City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

Reference Numbers

1. 06DPR001M
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO.(S) IF APPLICABLE
(e.g. Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. Lead Agency

City of New York/Department of Parks and Recreation
NAME OF LEAD AGENCY

Amy L. Freitag
Deputy Commissioner for Capital Projects
NAME OF LEAD AGENCY CONTACT PERSON

Olmsted Center - Flushing Meadows Corona Park
ADDRESS

Corona | New York | 11368
CITY | STATE | ZIP

718-760-6602 | 718-760-6666
TELEPHONE | FAX

Amy.Freitag@parks.nyc.gov
EMAIL ADDRESS

2b. Applicant Information

NAME OF APPLICANT

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

ADDRESS

CITY | STATE | ZIP

TELEPHONE | FAX

EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL Washington Square Park Reconstruction

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

Please see Attachment A.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

Please see Attachment A.

Required Action or Approvals

4. CITY PLANNING COMMISSION ☐ Yes X No
☐ Change in City Map ☐ Zoning Certification ☐ Site Selection - Public Facility
☐ Zoning Map Amendment ☐ Zoning Authorization ☐ Disposition - Real Property ☐ Franchise
☐ Zoning Text Amendment ☐ Housing Plan & Project ☐ UDAAP ☐ Revocable Consent ☐ Concession
☐ Charter 197-a Plan
☐ Zoning Special Permit, specify type:
☐ Modification of
☐ Renewal of
☐ Other

5. UNIFORM LAND USE PROCEDURE (ULURP) ☐ Yes X No

6. BOARD OF STANDARDS AND APPEALS ☐ Yes X No
☐ Special Permit ☐ New ☐ Renewal Expiration Date
☐ Variance ☐ Use ☐ Bulk
Specify affected section(s) of Zoning Resolution N/A

Please **NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL**

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION Yes __ No X
☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

8. OTHER CITY APPROVALS X Yes ☐ No
☐ Legislation ☐ Rulemaking; specify agency:
☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify
☐ Policy or plan ☐ Permits, Specify:
Other; explain: New York City Landmarks Preservation Commission for park design approval; New York City Art Commission for the fountain, Holley and Garibaldi Monuments.

9. STATE ACTIONS/APPROVALS/FUNDING ☐ Yes X No
If "Yes," identify .

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes X No
If "Yes," identify .

Action Type

Analysis Year

11a. ☐ Unlisted; or X Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended): NYCRR 617.4(b)(6)(i)

11b. X Localized action, site specific ☐ Localized action, change in regulatory control for small area ☐ Generic action

12. Identify the analysis year (or build year) for the proposed action: Anticipated Dates of construction - Phase I: 2007 Phase II: 2008 Phase III: 2009 * Phases II & III may be conducted concurrently
Would the proposal be implemented in a single phase? ☐ Yes X No ☐ NA.
Anticipated period of construction: 360 days (Phase 1); (Three Phases in all for a total of 1,095 days)
Anticipated completion date: Spring 2008 (Phase I); 2010(all phases)

Would the proposal be implemented in multiple phases? X Yes ☐ No ☐ NA.
Number of phases: 3
Describe phases and construction schedule: Phase I: Spring 2007 through Spring 2008; Phases II & III anticipated dates see above

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE

Not applicable
STREET ADDRESS

Washington Square North, Washington Square East, Washington Square South, Washington Square West
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Not applicable — 12c
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY — ZONING SECTIONAL MAP NO.

Block 549 Lots 1,2,3,4 — Manhattan — 2
TAX BLOCK AND LOT NUMBERS — BOROUGH — COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: 424,710 SF (without perimeter sidewalk) 463,600 SF (includes perimeter sidewalks)

PROJECT SQUARE FEET TO BE DEVELOPED: 463,600 SF (sidewalks developed in Ph. II)

GROSS FLOOR AREA OF PROJECT: N/A.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: N/A % OF N/A

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: feet HEIGHT; WIDTH; LENGTH.
LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: Washington Square North 976 feet; Washington Square East 475 feet; Washington Square South 985 feet; Washington Square West 480 feet

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION: N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☐ Yes X No
IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE.

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size. Please see Attachment B for the required maps.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)
Total directly affected area (sq. ft– 9.75 acres (Parks) .5 acres (adjacent sidewalk) Water surface area (sq. ft.):
Roads, building and other paved surfaces (sq. ft_259,624sf (56%)___ Other, describe (sq. ft.): 203,976 sf planted (44%)
The existing green is 203,976 sf and the proposed green is 252,728 sf

3. **PRESENT LAND USE**
Residential N/A
Total no. of dwelling units — No. of low-to-moderate income units
No. of stories — Gross floor area (sq. ft.)
Describe type of residential structures:

Commercial N/A
Retail: No. of bldgs — Gross floor area of each building (sq. ft.):
Office: No. of bldgs — Gross floor area of each building (sq. ft.):
Other: No. of bldgs — Gross floor area of each building (sq. ft.):
Specify type(s): — No. of stories and height of each building:

Manufacturing/Industrial N/A
No. of bldgs — Gross floor area of each building (sq. ft.):
No. of stories and height of each building:
Type of use(s): — Open storage area (sq. ft.)
If any unenclosed activities, specify:

Community facility N/A
Type of community facility:
No. of bldgs — Gross floor area of each building (sq. ft.):
No. of stories and height of each building:

Vacant land
Is there any vacant land in the directly affected area? ☐ Yes X No
If yes, describe briefly:

Publicly accessible open space
Is there any existing publicly accessible open space in the directly affected area? X Yes ☐ No
If yes, describe briefly:
The directly affected area is a widely-used public park.

Does the directly affected area include any mapped City, State or Federal parkland? X Yes ☐ No
If yes, describe briefly:

The directly affected area is a widely-used public park.

Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes X No
If yes, describe briefly:
Other land use N/A
No. of stories — Gross floor area (sq. ft.)
Type of use:

4. **EXISTING PARKING**
Garages N/A
No. of public spaces: — No. of accessory spaces:
Operating hours: — Attended or non-attended?
Lots
No. of public spaces: — No. of accessory spaces:
Operating hours: — Attended or non-attended?
Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
Street parking exists along Washington Square North and Washington Square South.

5. **EXISTING STORAGE TANKS**
Gas or service stations? ☐ Yes X No — Oil storage facility? ☐ Yes X No — Other? ☐ Yes X No
If yes, specify:
Number and size of tanks: — Last NYFD inspection date: — Location and depth of tanks:

6. **CURRENT USERS Washington Square Park serves the local open space needs of the surrounding community and is frequented by tourists.**
No. of residents: N/A No. and type of businesses: N/A
No. and type of workers by businesses: N/A No. and type of non-residents who are not workers: N/A

7. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**
Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:
(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **No**
(b) is within a designated New York City Historic District; **Yes**
(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **No**
(d) is within a New York State or National Register Historic District; or. **Yes**
(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **No**
Identify any resource:

Washington Square Park is within and proximate to the Greenwich Village Historic District which is a designated New York City Historic District (1969) and is listed in the National Register of Historic Places (1979). The park's landscape and archaeological resources are also eligible, or likely eligible, for listing in the National Register of Historic Places. See the Cultural Landscape Report (Appendix II) and Phase IA archaeological report (Attachment III)

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. N/A

8. **WATERFRONT REVITALIZATION PROGRAM**
Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☐ Yes X No
(A map of the boundaries can be obtained at the Department of City Planning bookstore.)
If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

9. **CONSTRUCTION**
Will the action result in demolition of or significant physical alteration to any improvement? X Yes ☐ No
If yes, describe briefly:

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

The action will include physical alteration to the fountain area, including relocation of the fountain , as well as to portions of the park's pathways, trails, and paved surfaces (some to be converted to natural turf). The dog run area will be reconstructed, and other improvements will be made to the existing park, as described in both Attachment A and Appendix I. In addition, demolition and replacement of two small-scale utility outbuildings is anticipated in phase III.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?
X Yes ☐ No If yes, describe briefly:

The action will generally include ground disturbance at levels of approximately two feet, within discrete areas. Some areas may exceed two feet. In-ground micro tunneling for utility work is anticipated. See Appendix I for detailed drawings.

10. **PROPOSED LAND USE**
Residential N/A
Total no. of dwelling units No. of low-to-moderate income units Gross floor area (sq. ft.)
No. of stories Describe type of residential structures:

Commercial N/A
Retail: No. of bldgs Gross floor area of each building (sq. ft.):

Office: No. of bldgs Gross floor area of each building (sq. ft.):

Other: No. of bldgs Gross floor area of each building (sq. ft.):
Specify type(s):
No. of stories and height of each building:

Manufacturing/Industrial N/A
No. of bldgs Gross floor area of each building (sq. ft.):
No. of stories and height of each building:
Type of use(s): Open storage area (sq. ft.) If any unenclosed activities, specify:

Community facility N/A
Type of community facility:
No. of bldgs Gross floor area of each building (sq. ft.):
No. of stories and height of each building:

Vacant land
Is there any vacant land in the directly affected area? ☐Yes X No If yes, describe briefly:

11. **PROPOSED PARKING**

Garages N/A

No. of public spaces: No. of accessory spaces:

Operating hours: Attended or non-attended?

Lots N/A

No. of public spaces: No. of accessory spaces:

Operating hours: Attended or non-attended?

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

No. and location of proposed curb cuts:

Existing street parking will remain.

Other land use: N/A Gross floor area(sq. ft.) No. of stories _____ Type of use:

12. **PROPOSED STORAGE TANKS**

Gas or service stations? ☐ Yes X No Oil storage facility? ☐ Yes X No Other? ☐ Yes X No

If yes, specify:

Size of tanks: Location and depth of tanks:

13. **PROPOSED USERS**

No. of residents: N/A No. and type of businesses: N/A

No. and type of workers by businesses: N/A No. and type of non-residents who are not workers: N/A

Washington Square Park will continue to serve the open space needs of community residents and workers.

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? X Yes ☐ No

If yes, describe briefly:

. See Attachment C, Section F for detailed analysis.

15. **DIRECT DISPLACEMENT**

Will the action directly displace specific business or affordable and/or low income residential units? ☐ Yes X No

If yes, describe briefly:

16. **COMMUNITY FACILITIES**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes X No

If yes, describe briefly:

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIO-ECONOMIC CONDITIONS

17. What is the zoning classification(s) of the directly affected area?

Zoning classifications do not apply to public parks. Therefore, the parcel encompassing the project does not have a zoning classification.

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

Not applicable.

19. What is the proposed zoning of the directly affected area?

No change to the zoning classification is proposed.

20. What is the maximum amount of floor area that can be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use

Zoning Information

Not applicable.

Is there any existing publicly accessible open space in the directly affected area? X Yes ☐ No

If yes, describe briefly:

The site has served as one of New York's oldest parks, and includes approximately 10 acres of passive recreation space, including landscape areas, walkways, benches and chess tables.

Does the directly affected area include any mapped City, State, or Federal parkland? X Yes ☐No

If yes, describe briefly:

With the exception of perimeter sidewalks, 9.75 acres of the project site are mapped parkland, are actively used as a park, and are under the jurisdiction of the New York City Department of Parks & Recreation.

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action ?

The predominant land uses within a ¼-mile radius of the proposed action are residential, commercial, and institutional.

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

a. LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b. SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B
c. COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d. OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e. SHADOWS	See CEQR Technical Manual Chapter III.E.
f. HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g. URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h. NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i. NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j. HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k. WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l. INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m. SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M.
n. ENERGY	See CEQR Technical Manual Chapter III.N.
o. TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p. TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q. AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r. NOISE	See CEQR Technical Manual Chapter III.R.
s. CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t. PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

See Attachment C for Environmental analyses, as required.

Applicant Certification

24.

Colleen Alderson PREPARER NAME	City of New York/Dept. of Parks & Recreation PRINCIPAL
Assistant Director, Planning PREPARER TITLE	Joshua Laird NAME OF PRINCIPAL REPRESENTATIVE
S/ PREPARER SIGNATURE	Asst. Commissioner for Planning & Natural Resources TITLE OF PRINCIPAL REPRESENTATIVE
11/6/06 DATE	S/ SIGNATURE OF PRINCIPAL REPRESENTATIVE
	11/6/06 DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	No
SOCIOECONOMIC CONDITIONS	No
COMMUNITY FACILITIES AND SERVICES	No
OPEN SPACE	No
SHADOWS	No
HISTORIC RESOURCES	No
URBAN DESIGN/VISUAL RESOURCES	No
NEIGHBORHOOD CHARACTER	No
NATURAL RESOURCES	No
HAZARDOUS MATERIALS	No
WATERFRONT REVITALIZATION PROGRAM	No
INFRASTRUCTURE	No
SOLID WASTE AND SANITATION SERVICES	No
ENERGY	No
TRAFFIC AND PARKING	No
TRANSIT AND PEDESTRIANS	No
AIR QUALITY	No
NOISE	No
CONSTRUCTION IMPACTS	No
PUBLIC HEALTH	No

Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

Not applicable.

If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

A negative declaration has been prepared.

If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

Lead Agency Certification

Not applicable.

If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

Not applicable.

Colleen Alderson	Joshua Laird
PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
Assistant Director	Asst. Commissioner for Planning & Natural Resources
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
S/	S/
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
11/8/06	11/8/06
DATE	DATE

Attachment A
Description of Proposed Action

The New York City Department of Parks and Recreation (DPR) is proposing a comprehensive rehabilitation project for Washington Square Park which will provide the park with a cohesive design, improved circulation and physical condition, contemporary design standards for pedestrian use, enhanced access and rehabilitation of important historic features.

The central feature of the park is the fountain and plaza. This will continue to be the case in the rehabilitated park. Currently the plaza is enclosed by a variety of park features including the two dog runs and the raised petanque courts. The new design will relocate these park facilities, except for the petanque courts, to the park's perimeter which will allow large open lawns to meet the plaza and visually expand the plaza into the open green lawns.

Overview

Washington Square Park has undergone multiple design changes throughout its lengthy history. The current condition of the Park demonstrates many important remaining historic features from a variety of eras, but is also characterized by deteriorated physical conditions and impaired circulation and access for pedestrians. This is a result of the park's numerous earlier designs and having been open to automotive use when Fifth Avenue extended through the park. The new cohesive design will address multiple contemporary programming, design and regulatory needs while also emphasizing design features from several eras in the park's complex history.

The proposed project incorporates design features derived from a collaborative design process. The project will be carried forward in three phases to minimize disruption to park users. Multiple public boards, community groups and municipal agencies reviewed the proposed project. In addition, DPR design staff were available within the Park one day per week for over a year to engage in informal, spontaneous design feedback with Park users.

DPR's design program for the proposed action balances multiple design requirements, including public uses (active and passive recreation), historic resource stewardship, public safety, increased public access and contemporary recreational landscape design principles to enhance current uses (such as improved circulation).

See Appendix I for a representation of the existing condition of the Park.

The Proposed Action

The proposed reconstruction will be segmented into three discrete phases. Phase One will encompass a reconstruction of the fountain and central plaza area, in addition to the Northwest quadrant.[1] Phase Two will incorporate a reconstruction of the other three quadrants. Phase Three, which may be conducted

[1] As of the date of this EAS, the City is enjoined, by court order, from proceeding with any work on the fountain and fountain plaza areas. Nonetheless, in order to thoroughly assess the potential for the Washington Square Reconstruction Project to cause significant environmental impacts, the EAS thoroughly analyzes these project components.

concurrently with Phase Two, will include the replacement of utility buildings. See Appendix I illustrating the proposed alterations.

The proposed project consists of the following elements:

1. Rehabilitation of the existing fountain and central plaza area.

   Rehabilitation of existing, character-defining historic features of the 1870s fountain will include exterior surface conservation, replacement of deteriorated mechanical features and replacement of the existing plaza to improve circulation and user experience. As part of a design program responding to contemporary pedestrian (rather than former automotive) park use, the fountain will be relocated a distance of 23.36' feet to be aligned with Washington Arch.

   The 1870's fountain was designed by Jacob Wrey Mould for the 59th Street and 5th Avenue entrance to Central Park. The fountain was disassembled and brought to Washington Square Park in 1873 replacing the original 1850s Washington Square 100 foot diameter fountain. This smaller fountain was installed within the newly constructed carriage drive that later became known as the roadbed. (See Appendix III, Figures 9 and 13.)

   The Arch postdates the fountain and was completed in the 1890s. The opportunity has presented itself to now align the fountain to the Arch in connection with the rehabilitation of the fountain.

   The surrounding existing sunken plaza will be raised to grade to provide improved access for the user public, including individuals with disabilities in conformance with the Americans with Disabilities Act. The fountain plaza area will feature an 18" high stone seating wall defining the plaza's profile and mirroring the fountain's profile area. The renovated plaza will be paved with decorative pavers and granite and will feature decorative radial bands. The area of the new fountain plaza will be no less than 77% of its current size. It is anticipated that the surrounding landscaped areas will be increased by approximately 20 percent.

2. Perimeter Fencing

   The original perimeter fence will be replicated and reduced in scale. The posts, pickets and end cages are designed in proportion to the lowered height at approximately 3'-6" high and installed around the green spaces defining the perimeter boundary. The circa 1847 perimeter fence, which was approximately 5 feet high, was original to the Park's earliest designs, and was removed in 1870 and reinstalled at the Manhattan Park, now known as the Museum of Natural History. The restored fence will be placed on a 12" wide granite curb to define the park edge. The granite curb will vary in height from 6" to 8" due to the uneven existing sidewalk elevations. Etchings and historic photographs will serve as the basis for the design of the ornate steel cage posts and fence panels. The park will continue to have the use of police barricades placed at the entrances to close the park during late hours.

3. Pathways & Circulation

   Several small paved plazas that intrude on the landscape will be removed to allow larger lawns to be more gracefully contoured. This treatment will create the visual effect of a greener park. Mirroring the park's Olmsted-influenced 1872 design, the restored lawns are designed to reflect both contemporary use and the nineteenth century Gardenesque style. The existing asphalt paths will be repaved with asphalt pavers along with granite borders.

Post and chain railings will replace the existing pipe rail fencing along park paths. The railings will be installed along a 3" wide granite curb defining the landscape edge along the park paths. The exterior perimeter sidewalk will be replaced with asphalt pavers.

4. Landscape Rehabilitation

   The proposed action includes a landscape rehabilitation program which preserves plantings from multiple eras of the Park's history. A varied planting palette with the introduction of evergreens will enrich the Park's picturesque setting and allow for a more tranquil environment to buffer park users from the highly urban perimeter. The plantings in the park will be arranged in the romantic English tradition. The landscapes will feature perennial gardens near the park perimeter, flowering throughout the warmer seasons along the main corridors and entrances. Large lawns will abut the central plaza and are intended for passive recreation.

5. Small-scale design elements

   - The design will feature restoration of historic light fixtures and the historic Gardenesque bench seating plans, based upon nineteenth century designs. (See Appendix IV.)

   - Contingent upon funding considerations, the existing playgrounds will be replaced with upgraded playground facilities to meet current user population needs and contemporary safety design requirements. The proposed action will enhance existing active children's play areas. This will include an expansion of the existing children's playground to 7,000 square feet, and the creation of a unique 8,000 square foot active play area for older children between ages 9 and 12. (See Appendix I to see a schematic of the area.)

   - A permanent elevated stage area will be built in the area now known as Teen Plaza, and will allow the area to continue to host planned and informal performances. Construction of the stage, pending approval by the New York City Landmarks Preservation Commission (LPC), will occur during Phase Two.

   - Existing dog run areas will be retained but expanded into rounder footprints, with entrances from within the Park. The dog run park details such as perimeter fence, surface material, entrances, drainage, etc. will be designed in Phase Two. The schematic plan in Appendix I indicates the locations of these areas.

   - Two existing historic statues will be relocated within the park. The Garibaldi monument (See Appendix IV) will be moved approximately 31' north and 8' west, and repositioned to face south. The Holley monument (illustration also attached) will be moved approximately 41' to the west, and 37' north, and repositioned to face south. (See Appendix II for historical information and conservation treatments.)

   - The reconstruction will retain the existing table game areas, with associated improvements such as the introduction of Scrabble tables for the current game players. Details of the Scrabble plaza are attached. The chess area has not yet been designed and will be reconstructed in Phase Two.

Stewardship

The proposed action includes active stewardship in terms of historic resource protection, context-sensitive decision-making procedures and public education. The site is known to contain sensitive archaeological areas and the project has been designed to ensure the least disturbance of those areas where it is believed there may be archaeologicalresources. According to the Parks Department's best information, nearly all the areas to be disturbed were previously disrupted and replaced with significant amounts of fill/soil. The only area where it is anticipated that archaeological remains may be present is the proposed holding tank for the fountain, which will be placed near the existing large dog run. The placement of the holding tank will be modified if material of archaeological significance is encountered.

A Phase 1A Archeological Documentary Study (Geismar 2006) has been reviewed and approved by LPC. This study determined that the Park has the potential to contain 17^{th} –19^{th} century archaeological resources including human remains. The next step will be to archaeologically test select locations that will be chosen by LPC and Parks as determined by the areas where construction will occur to ascertain the actual archaeological sensitivity of the project area. The findings of this limited archaeological testing will be used to determine whether additional archaeological testing will be required by LPC and Parks and to what extent additional archaeological monitoring is appropriate.

DPR will require that the Construction Contractor retain the services of a professional archaeologist who regularly engages in the business of archival, historical, or archaeological investigation. Staff will include a Principal Investigator eligible for certification by the Registry of Professional Archaeologists. The Principal Investigator will serve for the duration of the contract. The Principal Investigators team must include:

- A project manager (who may be the same person as the Principal Investigator) who has managed a minimum of two (four preferred) projects of the magnitude of this project.
- An archaeologist with a graduate degree in Anthropology, with a specialization in Historical Archaeology, plus a minimum of two (six preferred) years experience performing historic archaeological investigations and preparing final reports.
- A conservator who is a member of the American Institute of Conservation, and considered a Professional Associate or Fellow within the organization, or able to demonstrate that the standards and experience required for membership are possessed.
- A physical anthropologist with a graduate degree in Anthropology with a specialization in Physical Anthropology and a minimum of two (five preferred) years experience in the analysis of historic cemeteries.

LPC and DPR will monitor all phases of the Archaeology work and the Contractor will be held liable for unsatisfactory work and methods. Both LPC and DPR will have authority to approve the proposed candidate and will monitor all phases of archaeological work.

Archaeological Testing

As stated above, the location and extent of field testing will be determined by LPC and DPR, based upon the actual areas where construction will occur. The approved Archaeologist will be on site for archaeological testing. The archaeologist will: (1) Prepare a Scope of Work detailing the extent of testing and methodology to be used as well as an explanation of how significance will be determined. This will be reviewed and

approved by LPC; (2) Execute the field testing according to the approved Scope which must adhere to the Landmarks Preservation Commission's Archaeological Guidelines for New York City (2002); and (3) Produce a professional quality final report which will be reviewed and approved by LPC and DPR. If significant resources are found, the Archaeologist will be encouraged to submit the results for publication in a peer-reviewed professional journal. All primary burials must be protected in place as per the LPC approval. The physical anthropologist will be responsible for documenting any burials left in situ as well as analyzing any other human remains that may be found. All archaeological resources found must be conserved and stored according to current professional standards.

Archaeological Monitoring

The extent of archaeological monitoring has yet to be determined by the LPC, and will be based upon the findings of the archaeological testing. At this time, available evidence appears to indicate that the majority of construction will not need to be monitored. The archaeologist will have the authority, subject to DPR approval, to stop any/all construction activity until the significance of potential archaeological resources has been determined. The archaeologists must confer with LPC and DPR about the treatment of any significant resources before construction activities may proceed in the area. The approved archaeological monitoring team shall prepare a Scope of Work detailing the extent and methodology to be used as well as an explanation of how significance will be determined. This must be reviewed and approved by LPC and DPR. All soil excavation within archaeologically sensitive areas must be monitored at all times and will be hand excavated by the construction crew at the discretion of the archaeological monitoring team. If potentially significant archaeological remains are encountered, construction must cease in the area and scientific excavation will be performed by the archaeologists. In the event that human remains are encountered, the protocols described in the Archaeological Guidelines for New York City (2002) must be adhered to, including that the physical anthropologist will document any primary burials as they will be protected and remain in place. The physical anthropologist will also be responsible for analyzing any other human remains that may be found, and the monitoring team will produce a professional quality final report for the review and approval of LPC and DPR. If significant resources are identified, the archaeologist will be encouraged to submit the results for publication in a peer reviewed professional journal.

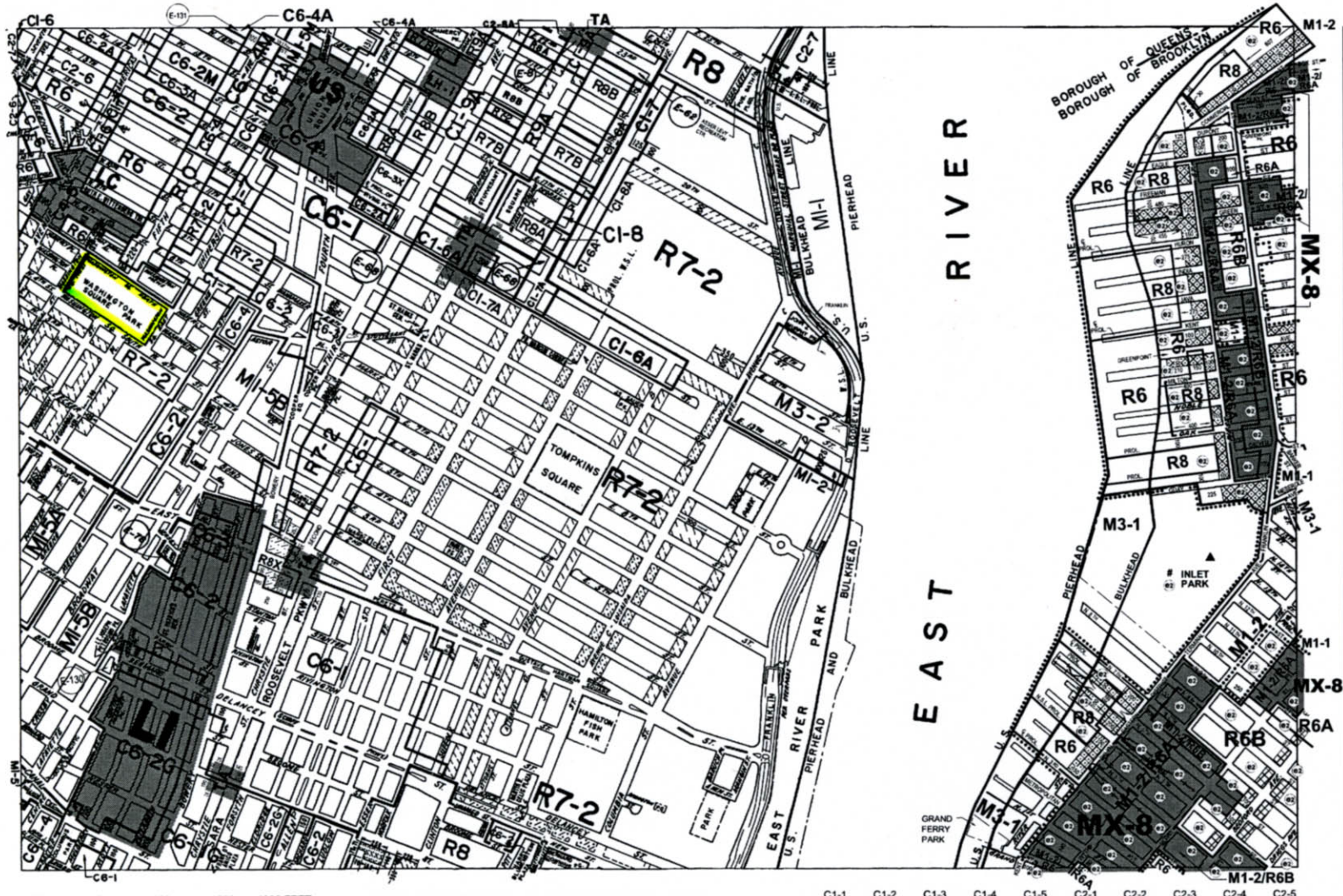
Additional subsurface construction related excavation may be required as construction proceeds. In this case, the archaeologist will submit a scope of work for any additional archaeological work that may be required to DPR and to LPC for review and approval before such additional work commences.

Public Education

The Proposed Action includes a full interpretive design and educational program, utilizing small-scale design elements, to ensure that visitors will be well-informed about both the park's overarching historical and cultural significance, as well as the specific character-defining design elements. The intent of the interpretive design and educational program is to inform visitors of the park's rich layers of multiple cultural meanings and eras of significance. A compelling interpretation program will allow the visitor to actively explore the comparison between contemporary society and historical data, artifacts and narratives. Small-scale design features under consideration include graphic-intensive signage, with detailed text, and "placemaking" elements, including visual or physical foundation outlines, placement of imprinted phrases, or other visual design elements to relate historical information to the visitor.

One of the responsibilities of the Archaeological team will be public education. Both the Archaeologist and the Archaeological Monitor will be responsible for providing handouts to educate the public about all phases of their activities, and will make such handouts available for public distribution at the site each day that work is to be performed. These handouts must be reviewed and approved by DPR and LPC before

being distributed. Additionally, if significant resources are found, the findings of this project must be presented in at least two (2) public forums in locations to be determined by DPR. If sufficient public interest arises, as determined by DPR, the Archaeological Team may be obligated, at DPR's direction, to provide additional public outreach including, but not limited to, lectures, and question and answer sessions.



NOTE: STREETS FOR STREET MAP CHANGES (C040416 MMK, C040417 MMK, AND C040418MMK) ARE SHOWN ON THIS ZONING MAP PRIOR TO BECOMMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

AREA(S) REZONED

EFFECTIVE DATE(S) OF REZONING:
5-11-2005 C 050111(A) ZMK

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

(D) - RESTRICTIVE DECLARATION

(E) - CITY ENVIRONMENTAL QUALITY REVIEW DECLARATION

(e2) – REFERS TO BLOCKS WITH LOTS SUBJECT TO CEQR DESIGNATION E-138. SEE Z.R. APPENDICES (CEQR DECLARATIONS) FOR LIST OF AFFECTED BLOCK AND LOTS.

CITY MAP CHANGES:
▲ 7-29-2005 C 040415 MMK

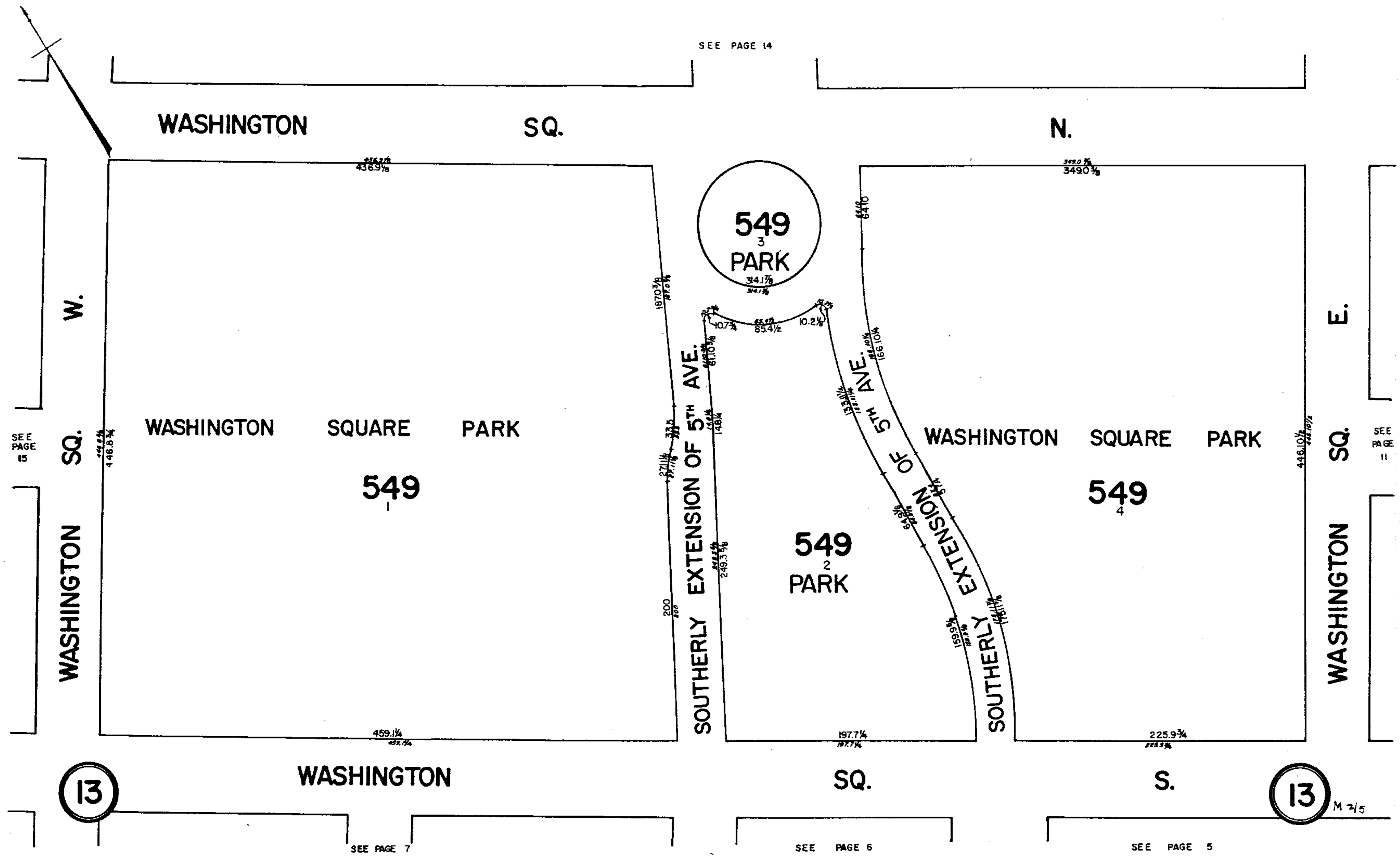
N

MAP KEY

8b	8d	9b
12a	**12c**	13a
12b	12d	13b

ZONING MAP **12c**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map check the Department of City Planning website: http://www.nyc.gov/html/dcp/html/subcats/zoning.html or contact the Zoning Information Desk at (212) 720-3291.



SEE PAGE 14
WASHINGTON SQ. N.
W. SQ.
WASHINGTON
SEE PAGE 15
WASHINGTON SQUARE PARK
549
1
549
3
PARK
549
2
PARK
WASHINGTON SQUARE PARK
549
4
SOUTHERLY EXTENSION OF 5TH AVE.
SOUTHERLY EXTENSION OF 5TH AVE.
E. SQ.
WASHINGTON
SEE PAGE 11
WASHINGTON SQ. S.
13
13
SEE PAGE 7
SEE PAGE 6
SEE PAGE 5
436.9½
349.0⅜
446.8¾
446.10½
459.1¼
197.7¼
225.9¾
249.3⅜
85.4½
10.7¾
10.2⅛
166.10¼
200


W. 8TH
APT. HOTEL
WASHINGTON MEWS
MACDOUGAL ST.
551
548
N.Y.U. RESIDENCE HALL
FIFTH AVE.
UNIVERSITY PL
WASHINGTON SQ.
NORTH
WAVERLY
549
PARK
WEST
EAST
WASHINGTON SQUARE PARK
549
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PARK
549
SOUTHERLY EXTENSION OF 8TH AVE.
SOUTHERLY EXTENSION OF 5TH AVE.
COMFORT STN.
NEW YORK UNIVERSITY (MAIN BLDG)
WASHINGTON SQ.
SOUTH
W. 4TH
WASHINGTON SQ.
MACDOUGAL ST
N.Y. UNIV. LAW CENTER
541
SULLIVAN ST
JUDSON MEM. BAPT. CH.
541
THOMPSON ST
CHAPEL
538
LA GUARDIA PL
PEDESTRIAN WAY
N.Y.U.
W. 3RD
Haring or Herring
Farm Map No. 105
Lib. 41 P. 149 & 367 Lib. 42
35
22

Attachment C: Part II, Environmental Analyses
A. Land Use, Zoning and Public Policy

A land use analysis characterizes the development trends and regulatory policies (such as zoning) in the area affected by the project, and analyzes whether a project is consistent with those trends. A basic description of land use, zoning and corresponding public policy is generally provided for all CEQR actions and policies, according to the CEQR Technical Manual (3A-5). The proposed Washington Square Reconstruction project will rehabilitate a public park. The existing project area and park are currently under the jurisdiction and control of the Commissioner of DPR. Basic descriptions for land use, zoning and public policy are provided below:

Land Use

The predominant land uses within a ¼-mile radius of the proposed action are residential, commercial and institutional. New York University operates classroom and university facilities, administrative offices, and university housing along the entire park perimeter, with some private residential apartment buildings to the north and west of the park. According to the City Environmental Quality Review Technical Manual, a proposed action without a change in land use is usually not enough to constitute a significant land use impact. (3A 12-13).

The project is not expected to cause changes in surrounding land use, or land use changes within the direct project site. The existing park uses, (including passive and active recreation, and informal social interaction), as well as character-defining historic and cultural resources, will not be substantially altered.

Zoning

No zoning classification is applicable because it is a city-owned parcel under DPR's jurisdiction, which is historically and currently operated as park. No change to the zoning classification of the park site will occur with the reconstruction, and no other CEQR technical area includes zoning information, therefore no zoning assessment is required as described by the CEQR Technical Manual (3A-5).

Public Policy

The proposed action is undertaken as part of DPR's fundamental mission, as set forth in the City Charter, to preserve, maintain and rebuild the city's recreational areas by balancing multiple program requirements, user needs and design goals. The area is not located within any special areas governed by public policies, such as the City's Waterfront Revitalization Program, with the exception of being located in a historic district, which is discussed in Section F. In addition, the proposed action does not affect other specific public planning efforts, as no accompanying land use change is proposed. Therefore, no detailed Public Policy assessment is required as described by the CEQR Technical Manual (3A-5).

The proposed action retains the existing land use pattern and zoning classification, and is consistent with DPR's fundamental policy directive to ensure that public parks are clean, safe, and attractive for the health and enjoyment of the people.

B. Socioeconomic Conditions

Socioeconomic studies analyze if an action would directly or indirectly change population, housing, or economic activities in a given area. These studies include analysis of projects that may indirectly encourage increased development in the surrounding neighborhood.

The proposed action would not directly or indirectly displace residential population, businesses or employees, thereby affecting the socioeconomic profile of the neighborhood. Therefore, according to the CEQR Technical Manual a socioeconomic assessment is not appropriate. Specifically, the proposed action would only serve the existing park user population group, and it would not disadvantage or affect any other social group. As an in-kind rehabilitation, the proposed action would not directly or indirectly encourage increased development in the surrounding neighborhood.

C. Community Facilities and Services

Community Facilities studies include publicly-funded enterprises such as schools, hospitals, libraries, and police protection. Existing police presence will not be affected by the rehabilitation of the park. According to the CEQR Technical Manual, City-owned recreational centers and facilities are not considered here, but under Open Space (Section D). (3C-2). The proposed action does not trigger the need for a community facilities analysis because the proposed action does not alter, directly or indirectly, community facilities or involve the construction of additional residential units.

The proposed perimeter fence will be 3’6” high above the curb and installed around the green spaces defining the perimeter boundary. This will improve park security and public safety. The perimeter fence will also keep children from running out into the street and will protect the perimeter plantings. In addition, the proposed placement of new park light poles is designed using photometrics, the measurement of light’s intensity, to allow for an even light distribution along the pathways and plazas for public safety.

D. Open Space

Open Space includes active and passive recreational areas (including city parks) which are either publicly or privately owned. As defined by the CEQR Technical Manual, the Park contains public open space (all parks facilities are accessible by the public on a constant and regular basis), and includes both active open space (playground equipment, petanque courts, and multi-purpose play area), as well as passive open space (plazas with seating, board game areas, paths, lawns, and accessible natural areas used for strolling and dog-walking).

Direct effects occur when a proposed action would diminish open space, or change the amount or type of open space. Direct effects also include actions which change the use of an open space so it no longer serves the same user population (such as the elimination of playground equipment), limit access to a public space, or otherwise impact its usefulness. Sometimes, direct effects may be beneficial or have a beneficial impact to some resources or groups, while having an adverse effect on others. Indirect effects on open space may include an action which would place a demand on existing open space or recreational facilities, including when the population generated by the proposed action would noticeably diminish the ability to serve existing or future user groups. Analysis of construction impacts on public

parks should also be considered as an indirect or direct effect. (CEQR Technical Manual 3D-2 – 3D3). The significance of indirect or direct adverse impacts is generally determined by examining the proposed action for any significant physical impacts upon existing open space (including noise, emissions or odors as described in Section S), or a significant displacement of existing open space users (or other reduction of an open space ratio) as described by the CEQR Technical Manual. (3D-15). As this proposed action does not include a resulting residential or non-residential population increase, and the existing open space ratio would remain substantially the same when the action is completed, no quantitative analysis of open space is required by the CEQR Technical Manual. (3D-5).

Aesthetic Qualities

The existing park draws upon multiple sources for its aesthetic qualities, including greenery and forestry, large scale planning elements (such as curvilinear walkways), small scale design features, and monumental architectural features.

An additional aesthetic quality is the unique variety of social action and interaction within a complex urban setting. The park's aesthetic qualities rely upon its use by artists, musicians, speakers, and community residents as a site for passive enjoyment, performance, protest, and social gathering. Many of the park's aesthetic qualities are also character-defining historic features, qualifying the park for listing in the National Register of Historic Places. (The Park's aesthetic qualities are further discussed in Section G, Urban Design, and Section H, Neighborhood Character.) The reconstruction retains all of the Park's essential aesthetic qualities while also meeting contemporary design and safety requirements. In addition, the rehabilitation of the park is carefully phased so as to ensure temporary and minimal disruption to enjoyment of the Park's aesthetic resources. Construction related impacts are further analyzed in Section S.

Impairment of Operation

The rehabilitated park will continue to operate as a public park and will continue to offer users the existing diversity of unique experiences, ranging from passive recreation, enjoyment of spontaneous music, speaking and artistic performances, informal social gathering, active gaming, and children's play areas. The new park design will enable large groups to spill onto the three new, large, uninterrupted lawns. For example, these new green lawns would accommodate a large demonstration, or an audience for a performance in the fountain plaza. The reduction in the size of the fountain plaza, which is anticipated to be no more than 23%, is not expected to impair the ability of the park to host informal musical performances or other gatherings. Any impairment realized as a result of construction activity is both temporary and minimized by construction phasing. Further analysis of construction related impacts is discussed in Section S, Construction Impacts. No permanent impairment of operation or enjoyment will result from the proposed action.

ADA Access

Many of the Park's existing facilities are not currently compliant with the Americans with Disabilities Act (ADA) guidelines. An important part of the reconstruction project is to ensure enhanced and equal access to park features, in compliance with the Americans with Disabilities Act. Because of the historic importance of the Park, accessible features must be designed to be sympathetic to the Park's tradition. For example, the new stage would require a ramp but the design intent will create a stage that blends into the landscape. In addition, the placement of the stage is situated along open view corridors enhancing visibility for park spectators either in the Garibaldi Plaza, along the park paths or sitting within the adjacent lawns. The proposed action will achieve both accessibility and preservation of

historical integrity. For further example, the new grade level seating area surrounding the historic fountain affords full access while also retaining the fountain's unique historic feature. In addition, the proposed design features a dropped curb along walkways in discrete areas, to ensure wheelchair access to the lawn. Bench spacing will be revised to ensure that wheelchairs will be seamlessly integrated with seating. By ensuring enhanced equal access, the proposed action will increase the Park's availability to, and enjoyment by, all users.

Usability of Open Space

The rehabilitation of the park will comply with applicable laws, standards and requirements. These include safety requirements for play equipment, public health considerations related to additional drainage needs in the dog run areas, use designs regarding public drinking fountain construction, public safety requirements governing increased lighting and construction of separate and monitored children's bathrooms, as well as relevant environmental laws and the ADA. This will ensure that the existing user population will have an improved and safer experience. The primary design objectives of the plaza redesign are: to ensure that the plaza will continue to facilitate spontaneous social interaction and passive recreation, ensure compliance with the ADA, improve pedestrian circulation, protect natural resources, and provide areas for assembly both within the plaza and on adjacent lawns.

Currently the plaza is enclosed by either dog runs or the raised plaza used for petanque. The main design feature of this park is quite simple. The fountain and plaza will remain the beacon feature of the park and the plaza will be situated within large open lawns. The re-design will allow sweeping lawns to meet the plaza so that spectators in the plaza will feel that they are in a green park. The sunbathers, petanque players, dogs and dog walkers, and Scrabble and chess players will all be able to see and experience the fountain and plaza. The sweeping green meadows will become the destination for park users like Union and Madison Square Parks. These extensive lawns will allow for many more spectators who may choose to lie closer to the plaza while sunning, eating lunch or simply being with friends, or choose to lie further away for a more peaceful park experience.

User Needs

The Park is currently used by multiple age groups for a wide variety of uses. These uses range from passive enjoyment of natural resources to active play, pet walking, artistic performance and social interaction. The proposed action enhances many of these uses without eliminating any of them. For example, the proposed action provides new active playground equipment for children and creates a new playground for older children. The teen plaza area will continue to have petanque courts and the lawns will be used for spectators as a mini-great lawn to enjoy performances either at the central plaza or at the proposed stage. There will be 25% more benches than currently exist and the small dog run will approximately double in size. Currently there is a segment of the local community which does not use the park but is expected to use the park once the renovation is complete. It is expected that the restored sense of place will attract more local residents, though it is not anticipated that there will be significantly more park users with the proposed action in place. The 20% increase in green space may also increase passive park usage such as sunbathing, passive play, picnicking, etc. These additional users are expected to reach the park on foot or bicycle.

Construction Impacts to Users

Construction Impacts from the proposed action are described in greater detail in Section S. Construction impacts are temporary in nature, and will be undertaken in a phased approach so that public use and enjoyment of some portion of the open space is ensured during all phases of construction. Specific

potential direct impacts, described in greater detail in Section S, include air emissions and noise related to construction equipment. However, as noted in Section S, the proposed construction requirements include utilization of Best Available Technology for reducing impacts to air quality, in addition to other impact-reducing measures, to minimize disruptions to public use and enjoyment. As the relative length of construction impacts is considered by the CEQR Technical Manual to be an important factor in determining whether there will be a significant adverse effect and the three phase construction is expected to last no more than three years, there is no significant direct effect related to construction impacts upon open space. It is anticipated that no single area of the park will be inaccessible to users for more than one year. Each Phase consists of a confined area and will be accessible to the public after completion. DPR intends to keep significant portions of the Park open to the public throughout each phase of construction, and does not expect beginning Phase II work until Phase One is completed.

The proposed action will not result in a direct permanent displacement without providing for a comparable replacement of similar size, usability and quality. No publicly accessible open space will be lost. A carefully designed program ensures that the park's future use will be consistent with the current user needs. This will be done through repair, replacement of existing with contemporary (and safe) play equipment, and replacement of the existing round fountain area with a comparable but accessible space. In addition, the proposed redesign maintains the Park's existing opportunities for informal social interaction and spontaneous performance. The proposed action allows DPR to continue to serve all user group needs.

The proposed action provides an opportunity to enhance current user population needs and enjoyment of the Park and its resources through a comprehensive, balanced design program. Accordingly, the proposed action will not result in any significant adverse open space impacts.

E. Shadows

Shadows are considered in circumstances where a built structure blocks sun from the land, and increased scrutiny is afforded for shadows which fall on open space, historic resources or natural features. Shade by natural features is not considered a shadow for environmental review purposes. The proposed action does not include any additional above-ground elements. Any shadows from manmade structures within the park after the construction will substantially replicate the shadows cast by existing ground elements or previous structures. The proposed action will feature low-level manmade structures, such as water fountains and benches, which will not cast any additional shadows, and are generally replacements of existing features. Therefore, no new shadow impacts are anticipated with the proposed action, and no further analysis is required. New utility buildings replacing existing structures will be of similar height and will not create any significant new shadows different from those that exist today. The plan is to retain the existing functioning comfort station until the new structure is opened to the public, adjacent to the old structure. Once the new comfort station and field house are open, the existing comfort station will be demolished but its basement will be retained to provide more storage, lessen the chance of archeological disturbance, and minimize the size of the new above-ground structure. The new location of the comfort station will not throw additional shadows as compared to the existing comfort station as the height of the new comfort station will be approximately the same as the existing one. In addition, there will be only one structure as compared to three structures. This will minimize the shadow and, most importantly, improve visual resources at the site. The current complex creates a visual wall towards Sullivan Street. The proposed action will improve visibility into the park and out to the perimeter street.

F. Historic Resources

Significant historic resources include designated New York City Landmarks (and Districts) (and properties under consideration for designation), properties listed in or formally determined eligible for listing in the State or National Register of Historic Places (and properties recommended for listing therein), National Historic Landmarks, and properties not formally designated in any of the above lists, but which meet eligibility requirements for inclusion. CEQR is primarily concerned with identifying significant adverse effects, but in so doing, must document all direct and indirect adverse effects regardless of significance.

The Cultural Landscape Report and related technical reports (See Appendix II) recognize that Washington Square Park is a significant historic resource, as it is part of the New York City landmark Greenwich Village Historic District. The Park has a series of discrete character-defining historic features, which together compose the Park's environment. In addition, there is a high potential for finding significant archaeological material in the Park. Consequently, an archaeological protocol has been developed which provides for undertaking an explicit decision-making process, in consultation with LPC, as potential impacts are more precisely identified.

The restoration of Washington Square Park will allow DPR to balance its responsibility as a steward of historic places with contemporary design and programming requirements. The Park is within a National Register Historic District for Greenwich Village, and as stated above, a designated City landmark district. The Park is significant for both its association with multiple important historical trends (related to the urbanization of New York) and as an important example of landscape design.

Washington Square Park originally served as both farmland and a burial ground. Its conversion to a military parade ground in 1829, with a linear geometric design, marked its transformation into one of the city's earliest parks. This angular geometry was continued into the Park's first formal design in 1852. In 1870, New York City's Department of Public Parks called on the Engineer-in-Chief, M.A. Kellogg, and the Chief Landscape Gardener, I.A. Pilat, for the new park design. It featured the carriage drive and the curvilinear and asymmetrical geometry characteristic of Olmsted and Vaux (the City's then recently departed chief park architects), but also retained earlier design elements. Olmsted and Vaux, who designed Central and Prospect Parks, are considered nationally significant for their pioneering use of informal and rustic landscape architecture. Their pastoral designs recall the Gardenesque tradition. The Park was further embellished in the 1890s with the addition of a permanent Washington Arch, designed by noted Beaux Arts architect Stanford White. Between 1934 and 1938, the Park experienced another redesign under then-DPR Commissioner Robert Moses. This set of changes included closing the Sullivan Street extension through the park and adding a new pathway, a new comfort station, and sand pits in each of the quadrants. In 1970, the Park again underwent a renovation. In response to community input, the 1970 renovations retained the informal, curvilinear plan, while also providing contemporary additions, such as the new sunken plaza around the fountain (See Appendix II for more history of the park.)

As stated above, the park is associated with important historical trends and events, including the urbanization of New York and the nineteenth century City Beautiful movement, in which picturesque natural areas and grand architectural features were designed to provide a necessary escape from crowded urban stress. As an important public center, the Park was historically the scene of numerous workers' protest movements and also served as the backdrop for several generations of well-known young bohemian movements. The Park's natural features and vibrant social life have provided well-known writers and artists with inspiration, but also have served as visual and cultural anchors for the

surrounding community. Reinforcing the Park's unusually sensitive place in New York's social fabric, nearly every major improvement proposed for the park has been met with elevated public scrutiny. A defining feature of the park's history is its ongoing use as a site of both intense public controversy and recreational enjoyment within a dense urban environment.

The proposed plan meets established professional standards for acceptable rehabilitation of historic landscapes, and features a detailed archaeological protocol developed in coordination with LPC.

The planned rehabilitation of Washington Square Park will retain and restore its character-defining historic features, properly preserve any significant archaeological material found during its reconstruction, and introduce contemporary design and programming elements. The reconstruction will not result in any significant adverse impacts to historic resources. Instead, it will refresh many of the existing historic resources and make them more accessible to Park users.

G. Urban Design and Visual Resources

Urban design components make up the "look" of a neighborhood and include characteristics such as building type, arrangement, street patterns, streetscape elements, and natural features. Visual resources include unique or important *public* view corridors, vistas, or natural or built features (which are viewed from publicly-accessible locations). A preliminary assessment, which screens for potential impacts without a detailed analysis, is appropriate for many projects. The CEQR Technical Manual notes that while "no standards exist for measuring visual character impacts," such a determination may be undertaken by determining "the 'purity' or uniqueness of the no action condition visual character relative to the visual conditions that would be created by the proposed action." (CEQR Technical Manual 3G-5).

Urban Design Resources

The CEQR Technical Manual notes that a significant urban design impact occurs when a project would result in either new construction of buildings or streets that would appear "considerably different" from the existing condition. Specific areas are highlighted for consideration, including building type, setbacks, building arrangement, block form and street pattern, streetscape elements, street hierarchy and land use. (3G-5). The proposed action results in no substantial changes to any of the above areas, as it entails the in-situ reconstruction and restoration of an existing park which would have no effect on the visual form of the surrounding urban neighborhood.

Visual Resources

The CEQR Technical Manual also notes that a significant and adverse effect upon visual resources would be incurred if a proposed action "would affect the public's ability to view and enjoy" views, natural resources, historic resources, and/or waterfront areas. In addition, the CEQR Technical Manual notes that some projects may have a significant effect on visual character, but that such an effect would not be adverse. Specific analysis of each of these areas is listed below:

Views: The proposed action has no significant adverse effect on views and vistas, as there is no permanent obstruction of important views and vistas. Neither the view of the fountain looking into the park from Fifth Avenue nor the view looking out of the park onto Fifth Avenue will be significantly adversely impacted as the fountain and fountain plaza are being moved twenty-three feet in order to

align the fountain with the Arch, and will retain its general centralized location within the Park. Rather, the relocation will result in enhanced visual geometry and improved sightlines looking out upon and in from Fifth Avenue. Although these views will be altered by the relocation of the fountain and surrounding area to align them with the Arch, such alteration of the viewshed is minimal, due to the similarity between the pre- and post-construction views. The relocation of the two statues, raising the plaza elevation, and modifying the east-west path will improve sightlines to and from the fountain and will underscore the Park's important visual and cultural role in the surrounding community. In addition, the relocation of the fountain also increases greenspace west of the plaza that surrounds the fountain thus improving pedestrian circulation and visitor experience.

Significant vistas from within and looking into the park will be obscured by temporary construction staging. However, such temporary obstruction is minimized by careful phasing of construction activities, which will ensure continual use (and viewing) of portions of the park. The CEQR Technical Manual provides guidance in determining whether a significant adverse effect to the viewshed has occurred by stating that significance is determined in part by the similarity of views with and without the proposed action. (3G-6). The proposed action in Washington Square Park will result in similar views as compared to those in existing conditions.

Natural Resources: The proposed action will not permanently eliminate natural features now enjoyed by the community and will not obstruct the public's ability to enjoy natural features by blocking views or access. The proposed action will have a positive effect on the natural resources enjoyed by the community by restoring small-scale natural resources and increasing the greenery (as well as habitat and percolation capacity) by approximately 20%. (See also Section I, Natural Resources.)

Historic Resources: The proposed action's potential impact upon historic resources, including specific design elements, is discussed in further detail in Section F. The proposed action would not significantly affect the visual enjoyment of character-defining historic resources, as there would be no permanent or significant impairment of the public's ability to view the character-defining historic features of Washington Square Park. As discussed in "Views," above, aligning the fountain and surrounding plaza will not significantly impact historic resources, including the similarity in pre- and post- construction views. The fountain pre-dates the arch and was the primary feature of the park during its earlier years. The historic setting of the fountain was originally constructed within a leveled plaza, which later became a roadbed until the 1970s reconstruction that raised the roadbed along what now is the outer walkway. In addition, in order to create a lowered level, pavements and soil were removed to create a lowered, more enclosed area with concrete retaining/seating walls, steps and one ramp.

The proposed fountain restoration will restore the original setting that will allow this feature to be once again on a leveled plaza. The proposal will not restore the fountain to its original use when it functioned as a passive reflective pool with aquatic flora. Rather, the proposed restoration will restore the fountain's current function. The restoration will include the basin coping stone and piers and new steps designed with the current riser to tread ratio, but carved in granite instead of concrete. The new mechanical work will provide new equipment for a completely functional and operational system meeting today's standards. The fountain will continue to function as a re-circulation system with adjustable sprays. The fountain's center jet will be adjustable from a minimum operating height of approximately 20 feet to a maximum operating height of approximately 45 feet. The concept for the jets was taken from the 1970s reconstruction. The 1970s feature was designed to simulate the 1850s display of the original Washington Square Fountain.

It should be noted that the jets as they exist today if turned on can reach 35 feet. This has not impeded park users who welcome the jets on a typical hot, muggy summer day. In addition, the proposed side

jets are on a separate system. They can be turned on or off and only reach 15 feet, arched in height. This height was designed to assure that the pressure would not harm park users or children who play in or near the fountain.

The fountain is in dire need of significant foundation work, restoration of all surface materials, and a complete overhauling of the plumbing system. The necessity of this complete restoration and conservation process has created a rare opportunity to reconstruct the plaza so that the fountain is once again on-grade, as was historically the case. The resource (and vista) will retain its overall cumulative integrity, with only minor alterations.

In addition, the proposed action does not adversely change the visual context in which the historic resources are understood, as the proposed action includes an extensive interpretative plan that will help visitors understand the historic context and significance of the Park's character-defining features. The proposed action will have a positive effect on historic resources by preserving and restoring character-defining features. The proposed action will not significantly alter the Park's visual personality either in terms of character-defining historic design features, or the cumulative historic character of the Park. In addition, the proposed action will enhance visual enjoyment of historic resources by improving pedestrian uses and circulation, and ensuring physical access to the park's features by differently-abled users in accordance with the Americans with Disabilities Act.

Waterfront Areas: The proposed action is not proximate to any waterfront areas.

The proposed action will protect existing natural resources and character-defining historic resources. The proposed action will also include an active interpretation design program which will have a significant and positive impact on the public's ability to enjoy the Park's historic resources, by allowing visitors and community members to learn more about existing and restored character-defining historic features. During construction, the proposed action will include a temporary disruption of important views and vistas within the park, but will also minimize this impact through careful phasing of construction activities. When completed, the proposed restoration of Washington Square Park will provide the public with a more accessible park that achieves contemporary design program goals while also retaining important visual design features.

H. Neighborhood Character

According to the CEQR Technical Manual, neighborhood character is an amalgam of the various elements which give neighborhoods their distinct quality, and is a subjectively defined study area. These elements can include land use, urban design, visual resources, historic resources, socioeconomics, traffic and noise. However, the neighborhood character description should be a unique description of geographic personality, rather than repeating information from the smaller study elements. A full assessment of neighborhood character is made when it appears that the project could have moderate effects on several of the above elements. *See* CEQR Technical Manual, 3H-1. Generally, the more uniform and consistent the existing neighborhood fabric, the more sensitive it is to change. A significant adverse impact to neighborhood character does not necessarily result from a significant adverse impact to any one of the smaller study elements. However, neighborhood character may experience a significant adverse impact from moderate impacts to several smaller elements. Given the consistent neighborhood fabric, and the historical (and contemporary) sensitivity of the user population to Washington Square Park, it is appropriate that an assessment of neighborhood character be undertaken.

Some aspects of a neighborhood's urban personality are intangible and, on a cumulative basis, elude written description within the context of an EAS. These intangible qualities also contribute to an understanding of the unique personality of Washington Square Park and are seen in the multiple generations of bohemians, artists, and local residents who have so strongly identified with the Park. As noted in the Cultural Landscape Report (Appendix II), the Park and its neighborhood have also served as the historical setting for a continual urban ebb and flow of social change, having witnessed numerous patterns reflective of the city's gradual urban transformation, which continue today. Such broad currents of socio-cultural change, as relating to the City's urban revitalization, are regional or national in scope and are not fairly traceable to the proposed action. Accordingly, DPR's analysis of Neighborhood Character (and related categories) is limited to explicit guidance provided by the CEQR Technical Manual and those qualities that are tangible, such that the EAS is able to assist DPR in realizing CEQR's goal that "the development and growth of the City can and should be reconciled with the improvement of our urban environment." (CEQR Preamble, Executive Order No. 91 of 1977, as amended). In keeping with the Technical Manual's guidance, the direct study area includes the project site and areas within approximately 400 feet of the project site boundaries because a proposed action's immediate effects on an area of this size can be predicted with some certainty. However, the EAS also considers broad aesthetic and cultural aspects of the neighborhood character found within the Greenwich Village Historic District and associated areas.

The Neighborhood Character analysis provides a general overview of the defining characteristics of the neighborhood, drawing upon the conclusions of the other elements that comprise neighborhood character, such as land use, urban design, visual resources, etc. As one of the City's oldest designated parks, the Park has long retained its natural setting and social character. The surrounding neighborhood reflects a variety of uses and zoning classifications, including commercial, residential and institutional uses. While development pressures have increased, the surrounding Historic District has allowed the neighborhood to largely retain its low-rise, historic visual character. The Park's historic character is described in greater detail in Section F. Notably, the Park contains archaeological resources, a landscape design showing elements from several eras of the park's history, small scale historic design elements, and monumental architectural features. The Park is significant for its association with important historical trends.

The neighborhood and park user population also reflects a variety of socioeconomic backgrounds, ranging from students, long-time neighborhood residents, and wealthier newcomers. While the city's wide range of occupations are reflected in the neighborhood's population, it also contains a particularly dense concentration of artists, musicians and writers. The Park serves a dual function in regards to noise. Its natural resources and setting provide seclusion from the low-scale but highly active surrounding neighborhood, with a reduced (and thus sensitive) noise level. In addition, the Park's multiple social and artistic activities create their own distinctive brand of creative noise, generated from the public's many planned and spontaneous performances and artistic expressions.

Greenwich Village has a unique neighborhood personality known for its historical and contemporary inspiration of creativity, political resistance, artistic expression and inventive social movements. The Park has served as both a backdrop and (by virtue of its design and setting) an active means of promulgating this unique character. The Park also has a historical and continuing association with music and arts. Many well-known musicians have been associated with either the Park itself as an inspirational source of creativity, or with cultural or social movements to which the park was a backdrop. In addition, the Park has a long-term association with spontaneous and formal music performances by street musicians. The frequency, variety and improvisational character of these performances reflects the Park's unique urban diversity and character. The Park has also served as a source of formal inspiration for many noted visual artists, photographers and writers. In addition, the

Park also acts as a setting for both planned and unplanned protests, vigils, discussions and other acts of free speech and expression. While the Park's natural resources, informal planning and monumental architecture have served as a backdrop for its diverse population, the fountain area, in particular, has served as a direct catalyst for neighborhood personality. In the words of noted urban activist Jane Jacobs, "we have here (in the fountain circle) one of the most remarkable things in America – an informal theater in the round" (See Appendix II). There is an unquestioned bond between the Park and Greenwich Village's role in cultural history and contemporary urban society as a place for vibrant and spontaneous artistic, social and political invention.

The proposed action is designed specifically to reinforce the existing neighborhood personality. The project will not conflict with surrounding land uses, as it retains the existing land use. The project will not result in the displacement of businesses or residents, but will provide enhanced usability for the existing residents and workers in Greenwich Village. All existing park uses will be retained by enhancing the park facilities such as the playground, game tables, dog runs, petanque courts, additional benches, accessible lawns, more diverse horticulture, improved lighting, multiple plazas, restored fountain, a stage, an additional play area for older children and a new comfort station that will include a separate bathroom for children. The project will not lead to any changes to traffic patterns, and will not lead to significant noise impacts. The proposed action's construction is carefully phased to minimize noise effects and disruption to public use. In addition, the proposed action is not expected to have a significant impact on historic resources, as the plan meets established professional standards for acceptable rehabilitation of historic landscapes, and features a detailed archaeological protocol developed in coordination with LPC. In addition, the totality of moderate effects among multiple technical study areas does not result in a significant cumulative impact, as any moderate impacts relate to construction impacts, and would be both temporary and limited in nature. The defining personality of both the Park and surrounding neighborhood would be retained by the proposed action, as the design promotes passive enjoyment, user experience, social interaction, and artistic inspiration. The restored fountain will be constructed with new steps, matching the existing but made from granite, to retain the "theater in the round". The jets reflect the original design and the 1970s renovation with jet displays that are manually controlled and a new recirculating pump system that meets current construction codes. In addition, the design also retains the seating walls and niches and other areas such as the Holley, Garibaldi and Arch Plaza for continued spontaneous artistic invention. The adjacent three large lawn quadrants will also allow additional spectators to benefit from these areas.

I. Natural Resources

A natural resource is any plant species, animal species or habitat thereof, and includes surface and groundwaters, soils (upland and wetland), drainage systems, wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks and built structures used by wildlife. Natural Resource analysis under CEQR may also include meadows, old fields and thickets (low shrubby vegetation). CEQR analyzes the overall urban drainage system and stormwater flow, as well as floodplain considerations. Freshwater and tidal wetlands are also important resources, whose protections extend to surrounding buffer areas. CEQR also considers city parks, although often designed landscapes, to be potential habitat areas. (Built resources, including old piers and ruins, may also be considered potential habitats.) Many, but not all, areas may already be designated habitats, however, additional field observation and testing may be required. While some habitats and natural areas may be specifically designated (including certain specific parkland and waterfront areas), many areas will require additional habitat characterization and habitat survey fieldwork.

Natural Resources at the park include small populations of common native animal species, as well as a large collection of mature trees. There are no regulated wetlands on the property.

The park has over 350 trees, many of which are between 80 and 100 years old. The majority of the trees are historic with the exception of recently-planted White pines. Predominate trees include oak, ginkgo, sycamore, elm, linden and maple trees, in addition to smaller collections of flowering trees in perimeter beds. Of particular note is an historic English Elm in the northwest corner of the park, which is estimated to be over 300 years old, as well as 8 native sycamore trees.

DPR is completing a detailed arbor survey, using guidance from the National Society of Arboriculture, to assess existing tree and root system health. At the professional discretion of a certified arborist, trees which are below accepted health standards will be removed and appropriately replaced.

There are no rare species or critical habitats known to occur on or adjacent to the site based on a review of the New York Natural Heritage files by the NYSDEC Wildlife Resources Center. In addition, except for occasional transient individuals, no federally listed or proposed endangered or threatened species exist within or proximate to the site. Animal species generally include squirrels, migratory and resident fowl, and other well-populated species found in urban parks. DPR has not uncovered any survey data indicating that protected or threatened species (either listed or unlisted) exist within the Park.

Direct effects for natural resources, as described in the CEQR Technical Manual, include removal of vegetation, filling wetlands, development of paved surfaces over unpaved surfaces, new drainage systems, non-native vegetation, increased lighting, introduction of temporary or permanent noise at the site, removal of soil during construction (either directly or due to construction), compaction of soil from construction vehicles or heavy equipment, or introduction of new land or marine structures which may impede animal movement. Direct effects are often described as a calculation of the area to be affected or volume of soil to be removed, and include the acreage (if any) proposed for mitigating habitats or construction staging.

Direct effects related to the proposed action include soil removal and replacement. However, these direct effects are temporary as they are construction-related. No topsoil will be permanently removed from the site. DPR's proposed action would create a new structural soil for new trees planted in the central plaza to allow for healthier tree root zones. (The major impediment to establishing trees in paved urban areas is the lack of an adequate volume of soil for tree root growth. Soils under pavements are highly compacted to meet load-bearing requirements and engineering standards. This often stops roots from growing, causing them to be contained within a very small useable volume of soil without adequate water, nutrients or oxygen. Consequently, urban trees with most of their roots under pavement grow poorly and die prematurely.) Construction phasing would be tiered to minimize the need for an extensive volume of temporary soil removal. No non-native, outcompeting vegetation will be added. Construction staging areas, because of the phased nature of construction, will be minimal and any temporary effects will be reduced due to the natural resource construction protection program. No new structures will impede animal movement. Tree protection methods will be used during the construction period to ensure that no damage to existing trees occurs. While some areas of the Park will experience increased lighting, such increase is minimal for the purposes of natural resources since the Park is not a significant natural resource habitat. Allowing more light onto existing areas of vegetation will improve the health of these plant materials which is also true for trees.

Indirect effects include changes in drainage patterns (such as devegetation, site clearance, soil compaction, or introduction of paved surfaces) which potentially alter surface or ground water flows between a construction site and nearby natural resources; any change which decreases water quality; a

change in onsite activities that may increase the number of people, domestic animals, or noise such that there is an increase in disturbance to on-site or nearby natural resources; an activity that will impact stable vegetation (increased soil evaporation, etc); a change that increases erosion or transport of soil such that the quality of an on-site or natural resource is altered; and a change that could impact animal migration.

No permanent alterations in drainage patterns are anticipated. No additional paved surfaces will be introduced; the project will reduce the amount of paved surface by restoring natural turf in discrete areas. Because the restoration of the fountain will include a recirculation system, it is expected that the there will be no increase to the park's water usage. No permanent change in onsite activities, programming or land use is included in the proposed action, and, accordingly, the proposed action will not permanently increase the number of people, animals or noise such that on-site or nearby natural resources are disturbed. The project will not impact stable vegetation through increased soil evaporation. Erosion during construction activities will be minimized. During construction, temporary erosion control fencing and hay bales will be maintained in sensitive areas. The proposed action, including construction activities, will not impact animal migration, as potential habitat sites for migrating animals are protected as part of the construction activities, as described in Section S. The proposed action will improve the natural resources within the area with the addition of new (and compatible) vegetation. The proposed action will create approximately 20% more greenery within the park, which is a direct benefit to existing natural resource microsystems in increasing habitat levels and percolation. In addition, the current lowered plaza floods during heavy rainfall. The flooding is caused by drains located within the plaza creating low points. The renovated plaza will have a flatter surface to reduce pooling, and will allow water to drain to the outer edge to avoid low points within the plaza and permit positive drainage. Any disruptions, such as noise, to the park's ecology during construction will be carefully monitored as part of DPR's intensive construction management program. Furthermore, no "synergistic" impacts are anticipated, as the construction is carefully phased and monitored to ensure that potentially synergistic activities are undertaken separately.

J. Hazardous Materials

The proposed action includes park improvements that require excavation to various depths in specific areas of the park for tree planting, monument and fountain relocation, the construction of a new comfort station, and the demolition of utility buildings. In order to protect archaeological resources, in most instances the excavation will take place in areas that have already been disturbed, such as for existing utility infrastructure. The grade for the fountain would be raised and would require excavation to a depth of two feet. The Holley and Garibaldi Monuments require excavation to a depth of six feet for their relocation as described on page 10 of the EAS. A comfort station and holding tank for the fountain require excavation to a depth of approximately ten feet. New trees require digging to a depth of four feet for planting. Excavation depths required for other park features such as the light poles, perimeter fence, and curbs and pavements range from one to four feet. New catch basins require excavation to depths of five feet.

According to the CEQR Technical Manual certain activities can lead to exposure to hazardous materials including: 1) the introduction of a new population to an area containing hazardous materials; 2) excavation, dewatering, grading or construction activities on a contaminated site; 3) creation of fugitive dust from exposed soils containing hazardous materials; 4) demolition of buildings and structures that include hazardous materials; 5) introduction of new activities or processes that use hazardous materials; and 6) building on former landfills or swampland where current or future methane production is occurring or will occur. The following information demonstrates that the proposed project at

Washington Square Park would not result in any potentially significant adverse impacts with respect to hazardous materials.

Due to the park being considered a significant historic resource as part of the New York City landmark Greenwich Village Historic District and the fact that the park has been a park since 1829, extensive historical records document the park's prior use as not including operations involving the production or generation of hazardous materials. A Phase IA Archaeological Assessment was prepared for Washington Square Park by Joan H. Geismar, Ph. D. through Thomas Balsley, Inc., a consultant hired on behalf of the Parks Department. The report uses documentary resources, which included historical maps, park construction maps and plans, published and unpublished histories and reports, written accounts including newspaper articles, available utility information, and park records and archives, to discuss the park's history.

During the early historic era and until the end of the 18th century the park site comprised a swamp associated with the Minetta Waters, the brook or stream that ran through it on a diagonal on the western side of the park, and upland or meadow to the east and west. Beginning in the first half of the 17th century most of the park existed as farmland, although whether the farmland was inhabited within the park's current limit is uncertain and nothing has been found to locate any type of dwelling. The Phase IA report states that "according to documentary resources the project site was unimproved until the late 18th century."

On April 7, 1797 the city purchased land east of Minetta Waters for a Potter's Field. The Potter's Field closed on May 25, 1825. A manuscript map indicated that the burial ground had a structure, likely the superintendent or keeper's house, a building constructed in 1797 of materials from the old Almshouse as it was being replaced in what is now City Hall Park. A well was also mentioned in records. In 1817 three structures stood west of Minetta Waters, built by a local merchant. These structures were likely a residence, barn and another outbuilding. The City purchased the land west of Minetta Waters in January 1826 and the four- square block area became the Washington Military Parade Ground.

The following are relevant events noted in the Phase IA report, which relate to the site conditions at Washington Square Park:

1808 Valley of the Minetta Waters filled. The Phase IA report quotes a historic document for this activity as "Ordered… the high ground in Pottersfield to be drawn into the valley and leveled in such manner as to render the same more suitable for the purposes of a Cemetery."

1823 Repair to the eastern two-thirds of the grounds included "the surplus earth in Amity Street be applied to filling up and regulating the grounds of Potters field."

1823 The water course was deepened.

1824 Trenching and pits for mass or multiple internments occurred for the eastern 2/3 of the park.

1824 The Minetta Waters were culverted to convey the waters from the present tunnel at 4th Street to Fifth Avenue at 6th Street.

1825-1826 Filling occurred on the eastern two thirds of the park.

1828 The old Potters field was leveled and was formed into a public square.

1871-1872	148,636 square feet of walks were paved with vulcanite and 49, 740 square feet of walks were graded.
1871-1873	A women's cottage, tool shed, music stand, roadways, and fountain were all in the park.
1880-1882	Storm and sanitary sewers were constructed.
1890-1895	The Washington Memorial Arch was constructed and involved deep excavation.
1968-1970	Extensive renovations occurred in the park, including demolition of the comfort station.

The New York City Department of Environmental Protection performed a records search for properties within a 400-ft radius of the Washington Square Park to determine if hazardous materials emergency response incidents were reported and if any sites were issued notices of violation and clean-up orders. No records were found. In addition, the New York City Fire Department performed a search of underground storage tanks and leak history information. No records were found for Washington Square Park. NYSDEC's Spill Incidents Database was checked for all incidents within 400 feet of Washington Square Park and two spill reports were found:

1. 123 Waverly Place, approximately 400 feet to the northwest: Spill Number 8710679

   A spill date is reported as March 21, 1988 for this location, which involved 50 gallons of #6 fuel oil due to equipment failure. NYSDEC records indicate that the spill occurred due to a leaking fill pipe and that the spill was contained in the tank room. The spill was cleaned up by building personnel and a contractor. The case was closed on March 22, 1988.

2. West 3rd Street and Thompson Street, 260 feet to the south: Spill Number 0110099

   A tank failure was reported on January 21, 2002 resulting in a spill of 100 gallons of #4 fuel oil. NYSDEC records indicate that the property owner was removing a 1000-gallon tank with holes and approximately 20 yards of contaminated soil were found. Fifty yards of contaminated soil were removed and properly disposed. The spill was closed on May 20, 2002.

Due to the historic filling of areas within the current park limits and its unknown nature, Parks will conduct a soils analysis and take samples of material to be excavated. The results of the soils analysis and/or groundwater interface, if groundwater is encountered within the area at the depth of excavation, will be compared to the New York State Department of Environmental Conservation's Technical Administrative Guidance Memorandum 4046, which is typical for historic fill material. If exceedances are found, the proposed project would incorporate remedial actions such as soil removal in accordance with all applicable city, state and federal regulations or other appropriate engineering controls that may include maintenance of a barrier to impacted soils. The New York City Department of Environmental Protection (NYCDEP) would review and approve the sampling report, proposed Remedial Action Plan, and the Construction Health and Safety Plan which would be designed to protect site workers and the surrounding community from exposure to hazardous materials during construction activities in areas where soil excavation would occur. Any hazardous materials in structures to be demolished, specifically the two utility buildings, would be handled, removed, and disposed of in accordance with all applicable Federal, State, and local regulations, thus avoiding any significant adverse impacts. In addition, if recommended, a vapor barrier will be installed for the new comfort station. Taking these

steps will ensure that workers and occupants adjacent to the site will not be exposed to any potential hazardous materials during the excavation work and no potential significant adverse impacts on the environment or public health would occur as a result of this project.

K. Waterfront Revitalization Program

The proposed action is not within or proximate to any coastal areas within the jurisdiction of the City's Waterfront Revitalization Program. No further discussion or analysis is therefore warranted.

L. Infrastructure

According to the *CEQR Technical Manual,* infrastructure analysis includes physical systems which support the city's population, and is appropriate when actions impair physical systems or for construction actions requiring a SPDES permit in support of the Clean Water Act. The proposed action will be subject to a SPDES permit as a construction site to ensure minimal runoff. However, due to site controls as part of the permit conditions, no material runoff is anticipated. The Washington Square Park Reconstruction Project will not lead to a substantive increased demand for water or increase in sewage waste, transportation, or any other public physical support system; therefore, no further infrastructure analysis is required.

M. Solid Waste and Sanitation Services

Sanitation analysis includes consideration of an action's impact on the city's ability to collect and process municipal solid waste (including litter) and recyclable materials, as well as compliance with the City's Comprehensive Solid Waste Management Plan. CEQR Analysis is often triggered by regulatory or design actions which impact this system. It is expected that the additional green space with diverse horticulture and with new park amenities will make this a new destination for the adjacent residents. The reconstructed park may lead to minimal additional solid waste by potential new park users**.** Although user numbers may increase somewhat due to more desirable park space, the increase is not expected to be enough to significantly impact solid waste generation or collection. The Parks Department is responsible for trash removal in City parks, and expects no impact on collection or any significant adverse impacts on sanitation services as a result of the proposed action. Any soil excavated will be handled in compliance with regulations and guidance set forth by New York State Department of Environmental Conservation. No additional analysis is therefore required.

N. Energy

CEQR requires an analysis of an action's energy consumption and any effects on the transmission of energy that could result from the action. All new structures designed in accordance with the New York State Energy Conservation Code do not create adverse effects, and do not require detailed analysis. However, activities that require a substantial increase in vehicle miles traveled are subject to detailed analysis.

All new structures will be designed in accordance with the New York State Energy Conservation Code, and no substantial increase in vehicle miles traveled is anticipated, as the park's user population is not expected to substantially increase. No substantive increase in energy consumption will be incurred by

this facility's long-term operation. Minimal additional energy resources will be required for park lighting, and the increase in energy consumption over the existing park's will be minimal. No significant adverse energy impacts are anticipated with the proposed action. No further or detailed analysis is therefore required.

O. Traffic and Transportation

Traffic analysis requires examination for an action's impacts on traffic flow (including existing roadway capacity), parking conditions, and vehicular or pedestrian safety. Significant adverse impacts may include an increase in pedestrian trips and crossings likely to increase vehicular congestion, increased vehicular trips creating hardships at pedestrian crossings, or other safety and congestion threats.

Washington Square Park is within a medium to high density neighborhood with considerable pedestrian foot traffic. It is expected that the majority of Washington Square Park users will continue to be Greenwich Village residents and workers, travelling to the park by foot or bicycle; no substantial increase in existing automotive or foot traffic is anticipated. A small amount of new users to the park are expected due to the park improvements, including those for the physically impaired, and the pedestrian circulation improvements throughout the park. The proposed action does not include the addition of any new residential or office facilities, but instead, the rehabilitation and reconstruction of facilities and amenities within a park that will remain identical in size; thus, it is the Parks Department's experience that while there are likely to be additional park users the increase is not likely to be substantial and will not result in the potential for any significant adverse environmental impacts. In addition, the construction will be carefully phased to minimize disruption to foot traffic through the park, and to ensure no permanent or long-term disruption to existing pedestrian pathways through the park. The proposed action removes the DPR parking and vehicle entry point near the maintenance complex. Personal and official DPR vehicles will be required to park along the street, as is currently the case. Accordingly, the Reconstruction project will not pose any significant safety or congestion threats, and will not lead to an increase in traffic flow, a decrease in parking conditions, or vehicle miles traveled. No further analysis is warranted.

P. Transit and Pedestrians

Transit and pedestrian analysis includes an analysis of sidewalk and crossing pedestrian capacity and capacity of bus and transit service. Significant impacts would include a heavy increase in transit congestion, the need for additional service, or challenges to pedestrian safety. As no substantial increase in use is anticipated and the expected small increase will be from local residents, no increase or disruption in existing transit service is incurred by the project. Pathways within the project area will be removed and replaced. These newly constructed pathways will be reopened once work is fully completed and accepted by Parks. As discussed above in Section O, the construction will be carefully phased to avoid or minimize disruption to pedestrian pathways wherever possible. Any such disruption will be temporary in nature. Specifically, while some pathways will be temporarily closed to allow for work on them, no construction staging areas will be located on existing walkways. The proposed action does remove two minor mid-block entrances to discourage illegal street crossings into the park. In the event of temporary closure of an entrance during construction, other entrances will be maintained to allow continual park access. As no impacts to transit or pedestrian resources are expected by the project, no further analysis is required. Additional analysis is also included in, among other places, Section O above.

Q. Air Quality

CEQR requires a detailed study of the potential effect of mobile and stationary sources on ambient air quality for long-term projects.

The proposed project will have substantial long-term benefits for air quality by increasing open and green space. There will be construction-related emissions in the short term, however. Additional analysis of construction-related air quality is contained in Section S.

R. Noise

Noise is unwanted sound, and includes activities which can disrupt sleep or concentration. Noise includes sound produced by crowds of people within a defined space (including children in playgrounds or concert spectators) as well as amplified events and construction-related noise. The duration of construction is considered as part of the analysis.

Washington Square Park is a sensitive receptor site for purposes of environmental review in which users may be adversely affected when noise levels exceed predefined thresholds of acceptability or when noise levels increase by an amount exceeding a predefined threshold of change.

Construction-related noise will be limited to daylight weekday hours whenever possible. Accordingly, such limits ensure that, whenever possible, construction-related noise is less likely to affect concentration or cause sleep disruption. Careful phasing of the construction ensures that any potential noise impacts to park users will be both minimal and temporary in nature. While the nature of modern construction requires some level of noise production, the proposed action's specific activities, and carefully timed phasing, would require only small-scale construction machinery, the operation of which is not anticipated to meaningfully disrupt neighborhood activity. Such machinery would not create a discernable alteration above existing noise levels within the surrounding urban area, and would not approach noise-level increases which indicate a significant disruption of proximate quality of life, as described by city noise ordinances.

The completed rehabilitated Park is anticipated to attract only a small number of new visitors from surrounding neighborhoods. It will retain its preexisting uses. Accordingly, the proposed action is not anticipated to produce any substantial, permanent additional noise.

S. Construction Impacts

Construction impacts generally include consideration of traffic-related impacts (such as lane closings and increased traffic), air quality (such as fugitive dust emissions and mobile source emissions from truck traffic) and noise associated with certain construction activities. Additional CEQR categories that may be affected by construction impacts include neighborhood character, socioeconomic conditions, community facilities, open space or parks, and historic resources.

According to the CEQR Technical Manual, detailed study of construction impacts under CEQR often occurs if construction impacts occur within 400 feet of a historic resource, ground disturbance is in close proximity to a significant archaeological site, public access to open space or parks would be impeded, or if air quality, traffic, or other study categories would be impacted for an extended period of time. Construction-related noise is studied in detail only if it would affect a sensitive receptor over a long

period of time. If a project is located near sensitive natural resources (such as wetlands), construction may be disruptive to ecological systems or may have the potential to impact water quality. A detailed assessment of construction-related runoff is often appropriate when the action is located close to sensitive natural resources.

The identification and significance of construction impacts are determined based on the duration and magnitude of the project. Adverse indirect or direct effects are often triggered by the removal of natural resources (such as the removal of trees or other vegetation to create a temporary staging site). Short-term impacts are generally considered temporary and insignificant. However, the determination of significance should be individually considered for each CEQR study area, as certain sensitive sites or urban contexts may cause short-term impacts to be significant on a single or cumulative basis.

The Washington Square Park Renovation will include a carefully phased construction plan. However, given the nature of construction activities (including excavation) and the proximity of several resources of heightened sensitivity, a detailed analysis is provided below.

The proposed action's construction activities are designed to present a minimal impact on existing Park users, facilities, natural and historic resources. Wherever possible, the proposed action retains some continuing public usage of the Park by undertaking a carefully-phased construction program that is expected to restrict access to portions of the Park for one-year periods of time.

The reconstruction project will have a potential impact on ambient air quality through the operation of construction equipment. DPR's contractor for the proposed action will be required to utilize Best Available Technology (BAT) for reducing emissions of pollutants from diesel non-road construction vehicles. The specific BAT for each type of vehicle is defined by the regulations of the City Department of Environmental Protection, as and when adopted, Chapter 14 of Title 15 of the Rules of the City of New York, or, at the direction of the DEP Commissioner, an alternative appropriate technology for reducing emissions if use of BAT threatens the operator's safety. In addition, the contractor for the proposed action will use Ultra Low Sulfur Diesel Fuel for non-road construction vehicles, pursuant to Local Law 77 of 2003, with the goal of reducing emissions. Heavy construction will be used early in the project for a short time to perform removals and excavation. This time period is expected to be approximately three months. In addition, construction staging methods will be undertaken to minimize the release of construction-related dust. DPR anticipates a minimal or insignificant amount of dust emissions. No substantial construction-related traffic is anticipated. The completed reconstruction project will feature enhanced greenery and forestry, which will have a positive and long-term benefit upon local Air Quality.

In order to ensure the health and safety of onsite workers and the surrounding community, DPR's resident engineer will monitor organic vapors and dust continuously across the site during all phases of construction. The construction project would be implemented in accordance with NYSDEC and New York State Department of Health regulations. Parks' standard construction procedures require that the contractor maintain dust and rodent control measures. The Washington Square Park Restoration Project will be required to follow standard dust and rodent control measures.

No traffic-related impacts are anticipated as staging activities will take place within the Park. Temporary impacts on air quality standards are reduced through the use of low-emissions equipment. Construction-related noise will be monitored, but is not anticipated to substantially increase noise as experienced in the surrounding community. The proposed action will have a temporary impact on neighborhood character and will temporarily disrupt the use of the central fountain area as a place for

informal performance and passive recreation. However, other areas of the park will be accessible during the each phase of construction. The proposed action will have a temporary impact on public Open Space use, which is minimized by phasing that keeps significant portions of the park open during construction to address user needs. Construction activities will result in the temporary displacement of specific turf areas, but any displacement is anticipated to be minimal in sensitive areas. Specific natural resource protection programs, with continued DPR on-site monitoring, will be developed to ensure minimal harm to the Park's natural resources. No construction activities are anticipated to have any significant impacts on historic resources (See Section F). In addition, DPR has developed an explicit Archaeological Protocol, in conjunction with the LPC, to ensure that any adverse impacts of construction activities upon archaeological resources are avoided or minimized.

During construction, the Contractor will protect existing facilities, such as pavements, curbs, utilities, structures and trees. Construction actions will be monitored closely by a DPR resident engineer. Excavation under paths will be undertaken with continuous field monitoring so as to limit damage to tree roots. The Contractor and DPR will develop a tree protection plan which will include phasing of tree-related work to minimize conflicts with removals and site-related work. Access to Park entrances during construction will be maintained at all possible times. As discussed above in Section O, the construction will be carefully phased to avoid or minimize disruption to pedestrian pathways wherever possible. Any such disruption will be temporary in nature. Specifically, while some pathways will be temporarily closed to allow for work on them, no construction staging areas will be located on existing walkways. In the event of temporary closure of an entrance during construction, other entrances will be maintained to allow continual park access. DPR will be notified 48 hours in advance of required closings so as to undertake corrective measures for park users. Adequate signage will be provided during construction so as to indicate alternate routes if sidewalks or pathways are closed. Park entrances will not be obstructed on weekends and holidays. No staging areas, debris fill or equipment parking is permitted on lawn areas or adjacent to the Arch, to avoid tree root compaction or Arch damage. In addition, the Archaeological Protocol (Appendix III) outlines consultation, monitoring and remedial procedures to be undertaken in consultation with LPC and DPR. Excavation within tree driplines will only be undertaken when necessary, by hand whenever possible, and will be closely monitored for impacts on subsurface root systems. The tree root layer will also be protected by use of a limited roller during compaction. A protective layer will be undertaken in specified tree root zones if replacement of topsoil or paving does not take place within 48 hours of removal. Existing trees will be pruned under the direction of a certified arborist and the Borough Forester, and no tree removal will be undertaken without the presence of a certified arborist and the Borough Forester. Herbaceous plants and shrubs will also be protected in-place.

The proposed action, by carefully designing a construction program which evaluates and monitors impacts on a wide variety of urban resources, as well as undertaking a phased construction program, ensures a vibrant and useable Park during the brief construction period.

T. Public Health

It is expected that the Washington Square Reconstruction project comply with any and all applicable standards and guidelines protecting public health. The CEQR Technical Manual advises that many public health concerns are closely related to air quality, construction and natural resources. The analysis in each of these areas, which are discussed above, indicates that there are no significant adverse impacts in any of these individual categories, and hence no cumulative impact to be considered under public health. The CEQR Technical Manual advises that a more detailed analysis for Public Health is often undertaken if an action results in increased vehicular traffic or emissions, potentially significant

adverse impacts for noise, or actions which potentially exceed accepted local, federal, or state environmental standards. There is no significant increase in vehicular traffic or emissions, noise impacts, or any actions that exceed accepted governmental environmental and public health standards. Furthermore, the proposed project, in reconstructing the existing park, will contribute positively to public health (including air quality) by maintaining and enhancing an open, natural setting for active recreation. In addition, the filtration system for the fountain will meet all rules and regulations as specified by the New York City Department of Health. The CEQR Technical Manual also notes that actions that comply with applicable standards and guidelines protecting public health will generally not be considered to have significant adverse effects on public health.