West Harlem Rezoning EIS
CHAPTER 1: PROJECT DESCRIPTION

A. INTRODUCTION

The Applicant, the New York City Department of City Planning (DCP), is requesting zoning map and zoning text amendments (collectively, the "Proposed Action") affecting an approximately 90 block area within the West Harlem neighborhood of Manhattan Community District 9. The affected area is generally bounded by West 126th Street to the south, West 155th Street to the north, Edgecombe, Bradhurst and Convent avenues to the east and Riverside Drive to the west (refer to Figures 1-1 and 1-2). The affected area is currently zoned predominantly R7-2 and R8, medium density residential districts.

The Proposed Action includes:

(1) Zoning map amendments to
- Replace the existing R7-2, R8, C8-3 and M1-1 zoning districts within the proposed rezoning area with R6A, R7A, R8A, C6-3X and M1-5/R7-2 districts;
- Establish Special Mixed Use District (MX 15);
- Map new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development; and

(2) Zoning text amendments to
- Apply the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue;
- Establish Special Mixed Use District 15 (MX 15) in West Harlem;
- Require all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program.

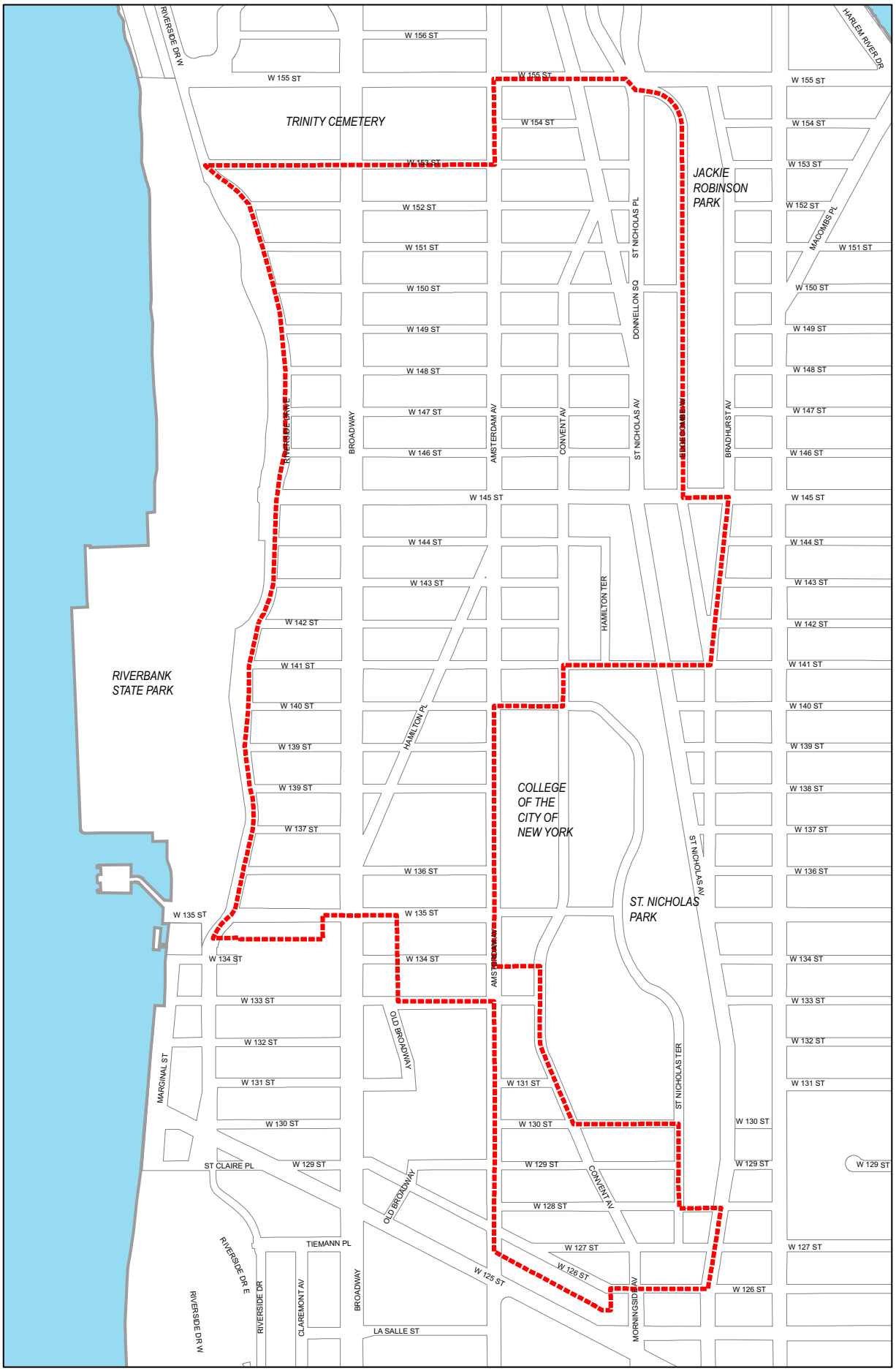
The text of the proposed zoning text amendments is included in its entirety in Appendix A to this document.

The Proposed Action is intended to preserve the existing context and scale of the residential neighborhood while allowing modest residential growth where appropriate. The Proposed Action would also physically and economically activate an existing manufacturing area to expand and enhance future job creation and promote mixed use development. Furthermore, the Proposed Action would strengthen the West 145th Street corridor by expanding future development opportunity while providing incentives for affordable housing through the Inclusionary Housing Program.

As discussed below, a reasonable worst-case development scenario (RWCDS) for development associated with the Proposed Action has been identified. For environmental assessment purposes, projected developments, considered likely to occur in the foreseeable future, i.e., an approximate ten-year period following the adoption of the Proposed Action, are expected to occur on 24 sites, and potential developments, which are considered possible but less likely, have been identified for 16 additional sites. The Proposed Action would allow for the development of new uses and higher densities at the projected and potential development sites. Under the proposed zoning changes and other controls, a range of new development could occur within two of the projected development sites. For analysis purposes, two reasonable worst-case development scenarios (RWCDSs) have been identified for each of these two sites,


TRINITY CEMETERY
W 155 TH STREET
EDGECOMBE AVENUE
JACKIE ROBINSON PARK
RIVERBANK STATE PARK
W 145TH STREET
RIVERSIDE DRIVE
BROADWAY
AMSTERDAM AVENUE
CONVENT AVENUE
BRADHURST AVENUE
CITY COLLEGE CUNY
ST. NICHOLAS PARK
MANHATTANVILLE HOUSES
W 126TH STREET
ST. NICHOLAS AVENUE
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Source: NYC Department of City Planning

Figure 1-2
Proposed Rezoning Area



Source: NYC Department if City Planning

Rezoning Area Boundary

resulting in a total of four different reasonable worst-case development scenarios for the Proposed Action (see discussion of Reasonable Worst-Case Development Scenario in Section E below for details).

As the Proposed Action would rezone an area encompassing approximately 90 blocks, and an approximate ten-year period is typically believed to be the length of time over which a projection can be made on changes due to the rezoning, the analyses in this DEIS consider an analysis year of 2021.

This Environmental Impact Statement (EIS) has been prepared in conformance with applicable laws and regulations, including Executive Order No. 91, New York City Environmental Quality Review (CEQR) regulations, and follows the guidance of the *CEQR Technical Manual*, February 2012.

The EIS includes review and analysis of all impact categories identified in the *CEQR Technical Manual*. The EIS contains a description and analysis of the Proposed Action and its environmental setting; the environmental impacts of the Proposed Action, including its short and long term effects, and typical associated environmental effects; identification of any significant adverse environmental effects that can be avoided through incorporation of corrective measures into the Proposed Action; a discussion of alternatives to the Proposed Action; the identification of any irreversible and irretrievable commitments of resources that would be involved in the Proposed Action should it be implemented; and a description of any necessary mitigation measures proposed to minimize significant adverse environmental impacts.

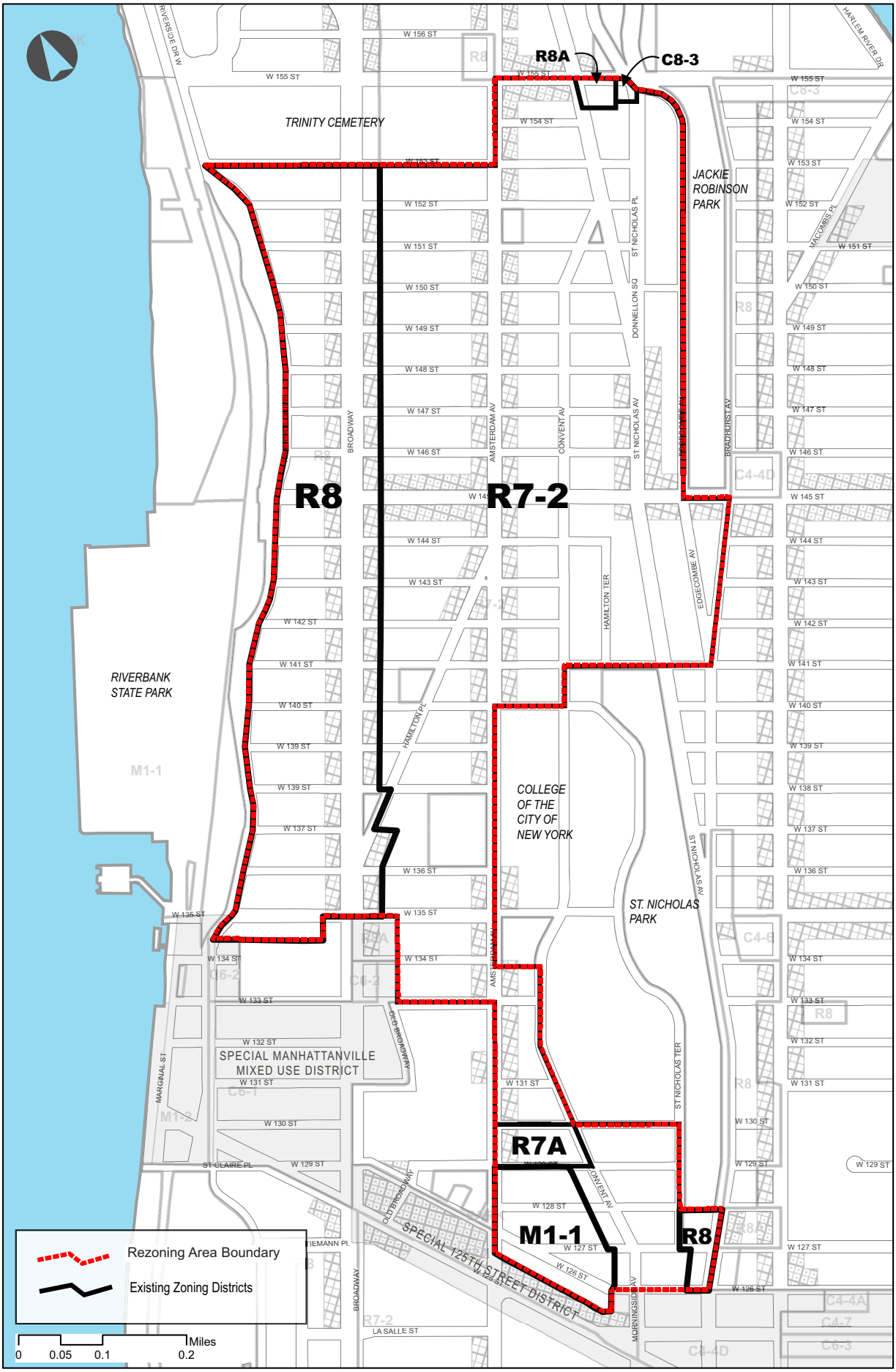
B. BACKGROUND AND EXISTING CONDITIONS

Originally established as the Village of Niuew Harlem in 1658, West Harlem retained its rural character for over a century, and by the late 1700's it was becoming a magnet for wealthy estates and country retreats. This trend continued through the 1800's, though the area's rural characteristics began to yield to the urbanizing influences of the Croton Aqueduct in 1842, as well as the introduction of elevated rail stops in 1879 and the subsequent development of the IRT subway line in 1904. In fact, most of West Harlem as it stands today was constructed by the first decades of the 20th century, a built environment consisting of row houses and apartment complexes of a variety of styles, including Beaux Arts, Queen Anne and Romanesque Revival. Soon after, the 1920's and 1930's gave rise to an influx of affluent African-American residents. Although the 1950's and 1960's marked an era of disinvestment and distress, West Harlem did not sustain the same degree of extreme property abandonment, population loss, vacancy and disinvestment found in Central and East Harlem.

Today, West Harlem is largely a residential community made up of five- and six-story apartment buildings, three- and four-story brownstones and rowhouses. The area is typified by streetwall buildings with uniform cornice lines that rise without setback. The scale and density of the neighborhood lowers from the west to the east, reflective of the underlying zoning. Taller buildings above 60 feet are concentrated on the western portion of the study area along Broadway and Riverside Drive. Amsterdam Avenue is characterized primarily by five- and six-story medium-density buildings between 50 and 65 feet in height. Convent Avenue generally has three- to six-story buildings within a height range of 40 to 60 feet. The eastern portion of the study area, St. Nicholas Avenue and St. Nicholas Place, is distinguished mostly by four- to six-story buildings; however about one-quarter of the buildings have heights ranging from 60 to 70 feet.

As shown in Figure 1-3, the majority of the area is currently zoned R7-2 and R8 medium density residential districts, except for an area at the southern boundary of the proposed rezoning area, which is currently zoned M1-1 and R7A, and one lot at the northeastern corner of the proposed rezoning area, which is zoned C8-3. C1 and C2 commercial overlays, which allow local retail and local service

Figure 1-3
Existing Zoning



Source: NYC Department of City Planning

establishments, are currently mapped along major retail corridors, including portions of Broadway, Amsterdam Avenue, and West 145th Street.

West 145th Street is the major east-west corridor for the proposed rezoning area. East of Broadway, West 145th Street is zoned R7-2, with C2-4 commercial overlays generally mapped east of Broadway to Amsterdam Avenue. Although West 145th Street changes as one walks along it, most buildings are built to the street line providing a consistent street wall of varying height. Between Broadway and Riverside Drive, West 145th Street has low-scale residential and commercial buildings. The West 145th Street/Broadway intersection is anchored by active commercial and residential uses and is directly served by the IRT No.1 subway line. Between Broadway and Convent Avenue, West 145th Street has mixed-use buildings of varying heights, primarily low-scale. On the north side of West 145th Street between Broadway and Amsterdam Avenue, is a vacant public school building, the former P.S. 186, which has been vacant for nearly three decades. ML Wilson Boys and Girls Club is seeking to build a new mixed-use facility on the former P.S. 186 site, which comprises a through-lot with frontage on West 145th and West 146th streets, and has approximately 29,975 square feet of lot area.

The West Harlem M1-1 district comprises portions of four blocks generally bounded by West 126th and West 129th streets, Convent and Amsterdam avenues. M1-1 districts allow commercial and low-density light manufacturing uses, as well as certain community facility uses such as houses of worship and schools. However, residential uses are not permitted. Moreover, M1-1 districts do not have height limits. Although zoned for light manufacturing use, the area has a mix of commercial, residential, community facility and light industrial uses. The Mink Building complex (a.k.a. former Yeungling Brewery site), which comprises five lots from West 128th to West 129th streets, contains most of this area's light industrial and commercial uses, including space utilized for a building supplies company, non-profit art studios, storage for theatrical props, and office space. The Mink Building complex has been calendared for future designation by the Landmarks Preservation Commission (LPC) (but not designated), and is eligible for listing in the State/National Registers. Other uses in the M1-1 district include the MTA-New York City Transit Amsterdam Bus Depot, located at Amsterdam Avenue between West 128th and West 129th streets, which is used for the temporary storage of buses; a one-story structure containing a live poultry retailer is located at the corner of West 126th Street and Amsterdam Avenue. Additionally, the area has surface parking lots and auto repair uses, interspersed with five-story residential buildings.

Vacant buildings within the M1-1 district include the former Taystee Bakery complex at 426 West 126th Street, a partially demolished and vacant four-story warehouse that occupies approximately 32,000 square feet of lot area. In 2001, the City awarded the complex to an affiliate of the Citarella food markets; however, the property sat undeveloped for several years. In recent years, the City has sought to reacquire the property and dispose of the site to another developer to facilitate future development. In July 2011, the City awarded the property to a local developer in response to a recently released Request for Proposals (RFP); the proposed build program includes 90,000 square feet of office space, approximately 40,000 square feet of retail and 10,000 square feet of community facility space.

The West Harlem neighborhood is served by the IND Sixth and Eighth Avenue subway lines, with stations along St. Nicholas Avenue at West 145th and West 155th streets; by the IRT No. 1 line with stations along Broadway at West 137th and West 145th streets, and by several bus lines that run along West 135th, West 145th and West 155th streets and along all major north-south avenues.

Designated Historic Districts

West Harlem has several areas developed with historically significant structures and architecturally distinct buildings. Accordingly, the West Harlem rezoning area includes six LPC-designated historic districts, namely: the Hamilton Heights Historic District and Extension, the Hamilton Heights/Sugar Hill

Historic District and Extension, the Hamilton Heights/Sugar Hill Northeast Historic District, and the Hamilton Heights/Sugar Hill Northwest Historic District (refer to Figure 1-4).

The Hamilton Heights Historic District and Extension, designated in 1974 and 2000, respectively, comprises the area immediately to the north of City College, bounded generally by West 140th Street to the south, West 145th Street to the north, Amsterdam Avenue to the west and St. Nicholas Avenue to the east (see Figure 1-4). The Hamilton Heights Historic District designation emphasized row house construction and ecclesiastical architecture. The designation of the Extension added the multiple dwellings and row houses that were excluded from the 1974 district, incorporating the full range of architectural works that contribute to the character of this area.

The Hamilton Heights/Sugar Hill Historic District comprises portions of eight blocks generally bounded by West 145th and West 149th streets, Convent, St. Nicholas and Edgecombe avenues (see Figure 1-4). Designated in 2000, the district includes 188 buildings comprising three and four-story rowhouses, mid-rise apartment buildings and ecclesiastical structures that exemplify a variety of architectural styles including neo-Grec, Romanesque Revival and Renaissance Revival. The Hamilton Heights/Sugar Hill Historic District Extension (designated in 2001) adjoins the Hamilton Heights/Sugar Hill Historic District to the north and comprises portions of three blocks generally bounded by West 149th and West 150th streets, Edgecombe and Convent avenues (see Figure 1-4). The historic district extension included fifteen residential buildings constructed between 1885 and 1909, which feature red brick, limestone and terra cotta facades that reflect a range of styles, including Romanesque and Renaissance Revival.

The Hamilton Heights/Sugar Hill Northeast Historic District, which was designated in 2001, comprises portions of two blocks generally bounded by West 150th and West 155th streets, and Edgecombe and St. Nicholas avenues (see Figure 1-4). The district includes thirty-two residential buildings constructed between 1905 and 1930. The buildings feature brick and stone facades that reflect a range of neo-classical styles, including Renaissance and Colonial Revival. The Hamilton Heights/Sugar Hill Northwest Historic District, which was designated in 2002, includes approximately 97 buildings and extends from the southwest corner of Convent Avenue and West 151st Street and the west side of St. Nicholas Avenue, just south of West 151st Street, north to the southwest corner of St. Nicholas Avenue and West 155th Street (see Figure 1-4).

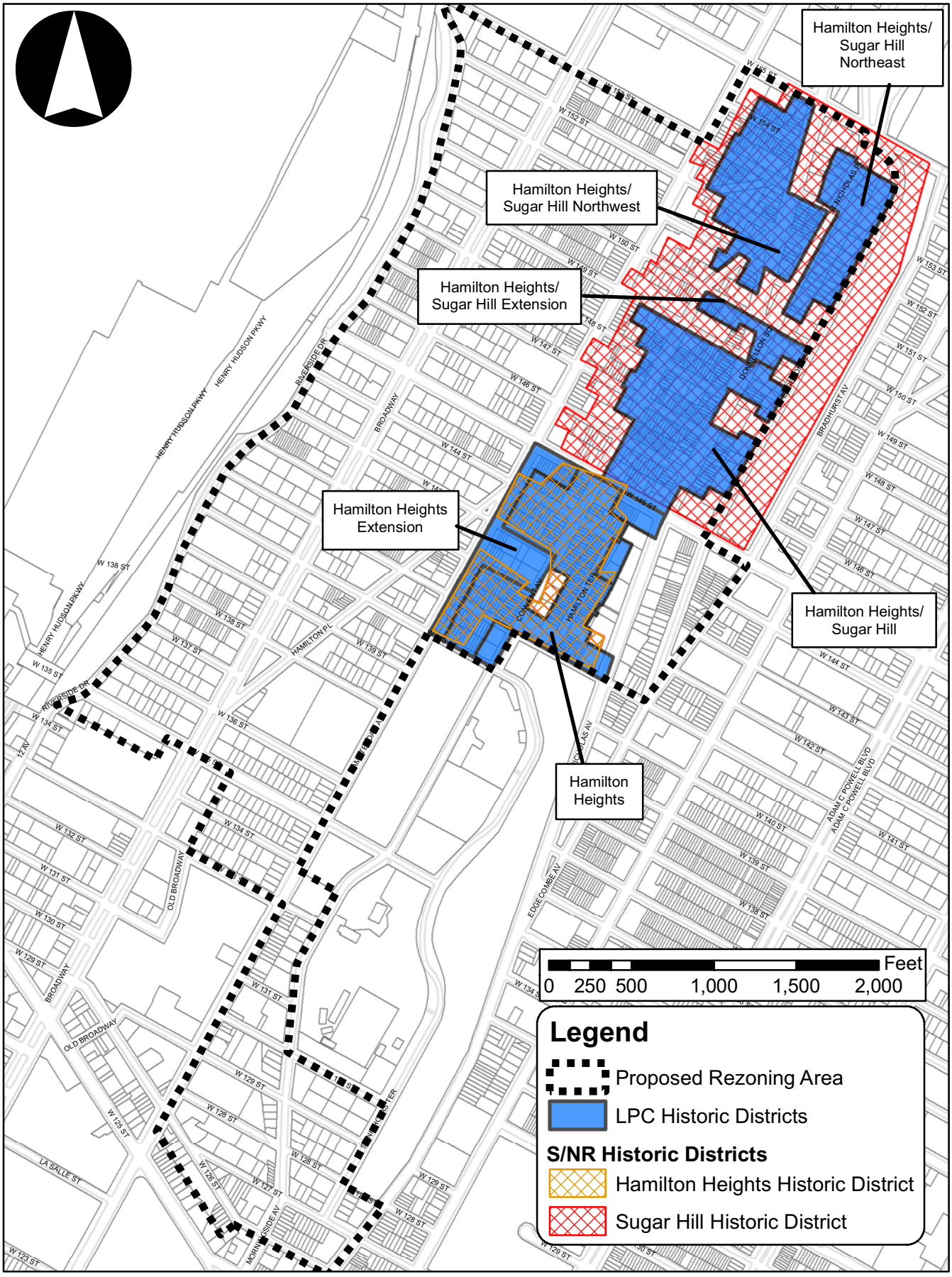
The proposed rezoning area also encompasses two State and National Register (S/NR) listed historic districts, which are shown in Figure 1-4. The S/NR-listed Sugar Hill Historic District, designated in 2002, has boundaries that are different from the LPC-designated districts. It covers more than 15 irregularly-shaped blocks, and is bounded to the south by West 145th Street and to the north by West 155th Street, running irregularly along the side streets west of Convent Avenue and in some cases as far west as Amsterdam Avenue. Designated in 1983, the S/NR-listed Hamilton Heights Historic District, which roughly coincides with the LPC district boundaries, comprises 12 blocks and is roughly bounded by St. Nicholas and Amsterdam avenues and West 145th and West 140th streets.

C. PURPOSE AND NEED FOR THE PROPOSED ACTION

In 2007, the Manhattan Borough President conducted a study of West Harlem that focused on an area generally bounded by West 126th to West 145th streets between Riverside Drive and St. Nicholas, Bradhurst and Convent avenues. The study was initiated in response to Columbia University's proposal to develop an academic mixed-use campus, the Special Manhattanville Mixed-Use District (MMU) in Manhattanville, within an area generally bounded by Broadway, Twelfth Avenue, West 125th and West 133rd streets. Columbia's proposal raised several local concerns that it would encourage future

Figure 1-4

Historic Districts within Proposed Rezoning Area



development that would be potentially out of context with the four to six-story built character that typifies West Harlem.

In response to future development concerns raised by Community Board 9, community residents and the Borough President during the Columbia/Manhattanville ULURP review process in 2007, the DCP initiated the West Harlem rezoning study in recognition that zoning changes were needed to provide better protection against out-of-scale development, while incentivizing opportunities for mixed-use development and affordable housing, where appropriate.

The West Harlem rezoning proposal recognizes and complements Community Board 9's recently adopted 197-a plan and the Borough President's West Harlem Plan, and focuses on a 90-block area north of West 125th Street generally bounded by West 126th and West 155th streets, Riverside Drive and Edgecombe, Bradhurst and Convent avenues (refer to Figure 1-2 above). The Special Manhattanville Mixed-Use District (MMU), New York City Housing Authority's (NYCHA) Manhattanville Houses and City College's West Harlem campus are not included in the proposed rezoning area. The proposed rezoning area includes blocks that had not been subjected to a comprehensive zoning review since adoption of the 1961 Zoning Resolution – a period of 50 years.

West Harlem has a predominantly low- to mid-rise character, with many blocks located within LPC or State-designated historic districts. West Harlem also has few vacant properties and did not go through the cycle of physical distress and disinvestment that was experienced in East and Central Harlem during the 1960-1980's period. Accordingly, the Proposed Action includes contextual zoning that would protect the existing built context of West Harlem, while promoting some future development that would blend with the existing urban fabric. It includes modest increases in density along portions of West 145th Street - a significant east-west corridor, to incentivize mixed-use development and expand opportunities for affordable housing. The proposed rezoning is also intended to direct higher densities to areas that can better accommodate future growth, such as those close to subway lines and in the area currently mapped with a M1-1 district, while mapping lower densities on predominantly residential brownstone blocks.

Much of West Harlem's current zoning has been in place since 1961. The existing zoning does not protect the character of the brownstones, which are found in large measure in the area. As discussed below, the existing zoning does not have building height limits in brownstone areas, and does not protect the predominant streetwall character of the entire rezoning area, thus allowing for setbacks from the sidewalk that diminish a street's sense of scale and continuity.

The existing R7-2 and R8 districts are governed by 'height factor' regulations which encourage tower-in-the-park developments on large lots, like those that occupy many superblocks in West Harlem (i.e., large blocks formed by the combination of two to three standard blocks). The tower-in-the-park building form contrasts sharply with the character of multi-family walk-ups and rowhouses within the rezoning area. The existing zoning could result in new buildings that disrupt the continuity of street walls in predominantly low to mid-rise neighborhoods. In addition, buildings constructed under height factor zoning could rise between 14 and 16 stories in R7-2 districts, and 18 and 21 stories in R8 districts. These are significantly taller than the six- to eight-story residential buildings along the avenues and the four- to six-story rowhouses in the mid-block that characterize much of the neighborhood. Further, under the existing zoning, there are no height limits. Larger buildings such as community facilities could result in future building heights that are unpredictable and out of scale with the prevailing context.

The Proposed Action also expands development opportunities for several blocks currently zoned only for light manufacturing use. In the existing M1-1 district, private investment has been limited by outmoded zoning that does not provide the flexibility or density to facilitate mixed-use development. To attract private investment, it is necessary to have a zoning plan that provides design flexibility to allow a wide

range of uses and activities. This is especially true for the M1-1 district, where the existing density – 1.0 FAR for commercial and light manufacturing uses – constrains expansion of existing buildings and hinders new construction. The proposed rezoning, through density increases (i.e., 1.0 FAR to 5.0 FAR for commercial and light manufacturing uses) would enable better accommodation of mixed-use throughout the area that is currently zoned M1-1, including retail, arts production uses and exhibition space, offices and other commercial anchors.

The Proposed Action is intended to balance preservation and growth in select areas of West Harlem's medium-density residential core and within the rezoning area's proposed new MX-district. Through zoning map and zoning text amendments, the Proposed Action would:

- ***Promote building forms that are compatible with existing neighborhood character***. West Harlem is a unique Manhattan neighborhood with a strong rowhouse brownstone character. On mid-block and avenue frontages, current zoning regulations encourage tower-in-the park development that is inconsistent with the surrounding context. Further, existing zoning regulations also allow community facility buildings that are substantially larger than surrounding residential buildings. To address these issues, the Proposed Action would map contextual zoning districts within the proposed rezoning area's residential core, to ensure that future building forms are more compatible with the existing built character.
- ***Preserve the low and mid-rise scale of mid-blocks and avenue frontages with strong built contexts***. Many mid-blocks in the area to be rezoned are characterized by low-rise brownstones and rowhouse buildings with consistent street walls and cornice lines. To preserve these characteristics, the Proposed Action would create modest decreases and modest increases in density with contextual zoning districts targeted to these areas. For Broadway, Riverside Drive and their respective mid-blocks, the proposed rezoning would retain the existing residential density within a contextual envelope.
- ***Enhance and expand future development opportunities for West 145th Street.*** West 145th Street serves as a major east-west corridor that is well-served by mass transit. The current zoning allows residential development up to 4.0 FAR under the Quality Housing option, which constrains future development options. The Proposed Action would result in modest increases in density to facilitate future mixed-use transit-oriented development in this area. The Proposed Action would also map commercial overlays along portions of West 145th Street that have active non-conforming ground floor retail uses, to better serve current and future local retail needs.
- ***Support and enhance mixed-use development opportunities in the M-district.*** West Harlem is strongly built-out, having fully occupied residential buildings and limited vacant sites; therefore, there are limited areas that could provide potential for new development. The existing West Harlem M1-1 district comprises portions of four blocks generally bounded by West 126th and West 129th streets, Amsterdam and Convent avenues. The area is zoned for commercial and light manufacturing uses up to 1.0 FAR, which limits new development and constrains the ability of existing property owners to enlarge or expand. This M1-1 district is one of few places that could provide an opportunity for additional commercial and light manufacturing development, especially supporting activities that complement arts production and exhibition, as stated in the community board's 197-a Plan. Accordingly, the Proposed Action includes the mapping of an MX mixed-use district in this area. The proposed MX district, the first one mapped in Manhattan, would pair an M1-5 district with an R7-2 district, thus expanding the range of allowable uses, while increasing density within a contextual building envelope. The MX district would support stakeholders who seek to undertake new development activity, as well as activate and help bring added vitality to the area.
- ***Foster new opportunities for affordable housing development.*** Although West Harlem is a predominantly built-out neighborhood that did not undergo the same degree of property distress

experienced elsewhere, affordable housing is still needed to accommodate this community's growing population. To encourage new residential development for all income levels, the Proposed Action would create increased densities through use of the Inclusionary Housing Program (IHP) in appropriate locations to expand and enhance future affordable housing development opportunities.

- ***Provide support for existing ground floor retail uses.*** In the proposed rezoning area, ground floor commercial uses are found along portions of West 145th Street between Riverside Drive and Broadway and between Amsterdam and St. Nicholas avenues, and along Hamilton Place north of West 141st Street. However, no commercial overlay exists in these areas. In an effort to accommodate existing ground floor retail uses and meet the need for future ground floor commercial space, the Proposed Action includes the mapping of new commercial overlays for these areas to better serve current and future local retail needs.

D. DESCRIPTION OF THE PROPOSED ACTION

The Proposed Action includes zoning map and zoning text amendments introducing contextual zoning districts. The primary component of the Proposed Action would affect zoning rules governing building bulk, including the permitted densities (i.e., FAR's), building heights, and streetwalls. The Proposed Action also recommends some changes in permitted uses in specific locations within the rezoning area. Table 1 in Appendix B to this DEIS document provides a list of all blocks and lots affected by the Proposed Action.

Figure 1-5 illustrates the proposed zoning designations, and the following provides a more detailed discussion of the proposed zoning changes. Table 1-1 below summarizes the key bulk control regulations for the proposed zoning districts, and Figure 1-6 (a and b) illustrates the zoning envelope controls for each proposed district.

Proposed Zoning Map Changes

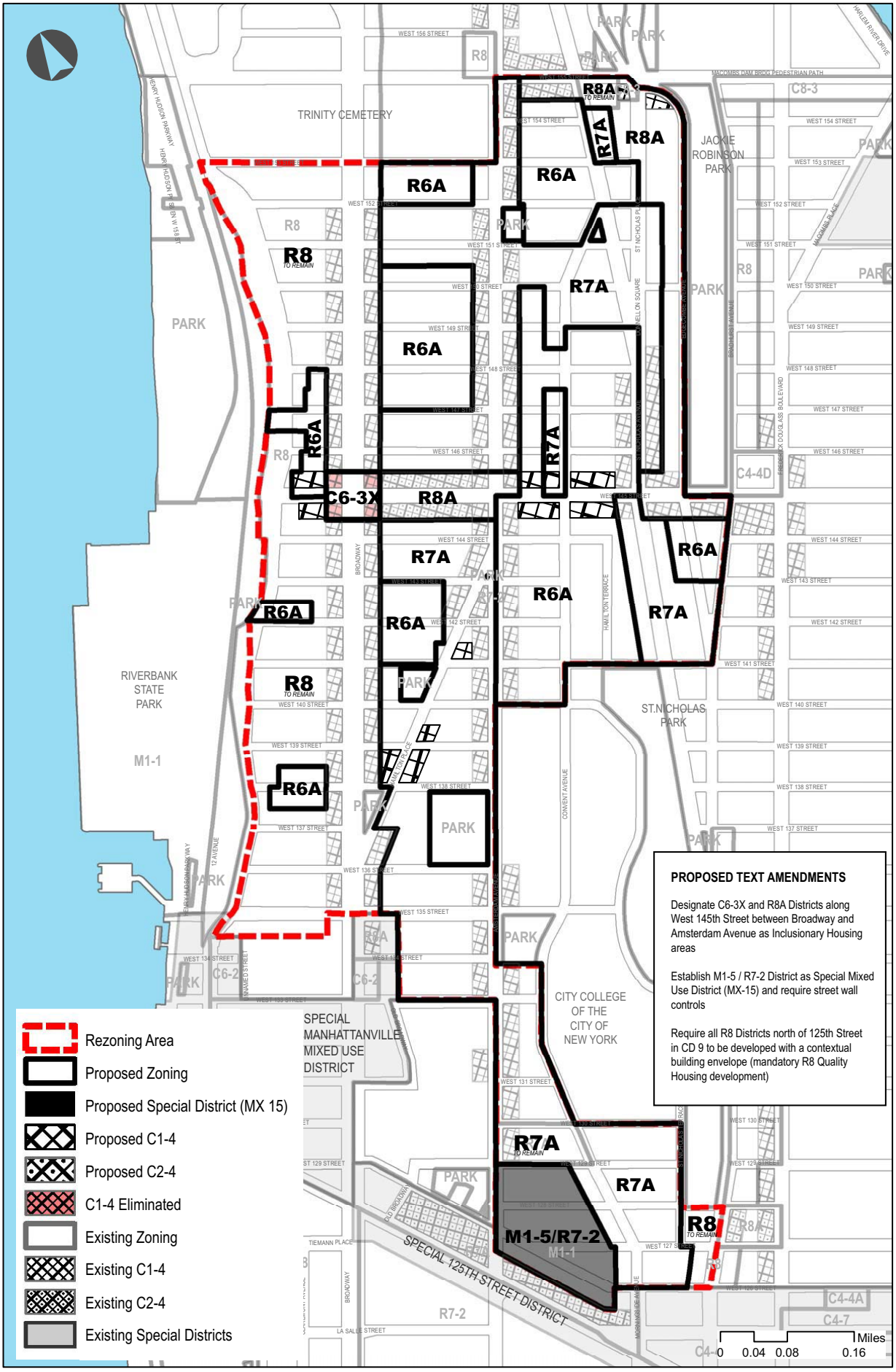
From R8 and R7-2 to R6A

As shown in Figure 1-5, the R6A zoning district would be mapped on mid-blocks generally bounded by the north side of West 142nd Street between Riverside Drive and Broadway; West 147th to West 150th streets between Broadway and Amsterdam Avenue; West 145th to West 150th streets between Amsterdam and St. Nicholas avenues; West 151st to West 154th streets between Amsterdam, Convent and St. Nicholas avenues; West 140th to West 145th streets between Amsterdam Avenue and Hamilton Terrace; and along the north side of West 152nd Street between Broadway and Amsterdam Avenue. The existing zoning within these areas is R8 and R7-2. R6A districts would allow residential and community facility uses up to 3.0 FAR. The street wall could rise 40 to 60 feet, with a maximum building height of 70 feet (see Figure 1-6a). The proposed R6A district, with lower bulk, height and street wall requirements would provide consistency between the existing built context of low-scale areas and its underlying zoning.

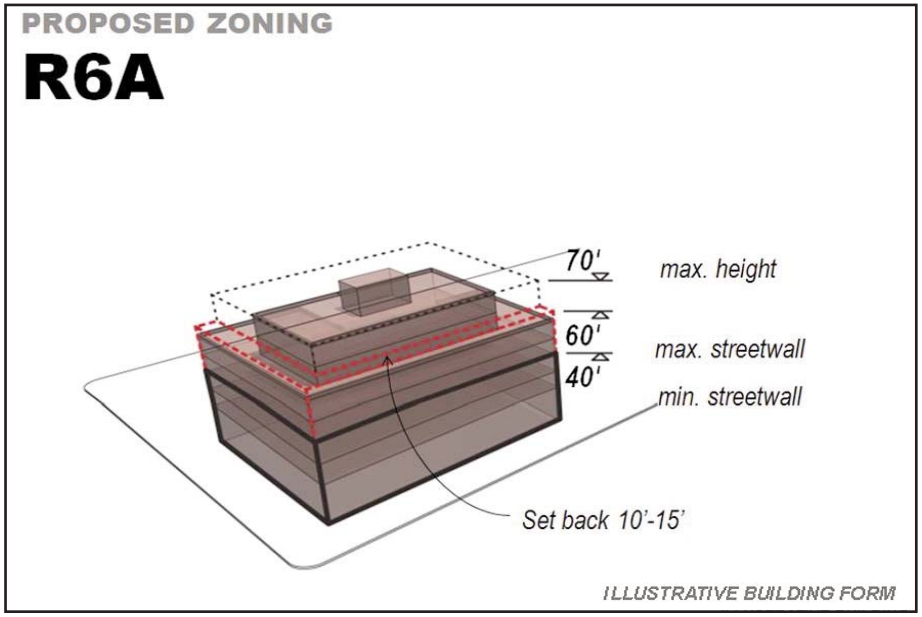
From R7-2 to R7A

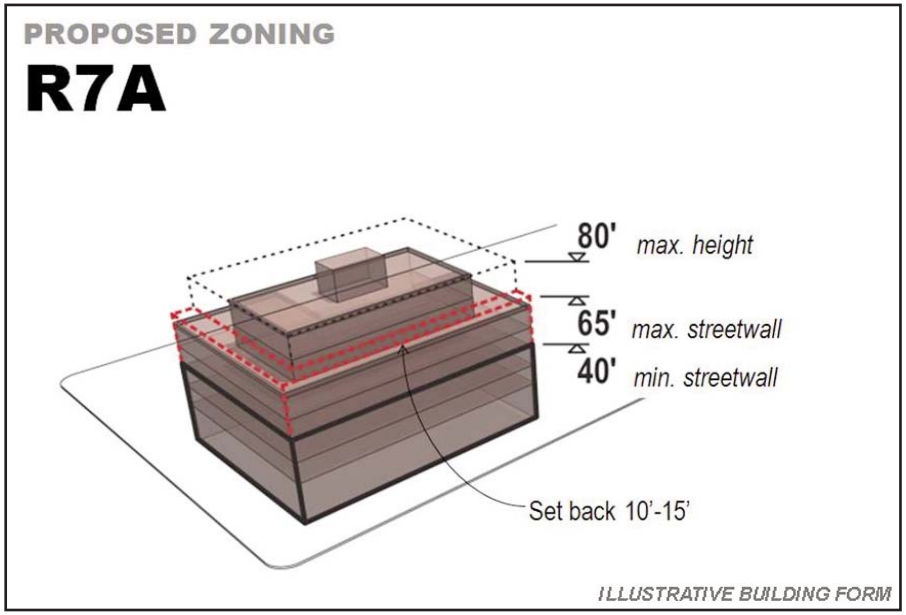
This district would replace existing R7-2 zoning districts located along portions of St. Nicholas Place, Amsterdam, Convent and St. Nicholas avenues and on select mid-blocks between Broadway and St. Nicholas Avenue (see Figure 1-5). R7A allows maximum building heights of 80 feet, street wall heights of 40 to 65 feet (as illustrated in Figure 1-6a), residential FAR of 4.0 and community facility FAR of 4.0. The density allowed under R7A is equivalent to the maximum residential density that is currently allowed on St. Nicholas Place and along Amsterdam, Convent and St. Nicholas avenues under the Quality

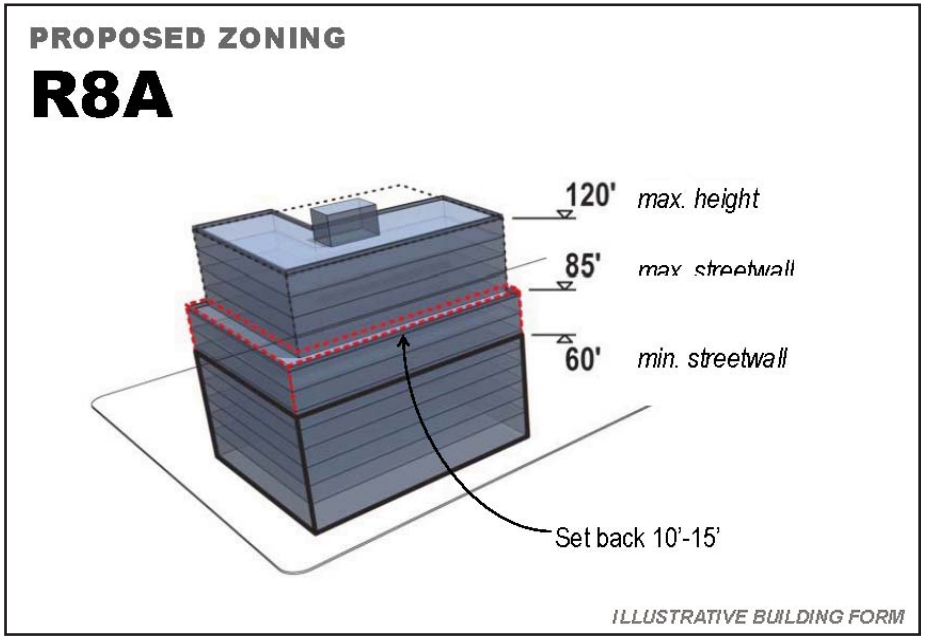
Figure 1-5
Proposed Zoning

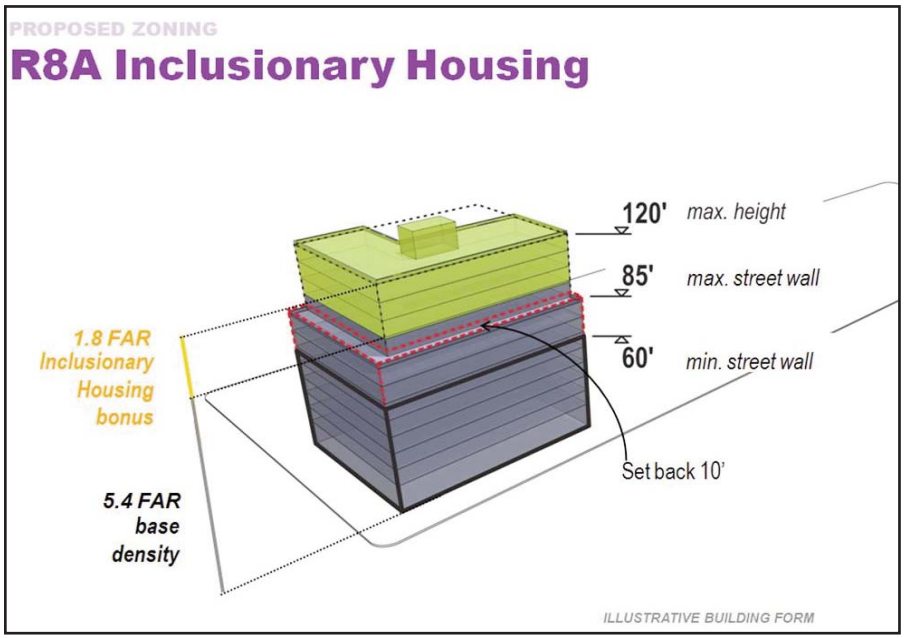


Source: NYC Department of City Planning







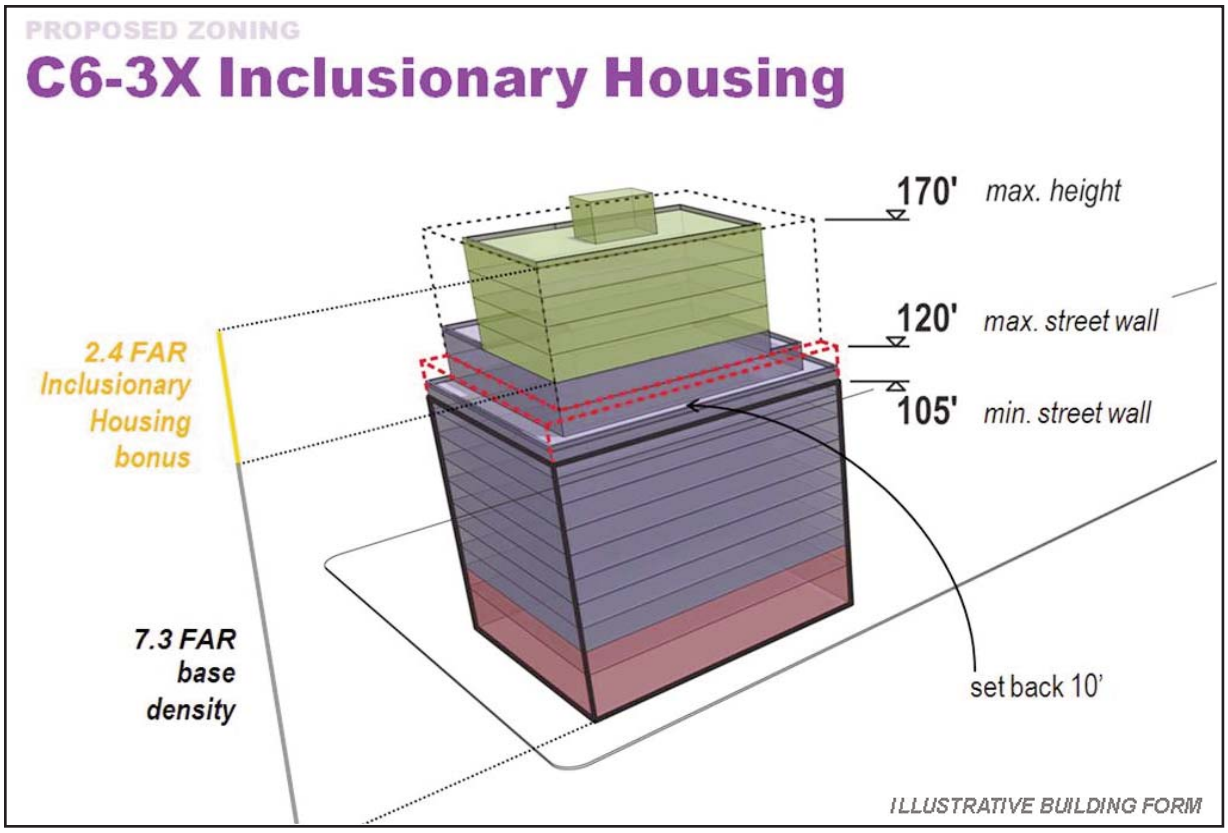


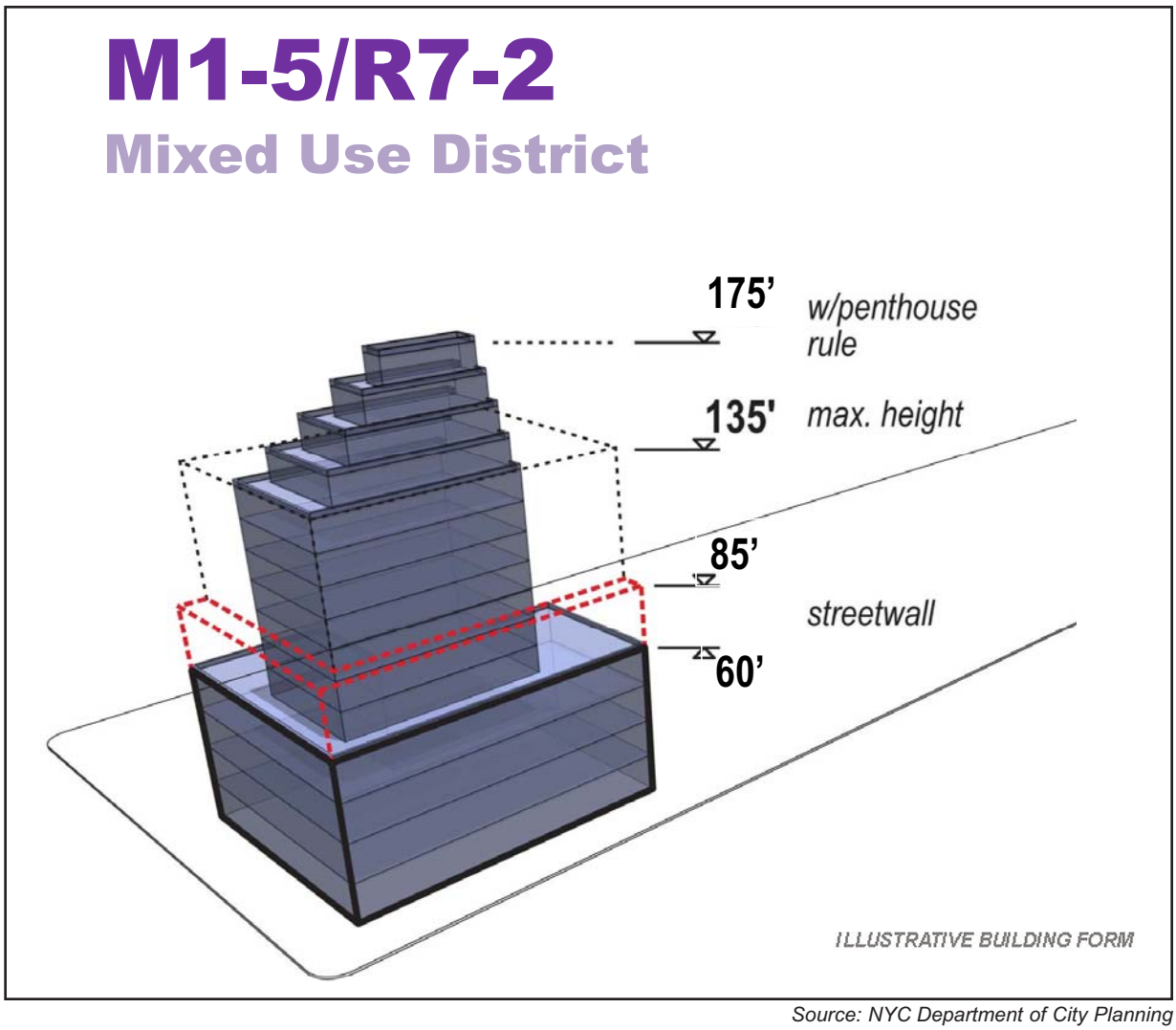
Source: NYC Department of City Planning

West Harlem Rezoning EIS **Figure 1-6a**

Building Envelope Controls for Proposed Zoning Districts - R6A, R7A, R8A, and R8A with Inclusionary Housing

Building Envelope Controls for Proposed Zoning Districts - C6-3X and MX (M1-5/R7-2)





Source: NYC Department of City Planning

Housing option. The mid-blocks proposed for R7A are characterized by mid-rise multi-family buildings interspersed with low-rise residential buildings. The building form encouraged by R7A regulations would result in residential buildings that are consistent with the scale, streetwall and density of the existing mid-block buildings. Along the mid-blocks, existing zoning allows residential uses at 3.44 FAR and community facility uses at 6.5 FAR. The proposed R7A district would allow both residential and community facility uses at 4.0 FAR.

From R7-2 to R8A

West 145th Street between Broadway and Amsterdam Avenue

This district would replace the existing R7-2 district located on both sides of West 145th Street from a point 100 feet east of Broadway to Amsterdam Avenue (see Figure 1-5). R8A districts have a maximum building height of 120 feet, and street wall heights of 60 to 85 feet (refer to illustrative building form in Figure 1-6a). The Proposed Action would designate the R8A zoning district proposed for West 145th Street between Broadway and Amsterdam Avenue with the Inclusionary Housing Program. In doing so, a base residential density of 5.4 FAR would be bonusable to 7.2 FAR, achievable with the Inclusionary Housing bonus within this area. Community facilities would be allowed up to 6.5 FAR, as currently allowed under the existing R7-2 district regulations. The proposed R8A district is intended to provide a useful incentive to develop affordable housing and enhance future development opportunities for the West 145th Street corridor.

Edgecombe Avenue, West 155th Street and West 145th Street between St. Nicholas and Bradhurst avenues

This district would replace existing R7-2 zoning districts along Edgecombe Avenue, West 155th Street and West 145th Street between St. Nicholas and Bradhurst avenues (see Figure 1-5) with the R8A zoning district in order to maintain the scale and street wall with the existing dense, mid-rise multi-family buildings within the area. R8A districts permit residential uses up to 6.02 FAR, community facility uses up to 6.5 FAR, maximum building heights of 120 feet, and street wall heights of 60 to 85 feet (refer to Figure 1-6a). The proposed rezoning action would increase the permitted residential density from 3.44 to 6.02 FAR.

From R8 to C6-3X

The C6-3X zoning district would be mapped at the intersection of West 145th Street and Broadway on the four corners to a depth of 100 feet (see Figure 1-5), an area currently zoned R8/C1-4. C6 districts permit a wide range of high-bulk commercial uses requiring a central location well-served by mass transit, such as corporate headquarters, hotels and entertainment facilities. C6 districts also allow residential and community facility uses. As part of the Proposed Action, the Inclusionary Housing designation would be made applicable to the C6-3X zoning district through a zoning text amendment. The C6-3X district would allow residential uses up to 7.3 FAR, bonusable to 9.7 FAR through the Inclusionary Housing bonus. Commercial uses would be allowed up to 6.0 FAR and could be located above the ground floor in mixed residential/commercial buildings. Community facility uses would be allowed up to 9.0 FAR. As illustrated in Figure 1-6b, the street wall could rise 105 to 120 feet, above which it could rise to a maximum height of 170 feet. The proposed C6-3X zoning district expands future development opportunity at the West 145th Street/Broadway intersection, which is well-served by mass transit.

From M1-1 to MX (M1-5/R7-2)

The Proposed Action would rezone the existing manufacturing area located on portions of four blocks generally bounded by West 126th and West 129th streets, and Amsterdam and Convent avenues, zoned M1-1, to a M1-5/R7-2 mixed use zoning district and a zoning text amendment would establish it as Special Mixed Use District 15 (MX 15). The MX district would allow for new residential uses and non-residential uses to be permitted as-of-right. MX districts, designated on zoning maps as 'MX' with a numerical suffix, contain a M1 manufacturing district that is paired with an R3 to R9 residential district. The proposed MX district would pair a M1-5 manufacturing district with a R7-2 residential district. The M1-5/R7-2 district would be mapped on portions of four blocks (see Figure 1-5). Unlike the current M1-1 district, the proposed MX district allows all Use Group 3 and 4 uses (community facilities), which further expands and supports mixed-use development at this location. It also allows residential development up to 3.44 FAR.

M1-5 districts allow retail, commercial and light manufacturing uses up to 5.0 FAR. However, some commercial uses, such as supermarkets are limited to 10,000 square feet of floor area per establishment. Certain community facility uses, such as houses of worship, are permitted up to 6.5 FAR. R7-2 districts are medium-density residential districts that allow residential development up to 3.44 FAR; however, on wide streets outside the Manhattan Core, residential development is permitted up to 4.0 FAR under the Quality Housing option. R7-2 districts also allow community facility uses up to 6.5 FAR. The MX district also allows retail and commercial use up to 5.0 FAR, which can be placed above the ground floor, and community facility uses up to 6.5 FAR.

As shown in Figure 1-6b, in terms of building form, the regulations for a MX district that contains a R7-2 designation allow for a maximum base height of 60 feet and up to a maximum building height of 135 feet. However, buildings may exceed the maximum building height up to a height of 175 feet through the use of a provision that requires any stories constructed above a height of 135 feet to contain 20% less area than the story below it ('penthouse rule'). The MX district also prescribes maximum permitted FARs for residential, commercial, manufacturing and community facility uses. The Proposed Action would also amend the Special Mixed Use District provisions in order to require a street wall of 60-85 feet for the proposed M1-5/R7-2 district (see the Proposed Text Amendments section below).

Since the proposed rezoning area is strongly built-out, the existing M1-1 district is one of few places that could provide an opportunity for additional commercial and light manufacturing development, especially supporting activities that complement arts production and exhibition. Ultimately, the market determines whether development would occur; however, if it does occur in this area, the MX district would provide more flexibility than the current M1-1 zoning, to incentivize the development of new businesses and better support the expansion of existing businesses. Additionally, the proposed MX district would complement and support the City's renewed efforts to redevelop the former Taystee Bakery complex.

C1-4 and C2-4 Commercial Overlays

As shown in Figure 1-5, these overlays are proposed to be mapped on the south side of West 155th Street between St. Nicholas and Bradhurst avenues (C2-4); on both sides of the West 145th Street mid-block between Riverside Drive and Broadway; both sides of the West 145th Street mid-block between Amsterdam and St. Nicholas avenues (C2-4), and Hamilton Place between West 138th and West 139th streets, a portion of the east side of Hamilton Place between West 139th and West 140th streets and a portion of the east side of Hamilton Place between West 141st and West 142nd streets (C1-4). C1 and C2 commercial overlays are mapped on streets within residential districts that serve the local retail needs of the surrounding residential neighborhood. Typical retail uses include grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes

and repair services. The proposed commercial overlays would be mapped within R6A, R7A and R8A districts and would bring existing ground floor commercial uses into conformance. They would also support future ground floor commercial uses to serve the neighborhood.

Within the proposed R6A, R7A and R8A districts, ground floor retail uses would be allowed up to 2.0 FAR in mixed residential/commercial buildings. Buildings without residential uses would also be allowed 2.0 FAR of commercial uses. New developments would be subject to the density and bulk requirements of the proposed underlying R6A, R7A and R8A districts.

TABLE 1-1
Summary of Proposed Zoning Districts and Regulations

District	Maximum FAR	Streetwall (Min. base height/ Max. base Height	Maximum Building Height
Proposed R6A	Residential: 3.0 Community Facility: 3.0 Commercial (when mapped with C1 or C2 overlay): up to 2.0	40 feet min. 60 feet max.	70 feet
Proposed R7A	Residential: 4.0 Community Facility: 4.0 Commercial (when mapped with C1 or C2 overlay): up to 2.0	40 feet min. 65 feet max.	80 feet
Proposed R8A	Residential: 6.02 Community Facility: 6.5 Commercial (when mapped with C1 or C2 overlay): up to 2.0	60 feet min. 85 feet max.	120 feet
Proposed R8A with Inclusionary Housing designation	Residential: 5.4 (base), 7.2 max. with Inclusionary Housing Community Facility: 6.5 Commercial (when mapped with C1 or C2 overlay): up to 2.0	60 feet min. 85 feet max.	120 feet
C6-3X	Residential: 7.3 (base), 9.7 max. with Inclusionary Housing Community Facility: 9.0 Commercial: up to 6.0	105 feet min. 120 feet max.	170 feet
MX 15 (M1-5/R7-2)	Residential: 3.44 Community Facility: 6.5 Commercial/manufacturing: 5.0	60 feet min. 85 feet max.	135 feet maximum Up to 175 feet (only with 'penthouse' rule)

Proposed Zoning Text Amendments

In addition to the aforementioned zoning map amendments, the Proposed Action includes the zoning text amendments described below. Refer to Chapter 2, "Land Use, Zoning, and Public Policy" for a more detailed description of the provisions of the proposed text amendments as well as a detailed description of use and bulk regulations for the new districts being established as part of the Proposed Action. The text of the proposed zoning text amendments described below is also included in its entirety as Appendix A to this document.

Inclusionary Housing Program

As part of the City's ongoing effort to provide new housing opportunities in West Harlem, the Proposed Action identifies areas that are appropriate for the Inclusionary Housing designation. The Inclusionary Housing designation, which can be applied in areas being rezoned to allow medium- and high-density residential development, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing.

The proposed zoning text amendment would make the Inclusionary Housing Program (IHP) zoning regulations applicable in the C6-3X zoning district (R9X residential zoning district equivalent) and the R8A district along West 145th Street between Broadway and Amsterdam Avenue. In the areas where the

IHP would be applicable, new residential developments that provide on- or off- site housing that will remain permanently affordable for low- and moderate-income families would receive increased floor area. The IHP provides 33% bonus in exchange for 20% of floor area set aside as affordable units. The additional floor area must be accommodated within the bulk regulations of the underlying zoning districts. Affordable units could be financed through city, state, and federal affordable housing subsidy programs. Within the proposed rezoning area, portions of approximately five blocks would be subject to the IHP.

The affordable housing requirement of the Inclusionary Housing zoning bonus could be met through the development of affordable units, on-site, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district, within a half-mile of the bonused development or anywhere within Community District 9. The availability of on-site and off-site options provides maximum flexibility to ensure the broadest possible utilization of the program under various market conditions

Special Mixed Use District – MX 15

The Proposed Action would establish the M1-5/R7-2 zoning district as a Special Mixed Use District - MX 15 in West Harlem, thereby making the Special Mixed Use District's general provisions applicable. As described above in the discussion of the zoning map amendment for M1-5/R7-2, when the MX district contains an R7-2 designation, the Special Mixed Use District prescribes a maximum base height of 60 feet and a maximum building height of 135 feet with the option to achieve a height of up to 175 feet through the use of the 'penthouse rule'. The current Special Mixed Use District regulations applicable to M1-5/R7-2 do not require both a minimum base height provision and street wall location provision. In order to retain the street wall character of the area, the Proposed Action would amend the base height requirements by requiring a street wall of 60 to 85 feet in height. Additionally, street wall location requirements would ensure that 70% of the aggregate building walls would be located on the street line with the remaining 30% to be located within 8 feet of the street line to encourage consistency with the location of street walls within the area.

Mandatory Quality Housing for R8 Districts within West Harlem

The Proposed Action would make mandatory the current provisions of the Quality Housing Program for R8 districts in the West Harlem Rezoning area. The proposed text amendment would encourage building forms that are consistent with the existing scale and character of the 6- to 8-story apartment buildings generally found within existing R8 districts located from West 135th Street to West 153rd Street between Riverside Drive and Broadway and along the west side of St. Nicholas Avenue and the east side of St. Nicholas Terrace between West 126th Street to West 128th Street. The Quality Housing Program for R8 districts allows a maximum residential density of 6.02 FAR on narrow streets and a maximum of 7.2 FAR for wide streets. Community facility FAR may be developed up to 6.5 FAR. For sites on narrow streets, the required building envelope would provide for a street wall of 60 to 85 feet in height, with a maximum building height of 105 feet. For sites on wide streets, the street wall must rise between 60 to 85 feet in height with a maximum allowable building height of 120 feet.

E-Designations

As described in greater detail in the Hazardous Materials chapter of this document (Chapter 9), the Proposed Action includes the mapping of (E) designations for hazardous materials on all 40 of the projected and potential development sites. In addition, as described in the Air Quality chapter (Chapter 12), an (E) designation would be mapped on seven of the 24 projected and three of the 16 potential development sites (a total of 18 tax lots) to ensure that there would be no significant adverse air quality

impacts. Furthermore, as described in the Noise chapter (Chapter 14), an (E) designation would be mapped on three of the 24 projected development sites to ensure that there would be no significant adverse noise impacts. The (E) designation is a mechanism that ensures no significant adverse impacts would result from a proposed action because of steps that would be undertaken prior to the development of a rezoned site. The (E) designation would ensure that these identified sites would not be developed unless necessary remedial measures are implemented.

E. REASONABLE WORST-CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the possible effects of the Proposed Action, a reasonable worst-case development scenario was established for both the current zoning (Future No-Action) and proposed zoning (Future With-Action) conditions projected to the build year of 2021. The incremental difference between the Future No-Action and Future With-Action conditions are the basis of the impact category analyses of this Environmental Impact Statement. For area-wide rezonings not associated with a specific development, where the build-out depends on market conditions and other variables, the build year cannot be determined with precision. A build year ten years in the future is generally considered reasonable for these projects as it captures a typical cycle of market conditions and generally represents the outer timeframe within which predictions of future development may usually be made without speculation.

To determine the With-Action and No-Action conditions, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development, as discussed below.

Development Site Criteria

In projecting the amount and location of new development, several factors have been considered in identifying likely development sites. These include known development proposals, past development trends, and the development site criteria described below. Generally, for area-wide rezoning, new development can be expected to occur on selected, rather than all, sites within the rezoning area. The first step in establishing the development scenario was to identify those sites where new development could reasonably occur.

Development sites were identified based on the following criteria:

- Lots located in areas where an increase in permitted Floor Area Ratio (FAR) is proposed; AND
- with a total lot size greater than or equal to approximately 2,500 square feet (including potential assemblages totaling 2,500 square feet or more if assemblage seems probable); AND
- constructed to less than half of the FAR allowed by the proposed zoning.
- Vacant, partially vacant and underutilized buildings that have not been recently improved.
- Auto-related uses including: parking lots, auto repair shops and gas stations.

The development scenario's universe of sites was further refined by eliminating sites with the following conditions:

- Schools (public and private), municipal libraries, government offices, community gardens, and houses of worship.
- Recent major investment, including new construction, conversion, or renovation.

- Buildings with six or more residential units, due to required relocation of tenants in rent-stabilized units.
- Buildings within historic districts which, under advisement from the Landmarks Preservation Commission (LPC), could not be demolished or receive significant enlargements.

New Construction Development Assumptions

To produce a reasonable conservative estimate of future growth with and without the Proposed Action (With-Action and No-Action conditions, respectively) and based on recent trends, the RWCDS assumes that both projected and potential sites would develop to the maximum developable square footage pursuant to current zoning in the future without the Proposed Action. Potential development sites are less likely to be developed within a ten-year period because they are not easily assembled into single ownership, have an irregular shape, are in active use, reflect a significant amount of relatively recent renovation or alteration, or have some combination of these features.

The development sites are distributed throughout the rezoning area and are currently mapped R8, R7-2, M1-1 and C8-3. Based on recent development trends, the RWCDS projects that sites currently zoned to permit residential use would develop pursuant to current zoning in the No-Action condition. For sites zoned R7-2 with commercial overlays in the Future No-Action condition, it is assumed that developments would be constructed to 3.44 FAR, incorporating 0.85 FAR of commercial/retail use and approximately 2.59 FAR of residential uses. The No-Action scenario for R7-2 development sites uses the Quality Housing Program to allow for a more flexible maximum building height on narrow streets. Sites with frontages of less than 45 feet in width are subject to the sliver regulations pursuant to ZR Section 23-692. The sliver regulations restrict the maximum building height to the width of the street on which the building fronts, unless the building is built using the Quality Housing option.

Commercial uses would be located on full-lot coverage ground floors (with 0.15 FAR deducted from commercial use for residential lobbies). Setbacks are required depending on whether sites front on narrow or wide streets.

For sites currently zoned R8 on wide streets with commercial overlays in the Future No-Action condition, it is assumed that developments would be constructed to 7.2 FAR, incorporating 0.85 FAR of full-lot coverage ground floor commercial/retail use and approximately 6.12 FAR of residential use. Required setbacks would also be assumed depending on whether the site fronts on a narrow or wide street.

For sites currently zoned M1-1, it is estimated that the existing conditions would remain in place given the limited amount of density allowed.

The Proposed Action would change the zoning on all sites to a mix of contextual districts in order to ensure that new development would be sensitive to the established height and scale in the West Harlem neighborhood. Furthermore, the proposed rezoning would mandate contextual building forms for the existing R8 districts and for the proposed MX (M1-5/R7-2) district. The proposed rezoning would allow for new development that is more consistent with the height and scale of the existing neighborhood by requiring street wall envelopes (minimum and maximum base heights) and maximum building heights for new development, as discussed above.

The new districts would also provide for increases in residential density, to 4.0 FAR in R7A along midblocks, to 6.02 FAR in the R8A district and up to 7.2 with the Inclusionary Housing bonus program proposed for the R8A district along the West 145th Street portion between Broadway and Amsterdam Avenue. The C6-3X district, also proposed for Inclusionary Housing designation, would allow up to 9.7

FAR with the Inclusionary Housing bonus. The proposed MX (M1-5/R7-2) district would allow for a combination of densities: commercial/light manufacturing allowed up to 5.0 FAR, community facility up to 6.5 FAR and residential uses up to 3.44 FAR. The rezoning would allow for limited modest increases in density along portions of the major corridor of West 145th Street.

The Proposed Action would map contextual districts - R6A, R7A and R8A - in order to limit height and bulk to ensure that new development would be sensitive to the established height and scale of the West Harlem neighborhood. Demand for housing is expected to remain steady in this area and new housing must be accommodated in appropriate locations. The major east-west corridor of West 145th Street between Broadway and Amsterdam Avenue, including the intersection of two wide streets - West 145th Street and Broadway - is well-served by mass transit and features a mix of community destination uses. With an increase in permitted residential density, apartment buildings can be developed, providing much-needed additional housing.

Sites proposed to be zoned C6-3X in the Future With-Action condition would develop with mixed-use residential buildings containing ground floor retail uses, and either commercial office uses or community facility uses above the second story with residential use in the upper portions of the building. It is assumed that these sites would develop to the maximum allowable 9.7 FAR and include the required amount of affordable housing floor area. New buildings in both the Future No-Action and Future With-Action conditions would be configured with a 10- or 15-foot setback at the required height.

In the future with the Proposed Action, sites zoned R7A would develop to the maximum allowable FAR of 4.0 and would contain residential uses only. Sites proposed for R8A zoning with a C1-4 or C2-4 overlay would be developed with approximately 5.17 FAR of residential use and 0.85 FAR of commercial/retail use at the ground floor. For sites proposed for R8A zoning with the Inclusionary Housing program, developments would be constructed to the maximum allowable residential density of 7.2 FAR (which would include the required affordable housing floor area) and incorporate 0.85 FAR of commercial/retail uses at the ground floor.

Sites proposed to be zoned MX (M1-5/R7-2) in the Future With-Action condition would develop as mixed-use facilities. The proposed MX district would primarily support the growth and expansion of existing commercial and light manufacturing uses, while allowing street-enlivening retail uses and modest residential growth to occur. The proposed MX district allows up to 6.5 FAR for community facility use, 5.0 FAR for commercial and light manufacturing uses and 3.44 FAR for residential uses. The proposed MX district would allow for the following buildings in the Future With-Action scenario:

- mixed-use commercial/residential buildings containing ground floor retail uses and residential uses in upper floors built to a maximum FAR of 4.44
- a mixed-use commercial/community facility/residential building containing ground floor retail use, community facility office space above the second story and residential uses in the upper portions of the building built to a maximum FAR of 6.5
- a mixed-use commercial/community facility building containing ground floor retail uses and institutional research uses in the upper stories built to a maximum FAR of 6.5

No off-street parking is required for development sites in the Future No-Action and Future With-Action conditions (with the exception of three sites – projected sites 6, 40, and 50 – as shown in Table 1-3c at the end of this attachment) due to the reduced parking requirements for small zoning lots and parking waivers for new developments. An average dwelling unit size of 900 zoning square feet is assumed for each site in both scenarios.

Potential Enlargement of Residential Buildings

Additionally, an assessment of potential enlargement sites was undertaken. A moderate amount of residential buildings within the rezoning area are not built out to existing allowable FAR. Enlargements can and nominally occur today, without the proposed rezoning. A similar pattern of enlargements is assumed under the With-Action scenario. The current trend is for small enlargements of owner-occupied, single family townhouses that respond to programmatic need and do not seek to add additional dwelling units or maximize FAR. Given this trend it is likely that small enlargements (one- or two-story additions set back from the street) will continue to occur that do not result in additional residential units.

Definition of Projected and Potential Development

To produce a reasonable, conservative estimate of future growth, the development sites were further divided into two categories - projected development sites and potential development sites. The projected development sites are considered more likely to be developed within the ten-year analysis period (build year 2021) because of known development plans for such sites, their relatively low FAR and current utilization, and relatively large size. Potential sites are considered less likely to be developed over the same period because of their relatively higher FARs, existing utilization, and generally more cumbersome means of development.

This Environmental Impact Statement assesses both density-related and site specific potential impacts from the development on all projected development sites. Density-related impacts are dependent on the amount and type of development projected on a site and the resulting impact on traffic, air quality, community facilities, and open space. Site specific impacts relate to individual site conditions and are not dependent on the density of projected development. Site specific impacts include potential noise and shadows impacts from development, the effects on historic resources, and the possible presence of hazardous materials. Development is not anticipated on the potential development sites within the next decade; therefore, these sites have not been included in the density-related impact assessments. However, specific review of site specific impacts for these sites has been conducted in order to ensure a conservative analysis.

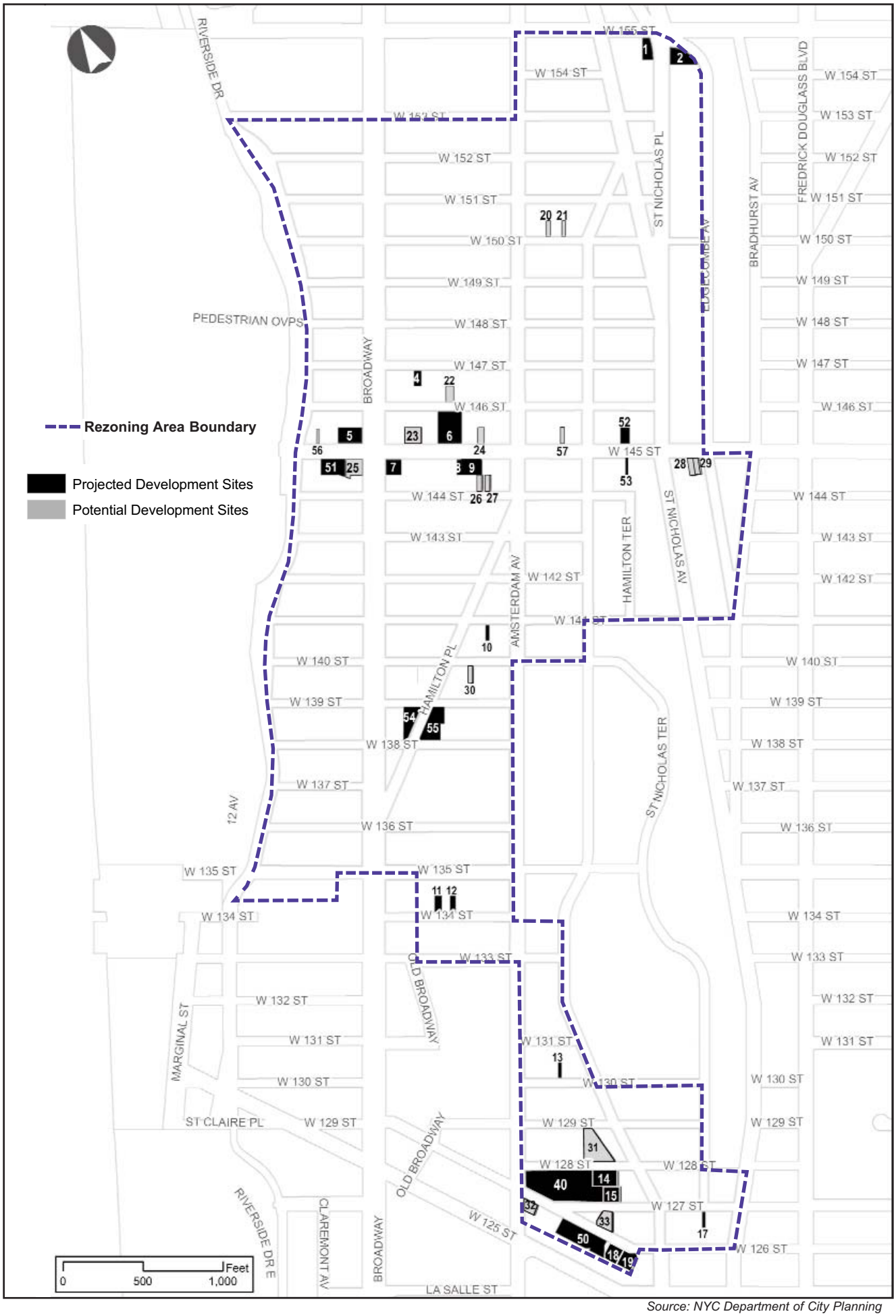
Forty development sites (24 projected and 16 potential) have been identified in the rezoning area. Figure 1-7 shows these projected and potential development sites, and Tables 1-3 and 1-4 at the end of this chapter identify the uses expected to occur on each of those sites under future No-Action and future With-Action conditions. Table 1-2 below provides a summary of the RWCDS for each analysis scenario.

The Future Without the Proposed Action (No-Action)

In the future without the Proposed Action (No-Action), given the existing zoning and land use trends in the area, it is anticipated that the rezoning area would experience moderate growth in commercial and community facility uses and modest growth in residential uses over the next 10-year period. Anticipated development on the projected and potential sites identified in the RWCDS in the future without the Proposed Action is presented in Tables 1-3 and 1-4, respectively at the end of this chapter.

As discussed above, the RWCDS projects that sites currently zoned to permit residential use would develop pursuant to current zoning in the No-Action condition, while existing conditions would remain for sites zoned M1-1. Given the limited amount of density allowed. As shown in Table 1-2, it is anticipated that, in the future without the Proposed Action, there would be a total of approximately 567 residential units, 399,655 sf of office space, 319,804 sf of community facility space, and 45,888 sf of retail space on the 24 projected development sites.

RWCDS Projected and Potential Development Sites



Source: NYC Department of City Planning

The Future With the Proposed Action (With-Action)

Defining the Reasonable Worst Case Development Scenario for Environmental Analysis

The Proposed Action would allow for the development of new uses and higher densities at the projected and potential development sites. Under the proposed zoning changes and other controls, a range of new development could occur within projected development sites 6 and 40. For analysis purposes, two reasonable worst-case development scenarios have been identified for these two sites – a With-Deed Restriction scenario and a No-Deed Restriction scenario for projected development site 6; and a Conversion scenario and a New Development scenario for projected development site 40 (refer to Table 1-3c at the end of this chapter).

The With-Deed Restriction scenario for projected development site 6 (the former P.S. 186 site) refers to an existing deed restriction on the property that requires any new development on the site to contain 85% community facility use. The deed restriction would expire upon a sale to an unrelated third party. However, prior to such a sale, completion of the development of the property in accordance with the deed restriction is required. This scenario would include 7,421 gsf of retail and 141,724 gsf of community facility uses. The No-Deed Restriction scenario for projected development site 6 would include 155 dwelling units (21 affordable units), 7,421 gsf of retail uses, 22,261 gsf of community facilities uses and a 46-space accessory parking garage.

The Conversion scenario for projected development site 40 (the Mink Building complex) exists because the site contains existing buildings of various height, density and character and lend themselves to a wide range of redevelopment options including alteration, conversion and partial demolition. In this scenario, existing buildings would be converted to multiple uses including 158 dwelling units (0 affordable units), 33,182 gsf of retail, 235,754 gsf of commercial uses, 170,510 gsf of community facility uses and a 79-space accessory parking garage. Under the New Development scenario, projected development site 40 would be developed with 228 dwelling units (0 affordable units), 57,665 gsf of retail, 170,786 gsf of commercial uses, 140,485 gsf of community facility uses and a 114-space accessory parking garage.

Table 1-2 below provides a summary of each of the four RWCDSs for projected development sites, as well as the development increment compared to the No-Action condition for each scenario. Detailed information on the RWCDS for each of the 24 projected development sites, as well as the 16 potential development sites, is provided in Tables 1-3 and 1-4 included at the end of this chapter.

The reasonable worst-case development scenarios defined above (and identified as scenarios 1 through 4) represent the upper bounds of residential, retail commercial and/or community facility and parking uses for the purposes of impact analysis. The proportional requirements for affordable housing would be the same in all scenarios. The analyses in this DEIS document examine the scenario with the greater potential environmental impact for each impact area. For example, Scenario 3 was deemed to be the most conservative for transportation analysis (refer to Chapter 11, "Transportation," while Scenario 4, which generates the highest number of residential units, was selected for the analysis of schools (refer to Chapter 4, "Community Facilities").
Based on 2010 Census data, the census tracts comprising an approximate ¼-mile radius from the proposed rezoning area have an average of 2.57 persons per household. Based on this ratio, and other standard ratios for estimating employment for commercial and community facility uses, Table 1-2 also provides an estimate of the number of residents and workers generated by each of the four RWCDSs.

TABLE 1-2
RWCDS and Population Summary for Development Scenarios 1 to 4, Compared to No-Action Conditions

USE	Existing Condition (GSF)	No-Action Condition (GSF)	RWCDS 1 (Deed Restriction + Conversion)	RWCDS 2 (Deed Restriction + New Development)	RWCDS 3 (No Deed Restriction + Conversion)	RWCDS 4 (No Deed Restriction + New Development)
Residential	215 units (195,907 GSF)	567 units (521,594 GSF)	911 units incl. 61 affordable (839,621 GSF)	981 units incl. 61 affordable (904,591 GSF)	1,066 units incl. 82 affordable (983,328 GSF)	1,136 units incl. 82 affordable (1,048,298 GSF)
Retail	58,129 GSF	45,888 GSF	170,238 GSF	194,722 GSF	170,238 GSF	194,722 GSF
Other Commercial (Office)	344,091 GSF	399,655 GSF	480,509 GSF	415,540 GSF	480,509 GSF	415,540 GSF
Community Facility (CF)	95,605 GSF	319,804 GSF	596,650 GSF	566,625 GSF	477,187 GSF	447,162 GSF
Parking	-	-	129 spaces (35,800 SF)	164 spaces (42,800 SF)	45,000 SF (175 spaces)	52,000 SF (210 spaces)
No-Action to With-Action Increment			**344 Units (incl. 61 affordable) 124,350 gsf Retail 80,854 gsf Office 276,846 gsf CF 129 parking spc.**	**414 Units (incl. 61 affordable) 148,834 gsf Retail 15,885 gsf Office 246,821 gsf CF 164 parking spc.**	**499 Units (incl. 82 affordable) 124,350 gsf Retail 80,854 gsf Office 157,383 gsf CF 175 parking spc.**	**569 Units (incl. 82 affordable) 148,834 gsf Retail 15,885 gsf Office 127,383 gsf CF 210 parking spc.**
POPULATION/ EMPLOYMENT (1)	**Existing Condition**	**No-Action Condition**	**RWCDS 1 (Deed Restriction + Conversion)**	**RWCDS 2 (Deed Restriction + New Development)**	**RWCDS 3 (No Deed Restriction + Conversion)**	**RWCDS 4 (No Deed Restriction + New Development)**
Residents	553 residents	1,457 residents	2,341 residents	2,521 residents	2,740 residents	2,920 residents
Workers	1,878 workers	2,825 workers	4,462 workers	4,179 workers	4,071 workers	3,788 workers
No-Action to With-Action Increment			**884 Residents 1,637 Workers**	**1,064 Residents 1,354 Workers**	**1,283 Residents 1,246 Workers**	**1,463 Residents 963 Workers**

NOTE: Two reasonable worst-case development scenarios (RWCDSs) have been identified for projected development sites 6 and 40. The With-Deed Restriction scenario for projected development site 6 (the former P.S. 186 site) refers to an existing deed restriction on the property that requires any new development on the site to contain 85% community facility use. The deed restriction would expire upon a sale to an unrelated third party. However, prior to such a sale, completion of the development of the property in accordance with the deed restriction is required. The Conversion scenario for projected development site 40 (the Mink Building complex) exists because the site contains existing buildings of various height, density and character and lend themselves to wide range of redevelopment options including alteration, conversion and partial demolition.

(1) Assume 2.57 persons per DU (based on census data for 1/4-mile), 1 employee per 250 SF of office, 3 employees per 1000 SF of retail, as well as 1 employee per 25 DUs. For community facility uses, assume 1 employee per 300 sf of community facility/institutional space and for parking assume 1 employee per 10,000 sf of parking floor area.

A total of 16 sites were considered less likely to be developed within the foreseeable future, and were thus considered potential development sites (Table 1-4 lists all 16 potential development sites). The potential sites are deemed less likely to be developed because they did not closely meet the criteria listed above. However, as discussed above, the analysis recognizes that a number of potential sites could be developed under the Proposed Action in lieu of one or more of the projected sites in accommodating the development anticipated in the RWCDS. The potential sites are therefore also addressed in the DEIS for site-specific effects.

As such, this environmental impact statement document analyzes the projected developments for all technical areas of concern and also evaluate the effects of the potential developments for site-specific effects such as archaeology, shadows, hazardous materials, air quality, and noise.

F. APPROVALS REQUIRED

The Proposed Action requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and includes the following:

(1) Zoning map amendments to
- Replace the existing R7-2, R8, C8-3 and M1-1 zoning districts within the proposed rezoning area with R6A, R7A, R8A, C6-3X and M1-5/R7-2 districts;
- Establish Special Mixed Use District (MX 15);

- Map new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development; and

(2) Zoning text amendments to
- Apply the Inclusionary Housing Program to C6-3X (R9X equivalent zoning district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue;
- Establish Special Mixed Use District 15 (MX 15) in West Harlem;
- Require all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program.

All of the above actions are also subject to the City Environmental Quality Review (CEQR) procedures. The ULURP and CEQR review processes are described below.

Uniform Land Use Review Procedure (ULURP)

The City's ULURP, mandated by Sections 197-c and 197-d of the City Charter, is a process specially designed to allow public review of a proposed action at four levels: the Community Board, the Borough President and (if applicable) the Borough Board, the City Planning Commission (CPC) and the City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The ULURP process begins with a certification by the DCP that the ULURP application is complete, which includes satisfying CEQR requirements (see the discussion below). The application is then forwarded to Manhattan Community Board 9, which has 60 days in which to review and discuss the approval, hold public hearings, and adopt recommendations regarding the application. Once this step is complete, the Borough President reviews the application for up to 30 days. CPC then has 60 days to review the application, during which time a ULURP/CEQR public hearing is held. Comments made at the Draft EIS public hearing and subsequent comment period (the record for commenting remains open for ten days after the hearing to receive written comments) are incorporated into a Final EIS. The Final EIS must be completed at least ten days before CPC makes its decision on the application. CPC may approve, approve with modifications or deny the application. If the ULURP application is approved, or approved with modifications, it moves forward to the City Council for review. The City Council has 50 days to review the application and during this time will hold a public hearing on the Proposed Action, through its Land Use Subcommittee. The Council may approve, approve with modifications or deny the application. If the Council proposes a modification to the Proposed Action, the ULURP review process stops for 15 days, providing time for a CPC determination on whether the proposed modification is within the scope of the environmental review and ULURP review. If it is, then the Council may proceed with the modification; if not, then the Council may only vote on the actions as approved by the CPC. Following the Council's vote, the Mayor has five days in which to veto the Council's actions. The City Council may override the mayoral veto within 10 days.

Environmental Review (CEQR)

Pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its own environmental quality review, abbreviated as CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, and to identify, and when practicable, mitigate, significant adverse environmental effects. CEQR rules guide environmental review, as follows.

Establishing a Lead Agency: Under CEQR, a "lead agency" is the public entity responsible for conducting environmental review. Usually, the lead agency is also the entity principally responsible for carrying out, funding or approving the Proposed Action. In accordance with CEQR rules (62 RCNY §5-03), the Department of City Planning (DCP), acting on behalf of the City Planning Commission, is assuming lead agency status for the Proposed Action.

Determination of Significance: The lead agency's first charge is to determine whether the Proposed Action may have a significant adverse impact on the environment. To do so, DCP, in this case, evaluated an Environmental Assessment Statement (EAS) for the proposed West Harlem Rezoning project, which is dated December 12, 2011. Based on the information contained in the EAS, DCP determined that the Proposed Action may have a significant adverse impact on the environment and issued a Positive Declaration on December 12, 2011.

Scoping: Along with its issuance of a Positive Declaration, DCP issued a Draft Scope of Work for the EIS on December 12, 2011. "Scoping" or creating the scope of work, is the process of identifying the environmental impact analyses, the methodologies to be used, the key issues to be studied, and creating an opportunity for others to comment on the intended effort. CEQR requires a public scoping meeting as part of the process. A public scoping meeting was held on January 26, 2012 (two sessions were held on the same day). The public review period for agencies and the public to review and comment on the Draft Scope of Work was open through February 6, 2012. Modifications to the Draft Scope of Work for the project's EIS were made as a result of public and interested agency input during the scoping process. A Final Scope of Work document for the Proposed Action was issued on May 4, 2012.

Draft Environmental Impact Statement (DEIS): This DEIS was prepared in accordance with the Final Scope of Work, and following the methodologies and criteria for determining significant adverse impacts in the *CEQR Technical Manual*. The lead agency reviewed all aspects of the document, calling on other City and state agencies to participate where the agency's expertise is relevant. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. When a DEIS is required, it must be deemed complete before the ULURP application may also be found complete.

Public Review: Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, which must extend for a minimum of 30 days, the public has the opportunity to review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. As noted above, when the CEQR process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings are held jointly. The lead agency must publish a notice of the hearing at least fourteen (14) days before it takes place, and must accept written comments for at least ten (10) days following the close of the hearing. All substantive comments received at the hearing become part of the CEQR record and must be summarized and responded to in the Final EIS.

Final Environmental Impact Statement (FEIS): After the close of the public comment period for the Draft EIS, the Final EIS is prepared. The Final EIS must incorporate relevant comments on the DEIS, either in a separate chapter or in changes to the body of the text, graphics and tables. Once the lead agency determines the FEIS is complete, it issues a Notice of Completion and circulates the FEIS.

Findings: To document that the responsible public decision-makers have taken a hard look at the environmental consequences of a proposed action, any agency taking a discretionary action regarding a project must adopt a formal set of written findings, reflecting its conclusions about the significant adverse environmental impacts of the project, potential alternatives, and potential mitigation measures. The findings may not be adopted until ten (10) days after the Notice of Completion has been issued for the

FEIS. Once findings are adopted, the lead and involved agencies may take their actions (or take "no action"). This means that in the ULURP process, CPC must wait at least 10 days after the FEIS is complete to take action on a given application.

TABLE 1-3a
RWCDS Projected Development Sites

Site Data						Existing Condition									
							Residential SF		Retail SF		Other Commercial SF		Community Facility SF		Height
Site	Block	Lot(s)	Lot Area	Existing Zoning	Proposed Zoning	Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	(ft)
1	2069	20	8,423	C8-3	R8A/C2-4	-	-	-	-	-	2,824	3,106	-	-	14
2	2054	69	13,162	R7-2	R8A/C2-4	-	-	-	11,778	12,956	-	-	-	-	26
4	2078	55	4,990	R7-2	R7A	-	-	-	-	-	-	-	-	-	-
5	2092	26	10,000	R8/C1-4	C6-3X IH / C1-4	-	-	-	8,693	9,562	-	-	-	-	58
6a (Deed Restriction)	2077	14	29,985	R7-2/C2-4	R8A IH/C2-4/R7A	-	-	-	-	-	-	-	-	-	80
6b (No Deed Restrction)	2077	14	29,985	R7-2/C2-4	R8A IH/C2-4/R7A	-	-	-	-	-	-	-	-	-	80
7	2076	61	9,992	R8/C1-4	C6-3X IH	-	-	-	19,884	21,872	-	-	-	-	31
8	2076	45	3,339	R7-2/C2-4	R8A IH	-	-	-	9,990	10,989	9,990	10,989	-	-	24
9	2076	40, 41	12,890	R7-2/C2-4	R8A IH	-	-	-	-	-	-	-	20,870	22,957	14 / 25
10	2072	38	2,498	R7-2	R7A	-	-	-	-	-	-	-	-	-	-
11	1988	14	4,796	R7-2	R7A	-	-	-	-	-	-	-	-	-	-
12	1988	18	3,938	R7-2	R7A	-	-	-	-	-	-	-	-	-	-
13	1970	9	2,498	R7-2	R7A	-	-	-	-	-	-	-	-	-	-
14	1967	85	14,913	M1-1	MX M1-5/R7-2	-	-	-	-	-	13,400	14,740	-	-	30
15	1967	66	10,500	M1-1	MX M1-5/R7-2	-	-	-	-	-	20,000	22,000	-	-	23
17	1953	54	2,498	R7-2	R7A	-	-	-	-	-	-	-	-	-	-
18	1966	78, 80, 81, 82, 83	14,519	M1-1	MX M1-5/R7-2	-	-	-	-	-	5,016	5,518	-	-	17
19	1966	77	5,475	M1-1	MX M1-5/R7-2	-	-	-	-	-	-	-	-	-	-
40a (Conversion)	1967	89, 40, 45, 50, 60	83,473	M1-1	MX M1-5/R7-2	-	-	-	-	-	246,580	271,238	-	-	0 /75
40b (New Development)	1967	89, 40, 45, 50, 60	83,473	M1-1	MX M1-5/R7-2	-	-	-	-	-	246,580	271,238	-	-	0 / 75
50	1966	41, 95	37,479	M1-1	MX M1-5/R7-2	-	-	-	2,500	2,750	15,000	16,500	-	-	25 / 50
51	2091	38	16,950	R8	R8 / C1-4	86	65,058	67,010	-	-	-	-	-	-	68
52	2060	25	5,995	R7-2	R6A / C1-4	35	17,022	17,533	-	-	-	-	-	-	76
53	2050	150	1,549	R7-2	R6A / C1-4	1	4,928	5,076	-	-	-	-	-	-	48
54	2070	8	12,472	R7-2	R7A / C1-4	-	-	-	-	-	-	-	66,044	72,648	73
55	2070	12	28,000	R7-2	R7A / C1-4	93	103,192	106,288	-	-	-	-	-	-	71
TOTALS						**215**	**190,200**	**195,907**	**52,845**	**58,129**	**312,810**	**344,091**	**86,914**	**95,605**	

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

2 Parking facilities would be provided below grade, therefore it is not counted as "zoning" square footage

3 Estimated gross floor area represents a 3% increase in zoning floor area for residential uses, and a 10% increase in zoning floor area for commercial, retail, and community facility uses

TABLE 1-3b
RWCDS Projected Development Sites

Future Without-Action Condition													
			Residential SF		Retail SF		Other Commercial SF		Community Facility SF				
Site	Type of Development[1]	Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Parking Facility SF[2]	Parking Spaces	Height (ft)
1	N/C	-	-	-	-	-	2,824	3,106	-	-	-	-	14
2	New	57	51,069	52,601	-	-	-	-	-	-	-	-	80
4	New	19	16,733	17,235	-	-	-	-	-	-	-	-	80
5	New	106	95,366	98,227	7,650	8,415	-	-	-	-	-	-	120
6a (Deed Restriction)	New	-	-	-	6,746	7,421	-	-	188,254	207,079	-	-	243
6b (No Deed Restriction)	New	-	-	-	6,746	7,421	-	-	188,254	207,079	-	-	243
7	New	71	63,880	65,796	7,194	7,913	-	-	-	-	-	-	120
8	New	12	10,854	11,180	2,406	2,647	-	-	-	-	-	-	75
9	New	47	42,137	43,401	9,288	10,217	-	-	-	-	-	-	80
10	New	9	8,488	8,743	-	-	-	-	-	-	-	-	60
11	New	18	16,063	16,545	-	-	-	-	-	-	-	-	70
12	New	15	13,383	13,784	-	-	-	-	-	-	-	-	60
13	New	9	8,245	8,492	-	-	-	-	-	-	-	-	60
14	N/C	-	-	-	-	-	13,400	14,740	-	-	-	-	30
15	N/C	-	-	-	-	-	20,000	22,000	-	-	-	-	23
17	New	9	8,488	8,743	-	-	-	-	-	-	-	-	60
18	New	-	-	-	-	-	13,058	14,364	-	-	-	-	15
19	N/C	-	-	-	-	-	-	-	-	-	-	-	-
40a (Conversion)	N/C	-	-	-	-	-	246,580	271,238	-	-	-	-	75
40b (New Development)	N/C	-	-	-	-	-	246,580	271,238	-	-	-	-	75
50	Conv		-	-	8,432	9,275	67,461	74,207	13,929	15,322	-	-	50
51	Conv	74	54,221	55,848	-	-	-	-	10,839	11,923	-	-	68
52	Conv / Enl	33	15,311	15,770	-	-	-	-	1,710	1,881	-	-	76
53	Conv	1	4,072	4,194	-	-	-	-	855	941	-	-	48
54	Conv	-	-	-	-	-	-	-	70,044	77,048	-	-	73
55	Conv	87	98,092	101,035	-	-	-	-	5,100	5,610	-	-	71
TOTALS		**567**	**506,402**	**521,594**	**41,716**	**45,888**	**363,323**	**399,655**	**290,731**	**319,804**	**-**	**-**	

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

2 Parking facilities would be provided below grade, therefore it is not counted as "zoning" square footage

3 Estimated gross floor area represents a 3% increase in zoning floor area for residential uses, and a 10% increase in zoning floor area for commercial, retail, and community facility uses

TABLE 1-3c
RWCDS Projected Development Sites

Future With-Action Condition														
				Residential SF		Retail SF		Other Commercial SF		Community Facility SF				
Site	Type of Development[1]	Total Dwelling Units	Affordable Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Parking Facility SF[2]	Parking Spaces	Height (ft)
1	New	44	-	39,708	40,899	5,263	5,789	-	-	-	-	-	-	85
2	New	77	-	69,943	72,041	10,214	11,235	-	-	-	-	-	-	100
4	New	21	-	18,915	19,482	-	-	-	-	-	-	-	-	80
5	New	112	22	100,541	103,557	11,250	12,375	-	-	-	-	-	-	140
6a (Deed Restriction)	New	-	-	-	-	6,746	7,421	-	-	128,840	141,724	-	-	120
6b (No Deed Restriction)	New	155	21	139,521	143,707	6,746	7,421		-	20,237	22,261	9,200	46	120
7	New	71	19	63,524	65,430	14,388	15,827	14,388	15,827	-	-	-	-	170
8	New	18	4	16,209	16,695	2,406	2,647	-	-	-	-	-	-	100
9	New	82	16	73,827	76,042	9,288	10,217	-	-	-	-	-	-	120
10	New	11	-	9,450	9,734	-	-	-	-	-	-	-	-	80
11	New	20	-	18,158	18,703	-	-	-	-	-	-	-	-	80
12	New	17	-	14,913	15,360	-	-	-	-	-	-	-	-	80
13	New	11	-	9,458	9,742	-	-	-	-	-	-	-	-	80
14	New	-	-	-	-	-	-	64,116	70,528	32,148	35,363	-	-	125
15	New	-	-		-	7,590	8,349	-	-	55,029	60,532	-	-	111
17	New	11	-	9,821	10,116	-	-	-	-	-	-	-	-	80
18	New	50	-	45,445	46,808	10,446	11,491	-	-	31,339	34,473	-	-	130
19	New	13	-	11,292	11,631	2,502	2,752	-	-	-	-	-	-	65
40a (Conversion)	Conv/New	158	-	142,266	146,534	30,165	33,182	214,322	235,754	155,009	170,510	15,800	79	172
40b (New Development)	New	228	-	205,344	211,504	52,423	57,665	155,260	170,786	127,714	140,485	22,800	114	175
50	New	-	-	-	-	22,000	24,200	144,000	158,400	74,000	81,400	20,000	50	128
51	Conv	74	-	54,221	55,848	10,839	11,923	-	-	-	-	-	-	68
52	Conv / Enl	33	-	15,311	15,770	1,710	1,881	-	-	-	-	-	-	76
53	Conv	1	-	4,072	4,194	855	941	-	-	-	-	-	-	48
54	Conv	-	-	-	-	4,000	4,400	-	-	66,044	72,648	-	-	73
55	Conv	87	-	98,092	101,035	5,100	5,610	-	-	-	-	-	-	71
TOTALS														
SCENARIO 1 - **6a** (Deed Restriction) and **40a** (Conversion)		**911**	**61**	**815,166**	**839,621**	**154,762**	**170,238**	**436,826**	**480,509**	**542,409**	**596,650**	**35,800**	**129**	
SCENARIO 2 - **6a** (Deed Restriction) and **40b** (New Development)		**981**	**61**	**878,244**	**904,591**	**177,020**	**194,722**	**377,764**	**415,540**	**515,114**	**566,625**	**42,800**	**164**	
SCENARIO 3 - **6b** (No Deed REstriction) and **40a** (Conversion)		**1,066**	**82**	**954,687**	**983,328**	**154,762**	**170,238**	**436,826**	**480,509**	**433,806**	**477,187**	**45,000**	**175**	
SCENARIO 4 - **6b** (No Deed Restriction) and **40b** (New Development)		**1,136**	**82**	**1,017,765**	**1,048,298**	**177,020**	**194,722**	**377,764**	**415,540**	**406,511**	**447,162**	**52,000**	**210**	

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

2 Parking facilities would be provided below grade, therefore it is not counted as "zoning" square footage

3 Estimated gross floor area represents a 3% increase in zoning floor area for residential uses, and a 10% increase in zoning floor area for commercial, retail, and community facility uses

TABLE 1-3d
RWCDS Projected Development Sites

Increment													
			Residential SF		Retail SF		Other Commercial SF		Community Facility SF				
Site	Dwelling Units	Affordable Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Parking Facility SF[2]	Parking Spaces	Height (ft)
1	44	-	39,708	40,899	5,263	5,789	(2,824)	(3,106)	-	-	-	-	71
2	20	-	18,874	19,440	10,214	11,235	-	-	-	-	-	-	20
4	2	-	2,182	2,247	-	-	-	-	-	-	-	-	-
5	6	22	5,175	5,330	3,600	3,960	-	-	-	-	-	-	20
6a (Deed Restriction)	-	-	-	-	-	-	-	-	(59,414)	(65,355)	-	-	(123)
6b (No Deed Retriction)	155	21	139,521	143,707	-	-	-	-	(168,017)	(184,819)	9,200	46	(123)
7	-	19	(356)	(367)	7,194	7,913	14,388	15,827	-	-	-	-	50
8	6	4	5,355	5,516	-	-	-	-	-	-	-	-	25
9	35	16	31,690	32,641	-	-	-	-	-	-	-	-	40
10	2	-	962	991	-	-	-	-	-	-	-	-	20
11	2	-	2,095	2,158	-	-	-	-	-	-	-	-	10
12	2	-	1,530	1,576	-	-	-	-	-	-	-	-	20
13	2	-	1,213	1,249	-	-	-	-	-	-	-	-	20
14	-	-	-	-	-	-	50,716	55,788	32,148	35,363	-	-	95
15	-	-	-	-	7,590	8,349	(20,000)	(22,000)	55,029	60,532	-	-	88
17	2	-	1,333	1,373	-	-	-	-	-	-	-	-	20
18	50	-	45,445	46,808	10,446	11,491	(13,058)	(14,364)	31,339	34,473	-	-	115
19	13	-	11,292	11,631	2,502	2,752	-	-	-	-	-	-	65
40a (Conversion)	158	-	142,266	146,534	30,165	33,182	(32,258)	(35,484)	155,009	170,510	15,800	79	97
40b (New Development)	228	-	205,344	211,504	52,423	57,665	(91,320)	(100,452)	127,714	140,485	22,800	114	100
50	-	-	-	-	13,568	14,925	76,539	84,193	60,071	66,078	20,000	50	78
51	-	-	-	-	10,839	11,923	-	-	(10,839)	(11,923)	-	-	-
52	-	-	-	-	1,710	1,881	-	-	(1,710)	(1,881)	-	-	-
53	-	-	-	-	855	941	-	-	(855)	(941)	-	-	-
54	-	-	-	-	4,000	4,400	-	-	(4,000)	(4,400)	-	-	-
55	-	-	-	-	5,100	5,610	-	-	(5,100)	(5,610)	-	-	-
TOTALS													
SCENARIO 1 - **6a** (Deed Restriction) and **40a** (Conversion)	**344**	**61**	**308,764**	**318,027**	**113,046**	**124,350**	**73,503**	**80,854**	**251,678**	**276,846**	**35,800**	**129**	
SCENARIO 2 - **6a** (Deed Restriction) and **40b** (New Development)	**414**	**61**	**371,842**	**382,997**	**135,304**	**148,834**	**14,441**	**15,885**	**224,383**	**246,821**	**42,800**	**164**	
SCENARIO 3 - **6b** (No Deed Retriction) and **40a** (Conversion)	**499**	**82**	**448,285**	**461,734**	**113,046**	**124,350**	**73,503**	**80,854**	**143,075**	**157,383**	**45,000**	**175**	
SCENARIO 4 - **6b** (No Deed Restriction) and **40b** (New Development)	**569**	**82**	**511,363**	**526,704**	**135,304**	**148,834**	**14,441**	**15,885**	**115,780**	**127,358**	**52,000**	**210**	

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

2 Parking facilities would be provided below grade, therefore it is not counted as "zoning" square footage

3 Estimated gross floor area represents a 3% increase in zoning floor area for residential uses, and a 10% increase in zoning floor area for commercial, retail, and community facility uses

TABLE 1-4a
RWCDS Potential Development Sites

Site Data						Existing Condition									
							Residential SF		Retail SF		Other Commercial SF		Community Facility SF		
Site	Block	Lot(s)	Lot Area	Existing Zoning	Proposed Zoning	Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Height (ft)
20	2065	6	2,498	R7-2	R7A	2	2,500	2,575	2,042	2,246	2,500	2,750	-	-	34
21	2065	10	2,498	R7-2	R7A	-	-	-	-	-	2,448	2,693	-	-	25
22	2078	17	4,996	R7-2	R7A	-	-	-	-	-	-	-	4,900	5,390	28
23	2077	6	9,992	R7-2	R8A IH	-	-	-	9,492	10,441	9,492	10,441	-	-	27
24	2077	24	3,997	R7-2	R8A IH	-	-	-	-	-	-	-	7,510	8,261	47
25	2091	36	9,992	R8	C6-3X IH / C1-4	-	-	-	10,517	11,569	-	-	-	-	25
26	2076	25, 125	3,323	R7-2	R7A	9	5,181	5,336	-	-	-	-	-	-	40
27	2076	27, 127	3,298	R7-2	R7A	7	5,839	6,014	-	-	-	-	-	-	40
28	2051	56, 57	3,248	R7-2	R8A	6	3,136	3,230	1,100	1,210	-	-	-	-	47
29	2051	58, 59	3,072	R7-2	R8A	6	4,848	4,993	720	792	-	-	-	-	46
30	2071	42, 141	2,998	R7-2	R7A	2	5,622	5,791	-	-	-	-	-	-	-
31	1968	16	24,191	M1-1	MX M1-5 / R7-2	-	-	-	-	-	48,400	53,240	-	-	22
32	1966	107, 108	5,000	M1-1	MX M1-5 / R7-2	-	-	-	8,625	9,488	-	-	-	-	27
33	1967	9,10,12	9,303	M1-1	MX M1-5 / R7-2	-	-	-	-	-	-	-	-	-	-
56	2092	21	2,498	R8	R6A / C1-4	3	2,513	2,588	-	-	-	-	-	-	40
57	2060	10	2,498	R7-2	R6A / C1-4	-	-	-	-	-	-	-	-	-	-

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

2 Parking facilities would be provided below grade, therefore it is not counted as "zoning" square footage

3 Estimated gross floor area represents a 3% increase in zoning floor area for residential uses, and a 10% increase in zoning floor area for commercial, retail, and community facility uses

TABLE 1-4b
RWCDS Potential Development Sites

		Future Without-Action Condition											
			Residential SF		Retail SF		Other Commercial SF		Community Facility SF		Parking	Parking	Height
Site	Type of Development[1]	Dwelling Units	ZSF	GSF[3]	Retail ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Facility SF[2]	Spaces	(ft)
20	New	9	8,245	8,492	-	-	-	-	-	-	-	-	60
21	New	9	8,245	8,492	-	-	-	-	-	-	-	-	60
22	New	19	17,121	17,635	-	-	-	-	-	-	-	-	80
23	New	35	31,525	32,471	7,200	7,920	-	-	-	-	-	-	85
24	New	14	12,610	12,988	2,880	3,168	-	-	-	-	-	-	65
25	New	71	64,171	66,096	7,194	7,913	-	-	-	-	-	-	120
26	New	11	9,603	9,891	-	-	-	-	-	-	-	-	60
27	New	13	11,204	11,540	-	-	-	-	-	-	-	-	60
28	New	11	9,700	9,991	2,328	2,561	-	-	-	-	-	-	60
29	New	11	9,882	10,178	2,328	2,561	-	-	-	-	-	-	60
30	New	11	10,234	10,541	-	-	-	-	-	-	-	-	60
31	New	-	-	-	-	-	48,400	53,240	-	-	-	-	22
32	New	-	-	-	8,625	9,488	-	-	-	-	-	-	27
33	N/C	-	-	-	-	-	-	-	-	-	-	-	-
56	Conv	2	1,580	1,627	-	-	-	-	933	1,026	-	-	40
57	New	-	-	-	-	-	-	-	4,496	4,946			30

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

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TABLE 1-4c
RWCDS Potential Development Sites

		Future With-Action Condition												
				Residential SF		Retail SF		Other Commercial SF		Community Facility SF		Parking	Parking	Height
Site	Type of Development[1]	Total Dwelling Units	Affordable Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Facility SF[2]	Spaces	(ft)
20	New	11	-	9,821	10,116	-	-	-	-	-	-	-	-	70
21	New	11	-	9,821	10,116	-	-	-	-	-	-	-	-	80
22	New	22	-	19,643	20,232	-	-	-	-	-	-	-	-	80
23	New	64	13	57,230	58,947	7,200	7,920	-	-	-	-	-	-	120
24	New	22	4	19,400	19,982	2,880	3,168	-	-	-	-	-	-	100
25	New	76	20	68,086	70,129	7,194	7,913	-	-	-	-	-	-	165
26	New	15	-	13,260	13,658	-	-	-	-	-	-	-	-	80
27	New	14	-	11,396	11,738	-	-	-	-	-	-	-	-	80
28	New	19	-	11,349	11,689	2,328	2,561	-	-	-	-	-	-	100
29	New	17	-	15,684	16,155	2,328	2,561	-	-	-	-	-	-	100
30	New	13	-	11,786	12,140	-	-	-	-	-	-	-	-	80
31	New	91	-	82,218	84,685	22,929	25,222	-	-	-	-	9,100	46	75
32	New	18	-	21,002	21,632	4,473	4,920	-	-	-	-	-	-	70
33	New	35	-	31,525	32,471	8,373	9,210	-	-	-	-	-	-	85
56	Conv	2	-	1,580	1,627	933	1,026	-	-	-	-	-	-	40
57	New	-	-	-	-	4,496	4,946	-	-	-	-	-	-	30

Notes

1 Types of Development - "N/C" = No change; "New"= New development; "Conv" = Conversion; "Enl" = Enlargement

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TABLE 1-4d
RWCDS Potential Development Sites

	Increment												
			Residential SF		Retail SF		Other Commercial SF		Community Facility SF		Parking	Parking	Height
Site	Dwelling Units	Affordable Dwelling Units	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	ZSF	GSF[3]	Facility SF[2]	Spaces	(ft)
20	2	-	1,576	1,623	-	-	-	-	-	-	-	-	10
21	2	-	1,576	1,623	-	-	-	-	-	-	-	-	20
22	3	-	2,522	2,598	-	-	-	-	-	-	-	-	-
23	29	13	25,705	26,476	-	-	-	-	-	-	-	-	35
24	8	4	6,790	6,994	-	-	-	-	-	-	-	-	35
25	5	20	3,915	4,032	-	-	-	-	-	-	-	-	45
26	4	-	3,657	3,767	-	-	-	-	-	-	-	-	20
27	1	-	192	198	-	-	-	-	-	-	-	-	20
28	8	-	1,649	1,698	-	-	-	-	-	-	-	-	40
29	6	-	5,802	5,976	-	-	-	-	-	-	-	-	40
30	2	-	1,552	1,599	-	-	-	-	-	-	-	-	20
31	91	-	82,218	84,685	22,929	25,222	(48,400)	(53,240)	-	-	9,100	46	53
32	18	-	21,002	21,632	(4,152)	(4,567)	-	-	-	-	-	-	43
33	35	-	31,525	32,471	8,373	9,210		-	-	-	-	-	85
56	-	-	-	-	933	1,026		0	(933)	(1,026)	-	-	-
57	-	-	-	-	4496	4946		0	(4,496)	(4,946)	-	-	-

Notes

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