DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

POSITIVE DECLARATION

Project Identification
West Harlem Rezoning
CEQR No. 12DCP070M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

West Harlem Rezoning

The Applicant, the New York City Department of City Planning (NYCDCP), 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.

The Proposed Action includes:

1. Zoning map amendments to:
    a. Replace the existing R7-2 and R8 zoning districts within the proposed rezoning area with R6A, R7A, and R8A districts;
    b. Designate a C6-3X-zoning district to be mapped at the intersection of West 145th Street and Broadway;
    c. Replace the existing M1-1 zoning district within the proposed rezoning area with a M1-5/R7-2 zoning district;
    d. 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:
    a. Apply the Inclusionary Housing Program to C6-3X (R9X equivalent zoning

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district) and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue;
b. Establish a Special Mixed Use District 15 (MX 15) in West Harlem;
c. 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 Proposed Action is intended to preserve the existing context and scale of the residential neighborhood, allow modest residential growth where appropriate and provide incentives for affordable housing through the Inclusionary Housing Program within the affected area. Currently, the affected area is zoned predominantly R7-2 and R8, medium density residential districts, as well as M1-1, a light manufacturing district.

The With-Action scenario identifies a total of 24 projected development sites. Since under the proposed zoning changes and other controls, a range of new development could occur within two projected development sites, two reasonable worst-case development scenarios (RWCDSs) have been identified for each of these two sites, resulting in a total of four different reasonable worst-case development scenarios for the Proposed Action, which are as described below:

1. Under Reasonable Worst Case Development Scenario 1, it is assumed that 911 residential units (incl. 61 affordable units), 170,238 GSF of retail, 480,509 GSF of office, 596,650 GSF of community facilities uses and 129 parking spaces would result from the Proposed Action. This scenario would result in an increment of 344 residential units (including 61 affordable units), 124, 350 gsf of retail, 80,854 gsf of office and 276, 846 gsf of community facilities uses and 129 parking spaces as compared to the No-Action Scenario.

2. Reasonable Worst Case Development Scenario 2 is assumed to result in 981 residential units (incl. 61 affordable units), 194,722 GSF of retail, 415,540 of office, 566,625 GSF of community facilities uses and 164 parking spaces. This scenario would result in an increment of 414 residential units (including 61 affordable units), 148,834 gsf of retail, 15,885 gsf of office, 246,821 gsf of community facilities uses and 164 parking spaces as compared to the No-Action Scenario.

3. Reasonable Worst Case Development Scenario 3 assumes the development of 1066 residential units (incl. 82 affordable units), 170,238 GSF of retail, 480,509of office, 477,187 GSF of community facilities uses and 175 parking spaces. This scenario would result in an increment of 499 residential units (including 82 affordable units), 124,350 gsf of retail, 80,854 gsf of office, 157,383 gsf of community facilities uses and 175 parking spaces as compared to the No-Action Scenario.

4. Under Reasonable Worst Case Development Scenario 4, the analysis assumes construction of 1,136 residential units (incl. 82 affordable units), 194,722 GSF of retail, 415,540 of office, 447,162 GSF of community facilities uses and 210 parking spaces. This scenario would result in an increment of 569 residential units (including 82 affordable units), 148,834 gsf of retail, 15,885 gsf of office, 127,383 gsf of community facilities uses and 210 parking spaces as compared to the No-Action Scenario.

Sixteen additional sites within the affected area, which are considered possible but less likely to be developed by the analysis year, have been identified as potential development sites.

It is anticipated that, absent the Proposed Action, the affected area would be developed with 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.

The analysis year for this proposal is 2021.

Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The action, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.

2. The action, as proposed, may result in significant adverse impacts related to socioeconomic conditions in the vicinity of the affected area.

3. The action, as proposed, may result in significant adverse impacts to community facilities in the study area.

4. The action, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.

5. The action, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.

6. The action, as proposed, may result in significant adverse impacts on historic resources in the affected area.

7. The action, as proposed, may result in significant adverse impacts on urban design and visual resources in the vicinity of the affected area.

8. The actions, as proposed, may result in significant adverse impacts related to hazardous materials in the vicinity of the affected area.

9. The action, as proposed, may result in significant adverse impacts related to water and sewer infrastructure in the vicinity of the affected area.

10. The action, as proposed, may result in significant adverse impacts to transportation conditions in the vicinity of the affected area.

11. The action, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.

12. The action, as proposed, may result in significant adverse impacts from greenhouse gas emissions in the vicinity of the affected area.

13. The action, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.

14. The action, as proposed, may result in significant adverse impacts related public health.

15. The action, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.

16. The action, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the actions which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Action would alter existing land uses and zoning by allowing greater densities than the current zoning permits.

2. Socioeconomic Conditions – The Proposed Action would result in direct displacement of commercial uses and could result in indirect displacement of residential, commercial or institutional uses within the affected area.

3. Community Facilities and Services – Increased development would increase the number of workers and visitors using local community facilities and services.

4. Open Space – Changes to the affected area's publicly accessible open spaces may occur due to increased demand for use of open spaces.

5. Shadows – The Proposed Action would allow an increase in development density and greater building height at the development sites. Shadows cast by the proposed buildings could affect sunlight-sensitive resources in the affected area.

6. Historic and Cultural Resources – The Proposed Action could affect historic and cultural resources in the affected area. The affected area encompasses blocks located within several 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, as well as two State and National Register (S/NR) listed historic districts (Sugar Hill Historic District and the Hamilton Heights Historic District). In addition, the proposed rezoning area includes four historic districts, which are eligible for designation by LPC, including: the Convent Garden Historic District; the Upper Riverside Drive Historic District; Hamilton Place Historic District; and the Loth Building Area Historic District. There

are also several individual landmarks located within and adjacent to the proposed rezoning area.

7. Urban Design/Visual Resources – The Proposed Action would result in new building forms which could differ from existing urban design elements within the affected area.

8. Hazardous Materials – The Proposed Action would result in new construction and in-ground disturbance which, given the historical on-and off-site uses and conditions, have the potential to result in hazardous materials impacts.

9. Water and Sewer Infrastructure – The Proposed Action would induce new development which could place additional demands on infrastructure such as sewers, water supply and water pollution control plants.

10. Transportation – The Proposed Action would result in an increase in the number of vehicular trips. The Proposed Action may increase ridership on mass transit facilities and would result in increased pedestrian movements in the affected area due to the increased number of residents, workers, and visitors to the development sites.

11. Air Quality – Increased demand for heating, ventilation and air conditioning (HVAC) and additional vehicular traffic introduced by the Proposed Action may affect air quality. Additionally, new residents would be brought into the affected area, a portion of which is currently zoned as a manufacturing district; this may have the potential to result in effects to air quality.

12. Greenhouse Gas Emissions – The Proposed Action would result in a development that could increase the amount of greenhouse gas emissions in the affected area.

13. Noise – The Proposed Action would increase the volume of traffic in the affected area, which could result in additional traffic noise and may have the potential to result in noise impacts. Additionally, the Proposed Action would result in new development along heavily trafficked thoroughfares and within an existing manufacturing district, which may potentially result in noise-related impacts.

14. Public Health – The Proposed Action would result in new development which could potentially result in public health concerns.

15. Neighborhood Character – The Proposed Action would result in new mixed development which could alter existing neighborhood character by affecting shadows, urban design, visual resources, historic resources, socioeconomic conditions, traffic, and noise.

16. Construction – The Proposed Action would result in a new development that would involve activities which may result in construction-related impacts.

17. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed actions will identify and describe any other potential effects on the environment.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Thursday, January 26, 2012 at the Gatehouse – Harlem Stage, 150 Convent Avenue, New York, NY 10031. Two sessions will be held on that date. The first will commence at 2:00 PM, and the second will commence at 6:00 PM. Written comments will be accepted by the lead agency until Monday, February 6, 2012.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Olga Abinader, at (212) 720-3493.

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New York City Department of City Planning

12/12/11

Date