Construction Impacts – Chapter 20 of the DEIS

- Transportation
  - Traffic
  - Transit
  - Pedestrians
  - Parking

- Air Quality

- Noise and Vibration

- Other Technical Areas
  - Historic and Cultural Resources
  - Hazardous Materials
  - Natural Resources
  - Open Space
  - Socioeconomic Conditions
  - Community Facilities
  - Land Use and Neighborhood Character
Phase 1 Construction (2013-2021)

Phase 1 Buildings

- Temporary Gym
- Zipper Building
- Bleecker Building

Phase 1 Open Space

- Relocated Dog Run
- Temporary Mercer Entry Plaza
- Temporary LaGuardia Play Area
- Greene Street Walk
- Toddler Playground
Phase 2 Construction (2022-2031)

Phase 2 Buildings

• Mercer Building
• LaGuardia Building
• North Block Below Grade Space

Phase 2 Open Space

• Philosophy Garden and central portion of Public Lawn
• WSV Play Garden
• Mercer Entry Plaza
• Tricycle Garden
• LaGuardia Entry Plaza
• LaGuardia Play Garden
NYU Commitments to Minimize or Avoid Significant Adverse Impacts

**Air Emissions Reduction Program**

- Diesel Equipment Reduction (e.g., early electrification)
- Clean Fuel (ultra-low-sulfur diesel [ULSD])
- Best Available Tailpipe Reduction Technologies
- Utilization of Newer Equipment
- Source Location (placement of equipment away from sensitive receptors)
- Dust Control
- Idle Restriction
NYU Commitments to Minimize or Avoid Significant Adverse Impacts

Noise Reduction Measures

Source Controls (i.e., reducing noise levels at the source)

- Construction procedures and equipment that produce noise levels below the requirements of the New York City Noise Control Code
- Early electrification for certain noisy equipment (e.g., concrete vibrators, hoists, man lifts)
- Construction sites would be configured to minimize truck back-up alarm noise
- Trucks would not be allowed to idle more than three minutes
- Limit equipment on-site (only necessary equipment on-site)

Path Controls (e.g., placement of equipment, implementation of barriers or enclosures)

- Noisy equipment shielded and located away from sensitive receptor locations.
- Path noise control measures (i.e., portable noise barriers, panels, enclosures, and acoustical tents) for certain dominant noise equipment
- Acoustical curtains for internal construction activities in the buildings under construction
NYU Commitments to Minimize or Avoid Significant Adverse Impacts

Construction Protection Plan (CPP)

- University Village has been determined S/NR-eligible and is designated NYC Landmark
- Washington Square Village has been determined S/NR-eligible
- CPP would be developed in consultation with LPC to avoid any construction-related impacts on these architectural resources, including ground-borne vibration and damage from heavy machinery
NYU Commitments to Minimize or Avoid Significant Adverse Impacts

Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP)

- RAP would address requirements for items such as:
  - soil stockpiling, soil disposal and transportation
  - dust control
  - quality assurance
  - contingency measures should petroleum storage tanks or contamination be unexpectedly encountered
- CHASP would address the following items:
  - identify potential hazards that may be encountered during construction
  - specify appropriate health and safety measures to be undertaken to ensure that subsurface disturbance is performed in a manner protective of workers, the community, and the environment (including a Community Air Monitoring Program)
NYU Commitments to Minimize or Avoid Significant Adverse Impacts

**Rodent Control**

- Before start of construction, contractor would survey and bait the appropriate areas and provide for proper site sanitation
- During construction phase, as necessary, contractor would carry out a maintenance program
- Coordination would be maintained with appropriate public agencies
- Only EPA and NYSDEC registered rodenticides would be permitted
- Contractor would be required to perform rodent control programs in a manner that avoids hazards to persons, domestic animals, and non-target wildlife
Significant Adverse Impacts During Construction Identified for:

- **Transportation**
  - Traffic
  - Transit
  - Pedestrians
  - Parking

- **Air Quality**

- **Noise**

- **Vibration**

- **Other Technical Areas**
  - Historic and Cultural Resources
  - Hazardous Materials
  - Natural Resources
  - **Open Space**
  - Socioeconomic Conditions
  - Community Facilities
  - Land Use and Neighborhood Character
Significant Impact Criteria During Construction per CEQR Technical Manual

Traffic
• For congested intersection movements, increase in delay of as little as 3 seconds

Transit
• For congested subway station stairways, required widening of as little as 2 inches

Pedestrians
• For congested sidewalks, increase of as little as 0.6 pedestrians per minute per foot
• For congested corners and crosswalks, reduction in pedestrian space of as little as 0.2 square feet per pedestrian
Significant Impact Criteria During Construction per CEQR Technical Manual

Noise

- Increase of 3-5 decibels at a sensitive receptor (residential and open space locations) for more than two years

Open Space

- **Direct Effects:**
  - Substantial displacement of public and private open space resources without replacement
  - Significant adverse air quality, noise, shadows etc., impacts on open space resources

- **Indirect Effects:**
  - Over 1% reduction in study area open space ratios (in an underserved area), accounting for changes in population and open space
### Construction Schedule for Buildings – Figure 20-1 of the DEIS

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- Excavation/Foundations
- Super Structure/Exterior
- Interiors
Temporary Gym Construction (2013-2014 for a 9-month period)

Curb Lane Closures and Staging

Net Change in Publicly Accessible Open Space: -0.10 acres

No Significant Adverse Impacts during this period

Curb Lane Closures and Staging

Open Space Analysis

*Net Change in Publicly Accessible Open Space: +0.29 acres*

**Significant Adverse Impacts**

- Noise impacts on Temporary Mercer Entry Plaza

**Mitigation Measures**

- In addition to existing noise reduction commitments, between DEIS and FEIS, additional options will be explored
Noise Analysis

Receptor Sites
- 73 receptor sites analyzed
- Directly adjacent to project area or on streets

Noise Sources
- Operation of on-site construction equipment
- Movement of construction-related vehicles

Noise Reduction Measures
- NYU commitment to proactive approach
- Source and path controls

Noise Analysis

Significant Adverse Impacts

• At adjacent receptors indicated in Orange

Mitigation Measures

Washington Square Village buildings:
• offer storm windows and re-caulk
• offer new air conditioning units, or offer to insulate/seal existing air conditioning units and provide an interior cover

Silver Tower buildings:
• offer storm windows and re-caulk
• offer to replace existing PTAC units with high-attenuation PTAC units

Off-site buildings:
• offer to provide storm windows and /or window air conditioning units for buildings without double-glazed windows and/or alternative ventilation
Bleecker Building Construction (2018-2021)

Curb Lane Closures and Staging

LaGuardia Place Staging Option

Bleecker Street Staging Option
Bleecker Building Construction (2018-2021)

Open Space Analysis

Net Change in Publicly Accessible Open Space: +0.73 acres

Significant Adverse Impacts

• Temporary displacement of LaGuardia Corner Gardens (LaGuardia Place Staging Option only)

• Significant adverse shadows impact on LaGuardia Corner Gardens (Bleecker Street Staging Option only)

Mitigation Measures

• Between DEIS and FEIS, options will be explored to relocate LaGuardia Corner Gardens. If relocation space cannot be identified, options will be explored to refine construction staging and logistics
Bleecker Building Construction (2018-2021)

Noise Analysis

Significant Adverse Impacts
- At adjacent receptors indicated in Orange

Mitigation Measures

Washington Square Village buildings:
- offer storm windows and re-caulking
- offer new air conditioning units, or offer to insulate/seal existing air conditioning units and provide an interior cover

Silver Tower buildings:
- offer storm windows and re-caulking
- offer to replace existing PTAC units with high-attenuation PTAC units

Off-site buildings:
- offer to provide storm windows and/or window air conditioning units for buildings without double-glazed windows and/or alternative ventilation
Phase 1 Construction Period (2013-2021)

Transportation Analyses

• No significant adverse impacts identified for:
  • Traffic
  • Transit
  • Pedestrians
Mercer Building Construction
Below Grade
(2022-2023)
Curb Lane Closures and Staging
Mercer Building Construction
Below Grade
(2022-2023)
Open Space Analysis

*Net Change in Publicly Accessible Open Space:* +0.10 acres

**Significant Adverse Impacts**

- Temporary significant adverse impact due to decreases in open space ratios in residential (1/2 mile) study area

**Mitigation Measures**

- Between the DEIS and FEIS, in coordination with NYC Dept. of Parks and Recreation, investigate the feasibility of full or partial mitigation.
**Mercer Building Construction Below Grade (2023-2026)**

**Open Space Analysis**

*Net Change in Publicly Accessible Open Space: +0.10 acres*

**Significant Adverse Impacts**

- Temporary significant adverse impact due to decreases in open space ratios in residential (1/2 mile) study area

**Mitigation Measures**

- Between the DEIS and FEIS, in coordination with NYC Dept. of Parks and Recreation, investigate the feasibility of full or partial mitigation.
Mercer Building Construction
Below Grade (2022-2026)
Noise Analysis

Significant Adverse Impacts

- At adjacent receptors indicated in Orange

Mitigation Measures

Washington Square Village buildings:
- offer storm windows and re-caulking
- offer new air conditioning units, or offer to insulate/seal existing air conditioning units and provide an interior cover

Off-site buildings:
- offer to provide storm windows and/or window air conditioning units for buildings without double-glazed windows and/or alternative ventilation
Mercer Building Construction
Above Grade
(2026-2028)
Curb Lane Closures and Staging
Mercer Building Construction Above Grade (2026-2028)

Open Space Analysis

*Net Change in Publicly Accessible Open Space:*  
+1.47 acres

**Significant Adverse Impacts**

**Direct Effects Analysis**

- Significant adverse noise impacts on new central open spaces

**Mitigation Measures**

- In addition to existing noise reduction commitments, between DEIS and FEIS, additional options will be explored
Mercer Building Construction Above Grade (2026-2028)

Noise Analysis

**Significant Adverse Impacts**

- At adjacent receptors indicated in Orange

**Mitigation Measures**

**Washington Square Village buildings:**
- offer storm windows and re-caulking
- offer new air conditioning units, or offer to insulate/seal existing air conditioning units and provide cover

**Off-site buildings:**
- offer to provide storm windows and/or window air conditioning units for buildings without double-glazed windows and/or alternative ventilation
LaGuardia Building Construction
(2028-2031)

Curb Lane Closures and Staging
LaGuardia Building Construction (2028-2031)

Open Space Analysis

*Net Change in Publicly Accessible Open Space: +1.50 acres*

**Significant Adverse Impacts**

- No Significant Adverse Direct or Indirect Impacts on Open Space Resources
LaGuardia Building Construction (2028-2031)

Noise Analysis

**Significant Adverse Impacts**

- At adjacent receptors indicated in Orange

**Mitigation Measures**

**Washington Square Village buildings:**
- offer storm windows and re-caulking
- offer new air conditioning units, or offer to insulate/seal existing air conditioning units and provide an interior cover

**Off-site buildings:**
- offer to provide storm windows and/or window air conditioning units for buildings without double-glazed windows and/or alternative ventilation
Phase 2 Construction Period
(2022-2031)

Transportation Analyses

Traffic Analysis Significant Adverse Impacts

- Significant adverse traffic impacts identified during construction
- Significant adverse traffic impacts do not exceed those identified for the 2031 Build Analysis

Traffic Mitigation Measures

- Advancement of 2031 Build Analysis mitigation
  (signal timing adjustments and/or lane restriping)
Phase 2 Construction Period
(2022-2031)

Transportation Analyses

Transit Analysis Significant Adverse Impacts
• Identified at same stairway location as in 2021 and 2031 Build Analysis
• Broadway-Lafayette Station and West 4th Street Station

Potential Transit Mitigation Measures
• Advancement of 2031 Build Analysis mitigation
  (stairway widenings or new station entrance)
• On-going coordination with MTA NYCT on the feasibility of these mitigation measures

Pedestrian Analysis Significant Adverse Impacts
• Identified at same corner location as in 2021 and 2031 Build Analysis
• Southeast corner of University Place and Waverly Place

Pedestrian Mitigation Measures
• Advancement of 2031 Build Analysis mitigation
  (corner “bulb-out” or sidewalk extension)
Full Build Out
(2031)

*Net Change in Publicly Accessible Open Space: +3.1 acres*