View Northeast from Midblock of East 73rd Street between York Avenue and FDR Drive.....	6-8
6-15	View Southwest from East River Esplanade adjacent to FDR Drive.....	6-8
9-1	Proposed Project Generated Vehicle Trips Weekday AM Peak Hour .....	9-12
9-2	Proposed Project Generated Vehicle Trips Weekday Midday Peak Hour .....	9-12
9-3	Proposed Project Generated Vehicle Trips Weekday PM Peak Hour.....	9-12
9-4	Traffic Analysis Locations .....	9-12
9-5	Transit .....	9-14
9-6	Project Generated Pedestrian Volumes Weekday AM Peak Hour.....	9-14
9-7	Project Generated Pedestrian Volumes Weekday Midday Peak Hour.....	9-14
9-8	Project Generated Pedestrian Volumes Weekday PM Peak Hour .....	9-14
9-9	Pedestrian Analysis Locations .....	9-14
9-10	2012 Existing Traffic Volumes Weekday AM Peak Hour.....	9-18
9-11	2012 Existing Traffic Volumes Weekday Midday Peak Hour.....	9-18
9-12	2012 Existing Traffic Volumes Weekday PM Peak Hour .....	9-18
9-13	Future Development Projects in the No Build Condition .....	9-20
9-14	2019 No Build Traffic Volumes Weekday AM Peak Hour .....	9-20
9-15	2019 No Build Traffic Volumes Weekday Midday Peak Hour .....	9-20
9-16	2019 No Build Traffic Volumes Weekday PM Peak Hour .....	9-20
9-17	2019 Build Traffic Volumes Weekday AM Peak Hour .....	9-24
9-18	2019 Build Traffic Volumes Weekday Midday Peak Hour .....	9-24
9-19	2019 Build Traffic Volumes Weekday PM Peak Hour.....	9-24
9-20	Existing Pedestrian Volumes Weekday AM Peak Hour .....	9-40
9-21	Existing Pedestrian Volumes Weekday Midday Peak Hour .....	9-40



## List of Figures

---

9-22	Existing Pedestrian Volumes Weekday PM Peak Hour .....	9-40
9-23	2019 No Build Pedestrian Volumes Weekday AM Peak Hour .....	9-40
9-24	2019 No Build Pedestrian Volumes Weekday Midday Peak Hour .....	9-40
9-25	2019 No Build Pedestrian Volumes Weekday PM Peak Hour .....	9-40
9-26	2019 Build Pedestrian Volumes Weekday AM Peak Hour .....	9-42
9-27	2019 Build Pedestrian Volumes Weekday Midday Peak Hour .....	9-42
9-28	2019 Build Pedestrian Volumes Weekday PM Peak Hour .....	9-42
9-29	On-Street Parking Regulations .....	9-46
9-30	Off-Street Parking Facilities .....	9-46
12-1	Noise Receptor Locations .....	12-6
15-1	Conceptual Construction Schedule .....	15-8

\*