APPENDIX E

PEDESTRIAN WIND

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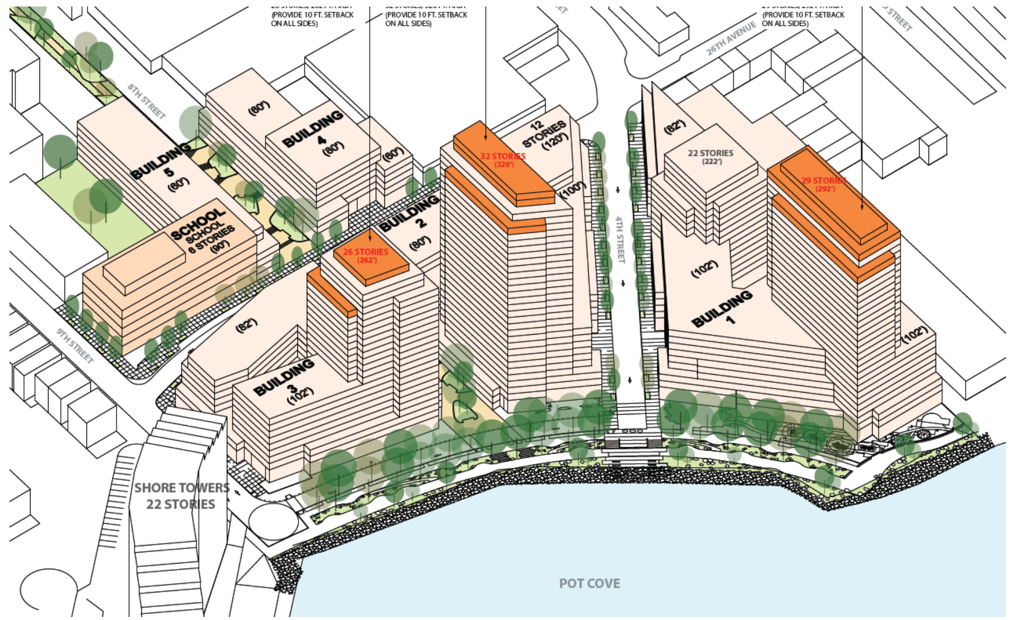
Date: February 26, 2014

To: 2030 Astoria Developers, LLC
c/o Davidoff Hutcher & Citron LLP
605 Third Avenue, 34th Floor
New York, NY 10158

Re: **Pedestrian Wind Assessment**
Astoria Cove Development
Astoria, Queens, New York
Novus Project # 13-0282



Novus Team:

Scientist:	Jenny Vesely, B.Eng., EIT
Specialist:	Tahrana Lovlin, MAES, P.Eng.
Senior Specialist:	Bill Waechter, C.E.T.

1.0 INTRODUCTION

Novus Environmental Inc. (Novus) was retained by 2030 Astoria Developers, LLC to conduct a pedestrian wind assessment for the Astoria Cove Development in Astoria, Queens, New York. This report is in support of a planning submission to the City of New York.

1.1 Existing Development

The proposed development is located in Pot Cove just west of the Robert F. Kennedy Bridge in Queens, NY. **Figure 1** provides an aerial view of the immediate study area.

Directly surrounding the proposed development there are mainly low-rise commercial properties, with some mid-rise residential properties further south, and low-rise residential properties to the east. There is also a high-rise development immediately adjacent to the east.

Both existing and approved developments in the surrounding area were considered, as provided in the 3-D Sketch-Up model. The portions of the approved Hallets Point development most proximate to the project site, to the west, were also included in this assessment.

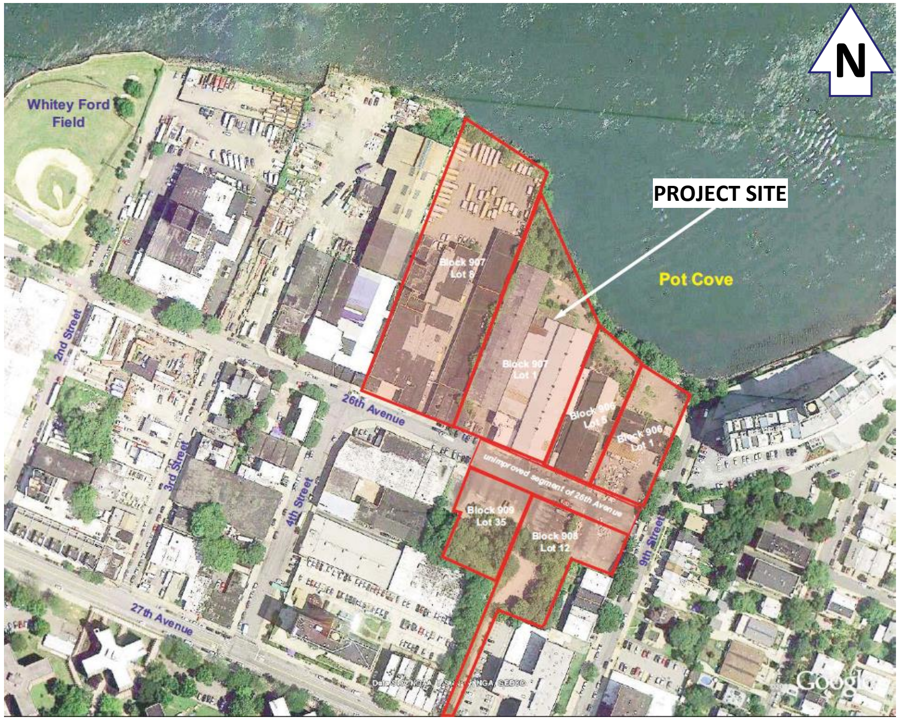


Figure 1: Context Plan
(Provided by Philip Habib & Associates, January 20, 2014)

1.2 Proposed Development

The proposed development includes five buildings, ranging in height from six to 32-storeys, with the taller buildings being located along the waterfront. The development will be mixed-use, including both commercial and residential spaces, as well as a school.

1.3 Areas of Interest

Areas of interest for pedestrian wind conditions include those areas which pedestrians are expected to use on a frequent basis. Typically these include sidewalks, main entrances, transit stops, plazas and parks. While there are several transit stops along 27th Avenue, they are sufficiently far enough from the proposed development that any potential wind influences will be insignificant at best.

Figure 2 shows the ground floor plan of the proposed development. Highlighted in pink are the commercial areas; in orange are the residential areas; and, the school is shown in blue. Residential entrances for Building 1 are located on 4th Street. Building 2 has residential entrances on 4th Street and 26th Avenue, and entrances to townhouses on 8th Street. Building 3 also has townhouse entrances on 8th and 9th Streets, with a residential entrance on 26th Avenue. The residential entrance for Building 4 is on 26th Avenue and there are townhouse entrances on 8th Street. A school is located in Building 5, with an entrance on 26th Avenue, and the building's townhouse entrances are on 8th Street; all other residential units would be accessed via 26th Avenue. There are also several retail entrances associated with each of the buildings (pink sections), located on all streets as well as along the shoreline.

A pedestrian walkway and park space is located along the shoreline.

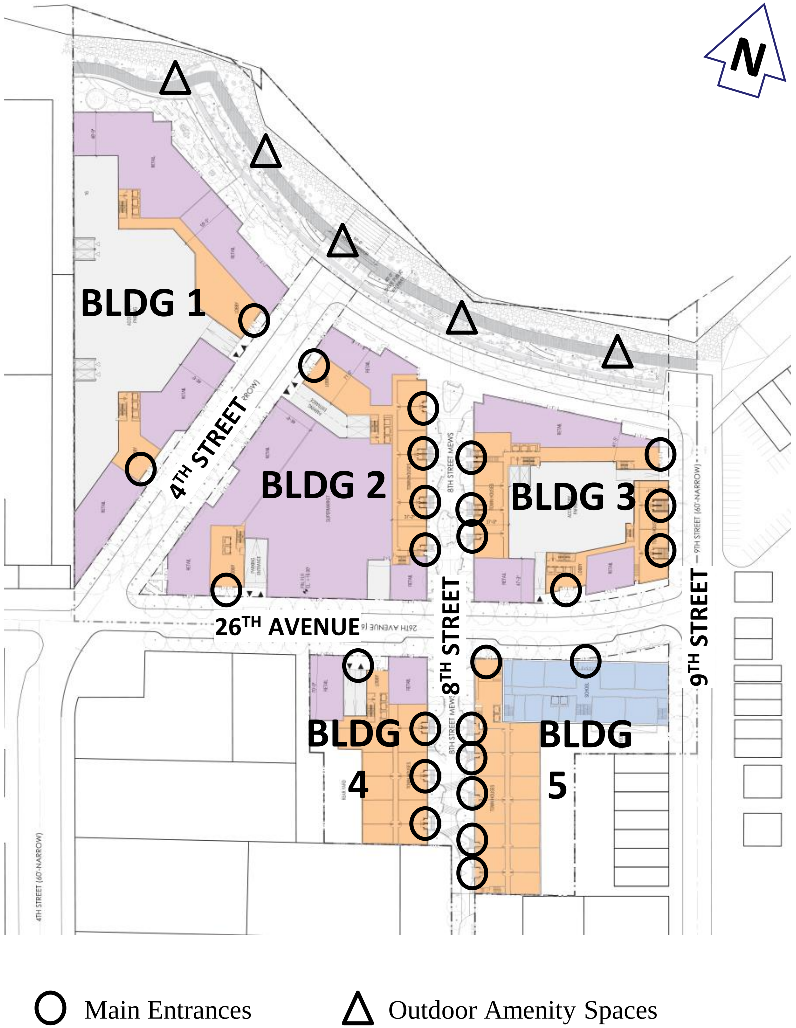


Figure 2: Areas of Interest

2.0 APPROACH

A screening-level assessment was conducted using computational fluid dynamics (CFD). As with any simulation, there are some limitations with this modeling technique, specifically in the ability to simulate the turbulence, or gustiness, of the wind. Nonetheless, CFD analysis remains a useful tool to identify potential wind issues. This CFD-based wind assessment employs a comparable analysis methodology to that used in wind tunnel testing. The results of CFD modelling are an excellent means of readily identifying relative changes in wind conditions associated with different site configurations or with alternative built forms.

2.1 Methodology

Wind comfort conditions for areas of interest were predicted on and around the development site to identify potentially problematic windy areas. A 3-D model of the proposed development and surroundings was provided by Philip Habib & Associates on January 23, 2014. A view of the 3D massing model used in the computer wind comfort analysis is shown in **Figure 3**. The model included buildings within approximately 1500 ft from the study site. The simulations were performed using “UrbaWind” software, a commercial CFD package produced by Metodyn Inc.

The entire 3D space throughout the modeled area is filled with a three-dimensional grid. The CFD virtual wind tunnel calculates wind speed at each one of the 3D grid points. The upstream “roughness” for each test direction is adjusted to reflect the various upwind conditions (e.g., water, urban buildings, city core, etc.) and wind characteristics encountered around the actual site. Wind speeds for a total of 16 compass directions were assessed. Although wind speeds are calculated throughout the entire modeled area, wind comfort conditions were plotted for a smaller area within approximately one block of the development site to reduce computational run time. In addition, these areas most proximate to the development site are expected to be most affected by the proposed project.

Wind flows were predicted with the proposed development in place to understand wind conditions at the site. The CFD-predicted wind speeds for all test directions and grid points were then combined with historical wind climate data for the region to predict the occurrence of wind speeds in the pedestrian realm, and to compare against wind criteria for comfort and safety; these results are shown in the various wind flow images that follow. The analysis of wind conditions was undertaken for the seasonal extremes of summer and winter.

Results are presented through discussion of the wind conditions surrounding each of the proposed buildings. The comfort criteria are based on predictions of localized wind forces combined with frequency of occurrence. Climate issues that influence a person’s overall “thermal” comfort, (e.g., temperature, humidity, wind chill, exposure to sun or shade, etc.) are not considered in the comfort rating. Also note that the assessment does not account for the presence of mature trees, thus wind comfort conditions for months when foliage is present could be better than those predicted.

Figure 3: 3D Massing Model

2.2 Wind Climate

Wind data recorded at LaGuardia International Airport for the period of 1981 to 2011 were obtained and analysed to create a wind climate model for the seasonal extremes. Annual and seasonal wind distribution diagrams ("wind roses") are shown in **Figure 4**. These diagrams illustrate the percentage of time wind blows from the 16 main compass directions. Of main interest are the longest peaks that identify the most frequently occurring wind directions. The annual wind rose indicates that wind approaching from northwesterly, northeasterly and southerly directions are most prevalent. The seasonal wind roses readily show how the prevalent winds shift throughout the year.

The directions from which stronger winds (e.g., > 19 mph) approach are also of interest as they have the highest potential of creating problematic wind conditions, depending upon site exposure and the building configurations. The wind roses in **Figure 4** also identify the directional frequency of these stronger winds, as indicated in the figure's legend colour key. On an annual basis, strong winds occur from northwest sectors.

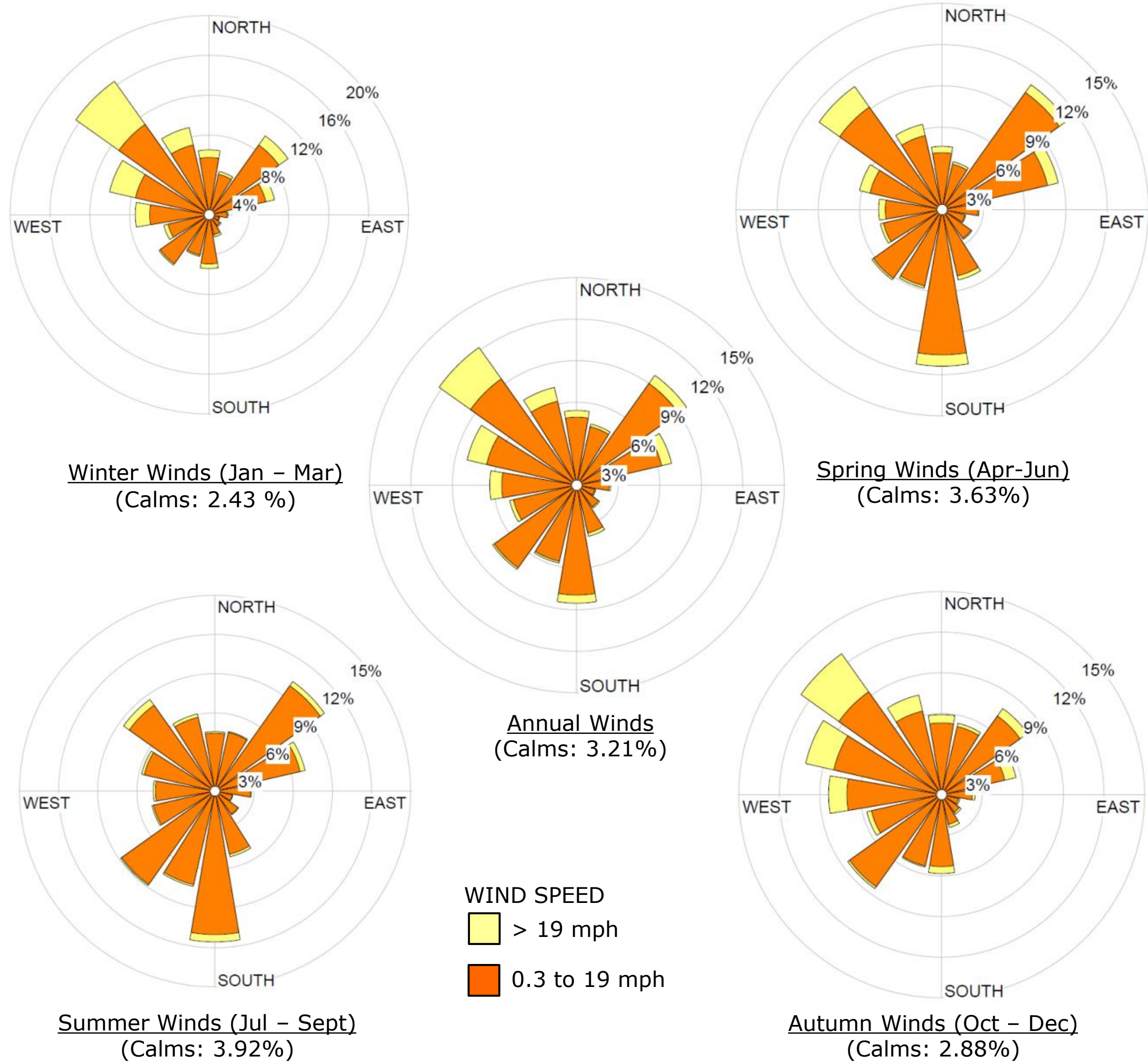


Figure 4: Wind Roses for LaGuardia International Airport (1981-2011)

3.0 PEDESTRIAN WIND CRITERIA

Wind comfort conditions are discussed in terms of being acceptable for certain pedestrian activities and are based on predicted wind force and the expected frequency of occurrence. Wind chill, clothing, humidity and exposure to direct sun, for example, all affect a person's thermal comfort; however, these influences are not considered in the wind comfort criteria.

The comfort criteria, which are based on certain predicted hourly mean wind speeds being exceeded 5% of the time, are summarized in **Table 1**. Very roughly, this is equivalent to a wind event of several hours duration occurring about once per week.

The criterion for wind safety in the table is based on hourly mean wind speeds that are exceeded 0.1% of the time (approximately nine hours per year). When more than three, 3-hour events are predicted to exceed the Fair-Weather Area criterion on an annual basis, the inclusion of wind control measures is then advised, especially for frequently accessed areas. The wind safety criterion is shown in **Table 2**.

The criteria for wind comfort and safety used in this assessment are based on those developed at the Boundary Layer Wind Tunnel Lab of the University of Western Ontario, together with building officials in London England. They are based broadly on the Beaufort Scale and on previous criteria that were originally developed by Davenport. The criteria are used by the Alan G. Davenport Wind Engineering Group Boundary-Layer Wind Tunnel Laboratory for pedestrian wind study projects located around the globe. A detailed description of the criteria and history of its development is contained in the references.

Table 1: Wind Comfort Criteria

Activity	Comfort Ranges for Mean Wind Speed Exceeded 5% of the Time		Description of Wind Effects
Sitting	0 to 9 mph	0 to 4 m/s	• Light wind felt on face • Leaves rustle
Standing	0 to 14 mph	0 to 6 m/s	• Hair is disturbed, clothing flaps • Light leaves and twigs in motion • Wind extends lightweight flag
Leisurely Walking	0 to 18 mph	0 to 8 m/s	• Moderate, raises dust, loose paper • Hair disarranged • Small branches move
Fast Walking	0 to 22 mph	0 to 10 m/s	• Force of wind felt on body • Trees in leaf begin to move • Limit of agreeable wind on land
Uncomfortable	> 22 mph	> 10 m/s	• Small trees sway • Wind considered a nuisance

Table 2: Wind Safety Criterion

Activity	Safety Criterion Mean Wind Speed Exceeded 3 Times per Year (3x3hr)		Description of Wind Effects
Any [1]	45 mph	20 m/s	• Difficult to walk straight • Wind noise on ears unpleasant

[1] Equivalent to the "Fair Weather Location" criterion of UWO's Criteria, which applies to frequently accessed areas.

4.0 RESULTS

Figures 5a through **8b** present graphical images of the predicted wind comfort conditions for the summer and winter months around the proposed development. Wind conditions suitable for leisurely walking are preferred along sidewalks during the summer and winter months, but can be difficult to achieve in the winter. At main entrances, winds rated suitable for standing are preferred on a year-round basis. Wind comfort levels suitable for sitting and standing are preferred in outdoor amenity spaces.

4.1 Building 1

Building 1, at the northwest corner of the site, is 29 storeys tall. There are two residential entrances and several retail entrances located on 4th Street, where wind conditions are predicted to be comfortable for sitting in summer and winter (**Figures 5a and 5b**). Along the shoreline, the retail entrances are expected to be comfortable for sitting throughout the year. During the winter, channeling along 4th Street of the predominant northeasterly winds results in wind conditions suitable for leisurely walking in the summer and fast walking in the winter at the northeast corner of Building 1.

The shoreline walkway and park space are predicted to be comfortable for sitting or standing during the summer and standing or leisurely walking during the winter, with the potential for increased wind activity (red and orange color, left image of **Figure 5b**) at the northwest corner of the building. Also at the northwest corner, the mean wind speed is predicted to exceed the safety criterion (black area in left image of **Figure 5b**). Although this area will not be frequented by pedestrians, as there are no entrances or other amenity spaces, we recommend including wind reduction features such as canopies, vertical wind screens, and/or

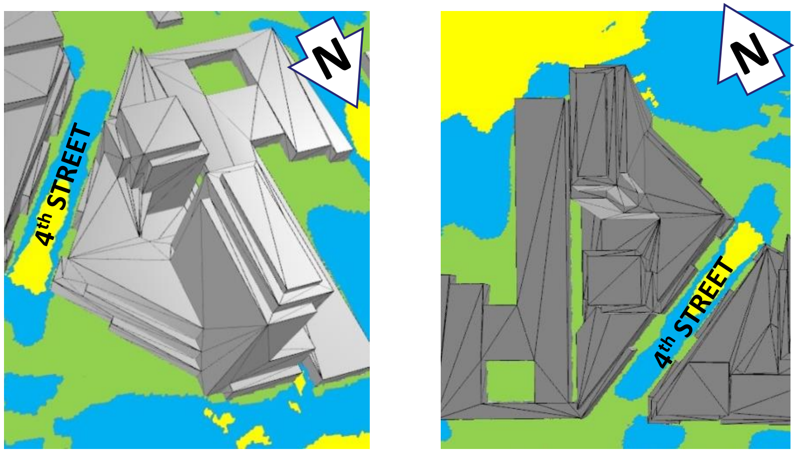


Figure 5a: Predicted Wind Comfort At Building 1 – Summer

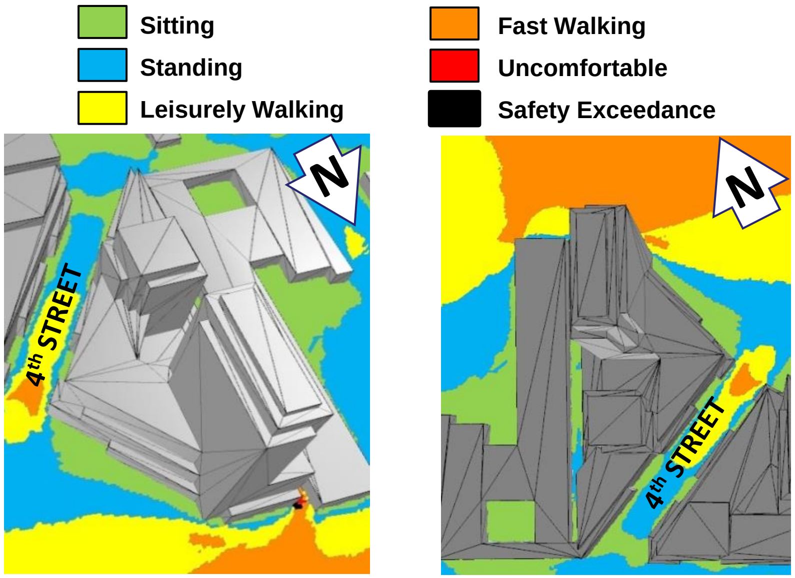


Figure 5b: Predicted Wind Comfort At Building 1 – Winter

extensive landscaping in the area, to disrupt the strong wind flows. Further testing, at a later stage in the planning process, is recommended to determine the necessity and effectiveness of such features.

4.2 Building 2

Building 2, the tallest building at 32-storeys, is located along the shore, in the middle of the development. Along 4th Street, there is a residential entrance and several retail entrances. There are also several townhouse entrances along 8th Street.

As discussed previously, predominant winds are channelled between the buildings, creating winds comfortable for leisurely or fast walking in the summer and winter, respectively, along the north half of 4th and 8th Streets (left images in **Figures 6a and 6b**). At most of the entrances to Building 2, wind conditions are expected to be comfortable for standing throughout the year. Near the northwest and northeast corners, there is the potential for higher wind speeds creating less comfortable conditions, particularly in the winter (**Figure 6b**). In these areas, the design team should consider wind reduction features in the vicinity to enhance the local wind conditions; this could be completed with further testing.

On the south side of the building, along 26th Avenue, wind conditions are generally predicted to be comfortable for sitting in the summer time and standing in the winter, which is suitable for the anticipated usage. The shoreline walkway is mainly comfortable for sitting or standing throughout the year, with the potential for areas of leisurely walking in the winter.

The safety criterion is met in the areas surrounding Building 2.

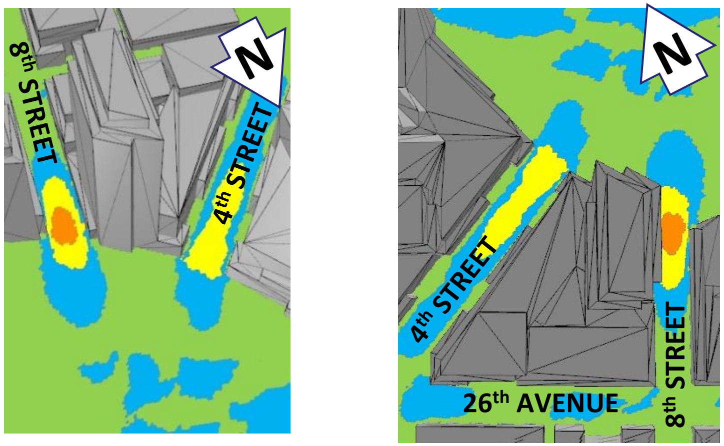


Figure 6a: Predicted Wind Comfort At Building 2 – Summer

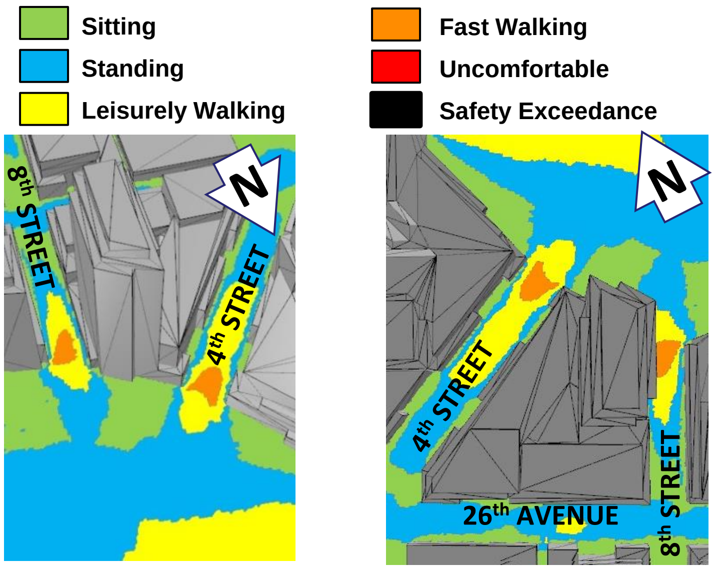


Figure 6b: Predicted Wind Comfort At Building 2 – Winter

4.3 Building 3

Building 3 is located at the northeast corner of the site and is 26-storeys tall. There are several townhouse entrances along 8th and 9th Streets, along with the main residential entrance on 9th Street.

Wind conditions at most of the entrances are anticipated to be comfortable for standing throughout the year. Again, the exception being at the northwest corner of the building, along 8th Street, where higher wind speeds conducive to leisurely or fast walking are anticipated (right images, **Figures 7a and 7b**).

At the northeast corner of the building, along 9th Street, the acceleration of the predominant northeasterly and northwesterly winds between the proposed building and the adjacent existing high-rise create an area where uncomfortable wind speeds are predicted. In addition, the safety criterion was exceeded near the northeast corner of Building 3 (black area in left images of **Figures 7a and 7b**). We recommend the inclusion of wind reduction features such as canopies, wind screens and/or landscaping in these areas. Further testing is recommended to determine the necessity, and effectiveness, of such features.

Along the north and south sides of Building 3, winds are predicted to be comfortable for sitting or standing, which is suitable for entrances and sidewalks. The shoreline walkway is predicted to be comfortable for sitting near the west corner of building, but uncomfortable towards the east corner throughout the year.

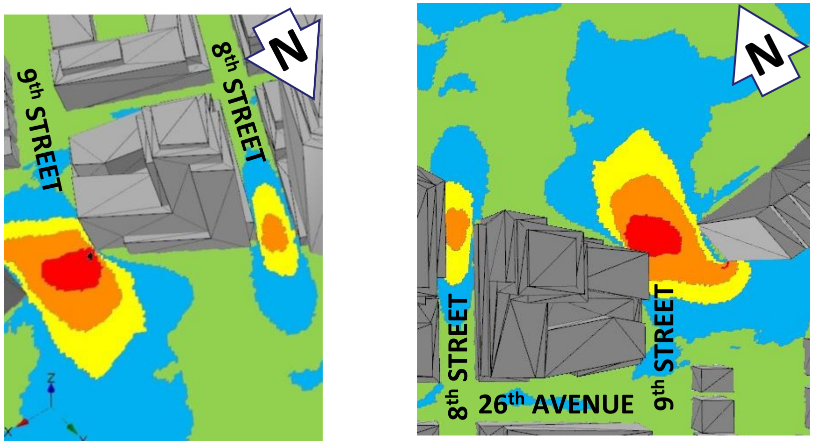


Figure 7a: Predicted Wind Comfort At Building 3 – Summer

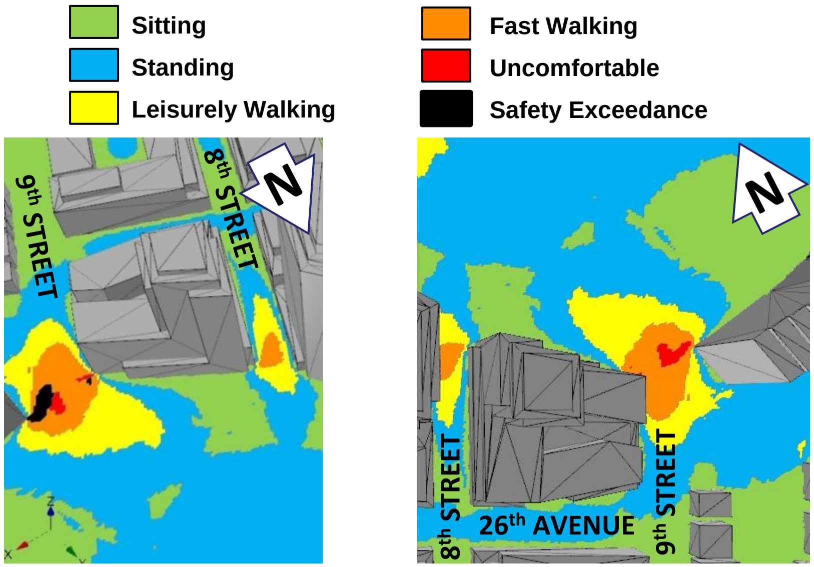


Figure 7b: Predicted Wind Comfort At Building 3 – Winter

4.4 Building 4

Building 4 is located south of Building 2 and is eight storeys tall. There are residential and retail entrances located along 26th Avenue and townhouse entrances on 8th Street. Here, the taller buildings along the shoreline provide protection from winds coming off the water; hence, wind conditions suitable for sitting are predicted around the building in the summer, with conditions suitable for sitting or standing in the winter (**Figures 8a and 8b**). These wind conditions are considered suitable for the anticipated usage.

4.5 Building 5

Building 5, six-storeys in height, is located south of Building 3 and includes a school in the east wing. Entrances to the townhouses are located on 8th Street, while the residential entrance and the entrance to the school are located on 26th Avenue.

Similar to Building 4, Building 5 is protected from the predominant winds by the buildings to the north. Wind conditions are mainly predicted to be comfortable for sitting in the summer and winter, with wind conditions conducive to standing or leisurely walking anticipated at the southeast corner of the building in the winter (**Figure 8b**). These wind conditions are considered suitable for the anticipated usage.

Figure 8a: Predicted Wind Comfort At Buildings 4 & 5 – Summer

Sitting	Fast Walking
Standing	Uncomfortable
Leisurely Walking	Safety Exceedance

Figure 8b: Predicted Wind Comfort At Buildings 4 & 5 – Winter

5.0 CONCLUSIONS AND RECOMMENDATIONS

The pedestrian wind conditions predicted for the proposed Astoria Cove Development in Queens, New York have been assessed through numerical modelling techniques. Based on the results of our assessment, the following conclusions and recommendations have been reached:

- Throughout the development, wind conditions at entrances are generally expected to be comfortable for sitting or standing throughout the year. Higher wind speeds from the northwest and northeast sectors created less comfortable conditions at the northwest and northeast corners of Buildings 1 through 3, due to the local acceleration of the wind flows. In these areas, we suggest the design team consider wind reduction features to enhance local wind conditions.
- The safety criterion is predicted to be exceeded near the northwest corner of Building 1 in the winter, and at the northeast corner of Building 3, both seasonally and annually. Further testing is recommended in the future at a more advanced design stage to explore the most appropriate wind reduction features.
- Buildings 4 and 5 are sheltered from the predominant winds by the taller buildings to the north; hence, wind conditions are generally predicted to be comfortable for sitting or standing year-round.
- Along the shoreline walkway and park space, wind conditions are generally expected to be suitable for the intended usage throughout the year. Higher wind speeds, suitable for fast walking or considered uncomfortable are predicted near the north corner of Building 1 and the northeast corner of Building 3. We suggest the design team consider wind reduction features in these areas, to enhance local wind conditions.

Should you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,
Novus Environmental Inc.

Jenny Vesely, B.Eng., EIT
Scientist

Tahrana Lovlin, MAES, P.Eng.
Specialist – Microclimate

Bill F. Waechter, C.E.T.
Senior Specialist - Microclimate

6.0 REFERENCES

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April 4, 2014

2030 Astoria Developers, LLC
C/o Davidoff Hutcher & Citron LLP
605 Third Avenue, 34th Floor
New York, NY 10158

Attn: Mr. Ron Mandel RM@dhclegal.com

Re: Pedestrian Wind Assessment
Astoria Cove Development
Novus File No. 13-0282

Dear Mr. Mandel,

Novus Environmental Inc. (Novus) was retained by 2030 Astoria Developers, LLC to conduct a pedestrian wind assessment for the Astoria Cove Development in Astoria, Queens, New York.

A report was issued on February 21, 2014 using computational fluid dynamics, a numerical modelling technique, describing problematic wind conditions, and potentially unsafe, at the northeast corner of Building 3, along 9th Street and the esplanade.

The Department of City Planning requested the following additional information:

(1) Determine if the projected high wind condition adjacent to Shore Towers (at its northwest corner) would be as the result of the No-Action condition; and

(2) Information regarding the incorporation of a canopy or another measure to forestall a projected high wind condition adjacent to the northeast corner of Building 3.

This addendum will provide additional detail regarding these issues and the potential conceptual design changes necessary to improve wind conditions in this area.

Novus Environmental Inc. | 150 Research Lane, Suite 105, Guelph, Ontario, Canada N1G 4T2
e-mail info@novusenv.com tel 226.706.8080 fax 226.706.8081

As stated in our previous report (dated February 21, 2014), the acceleration of the prevailing northwesterly and northeasterly winds between the proposed Building 3 and the adjacent, existing high-rise (Shore Towers) creates an area of uncomfortable and exceedance of wind safety criterion. Although a No-Action (existing) site condition was not examined, our experience and knowledge of building aerodynamics suggest that accelerated winds already exist near the adjacent Shore Towers. We do not have a measure of the magnitude of the No-Action wind activity in this area. However, the massing and orientation of Shore Towers plus its exposure to the prevailing northwest winds, are conditions commonly associated with accelerated corner wind flows. In our opinion, any building form on the site of Building 3 would be faced with a similar pre-existing wind condition and would require special design considerations. This has in part been addressed in a positive way in the Astoria Cove Development, as the Building 3 tower is situated to the northeast, away from the accelerated existing winds near Shore Towers. Had the Building 3 tower been placed in this existing windy area, the local wind conditions would have been made significantly more intense.

Recommendations

In order to minimize the potential for exceedance of safety criterion, there are numerous mitigative features which could be considered by the team. We have included a broad range of architectural design features to provide the design team with examples of conceptual ideas that can be considered:

- The inclusion of a large (minimum 15 ft. wide) wrap-around canopy at the northeast corner of Building 3 (Figure 1). In addition, vertical wind screens may be necessary beneath the canopy, to disrupt horizontal wind flows off the water. The inclusion of a canopy and possibly wind screens are conceptually the type of architectural features typically used in similar situations to reduce wind levels to a point below safety criterion thresholds.
- Another concept is Chamfering the northeast corner of Building 3. This would enlarge the space between it and the adjacent existing building (Figure 2), thus minimizing the acceleration of wind flows;
- In addition, a possibility is the inclusion of setbacks or terraces at the northeast corner of Building 3. These horizontal elements would deflect and disrupt the wind flows. These elements would need to be a minimum of 20 ft. wide in order to be effective (Figure 3). The idea is to “open” up the space between Building 3 and the nearby existing building;

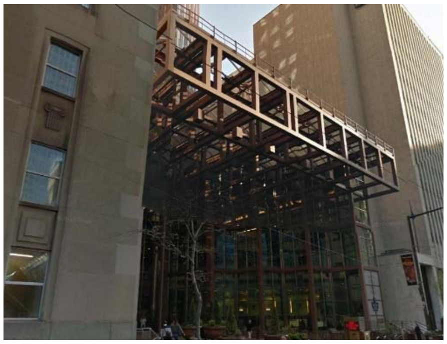

Figure 1: Large Canopy in Toronto

Figure 2: Chamfered Corner in Toronto

Figure 3: Terraced Facade in Toronto

Along the north and south sides of Building 3, winds are predicted to be comfortable for sitting or standing, which is suitable for entrances and sidewalks. The shoreline walkway is predicted to be comfortable for sitting near the west corner of building, but uncomfortable towards the east corner throughout the year. We suggest the design team consider wind reduction features in these areas, to enhance local wind conditions. In order to determine the necessity and effectiveness of these potential mitigation features, wind tunnel testing would be required. Due to the potential severity of the wind conditions, as well as the influence of the adjacent existing building, a combination of mitigation features may be necessary. And while a significant change to the massing of Building 3 may be the most effective method of improving the wind climate, it may not be feasible within the current design constraints.

Should you have any questions or comments, please feel free to contact me.

Sincerely,
Novus Environmental Inc.

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Specialist – Microclimate