

SILVIO J. MOLLO FEDERAL BUILDING MODERNIZATION PROJECT



DRAFT ENVIRONMENTAL ASSESSMENT

PREPARED FOR



PREPARED BY WSP USA SOLUTIONS, INC.

March 2024

Abstract

The U.S. Department of Justice - U.S. Attorney's Office (USAO) Criminal Division of the Southern District of New York is currently housed at the Silvio J. Mollo Federal Building (Mollo building) located at 1 St. Andrew's Plaza in New York, NY.

The U.S. General Service Administration (GSA) intends to design and construct a comprehensive building modernization project at the Mollo building. The current site of the Mollo building contains a 10-story building with one basement level. The building is connected by a secure pedestrian bridge, at approximately the third-floor level, to the Thurgood Marshall U.S. Courthouse (Marshall courthouse). The Marshall courthouse also is connected by a secure pedestrian bridge to the now closed Metropolitan Correctional Center (MCC) – an administrative security facility under the control and custody of the U.S. Department of Justice - Federal Bureau of Prisons situated northeast of the Mollo building. The Mollo building footprint occupies an area of approximately 19,100 square feet and nearly all of Manhattan Block 159, Lot 60.

The Mollo Modernization Project will involve a complete renovation of the existing building, including life safety, mechanical, plumbing, electrical, and Heating, Ventilation and Air Conditioning (HVAC) components. The project will address structural and façade issues and include the construction of a new public entry pavilion (to replace the current structure).

GSA completed a Draft Environmental Assessment (EA) for the proposed Mollo Modernization Project. The Draft EA identified no significant adverse impact to the environment as a result of the proposed project.

This Draft EA is available for public review and comment on the GSA website ([Mollo Modernization Project | GSA](#)), (also see Section XI B, below) at the New York City Public Library Chatham Square Branch, located at 33 East Broadway in New York, NY (10002), and at the New York City Public Library New Amsterdam Branch, located at 9 Murray Street in New York, NY (10007). A virtual meeting to inform the public about the project will be held at 6:00 PM on Wednesday, March 20th, 2024. The virtual public meeting can be accessed at <https://us02web.zoom.us/j/87654797052>. The meeting is also available by telephone: 929 436 2866, (ID 876 5479 7052). Comments received via email, the U.S. Postal Service, and from the public meeting will be recorded and provided in Appendix A of the Final EA. Appendix A will include GSA's response to all public comments.

This Draft EA for the proposed project is available in Spanish, Traditional Chinese, and Simplified Chinese. During the virtual public meeting, breakout rooms will provide real-time spoken translations in Cantonese, Mandarin and Fuzhounese.

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I. Project Description

GSA intends to design and construct a major building modernization project at the Mollo building located at 1 Saint Andrew's Plaza in New York, NY (Figure 1: Project Location). The current site of the Mollo building site contains a 10-story building with an additional basement level. The building is connected by a secure pedestrian bridge, at approximately the third-floor level, to the Marshall courthouse. The Marshall courthouse, in turn, is connected by a secure pedestrian bridge to the now closed MCC – an administrative security facility under the control and custody of the U.S. Department of Justice - Federal Bureau of Prisons. The Mollo building footprint occupies an area of approximately 19,100 square feet and nearly all of Manhattan Block 159, Lot 60.

As required by the [National Environmental Policy Act](#) (NEPA), GSA completed a Draft EA for the proposed Mollo Modernization Project.

The Mollo Modernization Project will involve a complete renovation of the existing building. The existing ten-story building plus basement, constructed in 1974, will be demolished except for the structural floor slabs and columns. Figure 2 illustrates the proposed project's progress, from the existing structure to the demolition of the exterior and interior walls and building systems (including the heating, cooling and ventilation, plumbing, and electrical infrastructure), and finally, an illustration of the completely renovated building.

The proposed project includes a new high-performance facade and new building mechanical systems, the complete renovation of all building interior spaces, a new public entrance, and exterior landscaping. With a U.S. Green Building Council Leadership in Energy and Design (LEED) Platinum target ([USGBC | U.S. Green Building Council](#)), the building would become the first LEED Platinum GSA building in New York. The existing building area of 158,957 gross square feet (GSF) will be expanded by 15,607 square feet for a total of 174,564 GSF. The number of Federal employees working at this facility will not change.

Construction of interior spaces will include new floors, ceilings, partitions, lighting and finishes. The work will include improvements to public lobbies, hallways and circulation spaces, mechanical, electrical and plumbing rooms and closets, passenger and freight elevators, elevator shaft enclosures, and fire protection and life safety upgrades. The project includes upgrades to stairs and stairwell enclosures, repair or replacement of restrooms and locker rooms, storage areas and loading dock areas.

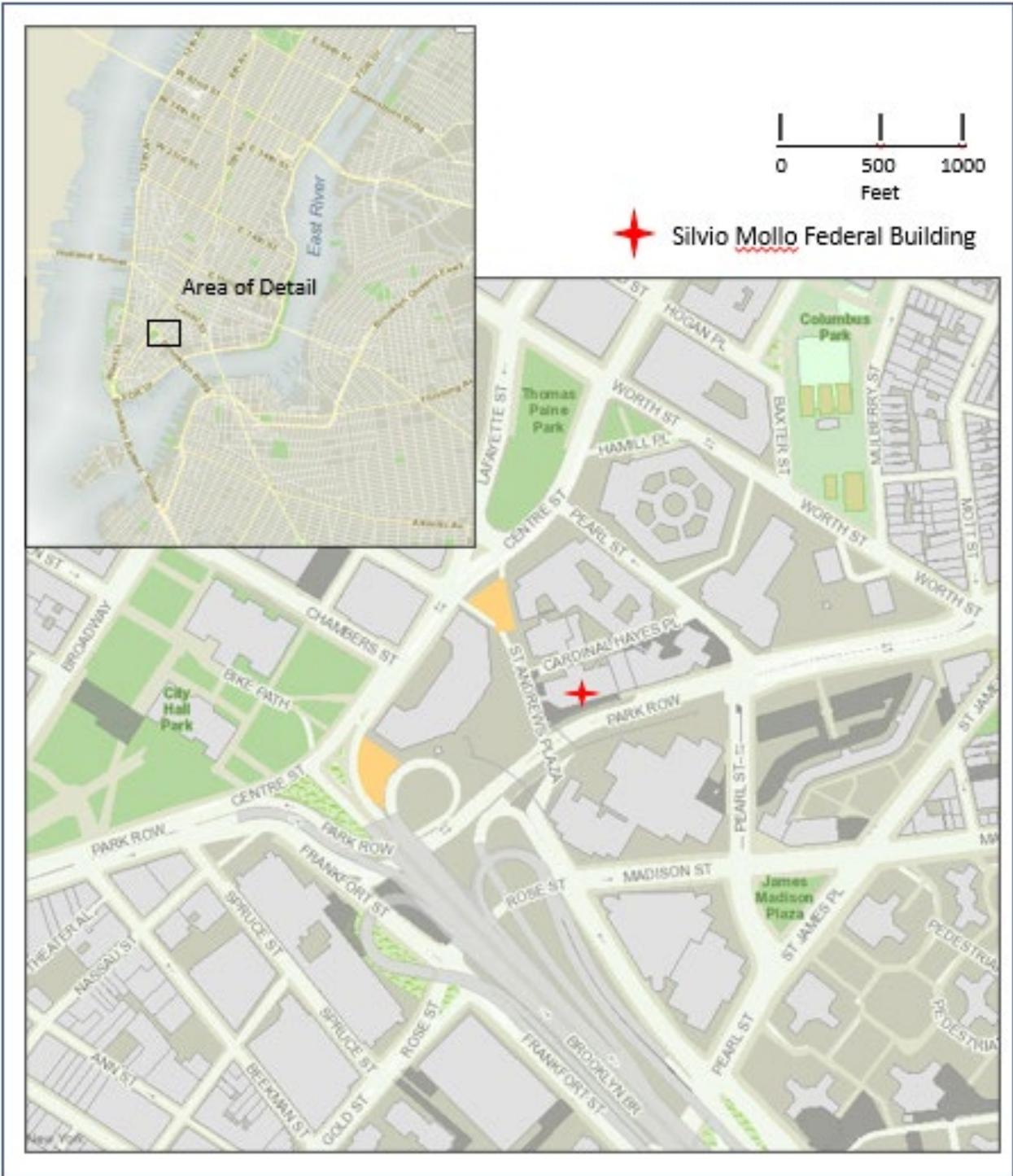


Figure 1: Project Location



Existing Building - Built 1974
Systems at End of Service Life

Reuse of Existing Core
Structure – Saves 6,240 Tons
of Concrete



Rendering of Completed
Renovation

Figure 2: Project Illustration

Exterior improvements will include improvements to the bridge which connect the Marshall courthouse to the Mollo building. The project includes improvements to the federally owned portion of the pedestrian plaza between the David N. Dinkins Manhattan Municipal Building (Municipal Building) and 1 Police Plaza.

Mechanical system work will include replacement of mechanical and HVAC systems including all domestic water, sewer and storm drain piping, ductwork, equipment and controls. Work will include replacement of existing major utility service lines owned by GSA which supply utilities to the Mollo building. Service lines which run through the Mollo building to serve the MCC will be removed.

Replacement/upgrade of all electrical systems will include normal utility power, emergency power, life safety, lighting, telecommunication, electronic security and safety systems. Work will include replacing all associated major equipment, panels, motor control centers, transformers, emergency generator, upgrade of underground fuel tanks to meet current code as well improvements and repairs to loading docks and loading dock equipment.

Tenants

The Mollo building currently provides office space for the USAO and the U.S. Department of Justice - Marshals Service. The building's tenants will be relocated to the nearby Jacob K. Javits Federal Building in order to complete the project.

II. Purpose and Need

The Mollo building's location provides key operational efficiencies for the USAO. This location provides the USAO with secure and immediate access to the Marshall courthouse and Daniel Patrick Moynihan U.S Courthouse (Moynihan courthouse) (Figure 3: Proximate Government Facilities). There is no other space that provides the USAO this same level of secure and immediate access to these facilities.

The Mollo building's systems are outdated, at risk for failure, and not in compliance with current codes and standards. Deferring the proposed work would result in the risk of encountering complicated and costly emergency repairs.

Tenant space, as currently configured, is inefficient and does not meet the needs of the USAO. The modernization of the Mollo building will eliminate and/or minimize these deficiencies.

The proposed project would conduct a comprehensive modernization of the Mollo building to address the following: structural deficiencies, outdated and failing mechanical and electrical distribution systems, needed structural and seismic improvements, security enhancements, and renovations to the USAO's workspace to meet its current design standards. The project includes the removal of any hazardous materials, including asbestos containing materials and lead-based paint.

The Mollo building, built in 1974, is not in compliance with current GSA building standards. The proposed project would bring the building up to current GSA *Facility Standards for the Public Buildings Service* ([Facilities Standards \(P100\) Overview | GSA](#)).

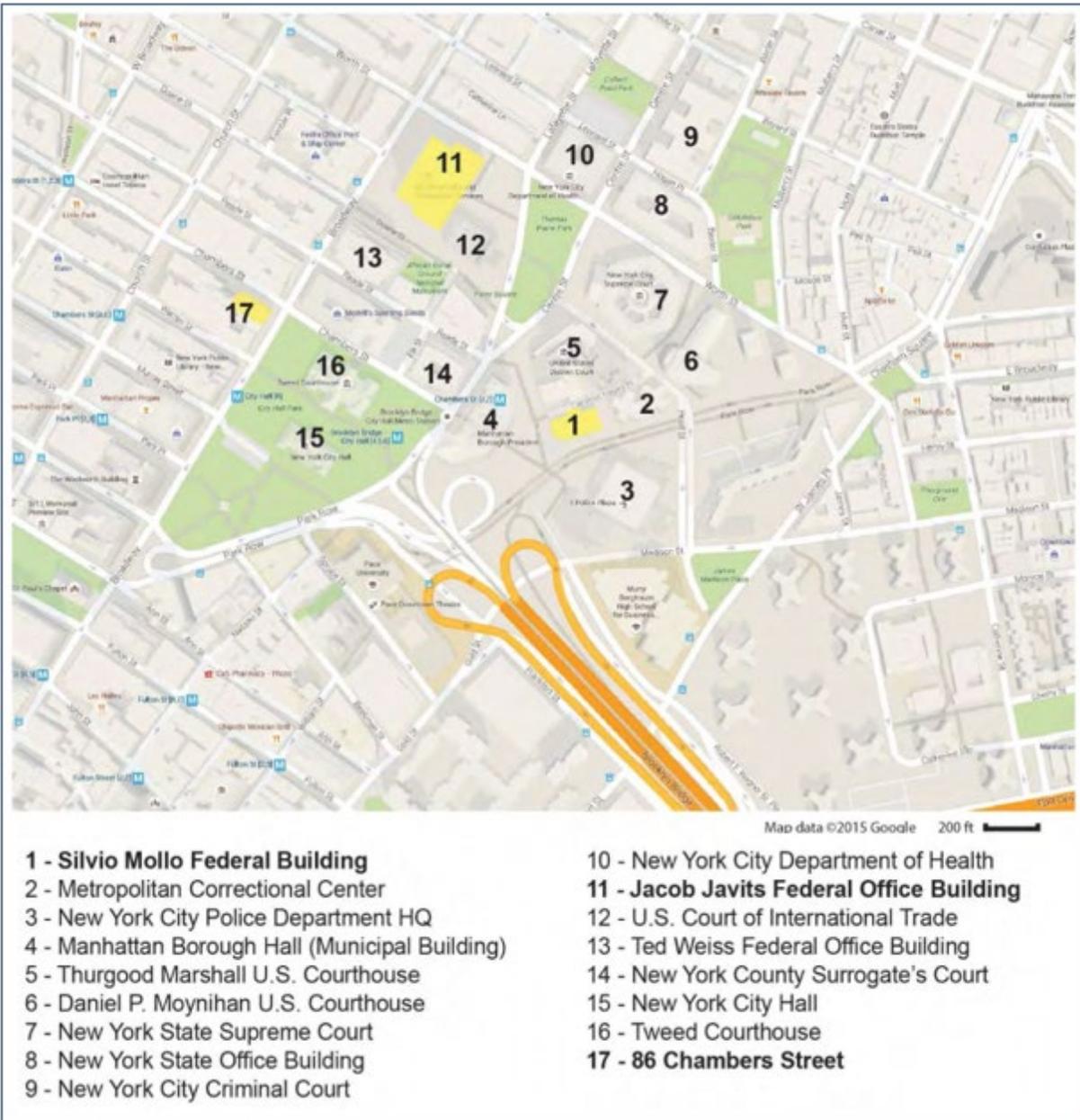


Figure 3: Proximate Government Facilities

III. Alternatives Considered

As part of the NEPA review, GSA evaluated the potential impacts of two alternatives: the No Action Alternative and the Proposed Action Alternative.

A. NO ACTION

Under the No Action alternative, the project would not be advanced. No changes to the building or the surrounding area would occur. The existing building would remain deficient in terms of current Federal standards and would not address the mission requirements of the USAO. The No Action alternative would not meet the purpose of and need for the proposed action. Nevertheless, Council of Environmental Quality guidelines (40 CFR 1502.14) stipulate that the No Action alternative should be analyzed to assess any environmental consequences that may occur if the proposed action is not implemented and to serve as a baseline for comparing impacts of the proposed action. Therefore, the No Action alternative has been retained for analysis in this EA.

B. RENOVATION OF THE EXISTING BUILDING (PROPOSED PROJECT)

This alternative provides the best use of Federal funds to provide a safe, secure and efficient work environment for Government employees and visitors. The existing Mollo building site has been identified by GSA as the ideal site for the continued operations of the USAO. The federally owned Mollo site is in close proximity to two Federal courthouses and located within the Manhattan Civic Center security perimeter, having restricted vehicular access and visible Federal, State and municipal security personnel surrounding various Federal, State and municipal judicial, law enforcement and administration facilities.

C. ALTERNATIVE CONSIDERED BUT NOT CARRIED FORWARD

GSA considered the complete demolition of the existing building and construction of a new building. GSA determined that a new building on the existing site would not be cost-effective for the U.S. Government, would be more carbon intensive and would be more disruptive to the local community compared to a major modernization of the current building. The construction of a new building would cost over a \$100 million more than the renovation of the existing building. Therefore, this alternative was not carried forward for analysis in the EA.

IV. Regulatory Environment

NEPA requires agencies to make a thorough effort to inform and involve interested members of the public before reaching a project decision. Title 40 CFR Part 1500.1(b) states, “NEPA procedures must ensure that environmental information is available to public officials and citizens before decisions are made and before actions are taken.”

V. Project Scoping and Public Outreach

GSA has coordinated with, and will continue to coordinate with Federal, State, and local governmental agencies, neighborhood associations, and members of the public throughout the NEPA process to fulfill regulatory requirements. During project development GSA held scoping meetings on May 10, 2021, and August 3, 2021. Below is a list of those invited to the Mollo meetings.

- U.S. Department of Justice, Bureau of Prisons (BOP) ([BOP: Federal Bureau of Prisons Web Site](#))
- NYC Department of Buildings (NYCDOB) ([NYC Department of Buildings](#))
- NYC Department of City Planning (NYCDCP) ([Department of City Planning \(nyc.gov\)](#))
- NYC Department of Citywide Administrative Services (NYCDCAS) ([Department of Citywide Administrative Services \(nyc.gov\)](#))
- NYC Department of Environmental Protection (NYCDEP) ([Department of Environmental Protection \(nyc.gov\)](#))
- NYC Department of Parks and Recreation (NYCDPR) ([New York City Department of Parks & Recreation \(nycgovparks.org\)](#))
- NYC Police Department (NYPD) ([New York Police Department \(nyc.gov\)](#))
- NYC Department of Transportation (NYCDOT) ([New York City Department of Transportation \(nyc.gov\)](#))
- Sisters of Life - St. Andrew's Roman Catholic Church ([New York - Sisters of Life](#))

In addition, GSA gave a presentation about the project to Community Board 1 ([CAU - Manhattan Boards \(nyc.gov\)](#)) on April 19, 2023 and conducted outreach to Community Board 3 on March 28, 2023, as well as tenant and shareholder associations at the nearby residential apartments Chatham Towers (April 14, 2023) and Chatham Green (April 20, 2023).

VI. Construction

Construction of the project would occur largely within the parcel occupied by the current Mollo building and an area immediately adjacent to the western parcel boundary for development of the new public entry pavilion. Since some of the project would occur on property not owned by the Federal government, GSA would obtain as required and appropriate any approvals and/or permits from State and New York City (NYC) agencies having jurisdiction, (e.g., NYCDOT, the Metropolitan Transportation Authority (MTA), NYCDEP, and NYCDPR).

GSA will erect a fence around the project area to prevent unauthorized access to the site. Construction laydown and staging would occupy portions of the plaza directly west of the site, the shoulder of Park Row adjacent to the south side of the Mollo building and portions of Cardinal Hayes Place adjacent to the north side of the site. Both Park Row and Cardinal Hayes Place are within the Federal and municipal security zone and vehicular traffic in this zone is restricted to authorized vehicles (see Section F and Figure 7). Maintenance and Protection of Traffic (MPT) plans for street and sidewalk closing, and pedestrian traffic diversions would be developed and submitted to, and approved by, NYCDOT prior to any closings.

The contractor for construction of the project would be required to adhere to the NYC Construction Noise Code (except administrative requirements). As per the NYC Construction Noise Code, construction hours are generally between 7:00 am and 6:00 pm on weekdays. Construction is expected to begin in May 2024 and is expected to be completed in January 2027. (Schedule is subject to the availability of Congressional appropriations which have yet to be provided.) Further discussion of construction activities is provided in the evaluation of potential impacts for each resource area. The contractor may need to develop a specific vector control plan for rodents.

VII. Resources Dismissed from Further Review

A. WILDLIFE

Because of the built environment of lower Manhattan and the project site, few, if any, wildlife species are found on or in the immediate vicinity of the project site. The U.S. Department of the Interior - Fish and Wildlife Service (USFWS), in a letter dated December 9, 2022, obtained through the Information for Planning and Consultation website, identified one threatened or endangered species that may occur in the vicinity of the project – the Monarch Butterfly (*Danaus plexippus*). Additionally, according to USFWS, there are no critical habitats within the project area (see Appendix B: Agency Correspondence). Monarch butterflies are found in open meadows and fields that usually contain a variety of wildflowers including milkweed, coastal beaches with dunes, and human-made butterfly gardens. The project site is devoid of such habitat. The project would require the removal of five trees on the project site, however, additional trees will be planted elsewhere on the plaza. The project would not significantly reduce available habitat for this butterfly.

Because of the limited natural vegetation on the parcels, the site does not support any State-listed or other rare species and does not support migratory birds; therefore, further coordination with the USFWS is not warranted.

B. WETLANDS, COASTAL ZONE MANAGEMENT AND FLOODPLAINS

There are no federally- or State-protected wetlands on or adjacent to the project site. The nearest wetland is the East River, approximately 2,000 feet to the southeast. The project site is located outside the NYC Waterfront Revitalization Program boundaries. The project site is outside the U.S. Department of Homeland Security - Federal Emergency Management Agency 100-year and 500-year flood zone. The nearest flood zone area, which may extend inland from the water's edge, is associated with the East River and is approximately 1,400 feet to the southeast. Further review of wetlands, coastal zone management and floodplains in connection with the proposed project is not warranted.

C. TOPOGRAPHY, GEOLOGY AND SOILS

The site has been developed since at least the Eighteenth Century. The proposed action would not affect topography, geology or soils. There are no unique geological features underlying the parcels. There would be minor grade adjustment along the western portion of the site, however, these actions would not affect the underlying soil or geology conditions.

The contractor would be required to implement best management practices (BMPs) during construction to minimize impacts to soils from potential runoff, such as using silt fences.

However, despite these minor impacts, the topography, geology or soil types would not change. Therefore, these resource topics were dismissed from further analysis in the EA.

VIII. Resources Evaluated for Potential Impacts

A. SUMMARY AND COMPARISON OF POTENTIAL IMPACTS

A summary and comparison of potential impacts from the two alternatives is provided in Table 1.

TABLE 1: SUMMARY OF POTENTIAL IMPACTS

RESOURCE	NO ACTION	PROPOSED ACTION
Land Use and Zoning	No Impacts	Vehicle parking will no longer be available under the building. Minor and temporary impacts during construction.
Architectural Resources	No Impacts	The building will respect the existing footprint, size, and massing of the current building. Accessibility will be improved through the integration of a new at-grade entrance lobby and code compliant restrooms.
Archaeological Resources	No Impacts	No Impacts
Demographics and Environmental Justice	No Impacts	No disproportionate impacts to environmental justice communities.
Community Cohesion	No Impacts	Minor and temporary impacts during construction.
Traffic, Parking and Pedestrian Circulation	No Impacts	Minor and temporary impacts during construction.
Utilities and Stormwater Management	No Impacts	Positive impacts due to installation of photovoltaic panels and stormwater cistern.
Solid Waste and Hazardous Materials	No Impacts	No Impacts.
Air Quality	No Impacts	Positive impacts due to installation of all-electric HVAC systems.
Noise and Vibration	No Impacts	Minor and temporary impacts during construction.

B. LAND USE AND ZONING

B.1. Existing Conditions – Land Use

The Mollo building is used for office space for the USAO and Marshals Service. The building is a 10-story structure with a single basement level. At 158,957 GSF, the building occupies the majority of its parcel, however several of the lower floors are recessed and this space is currently used for staff parking.

Adjacent to the Mollo building, separated by Cardinal Hayes Place to the north, is the St. Andrew’s Roman Catholic Church. To the northeast is the Marshall courthouse and east of the Mollo building was an MTA substation (which has been decommissioned and ownership transferred to the Bureau of Prisons), followed by the MCC. To the south is Park Row followed by the NYPD headquarters (1 Police Plaza). To the west across a pedestrian plaza is the Municipal Building.

Land use in the vicinity of the Mollo building is mixed and includes institutional uses to the north and northeast, commercial and office uses to the south, west and northwest, and multi-family to the east and southeast (Figure 4: Land Use). Public open space is interspersed throughout the area.

The documented property line is bound tightly to the existing building footprint and delineates the federally-owned property from the surrounding NYC municipal grounds. Portions of the building entry from the plaza which includes stairs, a retaining wall, pedestrian bridge, security pavilion and plaza parking area are currently beyond the site property line.



Figure 4: Land Use

Proposed Action Alternative

During construction, GSA will erect a fence around the site and land use would change from active office space to a construction site. Public access would be restricted. Construction materials and equipment would be visible from the nearby plaza and from the adjacent buildings. After construction is complete, the proposed project would not change the use of the Mollo building and would not impact the land use in the project area.

GSA plans to construct a new public entry pavilion to extend approximately 1,200 square feet beyond the property line, which would impact the surrounding plaza, stairs, raised planter, existing trees and utilities. The new public entry pavilion located within the plaza is necessary to provide an accessible entry at grade and to provide proper visitor screening outside of the

building footprint. The stairs in the plaza that currently lead to the entrance of the USAO would be replaced by a new public entry pavilion which will result in more area being returned to public space. GSA will enter into a Memorandum of Understanding with the NYCDOT for the use of the area owned by NYC.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on land use would occur.

B.2. Existing Conditions – Zoning

The area around the Mollo building is comprised of commercial districts (C), residential districts (R), and parks (see Figure 5: Zoning). The Mollo building is in a C6-1 Zoning District with a Floor to Area Ratio (FAR) of 6. The Mollo building, as built, exceeds the limits prescribed by the present NYC Zoning Resolution by 15,607 GSF and that the maximum square footage permitted is 114,504 GSF. As the Mollo building is under jurisdiction of the Federal Government, GSA is only required to consider local zoning regulations during the design and construction.

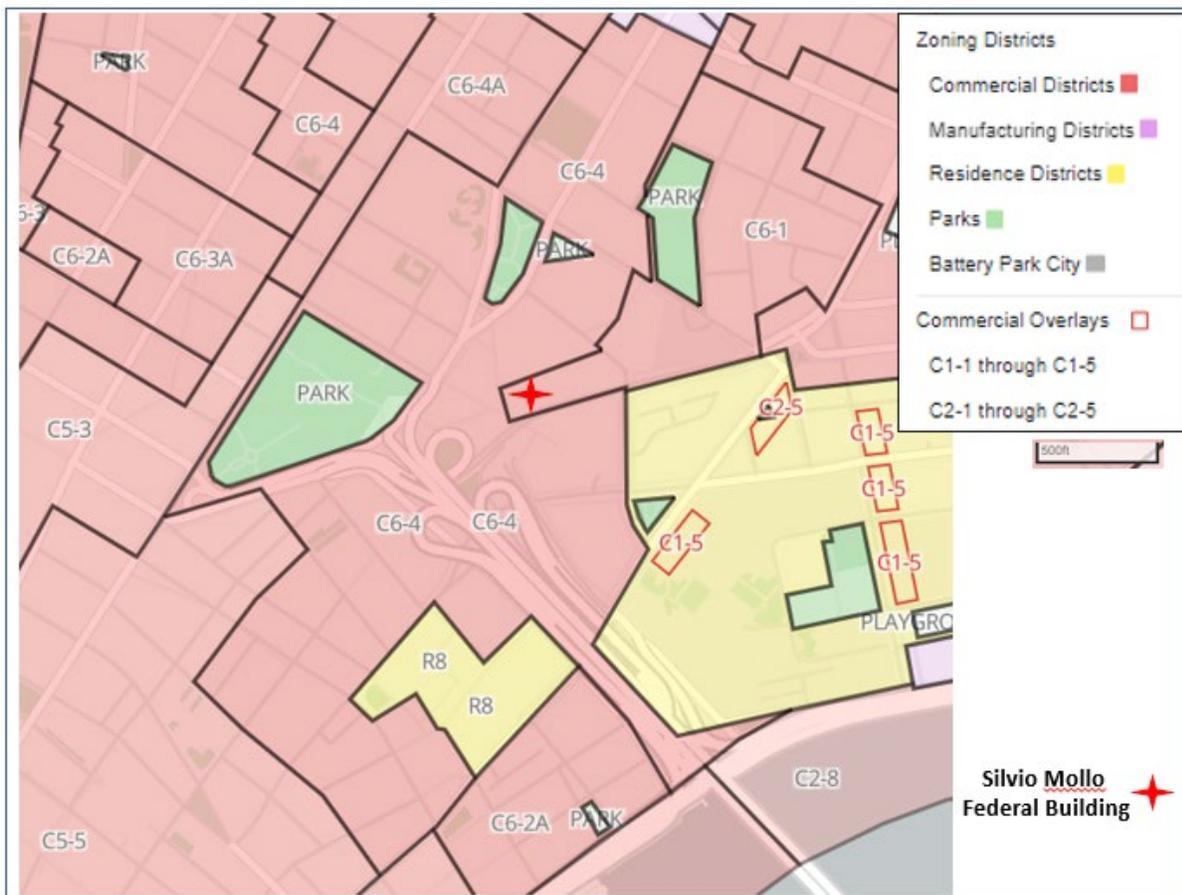


Figure 5: Zoning

B.3. Potential Impacts – Zoning

Proposed Action Alternative

With the addition of the new public entry pavilion and other improvements, the proposed project would increase the zoning square feet (allowable FAR minus FAR exclusions¹). Total GSF for the new facility is 174,564. FAR exclusions total 28,846 square feet, which yields 145,718 zoning square feet for the new facility. Therefore the GSF in excess of the FAR allowable for the site (114,404 square feet) is 31,214 square feet. The Federal Government is required to consider local zoning requirements. After consideration, GSA concluded that with a minimal exceedance of GSF, it could achieve the purpose and need of the project with minimal impact on local zoning. The proposed project would result in a renovated building of the approximately same size and scale as the existing building. With regard to the FAR, GSA anticipates that there would be no significant difference in terms of size and scale between what currently exists and the design of the renovated building.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on zoning would occur.

C. ARCHITECTURAL RESOURCES

C.1. Existing Conditions

The Mollo building is not designated as a NYC landmark, nor is the property located within a designated historic district. GSA made a Determination of Eligibility (DOE) of “not eligible” based on the federal building’s lack of architectural merit, lack of ownership of the former MTA substation-MCC complex, and current physical condition. In July 2023, New York State Historic Preservation Office (SHPO) issued a formal DOE as an individual resource based on Criteria A and C for the Mollo-MTA Substation- MCC complex. The GSA Historic Preservation Officer has had preliminary discussions with SHPO which further stated that the Mollo Building-MTA Substation-MCC complex, may be a contributor to a potentially eligible judicial center historic district, pending research and a DOE for such a district. Such a study is outside the purview of GSA. The MCC and MTA substation are also not within the owned inventory of GSA’s portfolio and, as such, cannot make a DOE regarding these two properties. GSA and SHPO agreed on mitigation of the existing Mollo building following the Historic American Building Survey guidelines for photo documentation and providing original contract documents of the 1967 building.

¹ FAR exclusions include areas such as mechanical space, cellar space, floor space in open balconies, elevators or stair bulkheads.

C.2. Potential Impacts

Proposed Action Alternative

A project goal is to design the building to be of its time yet be a good neighbor in responding to its geographic context. Architectural concepts have borrowed from the Marshall courthouse and the Municipal Building for inspiration in material, tonality and vertical expression. The new Federal building will respect the existing footprint, size and massing of the current building. Accessibility will be improved through the integration of a new at-grade entrance lobby.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on architectural resources would occur.

D. ARCHAEOLOGICAL RESOURCES

D.1. Existing Conditions

GSA prepared a Phase I Archeology Report for the proposed project in accordance with the *Secretary of the Interior Standards and Guidelines for Archaeology and Historic Preservation* (1983); the New York State Historic Preservation Act of 1980; the New York SHPO guidelines; and the New York SHPO *Phase I Archaeological Report Format Requirements* (2005). All work was conducted by or under the purview of Archaeology and Historic Resources Services archaeologists that meet or exceed the criteria outlined in 36 CFR 61.

The site of the Mollo building is potentially located in, or adjacent to, two recognized archaeological districts: Five-Points Site and the African Burial Ground. Surrounding construction projects have previously encountered archaeological artifacts and human remains. GSA submitted a Phase I Archeology Report during the concept phase with findings sent to the SHPO.

The archaeological area of potential effect (APE) was at one point a topographical rise, according to mapping from 1865. This rise would have been a favorable location for prehistoric occupation with available fresh water and marine resources in the area. However, the excavation required to construct the Mollo building would have been needed to extend to a depth of approximately ten to twelve feet below grade. This past excavation would have likely destroyed or removed any cultural materials (prehistoric and historic) still in the APE at that time.

D.2. Potential Impacts

Proposed Action Alternative

Based upon the research results, the APE holds a low sensitivity for prehistoric, eighteenth century, nineteenth century and early twentieth-century resources due to previous soil disturbance for construction of the Mollo building in 1974.

In addition, any planned excavation would be occurring in previously disturbed areas that were excavated and disturbed during the original building construction activities. If during excavation work for the project finds are discovered, work will cease.

GSA submitted a Phase I Archeology Report for the proposed project to the SHPO for review and comment. The SHPO had no comments on the Phase 1 Archeology Report, and no archaeological concerns regarding the project (see Appendix A).

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on archaeological resources would occur.

E. DEMOGRAPHICS AND ENVIRONMENTAL JUSTICE

E.1. Existing Conditions

GSA used the U.S. Environmental Protection Agency's Environmental Justice Screening and Mapping Tool ([EJScreen: Environmental Justice Screening and Mapping Tool | US EPA](#)) to identify population characteristics in the vicinity of the Mollo site. According to the screening and mapping tool, both low-income and minority populations are located in neighborhoods surrounding the project site. As such, further evaluation using data from the U.S. Department of Commerce- Census Bureau was used to refine the demographic characteristics of the area.

The demographic information below from the Census Bureau illustrates the characteristics of the study area as well as New York County and its population. The Mollo building is located in Census Tract 29.01, and the study area for demographic and environmental justice evaluation comprises the nine additional Census Tracts surrounding Tract 29.01. The demographic characteristics of the study area (see Figure 6: Study Area Census Tracts) are derived from 2016-2020 American Community Survey (ACS) data. The ACS tracks local demographic conditions annually rather than on a decennial basis like the Census. The ACS 5-year estimates represent the characteristics of the population for the entire period as opposed to a specific year within that period.

Population

Based on the ACS 5-year estimates, 52,757 people resided in the study area which is calculated at the Census tract level and New York County's total population is currently estimated at 1,629,153 (see Table 2). By comparison, 3.2 percent of New York County's population resides in the study area.

TABLE 2: POPULATION

	STUDY AREA	COMPARISON AREA
Variable	Census Tract Level	New York County
Total Population	52,757	1,629,153

Source: American Community Survey, 2016-2020

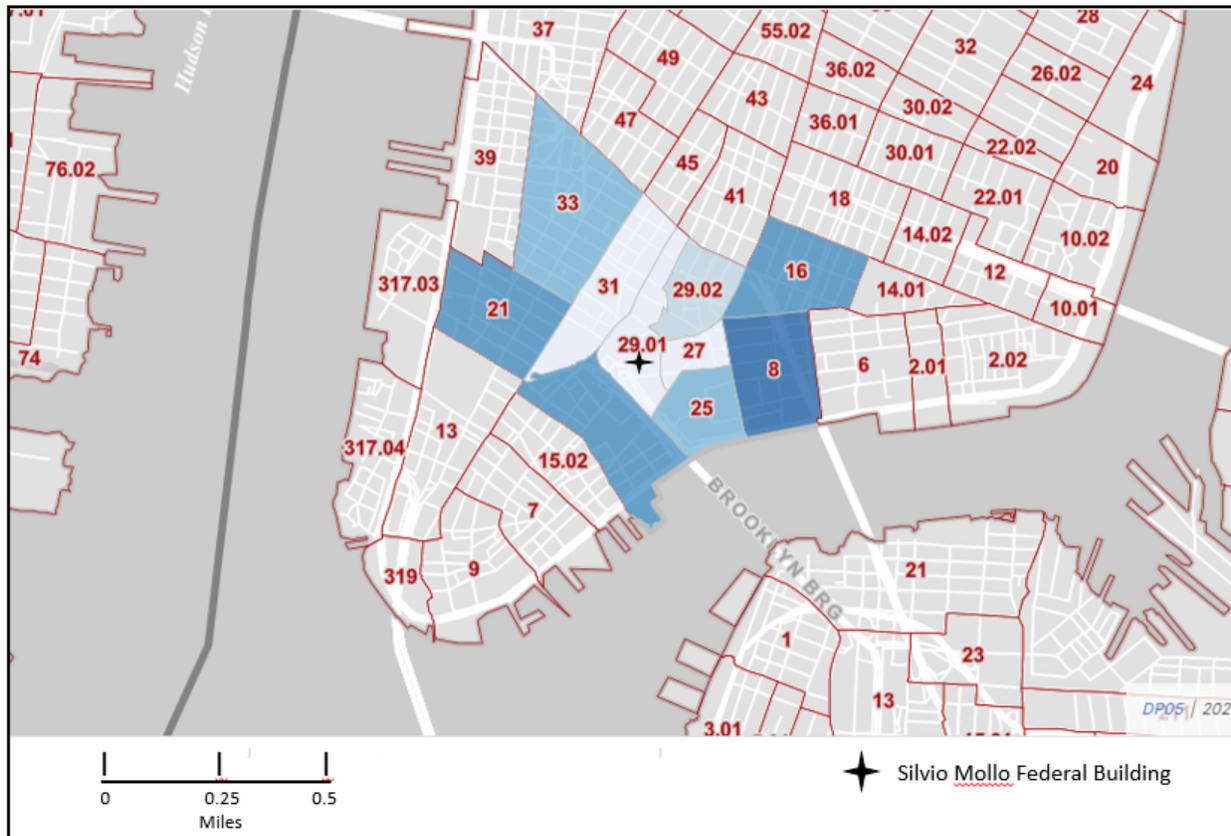


Figure 6: Study Area Census Tracts

Race and Ethnicity

Table 3 shows the racial and ethnic composition of the Study Area and New York County based on the Census Bureau’s 2016-2020 data. In the study area, the Asian population accounted for 45 percent of the study area population and are the largest population group in the study area. Followed by the non-Hispanic white’s population of 35.7 percent. Compared to non-Hispanic whites, the non-Hispanic Black or African American population accounted for 6.2 percent. Hispanics or Latinos make up for 8.8 percent of the total population.

The minority population, defined as all groups with the exception of non-Hispanic whites, accounted for 64.3 percent of the total population in the study area. More than 53.2 percent of New York County residents are minority residents. By comparison, New York County had 25.7 percent population identifying as Hispanic. While non-Hispanic white New Yorker’s comprised a

majority in the borough with total 46.8 percent, followed by Hispanic with total of 25.7% and Black residents were the third largest group, with a 12.2 percent share of the population. Asian residents accounted for 12.0 percent of the County Population.

TABLE 3: RACE AND ETHNICITY

VARIABLE	STUDY AREA		COMPARISON AREA	
Race	Census Tract Level		New York County	
Hispanic or Latino (of any race)	4,628	8.8%	418,442	25.7%
White alone	18,844	35.7%	763,202	46.8%
Black or African American alone	3,245	6.2%	199,377	12.2%
American Indian and Alaska Native alone	178	0.3%	1,960	0.1%
Asian alone	23,938	45.4%	196,097	12.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	430	0.0%
Some other race alone	478	0.9%	8,223	0.5%
Two or more races	1,446	2.7%	41,422	2.5%
Total	52,757	100.0%	1,629,153	100.0%

Source: American Community Survey, 2016-2020

Age

Based on the 2016–2020 ACS, the elderly, defined as persons aged 65 and older, accounted for 18.8 percent of the study area population. However, elderly population in New York County accounted for 16.6 percent of the total population. Table 4 indicates that the population below 14 years of age in New York County was lower (12.3%) compared to the study area (13.8%).

The dependency ratio² in study area (48.5%) was higher compared to the County level (40.6%). As a general trend across the United States, in the areas with prominent aging population, the elderly population has exceeded the population of children, and the ratio tends to be high.

TABLE 4: POPULATION BY AGE IN STUDY AND COMPARISON AREAS

Variables	STUDY AREA		COMPARISON AREA	
	Census Tract Level Data		New York County	
Total Population	52,757	100%	1,629,153	100%
Population By age	Sum	Percentage	Sum	Percentage
0-4	2,871	5.4%	77,025	4.7%
5-9	1,825	3.5%	61,508	3.8%
10-14,	2,610	4.9%	61,066	3.7%
15-19	2,082	3.9%	68,059	4.2%
20-24	2,792	5.3%	111,192	6.8%

² The dependency ratio is a demographic indicator that measures the number of dependents aged zero to 14 and over the age of 65, compared with the total population aged 15 to 64. It is analyzed to determine the people of working age versus those of non-working age, which aids in understanding taxation, which in turn impacts the government's revenue.

Variables	STUDY AREA		COMPARISON AREA	
	Census Tract Level Data		New York County	
25-34,	9,144	17.3%	362,435	22.2%
35-44,	8,061	15.3%	233,553	14.3%
45-54,	6,964	13.2%	199,243	12.2%
55-64,	6,492	12.3%	184,322	11.3%
65-74,	5,128	9.7%	147,216	9.0%
75+	4,788	9.1%	123,534	7.6%

Source: American Community Survey, 2016-2020

Households and Household Characteristics

In the Study Area, 98.2% of the total households (21,704) (see Table 5) are ‘2-or-more-unit structures’ compared to only 1.8 % of the 1-unit structures (398). There are no mobile or other types of homes identified in the Study Area. Similarly at the County level, 97.8 % of the total households (742,028) are ‘2-or-more-unit structures’ compared to 2.0 % of the 1-unit structures (15,174). Less than one percent of the housing is classified as mobile and other homes (1,517) in the New York County.

More than third of the housing units (75.9%) in New York County are ‘renter-occupied’ which accounts for total 575,868 units compared to 53.3% in the study area (11,780).

TABLE 5: TOTAL HOUSEHOLDS AND HOUSEHOLD CHARACTERISTICS

Variables	STUDY AREA	COMPARISON AREA
	Census tract level	New York County
Total Households	22,102	758,720
HOUSING STATUS		
Occupied housing units	10,322	182,852
Vacant housing units	11,780	575,868
UNITS IN STRUCTURE		
1-unit structures	398	15,174
2-or-more-unit structures	21,704	742,028
Mobile homes and all other types of units	-	1,517

Source: American Community Survey, 2016-2020

Poverty

The Census Bureau collects data and publishes estimates on poverty status which is determined by comparing annual income to a set of dollar values (poverty thresholds) that vary by family size, number of children and the age of the householder.

Population below the poverty level in New York County is 15.6% whereas the study area poverty level accounts for 18.1% (see Table 6).

TABLE 6: POVERTY

	STUDY AREA	COMPARISON AREA
Variables	Census Tract Level	County
Population for whom poverty status is determined	49,556	1,582,094
Population below poverty level	8,972	246,300
Percentage of population below poverty level	18.1%	15.6%

Source: American Community Survey, 2016-2020

Labor Force

The 2016–2020 ACS shows that 58.1 percent of the working age population in the study area was employed (Table 7). Comparatively, in New York County 66.9 percent of this age group was employed. The study area unemployment rate (6.4%) is higher than New York County (5.7%).

TABLE 7: LABOR FORCE

VARIABLE	STUDY AREA	NEW YORK COUNTY
Employment status		
Total Employment (Population 16 years and over)	45,212	1,418,173
In labor force	26,266	948,637
Civilian labor force- Employed	24,587	948,300
Civilian labor force- Unemployed	1,679	894,171
Not in labor force	18,946	54,129
Unemployment rate	6.4%	5.7%

Source: American Community Survey, 2016-2020

E.2. Potential Impacts

Proposed Action Alternative

No significant, adverse impacts from construction activities and operation at the Mollo building site are expected under the preferred alternative. However, to the extent that any impacts occur, GSA expects these minor impacts to affect all populations in the area equally. There are no large adverse impacts to any populations. There are no discernable adverse impacts to land use and zoning, visual resources, noise, water and air quality, geology and soils, biological resources, socioeconomic resources, and cultural and archaeological resources. Nevertheless, a public outreach effort regarding the project has been conducted in the neighboring community (see Section XI – Public Involvement).

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on demographics and environmental justice would occur.

F. COMMUNITY COHESION

F.1. Existing Conditions

The project is located in the Civic Center neighborhood of Lower Manhattan. The Civic Center neighborhood is bounded by St. James Place to the east, Worth Street to the north, Center Street to the west and Park Row/Frankfort Street to the south. Surrounding neighborhoods include Chinatown located to the northeast, Little Italy and Soho to the northwest, Tribeca to the west, the Financial District to the south, and the Two Bridges neighborhood to the southeast.

The Mollo building is within Manhattan Community Board 1, while the border of Community Boards 3 is approximately 300 feet to the east. The project site is in the NYPD 5th Precinct, headquartered at 19 Elizabeth Street; however, the overall NYPD headquarters is located directly south of the project site (across Park Row) at 1 Police Plaza. The project area is served by the Fire Department of New York (FDNY) Fire Battalion 1 and Fire Company 6E. The closest FDNY Fire House is Engine 6 at 49 Beekman Street, approximately ¼ mile southwest of the project site.

New York City School District 2 encompasses the project site, and the closest public school is the Murray Bergtraum High School on Madison Street approximately 550 feet south of the project site. The Spruce Street Universal Pre-K and PS 397 are located on Spruce Street approximately 0.2 miles southwest of the Mollo building. Pace University is located just outside the Civic Center neighborhood approximately 800 feet southwest of the project site. The Saint Andrew's Roman Catholic Church is adjacent and to the north of the Mollo building, across Cardinal Hayes Place.

Public transportation is available at the project site via MTA, New York City Transit (NYCT) subway and bus lines. The 4, 5 and 6 subway lines are accessible at the Brooklyn Bridge - City Hall station, and the J line at the Chambers Street station, both adjacent to the site. NYCT bus lines in the project area include the M103 and M9 running along Park Row, and M22 along Chambers Street.

Several public parks are in the vicinity of the project site, but none are adjacent to the site. Foley Square - Thomas Paine Park is located approximately 375 feet to the north, City Hall Park is located approximately 500 feet west of the project site, Columbus Park is located approximately 700 feet to the northeast, and James Madison Plaza is approximately 600 feet to the south.

Trees adjacent to public roadways are under the jurisdiction of the NYCDPR, and any street-tree removals or work within 50 feet of an existing tree will require NYCDPR review and approval. There are five trees to be removed due to construction activity. For the removal of trees under the jurisdiction of NYCDPR, GSA would obtain as required and appropriate any approvals and/or permits.

Twenty new trees are to be planted in the immediate vicinity of the Mollo building as part of the proposed project.

F.2. Potential Impacts

Proposed Action Alternative

During construction, pedestrian circulation around the project site would be constrained due to the presence of the fence around the project site. However, pedestrian access to facilities around the Mollo building site would remain, including all currently existing access points to St. Andrew's Roman Catholic Church, the Municipal Building, the MTA building, 1 Police Plaza and the Marshall courthouse. Pedestrian access to Cardinal Hayes Place will be maintained.

The proposed project will require a submission to NYCT because it is within 200 feet of an NYCT structure beneath the Municipal Building. GSA will submit drawings to the NYCT Division of Outside Projects for approval. The drawings will depict site/civil design elements related to the plaza design (hardscape, landscaping, utilities, etc.) If any structural related work is required, it will be submitted to the NYCT by the structural engineer. NYCT will also require approval of the building and foundation design.

The project will not divide neighborhoods, isolate part of a neighborhood, generate new development or otherwise affect community cohesion. Both during construction and after project completion, the project would not displace any residences or businesses. No transit facilities would be affected nor would access to transit be altered. No public facilities would be affected and pedestrian or vehicular access to any public facilities would not be altered. No parks or open space would be affected and access to these facilities would not be constrained. However, during construction a portion of the pedestrian plaza immediately surrounding the project site would be temporarily within a fence with no public access.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on community cohesion would occur.

G. TRAFFIC, PARKING AND PEDESTRIAN CIRCULATION

G.1. Existing Conditions

The concentration of buildings housing government agencies has led to vehicle circulation restrictions on key streets in the Civic Center (see Figure 7: Civic Center Vehicle Restrictions). The Mollo building site is within a Federal, State and municipal security zone, characterized by restricted vehicular traffic and the visible presence of security personnel. Pearl Street, which extends east of the project site between St. James Place and Center Street, crossing Madison Street, Park Row and Cardinal Hayes Place, is closed to public vehicular traffic. Cardinal Hayes Place located adjacent to the site is also closed to public vehicular traffic. Additionally, Park Row, adjacent to and south of the site, is closed to public vehicular traffic between Worth Street and Frankfort Street. As a result, there is very little vehicular traffic at the site and surrounding area.

Pearl Street provides access from the adjoining community into the vehicle-restricted security zone surrounding the Mollo building. Cardinal Hayes Place is a north-south alley off Pearl Street, used by pedestrians and by authorized vehicles accessing St. Andrew’s Roman Catholic Church, the Marshall courthouse, the MCC and the Mollo building. Vehicle access points for the Marshall courthouse, MCC and Mollo building are located on Cardinal Hayes Place. The south end of Cardinal Hayes Place, where it enters St. Andrew’s Plaza, is normally closed to traffic. This transforms Cardinal Hayes Place into a dead-end alley with vehicular circulation in two directions.

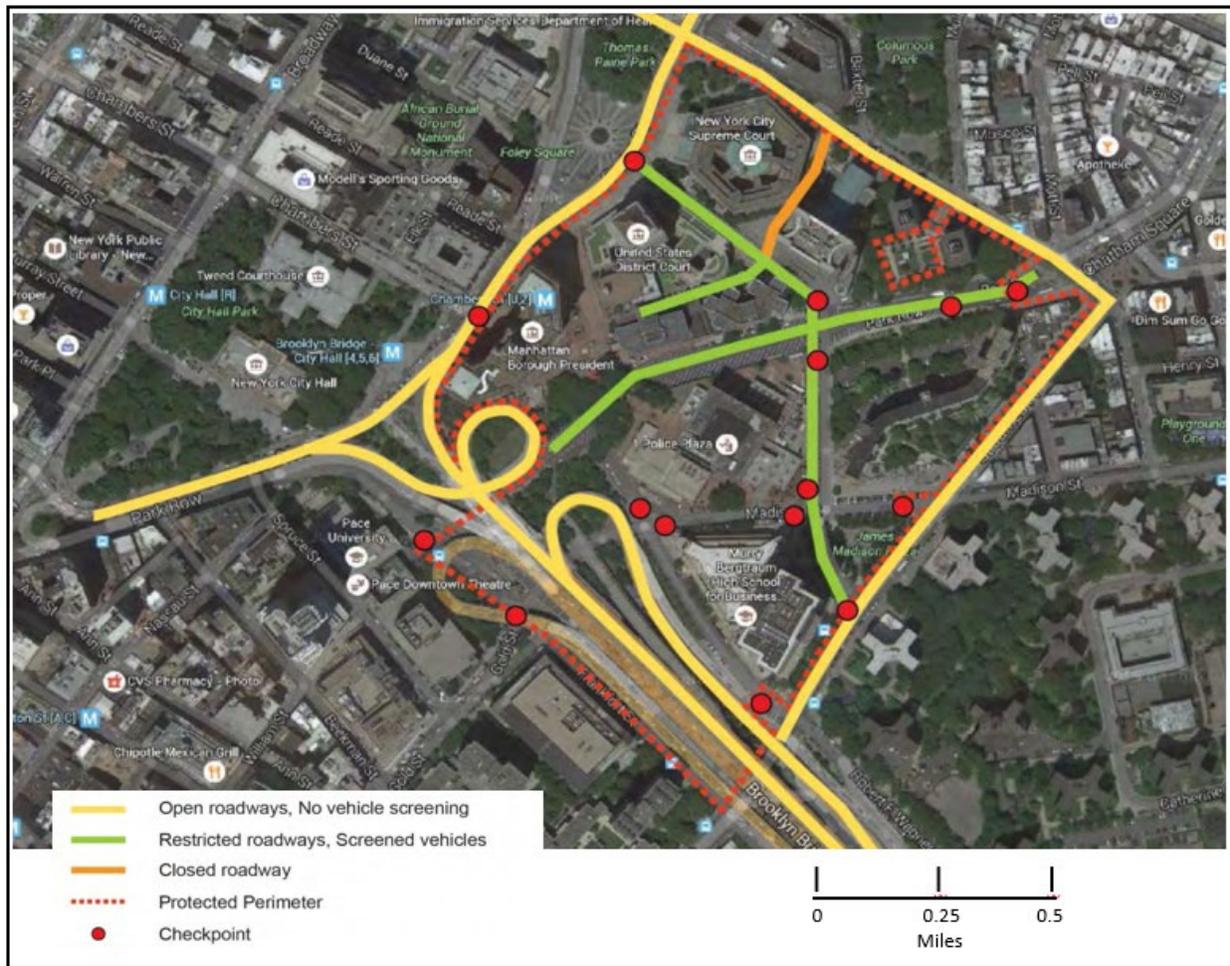


Figure 7: Civic Center Vehicle Restrictions

St. Andrew’s Plaza is a large pedestrian space that is ringed by the Municipal Building, the Marshall courthouse, St. Andrew’s Roman Catholic Church and the Mollo building. To the east, this plaza becomes 1 Police Plaza, fronting the headquarters of the NYPD. The public entrance to the Mollo building is on St. Andrew’s Plaza.

Park Row is a four-lane divided street that runs north-south on the east side of Block 159. Vehicle access is restricted to authorized vehicles, as well as a NYCT buses. The street descends below grade to pass beneath 1 Police Plaza. Where it passes the Mollo building site, the street edge consists of vehicle barriers and retaining walls.

Existing Mollo building staff parking located under the building footprint will be removed from the site and parking around the building will be limited to the loading dock, located at the northern edge of the building, and Cardinal Hayes Place. Authorized vehicles frequently utilize the area around the loading dock and parking apron. Aside from Cardinal Hayes Place, vehicles can also enter St. Andrew's Plaza underneath the Municipal Building but only if associated with the parking in that area. Parking is located along Park Row by the MCC and MTA buildings but is blocked-off adjacent to the Mollo building. Currently, parking for approximately twenty vehicles is available for staff and occupies a majority of the immediate surrounding plaza around the base of the building.

Vehicle access to the area is controlled at various check points by the NYPD for the larger Civic Center area. A NYPD checkpoint is also located across from the building where St. Andrew's Plaza meets Cardinal Hayes Place and has operable bollards to control traffic. Additional parking (not associated with USAO) is located along Cardinal Hayes Place across from the building.

G.2. Potential Impacts

Proposed Action Alternative

Construction materials would be delivered to the site from Park Row and Cardinal Hayes Place via Pearl Street. Cardinal Hayes Place would remain accessible to authorized vehicles throughout the construction duration. Because these roadways are currently and normally restricted, no impacts to traffic circulation in the Civic Center neighborhood are anticipated.

The construction work may require disturbance of the NYC sidewalk and work will need to be coordinated with all the appropriate NYC agencies, including the NYCDOT. Portions of the sidewalk along Cardinal Hayes Place may need to be closed to pedestrian traffic during construction, and a portion of the pedestrian plaza immediately surrounding the project site would be within a fence and temporarily closed to the public. However, access to all buildings would be maintained during construction, and pedestrian access to Cardinal Hayes Place would be maintained. MPT plans for sidewalk closing and pedestrian traffic diversions would be developed and submitted to, and approved by, NYCDOT prior to any closings.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on traffic, parking and pedestrian circulation would occur.

H. UTILITIES AND STORMWATER MANAGEMENT

H.1. Existing Conditions

The Mollo site is served by in-ground public utilities consisting of steam, electricity, domestic water, fire-protection water and telecommunications services. Municipal sewer systems carry stormwater and sanitary waste from the site.

Electrical conduit, high-pressure steam and chilled water lines connect from the cellar of the Mollo building to the MCC mechanical room. The MCC operates off the services from the Mollo building. It is a project goal to have the two buildings operate independently.

The existing NYCDEP 12-inch water main and 42-inch by 28-inch combined sewer will need to be relocated because it conflicts with the proposed building footprint. The relocations will require permitting with the NYCDEP.

The impervious site finishes prevent the retention of stormwater on-site. Site drainage occurs through area drains on the south end of the Mollo site and through surface run-off onto Cardinal Hayes Place and Park Row. Site topography slopes east, west and north from the higher elevations of the south side of the property. The flow of surface water is away from the site, into the streets where it is collected by municipal storm sewers.

A majority of the existing site is occupied by a building and the remainder of the site is hardscaped with concrete pavement or brick pavers. There is limited landscape and little to no existing soil erosion conditions.

H.2. Potential Impacts

Proposed Action Alternative

The Mollo building would continue to be served by in-ground public utilities consisting of electricity, domestic water, fire-protection water, sanitary sewer and telecommunications services. The project would convert the building to an all-electric facility and the steam service would no longer be necessary. No impacts to these utilities are anticipated.

The project would include photovoltaic panels located on the roof of the building to reduce the amount of electricity required from the off-site providers.

The project would require greater than 5,000 square feet of ground disturbance and therefore, is subject to Section 438 of the Energy Independence and Security Act (EISA) of 2007. Under Section 438, Federal agencies are required to reduce stormwater runoff from Federal development and redevelopment projects to protect water resources. Compliance with Section 438 can utilize various methods, including reducing impervious surfaces and using vegetative practices, porous pavements, cisterns and green roofs.

A stormwater cistern would retain water and any excess amount beyond its storage capacity would be released into the sewer per NYCDEP requirements. During major storm events if the cistern is full and exceeds capacity, the overflow piping is required to emerge at grade for overflow. The intent is for this the cistern to be connected to adjacent planting beds before overflowing into the plaza storm system via a metal runnel with rounded river stone infill. Rain and storm water will be collected in the cistern, a detention storage tank, and be used for non-potable water uses on site (cooling tower water makeup, for example).

During the construction phase an erosion and sediment control plan will be implemented. The purpose of the control plan is to prevent sediment-laden runoff from leaving the site and entering the combined sewer system. This control plan will include designating a stabilized construction entrance with acceptable material, providing a vehicle wash-down pad, silt fence or hay bales around the limits of soil disturbance, and filter-fabric inserts in tributary downstream catch basins. Because the soil disturbance area will be less than one acre and discharge will be to a combined sewer, a New York State Department of Environmental Conservation Storm Water Pollution Prevention Plan will not be required. Any potential impacts to stormwater conditions during construction would be minimized by the mitigation measures outlined above and BMPs. No significant impacts to stormwater conditions during construction are anticipated.

New pervious pavers will be installed in the plaza space adjacent to the building entrances along St. Andrew's Plaza and Cardinal Hayes Place. Regrading of the plaza outside the building entrances will require new brick pavers similar to those existing in the plaza. No impacts to stormwater conditions are anticipated during operation of the proposed project.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on utilities and stormwater management would occur.

I. SOLID WASTE AND HAZARDOUS MATERIALS

I.1. Existing Conditions

The Phase 1 Environmental Site Assessment (2002) documented one 1,200-gallon underground storage tank on the Mollo building site, believed to be fuel for the emergency generator. No contamination from this tank was documented. No on-site polychlorinated biphenyls (PCBs) were documented. The assessment identified potential off-site sources of pollution that could be carried by groundwater to the site. No evidence exists suggesting that this type of contamination has occurred, although this condition is common in New York City.

A second Phase 1 Environmental Site Assessment was conducted in February 2023. This second assessment identified no recognized environmental concerns associated with the site, no

historical recognized environmental concerns associated with the site, and no controlled recognized environmental concerns associated with the site. However, recognized environmental concerns related to potential spills or releases were identified associated with the Municipal Building to the west of the Mollo building, and potential spills or releases were identified associated with the NYPD building to the south of the Mollo building.

Additionally, according to the GSA record drawing, *Part B Off. Bldg. H.V.A.C. – Cellar Floor Plan* (March 12, 1975), in the northwest corner of the site, outside the building footprint, there is an underground diesel-fuel-oil storage tank that has a 1,200-gallon capacity. There is a 3-inch fuel-oil fill line up to a fill box at the curb.

A 100-gallon day tank, which GSA replaced in 2013, is located within the Generator Room of the Mollo building. The day tank houses the fuel oil transfer pumps that draw oil from the main storage tank to the day tank.

Asbestos containing materials (ACM) and lead-based paint (LBP) are present in the existing building materials. These materials include waterproofing agents, mastic compounds, flashing, floor tile and paint at various locations throughout the building. PCBs were identified in building materials and are assumed to exist in electrical equipment in the building.

1.2. Potential Impacts

Proposed Action Alternative

GSA will develop a Waste Management Plan for the project. All building demolition materials will be stored and disposed of in accordance with applicable rules and regulations. Materials such as adhesives, chemicals, roofing chemicals and paints will be stored and used in accordance with manufacturers' guidance and recommendations. A hazardous waste abatement plan indicating segregation of hazardous and non-hazardous wastes and compliance with applicable U.S. Department of Labor - Occupational Health and Safety Administration (OSHA) standards will be prepared prior to commencement of site work. Further Toxicity Characteristic Leaching Procedure testing and waste characterization will be conducted as needed prior to solid waste being transported and disposed of off-site.

Solid wastes generated during the construction phase will be disposed of only at sites designated for this purpose. All solid wastes generated by the renovated facility would be directed to designated landfill sites and should have little or no adverse effect upon collection and disposal operations of landfill life.

Asbestos and Lead

Construction and demolition activities impacting ACM and LBP could result in the generation of airborne asbestos and lead dust, potentially causing exposure to workers, as well as

contamination of the building environment and workplace. Work activities impacting ACMs and LBP will be planned in such a way as to avoid generating airborne asbestos and lead dust.

Proper abatement methods will be employed and integrated with construction and demolition work, providing for respiratory protection, contained work areas, local exhaust ventilation and filtration, personal hygiene facilities and waste handling. Applicable OSHA standards, and other regulations, policies and guidelines will be followed.

PCBs

Virtually all electrical equipment in the building will be removed and replaced. The contractor will be responsible for the removal and proper disposal of PCBs, if present.

Petroleum Storage Tanks

Any petroleum storage tanks that will not be used in the proposed Mollo building will be removed and disposed of in accordance with all applicable rules and regulations.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on solid waste and hazardous materials would occur.

J. AIR QUALITY

Air quality emissions would be generated during construction activities and operation of the facility. The following sections discuss the construction and operational air quality impacts that are anticipated for the proposed Mollo building renovation.

Construction activities can result in short term impacts to ambient air quality. Construction impacts are typically related to fugitive dust emissions in and around the construction site as a result of demolition and construction operations. Other potential air quality impacts from construction activities are usually insignificant when equipment is well-maintained and operated in well-ventilated areas.

The potential for impacts would be short term, occurring only while construction is in progress and ambient conditions are appropriate. Fugitive dust emissions typically occur during ground clearing, site preparation, grading, stockpiling of materials, on-site movement of equipment and material transportation. Fugitive dust emissions are greatest during dry periods, periods of intense construction activity and during high wind conditions. Techniques to limit particulate emissions include the use of properly maintained construction equipment, the use of tarp covers on trucks transporting materials to and from the site, wetting of unpaved roadways, and prohibition of any burning of construction waste products on the site. To reduce or eliminate fugitive dust emissions, the construction contractor would utilize BMPs outlined above as well as

wetting or covering exposed dirt, using chemical dust suppressants, planting proposed vegetation as soon as possible.

No construction impacts related to renovation and construction inside the building are anticipated.

Construction impacts resulting from traffic disruptions (i.e. decreased roadway capacity) are not expected because the roadways surrounding the site are restricted to authorized vehicles. Materials deliveries would be routed to restricted roadways and this increase would not affect the traffic volume on these roads. A section of currently restricted parking on Park Row immediately adjacent to the building is planned to be used as a laydown area during the construction activities. Park Row traffic and parking has been restricted since 2001. The use of the street for laydown is not expected to affect traffic.

J.1. Potential Impacts During Operation of Proposed Action

The current HVAC system uses steam supplied by a local utility company. The proposed project would replace the current systems with all-electric technology (heat pumps) to heat and cool the building, thereby reducing the regional generation of greenhouse gases. There would be no combustion of fossil fuels onsite except for emergency power. The reuse of the existing structure would save 6,250 tons of concrete and the carbon reduction resulting from the use of low-embodied carbon materials would be equivalent to 900 tons of coal. The planned energy efficiency or energy use intensity is planned to be 45% better than the LEED baseline. Electricity to operate the new systems would come from the electric grid, a portion of which derives from renewable energy sources. The proportion of electricity from the grid that is generated by renewable sources is expected to increase, thus future greenhouse gas emissions resulting from the operation of the new Mollo building is expected to decline.

The facility will not contain any major stationary sources which would create air quality impacts. Any air quality impacts as a result of HVAC systems are expected to decrease as a result of GSA's installation of more modern equipment. The number of employees commuting to the area would remain largely the same as existing.

Therefore, no significant air quality impacts related to mobile sources are anticipated.

No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and therefore, negative impacts on air quality and greenhouse gas emissions would occur if the proposed project does not proceed.

K. NOISE AND VIBRATION

K.1. Proposed Action Alternative

During construction, the contractor will be required to comply with the NYC Construction Noise Code (except administrative requirements). After project completion, the noise environment generated by the building will not change, and the area may experience lower noise levels due to the installation of more efficient and quieter HVAC equipment. No significant impacts to noise are anticipated during construction or during operation of the renovated building.

K.2. No Action Alternative

The Mollo building would not be renovated under the No-Action Alternative. There would be no change to the existing conditions in the proposed project area, and no impacts on noise and vibration would occur.

IX. Cumulative Impacts

NEPA analyses include assessing cumulative effects, which are impacts on the environment resulting from the incremental impact of an action when added to other past, present and reasonably foreseeable future actions. GSA has identified one project – the Moynihan Courthouse Plaza Fencing project – in the area of the Mollo building which may, if constructed concurrently with the Mollo modernization project, result in cumulative construction impacts.

The Moynihan Courthouse is located approximately 290 feet north of the Mollo building. In the past the Moynihan Courthouse has sustained damages to windows and a door along with graffiti. To prevent future damage and prevent unlawful entrance to the courthouse in the event of disturbances a fencing project is currently in the development phase. The proposed fencing will be located between the Moynihan Courthouse and the New York County Supreme Courthouse, located at 60 Centre Street. The plaza between the two buildings is shared space with the eastern side owned by the Federal Government and the western side owned by NYC. This plaza extends between Worth Street at the north end to Pearl Street at the south end. The fencing project would include the installation of an anti-climbing, non-crash barrier fence at the northern and southern ends of the plaza. The fence would replace the existing temporary barricades currently being used in the plaza.

Construction of the fence near the south end of the Moynihan Courthouse would be closest to the Mollo building. Construction of the fence is expected to take approximately 16 weeks and a portion of the construction duration may coincide with a portion of the Mollo modernization project. The fencing project would require the installation of footings for the fence, involving minor excavation.

The fencing project would coordinate its construction activities with the Mollo modernization project. Contractors for both projects would be required to comply with the NYC Construction Noise Code and would be required to use best construction practices to reduce air quality impacts.

If there is any construction overlap between construction of the fencing project and the Mollo modernization project, and depending on the construction activity for either project, there could be cumulative construction impacts to air quality and noise. Because there is limited construction activity and construction duration associated with the fencing project, any potential cumulative impacts are not expected to be significant. Additionally, any cumulative impacts would be temporary and short-term.

X. Proposed Mitigation

The following section provides a summary of mitigation proposed by GSA to offset any negative impacts incurred as a result of construction of the proposed project.

Street Trees: Any trees under the jurisdiction of NYCDPR that would be removed due to construction of the proposed project would be replaced in accordance with regulations stipulated by NYCDPR. Additionally, construction work within 50 feet of a tree under NYCDPR jurisdiction would require a Tree Work Permit. Twenty new trees would be planted in the immediate vicinity of the Mollo building.

Construction Noise; Any required mitigation actions for noise will be taken by the construction contractor in accordance with the NYC Construction Noise Code. The contractor will be required to comply with the New York City Local Law 113 regarding construction noise management (except administrative requirements).

Rodents: The construction contractor may need to implement a specific vector (pest rodents) control plan. A project-specific rodent control program may need to be developed and implemented by the contractor.

Dust Suppression: Standard construction BMPs will be implemented to minimize dust during construction activities. BMPs include (but are not limited to) reducing the aerial extent of exposed ground, covering or wetting exposed soil, reducing wind speed over exposed soils, applying chemical suppressants to exposed soils and cleaning soils from trucks exiting the site.

If more than 5,000 square feet of ground is disturbed, the Project will need to comply with Section 438 of the Energy Independence and Security Act. Section 438, stormwater management requirements are meant to limit the offsite impacts of stormwater runoff. Impacts of concern include water pollution, environmental damage and impacts on local infrastructure, as well as property loss and risk to public safety from flooding. GSA projects are required to manage stormwater in ways that reduce potable water usage, Section 438's purpose is to prevent nonpoint source stormwater runoff impacts. Rain and storm water will be collected in a cistern, a detention storage tank, and be used for non-potable water uses on site (e.g., cooling tower water makeup).

NYCDEP sewer connection permit: The project will require a sewer connection permit from NYCDEP.

NYCDOT MPT: The work will require disturbance to and/or closure of NYC sidewalks. As such, MPT plans for sidewalk closing and pedestrian traffic diversions will need to be developed and approved by NYCDOT prior to any work affecting sidewalks.

Hazardous Materials: Materials such as adhesives, chemicals, roofing chemicals and paints will be stored and used in accordance with manufacturer's guidance and recommendations. All such materials will be disposed of in accordance with all applicable rules and regulations.

XI. Public Involvement

A. SCOPING ACTIVITIES

GSA conducted project scoping sessions with Federal and local governmental agencies, and other interested parties. Scoping sessions were conducted via virtual meetings on May 12, 2021, and August 3, 2021. GSA held an additional virtual meeting for the 1 St. Andrew's Plaza Neighborhood group on November 11, 2021. Invitees to these scoping sessions included representatives from Federal and local government. Representatives from St. Andrew's Catholic Church (located at 20 Cardinal Place) also attended. Outreach was conducted with representatives of the tenant and shareholders associations of Chatham Towers and Chatham Green, which are nearby residential apartments. Chatham Towers is located on Pearl Street north of the Mollo building and Chatham Green is located across Park Row, southeast of the Mollo building. In addition, GSA gave a presentation about the project to Community Board 1 on April 19, 2023. GSA also conducted outreach to Community Board 3 on March 28, 2023, as well as tenant and shareholder associations at the nearby residential apartments Chatham Towers (April 14, 2023) and Chatham Green (April 20, 2023).

B. ENVIRONMENTAL ASSESSMENT REVIEW AND PUBLIC MEETING

This Draft EA is available in English, Spanish, Traditional Chinese and Simplified Chinese to the public at the GSA website ([Mollo Modernization Project | GSA](#)) (also, for URL see below) and at the New York City Public Library Chatham Square Branch, located at 33 East Broadway in New York, NY (10002) and at the New York City Public Library New Amsterdam Branch, located at 9 Murray Street in New York, NY (10007). Interested parties can submit all comments via email or via U.S. Postal Service and must be postmarked before the end of the 30-day comment period. Comments should be sent to Thomas Burke, GSA NEPA Program Manager, One World Trade Center, 55th Floor, Room 55W09, New York, NY 10007, thomas.w.burke@gsa.gov.

A virtual public meeting regarding the proposed project will be held at 6:00 PM on Wednesday, March 20, 2024. Interested parties are invited to attend to learn about the project and submit questions and comments. The meeting is accessible at <https://us02web.zoom.us/j/87654797052>. The meeting is also accessible by phone at 929 436 2866, (ID 876 5479 7052). Attendees will be provided the opportunity to comment on the proposed project during the public meeting. During the virtual public meeting, breakout rooms will provide real-time spoken translations in Mandarin, Cantonese and Fuzhounese.

A Notice of Availability for the Draft EA and public meeting was published in the New York Post (hardcopy and online) and sent to Manhattan Community Board 1 and Manhattan Community Board 3. The text of the Notice is provided below and included in Appendix A.

Notice of Availability and Notice of Public Meeting Regarding the Environmental Assessment for the Proposed Silvio J. Mollo Federal Building Modernization Project, New York, New York.

Interested parties are hereby notified that the U.S. General Services Administration (GSA) has prepared a Draft Environmental Assessment (EA) for the proposed modernization of the Silvio J. Mollo Federal Building located at 1 St Andrews's Plaza in New York NY. The proposed project will involve a complete renovation of the existing building, including life safety, mechanical, plumbing, electrical, and Heating, Ventilation and Air Conditioning (HVAC) components. The project will address structural and façade issues and include the construction of a new public entry pavilion.

This notice is being issued in accordance with the National Environmental Policy Act. The Draft EA has been made available for review and comment for thirty (30) days following the publication of this notice. The Draft EA has been translated into Spanish, Traditional Chinese and Simplified Chinese. It is available at <https://www.gsa.gov/about-us/gsa-regions/region-2-northeast-and-caribbean/buildings-and-facilities/project-information/mollo-modernization-project>, and at the New York City Public Library Chatham Square Branch, located at 33 East Broadway in New York, NY (10002) and at the New York City Public Library New Amsterdam Branch, located at 9 Murray Street in New York, NY (10007). GSA will address all comments received at the public meeting, via email or via the U.S. Postal Service in the Final EA.

Comments on the Draft EA must be received or postmarked within the thirty- (30) day period. Comments should be directed to Thomas Burke of GSA. GSA will also be accepting comments on the Draft EA at a virtual public meeting scheduled for 6:00 PM, March 20, 2024. The website to access the meeting is available at <https://us02web.zoom.us/j/87654797052>. The meeting is also available by telephone: 929 436 2866, (ID 876 5479 7052). During the virtual public meeting, breakout rooms will provide real-time spoken translations in Mandarin, Cantonese and Fuzhounese.

Any questions or comments should be directed to Thomas Burke, GSA National Environmental Policy Act Program Manager, One World Trade Center, 55th Floor, Room 55W09, New York, NY 10007, or by email at thomas.w.burke@gsa.gov.

XII. References Cited

Bamforth, D.B.

High-tech Foragers? Folsom and Later Paleoindian Technology on the Great Plains. *Journal of World Prehistory* 16(1):55–98, 2002.

Boesch, E.J.

Archaeological Evaluation and Sensitivity Assessment of Staten Island, New York. Prepared for the Landmarks Preservation Commission, New York, 1994.

Landmarks Preservation Commission

Discover New York City Landmarks, located at: [Discover New York City Landmarks \(arcgis.com\)](https://arcgis.com), 2023.

GSA

Record Drawing, Part B Off. Bldg. H.V.A.C. – Cellar Floor Plan, March 12, 1975.

Phase IA Archaeological Investigation, The Silvio J. Mollo Federal Building, 1 Saint Andrew's Plaza, New York, New York, Prepared By: Archaeology & Historic Resource Services, LLC, August 2021.

Phase I Environmental Site Assessment, 1 St. Andrews Plaza, New York, NY, 10007, Prepared by WSP, inc., February 2023.

U.S. FWS

List of Threatened and Endangered Species That May Occur in Your Proposed Project Location or May Be Affected by Your Proposed Project, December 9, 2022.

U.S. Census Bureau

2016-2020 American Community Survey, February 2023.

Appendix A: Comments on the Draft Environmental Assessment

Appendix B: Agency Correspondence