DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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NOTICE OF COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT

125th Street Corridor Rezoning and Related Actions

Project Identification
CEQR No. 07DCP030M
ULURP Nos. 080096 HUM, 080097 HAM,
080099 ZMM, N080100 ZRM
SEQRA Classification: Type I

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Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned. The proposal involves actions by the City Planning Commission and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). A public hearing on the Draft Environmental Impact Statement (DEIS) was held on January 30, 2008. Written comments on the DEIS were requested and were received by the Lead Agency until February 11, 2008. This FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

The New York City Department of City Planning (DCP) is proposing to rezone portions of 125th Street in Manhattan Community Districts 9, 10 and 11. The area proposed to be rezoned is generally bounded by 124th Street, 126th Street, Broadway and Second Avenue. The proposed changes are part of a comprehensive City initiative to support the ongoing revitalization of 125th Street, Harlem's Main Street. The proposed rezoning area is currently zoned R7-2, C4-4, C4-4A, C4-5, C4-7, and M1-2, and the rezoning proposal would create a new special district, the Special 125th Street District, within the rezoning area and change the area's underlying zoning to R6A, R7-2, R7A, C4-4A, C4-4D, C6-3, and C4-7, as modified by the proposed special district. The proposed text amendment is included in Appendix A of this Final EIS. In addition to the zoning map and text amendments, the proposed action includes the disposition of City-owned property, an Urban Renewal Plan amendment, a City Planning Commission (CPC) certification pursuant to the Special TA (transit land use) District, and Urban Development Action Area Project (UDAAP) designation and project approval (a non-ULURP action) in connection with a known development on a site within the rezoning area.

The Final EIS has been prepared in conformance with all applicable laws and regulations, including Executive Order No. 91, New York City Environmental Quality Review (CEQR) regulations, dated August 24, 1977, and follows the guidelines of the *CEQR Technical Manual.*

The Final EIS includes review and analysis of all impact categories identified in the *CEQR Technical Manual.* The Final 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.

The Final EIS analyzes a range of alternatives to the proposed action, in addition to the proposed action itself. Among the alternatives considered, a new alternative, the "Expanded Arts Bonus Alternative," has been proposed by DCP since the issuance of the Draft EIS. The Expanded Arts Bonus Alternative was developed largely in response to public comments received during the land use review process, and is, therefore, under particularly active consideration by the lead agency, the CPC. The Expanded Arts Bonus Alternative, which is described more fully and analyzed in Chapter 21, "Alternatives," represents a combination of aspects of both the Arts Bonus and the C4-4D Alternatives, and is presented in addition to those Alternatives. Upon completion of the environmental review process, it is possible, in accordance with SEQRA and CEQR, that the CPC will select an alternative, rather than the proposed action. The modified ULURP application [C 080099(A) ZMM and N 080100(A) ZRM] for the zoning map and text amendments which are analyzed in the new Expanded Arts Bonus Alternative were filed by the DCP on December 17, 2007 and are contained in their entirety in Appendix A.

As the proposed action would rezone a large area encompassing 24 blocks, and a 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 analysis considers an analysis year of 2017.

PURPOSE AND NEED FOR PROPOSED ACTION

In response to recent and anticipated development in Harlem, and most specifically along 125th Street, DCP, in partnership with New York City Economic Development Corporation (EDC), Housing Preservation and Development (HPD), New York City Department of Transportation (DOT) New York City Department of Cultural Affairs (DCA), and other City agencies, undertook in 2003 the 125th Street River-to-River Study. The purpose of this study was to propose a strategic planning and development framework for 125th Street from the Hudson River to the East River. The study focused on several key areas that include: zoning, transportation, the arts, identity enhancement to promote and support increased visits to the corridor by local residents as well as regional, national and international visitors, and public realm/streetscape improvements. The study also reviewed strategies to develop housing within the corridor, including affordable housing. To achieve the study's overall objectives, DCP convened an interagency working group and community-based Advisory Committee comprising more than 100 Harlem business and local civic representatives, community board members and elected officials. The actions comprising the 125th Street Corridor Rezoning and Special District described in this document constitute a key product of the study.

The rezoning plan includes input received from public meetings held in 2004, 2005, 2006, and 2007. The plan includes strategies to encourage new mixed-use development and to expand and enhance the arts, culture and retail activities on 125th Street in order to enable Harlem's Main Street to evolve as a vibrant corridor and a premier arts, entertainment and commercial destination in the City. The proposed rezoning seeks to:

Provide a balanced zoning strategy — encourage new development where appropriate while maintaining the scale and character of existing predominantly residential areas.

Encourage new mixed-use development — catalyze the production of residential, commercial, retail, arts and entertainment uses to enliven the street during the day and evening.

Balance new development in response to existing neighborhood character and scale — establish urban design controls that reflect the special context of 125th Street.

Sustain and enhance the ongoing revitalization of 125th Street as a unique, diverse Manhattan main street — expand the extent and range of uses permitted along the street.

Create opportunities for new housing including affordable housing — couple increases in density with inclusionary housing bonuses.

DESCRIPTION OF THE ACTION

The 125th Street corridor is primarily zoned for relatively low to medium-density residential and commercial development, interspersed with low-density manufacturing and high-density commercial districts. The 125th Street corridor has a diverse mix of commercial, institutional and retail uses. Portions of the corridor have occupied residential buildings. Examples of recent development include a Pathmark supermarket, Gotham Plaza and Gateway Plaza, located at Lexington Avenue and 125th Street; the Hotel Trades Association building and Harlem USA, located at Morningside Avenue and Frederick Douglass Boulevard, respectively. Buildings within the 125th Street corridor have a wide range of heights. Taller buildings include the Adam Clayton Powell Jr. State Office Building (20 stories) and the landmarked Theresa Towers (13 stories) within the core of the corridor at 125th Street and Adam Clayton Powell Jr. Boulevard, along with 55 West 125th Street (15 stories). Predominantly residential portions of the corridor contain four- to five-story buildings and brownstones. There are also one- and two-story retail and commercial buildings lining portions of 125th Street.

The proposed action would serve to enhance the 125th Street corridor through a balanced strategy which provides new opportunities to catalyze future mixed-use commercial and residential development, including affordable housing, while protecting the scale and character of predominately residential portions of the corridor with a strong built context. The Special 125th Street District boundaries coincide with the rezoning area boundaries, which is generally bounded by 124th and 126th Streets, Broadway and Second Avenue. 125th Street comprises the spine within the proposed rezoning area.

The proposed Special District would contain the "Core Subdistrict". The subdistrict would generally include both sides of 125th Street between Frederick Douglass Boulevard and 545 feet east of Lenox Avenue/Malcolm X Boulevard. Prominent arts institutions like the Apollo Theater and the Studio Museum are located within this section of 125th Street. The subdistrict would contain additional regulations pertaining to the creation of arts and entertainment uses that would complement existing ones, these regulations are described in detail within the Use Regulations section below. The proposed Special District would promulgate controls that shape the form of new buildings to respond to the specific conditions along the corridor in a more fine-tuned approach than possible with regular zoning categories.

Central to the proposal is establishing a new special purpose district for the areas of the 125th Street corridor within the rezoning - the Special 125th Street District. The Special District would allow a wide range of retail, arts, entertainment and cultural uses to physically and economically activate the street, would allow fine-tuned building form controls to respond to the specific scale and character of the corridor, and would support future job creation and career opportunities.

The majority of the area within the proposed rezoning boundaries is currently zoned C4-4, C4-7 and R7-2, which comprise medium and high density zoning districts. Small portions within the rezoning boundaries also include areas currently zoned C4-5, C4-4A and M1-2. The majority of the existing zoning districts have been in effect since the last major revision of the New York City Zoning Resolution in 1961. The zoning proposal includes changes to the existing C4-7 and R7-2 districts within the rezoning area and mapping C6-3, C4-4D, C4-4A and R6A districts in the remaining areas.

A key principle of the rezoning proposal for 125th Street is the creation of a balanced rezoning approach that includes opportunities to catalyze future development, while preserving those areas with a strong, definable built context as well as predominately residential areas. The proposal recognizes the built context of 124th and 126th Streets, which are predominantly residential in character and clearly distinct from 125th Street and proposes compatible zoning districts accordingly.

DCP's rezoning strategy balances encouraging growth with promoting preservation within select areas of the corridor. Through zoning text and zoning map amendments DCP's proposal would:

Support and enhance the ongoing economic revitalization of 125th Street and neighboring areas.

125th Street is Harlem's Main Street. Through the 1960- 80's period, 125th Street experienced an erosion of its function as a major retail corridor, resulting from population and housing decline, a lack of available public funding for new development, and general private disinvestment. In recent years 125th Street has experienced renewed development and private investment, such as that typified by the Harlem USA retail complex, the Hotel Trades Association building, Harlem Center and Pathmark. Significant projects undergoing their planning stages include the proposed redevelopment of the Victoria Theater, Columbia University's proposed campus plan for Manhattanville, to the western end of 125th Street, and the East 125th Street Project (formerly known as Uptown New York), a new mixed-use project to be located on portions of three blocks bounded by 125th and 127th streets, Second and Third avenues, at the eastern end of 125th Street. Neighboring blocks have also seen new residential development, primarily under various New York City Housing Preservation and Development (HPD) programs.

DCP's rezoning proposal complements the city's ongoing capital investment and renewed private investment in the area. The proposal includes zoning changes that would positively bolster new development activity, and activate and reinforce 125th Street as a major mixed-use corridor and a local and regional destination for arts, entertainment and retail.

Promote building forms that are compatible with existing neighborhood character.

Along most of 125th Street, mid-blocks and intersecting avenue frontages, current zoning regulations allow tower-in-the park development that is inconsistent with the surrounding context of street wall buildings. Portions of the corridor within the rezoning area are characterized by four to five-story rowhouses with street walls built to the street line; prominent examples of these areas include portions of 124th and 126th streets between Malcolm X Boulevard and Park Avenues, and along portions of 125th Street between Fifth and Madison Avenues.

To address these issues, DCP is proposing zoning districts to catalyze development and to ensure that future building forms are compatible with the surrounding neighborhood's built character. The proposed changes to the existing zoning regulations include bulk controls that will require all new development to provide street walls and setbacks for the upper portion of the buildings above the street wall to reduce their visual impact from the street level. Maximum height limits would be introduced for all the proposed new

mapped districts ensuring the overall massing and scale of new development responds to the particular characteristics of the different areas within the corridor.

Foster new opportunities for mixed-use development.
Neighboring blocks, located north and south of 125th Street, comprise a growing neighborhood that is undergoing significant redevelopment. Residential development is critical and valuable to the long term vitality of a mixed-use district; however, no new housing has been built along 125th Street in the past recent years. New mixed-use development that includes housing on 125th Street would add vitality to the street both at day and night times by increasing the residential population. To encourage new mixed-use development that includes housing, DCP proposes increased densities in appropriate locations, with an inclusionary zoning bonus to expand and enhance the opportunities for affordable housing development.

REASONABLE WORST CASE DEVELOPMENT SCENARIO

A Reasonable Worst Case Development Scenario (RWCDS) for both "future no-action" and "future with-action" conditions will be analyzed for an analysis year, or Build year, of 2017.

The future with-action (or Build) scenario identifies the amount, type, and location of development that is expected to occur by 2017 as a result of the proposed action. The future without the action (or no-build) scenario identifies similar development projections for 2017 absent the proposed action. The incremental difference between the build and no-build scenarios serves as the basis for the impact analyses.

- To determine the scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new development, several factors have been considered, including known development proposals, current real estate market demands, and DCP's standard "soft site" criteria for identifying likely development sites.

DCP has identified a total of ~~49~~ 48 sites which meet these criteria. Of these ~~49~~ 48 sites, 26 are projected development sites and ~~23~~ 22 are potential development sites.

Future No-Action Conditions (No-Build Scenario)

In the future without the proposed action, the existing zoning controls would remain in place. It is expected that the rezoning area would experience some growth in commercial and residential uses. In the future without the proposed action (No-Build), as-of-right development would be expected to occur on 14 of the 26 projected development sites identified by DCP in the rezoning area. Development on the 26 projected development sites is expected to consist of 304 dwelling units (DUs); 635,337 sf of retail; 512,305 sf of office space; 8,512 sf of hotel space (together the retail, office, and hotel space would comprise a total of 1,156,154 sf of commercial space); 26,824 sf of storage/manufacturing uses; 112,404 sf of parking/auto related uses; 182,493 sf of community facility space; and 20,586 sf of institutional conversion space. The residential

development projected in the No-Build Scenario would not be expected to include affordable housing.

In addition to the ~~49~~ 48 projected and potential development sites in the proposed rezoning area described above, there are six known development sites in the rezoning area. The development expected on the six known development sites would occur independent of the proposed actions. The six known development sites would have a total of 28,986 square feet of retail floor area, 21,696 square feet of commercial office floor area, 127,500 square feet of hotel floor area, 129,992 square feet of community facility space and 147 total parking spaces. These developments are expected to occur in the No-Build Scenario.

Future With-Action Conditions (Build Scenario)

DCP has identified 26 projected development sites in the rezoning area on which development would result in a net (incremental) gain of 2,328 dwelling units (DUs), 436,015 commercial office square feet and 208,586 commercial retail square feet by the rezoning build year of 2017. In addition, DCP has identified ~~23~~ 22 potential development sites in the rezoning area. If development does not occur on the projected development sites, the same overall amount of development could occur instead on some or all of the potential development sites. Although considered possible sites for future development based on the soft site criteria described above, these sites are considered less likely to be developed over the ten year analysis period. Site conditions, location, and market demand are among the factors contributing to the more limited likelihood for redevelopment of potential development sites.

The 26 projected development sites currently have 2 DUs; 460,758 sf of commercial uses (336,641 sf or retail, 115,605 sf of office/commercial and 8,512 sf of hotel), 40,788 sf of storage/manufacturing uses; 126,908 sf of parking/auto related uses; 80,058 sf of community facility space; and 239,570 sf of vacant floor area.

As described above, in the future without the proposed action (No-Build), some as-of-right development is expected to occur on these sites. The No-Build development program is expected to consist of 304 DUs; 635,337 sf of retail; 512,305 sf of office space; 8,512 sf of hotel space (together the retail, office, and hotel space would comprise a total of 1,156,154 sf of commercial space); 26,824 sf of storage/manufacturing uses; 112,404 sf of parking/auto related uses; 182,493 sf of community facility space; and 20,586 sf of institutional conversion space.

The development expected to occur on the 26 projected development sites under Build conditions would consist of 2,632 DUs (498 of which would be affordable housing units); 843,923 sf of commercial retail space; 948,319 sf of commercial office space; 20,184 sf of hotel space (total retail, office and hotel commercial space is 1,812,426 sf); 71,508 of community facility space; 20,586 sf of institutional conversion space; and 1,998 sf of parking/auto related uses.

Incremental Difference between With-Action and No-Action

The projected incremental (net) change in development between the no-build and build scenarios that would result from the proposed action at these 26 projected development sites is 2,328 DUs,

including 498 units of affordable housing; 208,586 square feet of retail commercial space; 436,015 square feet of office commercial space; 11,672 square feet of hotel space (total net increment of commercial space is 656,273 square feet); a decrease of 110,985 square feet of community facility space; a decrease of 26,824 square feet of storage and manufacturing space; and a decrease of 110,406 square feet of parking/auto related uses. A comparison of these development scenarios and the incremental change between them is shown in **Table 1.0-1**.

Table 1.0-1
Summary of Land Uses on Projected Development Sites
Under No Action, With Action and Action Increment

Land Use Type	2017 No Action	2017 With Action	Action Increment
Residential*	304 DU	2,632 DU	2,328 DU
Affordable DUs	-	498 DU	498 DU
Commercial Retail	635,337 sf	843,923 sf	208,586 sf
Commercial Office	512,305 sf	948,319 sf	436,015 sf
Commercial Hotel	8,512 sf	20,184 sf	11,672 sf
Total Commercial	1,156,154 sf	1,812,426 sf	656,273 sf
Storage / Manufacturing	26,824 sf	-	-26,824 sf
Parking / Auto	112,404 sf	1,998 sf	-110,406 sf
Community Facility	182,493 sf	71,508 sf	-110,985 sf
Institutional Conversion	20,586 sf	20,586 sf	-

*Includes affordable dwelling units

REQUIRED APPROVALS

The proposed action requires CPC and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and includes the following actions:

- Zoning map amendments that would map the Special 125th Street District and new zoning districts in conjunction with the proposed zoning text amendments. Zoning text amendment to establish the Special 125th Street District
- Disposition of City-owned property, an Urban Renewal Plan amendment, a CPC certification pursuant to the Special TA (transit land use) District, and UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail on a site within the proposed rezoning area.

The proposed rezoning is a discretionary public action which is subject to both the Uniform Land Use Review Procedure (ULURP), as well as City Environmental Quality Review (CEQR). ULURP is a process that allows public review of proposed actions at four levels: the Community Board; the Borough President; the City Planning Commission and, if applicable, the City Council. The procedure mandates time limits for each stage to ensure a maximum review period of seven months. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment.

FUTURE WITH THE PROPOSED ACTION

Land Use, Zoning, and Public Policy

In the future with proposed action, there would be no significant adverse impacts anticipated for land use, zoning, or public policy in the primary or secondary study areas. The proposed action would be consistent with zoning and public policies in the rezoning area and adjacent areas.

Land Use

The proposed action would not result in significant adverse land use impacts in the rezoning area. By 2017, much of the rezoning area would be occupied by a diverse mix of commercial, institutional and residential buildings with retail generally located on the ground floor. The mapping of the proposed Special 125th Street District with its modifications to the existing C4-7, C4-4A and R7-2 districts within the rezoning area and the mapping of new C6-3, C4-4D, and R6A districts, would enable existing commercial, residential, institutional and mixed uses to remain, but would encourage new mixed-use development that would be consistent with the existing and the surrounding land uses.

With the proposed action, the same general land uses would be allowed. Zoning changes proposed as part of the Special 125th Street District would replace existing manufacturing districts on portions of 126th Street between Park and Third Avenues to encourage new mixed use and commercial uses; map new R6A zoning districts on portions of 126th and 124th Streets to protect the low-rise character of areas with existing brownstones; and map new C4-4A zoning districts on portions of 125th, 124th and 126th Streets generally between Lenox and Madison Avenues to promote building forms compatible with the existing medium and low-rise context. The change in the manufacturing and transportation uses at the eastern end of the corridor to new mixed use and commercial uses would be compatible with the rest of the 125th Street corridor. The proposed action would complement trends that have already been established in manufacturing districts at the eastern end of the rezoning area in the existing and no-action conditions, where blocks in manufacturing districts have been redeveloped with more commercially-oriented uses, and smaller parcels have been converted to residential use.

With the proposed zoning changes, increased densities for generally the same land uses would be allowed in the corridor. The C4-4D, C6-3 and C4-7 zoning districts, mapped throughout the corridor east of Morningside Avenue, would allow for increased density with established height limits. Within these districts, a density bonus in exchange for affordable housing would be available through the Inclusionary Housing program, further encouraging mixed-use development and the creation of affordable housing in the corridor.

The proposed R6A zoning district, mapped on portions of 126th Street between Lenox and Park Avenues and on a portion of 124th Street between Lenox and Madison Avenues, would protect the existing residential and community facility uses in these areas and would allow for less density and no commercial uses. These new districts would preserve the existing residential character of 124th and 126th Streets.

The Special District proposed for the 125th Street corridor would contain a "Core Subdistrict" to

encourage arts and entertainment uses that would complement existing cultural institutions in Harlem. It is expected that entertainment-related uses would be included in new development of 60,000sf or larger, within the Core Subdistrict, in accordance with the entertainment use requirement included in the special district.

Zoning

The proposed action would establish the Special 125th Street District through zoning map and text amendments (see Appendix A, "Proposed Zoning Text Amendment"). The proposed action would serve to enhance the 125th Street corridor through a balanced strategy which provides new opportunities to catalyze future mixed-use commercial and residential development, including affordable housing, while protecting the scale and character of predominately residential portions of the corridor with a strong built context.

The proposed Special 125th Street District boundaries coincide with the rezoning area boundaries, which is generally bounded by 124th and 126th Streets, Broadway and Second Avenue (see Figure 3.1-7). 125th Street comprises the spine within the proposed rezoning area. The proposed rezoning area is currently zoned R7-2, C4-4, C4-4A, C4-5, C4-7, and M1-2. The rezoning proposal would create a new special district, the Special 125th Street District, within the rezoning area and change the area's underlying zoning to R6A, R7-2, R7A, C4-4A, C4-4D, C6-3, and C4-7, as modified by the proposed special district. The proposed zoning changes are part of a comprehensive City initiative to support the ongoing revitalization of 125th Street, Harlem's Main Street.

Table 1.0-2: Summary of Proposed Allowed Density and Building Form within the Special District

PROPOSED ZONING

Allowed Density within Special District (FAR):						Building Form:		
Use:	RESIDENTIAL			COMMERCIAL	COMMUNITY FACILITY	Special District bulk controls		
Underlying Zoning District	Basic FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Building base (street wall) min.	max.	Building height max.
R6A	-	-	3.0	-	3.0	40'	60'	70'
R7-2	-	-	3.44	-	6.5	not required		none
C2-4 overlay	-	-	-	2.0	-	-		-
R7A	-	-	4.0	-	4.0	40'	65'	80'
C2-4 overlay	-	-	-	2.0	-	-		-
C4-4A	-	-	4.0	4.0	4.0	40'	65'	80'
C4-4D	5.4	1.8	7.2	5.4	6.0	60'	85'	120'
C6-3	6.0	2.0	8.0	6.0	6.0	60'	85'	160'
C4-7	9.0	3.0	12.0	10.0	10.0	60'	85'	290'

Public Policy

The changes resulting in the future with the proposed action are not anticipated to create significant adverse impacts to public policy. The proposed action would be consistent with the public policy set forth to guide the development of the rezoning and the secondary study areas.

Socioeconomic Conditions

The proposed action is not expected to have a significant adverse impact on socioeconomic conditions related to direct or indirect residential displacement, to direct or indirect business and institutional displacement, or to specific industries.

Residential Displacement
The proposed action is not expected to result in significant adverse impacts as a result of direct displacement. As described in Chapter 1, "Project Description," it is anticipated that under the proposed action there would be 26 projected development sites under the RWCDS. Fourteen of these sites would be developed as-of-right under conditions without the proposed action. All but one of the projected development sites currently have no residential uses present. Projected development Site #18 contains two dwelling units, located at 69 East 125th Street. However, it is expected that these units would be displaced in the Future Without the Action. Therefore, no direct residential displacement is anticipated as a result of the proposed action.

Indirect Residential Displacement
It is estimated that there are approximately 500 residents in 190 units in five census tracts that could be vulnerable to secondary displacement if rents rise as a result of the proposed action. However, these units represent less than one percent of the study area population. This change would not affect neighborhood character in the study area as the vast majority of the study area population resides in protected units and would not be affected by rising rents. Nor would the relatively small amount of potential secondary displacement accelerate existing trends as the study area has experienced the widespread renovation of thousands of unprotected units since 2000.

Furthermore, new opportunities for affordable housing will be created as a result of the proposed action through an inclusionary housing bonus, which is expected to provide an additional 498 units of affordable housing in the study area. Therefore, the limited indirect displacement that might potentially occur as a result of the proposed action is not expected to result in significant adverse impacts from indirect residential displacement.

Direct Business Displacement
While all businesses contribute to neighborhood character and provide value to the city's economy, CEQR seeks to determine whether displacement of a single business or group of businesses would rise to a level of significance in terms of impact on the City's or the area's economy or the character of the affected neighborhood. The purpose of CEQR is to identify significant adverse impacts to the environment. Under CEQR, displacement of a business or group of businesses is not, in and of itself, an adverse environmental impact. Rather, the CEQR Technical Manual provides a framework to analyze the effects of displacement by asking whether the businesses in question have "substantial economic value to the City or region" or "contribute substantially to a defining element of neighborhood character".

Redevelopment of projected development sites identified in the environmental review for the 125th Street rezoning would potentially cause displacement. However, according to the analysis conducted according to the CEQR Technical Manual methodology discussed in greater detail

below, the potential direct displacement would not constitute a significant adverse impact. The principal category of business that could be displaced is in the retail sector, in particular, restaurants and businesses providing clothing and accessory products. The proposed actions could potentially cause direct displacement of approximately 71 firms and 975 employees on 13 projected development sites. This is solely a projection based on an estimate of the amount of new development that could be reasonably expected to occur within a 10-year period under the rezoning; there is no certainty that any individual site would redevelop or that a particular business would be displaced.

While the DEIS analyzes long term development trends, it nevertheless identifies the firms subject to potential direct displacement based on existing conditions and the businesses located on development sites today. In fact, however, New York City's commercial streets are dynamic. Businesses regularly open and close in response to changes in the economy, local demographics, and consumer trends. Therefore, it is likely that a number of the businesses identified as likely to face displacement pressure as sites redevelop would close or relocate prior to site development due to reasons independent of the rezoning.

The assessment of a business' economic value considers its products and services, its locational needs, particularly whether those needs can be satisfied at other locations, and potential effects on business or consumers of losing the displaced business as a product or service. An example of redevelopment that affected a special and identifiable sector of the City's economy was the redevelopment of the World Trade Center in the 1960s, which resulted in the displacement of the locus of the radio parts industry.

In the case of the 125th Street rezoning, the goods and services provided by the displaced businesses are commonly found on commercial streets in the area and in New York City. They consist primarily of clothing and food retailers, housewares, beauty supply stores, and services such as salons and social service providers. Although the potentially displaced firms each contribute to the City's economy and therefore have economic value, the products and services they provide are widely available in the area and the city; the locational needs of these firms could be accommodated in the area and in other commercial districts, which are widely mapped throughout the city; and the products and services provided by these companies would still be available to consumers as many other existing businesses would remain and firms providing similar products and services would still be available on 125th Street or in the surrounding area.

On the subject of neighborhood character, the manual advises that an impact could occur if the displaced businesses "define or contribute substantially to a defining element of neighborhood character," such as a marina or shipyard on the waterfront. The character of 125th Street is a regional destination retail street, with a mix of national and regional chains, franchises and independent businesses. The corridor is occupied with restaurants and stores that offer a variety of shopper goods and services, such as clothing and food retailers, housewares, beauty supply stores, and services such as salons and social service providers. The potentially displaced businesses sell mostly food and clothes, or provide social services - products and services that will continue to be widely available in the area after redevelopment. Although each business adds to the commercial fabric of 125th Street, none of the businesses that could be displaced on 125th Street individually define the character of the neighborhood. Nor would the collective displacement of the firms be expected to change neighborhood character, since the similar types

of goods and services would continue to be available on 125th Street or in the surrounding area. Furthermore, it is expected that under the rezoning, most of the development sites would contain ground floor retail in the future, creating new retail opportunities to replace those businesses that may be displaced.

Indirect Business Displacement
The proposed actions are expected to facilitate new economic growth and housing through mixed-use development along 125th Street, thereby creating a vibrant center of office, retail, entertainment, and residential uses. While these changes in economic conditions could result in some limited indirect business displacement, the proposed actions would not result in significant adverse indirect business and institutional displacement impacts within the primary or secondary study areas.

Adverse Effects on Specific Industries
According to the guidelines of the *CEQR Technical Manual,* the proposed action would not have an adverse impact on a specific industry because it would not significantly affect the business conditions for any industry or category of businesses within or outside of the study area, nor would it indirectly reduce employment or impair the economic viability of a specific industrial sector or business category. It was determined that there were no specific industries that are unique to the area and thus detailed analysis was not required to be performed.

Community Facilities

Public Schools
The approximately 243 elementary school students that would be introduced into the half-mile study area as a result of the proposed action would cause total enrollment in elementary schools to rise to 10,767, leaving 4,587 seats still available (utilization rate of 71%). The rezoning area is located entirely within CSD 5. In the future with the proposed action, elementary school enrollment in CSD 5 would increase to 8,379, well below its 10,967 seat capacity (utilization rate of 75%). Therefore, there would be no significant adverse impact on elementary schools as a result of the proposed action.

Furthermore, in the future with the proposed action, intermediate school enrollment in CSD 5 would increase to 3,886, which is below capacity and translates to a projected future utilization rate of 69%. Therefore, there would be no significant adverse impact on intermediate schools as a result of the proposed action.

Publicly Funded Day Care
In 2017, without the proposed action, it is projected that there would be approximately 474 available day care slots within one mile of the rezoning area. Adding 60 children eligible for publicly funded day care generated by the proposed action would leave approximately 414 day care slots available within one mile of the rezoning area in 2017 with the proposed action. Therefore, it is anticipated there would be no significant adverse impact on publicly funded day care facilities as a result of the proposed action.

Libraries

Approximately 5,797 residents housed in 2,328 new dwelling units would be generated in the rezoning area as a result of the 125th Street Corridor Rezoning and Related Actions by 2017. These new residents would be spread across the catchment areas of the 125th Street, George Bruce and Harlem Libraries, which are located in the rezoning area, and would also be within three-quarters of a mile of five other libraries. According to the *CEQR Technical Manual*, if a proposed action would increase the catchment population by 5% or more over No-Action levels, a significant impact could occur if this increase would impair the delivery of library services. To conservatively project the increase in each library's catchment area, the percentage of the rezoning area covered by each catchment area was estimated. Those percentages were then applied to the total number of new residents estimated to be generated by the proposed action. The projected net population increase was then calculated as a percentage of the catchment area population. With this methodology, it is estimated the catchment populations of the 125th Street, George Bruce and Harlem Libraries would increase by four percent, two percent and four percent, respectively. Although it is reasonable to assume new residents in the rezoning area would use the library closest to them, they still have two other libraries within the rezoning area and five additional libraries within three-quarters of a mile. Therefore, it is not anticipated that there would be a significant impact on library services as a result of the proposed action.

Open Space

The proposed action would not result in significant adverse impacts on open space. While the amount of total and active open space resources in the study area are and would continue to be deficient in comparison to DCP guidelines, the quality of park and recreational space in the study area, as well as the availability of high quality regional open space resources located just outside of the residential study area, would help offset this. Plans and projects to connect the 125th Street Corridor to both rivers via the West Harlem Waterfront Park project and East River Esplanade expansion along the Harlem River will connect the 125th Street Corridor area to a vastly larger network of open space. These projects would help improve the pedestrian, visual and non-motorized vehicle connection between the proposed rezoning area and the Harlem River Waterfront and beyond. Smaller projects, such as the 12,500 sf of open space within the proposed East 125th Street Development mixed use project would also help to address the open space needs of the study area's residents by adding a new passive resource.

Similarly, the small square and grove proposed as part of the Manhattanville in West Harlem project would provide an attractive intervening open space between the 125th Street Corridor and the West Harlem River Park. The connection between the 125th Street Corridor and the Hudson River would be strengthened and enhanced by open space planned for Columbia's Manhattanville project and the West Harlem River Park project. The development of waterfront open space, open space related to Columbia University's plans for an expansion northward, along with other planned projects by the NYCDPR would help alleviate the effects of the action-generated population on study area open resources.

As noted above, the proposed action would neither result in any direct displacement of existing open space resources in the study area, nor would the proposed action significantly exacerbate the deficiency in open space. Although the proposed action would not increase the amount of publicly accessible open space in the study, the proposed contextual zoning districts require that

new residential developments provide on-site recreation space for building residents in accordance with the provisions of the Quality Housing program. This on-site recreation space would help to offset the increased residential population's additional demand on the study area's open space resources.

As described in the Shadows chapter, the proposed action would result in significant adverse shadow impacts to two open space resource, Dream Street Park and the public plaza at the Adam Clayton Powell Jr. State Office Building. However, these shadows impacts would affect only passive open space resources. As the study area is well served in terms of passive open, these shadow impacts are not considered to have a significant qualitative effect on open space within the study area.

It is recognized that the shortage of active open space within the residential study area results in an active open space ratio (0.52) that is below DCP's guideline of 2.0 acres of active space per 1,000 residents. As described above in the demographic profile of the residential study area, 24.2 percent of all people within the residential study area are age 17 or younger, and are more likely to be users of active recreation amenities. Projects such as the Harlem River Ballfields would help to ameliorate the effects of the decreased active open space ratio in both the residential study area in the Future Action Scenario. Given the span of the proposed rezoning area from 124th to 126th Street and from Second Avenue on the east to Broadway on the West, the rezoning area is in close proximity to the majority of the planned open space development that is expected to be implemented by the build year of 2017. This would minimize the effect of the proposed action on other parks and open spaces in the study area, particularly the identified shortage of active open space in the residential study area. Other attractive open spaces for both passive and active uses are likely to attract residents who would be expected to take advantage of a greater portion of the park than just the space that lies within the study area boundary. Further, several large regional open space resources lie partially or completely outside the study area and have active open space amenities are accessible to residents within the study area. The proximate location of these large regional open space resources would serve to moderate the shortfall of active open space resources identified in the residential study area. The large regional open space resources that are nearby with active open space resources available to residents of the residential study area include: Central Park, located to the south of the study area boundary; Morningside Park, located to the southwest of the study area; Randall's Island Park, located to the east of the study area; and Riverside Park, located to the west of the study area.

The combination of the availability of a variety of open spaces such as recreational areas, spaces for walking and biking, gardens and school playgrounds, the addition of new open spaces, the improvement of existing facilities and large open space resources in the vicinity of the open space study area all add to the open space conditions under existing, no-build and build scenarios. The 125th Street Rezoning and Related Actions open space study area has a significant amount of existing open space in comparison to many other areas in Manhattan and should continue to have sufficient open space resources in the future. Significant adverse impacts to open space would not result from the proposed action.

Shadows

Preliminary assessment of the projected and potential development sites, and the shadows they would cast, found that several cast shadows long enough to reach open spaces and architectural resources. The proposed action could potentially cast shadows on 57 historic resources and 24 open space resources. However, 18 of the open space resources are sufficiently far enough from the projected and potential development sites or do not have net new shadows cast upon the resources that are caused by projected and potential development sites in the Future Action scenario. The proposed action would result in significant adverse shadow impacts on four sunlight-sensitive resources: The Church of St. Joseph of the Holy Family, the Metropolitan Community United Methodist Church, Dream Street Park, and the Adam Clayton Powell, Jr. State Office Building Plaza would receive incremental new shadows as a result of the proposed action that are considered to have a significant adverse impact on these resources.

Since the DEIS, the Department of City Planning consulted with the Department of Parks and Recreation (DPR) and concluded that certain improvements at Dream Street Park were feasible, specifically relocation of benches and relocating or replacing plant material, and would partially mitigate the significant adverse shadow impacts. Absent DPR funding to implement these improvements, the significant adverse shadows impacts would remain unmitigated. Additionally, the Department of City Planning has extended an offer to work closely with the State to ensure that the redesign of the Adam Clayton Powell, Jr. State Office Building Plaza takes into consideration the potential shadow impacts and minimizes their significant adverse nature. However, because the redesign plans for the plaza had not been finalized by the time of the FEIS, the significant adverse impact remains unmitigated. For the remaining two sunlight sensitive resources, the Department of City Planning in consultation with the appropriate City and State agencies has concluded that there are no feasible or practicable mitigation measures that can be implemented to mitigate these impacts, and the significant adverse shadow impacts on the two historic resources would remain unmitigated.

As discussed above, for all of the other public open space resources analyzed, each would continue to receive a minimum of four hours of sunlight during the growing season and the proposed action would not result in a substantial reduction in sunlight to any sun-sensitive uses or features. As such, the proposed action would not result in significant adverse shadow impacts on those open space resources. Aside from the Church of St. Joseph of the Holy and the Metropolitan Community United Methodist Church, the proposed action would not result in incremental shadows being cast on any other historic resources with sunlight-sensitive features.

Historic Resources

The proposed action would not result in significant adverse impacts to archaeological resources; however, it has the potential to result in unmitigated significant adverse impacts to designated New York City landmarks and S/NR-listed and eligible architectural resources due to demolition and/or construction-related activity.

Archaeological Resources

As some of the projected and potential development sites would involve excavation or other types of in-ground disturbance on sites which may have not been previously excavated, the New

York City Landmarks Preservation Commission (LPC) reviewed the sites to determine the potential for effects on archaeological resources. LPC determined that the impact area is not archaeologically sensitive for prehistoric and historic archaeological resources, therefore the proposed action does not have the potential to result in significant adverse archaeological impacts and no further analysis is necessary.

Architectural Resources

The proposed action would not result in direct significant adverse impacts to resources on projected development sites. The proposed action could result in significant adverse impacts due to potential demolition of four Register-eligible resources on potential development sites, including: the former Harlem Savings Bank (#2), the Marion Building (#3), the Bishop Building (#4) and the Amsterdam News Building (#5). Any significant adverse impacts would be unmitigated as none of these resources are designated New York City landmarks or have been calendared for designation. Mitigation could include calendaring these sites for consideration as New York City Landmarks by the New York City Landmarks Preservation Commission. If the resources were deemed to be landmarks, then protection for redevelopment of the sites would be afforded. If the resources were not found to meet the criteria to be designated as a New York City Landmark, then their demolition would not be a significant adverse impact.

Inadvertent construction-related damage could potentially occur to eight eligible and potentially eligible resources including: the Metro-North 125th Street Station (#7); the Park Avenue Viaduct (#8); the former Twelfth Ward Bank (#11); Blumstein's Department Store (#12); 221 East 124th Street (#19), the Apartment Building at 2075-2087 Lexington Avenue (# 20); the Lenox Avenue/West 125th Street Subway Station (#24) and the H.C.F. Koch Department Store (#25). For these eight non-designated resources, construction under the proposed action could potentially result in construction-related impacts to the resource, as the additional construction protections of *TPPN 10/88* would not apply. If these eligible resources are designated in the future prior to the initiation of construction, TPPN 10/88 would apply and indirect significant adverse impacts resulting from construction would be avoided.

Several projected and potential developments that are expected to result from the proposed action could potentially cast new incremental shadows on sunlight sensitive historic resources. As further discussed in Chapter 3.5, "Shadows," the Church of St. Joseph of the Holy Family and the Metropolitan Community United Methodist Church contain light-sensitive features and are expected to receive incremental shadowing effects as a result of the proposed action. The incremental shadow cast upon these resources would result in a significant adverse shadow impact on the resources. After the issuance of the DEIS, the Department of City Planning, in consultation with the NYC Landmark Preservation Commission, concluded that the mitigation measures described in Chapter 3.5, "Shadows" are not feasible and that there are no other feasible or practicable measures that would eliminate or reduce the impacts. Therefore, the significant adverse shadow impacts on these two resources remain unmitigated.

Urban Design and Visual Resources

No significant adverse impacts on urban design would result from the proposed action. The

proposed action is expected to result in positive changes and improvements to urban design conditions within the proposed rezoning area. Views to visual resources would be enhanced to the extent the surrounding setting is improved, and the opportunity to view and participate in the use of such resources as the Apollo Theater and other Harlem destinations through the creation of continuous retail and cultural environments would enhance Harlem's Main Street as a 24-hour destination.

The most appreciable changes would be seen in the built form of new developments, especially pertaining to building bulk, use, and type, and streetscape elements. Open lots, substantially underutilized parcels and one- and two-story retail structures would be replaced with mixed-use buildings that are appropriate in massing, scale and uses to their subareas and to the larger 125th Street corridor.

The urban design strategy that has been developed as part of the proposed action would result in a series of carefully calibrated changes to the built environment of the 125th Street corridor. The urban design strategy would ensure that new development takes into account and responds to the varied built conditions that characterize each of the different subareas of the corridor. The proposed building form controls would guide new development to either, complement existing areas with a strong contextual built character, reinforce medium density areas, or, to ensure an appropriate scale and massing for higher-density development.

New development on areas of the corridor with a strong contextual build character, such as the Mid Corridor and the West Side subareas, would be guided by building form controls that would ensure an appropriate relationship to the existing built context of four and five-story tenement buildings and brownstones. The required streetwalls heights and the limitations on the maximum building height would be consistent with the bulk and massing of the predominant existing buildings reinforcing the streetwall and low-scale character of these areas.

New development on areas of the corridor where medium density is proposed as part of the proposed action would reinforce the mixed-use character of the East Side and the St. Nicholas Intersection subareas where existing residential buildings coexist with other commercial, institutional and auto-related uses. Within these subareas single-story retail structures, vacant buildings and at-grade parking lots would be replaced by medium density mixed-use development with ground floor retail. The new development would improve the urban design of these subareas regularizing streetwalls and establishing an appropriate height limit of 120 feet or 10 to 12 stories.

Higher density new development is expected as a result of the proposed action within the Mixed-Use Core and the Transit Hub subareas. Within these subareas the proposed Special 125th Street District would include building form regulations to ensure that new higher density development is of appropriate scale and massing, with appropriate tower and slab controls to frame and enhance the street. The new development at the center of the corridor would replace one and two-story retail structures and vacant lots with new mixed-use buildings. Building form regulations would require the new buildings to frame 125th Street with streetwalls of consistent height on both sides of the street and would limit the height of new development, and establish a maximum building height that would be substantially lower that the height possible through the

existing zoning and building form regulations on the north side of 125th Street. Required setbacks and slab limitations for those portions of the building above the streetwall would ensure that the bulk of the building does not unduly affect the street level below. The combined building form regulations would ensure that the new higher density mixed-use development is of appropriate scale and massing.

As a result of the proposed action, the retail and commercial character of the 125th Street corridor is expected to be improved. The use regulations included in the proposed special district would ensure that new development would locate active uses at the ground floor level coupled with transparency requirements. Additional regulations applicable to the Core Subdistrict would require arts and entertainment-related uses on new large developments, which are likely to be located at the second or third story of the new building. The use regulations would prevent non-active uses such as banks to locate the majority of their operations at the ground floor level effectively shifting these uses to either the second-story or below grade levels. The active use and transparency requirements associated with new development under the proposed action would further contribute towards creating a vibrant pedestrian environment and would improve the streetscape of the corridor.

It is expected that new development within the Core Subdistrict fulfilling the entertainment use requirement would incorporate some form of distinctive signage as allowed through the proposed district. Such distinctive signage opportunities in the new development would enhance the corridor's identity.

In addition, the proposed action would compliment the urban design of the secondary study area and would not result in significant adverse impacts on urban design. The new development within the rezoning area would be complimentary to the development expected independent of the proposed action to the east and west of the rezoning area.

The proposed action would not result in significant adverse impacts to visual resources. The context of the visual resources that define the 125th Street Corridor would not be significantly or substantially altered by the proposed action, given the bulk and massing of new construction which would be compatible with the study area's existing resources and built context. The proposed action would not result in the loss of significant public views to visual resources as the area's streets and sidewalks would be unaltered. Within each subarea, development on the projected and potential development sites would be confined to the existing blocks and lots and would not affect views to the visual resources from the streets or sidewalks.

Neighborhood Character

The proposed action would result in changes to the general neighborhood character of the rezoning area. The proposed action would result in an overall change in the character of the proposed rezoning area with respect to land use, socioeconomic conditions, historic resources, urban design and visual resources, traffic, and street-level pedestrian activity. The neighborhood character of the area would not be impacted by noise increases resulting from the proposed action. In addition, the proposed action would not affect historic resources in ways that would affect neighborhood character.

Overall, the proposed action would help sustain the ongoing revitalization of the 125th Street corridor. The proposed action would catalyze the creation of new mixed-use development that would help create the critical mass of commercial and residential uses necessary to help sustain a vibrant Street during the day and evening. In addition, the proposed action would help preserve portions of the corridor with a strong built character and existing residential uses, preserving the existing low-rise residential character of portions of 125th, 124th and 126th Streets.

The proposed action would support the creation of arts and entertainment uses that would complement existing cultural institutions within the corridor sustaining and enhancing the corridor's character and identity as an arts and culture destination.

As a result of the proposed action, the retail and commercial character of the 125th Street corridor is expected to be improved. The use regulations included in the proposed special district would ensure that new development would locate active uses at the ground floor level coupled with transparency requirements. The active use and transparency requirements associated with new development under the proposed action would further contribute towards creating a vibrant pedestrian environment and would improve the streetscape of the corridor.

While additional traffic generation is expected as a result of the proposed action, fluctuations in traffic patterns are not likely to have a significant adverse impact on neighborhood character. In addition, the proposed action would result in unmitigated significant adverse shadow impacts on four sunlight-sensitive resources: The Church of St. Joseph of the Holy Family, the Metropolitan Community United Methodist Church, Dream Street Park, and the Adam Clayton Powell, Jr. State Office Building Plaza would receive incremental new shadows as a result of the proposed action that are considered to have a significant adverse impact on these resources. However, these unmitigated shadow impacts would not result in significant adverse impacts to neighborhood character.

The proposed action is anticipated to result in changes to the neighborhood character of the 125th Street corridor. These changes are considered to be beneficial to the overall character of the corridor and would not constitute significant adverse impacts to neighborhood character.

Hazardous Materials

The proposed action would not result in significant impacts related to hazardous materials.

For all privately owned sites, as listed in Appendix D of the DEIS, (E) designations are recommended as part of the proposed zoning. Recommendations for (E) designations are based on whether the projected and potential development sites may have been adversely affected by current or historical uses at, adjacent to, or within 400 feet of these sites. By placing (E) designations on sites where there is a known or suspect environmental concern, the potential for an adverse impact to human health and the environment resulting from the proposed action is avoided. The (E) designation provides NYCDEP with a mechanism for addressing environmental conditions so that significant adverse impacts do not occur as a result of site development.

The (E) designation requires that pre-development activities at each site include a Phase 1 environmental site investigation, and, if necessary, a sampling protocol and remediation to the satisfaction of NYCDEP before the issuance of a building permit. Appendix D Table 1 in the DEIS presents the complete list of privately-owned projected and potential development sites for which (E) designations are proposed.

City-owned Sites

In addition to the sites receiving (E) designations, there are City owned properties that have been identified as having the potential for hazardous materials contamination. Because these sites are under the control of the City, which is the applicant for the 125th Street Corridor Rezoning, they are not subject to the regulations governing (E) designations. The agencies that own and control these sites will enter into Memoranda of Understanding or other agreements with NYCDEP to ensure that any testing and remediation activities, as deemed necessary by NYCDEP in accordance with NYCDEP requirements, are performed prior to and/or during development of or a change in use on these sites. (See Table 2 in Appendix D of the DEIS "City Owned Sites with Potential Hazardous Materials.")

Natural Resources

The 125th Street Rezoning and Related Actions study area is urbanized and densely developed. The study area does not include any of the following ecological resources: surface water bodies, wetlands, beaches, dunes, bluffs, thickets, significant grasslands, meadows, woodlands, or forests. The *CEQR Technical Manual* lists a number of areas that contain natural resources designated by a governmental agency as significant, sensitive, or worthy of protection. The study area is not located within or immediately adjacent to any of those listed natural resource areas. The study area neither contains natural resources of significance, nor, with the exception of three parks located within or partly adjacent to the study area and the two rivers immediately adjacent to the study area, is located adjacent to natural resources of significance.

As no significant natural resources exist within the study area, the proposed action would not result in significant adverse impacts to natural resources. The projected and potential development sites are located in upland, urbanized areas already occupied by buildings, structures and paved areas. New developments and other changes in the future with the proposed action in the project study area are not expected to have any significant impacts on other natural resources, including ground water, floodplains, coastal resources, wildlife, wetlands, uplands, built resources, and significant, sensitive, or designated resources.

While there would continue to be a strike hazard for migratory birds, as allowable building heights would be substantially reduced and significantly more consistent within the 125th Street Corridor, it is likely that, with the proposed 125th Street Corridor Rezoning and related actions, the opportunity for strike hazard would be substantially reduced.

There are no known state or federally listed or proposed endangered or threatened species in the redevelopment project area, except for occasional transient individuals. In addition, no habitat within the study area, under provisions of the Endangered Species Act and under the jurisdiction

of the USFWS, is designated or proposed as a critical habitat. Furthermore, no construction activity in the Hudson or Harlem Rivers is proposed as a result of the proposed action. Therefore no significant impacts to surface water quality or impacts to threatened or endangered species within those rivers would result from the proposed action.

Waterfront Revitalization Program

Proposed actions subject to CEQR that are situated within the designated boundaries of the NYC Coastal Zone must be assessed for their consistency with the city's Local Waterfront Revitalization Program (LWRP). There are, however, no portions of the project area that are located within the City's designated Coastal Zone. As such, the proposed action is not subject to review for consistency with the City's LWRP. No further assessment of the proposed action's consistency with the City's LWRP is required.

Infrastructure

The proposed action would not adversely impact the City's infrastructure. Development on the 26 projected sites would produce an additional 1,144,664 gpd (1.14 mgd) demand on the City's water supply system, representing a 0.088 percent increase. As this is less than one-tenth of one percent of the City's water supply, the proposed action would not result in a significant adverse impact to the City's water supply or water pressure.

The proposed action would not adversely impact the City's wastewater treatment system. The North River WPCP and Wards Island WPCP would receive approximately 497,066 gpd and 281,524 gpd of additional wastewater as a result of the proposed action, equivalent to approximately 0.29 and 0.11 percent of their treatment capacities, respectively. As this represents a relatively small incremental demand that would not significantly augment the amount of wastewater treated by either WPCP, no adverse impact on the City's wastewater treatment system would result from the proposed action.

The proposed action would not adversely impact the City's stormwater management system as development under the proposed action would not reduce or eliminate permeable surfaces compared to the development anticipated in the no-action condition. Therefore, no additional stormwater would be diverted into the City's combined sewer system as a result of the proposed action.

It should be noted that the above analysis assumes the construction of conventional buildings, and does not account for the benefits of green building techniques, which generally decrease water demand and stormwater generation. Such buildings would draw less from the City's water supply, generate less stormwater than estimated and help to reduce the likelihood of a CSO event. Should the projected developments include green buildings, the proposed action would likely discharge less stormwater into the combined sewer system than the No Action condition and consume less water than estimated in Table 3.12-6.

Solid Waste and Sanitation Services

The proposed action is not anticipated to result in significant adverse solid waste impacts. Development pursuant to the proposed action would occur in an area which is currently served by DSNY residential trash and recycling pick-ups. The proposed action would not affect the delivery of these services, or place a significant burden on the City's solid waste management system. The resulting net increase in solid waste to be picked up by DSNY is relatively small (less than seven tons per day) when compared to the estimated 12,000 tons of residential and institutional refuse and recyclables collected by DSNY per day. In addition, due to the proposed action, non-residential waste serviced by private carters would increase by less than 3 tons per day, an insignificant amount compared to the estimated 13,000 tons of commercial/industrial waste currently removed by private carters.

It is concluded that in the future with the proposed project in 2017, there would be no significant adverse impacts on residential or commercial solid waste collection and disposal services, nor would the proposed project conflict with, or require any amendments to, the City's solid waste management objectives as stated in the SWMP.

Energy

The proposed action is not anticipated to result in significant adverse energy impacts. Consumption of electrical energy on the projected development sites would experience a net increase of approximately 339.47 billion BTUs in annual energy use compared to No-Action conditions. This annual incremental demand on an hourly basis would represent a small fraction of the City's forecasted peak summer load of 13,360 MW in 2017, and an infinitesimal amount of the City's forecasted annual energy requirements for 2017. This relatively small incremental demand is not large enough to significantly impact the ability of the City's energy system to deliver electricity.

Traffic and Parking

The result of the traffic analysis shows that the additional traffic demand generated by the proposed action would generate significant adverse traffic impacts on 11 approaches at 8 intersections during the weekday AM peak hour, 10 approaches at 8 intersections during the weekday midday peak hour, 28 approaches at 16 intersections during the weekday PM peak hour, and 25 approaches at 15 intersections during the Saturday midday peak hour. The proposed mitigation measures described in this chapter would mitigate all of the operational impacts associated with the proposed action, with the exception of the following six (6) intersections where unmitigated impacts would remain under the Action condition:

- West 135th Street/Adam Clayton Powell Jr. Boulevard (weekday PM peak hour)
- West 126th Street/Lenox Avenue (weekday AM, weekday PM, and Saturday midday peak hours)
- East 125th Street/Second Avenue (weekday PM peak hour)

- East 125th Street/.Third Avenue (weekday PM peak hour)
- East 125th Street/Lexington Avenue (weekday midday, weekday PM, and Saturday midday peak hours)
- West 125th Street/St. Nicholas Avenue (weekday PM peak hour)

The proposed action would not substantially affect the number of on-street parking spaces within the study area, and there would be sufficient off-street public parking capacity to accommodate all project-generated parking demand not otherwise accommodated in accessory parking facilities. The proposed action would therefore not result in a significant adverse impact to on-street parking conditions. It should be noted, however, that utilization of on-street parking spaces (both metered and unmetered) would likely remain at or near capacity within the study area during the peak weekday midday period, as was the case for the No Action condition.

Transit and Pedestrians

The results of the transit and pedestrian analyses show that this new demand would not result in any significant adverse impacts to analyzed stairways or fare arrays at the 125th Street IND (A, B, C, D), 125th Street IRT (2, 3) and 125th Street IRT (4, 5, 6) subway stations. However, in the 2017 future with the proposed action, northbound M60, M100 and Bx15 bus services would be significantly adversely impacted in the PM peak hour. As standard practice, MTA New York City Transit monitors bus ridership and increases service where operationally warranted and fiscally feasible. As such, the capacity shortfall on the M60, M100 and Bx15 would be addressed by NYCT, and no action-initiated mitigation is required for the proposed action.

The results of the analysis of pedestrian conditions shows that there would be no significant adverse impacts to analyzed sidewalks or corner areas in the 2017 future with the proposed action, however, demand from the proposed action would significantly adversely impact a total of three crosswalks along East 125th Street in the midday peak hour based on *CEQR Technical Manual* criteria, including the south crosswalk at southbound Park Avenue, and the north and south crosswalks at Third Avenue. However, signal timing improvements proposed in the traffic mitigation plan would fully mitigate the significant adverse impact at the south crosswalk on Third Avenue and East 125th Street. Widening the south crosswalk on southbound Park Avenue to 13 feet in width (from 12 feet) and the north crosswalk on Third Avenue to 15 feet in width (from 14 feet), would fully mitigate the significant adverse impacts to these crosswalks resulting from the proposed action and its traffic mitigation plan.

Air Quality

The proposed action would not cause or exacerbate an exceedance of an air quality standard nor cause the exceedance of a significant impact criterion. This conclusion assumes that an (E) designation for HVAC systems would be placed on privately-owned projected and potential development sites, which would preclude the potential for significant adverse air quality impacts. As such, the proposed action would not cause significant adverse air quality impacts.

Noise

The proposed action would not result in significant adverse impacts related to noise. The proposed action would generate new residential, commercial and community facility uses in an area that is already characterized by medium to high density residential and commercial development. As part of the proposed action, (E) designations would be placed on the zoning map for all of the projected and potential development sites to avoid the potential for significant adverse noise impacts. Residential, commercial and community facility development on lots mapped with an (E) designation would be required to provide sufficient noise attenuation to maintain interior noise levels of 45 dBA or lower, and the proposed action would not result in significant adverse noise impacts.

Construction

Construction-related activities resulting from the proposed action are not expected to have any significant adverse impacts on natural resources, traffic, air quality, noise, or hazardous materials conditions. Inadvertent construction-related damage could potentially occur to several eligible historic resources. These significant adverse impacts would be unmitigated because development activity on development sites nearby or adjacent to these eligible resources would occur as-of-right. With respect to construction-related impacts, these resources would be afforded limited protection under DOB regulations applicable to all buildings located adjacent to construction sites; however, since the resources are not S/NR-listed or NYLPC-designated, they would not be afforded special protections under DOB's *TPPN 10/88*. The resources would be provided a measure of protection from construction as Building Code section 27-166 (C26-112.4), which requires that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code Subchapters 11 and 19. Additional protective measures afforded under DOB 10/88, which apply to designated historic resources, would not be applicable in this case, unless the eligible resources are designated in the future prior to the initiation of construction. If resources are not designated, however, it would not be subject to the above construction protection procedures, and may therefore be adversely impacted by adjacent development resulting from the proposed action.

The construction process in New York City is highly regulated to ensure that construction period impacts are eliminated or minimized. The construction process requires consultation and coordination with a number of City and/or State agencies, including NYCDOT, NYC Department of Buildings (DOB), NYCDEP, and NYCEDC (where applicable), among others.

Public Health

Based on a preliminary screening analysis in accordance with the *CEQR Technical Manual* guidelines, it was determined that a full assessment of the proposed action's potential impacts on public health is not necessary and that no significant adverse impacts are expected as a result of the proposed action.

ALTERNATIVES

This EIS considers five alternatives to the proposed action, to examine reasonable and practicable options that avoid or reduce action-related significant adverse impacts and may still allow for the achievement of the stated goals and objectives of the proposed action.

No-Action Alternative

Significant adverse action-generated impacts would not occur under the As-of-Right Alternative. However, the benefits expected from the proposed action on land use, socioeconomic conditions, urban design, and neighborhood character would not be realized under this alternative. In addition, the No-Action Alternative would fall far short of the objectives of the proposed action in encouraging and guiding the development of 125th Street, Harlem's "Main Street", as a dynamic, 24-hour mixed use neighborhood.

No-Impact Alternative

It is the City's practice to include, whenever feasible, a No Impact alternative that avoids, without the need for mitigation, all significant environmental impacts of the proposed action. As presented in Chapters 3.1 through 3.20, the proposed action is anticipated to result in significant adverse impacts in the following technical areas: traffic, pedestrians, historic resources and shadows. Impacts to eligible historic resources would remain unmitigated.

To avoid these potential significant adverse impacts, this alternative would require a substantial reduction in the total number of dwelling units within the proposed rezoning area. Incremental development in these areas would be scaled back approximately 98%, which would result in a total of 351 total dwelling units on the projected development sites, as compared to the 2,632 units with the proposed action. This alternative would limit development to a net increase of approximately 47 units over No-Action conditions, 2,281 less units than the proposed action's 2,328 unit net increase in development.

Arts Bonus Alternative

The Arts Bonus Alternative is generally similar to the proposed action except that it also includes a floor area bonus in the proposed C4-7, C6-3, and C4-4D districts in exchange for the provision of arts and performance space. This alternative seeks to achieve the same goals and objectives as the proposed action while providing additional incentives for the creation of arts or performance spaces within the Special 125th Street District. The creation of such spaces would help sustain and enhance the district's identity as a premier arts destination.

Effects on neighborhood character under this alternative would be similar to those of the proposed action. Although the provision of a bonus mechanism for visual and performing arts spaces is projected to reduce the amount of housing that would be created compared to the proposed action, the Arts Bonus Alternative would substantially increase commercial space and arts uses. Additional benefits to neighborhood character are expected to result from the creation of visual and performing arts spaces within the Special 125th Street District and the uses and the signage created in connection to such spaces. The Arts Bonus would further expand the range of uses through out the rezoning area enhancing the mixed-use character of the corridor.

The impacts related to specific technical areas of assessment for the Arts Bonus Alternative would be similar to the proposed action. Direct effects and construction impacts to historic resources, under the Arts Bonus Alternative, would be similar the impacts expected to historic resources under the proposed action. Shadow impacts under the Arts Bonus Alternative would also be similar to the proposed action. The Arts Bonus Alternative would generate more vehicle trips in three of the four analysis time periods and would require a detailed mitigation plan to be implemented. Impacts are expected at three pedestrian crosswalk location and the crosswalks require widening in order to mitigate the potential impacts.

C6-3 Alternative

The C6-3 alternative is identical to the proposed action except that it would map a C6-3 zoning district instead of a C4-7 zoning district along the north side of 125th Street generally between Frederick Douglass Boulevard and 545 feet east of Lenox Avenue/Malcolm X Boulevard. While seeking to achieve the same overall goals and objectives of the proposed action, this alternative responds to concerns expressed by Manhattan Community Board 10, elected officials and members of the public regarding the potential effects of new development that would reach the maximum building height allowed under the proposed action. Under this alternative, within this portion of the corridor, the building height for the C6-3 zoning district would be limited to a maximum of 160 feet, compared to the 290 feet maximum height allowed in the C4-7 district included in the proposed action. The lower building height for this portion of the corridor would reduce the duration and extent of some of the incremental shadows cast by new development resulting from this alternative, however, this reduction in the incremental shadows would not avoid the significant adverse impacts identified to open space resources in the proposed action, as described above.

In addition to building form, the C6-3 alternative differs from the proposed action with respect to density. The C6-3 zoning district included in this alternative would allow a lower FARs compared to those in the proposed action. The lower allowed densities in this alternative would generate less mixed-use development, including less commercial retail floor area, fewer residential dwelling units and fewer affordable units than development under the proposed action.

The Lesser Density Alternative would have effects similar to those of the proposed action. Unmitigable historic resources impacts expected to occur under the proposed action would also be expected to occur under this alternative. The shadows impacts expected to occur under the proposed action would also be expected under this alternative, and the same potential mitigation measures would be applicable. Traffic and Pedestrian impacts are also expected under the C6-3 alternative, but with mitigation measures implemented similar to the proposed action, the potential significant impacts would be fully mitigated.

C4-4D Alternative

This alternative seeks to achieve the same goals and objectives of the proposed action while incentivizing new mixed-use development that capitalizes on the proximity to mass transit, specifically on the proximity to the 125th Street station of the MTA Metro-North railroad line on

Park Avenue and 125th Street. The primary difference is that the C4-4D district for this area would allow new mixed-use development at a higher density than what is allowed under the proposed action's C4-4A district. In addition, the C4-4D district would expand opportunities to create affordable housing through the inclusionary housing bonus proposed under the special district regulations, not available under the proposed action's C4-4A district.

The impacts related to specific technical areas of assessment would be the same or slightly exacerbated under the C4-4D alternative. Shadow impacts and impacts to historic resources resulting from direct effects and construction-related activities under the proposed action would also occur under the C4-4D alternative as under the proposed action. The C4-4D alternative would generate more vehicle trips in all four analysis time periods and would require a detailed traffic mitigation plan (see above Traffic and Parking section) to be implemented. Impacts are expected at four pedestrian crosswalk locations (as opposed to three under the proposed action) and the crosswalks would require widening to mitigate the impacts.

Expanded Arts Bonus Alternative

The Expanded Arts Bonus Alternative seeks to achieve the same goals and objectives as the proposed action while providing additional incentives for the creation of visual and performing arts spaces within the Special 125th Street District. The creation of spaces for visual and performing arts would help sustain and enhance the district's identity as a premier arts destination. The additional C4-4D zoning district included in this alternative would create further incentives, not available for this area in the proposed action, for mixed-use development near mass transit and would expand opportunities for affordable housing and the creation of visual and performing arts spaces through the arts bonus mechanism.

The impacts related to specific technical areas of assessment for the Expanded Arts Bonus Alternative would be similar to those in the proposed action. Direct effects and construction impacts to historic resources under the Expanded Arts Bonus Alternative would be the same as the impacts expected to historic resources under the proposed action. Shadow impacts under the Expanded Arts Bonus Alternative would also occur as under the proposed action. The Expanded Arts Bonus Alternative would generate more vehicle trips in all four analysis time periods and would require additional mitigation measure when compared to the proposed action. In addition, significant adverse impacts would remain unmitigated at seven traffic intersection. Impacts are expected at five pedestrian crosswalk locations and the crosswalks would require widening in order to mitigate the potential impacts.

Mitigation

Shadows

The proposed action would result in significant adverse shadow impacts on two historic resources: the Church of St. Joseph of the Holy Family and the Metropolitan Community United Methodist Church, and two open resources: Dream Street Park and the Adam Clayton Powell Jr. State Office Building Plaza.

Church of St. Joseph of the Holy Family and the Metropolitan Community United Methodist Church

As discussed above, the proposed action would result in significant adverse shadow impacts to two historic resources: the Church of St. Joseph of the Holy Family and the Metropolitan Community United Methodist Church. A potential mitigation measure for the identified impact on these two resources includes the use of artificial lighting to simulate the sunlit conditions. The provision of indirectly mounted lighting could simulate lost sunlight conditions at the affected stained glass windows of each resource. After the issuance of the DEIS, the Department of City Planning, in consultation with the NYC Landmark Preservation Commission, concluded that the mitigations measures described above are not feasible and that there are no other feasible or practicable mitigation measures that would eliminate or reduce the impacts. Therefore, the significant adverse shadow impacts on these two resources remain unmitigated.

Dream Street Park and Adam Clayton Powell, Jr. State Office Building Plaza

As discussed above, the proposed action would result in significant adverse shadow impacts to two open space resources: Dream Street Park and the Adam Clayton Powell, Jr. State Office Building Plaza. Potential mitigation measures for these shadow impacts could include relocating facilities within an open space to avoid sunlight loss, or the provision of new passive facilities on other nearby open spaces to supplement those affected by the action generated shadows. Since the issuance of the DEIS, the Department of City Planning consulted with the NYC Department of Parks and Recreation (DPR) regarding the feasibility of implementing the potential mitigation measures identified for Dream Street Park. Based on these discussions, DPR concluded that relocating seating areas and replacing plant material was feasible and would allow for partial mitigation of the shadow impacts. If DPR funding becomes available to implement these improvements prior to the project's build year of 2017, the impacts could be partially mitigated. Absent available funding for the improvements, the significant adverse shadow impacts to Dream Street Park would remain unmitigated.

The proposed action would result in significant adverse shadow impacts to the Adam Clayton Powell, Jr. State Office Building Plaza. Mitigation measures for these shadow impacts include redesigning the plaza to relocate sun-light sensitive features to avoid sunlight loss, or the provision of new passive facilities on other nearby open spaces to supplement those affected by the action generated shadows. After the issuance of the DEIS, the Department of City Planning became aware of a proposal for redesigning and reconstructing the Adam Clayton Powell, Jr. State Office Building Plaza, given this opportunity, the Department of City Planning has extended an offer to work closely with the State to ensure that the redesign of the plaza takes into consideration these potential impacts and minimizes their significant adverse nature. However, because the redesign plans for the plaza had not been finalized by the time of the FEIS, the significant adverse impact remains unmitigated.

Traffic and Parking

As discussed in Chapter 3.15, "Traffic and Parking", the proposed action would result in significant adverse traffic impacts on 11 approaches at 8 intersections during the weekday AM peak hour, 10 approaches at 8 intersections during the weekday midday peak hour, 28 approaches at 16 intersections during the weekday PM peak hour, and 25 approaches at 15 intersections during the Saturday midday peak hour. The proposed mitigation measures described in Chapter 3.15, "traffic and Parking," would mitigate all of the operational impacts associated with the proposed action, with the exception of the following six (6) intersections where unmitigated impacts would remain under the Action condition:

- West 135th Street/Adam Clayton Powell Jr. Boulevard (weekday PM peak hour)
- West 126th Street/Lenox Avenue (weekday AM, weekday PM, and Saturday midday peak hours)
- East 125th Street/Second Avenue (weekday PM peak hour)
- East 125th Street/.Third Avenue (weekday PM peak hour)
- East 125th Street/Lexington Avenue (weekday midday, weekday PM, and Saturday midday peak hours)
- West 125th Street/St. Nicholas Avenue (weekday PM peak hour)

Transit and Pedestrians

The results of the analysis of pedestrian conditions shows that demand from the proposed action would significantly adversely impact a total of three crosswalks along East 125th Street in 2017 based on *CEQR Technical Manual* criteria. As shown in Chapter 3.16, "Transit and Pedestrians," in the midday peak hour new demand would significantly impact the south crosswalk at southbound Park Avenue, and the north and south crosswalks at Third Avenue. Mitigation measures include the widening of crosswalks at the affected intersections.

Unavoidable Adverse Impacts

Unavoidable adverse impacts occur when a proposed action would result in significant adverse impacts for which there are no reasonably practicable mitigation measures, and for which there are no reasonable alternatives.

Historic Resources

The proposed action would result in significant adverse impacts resulting from direct effects on four eligible resources. It is expected that the former Harlem Savings Bank (Historic Resource #2), the Marion Building (Historic Resource #3), the Bishop Building (Historic Resource #4), and the Amsterdam News Building (#5) would be demolished as a result of development on Site 46, 16, 32, and 32, respectively. These significant adverse impacts would be unmitigated because development activity on these eligible resources would occur as-of-right.

Inadvertent construction-related damage could potentially occur to seven eligible and potentially eligible resources including: the Park Avenue Viaduct (#8); the Metro-North 125th Street Station

(#7), the former Twelfth Ward Bank (#11), Blumstein's Department Store (#12), 221 East 124th Street (#19), the Apartment Building at 2075-2087 Lexington Avenue (# 20), and the Lenox Avenue/West 125th Street Subway Station (#24).

The City has procedures for avoidance of damage to structures from adjacent construction with added protection for designated historic resources, which would be afforded to the historic resources. Building Code section 27-166 (C26-112.4) serves to protect buildings by requiring that all lots, buildings, and service facilities adjacent to foundation and earthwork areas be protected and supported in accordance with the requirements of Building Construction Subchapter 7 and Building Code subchapters 11 and 19. In addition, the New York City Department of Buildings' *Technical Policy and Procedure Notice (PPN) #10/88*, supplements these procedures by requiring a monitoring program to reduce the likelihood of construction damage to adjacent LPC-designated or NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed. In the case of the seven resources listed above, any significant adverse impacts would be unmitigated as none of these resources are designated New York City landmarks, have been calendared for designation or are NR-listed resources. Without the protective measures described above, significant adverse construction-related impacts would not be mitigated.

Shadows

As discussed above, the proposed action would result in significant adverse shadow impacts on two historic resources: the Church of St. Joseph of the Holy Family and the Metropolitan Community United Methodist Church, and two open resources: Dream Street Park and the Adam Clayton Powell Jr. State Office Building Plaza. After the issuance of the DEIS, the Department of City Planning, in consultation with the NYC Landmark Preservation Commission, concluded that the mitigations measures described in Chapter 3.5, "Shadows" are not feasible and that there are no other feasible or practicable mitigation measures that would eliminate or reduce the impacts to the Church of St. Joseph of the Holy Family or the Metropolitan Community United Methodist Church. Therefore, the significant adverse shadow impacts on these two resources remain unmitigated. However, relocating seating areas and replacing plant material was feasible and would allow for partial mitigation of the shadow impacts at Dream Street Park. If DPR funding becomes available to implement these improvements prior to the project's build year of 2017, the impacts could be partially mitigated. Absent available funding for the improvements, the significant adverse shadow impacts would remain unmitigated. Mitigation measures for the shadow impacts to the Adam Clayton Powell Jr. State Office Building Plaza include redesigning the plaza to relocate sun-light sensitive features to avoid sunlight loss, or the provision of new passive facilities on other nearby open spaces to supplement those affected by the action generated shadows. After the issuance of the DEIS, the Department of City Planning became aware of a proposal for redesigning and reconstructing the Adam Clayton Powell, Jr. State Office Building Plaza. Given this opportunity, the Department of City Planning has extended an offer to work closely with the State to ensure that the redesign of the plaza takes into consideration these potential impacts and minimizes their significant adverse nature. However, because the redesign plans for the plaza had not been finalized by the time of the FEIS, the significant adverse impact remains unmitigated.

Traffic and Parking

Several mitigation measures are proposed to alleviate significantly impacted traffic conditions as part of the proposed action. However, the proposed mitigation measures described in Chapter 3.15, "Traffic and Parking," would mitigate all of the operational impacts associated with the proposed action, with the exception of the following six (6) intersections where unmitigated impacts would remain under the Action condition:

- West 135th Street/Adam Clayton Powell Jr. Boulevard (weekday PM peak hour)
- West 126th Street/Lenox Avenue (weekday AM, weekday PM, and Saturday midday peak hours)
- East 125th Street/Second Avenue (weekday PM peak hour)
- East 125th Street/.Third Avenue (weekday PM peak hour)
- East 125th Street/Lexington Avenue (weekday midday, weekday PM, and Saturday midday peak hours)
- West 125th Street/St. Nicholas Avenue (weekday PM peak hour)

Table 1.0-3 summarizes the quantifiable traffic impacts of the proposed action as compared to the analyzed alternatives. As shown in the table, the proposed action would result in 10 peak hour traffic impacts at six intersections. The C6-3 Alternative would also result in the same number of peak hour traffic impacts at six intersections. In comparison, the Arts Bonus Alternative would result in 14 peak hour impacts at eight intersections, while the C4-4D Alternative would result in 13 peak hour impacts at six intersections. The Expanded Arts Bonus Alternative would result in the most peak hour traffic impacts, with 15 peak hour traffic impacts at eight intersections.

Table 1.0-3

Summary of Unmitigatable Peak Hour Traffic Impacts

Intersection	Proposed Action	Arts Bonus Alternative	C6-3 Alternative	C4-4D Alternative	Expanded Arts Bonus Alternative
135th Street / Adam Clayton Powel Blvd.	PM	PM	PM	PM	PM
126th Street / Lenox Ave.	AM, PM, SAT	AM, PM, SAT	AM, PM, SAT	AM, PM, SAT	AM, PM, SAT
125th Street / 2nd Ave.	PM	PM, SAT	PM	PM, SAT	AM, PM, SAT
125th Street / 3rd Ave.	PM	PM, SAT	PM	PM, SAT	PM, SAT
125th Street / Lexington Ave	MD, PM, SAT	MD, PM, SAT	MD, PM, SAT	MD, PM, SAT	MD, PM, SAT
125th Street / Lenox Ave.	---	PM	---	----	PM
125 Street / St. Nicolas Ave.	PM	PM	PM	PM	PM
125th Street / Broadway	---	PM	---	---	PM
Impact Summary	10 Impacts at 6 Intersections	14 Impacts at 8 intersections	10 Impacts at 6 Intersections	13 Impacts at 6 Intersections	15 Impacts at 8 Intersections

Peak Hours: AM, MD, PM, SAT

Growth-Inducing Aspects of The Proposed Action

The proposed action would result in more intensive land uses (generating new residents, daily workers, and visitors). However, it is not anticipated that it would have significant spillover or secondary effects resulting in substantial new development in nearby areas, as the proposed rezoning has been developed to be responsive to observed and projected land use trends and would result in sufficient available density to meet all projected demands for projected residential and commercial development in Harlem. Moreover, the recent and anticipated development in Harlem necessitates a strategic planning and development framework for the 125th Street corridor, and by providing a significant new supply of housing and local commercial space within this rezoning framework, the proposed action is expected to help stabilize or reduce the pressure for new development and changes in land use in areas adjoining the rezoning area.

Irreversible and Irretrievable Commitment of Resources

The proposed rezoning and related land use actions would require the irreversible and irretrievable commitment of energy, construction materials, human effort, and funds. It is estimated that the 26 projected development sites would generate a net increase in energy

consumption of approximately 339.47 billion BTUs in annual energy use compared to Future No-Action conditions.

The land use changes associated with the rezoning action may also be considered a resource loss. Projected and potential development under the proposed action constitutes a long-term commitment of sites as land resources, thereby rendering land use for other purposes infeasible. Further, funds committed to the design, construction/renovation, and operation of projected or potential developments under the proposed action are not available for other projects.

The public services provided in connection with the projected and potential developments under the proposed action (e.g., police and fire protection and public school seats) also constitute resource commitments that might otherwise be used for other programs or projects, although the proposed action would also generate tax revenues to provide additional public funds for such activities.

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