FOREWORD

This document is the Final Environmental Impact Statement (FEIS) for the 125th Street Corridor Rezoning and Related Actions project. The Draft Environmental Impact Statement (DEIS) for the proposed project was accepted as complete by the New York City Department of City Planning (DCP) as lead agency on September 28, 2007. Public notice of completion of the DEIS was distributed. A public notice addressing the hearing on the DEIS was published in the New York State Department of Environmental Conservation Environmental News Bulletin and was also placed in a local newspaper, the New York Sun, on January 11, 2008. The City Planning Commission (CPC) held a public hearing on the DEIS at Aaron Davis Hall, 138 Convent Avenue on January 30, 2008 at 9:30 A.M. The period for the public to submit written comments remained open until February 11, 2008.

This FEIS reflects all substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 3.26, "Responses to Comments on the DEIS." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. Unless otherwise indicated by a footnote, this Foreword, and Chapter 3.26, all changes to text since publication of the DEIS are marked by double-underlining the text in this FEIS. Where appropriate, deleted text is indicated by a notation in the margin.

Key changes between the DEIS and FEIS for the 125th Street Corridor Rezoning and Related Actions are as follows:

- Technical analyses throughout the FEIS have been updated to reflect the conclusions of the Manhattanville in West Harlem FEIS, which was issued subsequent to the DEIS. In addition, the technical analyses throughout the FEIS have been updated to reflect changes to the development scenario. These changes are based on new information since the issuance of the DEIS.

- Chapter 2.0, Project Description, has been modified to reflect changes to the development scenario.

- Chapter 3.1, Land Use Zoning and Public Policy, has been modified to reflect changes to the development scenario and to include an updated description of the Special Manhattanville Mixed Use District, which has since been approved.

- Chapter 3.2, Socioeconomic Conditions, has been updated to provide a more detailed discussion of potential direct business displacement.

- Chapter 3.5, Shadows, has been revised to include a more detailed assessment of shadows on the Church of St. Joseph of the Holy Family and Metropolitan Community United Methodist Church. In addition, the analysis has been updated to reflect the exploration of potential mitigation measures since the issuance of the DEIS.

- Chapter 3.6 Historic Resources has been modified to provide a discussion of two additional historic resources, in response to comments on the DEIS. In addition, the analysis has been updated to reflect the exploration of potential mitigation measures for shadow impacts since the issuance of the DEIS.

- Chapter 3.10, Hazardous Materials, this chapter has been updated to reflect revisions to projected and potential development sites receiving E designations and memorandums of understanding (MOUs) for hazardous materials.

- Chapter 3.15, Traffic and Parking, this chapter has undergone significant revisions as the assignment of traffic volume was revised for the FEIS based on individual projected development sites and not assigned based on sub-areas of the traffic study, as presented in the DEIS. Mitigation measures were extensively revised and there are five intersections that have unmitigable significant traffic impacts as a result of the proposed action.

- Chapter 3.16, Transit and Pedestrians, this chapter has been revised to reflect the revisions to the Traffic and Parking Chapter (Chapter 3.15) and the signal timing improvements proposed in the traffic mitigation plan that would fully mitigate the significant adverse impact at the south crosswalk on Third Avenue and East 125th Street.

- Chapter 3.17, Air Quality, this chapter has been revised to reflect revisions to the Traffic and Parking Chapter (Chapter 3.15). The modifications to the traffic network presented as part of the FEIS required the mobile source air quality assessment to be re-analyzed in the FEIS.

- Chapter 3.18, Noise, this chapter has been revised to reflect revisions to the Traffic and Parking Chapter (Chapter 3.15). The modifications to the traffic network presented as part of the FEIS required the mobile source noise assessment to be re-analyzed in the FEIS.

  Chapter 3.21, Alternatives, the chapter has been modified to include a discussion of the new Expanded Arts Bonus Alternative. The Expanded 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 core and shell space for visual and performing arts. In addition, the Expanded Arts Bonus Alternative includes a C4-4D zoning district rather than a C4-4A zoning district on 125th Street between Madison Avenue and 90 feet west of Park Avenue on the north side of 125th Street and 215 feet west of Park Avenue on the south side of 125th Street. When compared to the development expected under the proposed action, this alternative would result in the development of 204 fewer dwelling units (of which 92 units are market rate and 112 units are affordable); 23,159 square feet of additional retail space; 241,591 square feet of additional office space; and 5,803 square feet of additional hotel space. In addition, this alternative has the potential to result in the development of 94,221 square

feet of space for visual and performing arts uses through the use of the arts bonus mechanism proposed as part of this alternative.

Additionally, this chapter has undergone significant revisions as the assignment of traffic volume was revised for the FEIS to be based on individual projected development sites and not based on traffic area sub-areas, as presented in the DEIS. This affected the quantitative traffic analyses presented in the chapter, as well as the pedestrian, air quality and noise sections of the chapter that are based on these quantitative traffic analyses.

- Chapter 3.22, Mitigation, has been substantially modified to include revised mitigation measures for traffic, pedestrian, and shadow impacts resulting from the proposed action.

- Chapter 3.23, Unavoidable Adverse Impacts has been updated to include further discussion of unavoidable adverse impacts to historic resources and open space resources resulting from project-generated shadows. Updated information is also given on the six intersections identified in Chapter 3.15, "Traffic", which will experience unmitigated operational impacts as a result of the proposed action.

- Chapter 3.26, Draft Environmental Impact Statement Comments and Responses, lists and responds to comments on the Draft Environmental Impact Statement (DEIS). The comments include oral comments made during the public hearing held January 30th, 2008, as well as written comments received through the close of the comment period.

- Chapter 3.27, Draft Scope of Work Comments and Responses, lists and responds to comments on the draft scope of work. The comments include those made during the public hearing on January 17, 2007, as well as written comments received through through February 20, 2007, which represented the close of the comment period

- The Appendices have been revised to include the following:

    - Appendix F - Harlem Park Technical Memorandum

    - Appendix G - Hazardous Materials, Air Quality, and Noise (E) Designations for the Expanded Arts Bonus Alternative

    - Appendix H - Public Comment Letters

    - Appendix I - Trip Generation Tables