

SUB-CHAPTER 7C: COMMUNITY CHARACTER

7C.1. INTRODUCTION

Three emergency ventilation plant alternatives have been evaluated in this FEIS for their potential effects to community character both during operations (beginning 2013/14) and during construction (2010–2013/14). The assessment of community character entails a summary review of housing population, demography, housing stock, degree of community cohesion, mobility, and emergency services in this area. The evaluation of potential effects to these attributes of community character is informed by other technical analyses, particularly land use, economics, urban design and visual quality, traffic and pedestrian safety, and noise. The effects of emergency ventilation plant construction and operation on community facilities located within or serving the area are presented in this chapter.

7C.2. METHODOLOGY

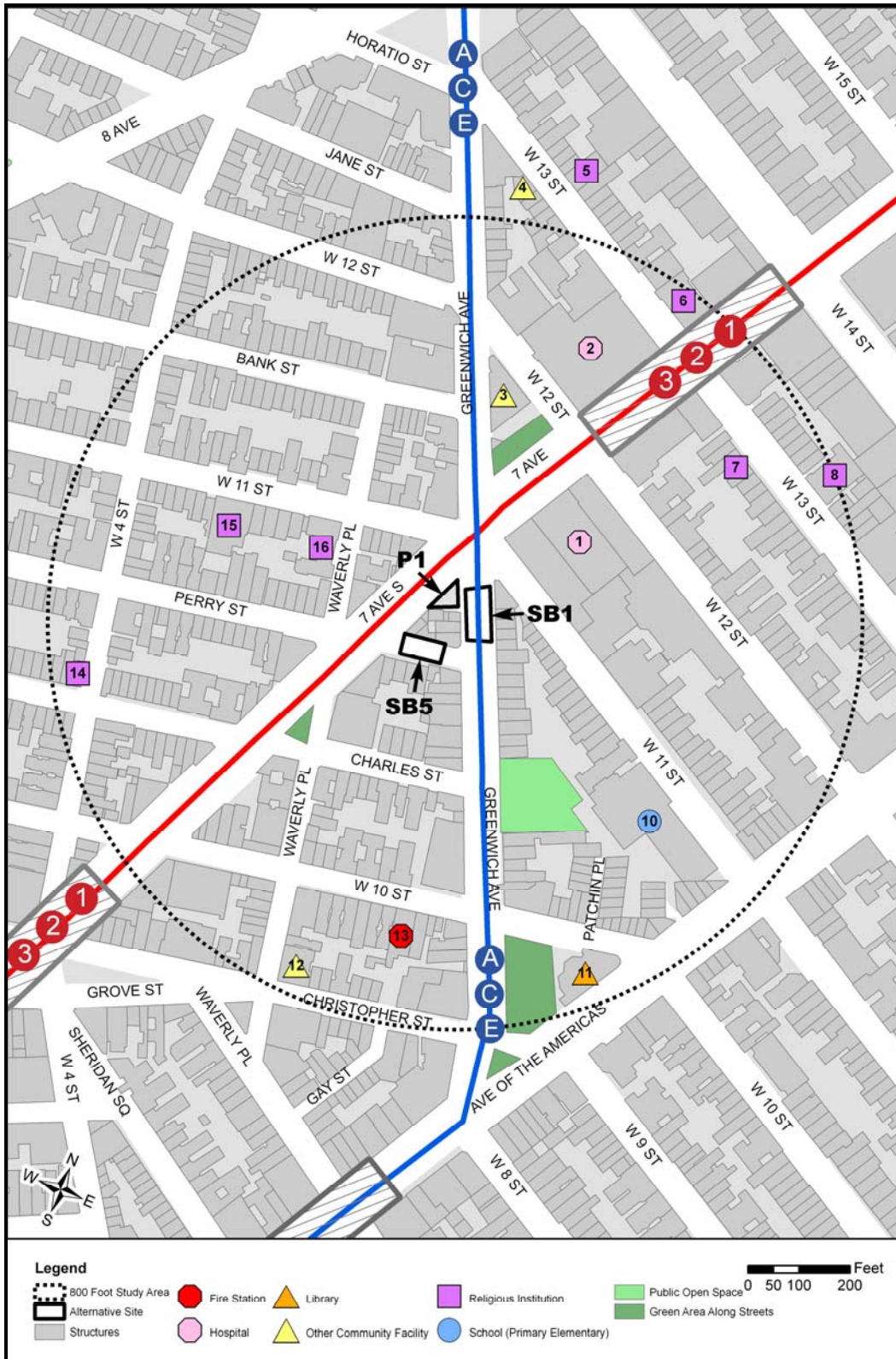
Information required for the community character analysis has been obtained from the *Manhattan Community District 2 District Needs Statement* (NYCDCP 2006), which reports pertinent data from the U.S. Census of Population and Housing for 1990 and 2000 and data prepared by the NYCDCP Population Division. Population and demographic profiles include age, income distribution, and demographic characteristics of residents in the study area and community district.

No new residential or long-term worker population would be introduced by the project as part of emergency ventilation plant operations. Major long-term effects to community character would be limited to those effects discussed in urban design and visual character analyses (Chapter 9: Urban Design and Visual Resources). Project-related construction activities, however, may temporarily affect local business activity, aesthetic conditions, traffic and pedestrian circulation patterns, in addition to the habits and quality of life enjoyed by local residents. Therefore, special emphasis is given to potential effects to community character during construction 2010–2013/2014.

7C.3. STUDY AREA

The study area for community character comprises a portion of Greenwich Village located within an 800-foot radius, which is coterminous with the land use secondary study area (see Figure 7C-1). This study area serves to provide a general context for the evaluation of potential impacts to community character on blocks adjacent to the project alternative sites, where screenings for other technical analyses indicate there would be construction-induced changes to traffic and pedestrian circulation, noise levels, neighborhood retail and restaurant activity, and urban design and visual character. The demographic study area is represented by Census Tracts 71, 73, and 77 (illustrated earlier in Figure 7B-1). As appropriate, community district data and borough-level data are also included for comparison purposes.

FIGURE 7C-1: COMMUNITY FACILITIES IN THE STUDY AREA



7C.4. AFFECTED ENVIRONMENT

7C.4.1. HOUSING

Household and housing unit data are presented in Table 7C-1. At the County, Community District, and study area levels, housing units were less available in 2000 than was necessary to meet the demand, based on comparative growth in the number of households versus the number of housing units. Whereas there was a positive trend toward increasing numbers of households and housing units in Manhattan from 1990 to 2000, the number of households increased by 3.1 percent while the number of housing units increased by only 1.7 percent. Household growth also outpaced the development of housing units in Community District 2, which, in fact, lost housing units. The study area showed a decrease in households and housing units, with the decrease in housing units outpacing the decrease in households.

Trends in housing tenure are illustrated by the data presented in Table 7C-2. The percentages of owner-occupied housing increased in the County, Community District, and the study area. The growth in the number of owner-occupied housing units was somewhat greater in the study area (17.8 percent) than in the Community District and Manhattan (14.1 percent and 16.2 percent, respectively). The percentage of rental units grew less than one percent in Manhattan overall, while it decreased in the Community District (2.9 percent) and study area (5.5 percent).

7C.4.2. POPULATION AND DEMOGRAPHY

According to the 2000 U.S. Census, the study area had a population of 18,465 people and 12,303 households (see Table 7C-3). The population in the study area was primarily White, Non-Hispanic (84.6 percent). Asian and Pacific Islander (5.0 percent) and Black (2.4 percent) percentages of the study area population were notably smaller, as was the percentage of the population of Hispanic Origin (5.9 percent). The demographics in the study area parallel those in Community District 2 in which the study area is located where 74.8 percent of the population is White, 14.6 percent Asian and Pacific Islander, 2.4 percent Black, and 5.7 percent of Hispanic Origin.

The percentages of population under twenty-five years of age were lower in the study area than in Community District 2; conversely, the percentages of population over twenty-five years of age were higher in the study area than in the Community District.

The median household income in Community District 2 was \$65,460 in 1999. The median household income was higher in two of the three census tracts comprising the study area: \$68,133 and \$75,502 in Census Tracts 77 and 71, respectively. Census Tract 73 had a median income of \$58,202. This census tract with the lowest median income, however, also had the lowest percentage of persons below poverty, at 4.6 percent, compared to 7.3 and 8.4 percent in Census Tracts 77 and 71, respectively. The percentage of persons below poverty was higher for the Community District overall, at 10.2 percent.

7C.4.3. COMMUNITY CHARACTERISTICS

An assessment of community cohesion in the Mulry Square study area indicates a stable residential community with limited opportunities for large-scale residential development and associated changes to population. Economic conditions in the area (see Sub-Chapter 7B: Economic Conditions) are also stable. Overall, conditions in the area provide for a neighborhood steadied by a well-established residential character and made vibrant by small-scale restaurants and retail serving local residents as well as tourists, workers, and visitors from other parts of the City.

TABLE 7C-1: HOUSEHOLDS AND HOUSING UNITS, 1990–2000

Region	1990		2000		Percent Growth, 1990-2000	
	Households	Housings Units	Households	Housing Units	Households	Housing Units
Study Area	12,423	13,252	12,303	13,018	-0.97 %	-1.77 %
Community District 2	52,019	56,053	52,639	55,885	1.19	-0.30
Manhattan	716,422	785,127	738,644	798,144	3.1	1.7

TABLE 7C-2: TRENDS IN HOUSING TENURE, 1990-2000

Region	1990				2000				Percent Growth, 1990-2000	
	Rental Units	%	Owner Occupied	%	Rental Units	%	Owner Occupied	%	Rental Units	Owner Occupied
Study Area	9,962	80.0	2,461	20.0	9,405	76.4	2,898	23.6	-5.5 %	17.8 %
Community District 2	40,189	77.1	11,914	22.9	39,034	74.2	13,588	25.8	-2.9	14.1
Manhattan	588,385	82.1	128,037	17.9	589,912	79.9	148,732	20.1	0.2	16.2

TABLE 7C-3: POPULATION AND DEMOGRAPHIC CHARACTERISTICS FOR MANHATTAN COMMUNITY DISTRICT 2 AND STUDY AREA

	Manhattan		Community District 2		Study Area		
	2000 Census SF 1		2000 Census SF1		Census Tracts 71, 73, and 77		
	Number	Percent	Number	Percent		Number	Percent
Total Population	1,534,158	100.0	93,119	100.0		18,465	100.00
White non-Hispanic	703,873	45.9	69,683	74.8		15,620	84.59
Black non-Hispanic	234,698	15.3	2,266	2.4		437	2.37
Asian and Pacific Islander non-Hispanic	143,291	9.3	13,622	14.6		915	4.96
Other non-Hispanic	5,536	0.4	398	0.4		63	0.34
Two or More Races non-Hispanic	28,944	1.9	1,860	2.0		343	1.86
Hispanic Origin	417,816	27.2	5,290	5.7		1,087	5.89
Female	807,661	52.5	46,733	50.2		9,262	50.16
Male	729,534	47.5	46,386	49.8		9,203	49.84
Under 5 years	76,048	4.9	2,572	2.8		393	2.13
5 to 9 years	73,358	4.8	2,043	2.2		290	1.57
10 to 14 years	69,288	4.5	1,902	2.0		259	1.40
15 to 19 years	75,186	4.9	3,969	4.3		216	1.17
20 to 24 years	120,674	7.9	7,849	8.4		996	5.39
25 to 44 years	588,378	38.2	41,766	44.9		9,381	50.80
45 to 64 years	347,487	22.6	22,156	23.8		4,704	25.48
65 years and over	186,776	12.1	10,862	11.7		2,226	12.06
Number of Households	739,167	—	52,748	—		12,303	—
Total Housing Units	798,144	—	56,028	—		13,018	—
Median Household Income	47,030	—	\$65,460	—	Tract 71	\$75,502	—
					Tract 73	\$58,202	—
					Tract 77	\$68,133	—
Individuals below Poverty	298,231	19.4	9,507	10.2	Tract 71	473	8.4
					Tract 73	309	4.6
					Tract 77	449	7.3

According to U.S. Census data, Community District 2 experienced a population decline during the period 1990 to 2000 of 1.1 percent. The three census tracts comprising the study area (Census Tracts 71, 73, and 77), each experienced a decline in population during that same time period (about 4.5 percent decrease in total population for the three tracts together). While not fully representative of existing conditions (2007) specific to the Mulry Square area, these data combined with knowledge of no major trend in large-scale residential development in the study area since 2000, indicate a stable residential population. Furthermore, the zoning in the area of Mulry Square precludes large-scale residential development (see Sub-Chapter 7A: Land Use, Zoning and Public Policy). The designation of the Greenwich Village Historic District, as described in Chapter 11: Cultural Resources, likewise has a similar effect of constraining new residential development. The exception to this is the proposed St. Vincent's Hospital redevelopment plan, which is anticipated to begin construction while the emergency ventilation plant is under construction in 2010. Following completion of the new hospital, the existing St. Vincent's Hospital buildings on the east side of Seventh Avenue would then be demolished to make room for the development of a new residential building on the site that will be developed by the Rudin Development Corporation.

The limits and locations of neighborhoods may be delineated in certain instances for local government functions, such as for political activity and community facilities service areas. The unique identities and character of neighborhoods, however, are the summation of many qualitative factors. An example is the distinction given the West Village, which is that part of Greenwich Village west of Greenwich Avenue. This distinction is visibly perceptible by way of block form and building arrangement and streetscapes, as described in the Urban Design analysis (Chapter 9); it is also distinct in terms of economic activity (Sub-Chapter 7B).

Land use and economic activity, discussed in detail in Sub-Chapters 7A and 7B, respectively, are inherently considered in the community character analysis. The “look and feel” of a neighborhood, which ultimately derives from land use and economic activity, is the culmination of urban design and visual quality, traffic volumes, and pedestrian activity (Chapter 9 and Sub-Chapters 6A and 6B, respectively). The character of a neighborhood or a particular location within a neighborhood is also understood in terms of the cultural destinations located within it and nearby; these may be museums, libraries, hospitals and similar community facilities, as well as specialized community outreach centers, historic resources, public open spaces, memorials, and public art unique to the neighborhood.

The study area has a rich history. Through the American Revolution, Greenwich Village remained a pastoral suburb north of New York City, which continued developing to the south. Responding to various outbreaks of yellow fever and cholera in the heart of the city, throughout the years 1799 to 1821, people began to move to the area of Greenwich Village. The population increased nearly 400 percent as a result of similar outbreaks between 1825 and 1840. As population was increasing, speculative development followed, providing blocks of Federal and Greek Revival style row houses. Elaborate buildings were constructed to house cultural institutions, such as the Metropolitan Duane United Methodist Church on West 13th Street north of the area of the alternative sites.

Population in the area continued to increase throughout the 1800s and many row houses were subdivided into apartments or razed for the construction of the typical six-story apartment buildings found throughout the study area today. In the 1920s, row houses, by then in a decrepit state, were remodeled as “artistic flats” for the well-to-do. During the 1930s, the area's reputation as a center for the arts—particularly the Modern Art movement—began. Greenwich Village continued to be the center of artistic movements, including the Beat movement of the 1950s. A gay community developed in the southern portion of the study area, centering on Christopher Street in the 1960s. The Stonewall Rebellion there in 1969 is widely regarded as the beginning of the nationwide movement for gay and lesbian rights. Greenwich Village

activism continued in the 1970s with anti-war protests and in the 1980s in response to the AIDS epidemic.

The Mulry Square area and the study area contain community facilities and services that are well-tied to the history of Greenwich Village, including four local houses of worship located in the historic district, the Jefferson Market Branch of the New York Public Library (itself, standing testament to community activism centered on historic preservation), health and community services, particularly The Lesbian, Gay, Bisexual & Transgender Community Center on West 13th Street north of the site (see Table 7C-4 and Figure 7C-1). Christopher Street stands out with its commercial activity distinctly aimed at the lesbian, gay, bisexual, and transgender communities. Areas to the east of the study area continue to host art clubs.

TABLE 7C-4: MAP KEY TO COMMUNITY FACILITIES AND SERVICES

Key #	Facility	Address
Hospitals		
1	St. Vincent's Catholic Medical Center (Hospital, Psychiatric Services)	153 West 11 th Street
2	St. Vincent's Catholic Medical Center (Outpatient and Mental Health Services)	203 West 12 th Street
3	St. Vincent's Catholic Medical Center (materials handling facility)	Across from St. Vincent's Hospital
Other Community Facilities		
4	The Lesbian, Gay, Bisexual & Transgender Community Center	208 West 13 th Street
5	Integral Yoga Institute	227 West 13 th Street
Religious Institutions		
6	Metropolitan Duane United Methodist Church	201 West 13 th Street
7	Manhattan Seventh Day Adventist Church	232 West 11 th Street
8	St. John's in the Village Episcopal	224 Waverly Place
9	Darech Amuno Synagogue	53 Charles Street
Primary/Elementary Schools and Headstart		
10	PS 41 Greenwich Village School	116 West 11 th Street (739 Enrollment)
11	City and Country School	146 West 13 th Street (70 Head Start Enrollment + 195 Elementary Enrollment)
Fire Station		
12	Engine Company 18	132 West 10 th Street
Library		
13	New York Public Library - Jefferson Market Branch	425 Sixth Avenue (352,416 Annual Circulation)

Note: See Figure 7C-1

St. Vincent's Hospital operates from two locations within the study area, one directly across from the Preferred Alternative and Alternative SB1 sites. Emergency and general hospital operations of St. Vincent's Hospital are located within a building comprising nearly half of its block, with frontages on West 11th Street, Seventh Avenue, and West 12th Street. Ambulance drop-off for the emergency room is located on the West 11th Street corner of Seventh Avenue, directly across the intersection from the Preferred Alternative and Alternative SB1 sites. Following patient drop-off, ambulances then proceed to various staging areas elsewhere in the neighborhood to await emergency calls. Outpatient and mental health services are provided in the O'Toole building, on the northwest side of Seventh Avenue between West 12th and West 13th Streets. The Lesbian, Gay, Bisexual & Transgender Community Center occupies

a building nearby at 208 West 13th Street, and Metropolitan Duane Methodist Church is across the street on West 13th Street. The City and Country School is also located on West 13th Street, northeast of the project area. The former Village Presbyterian Church, now apartments, is also located on West 13th Street. St. John's in the Village Episcopal Church and the Manhattan 7th Day Adventist Church are located on West 11th Street southeast of Seventh Avenue, west of Mulry Square.

Southeast of the project area is PS 41, with its entrance on West 11th Street and its playground opening onto Greenwich Avenue about 300 feet from the project area. Parents and guardians assemble at the Greenwich Avenue entrance to the PS41 Playground to collect pupils at the close of the school day. The playground is frequently open to the public on weekends, when Green Flea Markets are set up. A firehouse (Engine Company 18) is located at 132 West 10th Street.

The Jefferson Market Branch of the New York Public Library is located on the southern edge of the study area, at the intersection of West 10th Street and Sixth Avenue, just east of Greenwich Avenue. The Victorian Gothic building, which was designed by Calvert Vaux, was originally constructed as a courthouse. Both the branch library and the adjacent Jefferson Market Garden are named for a food market located there until it was razed in 1873 for construction of the courthouse. The 11-story Women's House of Detention was constructed on the present site of the garden in 1931 and then demolished in 1973. The community rallied to preserve the courthouse and then established a new garden on this site in 1974; the garden, which is maintained by community volunteers and donations, provides publicly accessible seating in the spring and summer months. The arrangement of trees, particularly those trees at its northern corner preclude views from within the landscaped garden toward the Mulry Square intersection to the north.

As described in Chapter 11: Cultural Resources, the entire study area is included within the Greenwich Village Historic District. At the time of its designation in 1969, the New York City Landmarks Preservation Commission (NYCLPC) noted that this district outranked all other historic districts in the city, due to the quality of its architecture and its human scale, the nature of the artistic life within its boundaries, and the "... feeling of history that permeates its tree-lined streets ..."

Aside from various notable community facilities, such as St. Vincent's Hospital, and institutional uses, such as schools and houses of worship, the study area is primarily residential (see Sub-Chapter 7A: Land Use, Zoning and Public Policy). Commercial uses are present and thriving but generally of a small-scale, mixed in with residential uses as ground-floor retail and restaurants. Though present throughout the study area, these commercial uses are concentrated on the avenues, particularly Greenwich Avenue and Seventh Avenue, where the larger multi-family apartment buildings are located; mid-blocks tend to be lined with single-family row houses.

Small retail boutiques and restaurants comprise much of the economic activity within the study area. These uses rely not only on the pedestrian traffic throughout the study area and larger Greenwich Village neighborhood, but they also rely on the urban design and aesthetic quality supported by zoning and historic district designation.

Urban design and visual quality throughout the study area in general is characterized by historic row houses from the early 1800s, which line many of the streets mid-block (see Chapter 9). They are typically three stories, brick, with a raised first floor and stoop, and separate access to below-grade space. Most are set back and include garden space near the stoops, between the building facades and the sidewalks. The plantings range from simple to elaborate and contribute greatly to the aesthetic of the streetscapes and the pedestrian experience. West of Greenwich Avenue, where blocks are somewhat smaller than blocks east, the intimately scaled streetscapes are further enhanced by numerous mature street trees.

Throughout the study area, larger apartment buildings are located at the ends of blocks. In the study area, these generally do not exceed six stories west of Greenwich Avenue or seven stories on Seventh Avenue; however, there are modern white-clad apartment buildings, reaching or exceeding 15 stories, along Sixth Avenue east of Mulry Square and on the northwest corner of Greenwich Avenue and West 10th Street to the south. These modern buildings, though fairly common throughout the City, especially the Upper East Side, represent neither the scale nor the design of residential buildings and streetscapes that define the character of much of the study area.

Pedestrian volumes are perceptibly higher along Seventh Avenue and Greenwich Avenue than along the narrower residential streets, particularly those streets west of Greenwich Avenue (see Sub-Chapter 6B: Transit and Pedestrians). The study area is well served by public transportation, including the **A C E** with entrances on the northern and southern edges of the study area on Greenwich Avenue at West 13th Street and Christopher Street, respectively. Entrances to the **1 2 3** are found at West 12th Street and Seventh Avenue just north of the project area and Christopher Street and Seventh Avenue, south of the study area.

Several open spaces also contribute to the form and character of the neighborhood. The only open space with views of the Preferred Alternative site is St. Vincent's Hospital Garden. No public access is provided there, nor are there benches for seating; rather, the landscaped area serves to provide visual relief on this portion of the Seventh Avenue streetscape. McCarthy Square, located southwest of the alternative site area on Seventh Avenue is a memorial site within an intersection, also providing streetscape enhancement; the Preferred Alternative site is not visible from it, as intervening apartment buildings block the view.

A temporary streetscape element of note is the display of numerous ceramic tiles affixed to the chain-link fence surrounding the Preferred Alternative site. Many of these were hand-painted by local residents and schoolchildren as a collective memorial to the tragedies of "9/11." These tiles have been temporarily hung here pending a designation of more appropriate means to display and conserve them. City tour buses include mention of this collection during tours of the neighborhood.

7C.5. ENVIRONMENTAL IMPACTS

7C.5.1. INTRODUCTION

The emergency ventilation plant would introduce no new population nor would it require relocation of population. Similarly, it would introduce no new housing units nor reduce the existing numbers. Potential impacts to community character, therefore, would be limited to the potential for construction or operation of the emergency ventilation plant to affect the general environment qualitatively.

The Preferred Alternative would result in a new above-ground structure, the form and massing of which would be consistent with adjacent buildings (see Chapter 9: Urban Design and Visual Resources and Chapter 11: Cultural Resources). It would replace the existing at-grade, open lot, which is used for MTA NYCT parking and equipment storage. The Preferred Alternative would result in no enduring changes beyond site development and that development would not change with time.

Under the Preferred Alternative, some portion of the Greenwich Avenue/Seventh Avenue apex of the site would be reserved as open area for future community use; design and development of that open area would not be undertaken as part of this project. (Note: MTA NYCT, in response to elected officials and community representative concerns for open area, has also evaluated three below-grade design configurations options for Alternative P1. The details of this evaluation are presented in Appendix E;

these options were found to be infeasible as explained in Appendix E.) As stated on Page 1 of Appendix E “MTA NYCT will continue to address various engineering, economic and related constraints on the selected alternative site as well as further opportunities to minimize environmental impact”. In addition, MTA NYCT will continue to work with Government and Community Relations to assure consideration of community views and concerns as the design process evolves.

The construction of any of the three alternatives would temporarily diminish the visual quality of the immediate environs, as construction equipment, safety barricades, and removal of street furniture would be required throughout the span of construction. Alternative SB1 would require the removal of three small trees, which would be replaced in kind at the completion of construction. Likewise, other sidewalk landscaping along Greenwich Avenue would be restored if damaged.

Alternative SB5 would also require the removal of street trees and the protective fencing that protects them. All trees would be removed from Perry Street, between Greenwich Avenue and Seventh Avenue, including five large trees on the south side of the street and two medium trees on the north side. While trees would be re-planted consistent with New York City Department of Parks and Recreation (NYCDPR) guidance and requirements at the completion of construction to replace those lost, the replacement trees would not be of the same size at the time of planting; if the replacement trees are of a similar large-growing type, they would not reach comparable maturity for decades. NYCDPR has submitted comments on the DEIS in a letter dated on March 14, 2008 (see Appendix D).

Emergency services would not be interrupted during construction or operation of the emergency ventilation plant. MTA NYCT would cooperate with public safety officials, including FDNY and St. Vincent’s Hospital, to ensure that emergency services would not be affected by any of the three alternatives.

7C.5.2. ANALYSIS YEAR 2010-2013/2014 (CONSTRUCTION)

NO ACTION ALTERNATIVE

Under the No Action Alternative, the emergency ventilation plant would not be constructed, and there would be no change in urban design conditions or visual resources (see Chapter 9: Urban Design and Visual Resources). MTA NYCT’s property would remain in its current condition and continue to serve as a storage and parking facility for MTA NYCT operations. The 2010 U.S. Census would be underway during this time to provide accurate survey data pertaining to housing, as well as population and demographic characteristics. Without this survey data, however, it is assumed that Future No Action Community Character in the study area would generally resemble existing conditions; no major residential developments would be constructed in the time period in the study area and no other sources of community change would be anticipated with the exception of the potential Rudin development plan to build a new St. Vincent’s Hospital and introduce new residential development on the existing hospital site.

The proposed St. Vincent’s Hospital redevelopment plan is anticipated to begin construction while the emergency ventilation plant is under construction. For the purposes of this analysis, it is assumed that the demolition of the six-story O’Toole Building and construction of the new St. Vincent’s Hospital on that same site would occur from 2010-2014, thus overlapping the emergency ventilation plant construction phase (2010-2013/14). Following completion of the new hospital, the existing St. Vincent’s Hospital buildings on the east side of Seventh Avenue would then be demolished to make room for the development of a new residential building on the site that will be developed by the Rudin Development Corporation. Therefore, the work on the O’Toole site is of particular concern to evaluating potential

cumulative construction-related effects partially attributable to emergency ventilation plant construction, while the anticipated construction of the residential development may also contribute to potential cumulative effects during emergency ventilation plant operations depending on its period of construction, which is believed to occur beyond the completion date of the emergency ventilation plant.

THE PREFERRED ALTERNATIVE

Housing

The Preferred Alternative would not inhibit access to existing housing in the study area during construction. All efforts would be made to maintain full access to any building that would be adjacent to any construction activity. Therefore, no housing or households would be subject to significant adverse impacts.

Population and Demography

The Preferred Alternative would not introduce new population during construction nor require existing residents to relocate. Therefore, there would be no significant adverse impacts to population, demography, or community cohesion.

Community Characteristics

Construction of the Preferred Alternative would result in no direct effects to community facilities or other aspects of community character, except that the “9/11” memorial tiles currently affixed to the site cyclone fence would have to be removed and appropriately managed. Construction activities and effects would be fully contained within the study area primarily on and adjacent to the Preferred Alternative site; therefore, the Greenwich Village neighborhood would not be subject to far-reaching effects. Construction activity would result in no significant adverse impacts to neighborhood identity.

There is a potential for significant adverse noise impacts during construction of the Preferred Alternative during 2010 and 2011. Mitigation measures will be incorporated into the CEPP to minimize these adverse impacts. Potential vibration impacts that would result during construction would be mitigated to below levels that would cause annoyance (see Chapter 13: Noise and Vibration). Potential air quality impacts would also be fully mitigated. There is a potential for significant traffic impacts during evening and weekend periods for a period of 12 months when the Greenwich Avenue SB approach to Seventh Avenue is closed to traffic. MTA NYCT will work with NYCDOT to develop a Maintenance and Protection of Traffic (MPT) Plan that would monitor and minimize these impacts; NYCDOT representatives have agreed to participate in this effort. The visual quality of the environment would be temporarily affected during construction by the presence of visual barriers, cranes, heavy equipment, etc. Certain cumulative effects may result, however, as described in Chapter 20; no cumulative effects of a potentially enduring nature, however, would compromise community character. Therefore, construction of the Preferred Alternative would result in no significant adverse impacts to community character.

ALTERNATIVE SB1

Housing

Alternative SB1 would not inhibit access to existing housing in the study area during construction. All efforts would be made to maintain full access to any building that would be adjacent to any construction activity. Therefore, no housing or households would be subject to significant adverse impacts.

Population and Demography

Alternative SB1 would not introduce new population during construction nor require existing residents to relocate. Therefore, there would be no significant adverse impacts to population, demography, or community cohesion.

Community Characteristics

Construction of Alternative SB1 would result in no direct effects to community facilities or other aspects of community character. Construction activities and effects would be fully contained within the study area primarily on and adjacent to the SB1 site; therefore, the Greenwich Village neighborhood would not be subject to far-reaching effects. Construction activity would result in no significant adverse impacts to neighborhood identity.

There is a potential for significant adverse noise impacts during construction of Alternative SB1 during 2010, 2011, 2012 and 2013. Mitigation measures will be incorporated into the CEPP to minimize these adverse impacts. Potential vibration impacts that would result during construction would be mitigated to below levels that would cause annoyance (see Chapter 13). Potential air quality impacts would also be fully mitigated. There is a potential for significant traffic impacts during evening and weekend periods for an *approximate* period of 24 months when the Greenwich Avenue SB approach to Seventh Avenue is closed to traffic. MTA NYCT will work with NYCDOT to develop a Maintenance and Protection of Traffic (MPT) Plan that would monitor and minimize these impacts; NYCDOT representatives have agreed to participate in this effort. The visual quality of the environment would be temporarily affected during construction due to the presence of construction equipment, equipment staging and materials storage area, and safety barricades, as well as due to the temporary absence of street furniture and minor landscaping that would be removed to allow for construction (see Chapter 9). Certain cumulative effects may result, however, as described in Chapter 20; no cumulative effects of a potentially enduring nature, however, would compromise community character. Therefore, construction of Alternative SB1 would result in no significant adverse impacts to community character.

ALTERNATIVE SB5

Housing

Alternative SB5 would not inhibit access to existing housing in the study area during construction. All efforts would be made to maintain full access to any building that would be adjacent to any construction activity. Therefore, no housing or households would be subject to significant adverse impacts.

Population and Demography

Alternative SB5 would not introduce new population during construction nor require existing residents to relocate. Therefore, there would be no significant adverse impacts to population, demography, or community cohesion.

Community Characteristics

Construction of Alternative SB5 would result in no direct effects to community facilities or other aspects of community character. Construction activities and effects would be fully contained within the study area primarily on and adjacent to the SB5 site; therefore, the Greenwich Village neighborhood would not be subject to far-reaching effects. Construction activity would result in no significant adverse impacts to neighborhood identity.

There is a potential for significant adverse noise impacts during construction of Alternative SB5 during 2010 and 2012. Mitigation measures will be incorporated into the CEPP to minimize these adverse impacts. Potential vibration impacts that would result during construction would be mitigated to below levels that would cause annoyance (see Chapter 13: Noise and Vibration). Potential air quality impacts would also be fully mitigated. There is a potential for significant traffic impacts during evening and weekend periods for a period of 12 months when the Greenwich Avenue SB approach to Seventh Avenue is closed to traffic. MTA NYCT will work with NYCDOT to develop a Maintenance and Protection of Traffic (MPT) Plan that would monitor and minimize these impacts; NYCDOT representatives have agreed to participate in this effort. In addition under Alternative SB5, Perry Street between Seventh Avenue and Greenwich Avenue would be closed to thru vehicular and pedestrian traffic for a period of *approximately three years*. Although access will be provided to residents and emergency vehicles, this would have a temporary adverse effect on community character for the residents of Perry Street.

The visual quality of the environment would be temporarily affected during construction due to the presence of construction equipment, equipment staging and materials storage area, and safety barricades, as well as due to the temporary absence of street furniture and minor landscaping that would be removed to allow for construction (see Chapter 9). Certain cumulative effects may result, however, as described in Chapter 20; no cumulative effects of a potentially enduring nature, however, would compromise community character. The NYSHPO has not made a determination yet as to whether the removal of the mature trees lining Perry Street would result in a significant adverse impact to historic resources; however, pending NYSHPO's determination on this matter, this FEIS assumes that a significant adverse impact to visual resources would occur, to be mitigated by a NYCDPR-approved mitigation plan. The loss of the mature trees on this short segment of Perry Street would result in a less beautiful streetscape, but would not affect the character of the community overall. Therefore, construction of Alternative SB5 with mitigation would result in no significant adverse impacts to overall community character.

7C.5.3. ANALYSIS YEAR 2013/2014 (OPERATIONAL)

THE PREFERRED ALTERNATIVE

Housing

The Preferred Alternative would not result in decreased or increased numbers of households or housing units in the study area; therefore, no related significant adverse impacts would result.

Population and Demography

The Preferred Alternative would not introduce new population nor require relocation of existing residents. Therefore, there would be no significant adverse impacts to population, demography, or community cohesion.

Community Characteristics

The Preferred Alternative would result in no direct effects to community facilities or other aspects of community character. The operation of the emergency ventilation plant would not result in significant adverse noise, air, or traffic impacts that could indirectly affect the function of community facilities, nor would it affect neighborhood identity. Certain cumulative effects may result as described in Chapter 20; however, no cumulative effects of a potentially enduring nature would result so as to compromise community character. The above-ground structure would be designed with NYSHPO guidance pursuant to a formal Memorandum of Agreement (MOA) or Memorandum of Understanding (MOU) to ensure that

it would be consistent with the character of the historic district. “9/11” memorial tiles would be appropriately managed. Therefore, operation of the Preferred Alternative would result in no significant adverse impacts to community character.

(Note: MTA NYCT, in response to elected officials and community representative concerns for open area, has also evaluated three below-grade design configurations options for Alternative P1. The details of this evaluation are presented in Appendix E; these options were found to be infeasible as explained in Appendix E.) As stated on Page 1 of Appendix E.. MTA NYCT will continue to address various engineering, economic and related constraints on the selected alternative site as well as further opportunities to minimize environmental impact. In addition, MTA NYCT will continue to work with Government and Community Relations to assure consideration of community views and concerns as the design process evolves.

ALTERNATIVE SB1

Housing

Alternative SB1 would not result in decreased or increased numbers of households or housing units in the study area; therefore, no related significant adverse impacts would result.

Population and Demography

Alternative SB1 would not introduce new population nor require relocation of existing residents; therefore, there would be no significant adverse impacts to population, demography, or community cohesion.

Community Characteristics

Alternative SB1 would result in no direct effects to community facilities or other aspects of community character. The operation of the emergency ventilation plant would not result in significant adverse noise, air, or traffic impacts that could indirectly affect the function of community facilities, nor would it affect neighborhood identity. Certain cumulative effects may result as described in Chapter 20; however, no cumulative effects of a potentially enduring nature would result so as to compromise community character. Therefore, operation of Alternative SB1 would result in no significant adverse impacts to community character.

ALTERNATIVE SB5

Housing

Alternative SB5 would not result in decreased or increased numbers of households or housing units in the study area; therefore, no related significant adverse impacts would result.

Population and Demography

Alternative SB5 would not introduce new population nor require relocation of existing residents; therefore, there would be no significant adverse impacts to population, demography, or community cohesion.

Community Characteristics

Alternative SB5 would result in no direct effects to community facilities or other aspects of community character. The construction activities would require the removal of all street trees on that segment of Perry Street between Seventh Avenue and Greenwich Avenue (see Chapter 9). Replacement trees would be planted in accordance with NYCDPR guidance. While the visual character of this block would, therefore, be changed, the replacement of trees would not affect community character overall.

The operation of the emergency ventilation plant would not result in significant adverse noise, air, or traffic impacts that could indirectly affect the function of community facilities, nor would it affect neighborhood identity. Certain cumulative effects may result as described in Chapter 20; however, no cumulative effects of a potentially enduring nature would result so as to compromise community character. Therefore, operation of Alternative SB5 would result in no significant adverse impacts to community character.