

# West 108<sup>th</sup> Street WSFSSH Development

## Foreword<sup>1</sup>

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This document is the Final Environmental Impact Statement (FEIS) for the West 108<sup>th</sup> Street WSFSSH Development (the Proposed Actions). The City of New York – Department of Housing Preservation and Development (HPD), which is the City Environmental Quality Review (CEQR) lead agency, determined the Draft Environmental Impact Statement (DEIS) for the Proposed Actions to be complete and issued a Notice of Completion for the DEIS on October 13, 2017. Public Notice of completion of the DEIS and a public hearing on the DEIS was published in the *City Record*, the *New York Post*, and *El Diario* on January 17, 2018. The New York City Planning Commission (CPC) held a public hearing on the DEIS in Spector Hall at 22 Reade Street in Manhattan, on January 31, 2018. Comments were accepted at that hearing and throughout the public comment period, which remained open until 5:00 PM on February 12, 2018.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 18, “Response to Comments.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

Changes between the DEIS and this FEIS include:

- Revisions to the Executive Summary, as well as the following chapters to reflect the increase in the number of proposed affordable units from 277 to 281, including a change from 115 to 119 supportive housing shelter units: Chapter 1, “Project Description,” Chapter 2, “Land Use, Zoning, and Public Policy,” Chapter 3, “Open Space,” Chapter 5, “Urban Design and Visual Resources,” Chapter 6, “Hazardous Materials,” Chapter 7, “Transportation,” Chapter 8, “Air Quality,” Chapter 9, “Noise,” Chapter 10, “Public Health,” Chapter 11, “Neighborhood Character,” Chapter 12, “Construction,” Chapter 13, “Mitigation,” Chapter 14, “Alternatives,” Chapter 15, “Unavoidable Adverse Impacts,” and Chapter 16, “Growth-Inducing Aspects of the Proposed Project.”
- Revisions to Chapter 2, “Land Use, Zoning, and Public Policy,” to include a discussion of *Housing New York 2.0* (released subsequent to the issuance of the DEIS) in the public policy assessment.
- Revisions to Chapter 6, “Hazardous Materials,” and Chapter 12, “Construction,” to indicate that the Proposed Project has been accepted into the New York City Voluntary Cleanup Program (NYCVCP) since issuance of the DEIS.
- Revisions to Chapter 6, “Hazardous Materials,” to include additional information on the geological findings of the Phase II Environmental Site Investigation (ESI).
- Revisions to Chapter 7, “Transportation,” to include additional information in the pedestrian and vehicular safety assessment.
- Revisions to Chapter 10, “Public Health,” and Chapter 12, “Construction,” to update the construction schedule based on the now-anticipated closing date and include additional information on the Construction Advisory Group (CAG).

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<sup>1</sup> This Foreword is new to the FEIS.

- Revisions to Chapter 10, “Public Health,” Chapter 13, “Mitigation,” and Chapter 15, “Unavoidable Adverse Impacts,” in addition to the Executive Summary, to incorporate refinement of the mitigation measures included in the DEIS.
- Chapter 18, “Responses to Comments on the DEIS,” which is entirely new to the document.
- Revisions to Appendix II, “Hazardous Materials,” to include the approved Remedial Action Plan (RAP).
- Appendix V, “Mitigation,” Appendix VI, “Written Comments Received on the DEIS,” and Appendix VII, “Criteria for the Location of City Facilities,” which are entirely new to the document.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining in this FEIS. No underlining is used for the Foreword or Chapter 18, “Response to Comments on the DEIS,” both of which are entirely new.