

# SILVIO J. MOLLO FEDERAL BUILDING MODERNIZATION PROJECT



## ENVIRONMENTAL ASSESSMENT

PREPARED FOR



PREPARED BY WSP USA SOLUTIONS, INC.

March 2025

## ***Abstract***

The U.S. Department of Justice - U.S. Attorney's Office (USAO) Criminal Division of the Southern District of New York was housed at the Silvio J. Mollo Federal Building (Mollo building) located at 1 St. Andrew's Plaza in New York, NY. The USAO has now been relocated to the nearby Jacob K. Javits Federal Building.

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 in March 2024. The Draft EA identified no significant adverse impact to the environment as a result of the proposed project.

The Draft EA was made available for public review and comment on the GSA website ([Mollo Modernization Project | GSA](#)), 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). The Draft EA for the proposed project was available at these locations in English, Spanish, Standard Chinese, and Simplified Chinese. A virtual meeting to inform the public about the project was held at 6:00 PM on Wednesday, March 20<sup>th</sup>, 2024. The virtual public meeting was conducted in English and breakout rooms provided real-time spoken interpretations in Cantonese, Mandarin and Fuzhounese.

The public review and comment period regarding the EA was from March 14 to April 13. During this period, comments on the Draft EA were accepted via email, the U.S. Postal Service, and oral and written comments were accepted during the public meeting. The virtual public meeting was attended by 10 members of the public. A total of eight (8) comments regarding the EA were

received. A transcript of the meeting, as well as a record of the comments and GSA's response to the comments, is provided in Appendix A of this Final EA.

## Table of Contents

	<i>Page</i>
<b>I. Project Description .....</b>	<b>1</b>
<b>II. Purpose and Need .....</b>	<b>5</b>
<b>III. Alternatives Considered .....</b>	<b>7</b>
A. NO ACTION .....	7
B. RENOVATION OF THE EXISTING BUILDING (PROPOSED PROJECT) .....	7
C. ALTERNATIVE CONSIDERED BUT NOT CARRIED FORWARD .....	7
<b>IV. Regulatory Environment .....</b>	<b>8</b>
<b>V. Project Scoping and Public Outreach .....</b>	<b>9</b>
<b>VI. Construction .....</b>	<b>10</b>
<b>VII. Resources Dismissed from Further Review .....</b>	<b>11</b>
A. WILDLIFE .....	11
B. WETLANDS, COASTAL ZONE MANAGEMENT AND FLOODPLAINS .....	11
C. TOPOGRAPHY, GEOLOGY AND SOILS .....	11
<b>VIII. Resources Evaluated for Potential Impacts .....</b>	<b>13</b>
A. SUMMARY AND COMPARISON OF POTENTIAL IMPACTS .....	13
B. LAND USE AND ZONING .....	13
B.1. Existing Conditions – Land Use .....	13
B.2. Existing Conditions – Zoning .....	15
B.3. Potential Impacts – Zoning .....	16
C. ARCHITECTURAL RESOURCES .....	17
C.1. Existing Conditions .....	17
C.2. Potential Impacts .....	17
D. ARCHAEOLOGICAL RESOURCES .....	18
D.1. Existing Conditions .....	18
D.2. Potential Impacts .....	18
E. DEMOGRAPHICS .....	19
E.1. Existing Conditions .....	19
E.2. Potential Impacts .....	23
F. COMMUNITY COHESION .....	24
F.1. Existing Conditions .....	24
F.2. Potential Impacts .....	25
G. TRAFFIC, PARKING AND PEDESTRIAN CIRCULATION .....	25
G.1. Existing Conditions .....	25
G.2. Potential Impacts .....	27
H. UTILITIES AND STORMWATER MANAGEMENT .....	28
H.1. Existing Conditions .....	28
H.2. Potential Impacts .....	28

I.	SOLID WASTE AND HAZARDOUS MATERIALS.....	30
I.1.	Existing Conditions .....	30
I.2.	Potential Impacts.....	30
J.	AIR QUALITY .....	31
J.1.	Potential Impacts During Operation of Proposed Action .....	32
K.	NOISE AND VIBRATION .....	33
K.1.	Proposed Action Alternative .....	33
K.2.	No Action Alternative .....	33
IX.	Reasonably Forseeable Actions .....	34
X.	Proposed Mitigation.....	35
XI.	Public Involvement.....	37
A.	SCOPING ACTIVITIES .....	37
B.	ENVIRONMENTAL ASSESSMENT REVIEW AND PUBLIC MEETING .....	37
XII.	References Cited .....	39
XII.	List of Preparers.....	40

## LIST OF FIGURES

	<i>Page</i>
Figure 1: Project Location .....	2
Figure 2: Project Illustration.....	3
Figure 3: Proximate Government Facilities.....	6
Figure 4: Land Use.....	14
Figure 5: Zoning.....	16
Figure 6: Study Area Census Tracts.....	20
Figure 7: Civic Center Vehicle Restrictions.....	26

## LIST OF TABLES

	<i>Page</i>
Table 1: Summary of Potential Impacts	13
Table 2: population	19
Table 3: Race and Ethnicity	21
Table 4: Population by age in Study and Comparison Areas	21
Table 5: Total Households and Household characteristics	22

Table 6:	Poverty	23
Table 7:	Labor Force	23

## **LIST OF APPENDICES**

Appendix A—A Public Meeting Transcript and Comments and Responses on the Draft Environmental Assessment

Appendix B— Agency Correspondence

---

## 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. 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.

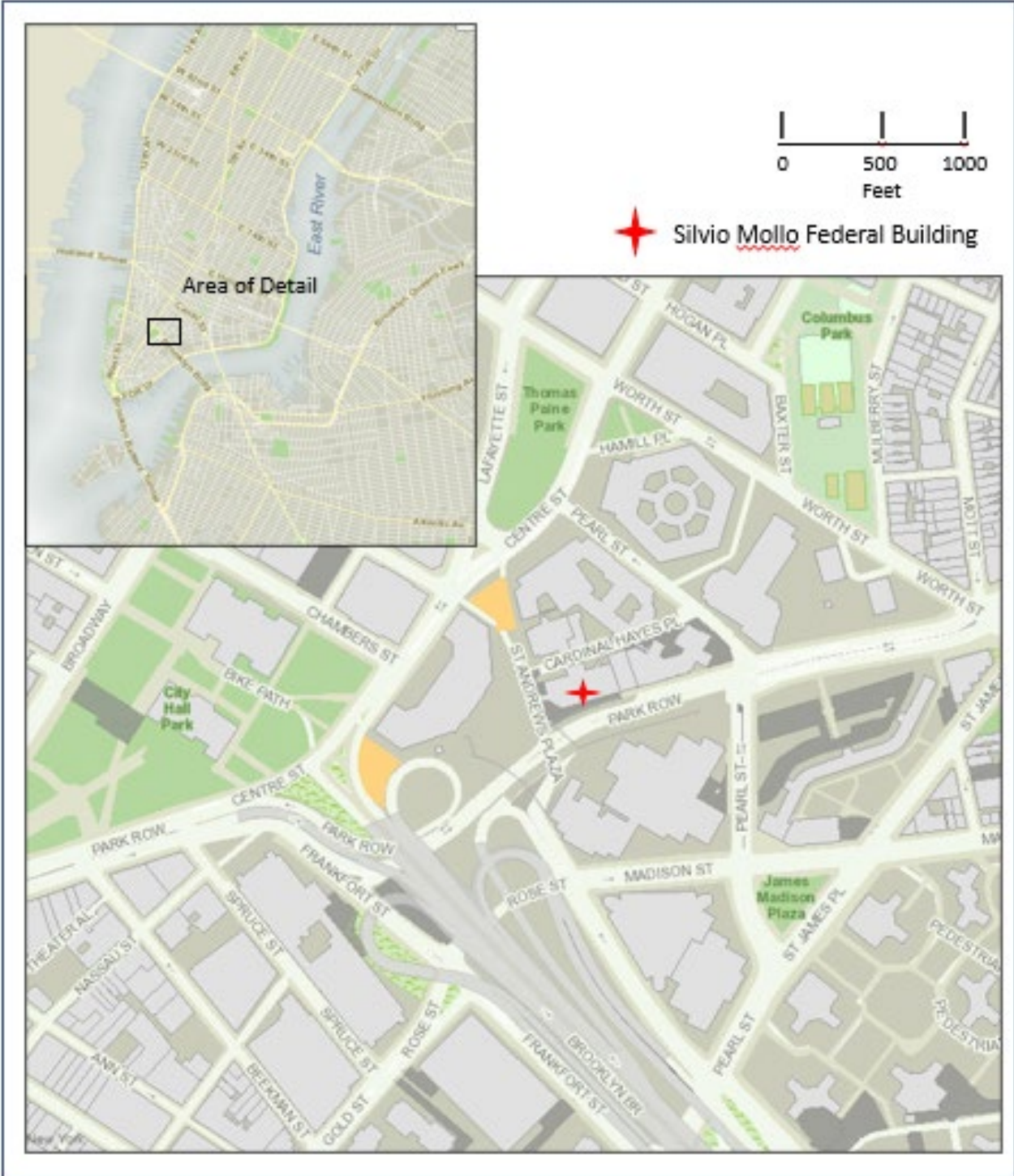


Figure 1: Project Location





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 U.S. Department of Justice - Marshals Service. The USAO has been relocated to the nearby Jacob K. Javits Federal Building in order to complete the project.

---

## II. Purpose and Need

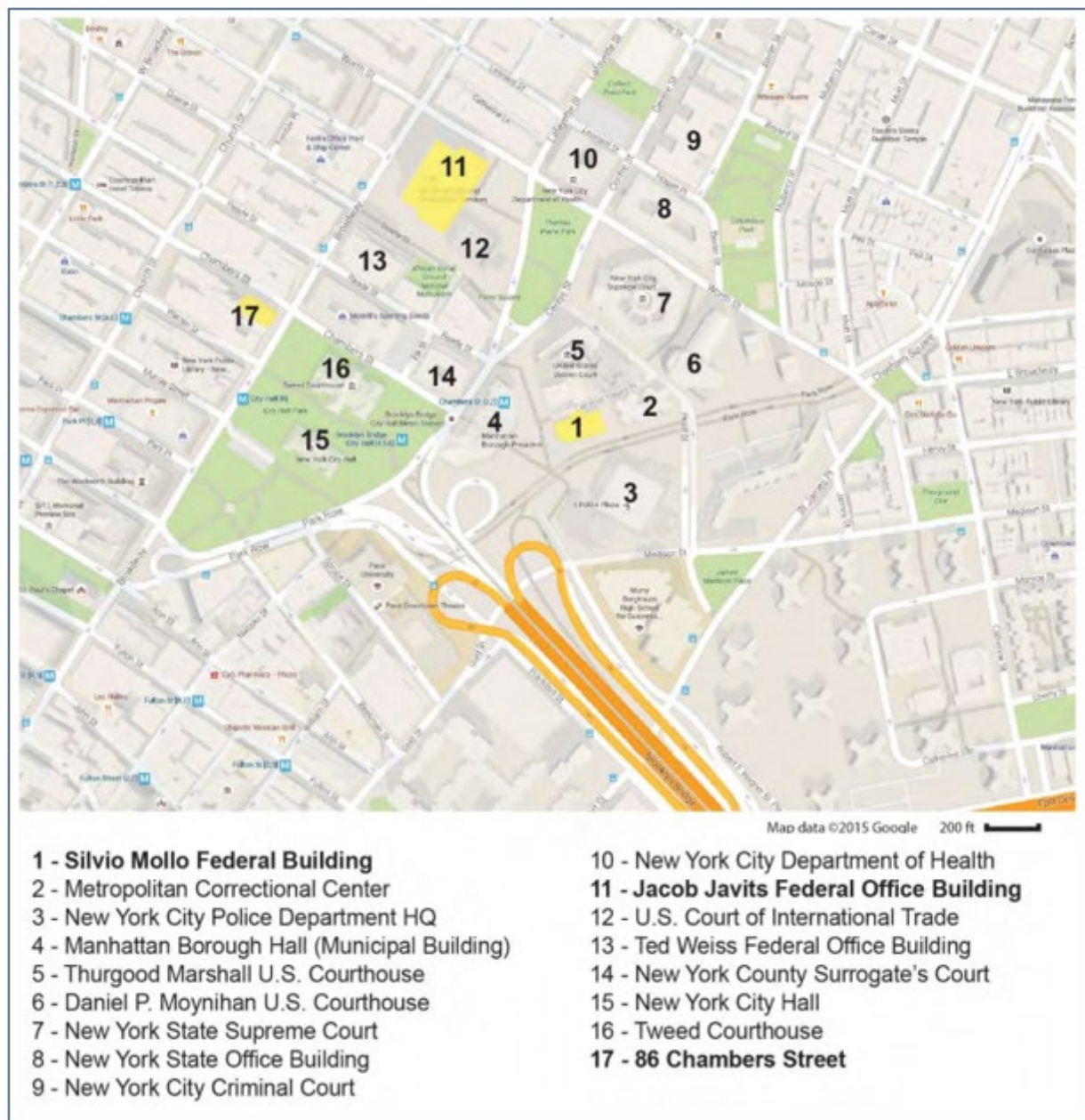
The Mollo building's location provides key operational efficiencies for the USAO. This location provides the USAO with secure and immediate access to the Marshall courthouse and Daniel Patrick Moynihan U.S Courthouse (Moynihan courthouse) (Figure 3: Proximate Government Facilities). There is no other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



**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 New York 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 for the proposed project would take approximately 36 months to complete. Funding for construction has been requested for Fiscal Year 2026 but the actual start of construction 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	No Impacts	No disproportionate impacts to 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 exclusions<sup>1</sup>). 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. Therefor 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

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

---

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.

### ***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 B).

#### **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

### E.1. Existing Conditions

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 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.

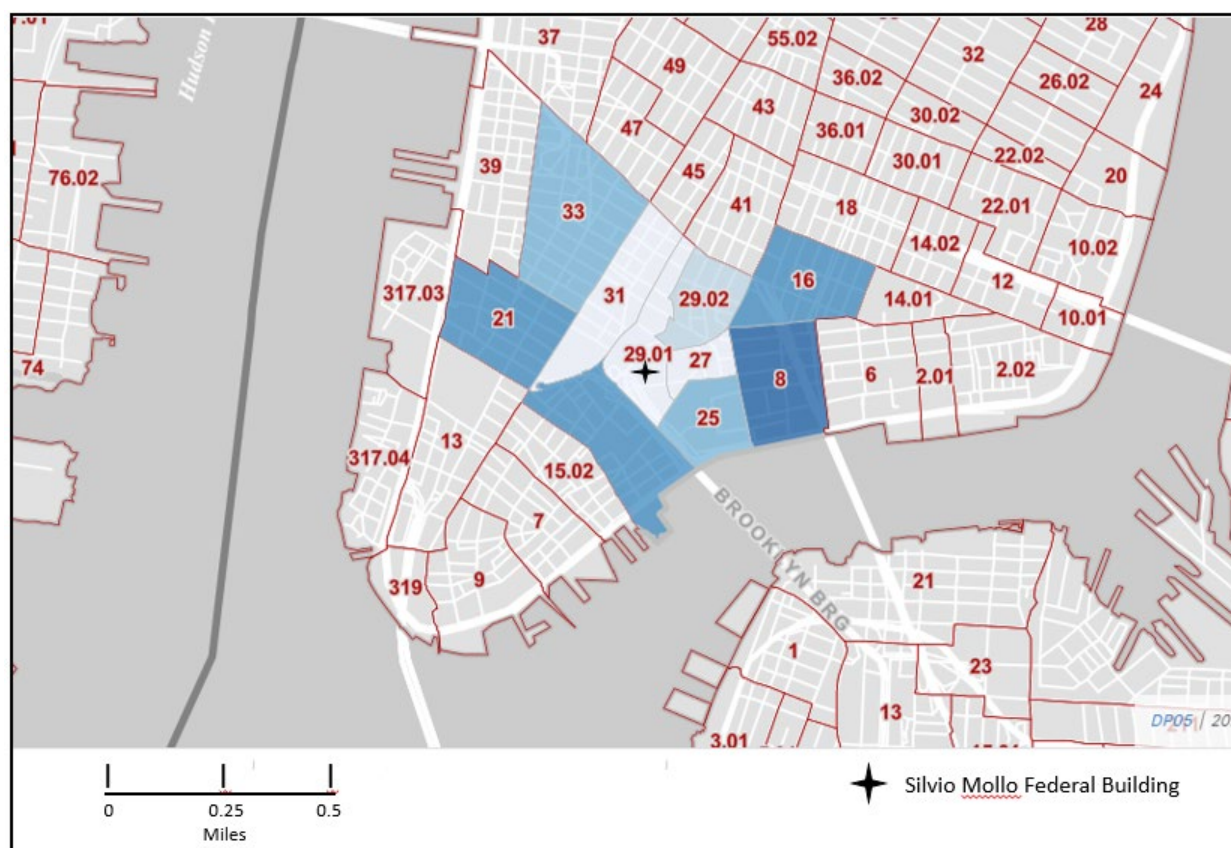
#### Population

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%
<b>Total</b>	<b>52,757</b>	<b>100.0%</b>	<b>1,629,153</b>	<b>100.0%</b>

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 ratio<sup>2</sup> 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**

	STUDY AREA		COMPARISON AREA	
Variables	Census Tract Level Data		New York County	
<b>Total Population</b>	<b>52,757</b>	<b>100%</b>	<b>1,629,153</b>	<b>100%</b>
<b>Population By age</b>	<b>Sum</b>	<b>Percentage</b>	<b>Sum</b>	<b>Percentage</b>
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%
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%

<sup>2</sup> 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.

	STUDY AREA		COMPARISON AREA	
Variables	Census Tract Level Data		New York County	
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**

	STUDY AREA	COMPARISON AREA
Variables	Census tract level	New York County
<b>Total Households</b>	<b>22,102</b>	<b>758,720</b>
<b>HOUSING STATUS</b>		
Occupied housing units	10,322	182,852
Vacant housing units	11,780	575,868
<b>UNITS IN STRUCTURE</b>		
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
<b>Percentage of population below poverty level</b>	<b>18.1%</b>	<b>15.6%</b>

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
<b>Employment status</b>		
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
<b>Unemployment rate</b>	<b>6.4%</b>	<b>5.7%</b>

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 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 5<sup>th</sup> 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 (irrigation 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.

### ***I.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. Reasonably Foreseeable Actions

NEPA analyses include accessing 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 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 construction impacts to air quality and noise. Because there is limited construction activity and construction duration associated with the fencing project, any potential impacts are not expected to be significant. Additionally, any 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**

The Draft EA was made available for public review and comment in English, Spanish, Standard Chinese and Simplified Chinese at the GSA website ([Mollo Modernization Project | GSA](#)) 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). A virtual meeting to inform the public about the project was held at 6:00 PM on Wednesday, March 20<sup>th</sup>, 2024. The virtual public meeting was conducted in English and breakout rooms provided real-time spoken interpretations in Cantonese, Mandarin and Fuzhounese.

The public review and comment period regarding the EA was from March 14 to April 13. Comments on the Draft EA were accepted via email, the U.S. Postal Service, and oral and written comments were accepted during the public meeting. The virtual public meeting was attended by 10 members of the public. A total of eight (8) comments regarding the EA were received. A transcript of the meeting, as well as a record of the comments and GSA's response to the comments, is provided in Appendix A of this Final EA.

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 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, Standard Chinese and Simplified Chinese. It is available at the GSA website ([Mollo Modernization Project | GSA](#)) 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). All comments received at the public meeting, via email or in the mail, will be addressed in the Final EA and provided in Appendix A of the Final EA.

Comments on the Draft EA must be received or postmarked within the thirty-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>. 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.

---

## 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://discovernewyorkcitylandmarks.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.

---

### XIII. List of Preparers

#### **U.S. General Services Administration – Region 2**

Thomas Burke, NEPA Program Manager

Amanda Foley, Environmental Protection Specialist

#### **WSP USA Inc.**

Doug Pierson, Project Manager

---

## Appendix A: Public Meeting Transcript and Comments and Responses on the Draft Environmental Assessment

Note: the following transcript was transcribed from an audio recording of the March 20, 2024, Public Meeting. Slight edits have been made for clarity, including:

- Braces surrounding a person's name {Name}, indicate the identity of the person speaking;
- Parenthesis ( ) identify a person's affiliation, or clarify an acronym; and
- Brackets [ ] indicate words that have been added or edited for clarity.

### Meeting Transcript

March 20, 2024, 6:00 PM

{Meeting Host (Tia Williams, WSP)} Evening and welcome everyone will get started here in just a few minutes. We'll just wait for all of our public attendees to log in and we will begin shortly.

Okay. So, if you're just joining us, we're taking a few minutes to give folks a chance to log in. We will begin the meeting shortly. Just for your information, this meeting is being interpreted live.

You will be able to choose, your preferred language using the globe, icon. In your toolbar, you will see that momentarily.

Alright, well it's about 3 after, so let's go ahead and get started. Good evening everyone. On behalf of the US General Services Administration, I want to welcome you to the virtual public hearing for the [Silvio Mollo] Federal Building

---

1 Modernization Project's, draft environmental assessment public  
2 hearing.

3 My name is Tia Williams, and I will be your technical host for  
4 this evening's meeting. This meeting is being recorded. So please  
5 direct your attention to the instructions on the screen before we  
6 begin. So as I noted before, we are offering live interpretation  
7 of this meeting in Fuzhounese, Cantonese, and Mandarin. Please use  
8 the interpretation icon on your toolbar to choose which language  
9 you'd like to listen to today's meeting in. You will need to choose  
10 the language you like to listen and even if that language is  
11 English. If you have chosen to listen to the meeting in a language  
12 other than English, you can click on the interpretation icon again  
13 and choose the "mute original audio" option, so you only hear the  
14 meeting in your preferred language. Selecting this option is not  
15 required but may improve your audio quality.

16 So Penny [Mandarin interpreter], Echo [Cantonese interpreter], and  
17 Lily [Fuzhounese interpreter], I would ask you to open your  
18 channels and begin the translation.

19 Great. Thank you. So during this evening's meetings only members  
20 of the project team will be on video.



---

1 Attendees will not [be videoed] and will be muted. If you'd like  
2 to make an oral comment, please request to be unmuted in the Q&A.  
3 Your microphone will be unmuted when it is your turn to speak. The  
4 chat function is also disabled for attendees; [however] you may  
5 communicate with our team through the Q&A box. You may also submit  
6 a short comment in the Q&A box, and it will be added to the record.

7 Again, we are offering live interpretation of this meeting and  
8 Fuzhounese, Cantonese and Mandarin. Please use the interpretation  
9 icon on your toolbar to choose which language you'd like to listen  
10 to today's meeting in.

11 Please do so now and select the language you'd like to listen in.  
12 Finally, if you experience any audio issues during the meeting,  
13 you can change your audio settings by selecting the up arrow next  
14 to audio settings on your toolbar. You can also try leaving the  
15 webinar and rejoining at any time if you continue to run into  
16 technical issues.

17 So, on this screen you can see more information about how you can  
18 provide a comment now or at a later date. This information will be  
19 shown again during the comment session. Before we start the  
20 presentation, I would like to introduce Tom Burke (GSA) and allow  
21 him to give his opening remark.

---

1 Tom Burke is the (General Services Administration) GSA's National  
2 Environmental Policy Act (NEPA) Program Manager for GSA Region 2.  
3 GSA is Region 2 includes all of New York, northern New Jersey, and  
4 the Caribbean. He has been the NEPA program manager for GSA for  
5 the last 17 years. I'll turn it over to you now, Tom.

6 {Tom Burke} Oh, very good. Oh, thank you. Thanks a lot for [your]  
7 help. Appreciate it. Can you hear me?

8 {Tia Williams} A we can, yes.

9 {Tom Burke} Oh good, oh good. Yeah, hello. Good. Hello everyone.  
10 I thank you very much for coming to our meeting. I appreciate you  
11 coming out tonight or at least, you know, joining online with us.  
12 And the meeting as you obviously must know is about the planned  
13 renovation, the major monetization of the Silvio Mollo building,  
14 which is the US Attorney's Office for the Southern District. And  
15 it's the U.S. Attorney's Office building in Lower Manhattan,  
16 between police plaza and [the] municipal building and [St. Andrew's  
17 Roman Catholic] church, and tonight we're going to get a chance to  
18 give you a presentation about what our proposed plan is, what we're  
19 hoping to do.

20 And there are two goals we're looking for. One goal is to get a  
21 chance to tell you about what it is we're doing. And the second

---

1 goal is to answer your questions as best we can. And hear your  
2 comments about what we're doing. And the thing I like to say for  
3 these types of meetings is that even though it is a GSA project -  
4 it's us doing the project - we're not doing it in a vacuum. We're  
5 not doing in isolation. The federal community, we work here, and  
6 you work here and you live here.

7 We think we know what the major issues are, and the major concerns  
8 are. But we're not perfect and we don't know everything. We're  
9 hoping to hear from you and get a better understanding of what  
10 your concerns or issues are so we can incorporate them into what  
11 we're doing as we're going forward.

12 What we're planning to do, what we're proposing to do [has not  
13 been finalized]. We've worked on the design. We don't have funding  
14 yet. We've requested it, but we don't have it. So, we're not doing  
15 it yet, but we want to do it. But at least [this] gives us a chance  
16 to tell you about what it is we want to do, and we get to get a  
17 chance to hear from you.

18 And just in a thumbnail sketch our project manager is going to  
19 give a presentation about this.

20 But in a thumbnail sketch, we're doing is a major renovation for  
21 an old building that doesn't work well and we want to bring it up

---

1 to the new facility standards so it's a better, more efficient  
2 building, it's a sustainable building, it's an energy efficient  
3 building and it works better. Not only for us [but] for the  
4 community. And the thing we're planning is essentially, not  
5 exactly, essentially the same size as what we have there currently.

6 We have a 10-story building with a basement. The new building will  
7 be a 10-story building with a basement. And we're going to change  
8 the front of the building, the entrance and how it connects to the  
9 plaza between police plaza and the municipal building. But it's  
10 going to be essentially the same size and scale of what we  
11 [currently] have, but it's going to be a modern building.

12 And tonight, we have with us Scott Elgart, who's our project  
13 manager and he's been with this project from the very beginning  
14 and knows the project details in great depth, much more than I do.

15 So, having said that, I'll give you Scott to give us his  
16 presentation about the project and you'll have a better idea of  
17 where we stand currently. Thank you very much.

18 {Tia Williams} And Tom and Scott, just really quickly I want to  
19 make a reminder that we do have these being translated. So just a  
20 little bit slower. When you're going through your presentation.  
21 Thank you.

---

1 Just want to make a reminder.

2 {Tom Burke} No, being, a New Yorker, here we all talk too fast.

3 Thanks very much.

4 {Scott Elgart} Good evening, everyone. I'm, Scott Elgart. I'm the  
5 project manager for the Silvio Mollo Federal Building major  
6 building modernization. I'm joined also, some of the panelists you  
7 may see on there, by our contractor, Turner Construction, our  
8 architecture team, KS, CRC, and partners. And also, our  
9 construction manager, Jacobs Construction.

10 So just a little context, our building is within [Manhattan]  
11 Community Board 1, but we border on [Manhattan] Community Board 3  
12 and close to [Manhattan] Community Board 2, which is what this map  
13 is showing.

14 Next slide.

15 So, there's a picture from the Brooklyn Bridge, the building in  
16 your background, which is the brown building with the green  
17 windows, is the Silvio Mollo Federal Building. So, it is quite  
18 visible from as you're approaching Manhattan from the Brooklyn  
19 Bridge.

---

1 [Next slide] This is just an aerial view, showing you where, how  
2 the Silvio Mollo building is located in the downtown Manhattan  
3 area.

4 [Next slide] And this is just an aerial view showing you basically  
5 all the buildings that surround us, which would be the [David]  
6 Dinkins Municipal Building, the courthouses, the MCC (Metropolitan  
7 Correctional Center), One Police Plaza, and other civic center  
8 buildings in the area.

9 So, the scope of the project is we're going to be [demolishing]  
10 the building down to his existing structure. We are keeping the  
11 existing structure as a sustainable, reuse project. We're going to  
12 bring it down to the structural slabs and columns. We're going to  
13 do a brand-new fit out for the U.S. Attorney's Office of the  
14 Southern District.

15 We're going to add a new screening pavilion along with making the  
16 building more universally accessible. As you'll see in future  
17 photos, the building currently has a lot of steps to getting up to  
18 the building, which makes the building very inaccessible. We're  
19 going to be putting on a new high-performance façade, and we're  
20 going to be in all electric building.

---

1 And we're looking for a LEED Platinum Certification along with the  
2 trying to attempt to get a net zero certification - zero carbon  
3 certification, excuse me. Thanks.

4 [Next slide] So this is just a rendering of what the new building  
5 will be looking like. As you can see in the front we will have a  
6 new security pavilion. We've engaged - we've had meetings with the  
7 community, our, neighbors, the church, NYPD, and community boards,  
8 we've reached out to, [New York City] Department of Transportation  
9 [New York City Department of City Planning] and various others.

10 [Next slide] So here's a picture of the existing structure. And as  
11 you can see, the stairs leading up to the building and the way the  
12 building is within the plaza, and you can see in the left is the  
13 church. To the right is one police plaza. Thanks.

14 [Next slide] This is just a site plan, showing you the building  
15 and the stairs leading up to it. So, what we're going to be doing  
16 is part of the project, the area of demolition shown in red are  
17 all the stairs that will be removed, and the building will be  
18 regraded so that entrance to the building will be at grade level  
19 versus elevated.

---

1 [Next slide] And this is the site plan for the new footprint of  
2 the building. As you can see, it's just like it's slightly  
3 encroaching into the where the stair area is. Or was.

4 [Next slide] Here's a rendering looking at the building. Of what  
5 it will look like.

6 [Next slide] There's another vantage point of the building and the  
7 next slide will show you that same vantage point.

8 [Next slide] Another vantage point of the existing structure and  
9 as you can see of all the stairs. And the relationship.

10 [Next slide] And this is the same vantage point. Just with the new  
11 structure.

12 [Next slide] Another vantage point just that it's with the evening  
13 rendering.

14 [Next slide] And this would be the employee entrance for the  
15 building.

16 [Next slide] So this is our logistics plan - of where how we plan  
17 on building the project in the areas that are going to be utilized  
18 for staging and for access to the building with our cranes and  
19 hoist. As you can see, the building is landlocked and the Cardinal  
20 Hayes Place is a very narrow roadway, which needs to remain



---

1 accessible. Due to utilities within the plaza we are unable to  
2 utilize the plaza for much of our staging because the plaza [is]  
3 the roof of the Dinkens building [basement].

4 So, [for] the majority of the building our goal is to utilize the  
5 Park Row area, where there's currently parking or planters at this  
6 point to construct the building.

7 Then you'll see on the bottom it's a 3-year project. With  
8 demolition and expansion during years 1 and 2, the exterior wall  
9 going up within year 2. The elevators, MEP (mechanical, electrical,  
10 and plumbing) and all that work will be in year 2 and then the  
11 interior work will be between years 2 and 3.

12 So, this was our presentation. [A] quick snapshot of the project  
13 and our logistics plan. I think that's our last slide.

14 {Tia Williams} Great. Thank you, Scott, and thank you, Tom.  
15 Appreciate that. Janessa, I might have you pull back up the slide  
16 with instructions on how to comment, just to remind folks of the  
17 various ways to provide a comment or submit a question. Will now  
18 transition into the public comment portion of the meeting. So, I  
19 see we do have one hand raised. I'll get to you momentarily, but  
20 there are a couple ways for you to comment.

---

1 You can provide verbal and oral comments tonight. We will want to  
2 keep [verbal] comments to about 3 minutes. So, keep that in mind.  
3 You could also submit written comment by utilizing the Q&A function  
4 that you can find in your in your toolbar at the bottom of your  
5 screen. So, I'll go ahead and now turn it over to you and I will  
6 be calling on folks. Just give me a second here. It looks like  
7 we'll start with, Jay Yay, and then followed by Howard. We'll have  
8 you unmute Jay. If Nick or Janessa could help me unmute Jay, that  
9 would be great.

10 Go ahead, Jake. It looks like Jay may still be muted.

11 Oh. Hi. Perfect. Hi, we can hear you.

12 {Jay Yay} Oh, hi. I live in a park rural area. So, I just wonder  
13 what kind of noise will be during the construction years.

14 {Scott Elgar} Great. It would be standard construction noise that  
15 would be associated with demolition of the existing building and  
16 reconstruction of the new building. We will be implementing a noise  
17 mitigation plan that we'll be working on with Turner Construction  
18 to mitigate any noise that is from the project.

19 I would. Hi, Buffalo, best for the medical area very dusty.

---

1 {Tom Burke} Yeah, I'll try to answer that one. As far as noise is  
2 concerned, one of the requirements that we'll have for the project  
3 is that they'll have to adhere to the New York City noise code.  
4 They may not have to adhere to some of the administrative  
5 requirements since [it is a] federal project, but they have to  
6 adhere to the decibel level requirements within that noise code.  
7 And dust emissions are always, an issue to be addressed for  
8 construction demolition projects. And part of that goes to covering  
9 the materials, the trucks with tops, wetting down certain materials  
10 when appropriate and having best management practices during the  
11 construction activities to reduce future emissions and dust as  
12 much as possible.

13 {Tia Williams} Okay, thank you so much. Okay, great. Thank you,  
14 Jay. So let's move on to Howard. And then followed by Manhattan  
15 Community Board 3, and I'm seeing a couple in the chat function.  
16 So we'll get to those in a moment. Howard, take it away.

17 (Tom Burke) Oh, hey Howard, how are you doing?

18 {Howard Huie} Yeah, hi, hi, hi, Tom. Nice speaking to you again.  
19 Okay, fine. A couple of questions.

20 One, How does that affect the existing traffic off all the buses  
21 and all the vehicles and did you take into account that there's a

---

1 possibility of [Park Row] being open again and how will that affect  
2 that?

3 {Tom Burke} Yeah, no, we did take that into account. There would  
4 be just as the buses come in through Park Row now on, you know,  
5 the road being restricted. Those trucks would come in, into the  
6 proposed staging area, [unload] the material and leave. The buses  
7 would still be able to come and go because the area where the  
8 unloading is would take place is over where, taking or I guess,  
9 whether it's, some of the tree, not the tree plantings, but some  
10 of the bollards or few of the other things.

11 So we don't see it significantly affecting the flow of buses,  
12 they're going to go through there. We would end up taking some of  
13 that parking area away temporarily. And even though the project  
14 may go on for about 3 years, I think the layout staging area would  
15 be closer to maybe a year in duration. And even though that's  
16 impact, we view it as not a major, major impact and it's temporary  
17 in nature.

18 Once we're done with the project, whatever is going to happen  
19 [with] Park Row can continue.

20 And I know, you know, the Park row Alliance and New York City are  
21 planning projects for the larger Park Row area and they're looking

---

1 at pedestrian and bicycle improvements for the whole Park Row area.  
2 They connect from, you know, Worth Street all the way down to  
3 Frankfort Street. Okay, also you know why the - in a meeting this  
4 last week, I said that they're planning on this summer opening up  
5 to do traffic study side. Okay.

6 Yeah, and what the information I have - and you may be more up to  
7 date than I am Howard - was that they were planning a traffic study  
8 to look at the possibility of opening up Park Row again to all  
9 traffic.

10 Right.

11 And We'll see how that works out. I mean, that's obviously, you  
12 know, they can ask for our comment or input, but that's really a  
13 New York City study to see how it turns out for them.

14 {Howard Huie} The, the second question I had was: [there was] a  
15 public sidewalk - and I stress the word public - that used to run  
16 from the [MCC] up to one police plaza. And during 9/11 when they  
17 closed off [Park Row] they closed off that sidewalk. That is still  
18 a public sidewalk, and it's being blocked off presently. Will that  
19 be opened up in the future? What are the plans and you know, and  
20 if it's not It's going to be blocked off. Do you have any  
21 certifications? Plans to do that?

---

1 {Tom Burke} And what would happen is - as far as that lay down  
2 area, that staging area - how what would happen is the sidewalk  
3 would have to be temporarily closed or blocked, and there would be  
4 an alternate path around it and we would have to coordinate that  
5 with New York City Department Transportation and file the MPT  
6 (Maintenance and Protection of Traffic) plans for their review and  
7 approval - those maintenance of, you know, pedestrian traffic  
8 issues. And so, what we're looking at - what my concern is It's  
9 probably - I think you're talking about the ramp. Are you referring  
10 to the ramp that goes - that's been blocked off - that goes up  
11 towards the building? Okay. Yeah, that, we (GSA) do not plan to  
12 reopen that ramp. Okay.

13 {Howard Huie} That's right. I used to walk them. I used to walk  
14 that constantly until - yeah, that's what I'm thinking that I'm  
15 saying since there was a public side, what do you have? Anything  
16 that since you're taking away public space.

17 {Tom Burke} The intent is not to write plans as of right now. Would  
18 be to continue keeping that closed off, to keep [the] public away  
19 from the footprint of the building.

20 {Howard Huie} Well, they're looking at reopening Park Row. Logic  
21 sense so.

---

1 {Tom Burke} Yeah, we've been in discussions with the [NYC]  
2 Department of Transportation, and we will continue to do so as we  
3 progress our project.

4 {Howard Huie} We have we have a slight disagreement.

5 {Tia Williams} Thank you, Howard. All right let's move on to  
6 Community Board 3. I also see that you have a question in the chat,  
7 so I'll go ahead and select that we're answering it live, but  
8 Manhattan community board 3 take it away.

9 {Lucy West} Hi, that's a mistake. I had a Manhattan board 3 meeting  
10 at Chatham Green last week and they changed my signature. So, I  
11 didn't realize because it wasn't. I'm Lucy West.

12 I am the president of Chatham Green, which is the only Co-op on  
13 Park Row. And we are, well, Park Row Alliance received 4 million  
14 dollars to clean up Park Row and also the city has more money to  
15 fix the bike line and stuff like that. So, it sounds like you're  
16 talking to the Department of Transportation, but it sounds like  
17 these things are in conflict. For example, how do we clean up Park  
18 Row and then you put a staging area there? How do we, you know,  
19 get the traffic decided on how much traffic there's going to go  
20 through here. While you're taking 3 years and blocking things off.  
21 So, there's it's a it's a conundrum.

---

1 It seems to me that all the players need to be sitting at the same  
2 table so we can come up with some plan.

3 Where the residents here who have been working for years to get  
4 Park Row open - open to pedestrian traffic coming down off the  
5 Brooklyn Bridge, getting lighting, getting so forth. That grant  
6 that we got from the state has a short time frame and has to be  
7 worked with to not lose that money. And you're not even going to  
8 start until for a year. That's what I'm hearing, I think.

9 So I'm really confused. Do the different - the state, the city and  
10 the federal government talk to each other about these things?

11 {Tom Burke} I see. I mean, Lucy, I would say that we have had  
12 ongoing discussions with New York City DOT (Department of  
13 Transportation) about what our plans were or proposed plans are  
14 and that we have been talked about using a section of Park Road  
15 that has parking for the staging area. And it would be a temporary  
16 impact. During the construction. I don't believe it would last the  
17 entire 3 years.

18 Is that right, Scott?

19 {Scott Elgar} Yeah, it's hard to say, but you know most likely  
20 wouldn't be the full 3 because once we take our hoist out of the  
21 - you know - off the building.



---

1 {Tom Burke} Right. And I believe the city was thinking about in  
2 the near term of making some improvements and they can make those  
3 improvements that they have funding for, and the community wants,  
4 but we may have to have a temporary impact on that section, near  
5 the building for the staging. And then return it to its previous  
6 condition, which hopefully will be as open as [soon as] possible.

7 {Lucy West} Well, we actually don't want it return to the previous  
8 condition because what that has become is a parking area for the  
9 police, for NYPD, which no one has ever approved. The entire Park  
10 Row has been at parking lot for NYPD.

11 So We're trying to change this. We're trying to get NYPD to stop  
12 parking on Park Row to open up Park Row to the pedestrian traffic  
13 coming off the Brooklyn Bridge so we can revitalize Chinatown,  
14 which is suffering tremendously from so many hits.

15 And you know, I just wish there was some way that these different  
16 organizations could be working together. Because it just feels  
17 like everybody's making their own plan and too bad for everybody  
18 else's plan.

19 So I understand that you have something you have to accomplish and  
20 I'm not saying you shouldn't. I'm just saying, is there ever a  
21 time when the DOT, whoever's representing the state, who's ever

---

1 representing the feds, could come together and make sure we don't  
2 lose our money for our repairs and that there is coordination among  
3 these efforts.

4 {Tom Burke} Yeah, we will continue having our conversations with  
5 New York City as we progress the project as we've been doing and  
6 we will continue to do so. They did reach out to us and we are,  
7 you know, communicating with them about their plans to make sure  
8 that we don't have the conflicts.

9 {Lucy West} Well, that's encouraging. And what about the state?  
10 The money comes from the state for Park Row. And we don't want to  
11 lose that money because we can't [use it within the time limit].  
12 You know what I'm saying?

13 There's a time [limit]. I do understand, you know, New York State,  
14 from what we hear is that they're running the project.

15 {Tom Burke} We don't know if New York State is involved, but if  
16 they are, we will certainly reach out to them.

17 {Lucy West} Thank you. I appreciate that.

18 {Tia Williams} Great, thank you, Lucy. All right. And so we have  
19 another question in the Q&A box from Jason.

---

1 {Jason Lee} Jason Lee. So New York City DOT has a short-term plan  
2 to perform a street improvement project along Park Row. In  
3 addition, they also have a longer term plan to beautify Park Row.  
4 Since this project does not have a budget yet, what is the proposed  
5 timeline for this project to start? Has GSA been coordinating with  
6 NYC DOT on these discussions regarding Park Row?

7 {Tom Burke} So the project has been submitted to Congress. For  
8 funding in FY 24. The FY 24 budget as you may see on the news has  
9 not been approved at this time. It's been in negotiations, so we  
10 don't know if the project will be funded in FY 24 or not.

11 So until we know, the status of the project - we can't really give  
12 a schedule. But we have been speaking with, as we've said before,  
13 speaking with New York City Department of Transportation.

14 {Tia Williams} Okay, great. Thank you, Jason, for the question. So  
15 it looks like that, is all the questions that we have at the  
16 moment. We do have some time though, so I'd invite folks who are  
17 still on, on the meeting if you do have a question, please again,  
18 feel free to put those in the Q&A box and or raise your hand.

19 We will stay on for a bit to see if anyone takes us up on that.  
20 And if not, we can go ahead and turn it back over to the GSA team

---

1 to close us out, but we'll wait a couple of minutes to see if any  
2 folks have any further questions.

3 All right, well, not seeing anyone raising their hand or submitting  
4 any questions in the Q&A box, I do just want to again remind you  
5 the of the contact information here. So there's the website and  
6 the email and also the mailing address listed here, please write  
7 that down in case you'd like to submit a comment at a later date.  
8 Tom, I'll turn it back over to you and the team to close this out.

9 {Tom Burke} Okay, no, great. No, thank you, Tia. And I will speak  
10 much slower this time. But no, thank you everybody who showed up.  
11 Thank you very much. We very much appreciate it. As I say that, we  
12 think we know what the issues are. We think we know what the  
13 concerns are, but we don't know everything. And, and we do  
14 appreciate your comments and we will take them on board seriously.  
15 What the plan is going forward, we're going to take everything  
16 that was said tonight. We're going to take any comments or  
17 questions we receive and we're going to compile them into our final  
18 report. And the final report will make available, not only to local  
19 libraries, I think the new Amsterdam library on Murray Street and  
20 the library on East Broadway will also take our documents. And the  
21 reports are available online in several translated languages.

---

1 And what we're going to do is we're going to take any questions,  
2 any comments that we received during the comment period and we're  
3 going to compile them and put them in the report and address them  
4 so you could see what our responses are, what our changes are, or  
5 how we can make [the project] better. Especially to address your  
6 concerns. Going forward too, if you know anybody who's interested  
7 in this who couldn't make it please have them contact me. They can  
8 contact me at my email address and my contact information is on  
9 the screen but it's also in on the webpage in the public notice  
10 that we sent out.

11 And also my contact information is also in several places in the  
12 draft Environmental Assessment. I know it may be a burden to read  
13 it, but in the beginning is my email address at the end is my email  
14 address.

15 So I'll say if you know anybody who's interested. Could you steer  
16 them towards me and ask them or encourage them to give us a comment  
17 or a question and we'd be happy to take it on board.

18 The official comment period is ending April thirteenth. So if you  
19 have any additional comments or you want to write something else  
20 please feel free to submit it. And that's fine. If there is  
21 somebody who would like to talk to us about it, send me an email  
22 and we could set something up and we can discuss it at length. And

---

1 I would say going forward as far as keeping our stakeholders and  
2 community up to date and apprised of what's going on and what we're  
3 doing the project Website with [post] updates and any notices that  
4 we have about the project if and when it starts and as it continues.

5 And part of the NEPA or the National Environmental Policy Act, you  
6 know, requires us to have outreach and have discussions. But it's  
7 not only a requirement, it's a good idea because we work here and  
8 [we are] your neighbor, so we have to be cognizant of that fact.

9 Also this doesn't mean the process ends as far as the stakeholders  
10 in Chatham Towers or Chatham Green, Howard and Lucy. And that goes  
11 for Community Board 1 and Community Board 3 as well.

12 If you want additional discussions and updates on this as we go  
13 forward, as we figure out things, if we get funding - if the  
14 project moves ahead, we'd be happy to meet with you and discuss  
15 it.

16 Okay, but no, once again, thank you very much for your time and  
17 attention and listening to us and giving us your comments on this.  
18 And hopefully based on those comments we can make it a better  
19 project not only for ourselves but also for the community.

---

1 {Tia Williams} Okay. It looks like we did have a last-minute  
2 addition to the QA box. So we'll get to that really quickly. So  
3 again, from Lucy.

4 {Lucy West} So what is happening to the jail that is next to the  
5 attorneys building and how will that impact your plans and the  
6 plans for Park Row.

7 {Tom Burke} At this point, the jail is owned and operated by the  
8 [Federal] Bureau of Prisons and we don't have any information on  
9 their future plants at this time.

10 Great. Thanks, Scott. Alright.

11 {Tia Williams} And it looks like, okay, anything else Scott or  
12 Tom, before we conclude tonight's meeting?

13 Okay, great. Well, thank you everyone again. Please reach out if  
14 you have comments to submit at a later date. But hope you'll have  
15 a great evening. And appreciate you all attending tonight's public  
16 hearing.

17 Take care. Have a good night, everyone.

18 Meeting end: 6:41 PM

19

---

## Comments and Responses

No comments to the Draft EA were received via email or U.S. Postal Service. Public participants posed verbal comments during the question-and-answer portion of the public meeting, and typed comments via the “chat” function during the meeting. All comments were answered during the meeting as they were asked. The comments and answers were transcribed from the meeting transcript and are as follows.

*Comment:* The first verbal comment concerned the generation and mitigation of noise and dust during construction of the project.

*Response:* Standard construction noise associated with demolition of the existing building and reconstruction of the new building is expected. The project will be implementing a noise mitigation plan to mitigate any noise from the project.

The contractor will be required to adhere to the New York City noise code, with the exception of some of the administrative requirements since it is a federal project. The contractor will be required to adhere to the decibel level requirements within that noise code.

Dust mitigation will include covering dust-generating materials, covering haul trucks with tops, wetting down certain materials when appropriate and having best management practices during construction activities to reduce emissions and dust as much as possible.

*Comment:* How does the project-related use of the curb lane on Park Row affect the existing vehicle traffic? Has the project taken into account that there's a possibility of Park Row being open again and how will that affect the project?

*Response:* The curb lane on Park Row adjacent to the Mollo building is currently occupied by several parking spaces and large planters. It is not expected that the project would restrict traffic on the existing west-bound travel lane. Project-related trucks would enter the proposed staging area and would unload building material and leave. The movement of City busses and other authorized vehicles on Park Row would not be restricted. GSA considers the use of the curb lane on west-bound Park Row to be a minor and temporary impact. After project completion, GSA will have no further influence on the future of Park Row.



---

*Comment:* Prior to the events of 9/11, there was a public sidewalk that extended from the Metropolitan Correctional Center up to One Police Plaza. That is still a public sidewalk and it's being blocked off presently. Will that be opened up in the future?

*Response:* For security reasons, GSA does not plan to allow pedestrian access to the south side of the Molloy building.

*Comment:* Park Row Alliance has received \$4 million to clean up Park Row, and in addition, the city has allocated money for improvements to the roadway. How will improvements to Park Row occur with GSAs plan to use part of the roadway for a laydown and staging area? Also, some of these funds expire after a set length of time. How do we clean up Park Row and then you put a staging area there? How do we get the traffic decided on how much traffic there's going to go through here. While you're taking 3 years and blocking things off

It seems to me that all the players need to be sitting at the same table so we can come up with some plan.

Where the residents here who have been working for years to get Park Row open – open to pedestrian traffic coming down off the Brooklyn Bridge, getting lighting, getting so forth. That grant that we got from the state has a short time frame and has to be worked with to not lose that money. And you're not even going to start until for a year. That's what I'm hearing, I think. So I'm really confused. Do the different – the state, the city and the federal government talk to each other about these things?

*Response:* We have had ongoing discussions with New York City Department of Transportation about what our proposed plans are including using a section of the curb lane Park Row for the staging area. The staging area wouldn't likely be needed for the entire 3-year construction period. It is possible that improvements could occur on different portions of Park Row while GSA uses the staging area. Improvements to the curb lane in that area could occur after the staging area is no longer needed.

*Comment:* We're trying to get NYPD to stop parking on Park Row to open up Park Row to the pedestrian traffic coming off the Brooklyn Bridge so we can revitalize Chinatown, which is suffering tremendously from so many hits. I wish there was some way that these different organizations could be working together. Is there ever a time when the DOT, whoever's representing the state, who's ever representing the feds, could come together and make sure we don't lose our money for our repairs and that there is coordination among these efforts? (from Lucy West)

---

*Response:* We will continue having conversations with New York City as we progress the project. We are communicating with them about their plans to make sure that we don't have the conflicts. We don't know if New York State is involved, but if they are, we will certainly reach out to them.

Public participants posed three written comments during the meeting, using the “chat” function of the meeting software. All three were answered during the meeting as they were asked. In addition, verbal comments were accepted from meeting attendees.

*Comment:* Are you aware that there are plans to upgrade Park Row and the State and City have allotted money for this project. There is also a movement to open Park Row to traffic. If so, how does your project work in tandem with these projects?

*Response:* GSA is aware of plans to upgrade Park Row. GSA will continue having conversations with New York City as we progress the project. We are communicating with them about their plans to make sure that we don't have the conflicts. We are not aware of New York State involvement, however, if the state is involved, GSA will certainly reach out to them.

*Comment:* NYC DOT has a short-term plan to perform a SIP (street improvement project) along Park Row. In addition, they also have a longer-term plan to beautify Park Row. Since this project does not have a budget yet, what is the proposed timeline for this project to start? Has GSA been coordinating with NYC DOT on these discussions re: Park Row?

*Response:* The project has been submitted to Congress for funding in fiscal year (FY) 24. The FY 24 budget has not been approved at this time, so we don't know if the project will be funded in FY 24 or not. Until we know, the status of the project – we can't really give a schedule. But we have been speaking with New York City Department of Transportation.

*Comment:* What is happening to the jail that is next to the attorneys building and how will that impact your plans and the plans for Park Row.

*Response:* The Metropolitan Correctional Center (MCC) is owned and operated by the Federal Bureau of Prisons. GSA is not aware of any plans for the future use of the MCC.

---

## Appendix B: Agency Correspondence



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

July 20, 2023

Lauren Hayden  
WSP  
350 Mount Kemble Ave  
Morristown, NJ 07960

Re: GSA  
The Silvio V. Mollo Federal Building Renovation  
1 St Andrews Plz, New York, NY 10007  
23PR04387

Dear Lauren Hayden:

Thank you for requesting the comments of the New York State Historic Preservation Office (SHPO). We have reviewed the provided documentation in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the National Environmental Policy Act and/or the State Environmental Quality Review Act (NY Environmental Conservation Law Article 8).

We note that the Silvio J. Mollo Federal Building/U.S. Attorney's Office is eligible for listing in the State and National Registers of Historic Places. We have reviewed the project description and Phase 1A report that were provided to our office on June 20<sup>th</sup>, 2023. Based upon our review, we offer the following comments:

1. We have no archaeological concerns with the proposed work.
2. Re-cladding the building will likely have an Adverse Effect on this historic resource. Please consider alternative ways to achieve the project goals while still maintaining the building's architectural integrity.
3. Please provide architectural plans for the proposed work, when available.
4. Please provide photos showing all areas of proposed interior and exterior work. Photos should be captioned and keyed to floorplans.

If you have any questions, I am best reached via e-mail.

Sincerely,

Olivia Brazee  
Historic Site Restoration Coordinator  
olivia.brazee@parks.ny.gov

cc: T. Burke, GSA  
W. Pierson, WSA

via e-mail only



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Long Island Ecological Services Field Office  
340 Smith Road  
Shirley, NY 11967-2258  
Phone: (631) 286-0485 Fax: (631) 286-4003



In Reply Refer To:

December 09, 2022

Project Code: 2023-0023622

Project Name: Silvio Mollo Federal Building Modernization Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/birds/policies-and-regulations.php>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

---

Attachment(s):

- Official Species List

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Long Island Ecological Services Field Office**

340 Smith Road

Shirley, NY 11967-2258

(631) 286-0485

---



## Project Summary

Project Code: 2023-0023622  
Project Name: Silvio Mollo Federal Building Modernization Project  
Project Type: Commercial Development  
Project Description: Complete interior and exterior rebuild of the building. Some exterior landscaping. The existing building area of 154,990 gross square feet (gsf) will be expanded by 13,082 square feet for a total of 168,072 gsf. One story ground level security pavilion, approximately 2000 square feet, to be added. Construction start anticipated in 2024.

### Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.7129271,-74.00243816874845,14z>



Counties: New York County, New York

---

## Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

---

## **IPaC User Contact Information**

Agency: General Services Administration

Name: G. Doug Pierson

Address: One Penn Plaza

City: New York City

State: NY

Zip: 10119

Email: [doug.pierson@wsp.com](mailto:doug.pierson@wsp.com)

Phone: 2126127915

---