

FINDING OF NO SIGNIFICANT IMPACT

EAST RIVER WATERFRONT ACCESS PROJECT AT PECK SLIP

Project No.: HUD CDBG B-02-DW-36-0001

Date: April 12, 2019

This determination is issued pursuant to the National Environmental Policy Act (NEPA) and its implementing regulations.

The Lower Manhattan Development Corporation (LMDC), a subsidiary of the New York State Urban Development Corporation d/b/a Empire State Development (a political subdivision and public benefit corporation of the State of New York), as lead agency, in cooperation with the City of New York, has determined that the Peck Slip Project (Proposed Project) will not, either individually or cumulatively, have a significant impact on the quality of the human environment. LMDC is therefore not required to prepare an environmental impact statement under NEPA.

Name of Action: East River Waterfront Access Project at Peck Slip

Description of Action:

The Proposed Project would improve the median on Peck Slip from Water Street to South Street (Project Site) by replacing the temporary plaza with permanent recreational open space and amenities, including seating and landscaping. The Project would also involve the closure of Front Street as a through street at Peck Slip.

Location:

The Proposed Project is located in Lower Manhattan (New York County) within Peck Slip, bounded by Water Street on the west and South Street on the East.

Reasons Supporting this Finding and Determination:

In 2008 LMDC, as lead agency, prepared an environmental assessment (“EA”) for the Proposed Project, which considered the action’s potential for environmental effects.

Potential impacts during the operational phase of the project were analyzed in the following areas: land use, zoning, and public policy; socioeconomic conditions; community facilities; open space and recreational resources; shadows; historic resources; urban design and visual resources; neighborhood character; hazardous materials; natural resources (including floodplain); waterfront revitalization program; infrastructure; solid waste and sanitation; energy; vehicular traffic and parking; transit and pedestrians; air quality; environmental justice; noise; public health; growth-inducing aspects; and irreversible and irretrievable commitment of resources.

The EA also addressed potential construction period impacts and cumulative impacts.

Based on the EA, LMDC determined that the Proposed Project would not, either individually or cumulatively, have a significant impact on the quality of the human environment or a significant adverse environmental impact.

Since completion of the EA, certain baseline conditions have changed, as has the design of the Proposed Project. In 2008, the Peck Slip median was used as a parking area, and thus the Proposed Action involved a change in land use and the displacement of 58 parking spaces. The Project also included, and the EA evaluated, changes to traffic patterns on Peck Slip between Pearl and Water and on Beekman Street between South and Pearl. In the intervening years, New York City Department of Transportation (NYC DOT) removed the parking use from the median on Peck Slip and created a temporary pedestrian plaza. NYC DOT also made the planned change to traffic patterns on Peck Slip between Pearl and Water but concluded, as part of a separate environmental review that assumed the future closure of Front Street, that changes to Beekman Street were unnecessary.

The New York City Department of Parks and Recreation has revised the design of the Proposed Project in response to community input. The modified design reflects altered placement of planting, plaza and seating areas within the original Project Site footprint and the removal of certain planned sculptural elements. The modified design has been reviewed and approved by the New York City Landmarks Preservation Commission. The Proposed Project is also subject to a Programmatic Agreement pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations.

LMDC has consulted with outside environmental consultants regarding the potential for the Proposed Project to have a significant impact on the quality of the human environment, taking into account the 2008 EA, changed baseline conditions and the modified project scope and design. Based on this consultation and supporting documentation, LMDC has concluded that the findings in the original EA are still valid and that there is no potential for significant impacts on the quality of the human environment. A full statement of the reasons supporting this determination is set forth in the EA and in the April 12, 2019 Technical Memo prepared by LMDC's consultants.

For Further Information:

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