Chapter 1: Project Description

A. INTRODUCTION

Rockefeller University (the "applicant") is seeking a modification to an existing large scale community facility development ("LSCFD") plan, a City Map amendment and a special permit from the New York City Planning Commission (CPC) as well as other discretionary approvals to facilitate the development of: privately accessible open space; three new community facility buildings comprising a total of approximately 180,000 gross-square-feet (gsf); and an approximately 930-foot long, five-foot-tall traffic sound barrier (the "proposed project"). Specifically, the proposed project would include development of a new two-story, approximately 157,251 gsf laboratory building with two one-story pavilions and privately accessible landscaped green space on its roof; a one-story, approximately 3,353-gsf conference and meeting pavilion (the "Interactive Conference Center" or "ICC") located on the North Terrace at the north end of the platform structure; a new 20,498-gsf one-story fitness center; and a proposed new privately accessible landscaped area on the "North Terrace"), adjacent to the Rockefeller University's President's House, which is situated on the "superblock" bounded by East 62nd Street and the centerline of demapped East 68th Street, between York Avenue and the bulkhead east of the Franklin Delano Roosevelt (FDR) Drive and the East River Esplanade. The superblock (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005) is designated as a Large-Scale Community Facility Development (LSCFD).

Both the laboratory building and the ICC building would be constructed on an approximately 930-linear-foot platform structure largely in air space over the FDR Drive. To structurally support the platform above which the laboratory building and North Terrace would be constructed, twenty columns would be located west of the FDR Drive immediately adjacent to and within an existing schist retaining wall, and ten columns would be located flush with the FDR Drive's eastern edge (within the western portion of the East River Esplanade).

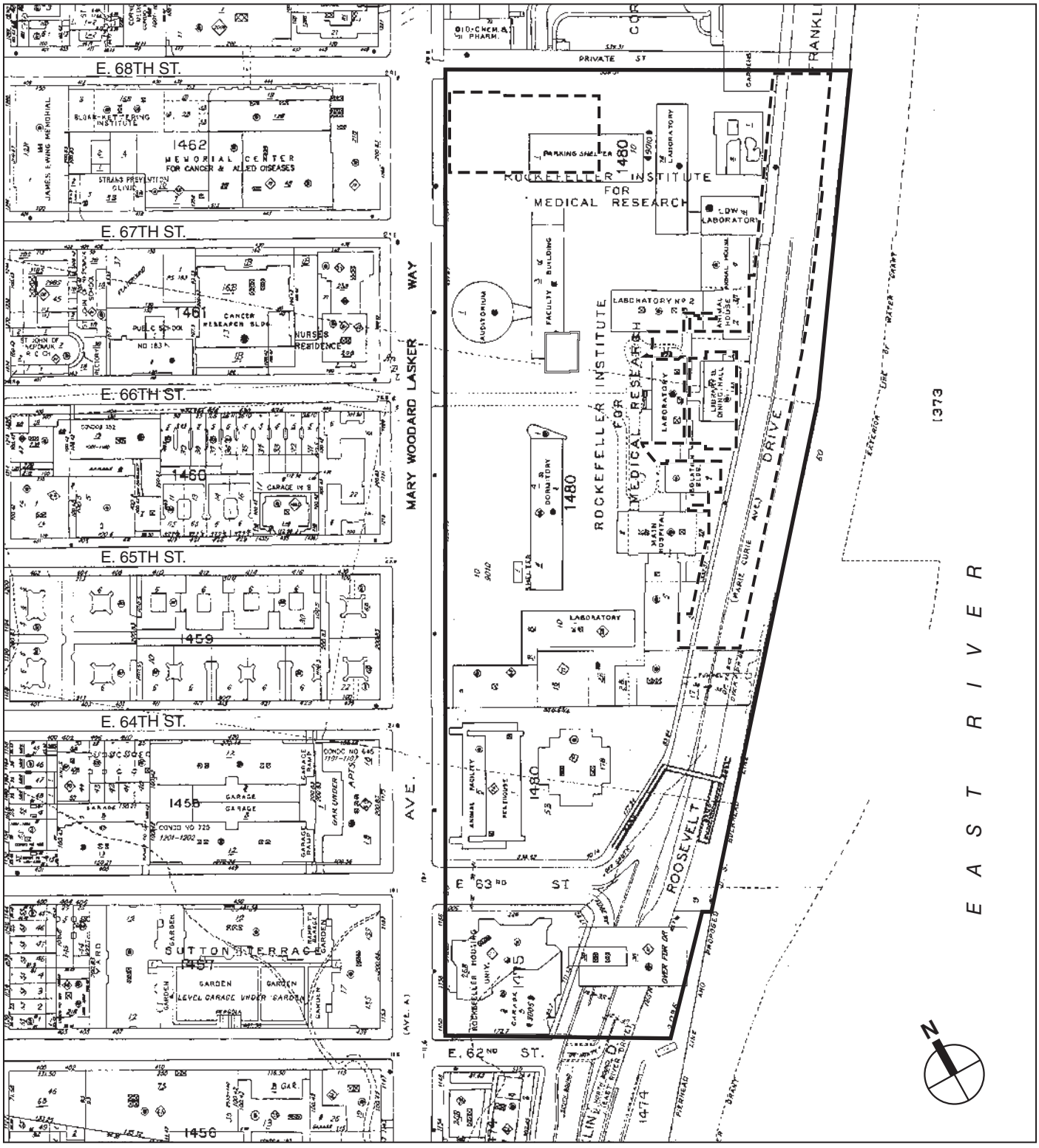
The proposed new 20,498-gsf fitness center would be built at the northwest corner of the university campus (see **Figures 1-1 through 1-3**).

In addition, an approximately 930-foot long, five-foot-tall sound barrier would be constructed along the eastern edge of the FDR Drive (between the FDR Drive and the East River Esplanade) that would extend the entire length of the proposed platform structure.

The proposed project would require the following discretionary actions, which are subject to City Environmental Quality Review (CEQR) and the Uniform Land Use Review Procedure (ULURP):

NEW YORK CITY PLANNING COMMISSION APPROVALS (SUBJECT TO UNIFORM LAND USE REVIEW PROCEDURE [ULURP])

- A special permit for construction in air space over the FDR Drive (as part of the special permit, the actions would also include a rear yard waiver) pursuant to Section 74-682 of the New York City Zoning Resolution ("ZR") (subject to ULURP);



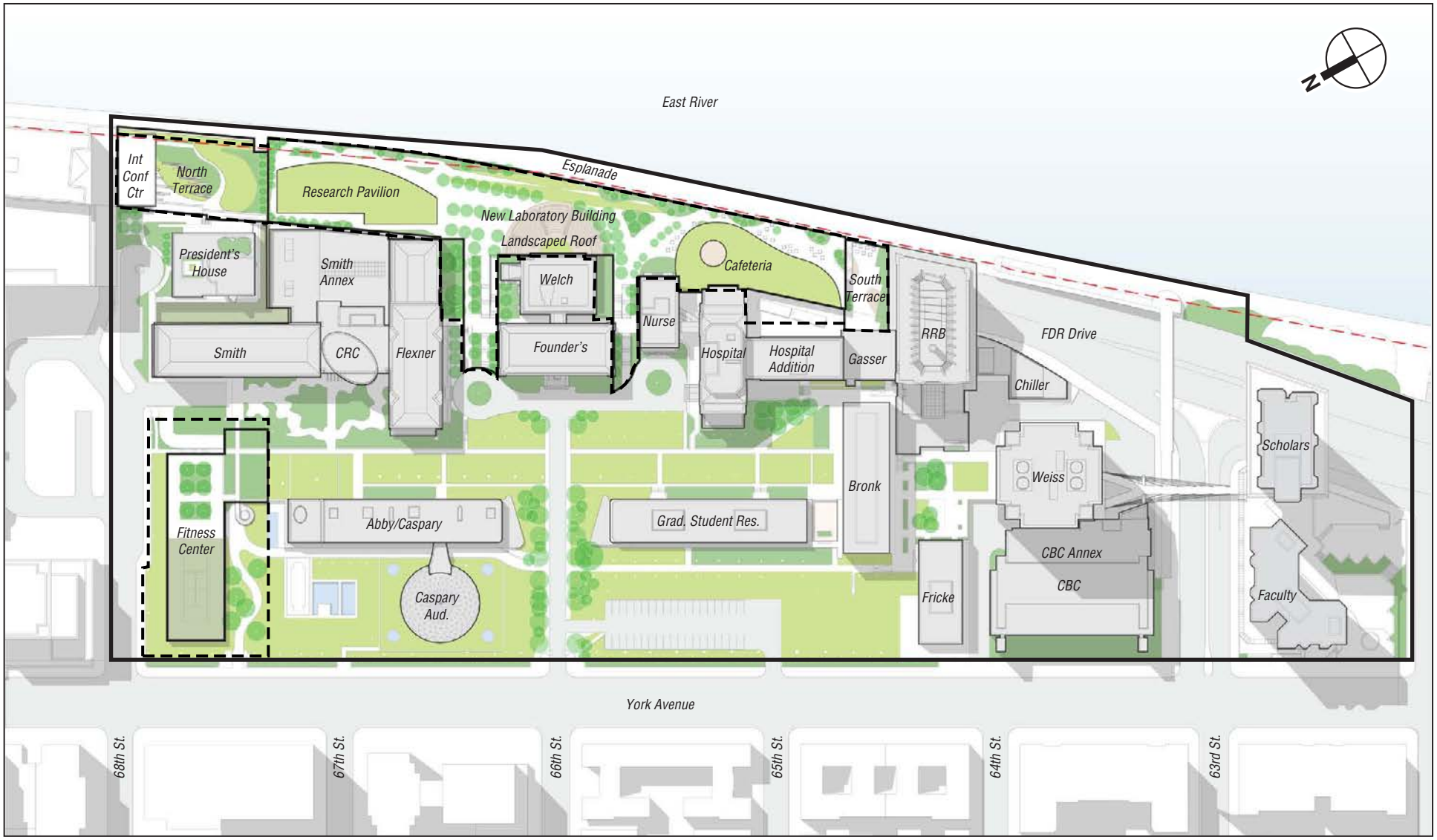
Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)

Development Sites

ROCKEFELLER
UNIVERSITY

Rockefeller University LSCFD
Existing Conditions Site Plan
Figure 1-1

10.17.13



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)

Development Sites

ROCKEFELLER UNIVERSITY

Rockefeller University LSCFD
Proposed Site Plan
Figure 1-2

10.14.13

Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Laboratory Building Site
Proposed Building—Illustrative Rendering
Figure 1-3

- An amendment to the City Map pursuant to the New York City Charter to eliminate, discontinue, and close portions of the FDR Drive right-of-way and the disposition of real property related thereto, to allow for the placement of columns and footings in the East River Esplanade and on the west side of the FDR Drive associated with the construction of the proposed laboratory building (subject to ULURP); and
- Modification of Rockefeller University's previously-approved LSCFD (C821257 ZAM) (subject to ULURP).

APPROVALS PURSUANT TO 1973 AGREEMENT, AS AMENDED

In addition, the proposed project would also require approvals pursuant to a 1973 Agreement (explained in more detail below, in Section B, "Rockefeller University"), as amended, between the CPC and Rockefeller University for:

- CPC approval of building and column locations in and over the FDR Drive and East River Esplanade pursuant to Article 12A of the 1973 Agreement, as amended in 1993 by Article 13 of the Third Amendment to the 1973 Agreement;
- Approval by the Director of City Planning pursuant to Article 12B of the 1973 Agreement of landscaping, security, and lighting plans in accordance with Article 11, a ventilation plan and a noise quality plan, plans for closing the FDR Drive and East River Esplanade in accordance with Article 7, and an environmental impact plan; and
- CPC, acting as City Coastal Commission, determination of consistency with Waterfront Revitalization Program.

OTHER APPROVALS

The project would also require the following ministerial approvals:

- Public Design Commission approval of a building over the FDR Drive and changes to the esplanade landscaping;
- NYCDOT approval of construction plans as they relate to closure of streets, highways, or individual lands, and diversions or rerouting of traffic;
- Permits from:
    - U.S. Army Corps of Engineers (USACE):
        - Approval under Nationwide Permit 33;
    - U.S. Coast Guard (USCG):
        - Authorization under the Ports and Waterways Safety Act (33 USC 1225(a)(2)(C)) and Notice to Mariners;
    - New York State Department of Environmental Conservation (NYSDEC) related to in-water construction-period activities:
        - Section 401 Water Quality Certification;
        - Storm Water Pollution Prevention Plan (SWPPP) (anticipated); and
        - NY-2C Discharge Permit (anticipated);
    - New York State Department of Transportation (NYSDOT), in coordination with NYCDOT, approvals related to construction-period activities associated with lane closures on the FDR Drive; and

- Other approvals and/or permits from the following City agencies are anticipated: Department of Environmental Protection (DEP), Department of Parks and Recreation (DPR), Department of Buildings (DOB), Department of Small Business Services (DSBS), and the Fire Department of New York (FDNY).

All necessary permits would be obtained prior to the start of construction-related activities.

The Department of City Planning (DCP), acting on behalf of CPC, is the lead agency for the environmental review. The lead agency has determined that the proposed actions may potentially result in significant adverse environmental impacts, and that an Environmental Impact Statement (EIS) is required. This Draft Environmental Impact Statement (DEIS) has been prepared in accordance with Executive Order 91 of 1977, as amended, and CEQR Rules and Procedures adopted in 1991 (62 Rules of the City of New York, Chapter 5). The 2012 *CEQR Technical Manual* is generally used as a guide with respect to environmental analysis methodologies and impact criteria for evaluating the proposed project, unless otherwise stated.

RESTRICTIVE DECLARATION

In connection with the proposed project, a Restrictive Declaration would be recorded at the time of approval of all land use-related actions required to authorize the proposed project's development. The Restrictive Declaration would provide for the implementation of and include, among other components, a five-foot-tall sound barrier between the FDR Drive and the East River Esplanade; commitment to the location of the two proposed laboratory-building stacks; the development of a restoration plan for the Philosopher's Garden (private open space within the Rockefeller University campus) prepared in consultation with LPC and detailed in Chapter 13, "Mitigation" of the EIS; and bulkhead repair and reconstruction and a substantial upgrade to the esplanade that would be implemented as mitigation measures, and "Project Components Related to the Environment" (i.e., certain project components which were material to the analysis of the environmental impacts in this EIS) which would be substantially consistent with the EIS.

B. ROCKEFELLER UNIVERSITY

DEVELOPMENT HISTORY

In 1901, the Rockefeller Institute of Medical Research (now known as Rockefeller University) was founded. In 1905, construction of a laboratory building (Founders Hall), an animal house, and a powerhouse commenced. In 1910, an isolation pavilion and a 60-bed hospital opened, and in 1915-1916, a major expansion of the Institute's facilities was executed, resulting in a new laboratory and animal house, and a powerhouse at the southern end of the campus near East 64th Street. By 1952, 11 major buildings stood on the Institute grounds, which were bounded by York Avenue and the FDR Drive between East 63rd and East 68th Streets. Eight additional buildings were added to the campus between 1958 and 1975. In 1983, the Rockefeller University Large Scale Community Facility Development (LSCFD) was designated; the boundaries of the LSCFD include the entire Rockefeller University campus (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005). The LSCFD extends from East 62nd Street to the centerline of demapped East 68th Street between York Avenue and the bulkhead east of the FDR Drive (see **Figure 1-1**). The LSCFD designation, in effect, makes the campus a "superblock," allowing the University greater flexibility in utilizing its development rights, provided that the aggregate of all development does not exceed a maximum Floor Area Ratio (FAR) of 10.0. The maximum permitted zoning floor area in the LSCFD is 6,051,090 zoning square feet (zsf).

In 1989, Rockefeller University was granted a special permit (C880671ZSM) pursuant to Section 197-c and 200 of the New York City Charter and ZR Section 74-862 to allow the development of a 15-story research building in the demapped air space over the FDR Drive. The LSCFD was subsequently modified (C821257(A)ZAM) in 1989 to reflect the construction of the research building. In 1998, approvals were granted to allow the construction of a pedestrian bridge in the demapped airspace across East 63rd Street. More recently, in 2007, the LSCFD was modified to facilitate the addition of 101,800 square feet of new laboratory and academic space, raising the floor area with the LSCFD to 1,853,053 zsf.

1973 AGREEMENT AND SECTION 74-682 SPECIAL PERMIT (AIR RIGHTS)

In 1973 the Rockefeller University, New York Hospital (now the New York Presbyterian Hospital-Weill Cornell Medical Center [NYPH-Weill Cornell Medical College][1]), and the Hospital for Special Surgery were planning for expansion. The three institutions entered into an agreement with the City. Pursuant to that agreement, the City conveyed certain air rights over the FDR Drive. The rights are defined in the agreement and a change to the City map. The map change is titled: "Map showing a change in the City Map by eliminating, discontinuing and closing volumes of streets above designated lower limiting planes, and by laying out the lines and dimensions of a permanent easement for an elevated public pedestrian walkway in the area generally bounded by East 62nd Street, York Avenue, East 72nd Street and the East River, Borough of Manhattan." The map illustrates the limits of the air rights as they are defined in different areas. Rockefeller is adjacent to parcels A, B, and C, with the majority of the East River frontage in Parcel C.

Parcel C is defined as a "Volume of FDR Drive Eliminated Discontinued and Closed above elevation 25.0." The volume is defined by the schist wall that establishes Rockefeller University's eastern property line (immediately adjacent to the FDR Drive's western boundary), and by the U.S. Pier head and Bulkhead line to the east. To the east of the FDR Drive roadway is a pedestrian esplanade that follows the U.S. Pier head and Bulkhead line.

At the time of the agreement, the City's intention was to extend the public walkway south from Gracie Park where it would terminate at East 63rd Street. The City abandoned the idea of an elevated pedestrian walkway prior to any construction in the rights over the FDR Drive. The pedestrian walkway—which is the current East River Esplanade—was developed at the elevation of the FDR Drive.

The agreement was last amended on March 17, 1993 and now states that the pedestrian walkway cannot be built over and is defined as "between the vertical plane defined by the eastern most edge of the FDR Drive and the pier head-bulkhead line or within 25 feet of the vertical plane defined by the pier head-bulkhead line, whichever is wider". It then states that "the City Planning Commission, at its sole discretion, may eliminate, discontinue or close portions of the University Easement Space which fall within the aforementioned planes, for the limited purpose of allowing the placement therein of support columns, connecting girders and structural bracing that are found to be necessary and appropriate for permitted construction and one-story building."

[1] The main campus of NYPH occupies several buildings in the study area. The main entrance to NYPH is located on demapped East 68th Street north of Rockefeller University. The block includes the hospital, emergency room, and a portion of Weill Cornell Medical College (WCMC).

The sale of the air rights over the FDR Drive did not include any Development Rights but does increase the Lot Area for purposes of Lot Coverage.

THE ROCKEFELLER UNIVERSITY STRATEGIC PLAN 2012-2020

Rockefeller University developed the *Rockefeller University Strategic Plan 2012-2020* that was approved by the Rockefeller University Board of Trustees on June 6, 2012. The strategic plan established one of Rockefeller University's essential objectives, to:

> "**Maintain the institution's small size and retain its non-departmental structure, so as to preserve its unique collaborative and cross-disciplinary culture.** With around 75 laboratories, the University is small when compared to the size of major academic medical centers, and it should remain at approximately this size...Rockefeller's small size and flat administrative structure help to recruit the very best scientists and nurture their prodigious talent. The department-free structure encourages collaboration and stimulates interaction among researchers from widely differing disciplines, a feature that frequently leads to unexpected synergies with the potential for major advances."

C. EXISTING CONDITIONS ON THE PROJECT SITE

The affected area is defined by the LSCFD that includes the entire Rockefeller University campus (Block 1480, Lots 10 and 9010; Block 1475, Lots 5 and 9005); as well as an approximately 236 sf[1] area within the western portion of the East River Esplanade, a linear, publicly-accessible open space resource. The LSCFD designation, in effect, makes the campus a "superblock." The LSCFD extends from East 62nd Street to the centerline of demapped East 68th Street between York Avenue and the bulkhead east of the FDR Drive (see **Figures 1-1 and 1-2**).

LABORATORY BUILDING SITE AND NORTH TERRACE SITE

The Laboratory building Site and North Terrace Site are located within the LSCFD and primarily occupy air space over the FDR Drive. The Laboratory building Site and North Terrace Site also include small areas of the eastern portion of the Rockefeller campus (west of the FDR Drive) where the new buildings would connect with the existing campus. These areas consist of the courtyards north and south of Welch Hall; the paved and grassy areas north and south of Founder's Hall that connect to the main campus to the west; an existing mechanical equipment area north of the courtyard between Welch Hall and the Flexner Hall Extension; and the small areas immediately adjacent to certain existing campus buildings that would abut and connect to the new laboratory building.

FITNESS CENTER SITE

The Fitness Center Site is occupied by a paved surface parking lot with a one-story concrete flat canopy structure that extends over the southeastern part of the parking lot. The vehicular entrances to the surface parking lot are from York Avenue and demapped East 68th Street. A metal and brick fence and several mature trees establish the campus boundary adjacent to the Fitness Center Site.

[1] The 236 sf includes the eight Y-shaped column footings at 24 sf each and the two oval column footings at 22 sf each.

EAST RIVER ESPLANADE

The approximately 236 sf[1] area within the western portion of the East River Esplanade where 10 columns and footings for the new laboratory building and the North Terrace would be located are paved areas immediately adjacent to the FDR Drive. The portion of the esplanade adjacent to the project site includes a paved walkway ranging from approximately 13 to approximately 17 feet wide and includes seating areas, lighting, and plantings. The locations for 20 columns and footings along the west side of the FDR Drive are within and adjacent to the campus's existing schist retaining wall.

POPULATION

The existing Rockefeller University LSCFD's user population includes approximately 720 on-campus residents among the 1,900 faculty and staff (worker population), and approximately 10 non-residential students.[2]

D. PROPOSED PROJECT

The proposed project would require modifications to the LSCFD to reflect the proposed floor area and lot coverage and would require a special permit for construction in air space over the FDR Drive. These modifications are subject to review under CEQR. The proposed project would add to the campus approximately 157,251 gsf of new laboratory and support space located on a platform spanning the FDR Drive, an approximately 3,353-gsf conference and meeting pavilion (the ICC) located on the North Terrace of the platform spanning the FDR Drive, and a new, approximately 20,498-gsf fitness center at the northwest corner of the campus, raising the total floor area of the LSCFD from approximately 1,853,053 zsf to approximately 2,012,811 zsf (see **Table 1-1**). This floor area would be well within permitted limits. The proposed project would conform with the underlying R9 and R10 zoning designations on the campus, and the design of the buildings would comply with the bulk requirements of the Zoning Resolution.

[1] The 236 sf includes the eight Y-shaped column footings at 24 sf each and the two oval column footings at 22 sf each.

[2] The types and numbers of workers, non-residential populations, and number of students (non-residential) were provided by Rockefeller University.

Table 1-1
Summary of Existing, No Action, and With Action Conditions on the LSCFD Site

	Existing Conditions				Future No Action[1]				Future With Action			
	LSCFD (Total)	Laboratory building Site	North Terrace Site and ICC	Fitness Center Site	LSCFD (Total)	Laboratory building Site	North Terrace Site and ICC	Fitness Center Site	LSCFD (Total)	Laboratory building Site	North Terrace Site and ICC	Fitness Center Site
Community Facility												
Type	Institutional (Academic)	None—Air space above the FDR Drive	None—Air space above the FDR Drive	Institutional (Academic)—Parking Lot and Canopy Structure	No Change	No Change	No Change	No Change	Institutional (Academic)	Institutional (Academic)—New Laboratory building	Institutional (Academic)—New Interactive Conference Center	Institutional (Academic)—New Fitness Center
No. of bldgs.	21	0	0	1	No Change	No Change	No Change	No Change	24	1	1	1
GFA of each bldg. (sq. ft.)	1,410,108 gsf	N/A	N/A	13,104 gsf	No Change	No Change	No Change	No Change	2,012,811 gsf	157,251	3,353	20,498
No. of stories of each bldg	Range from 1-story Chiller Plant to 38-story Scholars' Residence	N/A	N/A	1	No Change	No Change	No Change	No Change	Range from 1 to 38 stories	3	1	1
Height of each bldg.*	Range from El. 18' Chiller Plant to El. 397' Scholars' Residence	N/A	N/A	El. 46'	No Change	No Change	No Change	No Change	Range from El. 18' to El 397'	El. 89.5'	EL. 31' (North Terrace); El. 46' (ICC)	El. 46'
Parking Garages												
No. of public spaces	0	0	0	N/A	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change
No. of accessory spaces	100	0	0	N/A	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change
Operating hours	24 hours/day	N/A	N/A	24 hours/day	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change
Attended or non-attended	Unattended	N/A	N/A	Unattended	No Change	No Change	No Change	No Change	No Change	No Change	No Change	No Change
Parking Lots												
No. of public spaces	0	0	0	0	No Change	No Change	No Change	No Change	0	0	0	0
No. of accessory spaces	108	0	0	52[2] (included in LSCFD total)	No Change	No Change	No Change	No Change	108	0	0	10 (included in LSCFD total)
Operating hours	24 hours/day	N/A	N/A	24 hours/day	No Change	No Change	No Change	No Change	24 hours/day	N/A	N/A	24 hours/day

Notes:

1 Absent the proposed actions, no new development would occur on the development sites within the LSCFD. As described in the "Future No Action" section above, certain areas of the Bronk Building, the Smith Annex, and other campus buildings will be used for storage as part of typical University operations. The temporary IT Pavilion will be removed and the site will become a landscaped area. Also in the Future No Action scenario, the existing 52 parking spaces at the East 68th Street surface parking lot will be maintained.

2 A 2006 survey of the Rockefeller LSCFD's East 68th Street surface parking lot identified 70 parking spaces. However, the East 68th Street parking lot has been functioning at a reduced capacity with 52 parking spaces since 2007 when trailers were installed for the construction of the Collaborative Research Center (CRC). Also as a result of construction staging for the CRC, 14 parking spaces were lost by attrition. Therefore, since 2007, the number of parking spaces on campus has been permanently reduced by 39 spaces.

* Building elevations are referenced to the Manhattan borough datum.

Sources: Dept. of City Planning, PLUTO/ZoLa; NYC Department of Finance; Rockefeller University, Vinoly Architects; AKRF, Inc, field surveys.

In addition to its location primarily over the FDR Drive, the Laboratory building Site and North Terrace Site also include small areas of the eastern portion of the Rockefeller campus (west of the FDR Drive) and locations where columns for the laboratory building platform and North Terrace platform would be located along the western edge of the East River Esplanade and within and adjacent to the campus's existing schist retaining wall along the western, southbound FDR Drive. As part of the proposed project a total of approximately 236 sf within the western portion of the East River Esplanade immediately adjacent to the FDR Drive would be demapped where 10 columns and footings for the new laboratory building and the North Terrace would be located. In addition, the areas of the esplanade that would be damaged by construction-related activities, which include existing pavers, benches, lighting, and plantings, would be replaced in-kind.[1]

As described below, the proposed project would not result in any increase to the Rockefeller University residential, user, or worker populations as the laboratory building, the ICC, and the fitness center would provide new facilities that would allow for the spatial decompression and upgraded facilities for uses that currently take place on campus.

LABORATORY BUILDING SITE

The proposed approximately 157,251-gsf laboratory building would be constructed on a platform occupying air space spanning the portion of the FDR Drive between demapped East 68th Street and the Rockefeller Research Building north of East 64th Street (see **Figure 1-3**). The lowest part of the laboratory building (the soffit) would be approximately 19 feet above the elevation of the FDR Drive. Eight Y-shaped columns and two oval columns would be located flush with the FDR Drive's eastern edge within the western portion of the East River Esplanade. These columns would support the new laboratory building and North Terrace, as described below. Twenty columns would be located west of the FDR Drive immediately adjacent to and within the existing schist retaining wall (see **Figure 1-4**).

The new laboratory building would contain two stories of laboratories and research and support space (providing a total of approximately 135,115 gsf of space). As described below, the new laboratory building would also have two one-story rooftop pavilions containing a total of approximately 22,136 gsf. The new building's laboratories would have large, open floor plates extending north-south that would meet current needs for collaborative research and that would also be adaptable to meet future configuration needs as research practices continue to evolve. The western edge of the laboratory building platform would abut the existing schist retaining wall that extends along the west side of the FDR Drive. The interior spaces in these areas of the building would be occupied by support and technical services not requiring access to natural light. The laboratories, offices, and shared spaces would be located in the eastern portions of the new building, providing access to light and eastward views to the East River. Certain sections of

[1]Through consultation with DPR and DCP, Rockefeller University would undertake a substantial upgrade to the portion of the East River Esplanade, adjacent to the project site (between the area north of the Rockefeller Research Building north of East 64th Street and demapped East 68th Street) and the segment of the esplanade extending an additional approximately 150 feet south of the project site. The bulkhead repair and rebuilding would extend the entire length of the portion of the esplanade adjacent to the project site and would also extend an additional approximately 150 feet south of the project site. These improvements would be undertaken as partial mitigation for the significant shadow impact to the esplanade that would result from the construction of the proposed laboratory building and North Terrace spanning the FDR Drive. See Chapter 13, "Mitigation."

Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Laboratory Building Site
Proposed Floor Plan—FDR Level
Figure 1-4

the existing schist retaining wall would be modified in areas where the new laboratory building would connect to existing campus buildings (see **Figures 1-5 and 1-6**).

The roof of the laboratory building would be approximately 18 feet above the elevation at the eastern edge of the existing Rockefeller University campus. The laboratory building's roof would be landscaped, creating a linear extension of the campus's open space and green space along its eastern edge.[1] The new rooftop landscaping would add approximately 55,397 gsf of open space to the campus. As mentioned above, the roof of the new laboratory building would include two one-story pavilion structures that would house a dining hall and associated support spaces, providing a total of approximately 22,136 gsf of space included within the 157,251-gsf laboratory building. An amphitheater would be located at the center of the rooftop landscaping in the area adjacent to Welch Hall's east façade (see **Figures 1-7 and 1-8**).

There would also be two exhaust stacks located on the roof of the laboratory building that would be integrated into the overall design of the new laboratory building and landscaping (see **Figure 1-9**). One stack would abut the north façade of the Hospital and the other would abut the south façade of the Flexner Hall Extension. Each stack would be slightly taller than the building it abuts to allow for appropriate exhausting. The stack abutting the Hospital would be approximately 178 feet above datum and the stack abutting the Flexner Hall Extension would be approximately 155 feet above datum. The footprints of the stacks would be small, with the stack abutting the Hospital being approximately 18 feet long by approximately seven feet wide, and the stack abutting the Flexner Hall Extension being approximately 28 feet long by approximately seven feet wide.

The new laboratory building is being designed to physically and visually connect with the overall Rockefeller University campus. Because of its low, linear design, its location at the rear of the campus over the FDR Drive, as well as the gradual eastward incline of the campus, the new laboratory building would not be visible from York Avenue. The new building would establish a podium for the campus that would provide visual cohesion in public views from points eastward (see **Figures 1-2, 1-9, and 1-10**).

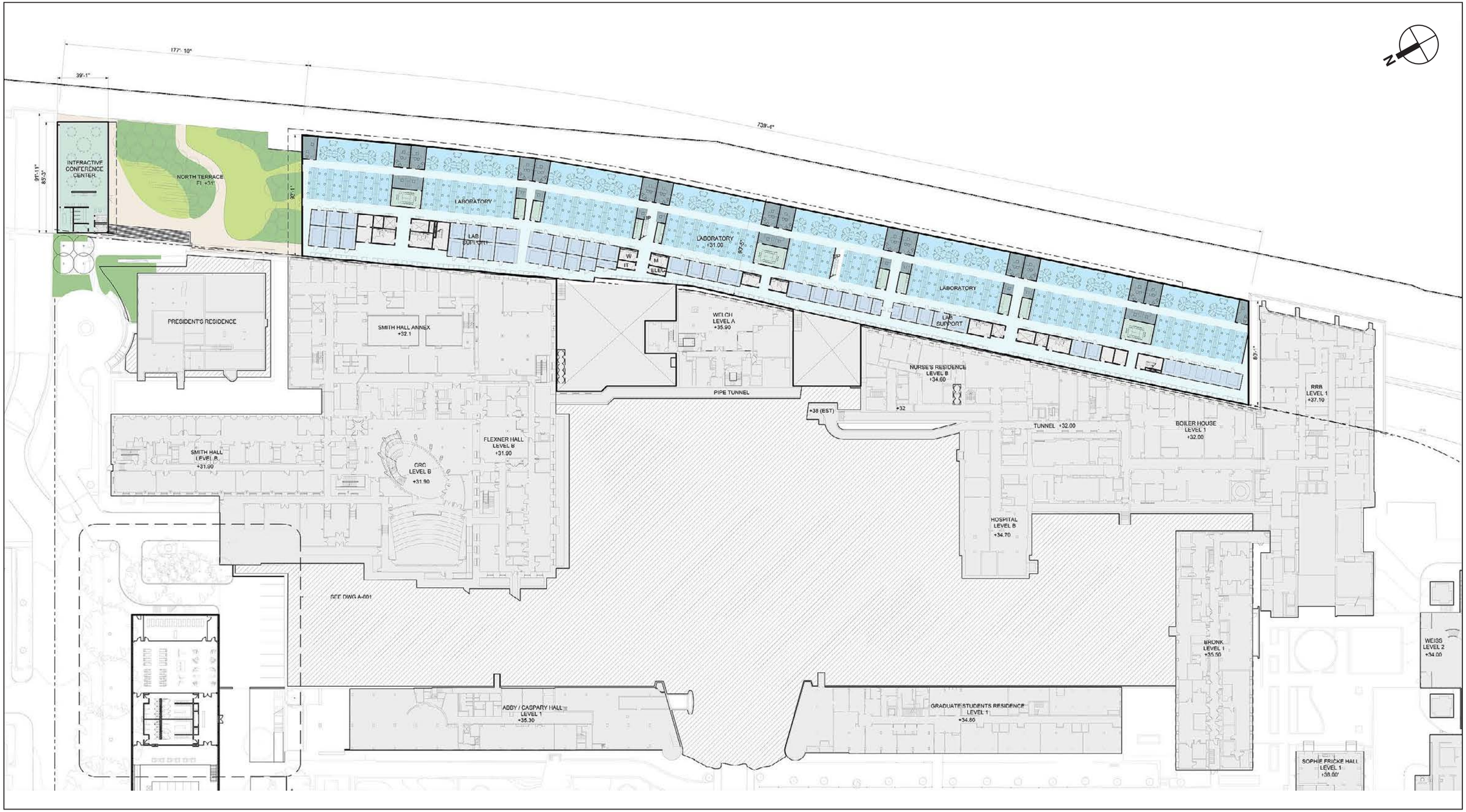
NORTH TERRACE SITE AND INTERACTIVE CONFERENCE CENTER

The North Terrace Site would be located at the north end of the platform structure spanning the FDR Drive (see **Figure 1-11**). A new, one-story 3,353-gsf conference and meeting pavilion—the ICC—would be located on the north end of the North Terrace, with the North Terrace linking the ICC pavilion to the President's House. The North Terrace, the ICC, and the President's House would, together, provide the University with adequately-sized facilities for many key University activities, including conferences, retreats, colloquiums, and fund-raising events. Both the ICC and the adjacent landscaped areas would be readily accessible but secluded from the rest of the campus. Like the laboratory building, the North Terrace would also serve as a podium for the campus that would provide visual cohesion in public views from points eastward.

FITNESS CENTER SITE

The northwest corner of the campus would be redeveloped with a new one-story, approximately 20,498-gsf fitness center, covered parking lot, and landscaping. The fitness center would include a swimming pool, and would have a rooftop tennis court and landscaping. Covered parking

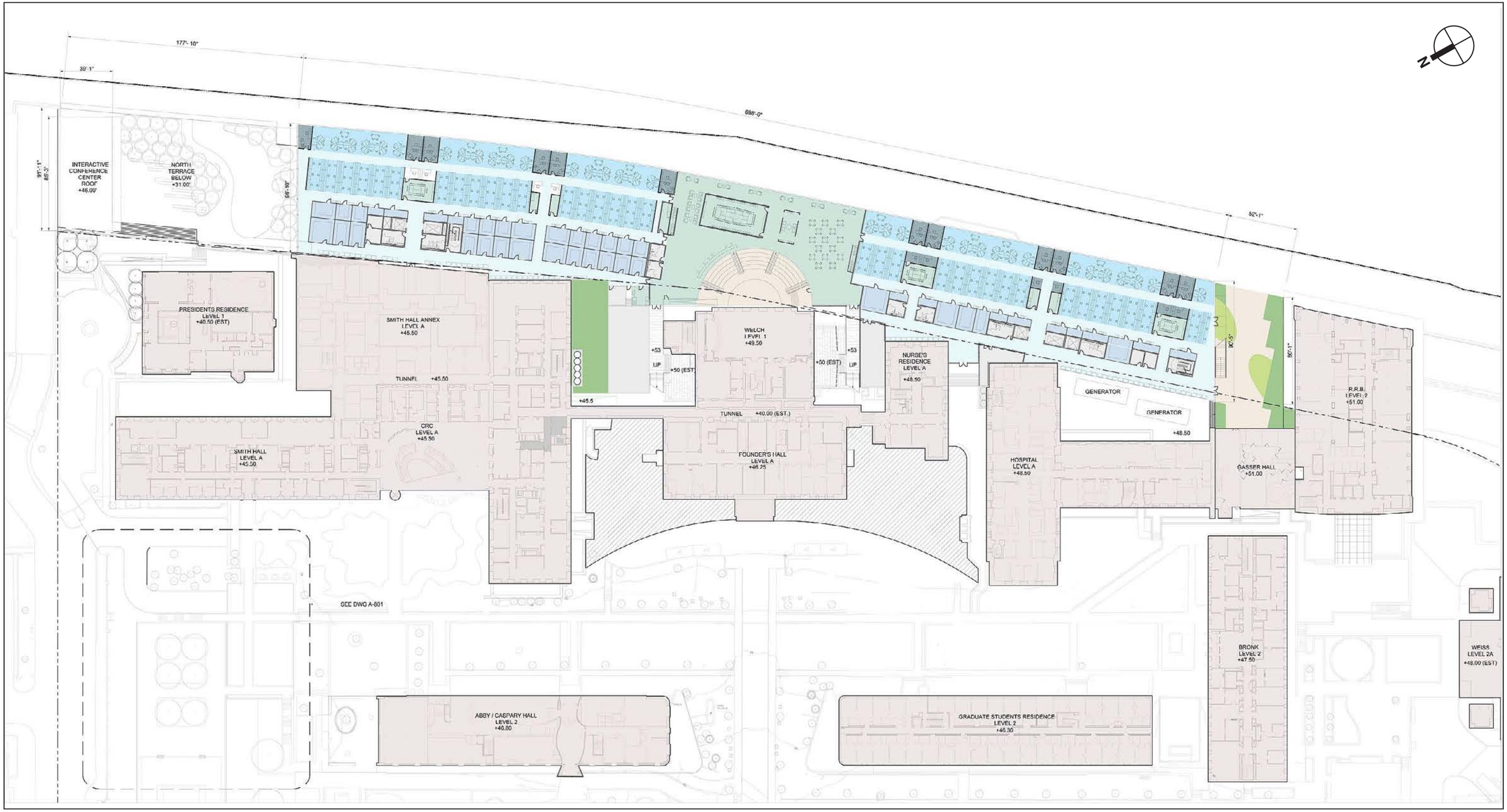
[1] Rainwater on the rooftop green space would be directed to the planted areas where it would be absorbed. Water than cannot be absorbed would be drained from the planters.



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Laboratory Building Site
Proposed Floor Plan—Level 1
Figure 1-5

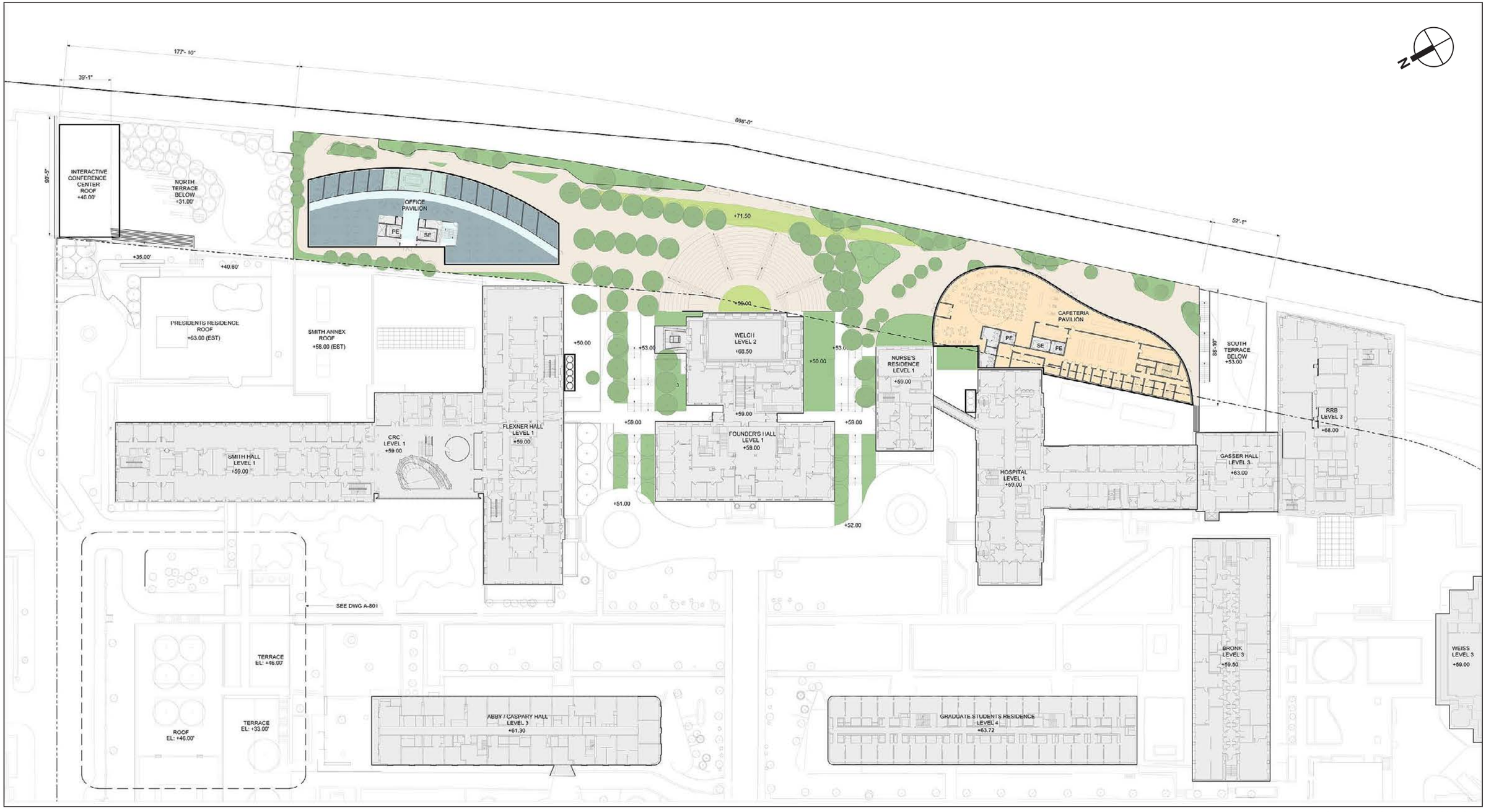


Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER UNIVERSITY

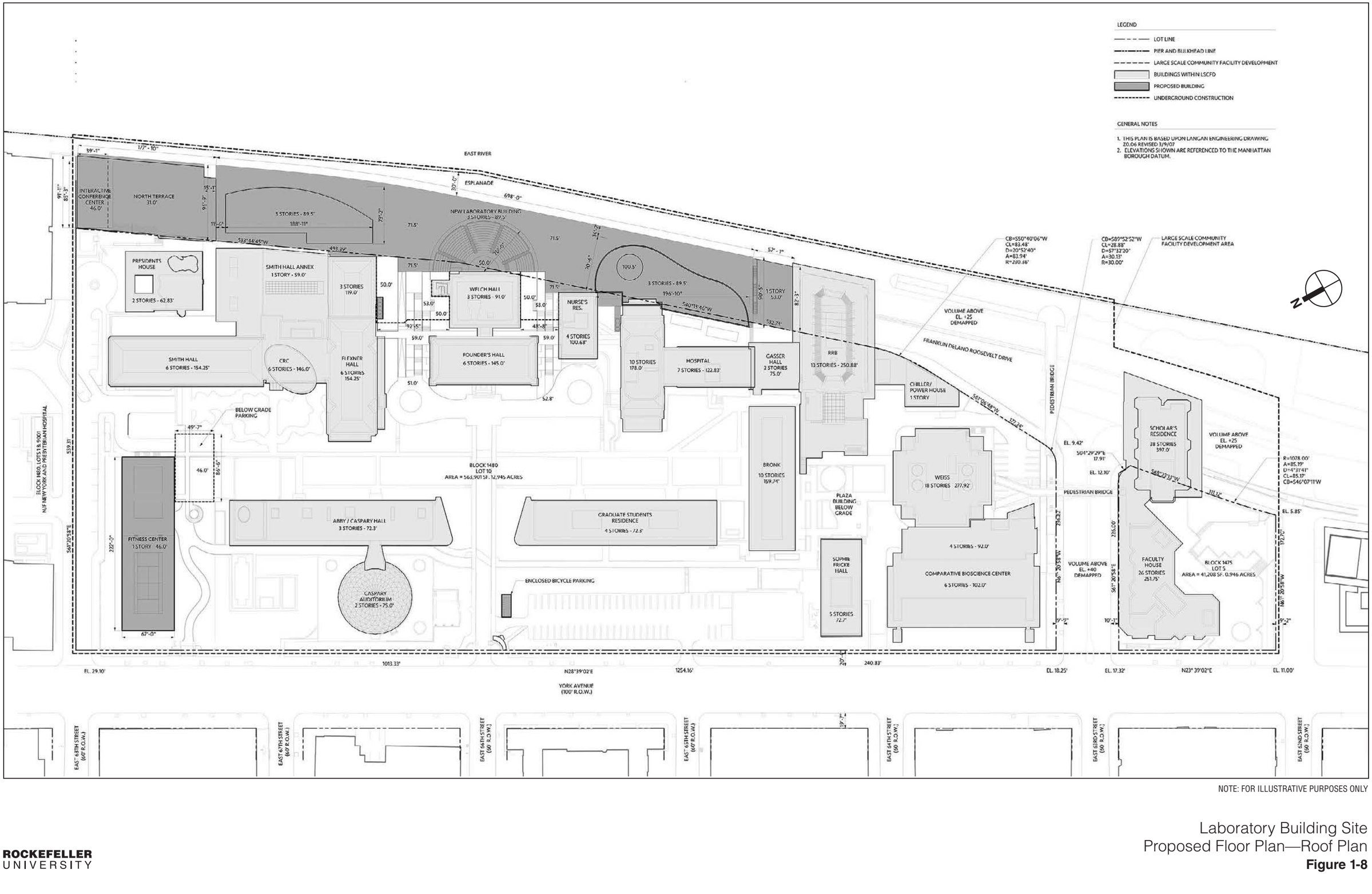
Laboratory Building Site
Proposed Floor Plan—Level 2
Figure 1-6



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

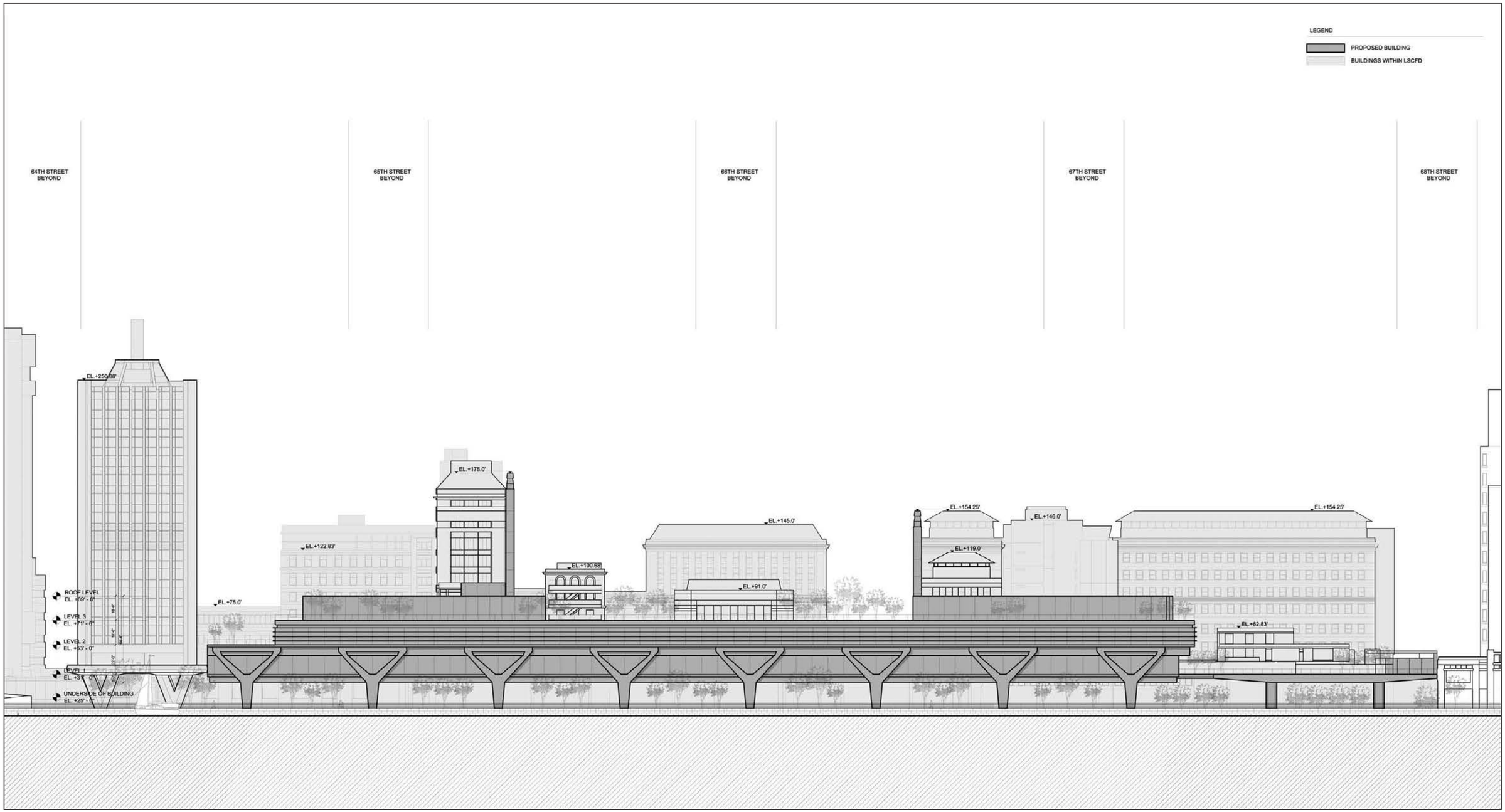
Laboratory Building Site
Proposed Floor Plan—Level 3
Figure 1-7



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

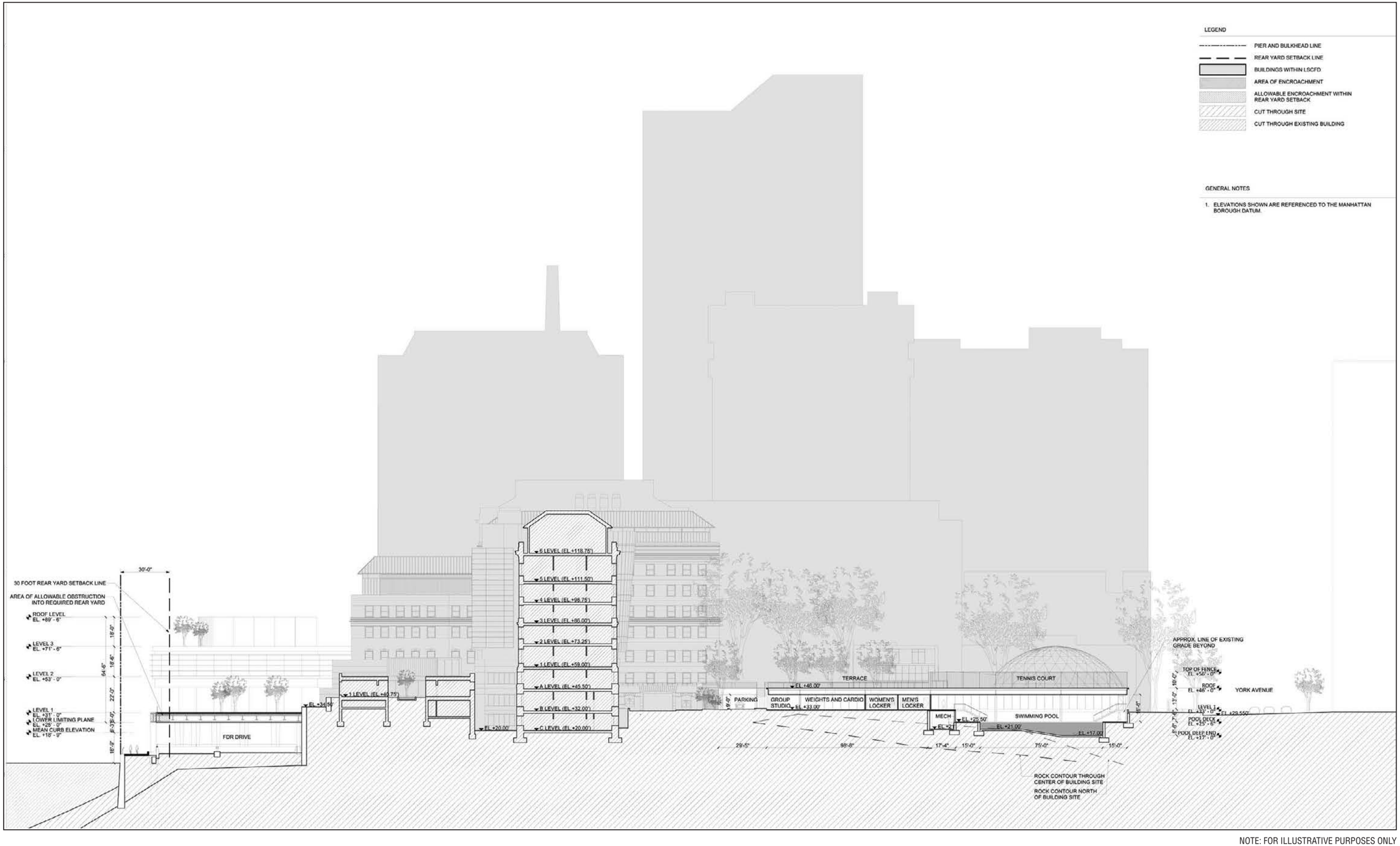
Laboratory Building Site
Proposed Floor Plan—Roof Plan
Figure 1-8



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Laboratory Building Site
Proposed Elevation
Figure 1-9



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Laboratory Building Site
Proposed Section
Figure 1-10

10.17.13

Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER UNIVERSITY

North Terrace and Interactive Conference Center Plan

Figure 1-11

would be located within the southeastern portion of the Fitness Center Site and would contain 10 parking spaces that would be accessed by a modified driveway path from demapped East 68th Street. The new building would be small in scale. Because of the change in elevation of the campus from west to east, the roof of the new one-story building and parking structure would be at the same elevation as the landscaped area of the campus to the south and east. The roof of the fitness center and covered parking would have landscaping elements that would extend into the existing campus landscape to the east and south (see **Figures 1-12 through 1-15**). The fitness center would provide the existing Rockefeller user population with an improved campus amenity that would replace some limited fitness facilities that are currently located in other campus buildings.

EAST RIVER ESPLANADE

As part of the proposed project, a total of approximately 236 sf within the western portion of the East River Esplanade immediately adjacent to the FDR Drive, where 10 columns and footings for the new laboratory building and the North Terrace would be located, would be demapped. As described above, the areas of the esplanade that would be damaged by construction-related activities, that include existing pavers, benches, lighting, and plantings, would be replaced in-kind.[1]

In addition, a five-foot-tall barrier would also be constructed along the eastern edge of the FDR Drive to reduce existing noise levels on the East River Esplanade. This barrier would be built as part of the proposed project.

POPULATION

The proposed project would not result in an increase to the Rockefeller campus user population as the new laboratory building, the ICC, and fitness center would provide new facilities that would allow for the spatial decompression and upgrading of existing campus buildings. The proposed project is the RWCDS because other potential scenarios for development within the Rockefeller University LSCFD boundaries are either inconsistent with the University's objectives that have been established in the *Rockefeller University Strategic Plan 2012-2020* (described below under "Project Purpose and Need"), are impracticable, or both for the following reasons.

DAYTIME POPULATION

An increase to the University's daytime population would occur only if there were an increase in the number of laboratories operating on the campus. However, the University's trustees, through its *Strategic Plan*, have established the maximum number of laboratories at approximately 75, which is consistent with the current number of heads of research and their associated laboratories. This small number of researchers report directly to the president, without an intervening hierarchy. As such, this is a major attraction in recruiting the best scientists to Rockefeller University. Further, as a practical matter, 75 heads of research is at the outer limit of the number of researchers that can be effectively overseen by the president. This factor contributes to the reasoning behind the trustees' decision to maintain the current number of researchers at the University. Without an increase in the number of heads of research or

[1] See discussion of bulkhead repair and rebuilding and substantial esplanade upgrades as described in Chapter 13, "Mitigation."

Source: Rafael Vinoly Architects

View southeast from York Avenue

View south from New York Presbyterian Hospital-
Weill Cornell Medical College

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Fitness Center Site
Illustrative Rendering
Figure 1-12

LEGEND

LOT LINE

PROPOSED BUILDING

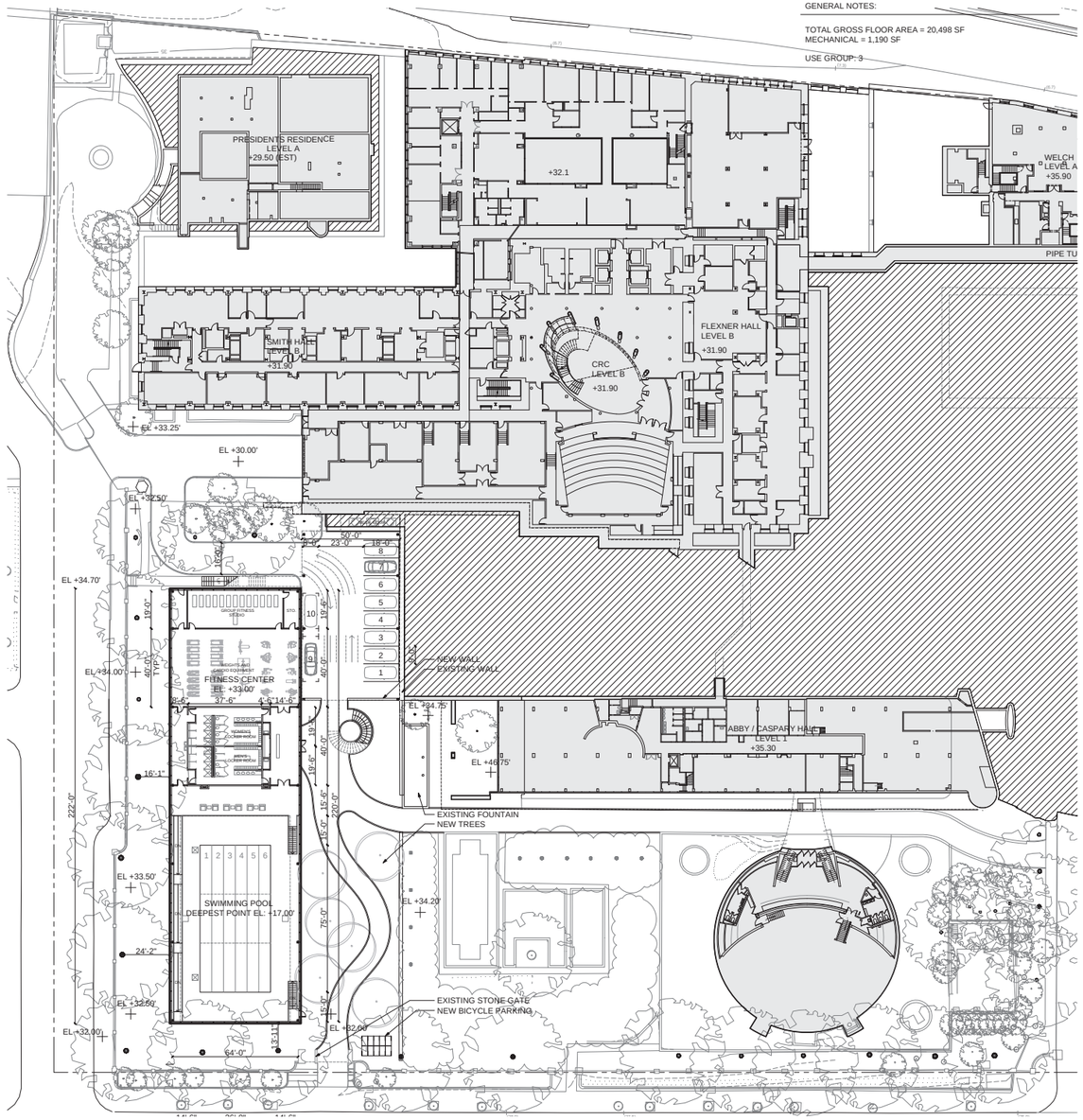
BUILDINGS WITHIN LSCFD

CUT THROUGH SITE

GENERAL NOTES:

TOTAL GROSS FLOOR AREA = 20,498 SF
MECHANICAL = 1,190 SF

USE GROUP: 3



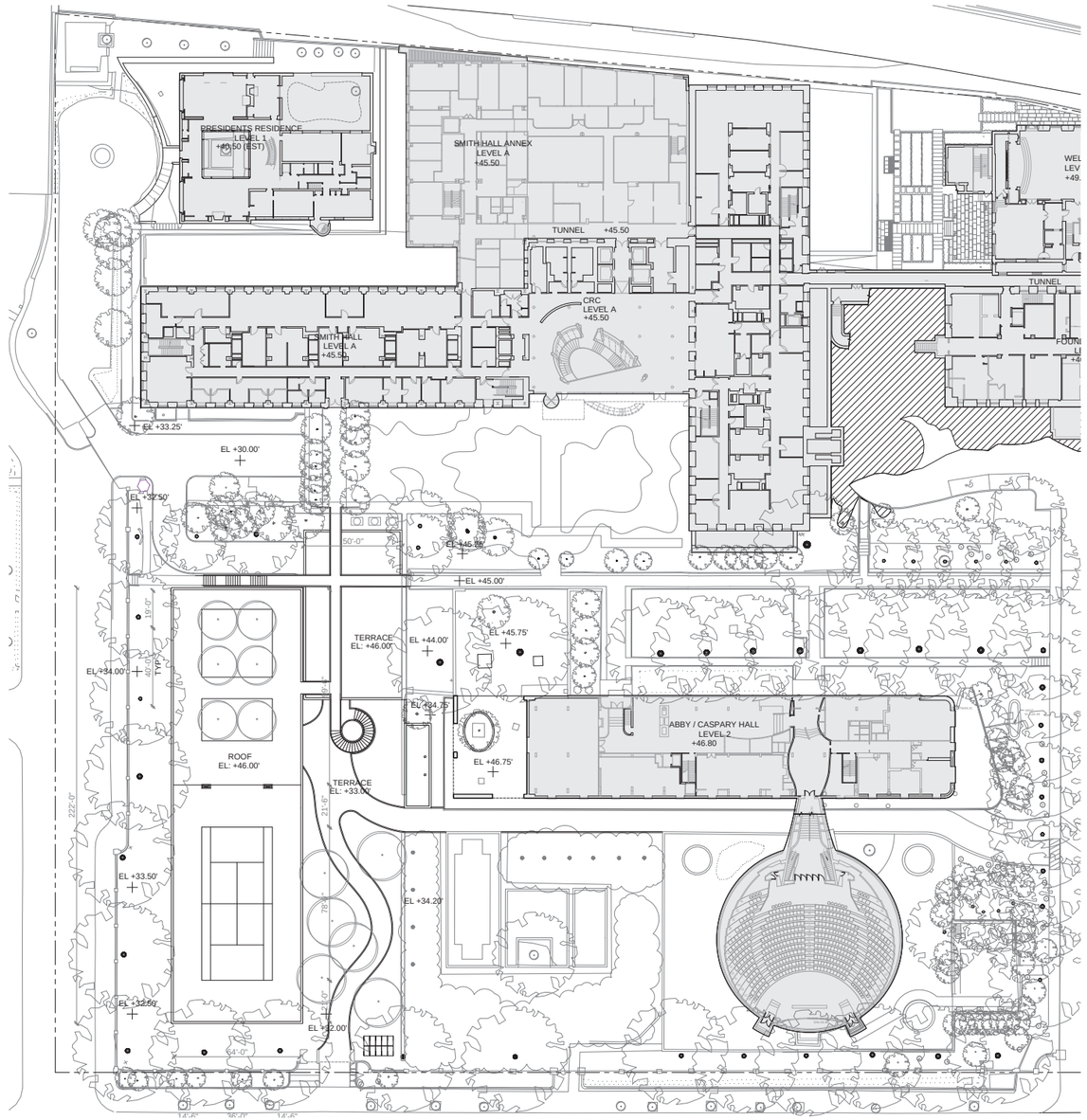
LEVEL 1 PLAN

LEGEND

LOT LINE

BUILDINGS WITHIN LSCFD

CUT THROUGH SITE



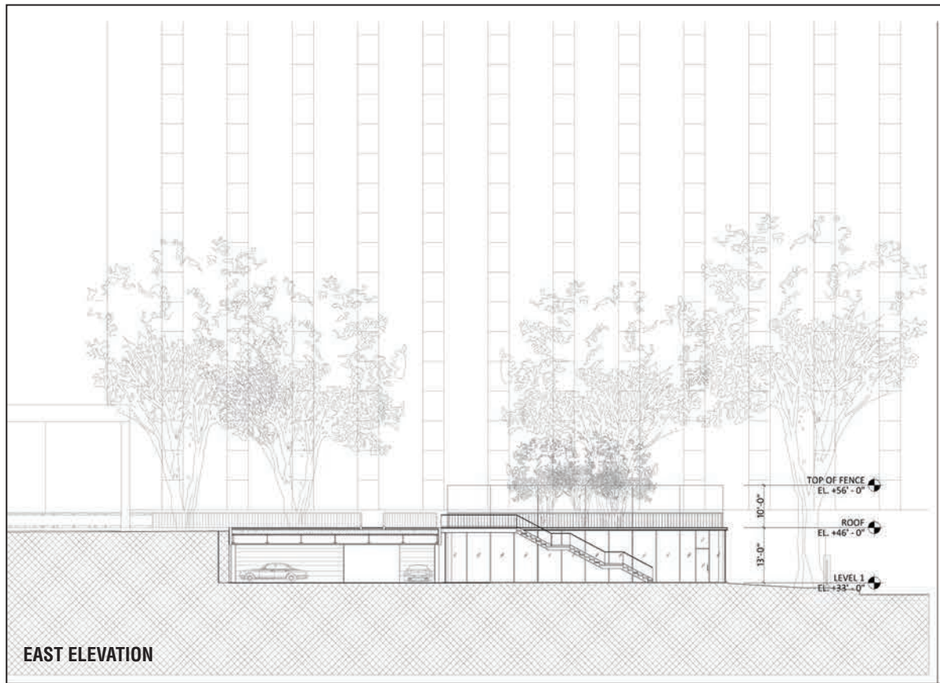
ROOF PLAN

Source: Rafael Viñoly Architects

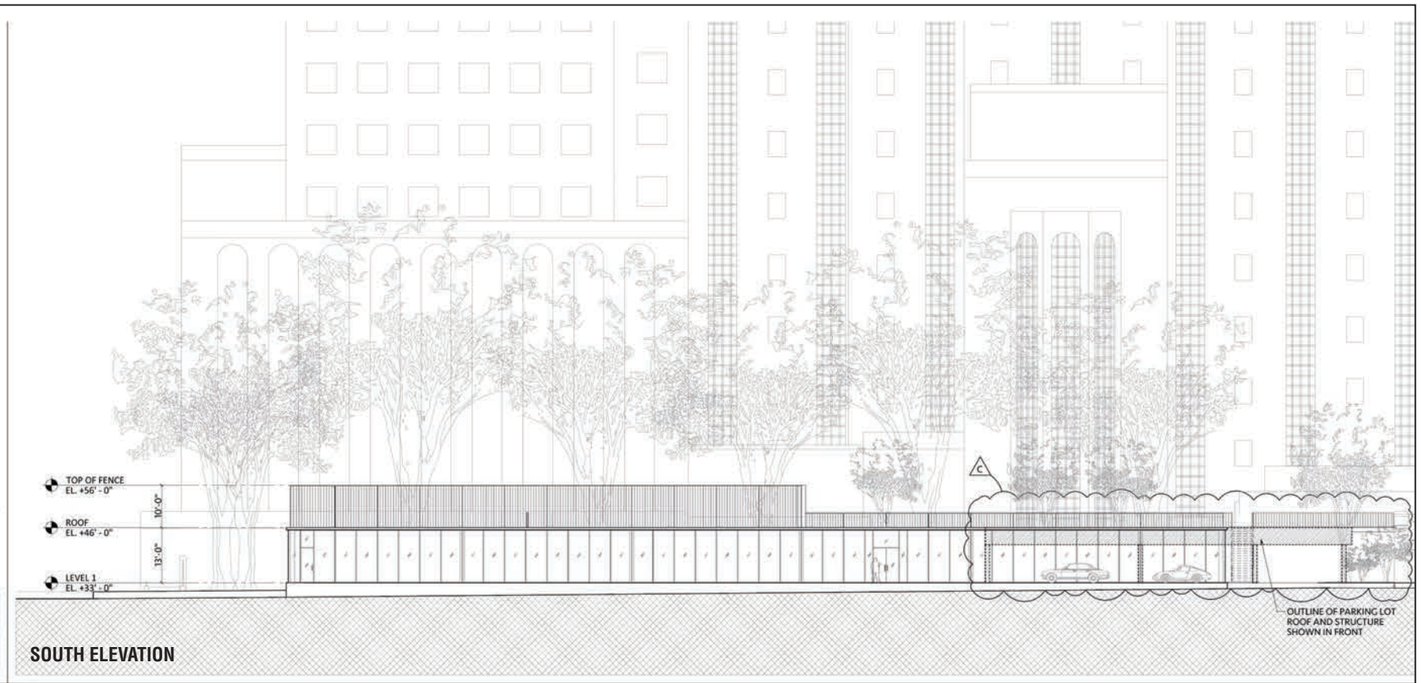
NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

ROCKEFELLER
UNIVERSITY

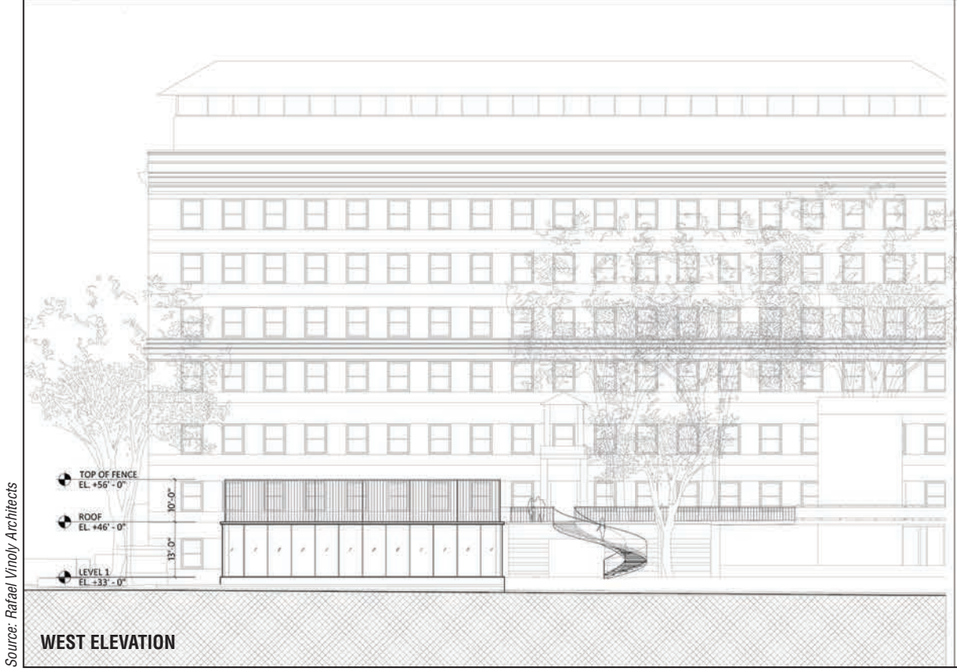
Fitness Center Site
Proposed Floor Plans
Figure 1-13



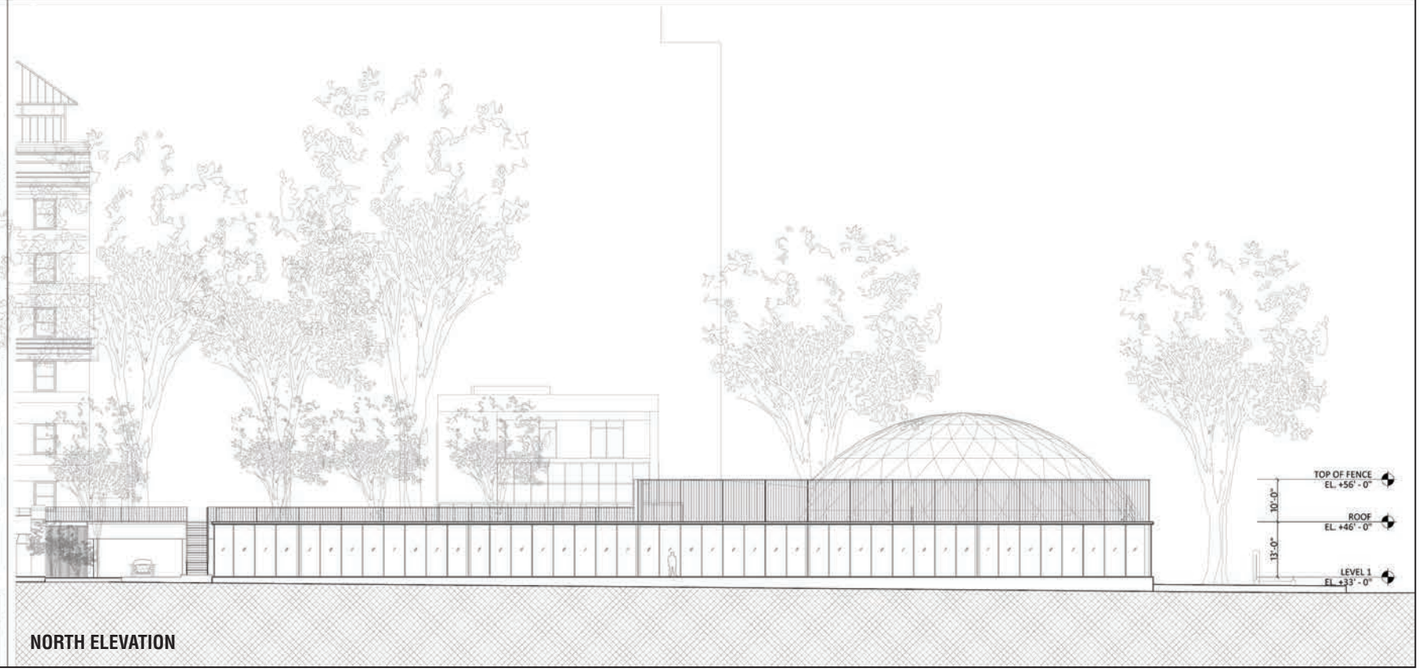
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

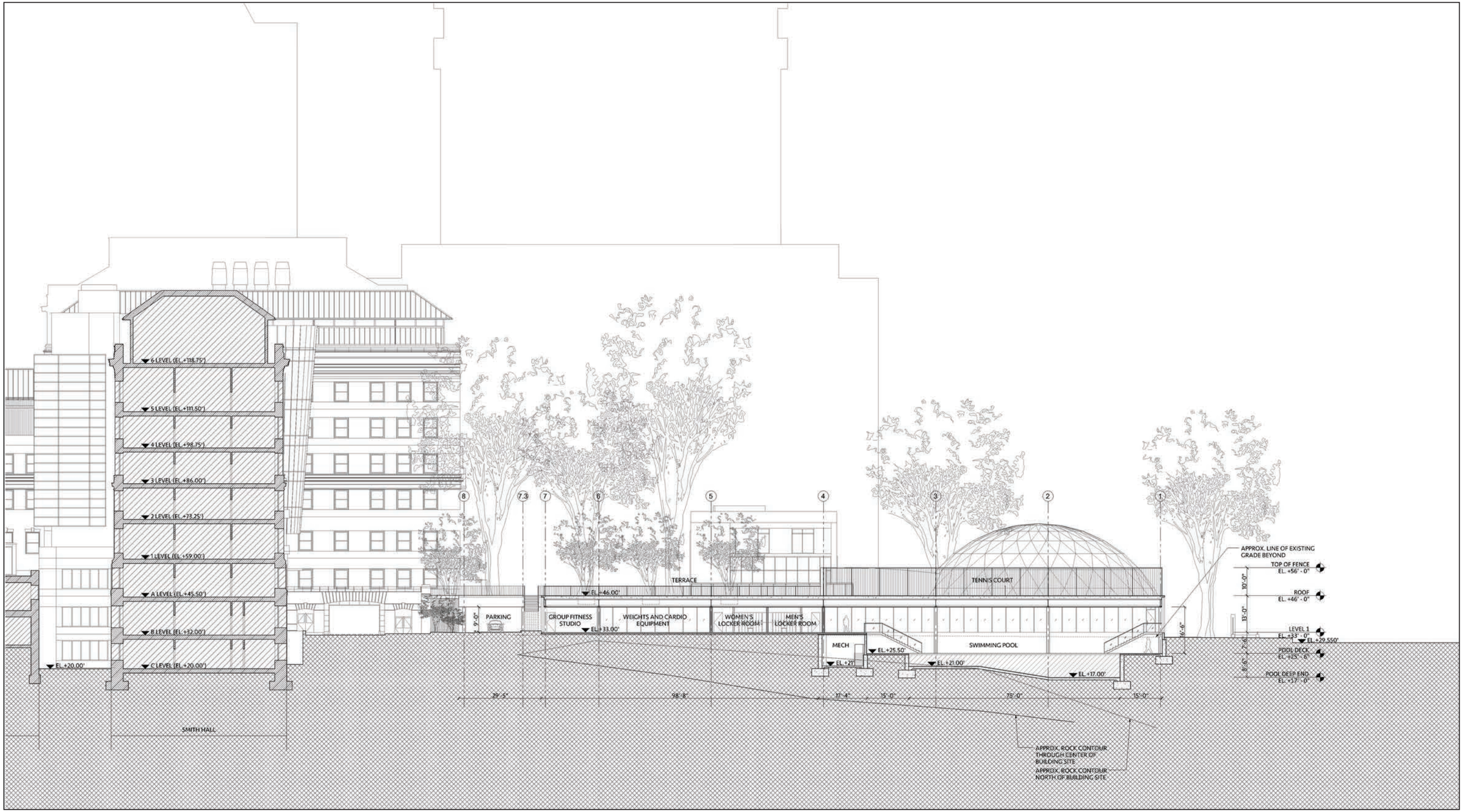


NORTH ELEVATION

Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Fitness Center Site
Proposed Elevations
Figure 1-14



Source: Rafael Vinoly Architects

NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Fitness Center Site
Proposed Section
Figure 1-15

associated laboratories, there is no reason for the University to increase the support staff which is sized appropriately for the current number of laboratories on campus.

ON-CAMPUS RESIDENTIAL POPULATION

An increase to the University's on-campus residential population would require the construction of a new residential building or the conversion of the Bronk Building to residential use. However, conversion of the Bronk Building to residential use is not feasible and space that would be vacated in the Bronk Building as a result of the construction of the new Laboratory building is fully committed to other uses. Moreover, there is no demand for additional University housing absent a substantial growth in the number of laboratories on campus. Again, as discussed above, this is not an objective of the University as established by the Board of Trustees in the *Rockefeller University Strategic Plan 2012-2020.*

Further, there is no demand for additional University housing. There would be no such demand unless there was a substantial growth in the number of laboratories on campus which, as described above, is not an objective of the University as established by the Board of Trustees in the *Rockefeller University Strategic Plan 2012-2020.* Therefore, the proposed project would not result in any increase to the campus population. Other potential scenarios for development within the Rockefeller University LSCFD boundaries are inconsistent with the University's objectives that have been established in the *Rockefeller University Strategic Plan 2012-2020* and are impracticable.

E. PROJECT PURPOSE AND NEED

The Rockefeller University is a world-leading research and educational institution with a record of scientific accomplishments, including having more Nobel Laureates in Medicine and Chemistry than any other institution in the world. As such, it attracts many millions of dollars in research grants annually.

The university's need for developing new laboratory space to meet contemporary standards is critical. In its quest to attract and retain the world's top scientists, Rockefeller University seeks to offer world-class laboratories that meet or exceed the standards of competing institutions across the country and abroad.

Research practices have changed in recent years with emphasis being placed on maximizing opportunities for collaboration among researchers achieved through adjacencies of laboratory space. The open exchange of information and ideas among researchers is enabled through large open floor plates. The practical changes in laboratory spatial requirements include:

- A decrease in the ratio between laboratory bench areas and the technical support that serves them. More core space is needed relative to bench space in today's laboratory.
- Increased requirements for climate control through the provision of sophisticated environmental building services.
- Stricter structural vibration standards to allow for the operation of more sensitive instrumentation.
- An increased need to maximize the flexibility for changes in the layouts of spaces.
- The need to maximize horizontal connectivity and reduce the balkanization between programs created by the vertical stratification of multi-level buildings and cellular interiors.

- An awareness of the importance of "soft" spaces: lounges, informal congregation areas, seminar rooms, and general food and beverage spaces as true components of the building's research area rather than tacked on program "amenities."

The design and location of the new laboratory building responds to the fundamental design constraints and opportunities of the campus. The building's design has been developed to allow for maximizing opportunities for collaboration among researchers through adjacencies of laboratory space. The open exchange of information and ideas among researchers would be enabled through the two-story laboratory building's large open floor plates, informal common areas, and support space. The modern laboratory space would enable Rockefeller University to continue to attract top-flight researchers from around the world in order to remain one of the foremost bio-medical research institutions in the world. The siting of the new laboratory building at the eastern edge of the campus would maintain the integrity of the campus landscape; minimize new construction on the campus's York Avenue frontage; integrate the campus in a north-south direction; and create a cohesive campus appropriate to its existing structures and landscape.

To maintain its leadership position and continue its 20th century success well into the 21st century, Rockefeller University believes it must be able to compete in a global market for the world's best biomedical researchers. Having laboratory and research space that are at the cutting edge of design and technology are imperative for Rockefeller University to continue to successfully recruit the top faculty and researchers to its campus. The ICC would provide the University with adequately-sized facilities for many key University activities, including conferences, retreats, colloquiums, and fund-raising events. The new fitness center would partially consolidate and replace some fitness uses located elsewhere on the campus and would provide much needed amenities to the campus, including a swimming pool and tennis court, and would have rooftop landscaping. The vacated spaces would be reused as University support space and storage, as needed.

BRONK BUILDING AND SMITH ANNEX

The core principle of the University's *Strategic Plan*—to maintain the institution's small size and retain its non-departmental structure, so as to preserve its unique collaborative and cross-disciplinary culture—informed the planning studies that resulted in the recommendation to construct a new Laboratory building rather than modernizing existing older research facilities (the "Bronk Building" and the "Smith Annex") on the campus. The Bronk Building in particular was determined to be unsuitable for modernizing into state-of-the-art research laboratories, which require large open floors allowing for flexible laboratory layouts. The Bronk Building is only 60 feet wide and has a double-loaded corridor running the length of the building. The corridor is flanked on both sides by plumbing and utility shafts that prevent opening up the floors to accommodate large, flexible laboratories.

Of the nine floors in the Bronk Building, the first, second, and ninth floors contain shared core facilities (primarily specialized laboratory equipment, such as microscopy) and related space that is still serviceable for certain limited research purposes but does not meet state-of-the-art laboratory standards. Alternatives were studied in consideration of the potential reuse of the Bronk Building's third through eighth floors, with the possibility of converting these six floors into student housing to replace the current housing facilities in the Graduate Student Residence and Sophie Fricke Hall and then converting those two buildings into offices. However, it was determined that this alternative would be cost prohibitive; instead, the decision was made by the

When the proposed new Laboratory building is complete, the University intends to convert the Bronk Building's third through eighth floors to much needed office and support space. Specifically, the University intends to use these six floors of the Bronk Building to address the following unmet needs: 1) accommodate certain relocated uses from the Smith Annex and Gasser Hall; 2) relocate IT staff and support space from the temporary IT Pavilion; 3) move sensitive IT equipment to a higher, more secure location; 4) provide office and research space for Emeritus Professors, and a permanent teaching laboratory; and 5) provide the University with on-campus storage space.

Rockefeller University's *Strategic Plan* calls for state-of-the-art laboratory space but does not envision an increase in the number of laboratories on the Rockefeller University campus. Rockefeller University's aim is to have laboratory space of the highest quality to continue to facilitate the recruitment and retention of outstandingly innovative scientists.

F. ANALYSIS FRAMEWORK

The 2012 *CEQR Technical Manual* serves as the general guide on the methodologies and impact criteria for evaluating the proposed project's potential effects on the various environmental areas of analysis. In disclosing impacts, the EIS considers the proposed action's adverse impacts on the environmental setting. Commencement of construction is anticipated in mid-2015 with a 50-month construction period[1], the proposed project is expected to be completed by mid-2019. Because the proposed project is anticipated to be fully operational in 2019, its environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives assess current conditions and forecasts these conditions to 2019 (the analysis year that was determined appropriate for this project) for the purposes of determining potential impacts. The EIS provides a description of "Existing Conditions" for the year 2013 and forecasts these conditions to the future 2019 analysis year without and with the proposed project ("No Action" and "With Action" conditions, respectively). To forecast the No Action condition, information on known land-use proposals (as identified in Chapter 2, "Land Use, Zoning, and Public Policy") and, as appropriate, changes in anticipated overall growth, are incorporated. The differences between No Action and With Action conditions are assessed for whether such differences are adverse and/or significant; and any significant adverse environmental impacts are disclosed. The EIS also identifies and analyzes appropriate mitigation for any identified significant adverse environmental impacts.

The proposed project is considered to be the reasonable worst-case development scenario (RWCDS) for the purpose of analyzing the potential environmental impacts of the proposed project. To establish a conservative framework for assessing potential impacts in the future analysis year, the EIS assumes a baseline condition in which, absent the proposed actions, no new development will occur within the LSCFD, the air rights spanning the FDR Drive will not be developed, and the surface parking lot and canopy structure will remain. Also absent the proposed actions, certain areas of the Bronk Building, the Smith Hall Annex, and other campus buildings will be used for storage of University equipment and furniture, as needed, as part of the typical University operations. In addition, the temporary IT Pavilion, located south of the University's East 66th Street entrance near York Avenue, will be removed and the site will be returned to its prior use as a tennis court or would become a landscaped area.

[1] The 50-month construction period reflects temporary lane closures on the FDR Drive, for certain project-related construction activities for the new laboratory building and North Terrace, which would only be permitted by NYCDOT during limited time periods.

Based on the preliminary screening assessments outlined in the 2012 *CEQR Technical Manual* and as detailed in the Draft Scope of Work, the following environmental areas would not require detailed analysis for the proposed project in this EIS: socioeconomic conditions, community facilities, natural resources,[1] water and sewer infrastructure, solid waste and sanitation services, energy, transportation, and greenhouse gas emissions.

FUTURE NO ACTION SCENARIO

Absent the proposed actions, in the Future No Action scenario no new development will occur within the LSCFD. In this scenario, the air rights spanning the FDR Drive will not be developed and the surface parking lot and canopy structure will remain.

In the Future No Action scenario, certain buildings located within the Rockefeller University campus, (the Bronk Building, the Smith Hall Annex, and other campus buildings) will be used for storage of University equipment and furniture, as needed, as part of the typical University operations.

In the Future No Action scenario, the temporary IT Pavilion, located south of the University's East 66th Street entrance near York Avenue, will be removed and the site will be become a landscaped area.[2]

A 2006 survey of the Rockefeller LSCFD's East 68th Street surface parking lot identified 70 parking spaces. Since 2007, the number of parking spaces on campus has been permanently identified as108 spaces. In the Future No Action scenario, the existing 108 parking spaces, including the 52 parking spaces at the East 68th Street surface parking lot, will be maintained.

FUTURE WITH ACTION SCENARIO

As detailed above, in the Future With Action scenario, the proposed actions would facilitate a proposal by the applicant to facilitate the development of the following: on-campus privately accessible open space; three new community facility buildings comprising a total of approximately 180,000 gross-square-feet (gsf); and an approximately 930-foot long, five-foot-tall traffic sound barrier along the western edge of the East River Esplanade.

The proposed project would include development of a new two-story, approximately 157,251-gsf laboratory building with two one-story pavilions and privately accessible landscaped green space on its roof; a one-story, approximately 3,353-gsf conference and meeting pavilion (the "Interactive Conference Center" or "ICC") located on the North Terrace at the north end of the platform structure; a new 20,498-gsf one-story fitness center; and a proposed new privately accessible landscaped area on the North Terrace adjacent to the Rockefeller University's President's House. The new laboratory building would supplement existing research facilities and laboratory space located within the Bronk Building and the Smith Annex, which were determined to be unsuitable for modernizing into state-of-the-art research laboratories (which require large open floors allowing for flexible laboratory layouts).

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[1] Construction-related natural resources are addressed in the Chapter 12, "Construction."

[2] The IT Pavilion was built in 2007 to temporarily house certain IT uses and staff that needed to be relocated when the Collaborative Research Center (CRC) and laboratory renovations of Smith and Flexner Halls were under construction. The construction associated with the CRC was completed in 2012. In the Future No Action scenario, the IT population and equipment will be relocated to other existing buildings and spaces on campus.

Both the laboratory building and the ICC building would be constructed on an approximately 930-linear-foot platform structure largely in air space over the FDR Drive. To structurally support the platform above which the laboratory building and North Terrace would be constructed, twenty columns would be located west of the FDR Drive immediately adjacent to and within an existing schist retaining wall, and ten columns would be located flush with the FDR Drive's eastern edge (within the western portion of the East River Esplanade).

The proposed new 20,498-gsf fitness center would be built at the northwest corner of the university campus (refer to **Figures 1-1 through 1-3**).

In addition, an approximately 930-foot long, five-foot-tall sound barrier would be constructed along the eastern edge of the FDR Drive (between the FDR Drive and the East River Esplanade) that would extend the entire length of the proposed platform structure.

Additionally, in the Future With Action scenario, the area of the campus that currently contains the IT Pavilion would be redeveloped with landscaping.

Also in the Future With Action scenario, certain areas of the Bronk Building, the Smith Annex, which currently contain laboratory uses, and other campus buildings, would continue to be used for storage, as needed, and would be consistent with the typical operations of the University.

In the Future With Action scenario, the proposed project would accommodate 10 parking spaces at the Fitness Center Site. The existing 42 parking spaces at the 68th Street parking lot would be relocated as part of the proposed project and accommodated elsewhere within the LSCFD.

Construction of the proposed project is anticipated to begin in mid-2015 and be completed by mid-2019 (see **Figures 1-16 and 1-17**). Under the currently anticipated construction sequencing (described in more detail in Chapter 12, "Construction"), site preparation and FDR Drive lane shift work would occur in May through July of 2015. Construction of the proposed platform spanning over the FDR Drive ("Waterside Operations")[1] would occur between August 2015 and October 2017. The proposed laboratory building and ICC located on the North Terrace ("Landside Operations") would be constructed between November 2015 and March 2019. In July 2018, site work activities around the new laboratory building and ICC would begin and would last approximately 12 months. Finally, testing and commissioning of the laboratory building and ICC would take place between February and June 2019.

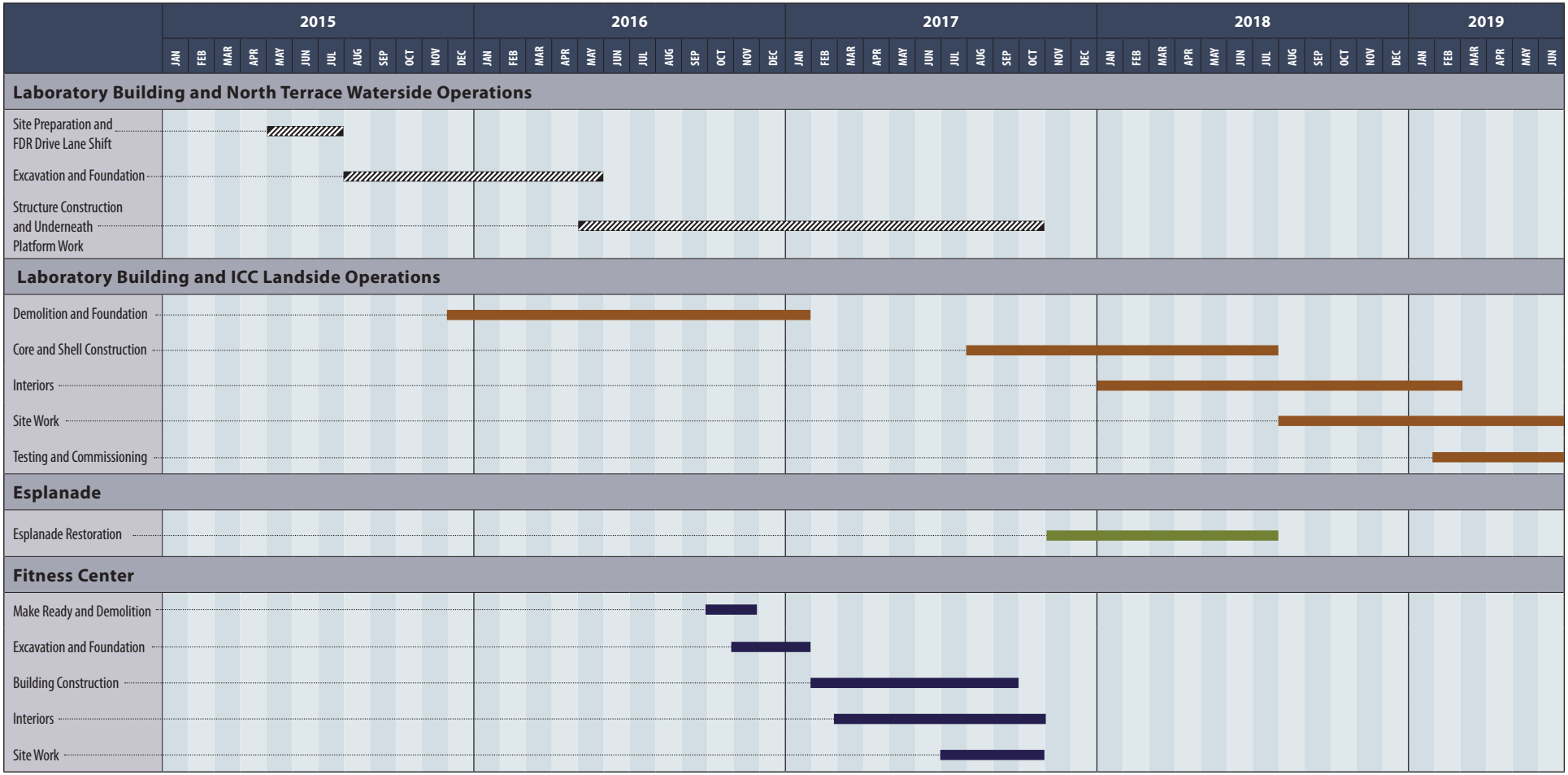
Portions of the East River Esplanade that would be damaged by construction-related activities—including existing pavers, benches, lighting, and plantings—would be replaced in-kind.[2] Esplanade-related work would be undertaken between November 2017 and July 2018. The construction of the fitness center would occur between October 2016 and October 2017.

The proposed project would conform with the underlying R9 and R10 zoning designations on the campus, and the design of the buildings would comply with the bulk requirements of the Zoning Resolution.

The proposed project would not result in any increase to the Rockefeller campus user population as the laboratory building, the ICC, and the fitness center would provide new facilities that

[1] Waterside operations would include construction activities primarily from the esplanade and from barges. Landside Operations would primarily occur from the Rockefeller University campus.

[2] See discussion of bulkhead repair and rebuilding and substantial esplanade upgrades as described in Chapter 13, "Mitigation."

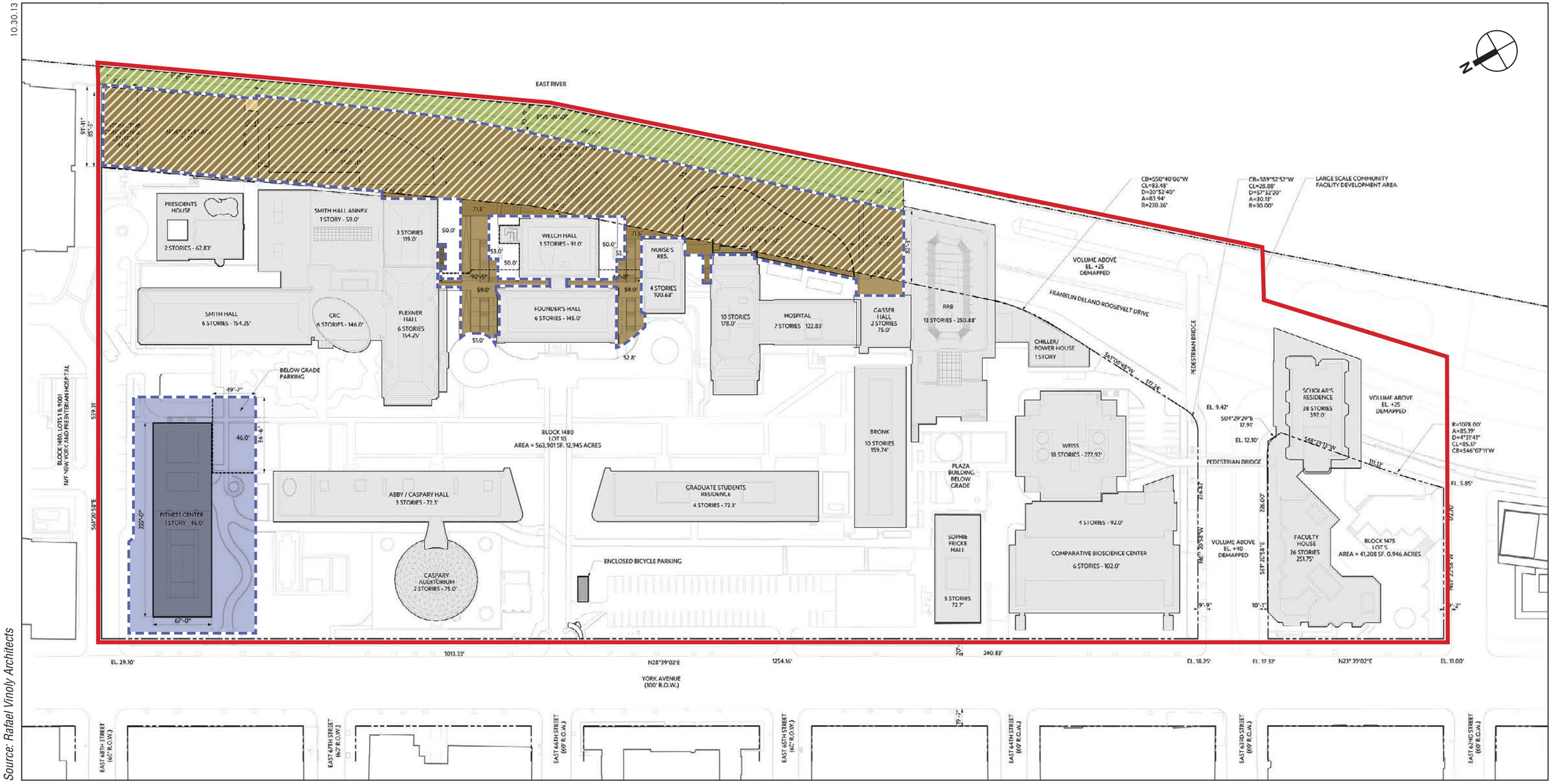


[1.] Construction fences would be erected on the esplanade during the Site Preparation and FDR Drive Lane Shift tasks.

ROCKEFELLER UNIVERSITY

Anticipated Construction Schedule
Figure 1-16

10.30.13



Source: Rafael Vinoly Architects

NOTES: FOR ILLUSTRATIVE PURPOSES ONLY
ELEVATIONS SHOWN ARE REFERENCED TO THE MANHATTAN BOROUGH DATUM

Large Scale Community Facility Development (LSCFD) (Rockefeller University Campus)

Development Sites

Laboratory Building and North Terrace Waterside Operations

Laboratory Building and ICC Landside Operations

Esplanade

Fitness Center

Site Plan—Future with Action Scenario
Figure 1-17

would allow for the spatial decompression and upgrading of existing campus facilities, which would support the *Rockefeller University Strategic Plan 2012-2020*.

G. PUBLIC REVIEW PROCESS

The above-described actions are subject to both the City's ULURP and CEQR procedures. These review processes are described below.

UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process especially designed to allow public review of a proposed project at four levels: the Community Board, the Borough President and (if applicable) Borough Board, the CPC, and the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The ULURP process begins with a certification by CPC that the ULURP application is complete, which includes satisfying CEQR requirements (see the discussion below). If the particular application is subject to environmental review (see below), a negative declaration, conditional negative declaration, or a notice of completion of a Draft EIS (DEIS) must be issued before an application can be certified.

The application is then forwarded to the Community Board (in this case, Manhattan Community Board 8 ("CB8")), which has 60 days to review and discuss the proposal, hold public hearings, and adopt recommendations regarding the application. Once this step is complete, the Borough President reviews the application for up to 30 days. CPC then has 60 days to review the application, during which time a ULURP/CEQR public hearing is held. Comments made at the DEIS public hearing (the record for commenting remains open for 10 days after the hearing to receive written comments) are incorporated into a Final EIS (FEIS); the FEIS must be completed at least 10 days before CPC makes its decision on the application. CPC may approve, approve with modifications, or deny the application.

If the ULURP application is approved, or approved with modifications, it moves to the City Council for review. The City Council does not automatically review all ULURP actions that are approved by CPC. Zoning map changes and zoning text changes (not subject to ULURP) must be reviewed by the City Council; the Council may elect to review certain other actions. The City Council, through the Land Use Committee, has 50 days to review the application and, during this time, will hold a public hearing on the proposed project. The Council may approve, approve with modifications, or deny the application. If the Council proposes a modification to the proposed project, the ULURP review process stops for 15 days, providing time for a CPC determination on whether the modification is within the scope of the environmental review and ULURP review. If it is, then the Council may proceed with the modification; if it is not, then the Council may only vote on the project as approved by CPC. Following the Council's vote, the Mayor has 5 days in which to veto the Council's actions. The City Council may override a Mayoral veto within 10 days.

NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)

Pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its own environmental quality review, abbreviated as CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable

alternatives, to identify, and when practicable mitigate, significant adverse environmental effects. CEQR rules guide environmental review through the following steps:

- **Establish a Lead Agency**. Under CEQR, the "lead agency" is the public entity responsible for conducting the environmental review. The lead agency is typically the entity principally responsible for carrying out, funding, or approving the proposed action. For the Rockefeller University project, the lead agency is DCP.
- **Determine Significance**. The lead agency's first charge is to determine whether the proposed action may have a significant impact on the environment. To make this determination, the lead agency prepared an Environmental Assessment Statement (EAS). Based on the information contained in the EAS, the lead agency determined that the proposed development plan could have the potential to result in significant adverse environmental impacts and issued a Positive Declaration, initiating the preparation of an EIS.
- **Scoping**. Once the lead agency issues a Positive Declaration, it must then issue a draft scope of work for the EIS. "Scoping," or creating the scope of work, is the process of establishing the type and extent of the environmental impact analyses to be studied in the EIS. CEQR requires a public scoping meeting as part of the process. A public scoping meeting will be held on the proposed project and EIS scope of work on September 26, 2013. A final scope of work, reflecting comments made during scoping, was issued by DCP on November 1, 2013.
- **DEIS**. In accordance with the final scope of work, a DEIS is prepared. The lead agency reviews all aspects of the document, calling on other City agencies to participate as appropriate. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. When a DEIS is required, it must be deemed complete before the ULURP application can also be found complete.
- **Public Review**. Publication of the DEIS and issuance of the Notice of Completion signals the start of the public review period. During this period, which must extend for a minimum of 30 days, the public may review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. As noted above, when the CEQR process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings may be held jointly. The lead agency must publish a notice of the hearing at least 14 days before it takes place and must accept written comments for at least 10 days following the close of the hearing. All substantive comments become part of the CEQR record and are summarized and responded to in the FEIS.
- **FEIS**. After the close of the public comment period for the DEIS, the lead agency will prepare a FEIS. The FEIS must incorporate relevant comments on the DEIS, in a separate chapter and in changes to the body of the text, graphics, and tables. Once the lead agency determines that the FEIS is complete, it will issue a Notice of Completion and circulate the FEIS.
- **Findings**. The lead agency and each involved agency will adopt a formal set of written findings, reflecting its conclusions about the potential for significant adverse environmental impacts of the proposed action, potential alternatives, and mitigation measures. The findings may not be adopted until 10 days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved agencies may take their actions (or take "no action"). ✶