DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

December 12, 2011

Robert Kulikowski
Mayor's Office of Environmental Coordination
253 Broadway- 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **West Harlem Rezoning**
CEQR No. 12DCP070M
ULURP Nos. Pending
Manhattan, Community District 9
SEQR Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, the New York City Department of City Planning (NYCDCP), is requesting zoning map and zoning text amendments (collectively, the "Proposed Action") affecting an approximately 90 block area within the West Harlem neighborhood of Manhattan Community District 9. The affected area is generally bounded by West 126th Street to the south, West 155th Street to the north, Edgecombe, Bradhurst and Convent avenues to the east and Riverside Drive to the west.

The Proposed Action includes:

1. Zoning map amendments to:
    a. Replace the existing R7-2 and R8 zoning districts within the proposed rezoning area with R6A, R7A, and R8A districts;

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b. Designate a C6-3X-zoning district to be mapped at the intersection of West 145th Street and Broadway;
c. Replace the existing M1-1 zoning district within the proposed rezoning area with a M1-5/R7-2 zoning district;
d. Map new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development; and

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

The Proposed Action is intended to preserve the existing context and scale of the residential neighborhood, allow modest residential growth where appropriate and provide incentives for affordable housing through the Inclusionary Housing Program within the affected area. Currently, the affected area is zoned predominantly R7-2 and R8, medium density residential districts, as well as M1-1, a light manufacturing district.

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

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

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

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

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

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

It is anticipated that, absent the Proposed Action, the affected area would be developed with approximately 567 residential units, 399,655 sf of office space, 319,804 sf of community facility space, and 45,888 sf of retail space on the 24 projected development sites.

The analysis year for this proposal is 2021.

An Environmental Assessment Statement is attached. Please contact Olga Abinader of the Department of City Planning at (212) 720-3493 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

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ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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CITY ENVIRONMENTAL QUALITY REVIEW

December 12, 2011

To: Gail Benjamin, City Council, Land Use Review Division
The Hon. Scott M. Stringer, Manhattan Borough President
Chairperson, Manhattan Community Board 9
District Manager, Manhattan Community Board 9

Re: **West Harlem Rezoning**
CEQR No. 12DCP070M
ULURP No. Pending
Manhattan, Community District 9

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Olga Abinader at the Environmental Assessment and Review Division at (212) 720-3493.

Please use the CEQR reference number on all correspondences related to this application.

Robert Dobruskin

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