CITY OF ITHACA
108 E. Green Street — 3rd Floor Ithaca, NY 14850-5690

DEPARTMENT OF PLANNING, BUILDING, ZONING, & ECONOMIC DEVELOPMENT
Division of Planning & Economic Development
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SEQRA

NOTICE OF COMPLETION OF DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)

and

NOTICE OF SEQRA HEARING

Project: Chainworks District Project

Date: March 14, 2016

Lead Agency: City of Ithaca Planning and Development Board

Address: 108 East Green Street
Ithaca, New York 14850

This notice is issued pursuant to part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law and Chapter 176 (City of Ithaca Environmental Quality Review Ordinance).

A DGEIS for the Chainworks District Project (described below) has been completed and accepted with respect to its scope, content, and adequacy for the purpose of commencing public review. Comments on the Draft EIS are requested and will be accepted by the contact person until 4:30 p.m. on Tuesday May 10th.

A public hearing on the Draft GEIS will be held on Tuesday March 29, 2016 beginning at 4 pm at Cinemapolis, 120 East Green Street, Ithaca NY. A presentation of the project will be from 5:30 to 6:30 pm, after which public comment will resume.

Name of Action: Planned Unit Development /Planned Development Zone (PUD/PDZ) and Site Plan Approval for the Chainworks District Project.

Description of Action: Chainworks District Project is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space within the existing 95-acre Site which traverses the City and Town of Ithaca's municipal boundary. Completion of the Project is estimated to be over a seven-to-ten year period. The first phase (Phase I) will consist of redeveloping four buildings generally located at the northern and southern most ends of the complex of existing buildings. These first four buildings are approximately 331,450 sf and will house office, a mix of office and residential, and industrial uses. Subsequent phases of development will be determined as the Project proceeds and will include new structures to complete a full buildout of 1,706,150 sf.

Related infrastructure work for the Project will include: (1) removing select buildings to create courtyards and a network of open spaces and roads; (2) creating pedestrian, bicycle, and vehicular connections through the Site from South Hill to Downtown Ithaca; (3) improving the existing roads within the Site while creating new access points into the Site; (4) mitigating existing environmental impacts from historic uses; (5) fostering the development of a link, the Gateway Trail, to the Black Diamond Trail network; and (6) installing stormwater management facilities, lighting, utilities, and plantings.

Design Standards for the Chainworks District Project divide development of the Site into four (4) Sub Areas, each with its own set of Design Standards to focus the Project Sponsor's vision for the District as an integrated whole. The Sub Areas are defined as:

Natural Sub Area (CW1): An important ± 23.9 acre conservation zone containing a mature Appalachian Oak-Hickory forest to be used for passive recreation, generally located along the western portion of the Site.

Neighborhood General Sub Area (CW2): A ± 21.2 acre zone for clusters of new residential development using a mix of housing styles and coinciding with primary points of access into the Site, generally located at the southeastern end of the Site within the Town.

Neighborhood Center Sub Area (CW3): A ± 39.7 acre zone for mixed uses ranging from residential to industrial, using existing buildings at the core of the Site and clusters of new buildings at the northern edge of the Site and along NYS Route 96B; all located in the City and Town.

Industrial Sub Area (CW4): A ± 10.3 acre zone for industrial uses centrally located on the Site using existing buildings located in the City and Town.

Project Location: The Project is located on approximately 95 contiguous acres of land in central NYS, South of Cayuga Lake in the Finger Lakes Region, and straddles the City and Town border in Tompkins County. The Site is bounded as follows:

To the east, the Site follows South Aurora Street / NYS Route 96B, a major transportation corridor that connects downtown Ithaca to South Hill, Ithaca College, and the residential neighborhoods in the Town. It is a primary route for travelers from Binghamton and points south.

To the north, the Site borders residential neighborhoods comprised primarily of single and multi-family homes in the City.

To the west, the Site slopes steeply to meet Spencer Street in the City, then traces the back of the residential properties lining the east side of Spencer Road. In the Town of Ithaca, the property line traces the alignment of the former Lehigh Valley Railroad and future Gateway Trail, as well as a large parcel of undeveloped land.

To the south, the Site borders the South Hill Business Campus in the Town.

Potential Environmental Impacts:

- Land Use
- Land
- Water Resources
- Vegetation and Fauna
- Public Health and Environment
- Historic and Archeological Resources
- Transportation
- Character of Community
- Air Quality
- Visual and Aesthetic Resources
- Open Space and Recreation

A copy of the Draft GEIS for the project may be obtained from:

- The contact person (see below)
- Website: **https://chainworksdistrict.com/geis/**
- Office of the City Clerk, 108 East Green Street, Ithaca, NY
- Town of Ithaca Planning Department, 215 N Tioga Street
- Office of Planning and Development, 108 East Green Street, Ithaca, NY
- Tompkins County Public Library

Contact Person: Lisa Nicholas, Senior Planner, lnicholas@cityofithaca.org

Address: City of Ithaca, Department of Planning and Development
108 East Green Street,
Ithaca, New York 14850

Telephone Number: 607-274-6550; FAX: 607-274-6558

A Copy of this Notice Sent to:

Involved Agencies

Svante Myrick, Mayor, City of Ithaca, City Hall, 108 East Green Street, Ithaca, NY 14850

Mr. Carl F. Ford, P.E. Regional Director, NYSDOT, State Office Building, 333 E. Washington Street, Syracuse, NY 13202

Elizabeth Cameron, Director, Tompkins Co. Dept of Health, 401 Harris B. Dates Drive, Ithaca, NY 14850

Michael Cambridge, Director of Environmental Health, NYS Department of Health, Corning Tower, Empire State Plaza, Albany, NY 12237

Kenneth Lynch, Regional Director, NYS Dept. of Environmental Conservation, Region 7, 615 Erie Blvd West Syracuse, NY 13204-2400

Fred Bonn, Finger Lakes Regional Director, NYS Department of Office of Parks, Recreation and Historic Preservation, 2221 Taughannock Road, Trumansburg, NY 14886

Bill Goodman, Supervisor, Town of Ithaca, 123 E. Seneca Street, Ithaca, New York 14850

Edward C. Marx, Commissioner of Planning and Public Works, Tompkins Co. Dept of Planning, 121 East Court Street, Ithaca, New York 14850

Susan Ritter, Planning Director, Town of Ithaca, 215 N. Tioga Street, Ithaca, New York, 14850

Fred Wilcox, Chair, Town of Ithaca Planning Board, 123 E. Seneca Street, Ithaca, New York 14850

City of Ithaca Planning Board

City of Ithaca Common Council

City of Ithaca Board of Public Works

Town of Ithaca Town Board

Town of Ithaca Planning Board

Interested Agencies & Parties

South Hill Neighborhood Association
Michael Stamm, President, Tompkins County Area Development
Luvelle Brown, Superintendent, City of Ithaca School District
Community Advisory Group (CAG)
City of Ithaca Conservation Advisory Council (CAC)
City of Ithaca Bicycle/Pedestrian Advisory Council (BPAC)
City of Ithaca Shade Tree Advisory Committee (STAC)
Disability Advisory Council (DAC)
Mike Niechwiadowicz, Director of Code Enforcement
Tim Logue, Director of Engineering Services
Tom Parsons, Fire Chief Ithaca Fire Department
John Barber, Ithaca Police Department, Chief
Ray Benjamin, Assistant Superintendent of Public Works
Aaron Lavine, City Attorney
Erik Whitney, Assistant Superintendent of Water and Sewer
Julie Holcomb, City Clerk
Mike Thorne, Superintendent of Public Works
Jeanne Grace, City Forester
Eric Hathaway, City Transportation Engineer
Doug Swarts, TCAT

New York State Environmental Quality Review Act

Draft Generic Environmental Impact Statement

CHAIN WORKS DISTRICT REDEVELOPMENT PROJECT

620 South Aurora Street
NYS Route 96B
City of Ithaca
Town of Ithaca
Tompkins County
New York
Submitted for Adequacy: January 5, 2016
Revised: March 3, 2016

Lead Agency: City of Ithaca Planning and Development Board
City of Ithaca
108 East Green Street
Ithaca, New York 14850-5690

Contact Person: Lisa Nicholas, AICP, Senior Planner
Department of Planning, Building & Economic Development
City of Ithaca
T: 607-274-6557
E: lnicholas@cityofithaca.org

Project Sponsor: UnChained Properties, LLC
225 Colonial Drive
Horseheads, NY 14845

Contact Person: David Lubin - T: 607-739-3826

Prepared By: Fagan Engineers and Land Surveyors, PC
113 East Chemung Place
Elmira, NY 14904

Whitham Planning & Design, LLC
123 South Cayuga Street, Suite 201
Ithaca, NY 14850

Contact Person: James Gensel, PE, CPESC
T: 607-734-2165 ext. 220
E: James.Gensel@FaganEngineers.com

This Draft Generic Environmental Impact Statement (DGEIS) was accepted as complete by the City of Ithaca Planning Board acting as Lead Agency on **March 8, 2016**. Comments on this DGEIS must be submitted to the City of Ithaca Planning Board by **May 10, 2016**.

Project Consultants

Consultant / Address	Task	Contact
Brous Consulting, LLC 309 N. Aurora Street Ithaca, NY 14850 T: 607-592-7127	Public Outreach	Vicki Taylor Brous
Chaintreuil | Jensen | Stark Architects 54 South Union Street Rochester, New York 14607 T: 585-244-3780	Lead Architect	Craig Jensen, AIA, NCARB Antonino Borgese, AIA, LEED BD+C
Fagan Engineers and Land Surveyors, PC 113 East Chemung Place Elmira, NY 14904 T: 607-734-2165 ext. 220	DGEIS Preparation Civil Engineering	James Gensel, P.E., CPESC
Harter Secrest & Emery LLP, Attorneys and Counselors 1600 Bausch & Lomb Place Rochester, NY 14604 T: 585-232-6500	Attorney Services	Paul Sylvestri
Johnson-Schmidt, Architect, P.C. 15 East Market Street #202 Corning, New York 14830 T: 607-937-1946	Preservation Architect	Elise Johnson-Schmidt, AIA
LaBella Associates, P.C. 300 State Street #201 Rochester, NY 14604 T: 585-295-6611	Environmental Testing and Reports	Dan Noll, PE
Randall + West 123 South Cayuga Street, Suite 201 Ithaca, NY 14850 T: 607-252-6710 T: 607-319-9099	LEED ND Planning Rezoning	C.J. Randall, LEED AP ND David West
SRF & Associates 3495 Winton Place, Bldg. E, Suite 110 Rochester, NY 14623 T: 585-272-4660	Traffic Impacts Study	Stephen R. Ferranti, P.E. PTOE

Consultant / Address	Task	Contact
STREAM Collaborative Architecture + Landscape Architecture, DPC 123 South Cayuga Street, Suite 201 Ithaca, NY 14850 T: 607-216-8802	Design Standards Rezoning	Noah Demarest, RA, RLA, LEED AP
UnChained Properties, LLC 225 Colonial Drive Horseheads, NY 14845 T: 607-739-3826 T: 607-279-6906	Developer	David Lubin William Reed
Whitham Planning & Design, LLC 123 South Cayuga Street, Suite 201 Ithaca, NY 14850 T: 607-379-9175 T: 845-536-1296	Planning DGEIS Preparation PUD/PDZ Zoning Code	Scott Whitham, RLA Catherine De Almeida

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List of Acronyms

amsl	above mean sea level
ac-feet	Acre-Feet
AADT	Annual Average Daily Traffic
ACM	asbestos containing materials
ACS	American Community Survey
ADA	Americans with Disabilities Act
ADT	Average Daily Traffic
Acc/MEV	accidents per million entering vehicles
AOC	Area of Concern
AOI	Area of Interest
AQI	Air Quality Index
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
BASE	Building Assessment and Survey Evaluation
bgs	below ground surface
BMP	Best Management Practice
BR	bedroom
BTU	British Termal Units
CAAA	Clean Air Act Amendments
C&D	Construction and Demolition
CBD	Central Business District
CBECS	DOE's Commercial Buildings Energy Consumption Survey
CEA	Critical Environmental Area
CEQR	City Environmental Quality Review Ordinance
CFR	Code of Federal Regulations
cfs	Cubic Feet Per Second
CGC	Cleaner, Greener Communities
CHP	combined heat and power
CJS	Chaintreuil Jensen Stark Architects, LLP
CO	Carbon monoxide
Code	Code of the City of Ithaca
CRIS	Cultural Resources Information System
CS	Community Services
CSMA	Community School of Music and Arts
CTR	Commute Trip Reduction
CVOCs	chlorinated volatile organic compounds
CWD	Chain Works District

dBA	Decibels
dbh	diameter at breast height
DEM	Digital Elevation Model
DGEIS	Draft Generic Environmental Impact Statement
DOE	Determination of Eligibility
DPW	City of Ithaca Department of Public Works
E&S	Erosion and Sedimentation
ECL	Environmental Conservation Law
ED	Economic Development
EDR	Environmental Design & Research, Landscape Architecture, Engineering, & Environmental Services, D.P.C.
EIS	Environmental Impact Statement
EPR	Economic & Policy Resources, Inc.
EPT	Emerson Power Transmission
ENB	Environmental Notice Bulletin
EPM	NYSDOT's Environmental Procedures Manual
EPT	Emerson Power Transmission
ESA	Environmental Site Assessment
ESDC	Empire State Development Corporation
FAR	Floor Area Ratio
FE	Fagan Engineers & Land Surveyors, P.C.
FEAF	Full Environmental Assessment Form
FEMA	Federal Emergency Management Agency
FGEIS	Final Generic Environmental Impact Statement
FHWA	Federal Highway Administration
FIRM	FEMA Flood Insurance Rate Map
FOIL	Freedom of Information Law
FS	Feasibility Study
GC	General Construction
GEIS	Generic Environmental Impact Statement
GFA	Gross Floor Area
GHG	Greenhouse Gas
GIB	Green Building and Infrastructure credit category for LEED ND
GLA	Gross Leasable Area
GP	General Construction Permit
GPD or gpd	Gallons per Day
GPM or gpm	Gallons per Minute

GSA	gross square area
GSF	gross square footage
HCM	Highway Capacity Manual
HVAC	heating, ventilation, and air conditioning
I	Industrial
ICSD	Ithaca City School District
IECC	International Energy Conservation Code
IFD	Ithaca Fire Department
IHWDS	New York State Inactive Hazardous Waste Disposal Site
ISO	Insurance Services Office
IPD	Ithaca Police Department
ITCTC	Ithaca-Tompkins County Transportation Council
ITE	Institute of Transportation Engineers
J-SA	Johnson-Schmidt, Architect, P.C.
LACS	Lehman Alternative Community School
LEAF	Long Environmental Assessment Form
LiDAR	Light Detection and Ranging
LEED	Leadership in Energy and Environmental Design
LEED BD+C	Leadership in Energy and Environmental Design Building Design and Construction Guide
LEED ND	Leadership in Energy and Environmental Design for Neighborhood Development
LOD	Limits of Disturbance
LOS	Level of Service
LRTP	Long Range Transportation Plan
LU	Land Use
MGD	Million Gallons per Day
MMBTU	one million BTUs
MPH	miles per hour
MPO	Metropolitan Planning Organization
MUTCD	Manual of Uniform Traffic Control Devices
MXD	Mixed-Use Trip Generation Model
NAAQS	National Ambient Air Quality Standards
NAPL	non-aqueous phase liquid
NEPA	National Environmental Policy Act
NFPA	National Fire Protection Association
NYCRR	New York Codes, Rules, and Regulations
NOI	Notice of Intent

NOx	Nitrogen oxides
NPS	National Park Service
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
NTCHS	National Technical Committee for Hydric Soils
NWI	National Wetlands Inventory
NYCRR	New York Codes, Rules, and Regulations
NYS	New York State
NYSDAM	New York State Department of Agriculture and Markets
NYSDEC	New York State Department of Environmental Conservation
NYSDOH	New York State Department of Health
NYSDOL	New York State Department of Labor
NYSDOS	New York State Department of State
NYSDOT	New York State Department of Transportation
NYSEG	New York State Electric and Gas
NYSERDA	New York State Energy Research and Development Authority
NYSNHP	New York State Natural Heritage Program
NYSOPRHP	New York State Office of Parks, Recreation and Historic Places
NYS SWMDM	New York State Stormwater Management Design Manual
OSHA	Occupational Safety and Health Administration
OU	Operable Unit(s)
Pb	Lead
PBMR	Project Benefits Metrics Report
PCBs	Polychlorinated biphenyls
PCE	Perchloroethylene
PDZ	Planned Development Zone/Zoning
PILOT	Payment In Lieu of Tax
POS	Points of Study
ppm	parts per million
psi	pounds per square inch
PUD	Planned Unit Development
PV	Photovoltaic
QCT	Qualified Census Tract
R+W	Randall + West
RBC	Regal Beloit Corporation
REC	Recognized Environmental Conditions
RI	Remedial Investigation

ROD	New York State Record of Decision
RRv	Stormwater Reduction Rates
SCO	Soil Cleanup Objective
SEQR	State Environmental Quality Review Act
SF	square feet
SHPO	State Historic Preservation Office
SIP	State Implementation Plan
SMP	Site Management Plan
SO_2	Sulfur dioxide
SOV	Single-occupancy vehicles
SPCC	Spill Prevention, Control, and Countermeasure
SPDES	State Pollutant Discharge Elimination System
SRF	SRF & Associates
SSD	Sub-Slab Depressurization
STREAM	STREAM Collaborative Architecture + Landscape Architecture DPC
SVI	Soil Vapor Intrusion
SVOCs	semi-volatile organic compounds
SWPPP	Stormwater Pollution Prevention Plan
TC3	Tompkins County Community College
TCAD	Tompkins County Area Development
TCAT	Tompkins Consolidated Area Transit
TCDOH	Tompkins County Department of Health
TCE	Trichloroethene or trichloroethylene
TCLP	Toxicity Characteristic Leachate Procedure
TCRSWC	Tompkins County Recycling and Solid Waste Center
TCSD	Tompkins County Sheriff's Department
TDM	Transportation Demand Management
t-GEIS	Transportation-focused Generic Environmental Impact Statement
TIMS	Transportation Impact Mitigation Strategies
TIS	Traffic Impact Study
TND	Traditional Neighborhood Development
TRM	turf reinforcement mat
ULI	Urban Land Institute
UNA	Unique Natural Area
UP	UnChained Properties
USACE	United States Army Corps of Engineers
USDA NRCS	United States Department of Agriculture Natural Resources Conservation

	Service
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGBC	United States Green Building Council
USGS	United States Geological Survey
VMT	vehicle miles traveled
VOC	volatile organic compounds
vph	Vehicles per Hour
VPD	Vehicles per Day
WPD	Whitham Planning & Design, LLC
WSP	WSP Environmental Strategies
WWTP	Wastewater Treatment Plant

Executive Summary

EXECUTIVE SUMMARY

This Executive Summary provides a brief overview of the Project, a summary of reasonable alternatives, a summary of potential environmental impacts and related mitigation measures. There are no known issues of public controversy. This is formatted as follows:

- Introduction
- Project Objectives
- Brief Description of Project
- Permits and Approvals
- Reasonable Alternatives to the Project
- Summary of Potential Significant Impacts and Mitigation
  - Impact on Land Use and Zoning and Related Mitigation
  - Impact on Land and Related Mitigation
  - Impact on Water Resources and Related Mitigation
  - Impact on Vegetation and Fauna and Related Mitigation
  - Impact on Public Health and Environment and Related Mitigation
  - Impact on Historic and Archaeological Resources and Related Mitigation
  - Impact on Transportation and Circulation and Related Mitigation
  - Impact on Utilities and Related Mitigation
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- Irreversible and Irretrievable Commitment of Resources
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- Growth Inducing Aspects and Character of Community
- Effect of Proposed Project on the Use and Conservation of Energy
- Thresholds for Future Actions
- Cumulative Impacts
- Copy of Final Scope

ES.1 Introduction

UnChained Properties, LLC (Project Sponsor) has prepared this Draft Generic Environmental Impact Statement (DGEIS) pursuant to the State Environmental Quality Review Act (SEQR), and City of Ithaca's Environmental Quality Review Ordinance (CEQR) (collectively, hereinafter "SEQR") to assess the social, economic, and environmental effects of undertaking a 1.7 million square-foot mixed-use redevelopment of the former Morse Chain / Emerson Power Transmission industrial facility to be known as the Chain Works District (CWD) (collectively, the Project). The Project will transform 821,200 square feet of vacant former industrial space on a 95-acre parcel into a revitalized mixed-use "live, work, play" district. Consistent with the "live, work, play" theme for the district, uses within the CWD are anticipated to include residential, office, commercial, retail, restaurants/cafés, warehousing, distribution, and manufacturing.

The 95 acre parcel to be redeveloped is located along the New York State (NYS) Route 96B corridor and where Turner Street and South Cayuga Street meet the northern edge of South Hill (Site) and lies in both the City of Ithaca (City) and Town of Ithaca (Town). Since the developable portions of the Site are zoned predominately for industrial use, the Project will require rezoning the Site in the form of a Planned Unit Development (PUD) for that portion of the Site in the City and a Planned Development Zone (PDZ) for that portion of the Site in the Town (hereinafter "PUD / PDZ Zoning Code").

ES.2 Project Objectives

The purpose of the Project is to reclaim, revitalize, and adaptively reuse the existing, dormant factory, transforming the existing structures and Site into a dynamic, reactivated urban "live, work, play" mixed-use development, i.e., the CWD. One goal of the CWD is to celebrate the Site's rich technological history while creating a sustainable neighborhood that will benefit the larger community and local economy. The CWD will provide a physical platform for the growing economy of the City and Town, Tompkins County, and the Southern Tier of Central NYS, while focusing on the region's legacy of sustainable development, and Ithaca as a place of urban significance, and environmental and aesthetic resources. The CWD will provide the physical space to accommodate the housing demand and projected growth in the City and Town while taking advantage of existing infrastructure and the Site's proximity to Downtown thereby preventing sprawl. The Project Sponsor believes that the CWD can serve as a regional model for innovative design and sustainable adaptive reuse, using Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND) as a framework for such development. Implementing these guidelines will create an urban environment that emphasizes walkable, habitable and memorable pedestrian oriented streets, open spaces, park-like settings, and plazas.

ES.3 Brief Description of Project

Chapter 2 of the DGEIS sets forth a detailed description of the Project and the approvals required. The CWD is a proposed mixed-use development consisting of residential, office, commercial, retail, restaurant/café, warehousing/distribution, manufacturing, and open space within the existing 95-acre Site. Completion of the Project is estimated to be over a seven-to-ten year period. The first phase (Phase I) will consist of redeveloping four buildings generally located at the northern and southern most ends of the complex of existing buildings. These first four buildings will house office, a mix of office and residential, and industrial uses. Subsequent phases of development will be determined as the Project proceeds and will include new structures to complete a full buildout of 1,706,150 sf.

Related infrastructure work for the Project will include: (1) removing select buildings to create courtyards and a network of open spaces and roads; (2) creating pedestrian, bicycle, and vehicular connections through the Site from South Hill to Downtown Ithaca; (3) improving the existing roads within the Site while creating new access points into the Site; (4) mitigating existing environmental impacts from historic uses; (5) fostering the development of a link, the Gateway Trail, to the Black Diamond Trail network; and (6)

installing stormwater management facilities, lighting, utilities, and plantings.

Design Standards for the CWD to be implemented through the proposed PUD / PDZ Zoning Code utilize LEED ND principles. The Design Standards divide development of the Site into four (4) Sub Areas, each with its own set of Design Standards to focus the Project Sponsor's vision for the CWD as an integrated whole. Figure 2.1-3 depicts the Sub Areas within the Project Site. The Sub Areas are defined as:

- Natural Sub Area (CW1): An important ± 23.9 acre conservation zone containing a mature Appalachian Oak-Hickory forest to be used for passive recreation, generally located along the western portion of the Site.
- Neighborhood General Sub Area (CW2): A ± 21.2 acre zone for clusters of new residential development using a mix of housing styles and coinciding with primary points of access into the Site, generally located at the southeastern end of the Site within the Town.
- Neighborhood Center Sub Area (CW3): A ± 39.7 acre zone for mixed uses ranging from residential to industrial, using existing buildings at the core of the Site and clusters of new buildings at the northern edge of the Site and along NYS Route 96B; all located in the City and Town.
- Industrial Sub Area (CW4): A ± 10.3 acre zone for industrial uses centrally located on the Site using existing buildings located in the City and Town.

The Design Standards provide standards for new and renovated buildings at the Site including, but not limited to, buffer areas, compact development, multimodal circulation network, public lighting, setbacks, building lot coverage rates, building heights, building disposition, frontage build out, allowable usage, signage, parking layouts, common areas and plazas, conservation plan(s) for natural areas, and other typical development aspects. The above described Project layout is captured by the Conceptual Site Layout Plan, which the Project Sponsor will be submitting to the City and Town Planning Boards for preliminary Site Plan approval.

The Site is part of a larger 95.93-acre parcel (Property). The current property owner has already applied for subdivision of the Property to largely coincide with an area of the Property where active, long term groundwater treatment occurs. While the subdivision application is currently outstanding, the City Planning and Development Board has issued a negative determination of environmental significance for the subdivision application. Thus, the Site excludes this small area of less than an acre.

ES.4 Permits and Approvals

The Project will involve the following permits and approvals:

- SEQR; Preliminary Site Plan Approval of Conceptual Site Layout Plan and Final Site Plan Approval for two Buildings (from the City of Ithaca Planning and Development Board)
- Rezoning to a PUD (from the City of Ithaca Common Council)
- Building and Demolition Permits; Certificate of Occupancy (from the City of Ithaca Code Enforcement)
- Highway Work Permit; Water and Wastewater System Improvements Plan Approval (from the City

of Ithaca Board of Public Works)

- Rezoning to a PDZ (from the Town of Ithaca Town Board)
- Preliminary Site Plan Approval of the Conceptual Site Layout Plan and Final Site Plan Approval for 2 Buildings (from the Town of Ithaca Planning Board)
- Building and Demolition Permits; Certificate of Occupancy (from the Town of Ithaca Code Enforcement)
- Water and Wastewater System Improvements Plan Approval (from the Tompkins County Department of Health (TCDOH))
- County Planning Review (from the Tompkins County Planning Department)
- Highway Work Permit (from the New York State Department of Transportation (NYSDOT))
- 401 Water Quality Certification; State Pollutant Discharge Elimination System (SPDES) / Stormwater Pollution Prevention Plan (SWPPP); Record of Decision (ROD); (from the New York State Department of Environmental Conservation (NYSDEC))
- Water and Wastewater System Improvements Plan Approval (from the New York State Department of Health (NYSDOH))
- Federal and State Preservation (from the New York State Office of Parks, Recreation, and Historic Places (NYSOPRHP))
- Amendment to ROD to allow mixed-use development (NYSDEC)
- Request for Boundary Modification to release southern portion of Site from Inactive Hazardous Waste Site Registry (NYSDEC)

Proper SEQR review requires a GEIS because the Project will be constructed in phases with the Project's initial phase of development more clearly defined than later market-based phases. This DGEIS evaluates well-defined components of the initial phase of development as well as quantified, upper limits of subsequent phases. Should a particular Project component, when fully designed, exceed any threshold or standard established in the GEIS or be determined to result in an impact not evaluated in the GEIS, additional environmental review may be required to address such issues.

ES.5 Reasonable Alternatives to the Project

Chapter 3 of the DGEIS discusses the Project alternatives. SEQR requires that a DGEIS describe and evaluate a range of reasonable alternatives to the Project that are feasible, considering the objectives and capabilities of the Project Sponsor. The level of detail is conceptual in nature, but sufficient to provide an adequate comparison of potential impacts to enable the Lead Agency to evaluate the positive and negative effects of each in comparison to the Project.

The fundamental goal of the Project is to redevelop and adaptively reuse the existing structures, with the ultimate vision for the Site as a mixed-use development ranging from residential to commercial and industrial uses. As a result, two reasonable alternatives to the proposed CWD were developed in addition to the No Action Alternative. Thus, in addition to the Project, the DGEIS provides a comparative assessment and examination of the benefits and environmental impacts for each of the following alternatives:

- No Action Alternative: This alternative is the future condition of the Site without the Project and any future development. It establishes a base line in order to quantitatively and qualitatively assess the potential adverse and beneficial impacts associated with other identified reasonable

alternatives. A No Action Alternative is required under 6 NYCRR 617.9(b)(5) and Section 176-9(B)(5)(e) of the Code.

- Development in Accordance with Existing Zoning: This alternative reviews the potential adverse and beneficial impacts from a project that could be developed in accordance with existing zoning under the City and Town local ordinances (with an assumption that Building 21 receives a use variance to continue its use as prior to the facility shutdown) and the current ROD which allows for only industrial uses. This alternative consists of utilizing the existing buildings for industrial use and ancillary uses such as warehouse and office. The expansion of industrial space is limited to large areas of relatively flat terrain, which equates to approximately 50,000 square feet of new buildings being redeveloped in existing parking areas.
- Maximum Development Scenario: This alternative employs the same general Site layout and approach as the Project but with a higher density. The development density for this alternative scenario would increase by 25% over the Project using a maximum site build-out of about 2,125,000 gsf as compared to the Project's 1,706,150 gsf. Because of topography restraints, the higher density is largely achieved by increased building heights and more use of multi-family units. The mix of uses would be similar to the Project.

Chapter 5 explores each alternative's potential adverse and beneficial impacts on each environmental setting.

ES.6 Summary of Potential Significant Impacts and Mitigation

Chapter 5 of the DGEIS describes each existing component of the environment affected by the Project. It also analyzes the potential impacts of the Project on each component, as well as potential impacts associated with the Alternatives identified in Chapter 3. The analysis for each component of the environment concludes with a discussion of mitigation measures for the Project. Each environmental component for evaluation was determined during the Scoping process.

ES.6.1 Impact on Land Use and Zoning and Related Mitigation

The proposed rezoning of the Site will allow for a greater variety of uses than is currently allowed such as commercial, office, retail, restaurant/café, and higher density residential, while maintaining some areas as industrial. The Project will result in the establishment of the City's first PUD, and a PDZ in the Town, which is a beneficial redevelopment tool to create a mixed-use development. The Project supports the stated goals of and is consistent with the City and Town's Comprehensive Plans; however, the type and intensity of uses will be different from what surrounding neighborhoods, which are largely residential and some commercial, have experienced previously on the Site. Mitigation for land use impacts from the Project includes the development of Design Standards implementing LEED ND guidelines for sustainable, urban-style development. The Design Standards also mitigate land use impacts by encouraging development that relates to and enhances the Site's unique characteristics and history. Preliminary Site Plan approval of the Conceptual Site Layout Plan and the Site Plan approval process set forth in the Design Standards allow for control over the type and intensity of Site uses through additional SEQR and land use review should the Project significantly change in the future.

ES.6.2 Impact on Land and Related Mitigation

Impacts to land from the Project include changes to topography through cut and fill, erosion, and possible blasting of bedrock. The Conceptual Site Layout Plan is designed with the Site topography in mind, aiming to balance the cut and fill and limiting material hauling from the Site. Only areas with a slope of 20% or less will be developed. The impacts on land will be mitigated further through grading plans, development

and implementation of generic and specific SWPPPs following Best Management Practices (BMPs) to prevent erosion; following NYSDEC approved excavation plans for impacted soils; and implementing proper blasting procedures whenever necessary.

ES.6.3 Impact on Water Resources and Related Mitigation

Potential impacts related to water resources from the Project include four proposed crossings of unnamed intermittent streams on the Site; potential exposure to contaminated groundwater during construction; and changes to the Site that can increase stormwater runoff rates and impact stormwater quality such as an increase in impervious surfaces. To mitigate impacts to surface water, the Project will maintain a 50 foot buffer from all streams and, where stream crossings are necessary, implement NYSDEC design standards. The Project Sponsor will cause to be implemented any treatment of contaminated groundwater required by NYSDEC to allow for the development and follow a NYSDEC approved groundwater management plan if groundwater is encountered during construction. Finally, a generic SWPPP for the Project and specific SWPPPs for individual phases of development will provide mitigation for surface and stormwater.

ES.6.4 Impact on Vegetation and Fauna and Related Mitigation

There are no identified Rare, Threatened, Special Concern, or Endangered species of flora or fauna found on the Site. While vegetated areas will be decreased by approximately 11%, the most valuable vegetation, an Appalachian Oak-Hickory forest, will be largely preserved through creation of Natural Sub Area CW1. This conservation area will also assist with the displacement of wildlife from the loss of vegetation. The vegetation designated to be removed is of low quality with many invasive plants.

ES.6.5 Impact on Public Health and Environment and Related Mitigation

The Site is part of a larger 95.93-acre parcel (Property), which has operated as a manufacturing facility since the early 20th century. The Property is listed on the New York State Inactive Hazardous Waste Site Registry as a “Class 2 Site” which indicates the Property contains contamination that constitutes a significant threat to public health or the environment. The current ROD issued by the NYSDEC divides the Property into two Operable Units (OU) with OU-1 constituting an area known as the firewater reservoir and OU-2 comprising the remainder of the Property. The current property owner has already applied for subdivision of the Property to largely coincide with the OU-1 and OU-2 designation in order to sell OU-2 to any willing buyers and maintain ownership and control over OU-1 where active, long term groundwater treatment occurs. Because the ROD sets forth proposed remediation of the Property based on future industrial uses, NYSDEC will need to further amend the ROD to allow for the Project Sponsor’s proposed mixed-use redevelopment of the Site.

Investigations of the Site performed to date identified multiple areas of concern where contaminants exist, exceeding their cleanup standard for groundwater, soil and / or sediment, including barium, other heavy metals, cyanide, petroleum, polychlorinated biphenyls (PCBs), volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). If not addressed, these contaminants can have impacts to public health and the environment. The requirements for remediating the Site will be more stringent for mixed-use with a residential component than what is required under the current ROD, i.e., industrial use only. As a result, the Project will improve the existing impacts from the Site’s historic uses by causing a ROD amendment to allow the mixed-use. In fact, the Project Sponsor has already created a beneficial impact to the community by conducting the Phase I and II ESAs which discovered historic impacts to the Site not previously known.

A study to assess conditions on the southern most undeveloped 34 acres of the Site supports a request to be made to NYSDEC to release that portion of the Site from the ROD requirements because of lack of

contamination in that area.

Currently, as follow up to the investigations performed by the Project Sponsor, the property owner is conducting a supplemental remedial investigation to further delineate the nature and extent of the contamination at the Site, and to allow for feasible remedial alternatives for the Site to be evaluated. While the methods of remediation to be employed at the Site are dictated by a separate regulatory process under the jurisdiction of the NYSDEC, Section 5.5 provides an evaluation of possible remedial approaches. None of the remedial approaches should prevent the proposed mixed-uses of the Project. In addition to the above, construction activity in the CW3 and CW4 Sub Areas involving the potential disturbance of contaminated soils or groundwater will require implementation of a NYSDEC approved Site Management Plan (SMP) with an associated Excavation Work Plan, Groundwater Management Plan, Community Air Monitoring Plan and Health and Safety Plan, all with an Environmental Monitor to oversee and assist with proper characterization and management of disturbed media.

Occupying existing buildings and constructing new ones in the CW3 and CW4 Sub Areas will require addressing the potential for soil vapor intrusion (SVI) via mitigation and / or monitoring. Evaluation of various areas designated for new construction in CW3 and CW4 Sub Areas for the potential for SVI will be performed and submitted to NYSDEC and NYSDOH for approval.

ES.6.6 Impact on Historic and Archaeological Resources and Related Mitigation

There are no known, identified, or suspected archaeological resources on the Site. As for above-ground resources, the Site has been determined eligible for the National Register of Historic Places. In order to bring air and light into the redeveloped complex and provide sufficient space for circulation, selected demolition is planned, resulting in impacts to existing structures through partial or full removal. Consultation with NYSOPRHP indicates that the proposed demolitions and alterations of existing structures, driven by both the needs of the Project and its adherence to LEED ND guidelines, may remove the Project's eligibility for National Register designation. To mitigate these impacts, the Secretary of the Interior's Standards and Guidelines will be implemented to determine how best to accommodate building removal, maintain / rehabilitate significant structures, and integrate complimentary development. In addition, the Project Sponsor will be following LEED ND guidelines that require retention of at least 20% of the surface of historic buildings except when authorized by the Ithaca Landmarks Preservation Commission for NYSOPRHP. The Project will restore and / or rehabilitate existing structures to remain in a way that preserves, reflects, and promotes the inherent historic and architectural significance of those selected buildings. The Design Standards will complement the remaining historic structures. The Project Sponsor will work with a preservation professional to adequately photo document those structures that will be demolished and to selectively preserve historically significant elements of buildings.

ES.6.7 Impact on Transportation and Circulation and Related Mitigation

The Project Sponsor caused a Traffic Impact Study (TIS) to be performed to identify and alleviate potential traffic impacts associated with the Project. The operating characteristics of the proposed access points to the Project and impacts to the adjacent roadway network were identified and evaluated. The TIS determined the extent of existing traffic conditions, background traffic flow including area growth, and changes to traffic flow due to the Project. Future traffic volumes and operating conditions were evaluated along with parking demand and an assessment of the on-site circulation and emergency access. The results indicate that the Project will not have significant adverse traffic impacts to the existing roadway network if recommended mitigation is in place. Improvements identified for Phase I include implementation of Transportation Demand Management (TDM) strategies, timing optimization at existing traffic signals, and consideration of installing a traffic signal at the intersection of Proposed Driveway I and NYS Route 96B after review upon occupation of the Phase I buildings. Additional lane geometry revisions at multiple intersections as well as installation of a traffic signal at the intersections of Proposed Driveways I and IV

with NYS Route 96B for full build-out conditions.

ES.6.8 Impact on Utilities and Related Mitigation

The principal impacts on utility services is usage or demand, and all service providers anticipate sufficient capacity to meet demand from the Project. While sufficient capacity exists, the Project will implement techniques to minimize usage as well as improve overall system performance. Potential impacts from lighting include light spillage onto neighboring properties and creating sky glow. A full photometric plan will be submitted with each individual Site Plan application, which will incorporate “Dark Sky” techniques, use of shut off controls such as sensors, timers, and motion detectors; and confine and minimize lighting to the extent practicable while maintaining proper safety.

ES.6.9 Impact on Air Quality and Related Mitigation

The analysis of vehicle emissions from traffic conditions related to the Project reveals no significant impacts to air quality. The Project and each alternative exceed the threshold criteria for carbon dioxide emissions from buildings. These emissions will be mitigated by participation in a study which explores alternative energy generation such as photovoltaics (PV), wind, and combined heat and power (CHP) cogeneration. New buildings will meet LEED ND criteria to include sufficient design and renewable energy systems necessary to achieve a minimum of 70% reduction in fossil fuel, the source of carbon dioxide emissions. Any commercial or industrial tenants having operations with the potential to emit air pollutants will be required to identify and control those sources of air pollutants through the New York State Air Pollution Control Program. SVI, which can impact indoor air quality in Sub Areas CW3 and CW4, will be mitigated and / or monitored, and any new buildings in those Sub Areas will be evaluated for the potential for SVI to determine the need for mitigation and / or monitoring.

ES.6.10 Impact on Visual and Aesthetic Resources and Related Mitigation

The existing Site buildings are, and some proposed new buildings will be, visible from several locations throughout the City and Town in varying degrees. The visual and aesthetic character of NYS Route 96B, at several locations, will incur the greatest impacts, as the Project will create a new and vibrant street front. More distant views and views of limited visibility of the Project will have far less impacts. Mitigation measures take the form of the Conceptual Site Layout Plan, which mitigates visual impacts through the careful placement of the proposed structures to form a relationship between the topography and the structures across the landscape. The Design Standards propose development to be of similar character with existing structures.

ES.6.11 Impact on Community Services and Related Mitigation

Local police, fire, emergency medical services, and solid waste management services are located in the vicinity of the Project and have sufficient capacity to service the Project. Government and educational facilities along with a number of religious facilities are also located nearby. The increase demands from the Project of all of these services will be mitigated by the additional tax base generated from the increased property assessment for the Site, as well as revenue from sales tax and other taxes generated by tenant operations.

ES.6.12 Impact on Open Space and Recreation and Related Mitigation

To date, the Site has not been open to the public. The Project will have a positive impact on open space and recreation, as it will allow the construction of an already proposed trail, the Gateway Trail, which is

to link South Hill Recreation Way, Buttermilk Falls State Park, and the Black Diamond Trail. In addition, the Project will designate approximately 24 acres as a conservation area (CW1), which will be limited to passive recreational use only.

ES.6.13 Impact from Construction Activities and Related Mitigation

Potential construction-related impacts from the Project include Site preparation (e.g., grading), which may cause erosion and increase sediment and Site run-off; disposal of contaminated soil / fill material and construction debris; potential exposure to on-site workers from contaminated media; and temporary impacts to traffic, air quality, and ambient noise levels. Construction activity will not result in any significant impacts as mitigation measures will employ appropriate construction techniques, be performed in compliance with the NYSDEC approved SMP, and be in compliance with all local, state, and federal regulations. Mitigation measures will include implementation of a generic SWPPP and specific SWPPPs for each development phase of the Project. A staging area will be created on the Site to minimize construction related traffic.

ES.7 Irreversible and Irretrievable Commitment of Resources

The irreversible and irretrievable commitment of environmental resources that will be lost, converted, or made unavailable over the short and long term as a result of the construction and operation of the Project include construction materials, energy, labor, capital, and land. The Project Sponsor will undertake practical efforts to minimize impacts through the implementation of a project-specific Sustainability Program, using LEED ND as a guide for the development and operation of the Project.

ES.8 Unavoidable Adverse Effects

Unavoidable adverse effects that are likely to occur despite mitigation measures include short-term construction impacts and long-term impacts. Construction-phase impacts may include erosion, solid waste generation, localized and temporary impacts to sound levels, air quality, vibration, and traffic. Long-term impacts that typically occur with any sizable, denser urban development include impacts to topography, public water consumption, stormwater, wastewater and solid waste generation, ecology, traffic, air emissions, energy use, community services, community character, and viewsheds.

ES.9 Growth Inducing Aspects and Character of Community

The Project will provide significant public and private investment and growth within the City and Town. Through the revitalization and transformation of a large, underutilized Site with significant environmental challenges, the CWD will function as a lively, mixed-use, sustainable community and regional destination. It will significantly increase the tax base while providing much needed housing. The Project will meet a variety of growing needs in the community by providing uses such as residences, commerce, offices, retail, workshops, community facilities, and open space. The Project will meet these growth needs without having to expand infrastructure significantly or create sprawl. The Project is not expected to induce notable growth outside of the Site. The Project is consistent with the City's and Town's Comprehensive Plans.

ES.10 Effect of the Proposed Project on the Use and Conservation of Energy

Both short-term and long-term impacts on the use and conservation of energy will result from the construction and operation of the Project. Construction of the Project will require the use of non-renewable energy resources including electricity, gasoline, and diesel fuel over the short-term. Long-term impacts

on the use and conservation of energy will result from consumption of energy from day-to-day Project operations, such as heating, cooling, and lighting buildings, and from traffic generated by the Project. To mitigate these impacts, the Project Sponsor will implement sustainable and energy efficient features consistent with LEED ND and will evaluate alternative energy measures.

ES.11 Thresholds for Future Actions

Final designs for less-defined, more conceptual Project components, and any proposed changes to the better-defined elements ("Future Project Plans") may require further evaluation pursuant to SEQR. Whoever is lead agency for a proposed Project component, most likely either the City or Town Planning Board, will be responsible for conducting an environmental review of Future Project Plans and must consider those plans in relation to the Final GEIS and the Final Findings Statement issued for the Project. Future Project Plans which exceed any one of the thresholds or conditions set forth in Chapter 10 shall be considered to not have been addressed by the DGEIS, and will then need to be evaluated by the lead agency to determine whether additional environmental review will be necessary, such as by conducting a Supplemental Environmental Impact Statement.

ES.12 Cumulative Impacts

No significant adverse impacts to previously documented, recently planned, and reasonably foreseeable future development projects will result from the addition of the Project, as many projects are occurring in the Downtown core of the City. The Project viewed in conjunction with other new development in the area can be anticipated to result in long-term positive impacts. The Project and others will help achieve the City's and Town's goals of concentrating development near the Downtown core, where infrastructure already exists rather than add to sprawl, while producing much needed housing. The Project employs mitigation measures to minimize the increased demand or otherwise minimize the impacts to the extent practicable. This and other projects demonstrate a shift toward density, walkability, and pedestrian-oriented development to create vibrant, mixed-use buildings and streetscapes consistent with economic development and urban character goals of the City, Town, and region. The Project will mitigate cumulative traffic impacts using a number of measures set forth in Section 5.7. The Project and others will increase the demand for utilities, energy and community services, light, and stormwater.

ES.13 Copy of Final Scope

See Appendix A3.