West Harlem Rezoning EIS
CHAPTER 8: URBAN DESIGN &VISUAL RESOURCES

A. INTRODUCTION

This chapter assesses the potential effects on urban design and visual resources that could result from the Proposed Action. As described in Chapter 1, "Project Description," the Proposed Action involves zoning map and text amendments that would affect 90 blocks in the West Harlem neighborhood in Manhattan for the purpose of preserving the low-scale residential character of the neighborhood while allowing for modest residential growth, and opportunities for mixed-use development where appropriate. The rezoning is a comprehensive zoning strategy that is intended to balance preservation and growth in select areas of West Harlem's medium-density residential core and within the rezoning area's proposed new MX-district. Furthermore, the Proposed Action includes a zoning text amendment that will establish an inclusionary floor area bonus, providing opportunity and incentive for the development of affordable housing within the rezoning area.

The Proposed Action will affect the area generally bounded by West 126th Street, West 155th Street, Edgecombe, Bradhurst and Convent Avenues and Riverside Drive. As the Proposed Action would result in the rezoning of some areas to allow higher density and create new zoning districts to be mapped within the study area, a detailed analysis has been prepared in accordance with the *CEQR Technical Manual*. As discussed in Chapter 1, "Project Description," the Proposed Action includes zoning map amendments affecting bulk controls for blocks in the areas proposed to be rezoned to R6A, R7A, and R8A, (the existing R7-2, and R8 districts within the rezoning area) and to map a C6-3X IH-zoning district at the intersection of West 145th Street and Broadway. The Proposed Action also includes a zoning map and text amendment that rezones an M1-1 district into a special mixed use district. The proposed changes would alter zoning regulations affecting use in the area currently zoned M1-1, and would also result in increases/decreases of the maximum allowable FAR within the rezoning area. As detailed in Chapter 1, "Project Description," twenty four sites have been identified as projected development sites in the Reasonable Worst-Case Development Scenario (RWCDS), and sixteen sites have been identified as potential development sites.

Together, the urban design components and visual resources of an area define the distinctive identity of a neighborhood. In an urban design assessment under CEQR, one considers whether and how a project may change the visual experience of a pedestrian in the project area. The assessment focuses on the components of a proposed project that may have the potential to alter the arrangement, appearance, and functionality of the built environment, as experienced by pedestrians in the study area. These components include building bulk, use, and type; building arrangement; block form and street pattern; streetscape elements; street hierarchy; and natural features. The concept of bulk is created by the size of a building and the way it is massed on a site. Height, length and width define a building's size; volume, shape, setbacks, lot coverage, and density define its mass. The analysis of visual resources will assess the effects of the Proposed Action on the study area's visual resources, which are its unique, or important public view corridors, vistas, or natural or built features. Waterfront views, public parks, landmarked structures, landmarked districts, and natural resources are examples of visual resources. As per the guidelines of CEQR, only views of visual resources from public and publicly accessible locations will be assessed. The analysis in this chapter addresses each of these characteristics of existing conditions and the future without and with the Proposed Action for the year 2021.

B. PRINCIPAL CONCLUSIONS

The Proposed Action will not result in significant adverse impacts on urban design and visual resources, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*. The proposed zoning map changes would replace the existing R7-2 and R8 zoning districts within the proposed rezoning area with R6A, R7A, and R8A contextual zoning districts; designate a C6-3X contextual zoning district to be mapped at the intersection of West 145th Street and Broadway; replace the existing M1-1 zoning district within the proposed rezoning area with a M1-5/R7-2 mixed-use zoning district; and map new C1-4 and C2-4 commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development.

As detailed in the following sections, the Proposed Action is anticipated to result in new development exhibiting a built form that is congruous to the distinctive and characteristic existing building types prevalent throughout the rezoning area. Generally, the Proposed Action would establish contextual zoning districts for residential and mixed-use buildings that would maintain the scale and character of the existing West Harlem communities while providing appropriate development opportunities. The Proposed Action would preserve the low and mid-rise scale of mid-blocks and avenue frontages with strong built contexts, by creating modest decreases and modest increases in density with contextual zoning districts targeted to these areas. The Proposed Action would further enhance the neighborhood's built form and establish traditional urban design distinctions by allowing moderately higher density contextual development on principal corridors and lower density contextual development on midblocks along narrow streets. The proposed zoning changes would also replace an existing manufacturing district in the southeastern portion of the rezoning area with a mixed use district to encourage new mixed use, residential, institutional, and commercial uses, as well as retain high performance manufacturing and industrial uses. Finally, the Proposed Action would provide support for existing ground floor retail uses by mapping commercial overlays along streets where existing ground floor retail uses exist to encourage the growth of local-scale commercial activity. The Proposed Action would not result in any changes to street pattern, block form, or building arrangement. Therefore, the Proposed Action is not expected to result in any significant adverse impacts to urban design in the study area.

C. METHODOLOGY

Determining whether an Urban Design Analysis is Necessary

Urban Design is the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open space, natural features, and wind and sunlight conditions. These elements, as defined in the *CEQR Technical Manual*, are described below:

- *Streets.* For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalk is critical to making a successful streetscape, as is the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands.

- *Buildings.* Buildings support streets. A building's streetwalls form the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, placement on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all

play major roles in the vitality of the streetscape. The public realm also extends to building facades and rooftops, offering more opportunity to enrich the visual character of an area.

- *Visual Resources.* A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

- *Open Space.* For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots and privately owned public spaces.

- *Natural Resources.* Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.

- *Wind.* Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that may jeopardize pedestrian safety.

In general, an assessment of urban design is needed when the project may have effects on one or more of the elements that contribute to the pedestrian experience, which are described above. As the Proposed Action and subsequent development within the rezoning area could result in physical changes to the proposed rezoning area beyond the bulk and form currently permitted as-of-right, it has the potential to result in development that could alter the arrangement, appearance, and functionality of the built environment, and therefore, change the experience of a pedestrian in the project area. The following urban design analysis follows the guidelines of the *CEQR Technical Manual.*

Per criteria of Section 230 of the *CEQR Technical Manual*, a study of wind conditions and their effect on pedestrian level safety may be warranted under certain circumstances for projects involving the construction of large buildings at locations that experience high wind conditions. The proposed zoning changes would map contextual zoning districts in West Harlem, which would facilitate new development that would relate to the existing scale and character of the surrounding neighborhood. The Proposed Action is not expected to result in the construction of large or unusually tall buildings. The maximum building height permitted would be 175 feet tall in the proposed MX zoning district using the penthouse rule. Moreover, although the waterfront can be seen from Riverside Drive due to its high elevation, the proposed rezoning area is not located immediately adjacent to the Hudson River, nor are any of the projected or potential development sites located in areas where winds from the waterfront are not attenuated by buildings or natural features. Therefore, a study of wind conditions and their effect on pedestrian level safety is not warranted.

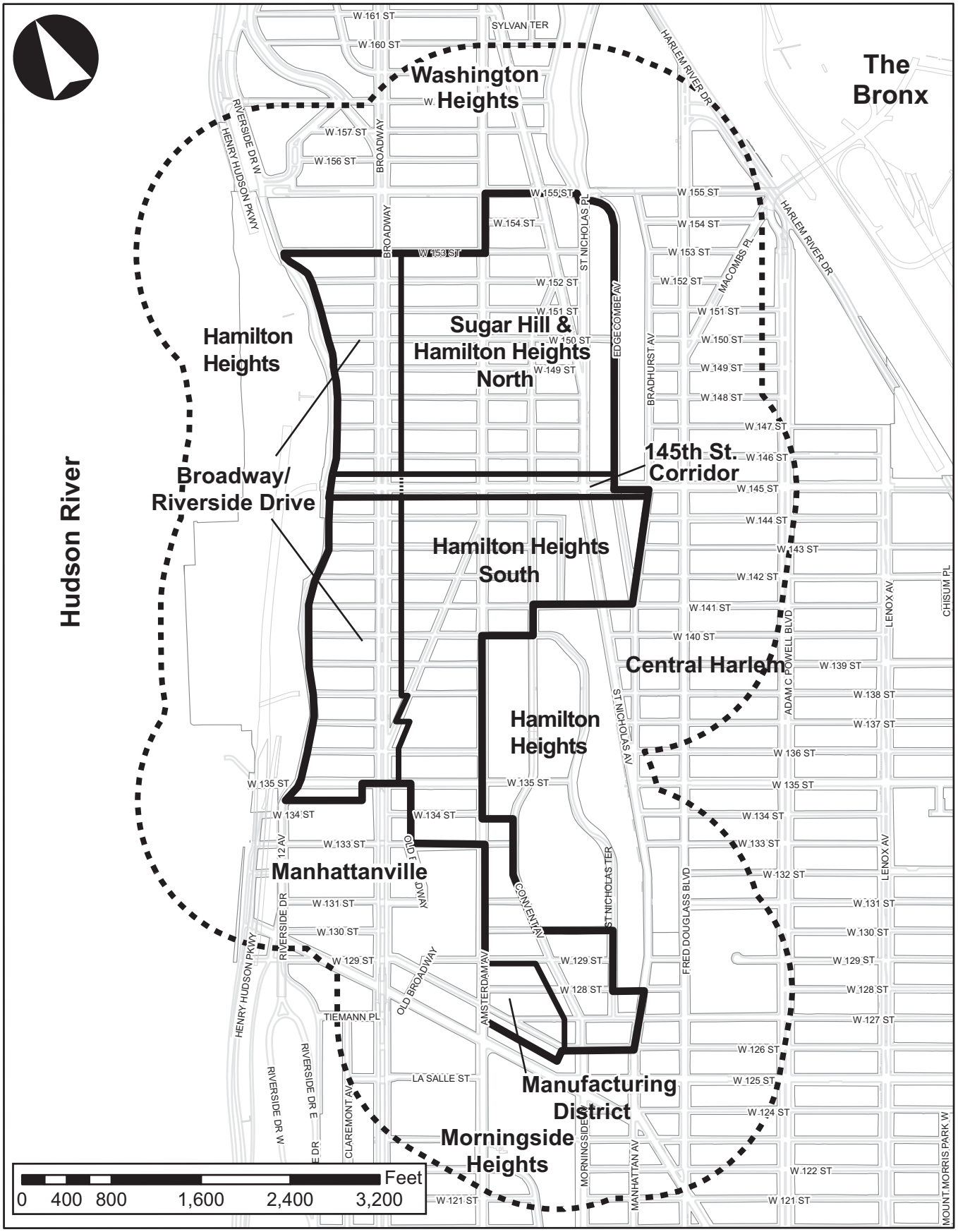
Study Area

The Urban Design study area consists of both a primary study area, which is coterminous with the boundaries of the rezoning area, where the urban design effects of the Proposed Action are direct (refer to Figure 8-1a), and a secondary study area (refer to Figure 8-1b). For the purpose of this assessment, the primary study area consists of an irregularly-shaped approximately 90-block area, generally bounded by West 126th Street, West 155th Street, Edgecombe, Bradhurst and Convent Avenues and Riverside Drive. The secondary study area extends an approximate quarter (¼) mile from the boundary of the rezoning area and encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Action. It is generally bound by West 158th and West 160th streets to the north, Adam Clayton Powell Boulevard to the east, West 121st Street to the south, and the Hudson River to the west. Both the



Figure 8-1a
Urban Design and Visual Resources Primary Study Area - Aerial View

Figure 8-1b
Primary and Secondary Study Areas



primary and secondary study areas have been established in accordance with *CEQR Technical Manual* guidelines.

The analysis of urban design and visual resources is based on field visits, photography, and computer imaging of the proposed rezoning area and surrounding study area, with particular emphasis on projected and potential development sites and their vicinity.

Primary Study Area Sub-areas

For the purposes of this analysis of urban design characteristics, the primary study area is divided into five distinct sub-areas. As shown in Figure 8-1b, these include:

- Broadway-Riverside Drive: bounded by West 153rd Street on the north, Riverside Drive on the west, West 135th Street on the south, and Broadway on the east.

- Sugar Hill and Hamilton Heights North: bounded by Broadway on the west, West 145th on the south, West 153rd and West 155th on the north, and Edgecombe Avenue on the east.

- Hamilton Heights South: bounded by West 145th Street on the north, Broadway and Amsterdam Avenue on the west, West126th Street on the south, and Bradhurst, Amsterdam, Convent, and St. Nicholas Avenues, and St. Nicholas Terrace to the east.

- 145th Street Corridor: The east-west corridor is bounded by Riverside Drive on the west, and Edgecombe and Bradhurst Avenues on the east.

- Manufacturing District: bounded by Amsterdam Avenue on the west, West 126th Street on the south, West 129th Street on the north, and Convent Avenue on the east.

Secondary Study Area Sub-areas

The secondary study area is also divided into five distinct sub-areas. Also shown in Figure 8-1b, these include:

- Hamilton Heights: bounded by West 135th Street to the south, the Hudson River to the west, West 155th Street to the north, and St Nicholas Avenue to the east

- Manhattanville: bounded to the north by West 135th Street, to the east by St. Nicholas Park, to the south by West 122nd Street, and to the west by the Hudson River

- Morningside Heights: bounded by West 125th Street on the north, Morningside Drive on the east, West 110th Street on the south, and Riverside Drive on the west

- Central Harlem: bounded by West 122nd Street to the south, West 155th Street to the north, St. Nicholas Avenue to the west, and portions of Adam Clayton Powell to the east.

- Washington Heights: bounded by West 155th Street to the south, Hudson River to the west, West 158 and West160th streets to the north, and Harlem River Drive to the east

D. PRELIMINARY ASSESSMENT

Under CEQR, a preliminary assessment of urban design is appropriate when there is the potential for a pedestrian to observe from the street level a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed 'as-of-right' or in the future without the Proposed Action. CEQR stipulates a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings. According to the *CEQR Technical Manual*, detailed analyses are generally appropriate for area-wide rezoning that includes an increase in permitted floor area or changes in height and setback requirements. As the Proposed Action falls into that category, a detailed analysis of urban design has been conducted and is provided below.

E. DETAILED ANALYSIS

Existing Conditions

Figure 8-2 shows the existing density, in terms of floor area ratios (FAR) for both the primary and secondary study areas, while Figure 8-3 shows the existing building heights. Both figures are referenced throughout the following sections. Figure 8-4 provides a key map for the photos in Figures 8-4a through 8-4h, which are discussed in detail below.

Primary Study Area Sub-areas (Proposed Rezoning Area)

As shown in Figure 8-1b, the primary study area includes five sub-areas, each of which is discussed further below.

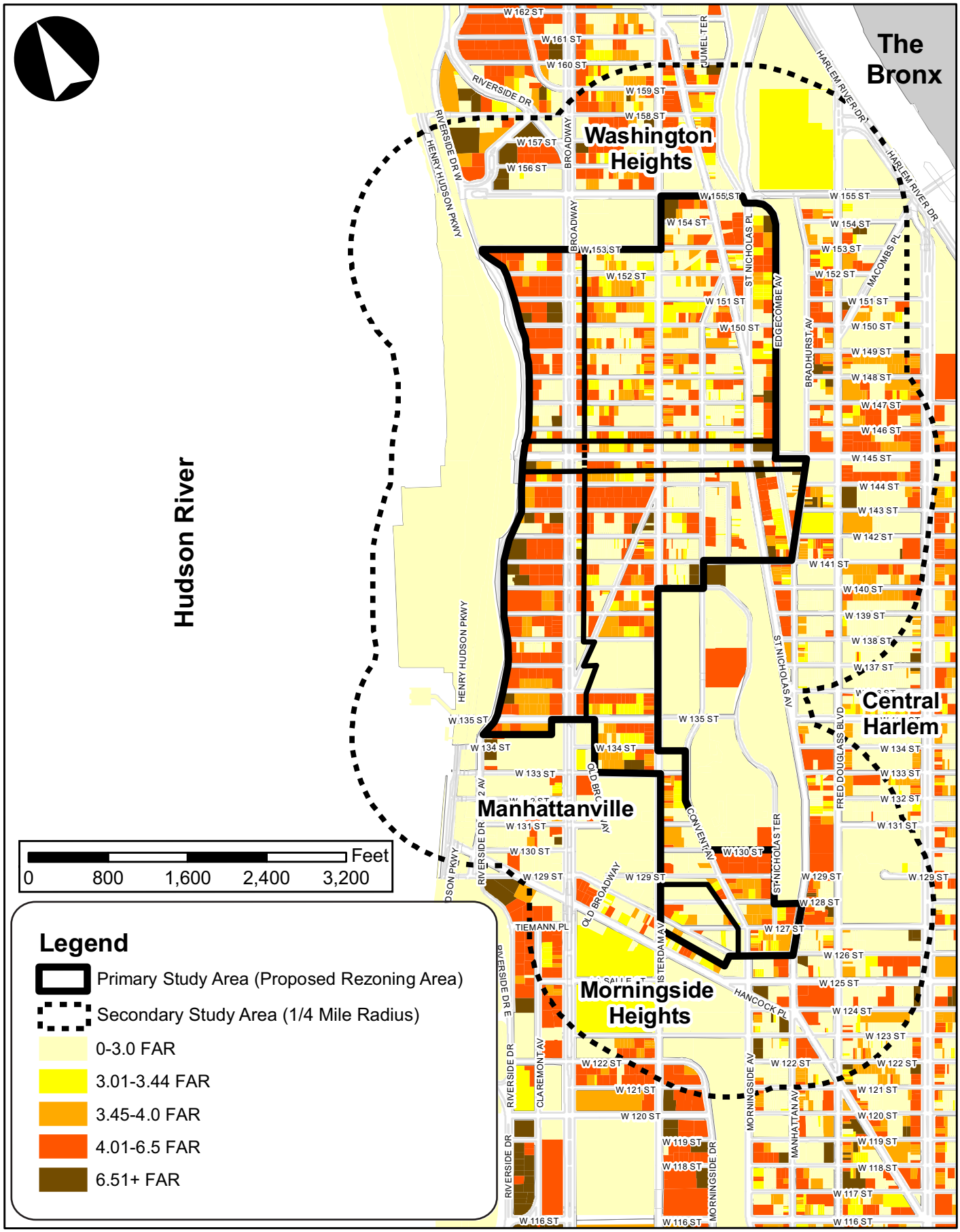
Broadway-Riverside Drive Sub-area

The Broadway-Riverside Drive sub-area is situated in the western section of the proposed rezoning area. This sub-area is roughly bounded to the north by West 153rd Street; to the east by Broadway; to the south by West 135th Street; and to the west by Riverside Drive. It contains the major commercial thoroughfares in West Harlem: Broadway, as it extends from West 135th Street to West 153rd Street; and the West 145th Street corridor, which extends from Riverside Drive to Edgecombe and Bradhurst Avenues. This western portion of the rezoning area, which is currently predominantly zoned R8 with commercial overlays along the thoroughfares, contains a mix of low to high density development (refer to Figure 8-2 for Building Density), and a variety of residential, commercial, institutional, and mixed residential/commercial uses. The proposed zoning map changes would replace the existing R8 zoning districts within the proposed rezoning area with R6A and R8A contextual zoning districts, and designate and apply a C6-3X-zoning district to be mapped at the intersection of West 145th Street and Broadway.

Streets

The principal arterials in the sub-area include Broadway and Riverside Drive. The east-west streets carry local one-way traffic, with the exception of West 145th and West 135th streets which are two-way. The street grid is rectilinear; however the southwest portion of Hamilton Place extends across this grid on a diagonal northeast-southwest alignment, between the intersections of Broadway and West 136th Street and Amsterdam Avenue and West 144th Street. This diagonal street forms an irregular grid and extends into the Hamilton Heights South sub-area with blocks of varying sizes and shapes (refer to Figure 8-1b).

Existing Density (FAR) in Primary and Secondary Study Areas



Existing Building Heights (Primary and Secondary Study Areas)

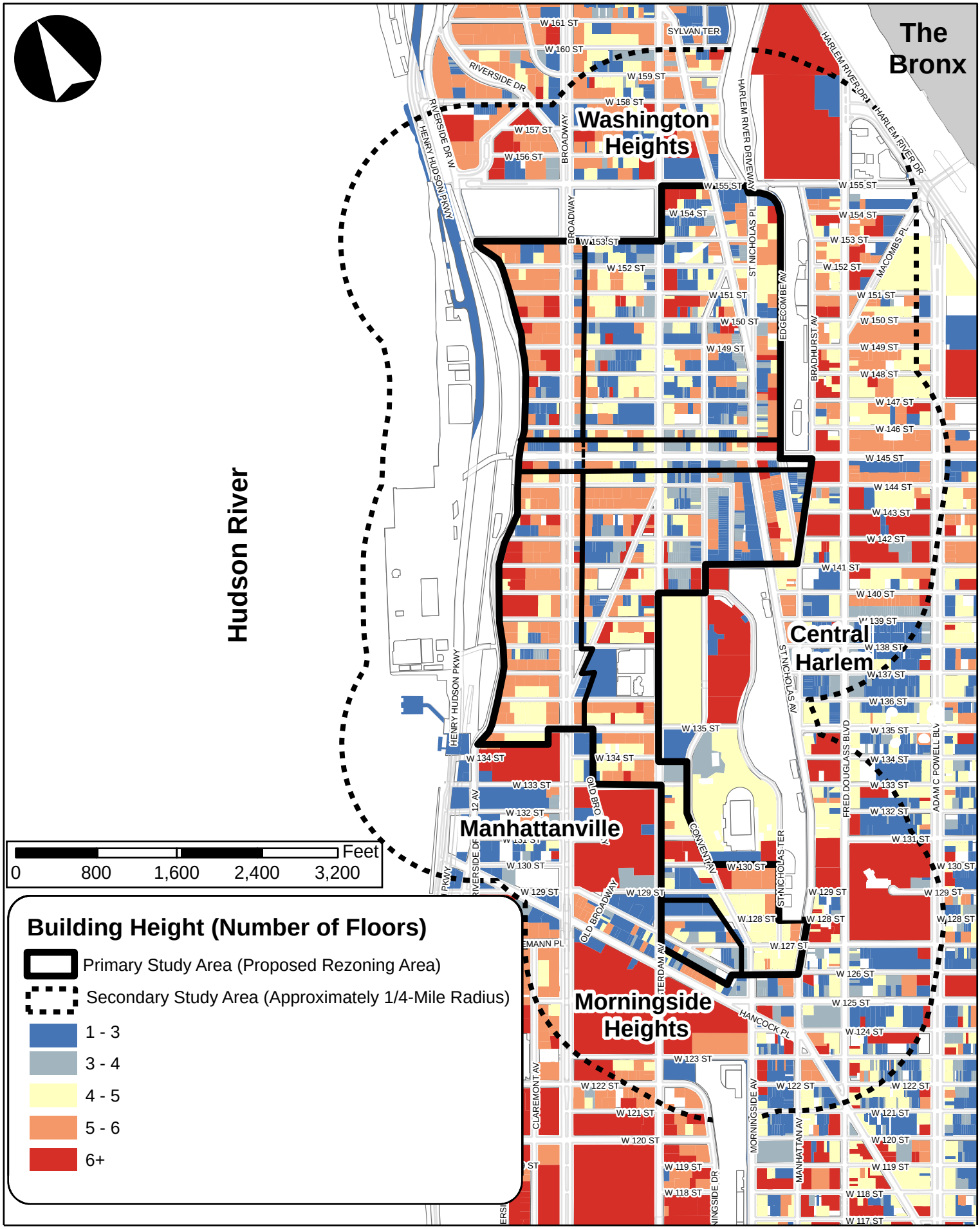
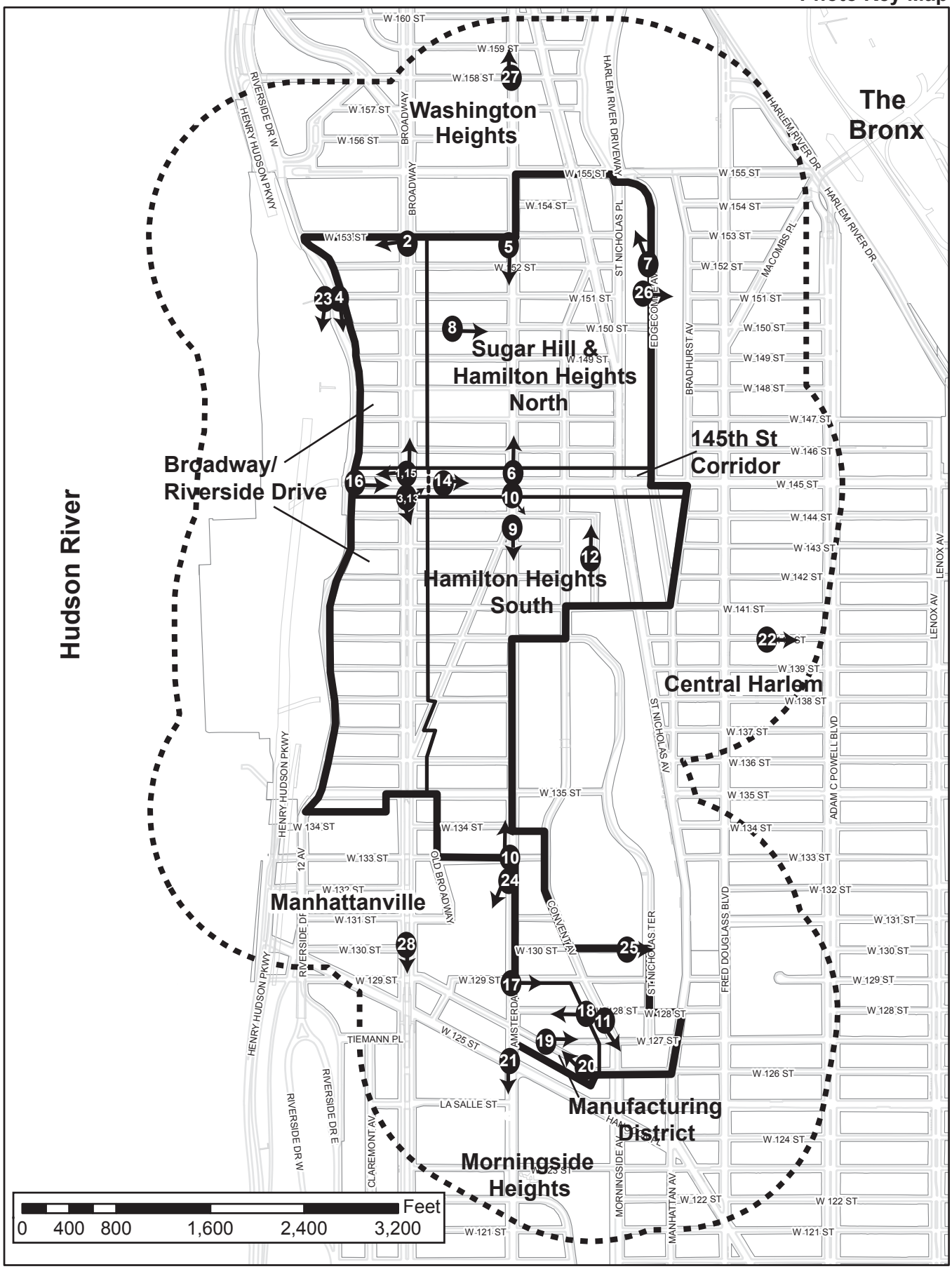


Photo Key Map



Broadway and Riverside Drive are arterials that extend through the study, area as well as portions of Manhattanville, and carry substantial local and through traffic. Riverside Drive extends on a north-south alignment from West 72nd Street across the borough to West 185th Street while Broadway extends between Stone Street and Whitehall Street in lower Manhattan to Westchester County, New York. Broadway is also a mapped local truck route. These streets are also important pedestrian corridors, particularly in the vicinity of the storefront retail, subway station entrances, and bus stops in the study area.

The streetscape elements of the Broadway-Riverside Drive sub-area include wide sidewalks lined with street trees that have individual tree pits, some with gated or fenced tree guards, and others without. Other streetscape elements are standard street signs, cobra head lampposts, newspaper dispensers, mesh and custom waste receptacles, fire hydrants, mail boxes, bus stop signs and shelters, recycling bins, phone booths, parking meters, bike racks. Some street vendors are located near the 145th Street corridor and by 135th Street, and some of the retail uses protrude onto the sidewalk in front of the storefronts. Broadway is divided by Broadway Malls, a landscaped median that extends along Broadway and includes 1939 World's Fair benches and meshed waste receptacles located at the intersections (refer to photo 3 in Figure 8-4b). Most of the Broadway-Riverside Drive study-area is lined with parallel-parked cars. The residential streets are lined with street trees that have a variety of tree pit sizes and designs, and narrow sidewalks.

Buildings

Tall buildings rising above 60 feet are concentrated in the western portion of the study area along Broadway and Riverside Drive. As described in Chapter 2, "Land Use, Zoning, and Public Policy," The Broadway-Riverside Drive sub-area is occupied by high lot coverage multi-family residential buildings that range from six to 12 stories and rise 60 to 80 feet or more. As illustrated in Figure 8-3, the tallest buildings along Riverside Drive are found between West 139th and West 142nd streets, including the 24-story Riverview Towers, a height-factor residential building at the southeast corner of West 139th Street and Riverside Drive. Between Broadway and Riverside Drive, the primary study area is developed with residential buildings ranging from three to six stories, with most buildings having four to six stories. Clusters of low-rise three-story brownstones can be found on mid-blocks generally bounded by West 145th to West 148th streets, and along the north side of West 142nd Street. Taller residential buildings with ground-floor retail are located along Broadway at West 140th Street (seven stories), West 141st Street (10 stories), West 143rd Street (10 stories), and between West 150th and West 151st streets (10 stories). In this area, particularly along Broadway, buildings form a continuous streetwall (see photo 1 in Figure 8-4b). In this sub-area there are also very few open properties that are occupied by surface parking or are vacant.

The residential districts within this study area have a maximum floor area ratio (FAR) of 6.02, and the commercial overlays along Broadway have an FAR of 2.0. Any community facility in the area has an FAR of 4.0, and manufacturing uses are not permitted. The Building heights are governed by sky exposure planes, and there are currently no mandated building height limits (Refer to Table 2-2 in Chapter 2, "Land Use, Zoning, and Public Policy").

In terms of bulk, use, and type, in the Broadway-Riverside Drive sub-area, along Broadway there are mostly mixed commercial and commercial-residential buildings, and on other street frontages there are mostly residential buildings including apartment buildings, and attached rowhouses. The west side of Broadway is developed with five and six-story high lot coverage buildings that generally rise 60 to 80 feet tall. The east side of Broadway also has five and six-story high lot coverage buildings and lower scale mixed residential/commercial buildings that rise 40 to 60 feet tall. Lower scale commercial buildings (i.e., less than 40 feet in height) can be found on Broadway at West 138th and West 139th streets, West 146th and West 152nd streets. Building facade materials vary, including brick and stone for mixed



1. View from West 145th Street and Broadway, looking north. Various streetscape elements can be seen along Broadway.



2. View from Broadway and West 153rd Street, looking west. Hudson River is visible in the distance.



3. View looking southeast on Broadway at West 145th Street, with Broadway Malls visible on the right.



4. View looking south on West 151st Street and Riverside Drive

commercial/residential buildings, typically with roof-line cornices of various colors with dentils, and fire escapes. The facades of the commercial buildings in the area generally have been altered with various types of signage and canopies.

Visual Resources and Open Space

Principal Visual resources in this sub-area include the scenic north-south Riverside Park, a designated scenic landmark that stretches along the rezoning-area, which can be viewed from Riverside Drive between West 151st street to West 135th Street (see photo 23 in Figure 8-4g); the former Hamilton Theater, a designated NYC Landmark located at the northeast corner of West 146th Street and Broadway, which can be viewed two blocks south and one block north on Broadway, between West 144th and West 147th Street; and St. Walburga's Academy, located at West 140th Street and Riverside Drive, which can be viewed from West 140th street midblock between Broadway.

Open spaces include the Hudson River Greenway, an 11-mile route that extends along the west side of the primary study area. It begins at Battery Park and ends underneath the George Washington Bridge. The 0.34-acre Montefiore Park is another open space within the study area that can be viewed from West 136th Street on the south, West 137th on the west, West 139th Street to the north, and Hamilton place on the east. (Refer to table 8-1 for a list of the visual resources and open spaces in this sub-area.)

TABLE 8-1
Visual Resources and Open Spaces in Broadway-Riverside Drive Sub-area

Visual Resource	Location
Hudson River Greenway	Runs along the west side of Manhattan from Battery Park on the south and Dyckman Street on the north.
The Former Hamilton Theater (NYCL)	3560 Broadway
St. Walburga's Academy (S/NR, LPC-eligible)	630-632 Riverside Drive
Montefiore Park	Bounded by Broadway, Hamilton Place, and West 138th Street

Natural Features

Although the Hudson River is within the secondary study area, the river serves as a natural resource that can be viewed from within the primary study area at West 153rd (see photo 2 in Figure 8-4b), West 152nd, West 151st, West 150th, West 149th, West 148th, West 147th, West 146th and West 145th streets on Broadway. Another natural feature of the sub-area is the topographical change in elevation from Broadway cascading towards Riverside Drive.

Sugar Hill and Hamilton Heights North Sub-area

The Sugar Hill and Hamilton Heights North sub-area is situated in the northeastern section of the proposed rezoning area. It contains the Hamilton Heights/Sugar Hill; Hamilton Heights/Sugar Hill Extension; Hamilton Heights/Sugar Hill Northwest and the Hamilton Heights/Sugar Hill Northeast historic districts. This portion of the rezoning area, which is currently predominantly zoned R7-2 with commercial overlays along the thoroughfares, contains a mix of low and medium density development, and a variety of residential, commercial, institutional, and mixed residential/commercial uses. The existing R7-2 zoning allows a maximum FAR of 3.44 for residential uses, and 2.0 for the commercial overlays mapped along Amsterdam and St. Nicholas avenues and the 145th Street corridor. Community facilities have a maximum allowable FAR of 6.5 and manufacturing uses are not permitted. The building heights are governed by sky exposure planes, and there are currently no mandated building height limits. The proposed zoning map changes would replace the existing R7-2 zoning district within this sub-area with R6A, R7A, and R8A contextual zoning districts.

Streets

The principal throughways in the Sugar Hill and Hamilton Heights North sub-area include Amsterdam Avenue, Convent, Edgecombe and St. Nicholas Avenues, and St. Nicholas Place and West 155th Street. The east-west streets carry local one-way traffic, with the exception of West 155th Street which is two-way. The street grid is rectilinear; however, Convent Avenue extends across this grid on a diagonal northeast-southwest alignment, between West 150th and West 152nd streets. This diagonal street forms an irregular grid, as well as St. Nicholas Avenue, which extends across the grid on a diagonal northwest-southeast alignment, between West 155th Street and West 148th Street. These streets form blocks of varying sizes and shapes (refer to Figure 8-1b).

Amsterdam Avenue is the main local throughway that extends through this portion of the primary study area, and carries substantial local and through traffic. Amsterdam Avenue extends on a north-south alignment from West 59th Street across the borough to Fort George Avenue in upper Manhattan. This street is also a mapped local truck route, and is an important corridor for bus stops in the study area.

The Sugar Hill and Hamilton Heights North sub-area's streetscape conditions along Amsterdam Avenue consist of wide sidewalks lined with street trees that have wide tree pits with guards, standard street signs, cobra head and Type M lampposts, phone booths, newspaper dispensers, mail boxes, bus stop signs, mesh waste receptacles, fire hydrants, and street cart vendors (see photos in Figure 8-4c). Most of the Sugar Hill and Hamilton Heights North sub-area's streets are lined with parallel-parked cars. The residential streetscape consists of narrow sidewalks lined with street trees with small tree pits, standard street signs, mail boxes, fire hydrants, planters, and bishops crook and cobra head lampposts.

Buildings

As described in Chapter 7, "Historic and Cultural Resources," the S/NR Sugar Hill Historic District consists of 414 contributing buildings, which are primarily late nineteenth and early twentieth century three- to five-story row houses and apartment buildings. St. Nicholas Avenue and St. Nicholas Place are distinguished mostly by four- to six-story buildings; however, about one-quarter of the buildings have heights ranging from 60 to 70 feet tall (refer to Figure 8-3). While the row houses prevalent in the mid-blocks are typically 3 to 4 stories in height, as illustrated in photo 8 of Figure 8-4c, apartment buildings are typically 6 stories in height (see photo 7 in Figure 8-4c), although taller apartment buildings can also be found, particularly at the northern and southern edges of the S/NR historic district.

The Hamilton Heights/Sugar Hill Northeast Historic District buildings were constructed between 1905 and 1930. These structures are located on uninterrupted block fronts that extend along St. Nicholas Place and Edgecombe Avenue, from West 150th Street to West 155th Street. Nearly all of the thirty-two buildings in this historic district are apartment houses; two attached single-family residences are also included in the district. Most of the buildings are five or six stories tall. The Hamilton Heights/Sugar Hill Northwest Historic District includes approximately 97 buildings and extends from the southwest corner of Convent Avenue and West 151st Street and the west side of St. Nicholas Avenue, just south of West 151st Street, north to the southwest corner of St. Nicholas Avenue and West 155th Street. Buildings in this historic district include 62 row houses designed in several popular late nineteenth-century styles, faced and trimmed with various materials. The district also includes 33 apartment houses, which are generally either five or six stories tall.

West of the historic districts, the study area is occupied by five and six-story, high lot coverage buildings and lower scale mixed residential/commercial buildings that rise 40 to 60 feet tall. Lower scale commercial buildings (i.e., less than 40 feet in height) can be found on Broadway at West 146th and West 152nd streets. North of 145th Street, Amsterdam Avenue is developed with lower scale residential



5. View from West 153rd Street looking south on Amsterdam Avenue.



6. View from West 145th Street looking north along Amsterdam Avenue.



7. View from West 152nd Street looking north along Edgecombe Avenue.



8. View looking east on west 150th Street near Broadway.

buildings that rise 40 to 50 feet tall, with buildings that rise up to 40 feet found north of West 147th Street. Convent Avenue generally has three- to six-story buildings within a height range of 40 to 60 feet tall.

Visual Resources and Open Spaces

This sub-area includes a substantial number of visual resources; including landmark structures and historic districts, open spaces, and natural features (refer to Table 8-2). The landmarks include the Bailey Residence, now Blake Funeral Home, which is located at the corner of St. Nicholas Place and West 150th Street, it can be viewed from West 150th street and Convent Avenue on the west, one block south at West 149th Street, and one block north at West 151st Street; the 13-story building located at 409 Edgecombe Avenue, originally called the Colonial Parkway Apartments, can be viewed six blocks south on Edgecombe Avenue, by West 158th Street on the Harlem River Drive, and on West 155th Street by Fred Douglas Boulevard The 30th (Former 32nd) Precinct Police Station can be viewed two blocks north, and one block south on Amsterdam Avenue; and the Joseph Loth & Company Silk Ribbon Mill, which is located on Amsterdam Avenue between West 150th and West 151st streets. The factory, which has undergone some additions and alterations, now houses a variety of industrial and commercial tenants; it can be viewed two blocks south, and two blocks north on Amsterdam Avenue.

TABLE 8-2
Visual Resources and Open Spaces in Sugar Hill and Hamilton Heights North Sub-area

Visual Resource	Location
Hamilton Heights/ Sugar Hill Historic District (NYCL and S/NR)	Bounded from West 145th Street in the south to West 155th Street in the north and is generally bounded by Edgecombe Avenue to the east and Convent and Amsterdam avenues to the west
Hamilton Heights/ Sugar Hill Historic District Extension (NYCL)	Bounded from West 149th to West 150th streets, and from the west side of Edgecombe Avenue to the east side of Convent Avenue
Hamilton Heights/ Sugar Hill Historic District Northwest (NYCL)	Extends from the southwest corner of Convent Avenue and West 151st Street and the west side of St. Nicholas Avenue, just south of West 151st Street, north to the southwest corner of St. Nicholas Avenue and West 155th Street
Hamilton Heights/ Sugar Hill Historic District Northeast (NYCL)	Extends along St. Nicholas Place and Edgecombe Avenue, from West 150th to West 155th streets
The Bailey Residence (NYCL, S/NR)	10 St. Nicholas Avenue
Jackie Robinson Park	Extends from West 155th Street south to 145th Street, between Bradhurst and Edgecombe avenues
409 Edgecombe Avenue (Colonial Parkway Apts)	409 Edgecombe Avenue
Trinity Cemetery	Bounded by Amsterdam on the east, West 155th on the north, West 153rd on the south, and Riverside Drive on the west.
Macomb's Dam Bridge and 155th Street Viaduct (NYCL, S/NR-eligible)	Between West 155th Street and St. Nicholas Place in Manhattan and Jerome Avenue and East 162nd Street in the Bronx
The 30th (Former 32nd) Precinct Police (NYCL)	1854 Amsterdam Avenue
The Joseph Loth & Company Silk Ribbon Mill (NYCL)	1820 Amsterdam Avenue
Carmansville Playground	Bounded by Amsterdam Avenue on the west, West 151st on the south, and West 152nd on the north

Open spaces include the 12.77-acre Jackie Robinson Park, the 24-acre Trinity Cemetery, and the 0.57-acre Carmansville Playground. As described in Chapter 2, "Land Use, Zoning, and Public Policy," this area supports several community gardens. Sugar Hill contains Convent Garden, which is bounded by Convent Avenue, West 151st Street, and St. Nicholas Avenue, Senior Citizens Sculpture Garden, extending between West 152nd and West 153rd streets between Amsterdam and St. Nicholas avenues, the William A. Harris Garden at West 153rd Street and St. Nicholas Avenue, and Sugar Hill Garden and Edgecombe Avenue Garden Park Sanctuary on the west side of Edgecombe Avenue near West 150th Street. Other community gardens in Hamilton Heights include the Friendship Garden on the north side of West 150th Street between Broadway and Amsterdam Avenue, Maggie's Garden on the south side of

West 149th Street between Broadway and Amsterdam Avenue, Mo's Pal garden on the north side of West 147th Street between Broadway and Amsterdam Avenue, Serenity Garden on south side of West 146th Street between Broadway and Amsterdam Avenue.

Another visual resource, the Macomb's Dam Bridge viaduct, can be viewed from West 155th Street and St. Nicholas Avenue. Although the bridge itself falls outside the study area, it can also be viewed from this location, among others.

Natural Features

One of the most unique natural features of the study area is the topographical change in elevation known as the Fordham Cliffs. This geological rupture creates a formidable topographic shift in the landscape all the way from Inwood Hill Park at the tip of Manhattan to Morningside Park at the south end of Harlem. Caused by a geological rupture and a shift of the eastern plates of the Northern Manhattan Plateau, the Fordham Cliffs drop more than 70 feet, contributing to the unique physical characteristics of several Harlem parks – Morningside, St. Nicholas, Jackie Robinson and Highbridge. In the study area, the Cliffs present an obstacle in terms of access and connectivity between neighborhoods. There is a drop varying between 60 to 70 feet from Edgecombe to Bradhurst avenues and an increase of elevation of more than 70 feet from Edgecombe Avenue to the Polo Grounds (Highbridge Park). (see photo 26 in Figure 8-4h).

Hamilton Heights South Sub-area

The Hamilton Heights South sub-area is situated in the mid and southeastern section of the proposed rezoning area. This sub-area is roughly bounded to the north by West 145th Street, to the east by Bradhurst, Amsterdam, St. Nicholas and Convent avenues and St. Nicholas Terrace, to the south by West 126th Street, and to the west by Broadway and Amsterdam Avenue. It contains Hamilton Heights, and Hamilton Heights Extension historic districts in the northeastern section of the sub-area. The mid-section of the sub-area is located directly to the west of the College of the City of New York and St. Nicholas Park. This mid to southeastern portion of the rezoning area is currently predominantly zoned R7-2 (there are two small areas to the south zoned R7A and R8), with a commercial overlay along Amsterdam Avenue, and contains a mix of low and medium density development, and a variety of residential, institutional, industrial, and mixed residential/commercial uses.

The existing R7-2 zoning allows a maximum FAR of 3.44 for residential uses, and 2.0 for the commercial overlays mapped along Amsterdam Avenue. Community facilities have a maximum allowable FAR of 6.5 and manufacturing uses are not permitted. The existing R7A district, which is mapped on the block bounded by Amsterdam and Convent Avenues, West 129th and West 130th streets, has a maximum FAR of 4.0 for residential uses, 2.0 for the mapped commercial overly on Amsterdam Avenue, and 4.0 for community facilities. The small existing R8 zoning district mapped to the west of St. Nicholas Avenue between West 126th and West 128th streets has a maximum FAR of 6.02 for residential uses and 4.0 for community facilities. Manufacturing uses are not permitted. With the exception of the one-block R7A district, there are currently no mandated building height limits within this sub-area, and building heights are governed by sky exposure planes. The proposed zoning map changes would replace the existing zoning districts within this sub-area with R6A, R7A, and R8A contextual zoning districts.

Streets

The principal throughway in the Hamilton Heights South sub-area includes Amsterdam Avenue. The east-west streets carry local one-way traffic, with the exception of West 129th, West 130th, West 133rd and West 135th streets which are two-way. The street grid is rectilinear; however as described above, Hamilton Place extends across this grid on a diagonal northeast-southwest alignment, between West 144th

Street and Broadway. The triangle formed by Hamilton Place and Amsterdam Avenue is known as Alexander Hamilton square. Also, Convent Avenue extends across the grid on a curve along City College of the City of New York's (CCNY) campus between West 135th and West 130th streets, and then on a northwest-southeast diagonal alignment, between West 130th and West 127th streets. These diagonal streets form blocks of varying sizes and shapes.

The streetscape conditions of the Hamilton Heights South sub-area consist of wide sidewalks lined with street trees that have small tree pits with guards, Type M and Cobra head lampposts, some with banners and some without, bus stop signs and shelters, mesh waste receptacles, standard street signs, mail boxes, fire hydrants, newspaper dispensers, phone booths, red fire alarms, and street vendors, as shown in Figure 8-4d.

Buildings

The Hamilton Heights South Sub-area includes the Hamilton Heights and Hamilton Heights Extension historic districts. As described in Chapter 7, "Historic and Cultural Resources," these two historic districts are located immediately north of City College, bounded by West 140th Street to the south and West 145th Street to the north, and extend irregularly between St. Nicholas Avenue to the east and falling just short of Amsterdam Avenue to the west. The Hamilton Heights Historic District is a neighborhood of Flemish, Tudor, and Romanesque row houses, (some are set back behind gently raised front yards), town houses, apartment buildings, and impressive churches. St. Luke's Church is brownstone Romanesque revival, with massive scale and volume and a stone facade. Our Lady of Lourdes Church has a facade made from three different buildings, gray and white marble and bluestone. St. James Presbyterian Church and Community House have a gothic revival style. The tenement at 434 West 143rd Street has a flush façade and architrave frieze, and overhanging cornice, an American Renaissance style. The area west of Amsterdam Avenue is occupied by small apartment houses, five to seven stories tall, and designed in various styles. The Hamilton Heights Historic District Extension consists of 51 buildings, including 31 row houses, 17 apartment buildings, and 3 related (and contiguous) ecclesiastical structures.

Amsterdam Avenue is predominantly residential in character, having less ground floor retail than that found on Broadway. Below West 145th Street, Amsterdam Avenue is characterized primarily by five- and six-story medium-density buildings between 50 and 70 feet in height. Residential buildings throughout the southern section of this sub-area are generally prewar, five to six stories tall, with interior or side courtyards. There are also a number of larger postwar residential developments. Commercial uses are located sporadically along Amsterdam Avenue, typically on the ground floor of residential buildings (refer to photos 9 and 10 in Figure 8-4d). As described above, Convent Avenue generally has three- to six-story buildings within a height range of 40 to 60 feet.

Visual Resources and Open Spaces

This study area includes a number of visual resources, including landmark structures, historic districts, and open spaces (refer to Table 8-3). The Landmarks include the Ivey Delph Apartments, located within the Hamilton Heights Historic District, which can be viewed on portions of St. Nicholas Avenue; a historic street lamppost located at the intersection of Amsterdam Avenue, Hamilton Place, and West 143rd Street, it can be viewed from West 144th Street and Amsterdam Avenue; the Hamilton Grange National Monument (which re-opened at its new location at 414 West 141st Street between Convent and St. Nicholas avenues, it can be viewed from Hamilton Tr., St. Nicholas Avenue at West 141st Street; Our Lady of Lourdes Roman Catholic Church located at 465 West 142nd Street, which can be viewed from Convent Avenue on the east, and Amsterdam Avenue on the west at West 142nd Street; and the former P.S. 157 located on St. Nicholas Avenue between West 126th and West 127th streets. In the early 1990s



9. View from Amsterdam Avenue near West 144th Street, looking south. Various streetscape elements are illustrated.



10. View from West 145th and Amsterdam Avenue, looking southeast.



11. View looking south on Convent Avenue between West 128th and West 127th Streets.



12. View looking north on Hamilton Terrace between west 142nd and west 143rd streets.

the building's interior was converted to rental apartments, it can be viewed two blocks north, and two blocks south on St. Nicholas Avenue.

Open spaces within this study area include the 3.85-acre Jacob H. Schiff Playground, located at Amsterdam Avenue between West 136th and West 138th streets. Community gardens within the study area are the Frank White Memorial Garden on the south side of West 143rd Street between Broadway and Hamilton Place, and the Hope Stevens Garden on the north side of West 142nd Street between Hamilton Place and Amsterdam Avenue.

TABLE 8-3
Visual Resources and Open Spaces in Hamilton Heights South Sub-area

Visual Resource	Location
Hamilton Heights Historic District	Bounded by West 140th Street to the south and West 145th Street to the north. It runs irregularly between St. Nicholas Avenue to the east and falls just short of Amsterdam Avenue to the west
Hamilton Heights Historic District Extension	Extends from the north side of West 140th Street to the south side of West 145th Street, and from the east side of Amsterdam Avenue to the west side of St. Nicholas Avenue
The Ivey Delph Apartments (S/NR)	19 Hamilton Terrace
The Croton Aqueduct Gate House (NYCL, S/NR)	1501 Amsterdam Avenue
The Hamilton Grange National Monument (NYCL, S/NR, NHL)	287 Convent Avenue
Our Lady of Lourdes Roman Catholic Church (NYCL, S/NR)	465 West 142nd Street
Former P.S. 157 (S/NR)	327 St. Nicholas Avenue
Jacob H. Schiff Playground	Amsterdam Avenue between West 136th Street and West 138 Street
A historic street lamppost (NYCL)	North point of Alexander Hamilton Square

Natural Features

There is a topographical change in elevation from Amsterdam cascading towards Convent Avenue.

145th Street Corridor Sub-area

The West 145th Street Corridor sub-area area is situated in between the Sugar Hill and Hamilton Heights North and the Hamilton Heights South sub-areas, and cuts across the Broadway-Riverside Drive sub-area. This sub-area is roughly bounded to the west by Riverside Drive and to the east by Edgecombe and Bradhurst avenues. This portion of the rezoning area, which is currently predominately zoned R8 and R7-2 with a commercial overlay along most of the corridor, contains a mix of low to high density development, and a variety of residential, commercial, mixed residential/commercial, and institutional uses. The proposed zoning map changes would replace the existing R8 and R7-2 zoning districts within this sub-area with R6A and R8A contextual zoning districts; and designate a C6-3X-zoning district to be mapped at the intersection of West 145th Street and Broadway, and would add commercial overlays on the remainder of the corridor. A related zoning text amendment would apply the Inclusionary Housing Program to C6-3X and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue.

Streets

The West 145th Street corridor is the principal throughway in the primary study area that extends from Riverside Drive to Southern Boulevard in the South Bronx. The east-west four-lane corridor carries two-way traffic. Within the 145th Street Corridor the streetscape conditions vary. Along the corridor the streetscape is lined with street trees and includes wide sidewalks, standard street signs, cobra head

lampposts, wire mesh garbage cans, fire hydrants, newspaper dispensers, bus stop signs, mailboxes, muni-meters, phone booths, bicycle racks, and recycling bins. There are also street vendors along this corridor, as well as subway entrances located at the Broadway intersection (see photo 13 in Figure 8-4e). Some of the retail uses protrude onto the sidewalk in front of the storefronts, as illustrated in photo 14 of Figure 8-4e. Most of the corridor is typically lined with parallel-parked cars.

Buildings

Portions of both the Hamilton Heights Extension and the Hamilton Heights/Sugar Hill historic districts are within the 145th Street Corridor; the LPC and Hamilton Heights Extension on the south side of 145th Street from St. Nicholas Avenue to Amsterdam Avenue, and the north side from Amsterdam Avenue to Bradhurst Avenue. As described in Chapter 2, "Land Use, Zoning, and Public Policy," West 145th Street between Broadway and Riverside Drive has low-scale residential and commercial buildings. The West 145th Street/Broadway intersection is anchored by active commercial and residential uses (see photo 14 in Figure 8-4e). Between Broadway and Convent Avenue, West 145th Street includes mixed-use buildings of varying heights, but primarily low-scale. The portions of West 145th Street east of Convent Avenue that are located within the Hamilton Heights Historic District are developed with three-story brownstones, some with active ground floor retail, that are not within a commercial overlay. East of St. Nicholas Avenue and along Bradhurst Avenue, the primary study area has experienced new residential development, with many buildings developed as part of the Bradhurst Urban Renewal Plan.

Visual Resources and Open Space

There is one landmark within this sub-area and there are visual resources that can be viewed from the east and west sides of the West 145th Street corridor. The landmark is the Hamilton Grange Branch of the New York Public Library (NYPL, S/NR) located at 505 West 145th Street, it can be viewed from Amsterdam Avenue.

At the eastern end of the street corridor at Edgecombe Avenue, there is an entrance into the southern portion of the 12.77-acre Jackie Robinson Park. At the western end of the street corridor at Riverside Drive, the pedestrian and vehicular access bridge to Riverbank State Park is visible, with views of the Hudson River in the distance.

In addition, as noted above, although the Hudson River is within the secondary study area, the river serves as a natural resource that can be viewed from the West 145th Street corridor (see photo 15 in Figure 8-4e).

There are no open spaces, as there are no parks or plazas within this sub-area.

Natural Features

There is a topographical change in elevation along the corridor from Broadway down towards Riverside Drive, and from Amsterdam Avenue towards Convent Avenue.

Manufacturing District Sub-area

The Manufacturing District sub-area is situated in the southern section of the rezoning area (refer to Figure 8-1b). This sub-area is roughly bounded to the north by West 129th Street, to the east by Convent and Morningside avenues, to the south by West 126th Street, and to the west by Amsterdam Avenue. This portion of the rezoning area, which is currently zoned M1-1, contains a mix of low and medium density development, and a variety of transportation, commercial, institutional, residential, parking and industrial-manufacturing uses. The maximum FAR for the commercial and light industrial buildings in M1-1



13. View of the southeast corner of West 145th Street and Broadway, illustrating the various streetscape elements.



14. View from West 145th Street near Broadway, looking east. Various streetscape elements are visible along the sidewalk.



15. View looking west on the corner of Broadway and West 145th Street. Hudson River is clearly visible in the distance.



16. View looking east from West 145th Street and Riverside Drive, illustrating the change in grade.

districts is 1.0, and the FAR for allowable community facilities that are in use group 4 is 2.4. No residential uses are permitted. Building heights are governed by sky exposure planes, and there are currently no mandated building height limits. The Proposed Action would replace the existing M1-1 zoning district within this sub-area with a M1-5/R7-2 mixed use zoning district.

Streets

The street grid in the sub-area is rectilinear, and the east-west streets carry one-way traffic. It is bounded by the major avenues of Amsterdam on the west and Convent on the east. Convent Avenue, as described above, extends from West 129th to West 127th streets within the sub-area across this grid on a diagonal northwest-southeast alignment. West 126th Street also extends across this grid on a diagonal northwest-southeast alignment from Morningside Avenue to West 129th Street. These diagonal streets form blocks of varying sizes and shapes.

Within the Manufacturing District sub-area the streetscape conditions vary. Along Amsterdam Avenue the streetscape includes wide sidewalks, standard street signs, cobra head lampposts, wire mesh garbage cans, fire hydrants, newspaper dispensers, bus stop signs, and mailboxes. There are street trees lining the west side of Amsterdam Avenue, however, there are no street trees on the east side of the avenue adjacent to the manufacturing buildings. The streetscape on West 129th Street also consists of wide sidewalks, standard street signs, cobra head lampposts, and fire hydrants. There are newly planted street trees lining this street with cobblestone lined tree pits (see photo 17 in Figure 8-4f). Along Convent Avenue the streetscape conditions consist of wide sidewalks, standard street signs, mesh garbage cans, cobra head lampposts, fire hydrants, bus stop signs, mail boxes, and planters in front of the apartment buildings. Convent Avenue is lined with street trees and the streets are typically lined with parallel-parked cars. At West 128th Street and Convent Avenue there is a guard rail along the west side of the street blocking a fenced off steep slope that drops into the west side of West 128th Street. West 127th and West 126th streets do not have any street trees, the streetscape elements include standard street signs, cobra head lampposts, and fire hydrants (refer to Figure 8-4f).

Buildings

As described in Chapter 2, "Land Use, Zoning, and Public Policy," Although zoned for light manufacturing use, the area has a mix of commercial, residential and light industrial uses (see photo 20 in Figure 8-4f). Slightly more than one-third of the area is developed with industrial and manufacturing uses. The residential buildings are generally prewar, five to six stories tall, with interior or side courtyards. There are also a number of larger postwar residential developments. Commercial uses are located sporadically along Amsterdam Avenue, typically on the ground floor of residential buildings.

Visual Resources

There are no notable visual resources within the Manufacturing District sub-area as it does not contain any significant natural or built features. The east side of the St. Mary's Church located at 517 West 126th Street in the secondary study area is visible from Amsterdam Avenue between West 129th and West 128th streets.

Open Space

There are no open spaces, as there are no parks or plazas in this sub-area.



17. View from Amsterdam Avenue and West 129th Street, looking east.



18. View from West 128th Street and Convent Avenue, looking west.



19. View looking east from the corner of West 126th and West 127th Streets.



20. View looking north on West 126th Street between West 127th and Convent Avenue.

Natural Features

This sub-area does not include any natural features.

Secondary Study Area Sub-areas

As shown in Figure 8-1b, the secondary study area is divided into five sub-areas, which are discussed below.

Manhattanville Sub-area

The Manhattanville sub-area is situated in the southwestern section of the secondary study area. This sub-area is roughly bounded to the north by West 134th Street, to the east by St. Nicholas Park, to the south by West 122nd Street, and to the west by the Hudson River. This portion of the sub-area, which currently includes Special Manhattanville Mixed Use and Special 125th Street Districts, and is primarily zoned C6-1, contains little residential development and is generally characterized by commercial, light industrial, warehousing, parking, and transportation-related uses, as well as vacant land. Much of the Manhattanville subarea is currently undergoing construction. As described in Chapter 7, "Historic and Cultural Resources," the western edge of the Manhattanville sub-area is also characterized by the north-south elevated Henry Hudson Parkway (Route 9A), the elevated Riverside Drive viaduct, and the elevated Amtrak Empire tracks, which extend along the northwestern edge of Manhattan.

As described in Chapter 2, "Land Use, Zoning, and Public Policy," the City College of New York or CCNY occupies approximately 35 acres along Convent Avenue from West 131st to West 141st streets. The campus comprises a mix of modern academic buildings interspersed with the original Neo-Gothic buildings (including the North Campus Quadrangle buildings and the College Gates), which have been designated as New York City Landmarks. The North Campus Quadrangle buildings are also listed on the New York State and National Historic Registers. The southern portion of St. Nicholas Park from West 135th street to West 128th street is within the Manhattanville sub-area as well.

Visual Resources

The visual resources include the Manhattan Valley IRT viaduct (NYCL, S/NR) which extends along Broadway between West 122nd and West 135th streets. The St. Mary's Protestant Episcopal Church, Parish House, and Sunday school (NYCL, S/NR-eligible), which are located on the north side of West 126th Street between Old Broadway and Amsterdam Avenue. Original wood frame clapboard rectory, built in 1851, is now the church's Parish House. The Sunday school is a two-story brick building located behind the church. The former Claremont Theater (NYCL, S/NR-eligible) is located at the southeast corner of Broadway and West 135th Street. Situated on a corner lot, the neo-Renaissance styled building has a chamfered corner that provides it with a distinctive three facade appearance. A movie camera detail is depicted in a shield at the cornice.

Morningside Heights Sub-area

The Morningside Heights Sub-area comprises the southern section of the secondary study area, and is generally bounded by the south side of West 125th Street on the north, Morningside Drive on the east, West 110th Street on the south, and Riverside Drive on the west. This portion of the secondary study area contains a variety of institutional, mixed residential/ commercial, and commercial uses.

The main thoroughfare in the Morningside Heights sub-area is Broadway, which beginning at West 122nd Street includes a landscaped median that divides the two-way thoroughfare. The east-west streets carry



21. Morningside Heights - View from Amsterdam Avenue and West 125th Street, looking south.



22. Central Harlem - View facing on West 140th Street between Fred Douglas and Adam Clayton Powell Boulevard, looking east.



23. Hamilton Heights - View from Riverside Drive and West 151st Street, looking southwest.



24. Manhattanville - View from Amsterdam Avenue and West 133rd Street, looking southwest.

local one-way traffic, with the exception of West 125th, West 122nd, and La Salle streets, and Tiemann Place. The street grid is rectilinear; however, as Morningside Drive is mapped along the western edge of Morningside Park, it has an irregular alignment (see Figure 8-1b). As mentioned above, West 125th Street extends across the grid at a southeast-northwest alignment.

As described by Chapter 2, "Land Use, Zoning, and Public Policy," the neighborhood is dominated by Morningside Gardens, a middle income residential cooperative consisting of six 21-story buildings bounded by LaSalle Street to the north, West 123rd Street to the south, Amsterdam Avenue to the east, and Broadway to the west, and the NYCHA General Grant Houses, which comprise nine 21-story buildings that occupy the two superblocks south of West 125th Street between Broadway and Morningside Avenue. Other residential buildings are generally mid-rise, five to six stories tall, on larger lots, and with interior or side courtyards, with slightly taller structures located along Tiemann Place (West 127th Street).

Visual Resources

Morningside Park is located along the southern border of the secondary study area at the eastern edge of the Morningside Heights sub-area. In its entirety, it includes approximately 30 blocks and extends from West 110th Street to West 123rd Street between Manhattan Avenue and Morningside Avenue and Morningside Drive. Built on a steep incline, Morningside Park is a New York City Scenic Landmark and features unique views, multiple playgrounds, ball fields, winding landscaped paths, and pond and waterfall.

This sub-area includes one landmark building, the George Bruce Branch of the New York Public Library (NYCL, S/NR-eligible), located on the south side of West 125th Street between Broadway and Amsterdam Avenue. The library is a three-story building in the Georgian Revival-style. The upper stories are red brick, and the base is clad in white marble.

Hamilton Heights Sub-area

The Hamilton Heights sub-area includes the western edge of Hamilton Heights, which is largely characterized by public open space, Riverbank State Park, and the southeastern portion of the neighborhood, which includes the City College of New York (CCNY), St. Nicholas Park, and various historical landmarks. Hamilton Heights is largely encompassed by the primary study area and as described above, is bounded by West 135th Street to the south, the Hudson River to the west, West 155th Street to the north, and St. Nicholas Avenue to the east.

The eastern section of the Hamilton Heights sub-area is occupied by portions of the City College (CCNY) campus and St. Nicholas Park. In the western portion of the Hamilton Heights sub-area, the Henry Hudson Parkway runs between West 72nd Street to the south where it then becomes the West Side Highway to the north at Saw Mill River Parkway. The Hudson River extends along the entire west side of the study area. The Hudson is a 315 mile north-to-south flowing river that begins at Henderson Lake and ends at the Upper New York Bay. The Hudson River Greenway runs between Dyckman Street to the north and Battery Park to the south.

The buildings within the Hamilton Heights sub-area consist of the North River Wastewater Treatment Plant, and directly south of the North River Wastewater Treatment Plant and Riverbank State Park is the former New York City Department of Sanitation (DSNY) West 135th Street marine transfer station, on the Hudson River at the end of West 135th Street. To the east of the primary study area, the CCNY serves as a major institutional anchor, and occupies approximately 35 acres along Convent Avenue from West 131st to West 141st streets. City College, founded in 1847, moved to its present location from East 23rd Street and Lexington Avenue in 1907. The campus comprises a mix of modern academic buildings interspersed

with the original Neo-Gothic buildings (including the North Campus Quadrangle buildings and the College Gates), which have been designated as New York City Landmarks. The North Campus Quadrangle buildings are also listed on the New York State and National Historic Registers.

Riverbank State Park includes approximately 28 acres, and is located on the Hudson River immediately west of the proposed rezoning area between West 137th and West 145th streets. The park was developed on the roof of the North River Wastewater Treatment Plant. The park is accessed from Riverside Drive by two bridges that span the Henry Hudson Parkway and Amtrak railroad right-of-way which run beneath them. Of the two bridges that provide access from West 137th and West 145th streets, the West 145th Street Bridge provides pedestrian and vehicular access; the West 137th Street Bridge solely provides pedestrian access.

St. Nicholas Park borders CCNY to the east and extends along the eastern edge of Hamilton Heights and Manhattanville. In its entirety, it comprises approximately 23 acres, and is bounded by West 141st Street to the north, St. Nicholas Avenue to the east, West 128th Street to the south, and St. Nicholas Terrace to the west. It features a rugged rocky landscape, playgrounds, basketball and handball courts, and barbecuing areas. Further to the west along the Hudson River waterfront is the West Harlem Piers Park, an approximately two acre park that connects West Harlem to the Hudson River Greenway.

Directly north of the proposed rezoning area is the Trinity Church Cemetery, which is bounded by West 155th Street, Amsterdam Avenue, West 153rd Street, and Riverside Drive, and is divided into two sections by Broadway. It includes two designated New York City Landmarks the Chapel of Intercession and the Vicarage of the Chapel of Intercession, which are located at the southeast corner of Broadway and West 155th Street.

Visual Resources

Visual resources in this sub-area include two landmarks: the Croton Aqueduct Gate House (NYCL, S/NR), located on West 135th Street at Convent Avenue; and the City College (CCNY) North Campus (NYCL, S/NR) located between West 138th, West 139th, West 140th, and Convent Avenue.

Central Harlem Sub-area

The Central Harlem sub-area comprises the eastern portion of the secondary study area from roughly West 122nd Street to West 155th Street, east of St. Nicholas Avenue, and west of Adam Clayton Powell Boulevard. With the exception of the area near the 125th Street corridor, which is primary commercial, the Central Harlem neighborhood sub-area is largely residential.

As described in the Chapter 2, "Land Use, Zoning, and Public Policy," commercial uses are typically housed in buildings ranging in height from one to five stories. Harlem USA—a 276,000-square-foot retail and entertainment complex—includes a movie theater, chain retail stores, and a branch of the Chase Manhattan Bank. It acts as the western anchor and catalyst for additional commercial development along the 125th Street retail corridor and is located within the secondary study area at 2309 Frederick Douglass Boulevard, between West 124th and West 125th streets. Also located in the secondary study area, at 253 West 125th Street near Adam Clayton Powell Jr. Boulevard, is the historic and renowned Apollo Theater.

This neighborhood subarea also includes an LPC designated historical district, the St. Nicholas Historic District, which is generally bounded by West 140th Street, Adam Clayton Powell Boulevard, West 137th Street, and Frederick Douglas Boulevard. It includes Striver's Row, consisting of three rows of townhouses on West 138th and West 139th streets between Adam Clayton Powell Jr. and Frederick Douglas boulevards. In addition, this neighborhood subarea includes the Dunbar Apartments, which are a

New York City Landmark and also listed on the National Register of Historic Places. Occupying an entire block bounded by West 150th Street, Adam Clayton Powell Boulevard, West 149th Street, and Frederick Douglas Boulevard, the Dunbar Apartments complex consists of six 6-story residential buildings containing a total of 511 apartments that center on an interior garden courtyard.

Visual Resources

A visual resource, Macomb's Dam Bridge and 155th Street Viaduct (NYCL, S/NR-eligible) span the Harlem River between West 155th Street and St. Nicholas Place in Manhattan and Jerome Avenue and East 162nd Street in the Bronx.

Another visual resource, encompassing approximately 10 blocks, the Jackie Robinson Park extends from West 145th Street to West 155th Street between Edgecombe and Bradhurst Avenues, and forming the northwestern edge of Central Harlem directly east of the proposed rezoning area. The Jackie Robinson Pool and Recreation Center (NYCL, also within S/NR HD), is set within a 1.28-acre narrow hillside. The exterior of the imposing two-story bath house features Romanesque Revival-inspired details, and the pool, which measures 82 feet by 236 feet and owes its unusual shape to the narrow site, located above the grade of Bradhurst Avenue (see photo 26 in Figure 8-4h).

Washington Heights Sub-area

The Washington Heights sub-area comprises the northern portion of the study area, roughly bounded by West 155th Street to the south, Hudson River to the west, West 158th and West160th streets to the north, and the Harlem River Drive to the east. This portion of the secondary study area is predominately residential, with commercial uses along Broadway, Amsterdam and St. Nicholas Avenues, and institutional uses scattered throughout the neighborhood.

This neighborhood is largely comprised of low-to mid-rise pre-war brick residential buildings, including 3-story rowhouses, 5- to 6-story multifamily elevator buildings, and some mixed-use residential buildings with ground floor retail. At the northeastern corner of the sub-area are the Ralph Rangel and Polo Ground Towers, which consist of several 14-and 30-story residential buildings. It includes two designated New York City Landmarks, the Chapel of Intercession and the Vicarage of the Chapel of Intercession, which are located at the southeast corner of Broadway and West 155th Street. This area also includes two historic districts, including: the Audubon Terrace Historic District, which encompasses the majority of the block bounded by West 156th Street, Broadway, West 155th Street, and Riverside Drive; the Audubon Park Historic District, which encompasses approximately five blocks and is generally bounded by West 158th Street, Broadway, West 156th Street, and Riverside Drive.

A natural feature in the Washington Heights sub-area is the Harlem River, an approximately 8-mile long waterway separating the boroughs of Manhattan and the Bronx, which flows between the Hudson River and the East River.

Visual Resources

Highbridge Park is a 118.75-acre park that extends from West 155th Street north to Dyckman Street, between Edgecombe and Amsterdam Avenues. The park is widely known for its important landmarks, the Highbridge tower and the High Bridge, and also offers natural beauty and recreational amenities, including a recreation center with pool, open vistas and an unusual geologic makeup. Among its strongest features are the magnificent cliffs and large rock outcroppings that dominate the park.



25. View looking into St. Nicholas Park from West 130th Street and St. Nicholas Terrace.



26. View from Edgecombe Avenue looking east into Jackie Robinson Park. The difference in topographic elevation is clearly visible.



27. View looking north on Amsterdam Avenue from West 158th Street.



28. View from Broadway and West 130th Street looking south, with the Manhattan Valley IRT Viaduct above.

F. THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION)

As discussed in Chapter 2, "Land Use, Zoning, and Public Policy", in the future without the Proposed Action, it is expected that the current land use trends and general development patterns would continue. These trends and patterns are characterized mainly by a continued demand for housing, along with modest demand for local retail, other commercial, and community facility uses.

Primary Study Area (Proposed Rezoning Area)

In the future without the Proposed Action, it is expected that the current Urban Design and Visual Resource trends and general development patterns would continue. As described in Chapter 2, "Land Use, Zoning, and Public Policy", these trends and patterns are characterized mainly by a continued demand for housing, along with modest demand for local retail, other commercial, and community facility uses. The as-of-right development in No-Action would not be subject to contextual bulk and Quality Housing Program regulations or height limits.

Tables 1-3b and 1-4b in Chapter 1, "Project Description," identifies the No-Action RWCDS development that is projected to occur on each of the 24 projected and 16 potential development sites in the future without the Proposed Action. As shown in Tables 1-3b and 1-4b, 19 of the 24 projected development sites and 13 of the 16 potential development sites would be redeveloped, or undergo conversion and/or enlargement in the RWCDS for the future without the Proposed Action, with building ranging in height from 30 to 243 feet. Table 2-4 in Chapter 2, "Land Use, Zoning, and Public Policy" identifies the No-Action developments within the primary study area; both on identified RWCDS projected development sites and other sites.

In addition to the as-of-right development estimated in the RWCDS, one other site in the primary study area is expected to be developed in the future without the Proposed Action. As a result of the recently approved Sugar Hill Rezoning, a site at 404-414 West 155th Street, which is located at the northeastern corner of the rezoning area, is planned for redevelopment. The planned development will consist of a new 13-story mixed-use building that is expected to use modern materials and design that would conform to the proposed R8A zoning envelope, and provide interior and exterior features to house the mixed use program of affordable housing, museum, and day care center. The planned building would have a continuous streetwall which is characteristic of many of the larger apartment buildings in the historic district, and a base which, at 76 feet, would be similar in height to the existing 6-story buildings in the immediate vicinity.

Secondary Study

As described in Chapter 2, "Land Use, Zoning, and Public Policy", the secondary study area is also anticipated to experience new development due to general background growth and planned or approved developments. This includes development as a result of the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development, and the 125th Street Corridor Rezoning and Related Actions, as well as a number of other developments.

As described in the *Manhattanville in West Harlem Rezoning and Academic Mixed-Use development FEIS*, five new buildings are expected to be developed by the analysis year of 2021 with active ground-floor uses. They would be freestanding structures with large footprints to provide expansive floor plates. The buildings would have rectilinear massing, setbacks at and above grade, transparent ground floors, and coordinated streetwalls. They would range in maximum building height (to the top of the roof) from 120 to 190 feet, and would be significantly larger in terms of bulk and height compared with the surrounding

low-rise buildings. Other developments proposed in Manhattanville include projected commercial buildings to be developed along the west side of Twelfth Avenue, which would be one to two stories in height. The low-rise scale of those projected buildings would preserve light and air under the Riverside Drive viaduct.

As described in the *125th Street Corridor Rezoning and Related Actions FEIS*, the actions approved are intended to facilitate new residential and commercial development. The Special 125th Street District tailors urban design controls that would provide for continuity of active uses at the ground floor and for transparency to improve the relationship between pedestrians and the new buildings. The form of new developments expected to result would include buildings with regularized streetwall; the portions of the buildings above the streetwall would be setback from the street allowing the streetwalls to frame the street level on both wide and narrow streets. All new development would be subject to new height limitations that respond to the different character of the areas throughout the corridor and would allow for an appropriate relationship between the buildings' massing and the existing context both along 125th Street and along 124th and 126th Streets as well.

As shown in Table 2-4 of Chapter 2, other anticipated developments in the secondary study area include the rezoning of parts of two blocks on West 155th Street to facilitate a 12-story mixed-use building. In addition, the School Construction Authority (SCA) has proposed to construct the Community Health Academy of the Heights, a proposed 572-seat IS/HS school, on a site located at 504 West 158th Street. The proposed school will also include a health clinic. Another No-Action development that includes a school is the new Harlem Children's Zone Charter School and new affordable housing at St. Nicholas Houses. The project site is located within the St. Nicholas Houses in Central Harlem, Manhattan, which includes two components. The first is a proposed charter school expected to be completed by 2012 and to accommodate 1,300 students in grades K–12, and 360 new faculty and staff. The existing West 129th Street cul-de-sac is also proposed to be extended and utilized as a one-way public roadway to provide access to the school from Adam Clayton Powell Jr. Boulevard. The second component is a proposed 200 dwelling unit residential building, which would include a below-grade, 49-space accessory-parking garage with access to West 131st Street via a driveway, to be completed by 2017.

Overall, the existing mix of land uses in the secondary study area is expected to persist in 2021 without the Proposed Action, although a significant amount of new residential and community facility development is anticipated, with some buildings that could be taller than the typical buildings in the area.

G. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION)

As described in Chapter 1, "Project Description," the Proposed Action includes zoning map and text amendments affecting an approximately 90 block area in the West Harlem neighborhood in Manhattan Community District 9. This section describes the effects of the Proposed Action on the urban design and visual resource conditions in the area by 2021, and evaluates the potential for the Proposed Action to result in significant adverse impacts.

By 2021, it is anticipated that the Proposed Action would be in place, and that, as a result, all or most of the 24 projected development sites and possibly some of the 16 potential development sites in the RWCDS would be developed. Development on the projected development sites and the less likely redevelopment of the potential development sites pursuant to the Proposed Action would affect the area's urban design, specifically the streetscape and building bulk, use, and type of the area, as described below.

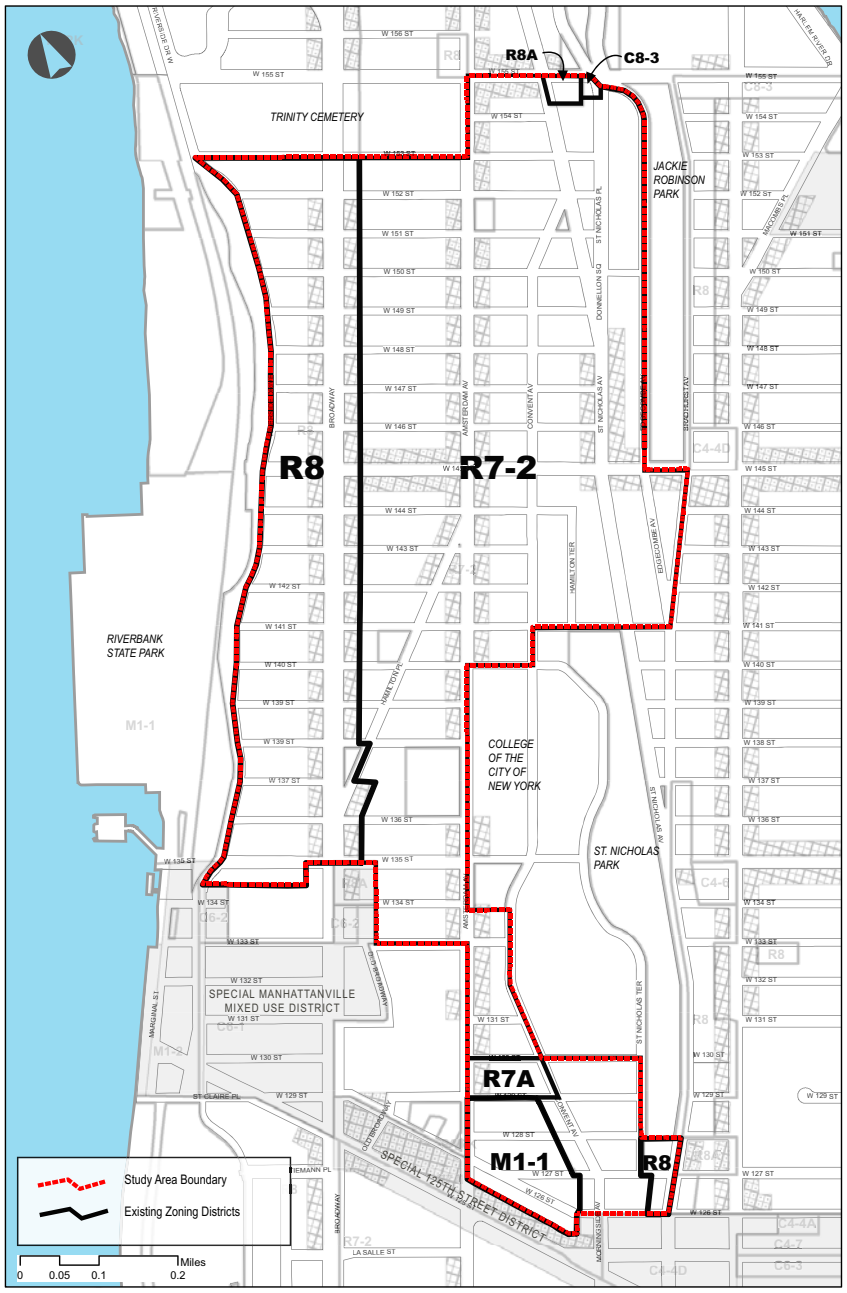
Primary Study Area Sub-areas (Proposed Rezoning Area)

The underlying zoning of West Harlem is predominantly residential and would continue to be so in the future with the Proposed Action, with the exception of the southeastern portion of the primary study area which is currently zoned for light manufacturing uses and would be rezoned for mixed use development. As described in Chapter 2, "Land Use, Zoning, and Public Policy", the Proposed Action would allow for the development of new uses and higher densities at the projected and potential development sites. The proposed zoning map and text amendments would be tailored to existing urban design character.

Throughout much of the primary study area, the proposed zoning changes would not result in substantial differences in the developable floor area or use and type of development permitted but would require mandatory streetwall and maximum building heights. The Proposed Action includes modest increases in density along portions of West 145th Street – a significant east-west corridor, as well as directs higher densities to areas that can better accommodate future growth, such as those close to subway lines, and in the area currently mapped with a M1-1 district. It would also map lower densities on predominantly residential brownstone blocks to preserve the low-to mid-rise character. New residential, community facility, and/or commercial buildings constructed as part of the RWCDS would conform to zoning requirements in terms of building bulk, use, and type set forth by the Proposed Action.

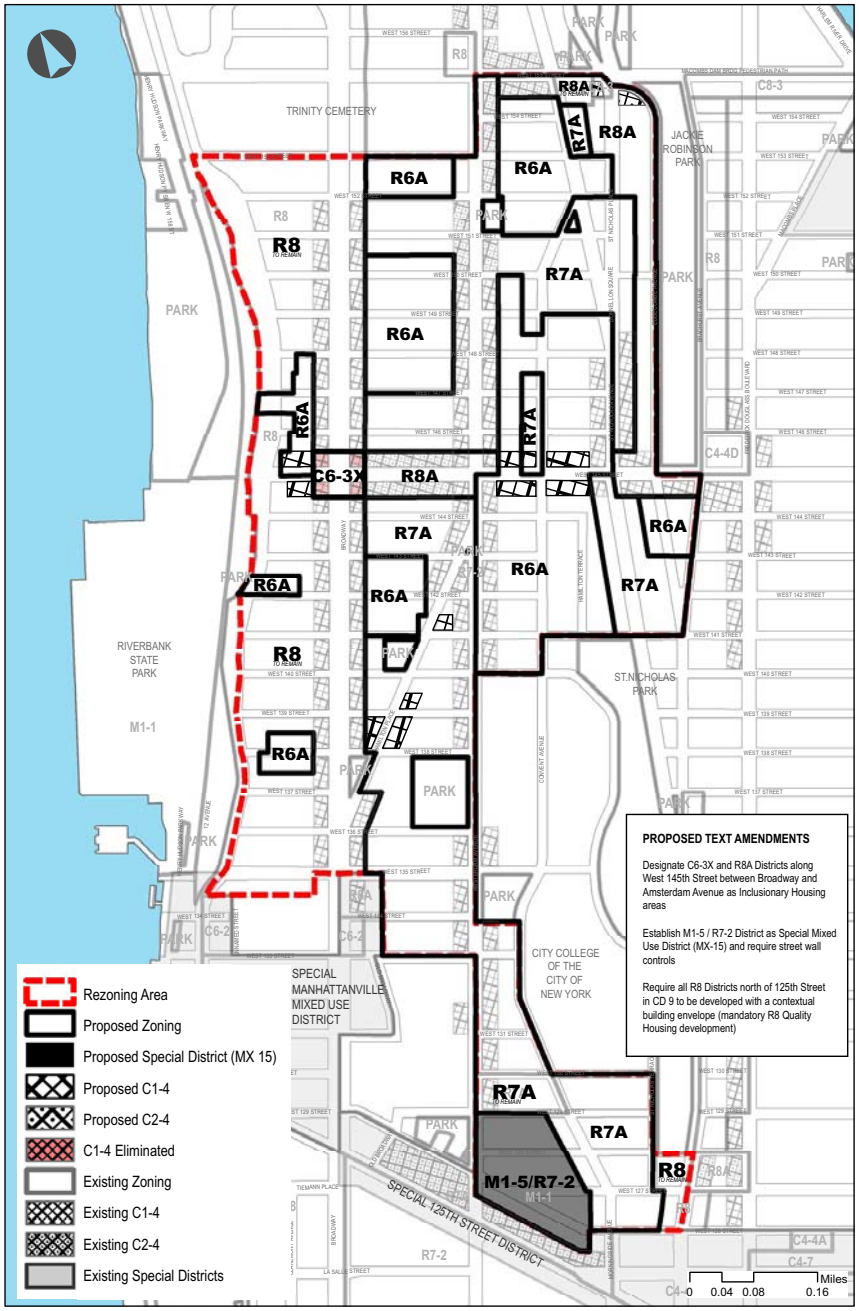
Under the existing zoning, there is no height limits (refer to Figure 8-3). Building heights are regulated by sky exposure planes, and are therefore dependent on zoning lot dimensions as opposed to maximum building height regulations. Larger buildings such as community facilities could result in future building heights that are unpredictable and out of scale with the prevailing context. The strict height limits and street wall regulations imposed by the proposed contextual zoning districts would preclude the possibility of future development that is out-of-scale with the current neighborhood context. The Proposed Action would preserve the low and mid-rise scale of mid-blocks and avenue frontages with strong built contexts, by creating modest decreases and modest increases in density with contextual zoning districts targeted to these areas (see Figure 8-5 for a comparison of existing and proposed zoning districts). C1 and C2 commercial overlays are mapped on streets within residential districts that serve the local retail needs of the surrounding residential neighborhood. Typical retail uses include grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair services. The proposed commercial overlays would be mapped within R6A, R7A and R8A zoning districts and would bring existing ground floor commercial uses into conformance. They would also support future ground floor commercial uses to serve the neighborhood. Within the proposed R6A, R7A and R8A districts, ground floor retail uses would be allowed up to 2.0 FAR in mixed residential/commercial buildings. Buildings without residential uses would also be allowed 2.0 FAR of commercial uses. New developments would be subject to the density and bulk requirements of the proposed underlying R6A, R7A and R8A districts. (See Figure 2-8 in Chapter 2, "Land Use, Zoning, and Public Policy").

The Proposed Action and the RWCDS would not alter the topography, open spaces, and natural resources of the primary study area, nor would it alter the existing street pattern and hierarchy within the primary study area. Development pursuant to the Proposed Action would occur on existing blocks and lots, and the site plans and footprints of new buildings would be in keeping with the varied building arrangements in the primary study area. The Proposed Action would not alter block shapes and building arrangements within the primary study area. As described above, new buildings as a result of the RWCDS would conform to proposed contextual zoning streetwall and setback requirements.



Source: NYC Department of City Planning

EXISTING ZONING



Source: NYC Department of City Planning

PROPOSED ZONING

Broadway-Riverside Drive Sub-area

The future-with action condition within the Broadway-Riverside Drive sub-area consists of a proposed rezoning that would retain the existing residential density within a contextual envelope. The current R8 zoning district would be replaced where appropriate with R6A (refer to Figure 8-6a). The proposed R6A zoning district would mandate street wall and maximum building heights (see Table 2-6 in Chapter 2, "Land Use, Zoning, and Public Policy") and would require new development in this area to conform to the existing urban design character. It would also reduce the maximum residential FAR from 6.02 FAR (7.2 FAR on wide streets) in R8 districts to 3.0 FAR. Community facility development would be permitted up to 3.0 FAR. The proposed R6A zoning district in Hamilton Heights, with lower bulk, height, and street wall requirements would provide consistency between the existing built context of low-scale areas and its underlying zoning. Commercial overlays within the proposed R6A, ground floor retail uses would be allowed up to 2.0 FAR in mixed residential/commercial buildings. Buildings without residential uses would also be allowed 2.0 FAR of commercial uses. New developments would be subject to the density and bulk requirements of the proposed underlying R6A districts. (See Figure 2-8 in Chapter 2, "Land Use, Zoning, and Public Policy"). The Proposed Action would map C2-4 commercial overlays on both sides of the West 145th Street mid-block between Riverside Drive and Broadway.

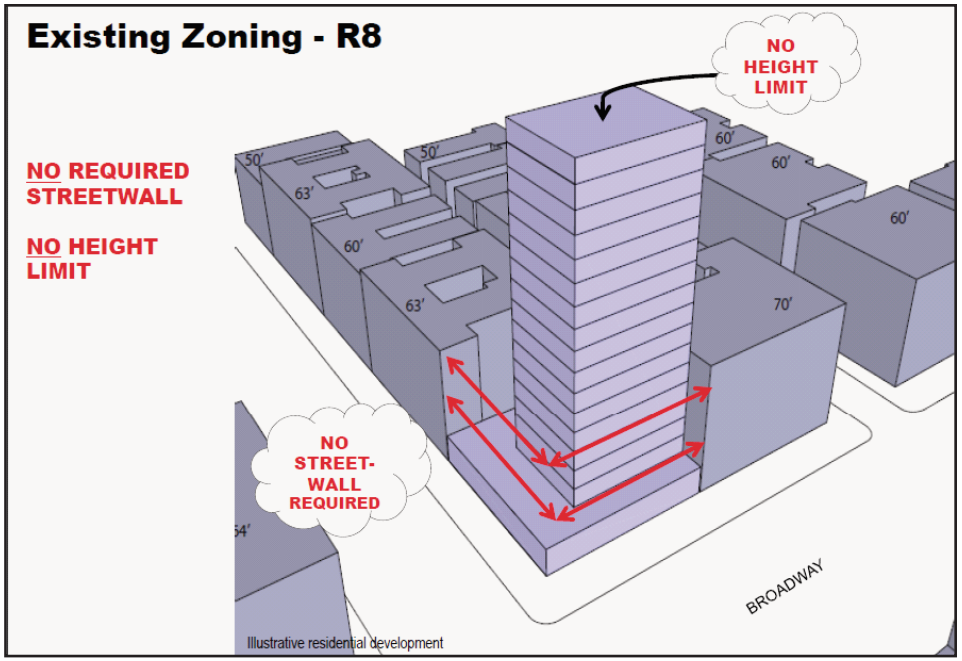
Other than the projected and potential development sites in the 145th Street Corridor by Broadway described below, there are no projected or potential development sites within the Broadway-Riverside Drive sub-area.

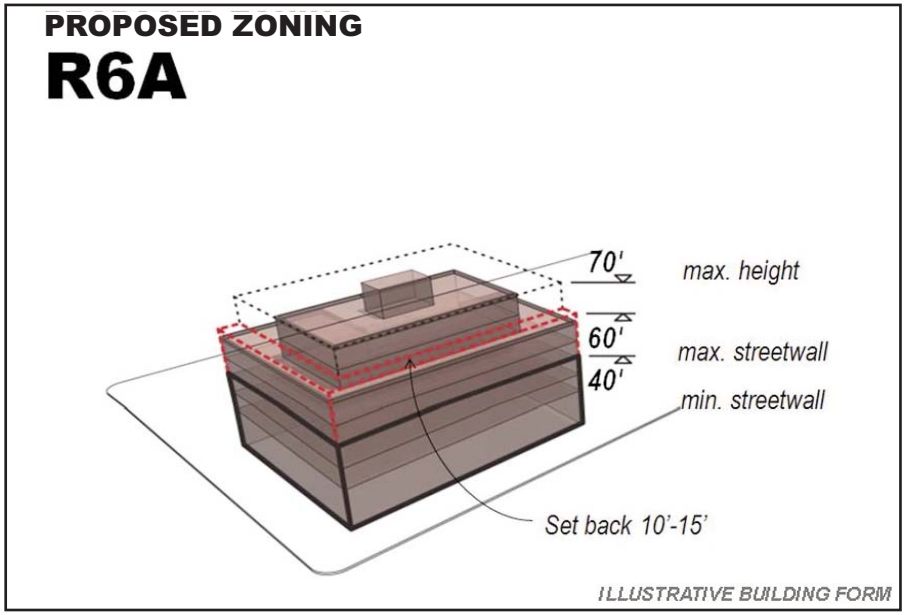
Sugar Hill and Hamilton Heights North Sub-area

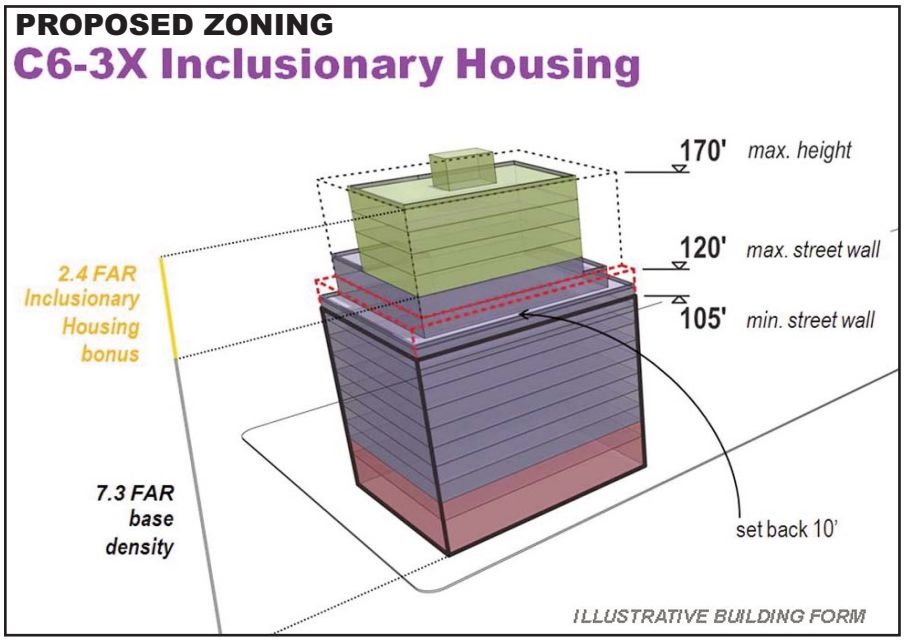
The future-with action condition within the Sugar Hill and Hamilton Heights North sub-area consists of R6A, R7A, and R8A contextual rezonings. R7A contextual zoning districts would replace existing R7-2 zoning throughout the sub-area (refer to Figure 8-6b). R7A zoning districts would be mapped along portions of St. Nicholas Place, Amsterdam, Convent and St. Nicholas avenues and on select mid-blocks between Broadway and St. Nicholas Avenue. The proposed R7A zoning district would mandate maximum building heights of 80 feet and street wall heights of 40 to 65 feet, and would allow residential FAR of 4.0 and community facility FAR of 4.0 (see Figure 2-8 in Chapter 2, "Land Use, Zoning, and Public Policy"). The density allowed under R7A is equivalent to the maximum residential density that is currently allowed on St. Nicholas Place and along Amsterdam, Convent and St. Nicholas avenues under the Quality Housing option. The proposed R7A zoning would result in a reduction of the maximum permitted community facility development from 6.5 to 4.0 FAR. The mid-blocks proposed for R7A are characterized by mid-rise multi-family buildings interspersed with low-rise residential buildings. The building form encouraged by R7A regulations would result in residential buildings that are consistent with the scale, streetwall and density of the existing mid-block buildings.

The Proposed Action would also replace existing R7-2 zoning districts along Edgecombe Avenue, West 155th Street and West 145th Street between St. Nicholas and Bradhurst avenues with an R8A zoning district in order to maintain the scale and street wall with the existing dense, mid-rise multi-family buildings within the area. R8A zoning districts permit residential uses up to 6.02 FAR, community facility uses up to 6.5 FAR, maximum building heights of 120 feet tall, and street wall heights of 60 to 85 feet tall. This proposed zoning change would increase the permitted residential density from 3.44 to 6.02 FAR. Similar to existing R7-2 zoning district, community facility development would be permitted up to 6.5 FAR.

The Proposed Action would map C2-4 commercial overlays on the south side of West 155th Street between St. Nicholas and Bradhurst avenues, and C1 and C2 commercial overlays within R6A, R7A and R8A zoning districts. New developments would be subject to the density and bulk requirements of the







Source: NYC Department of City Planning

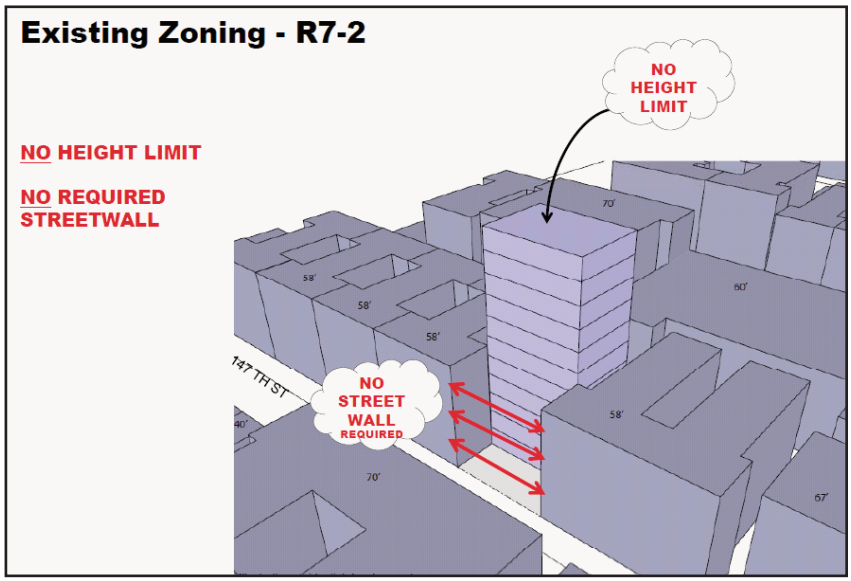
West Harlem Rezoning EIS

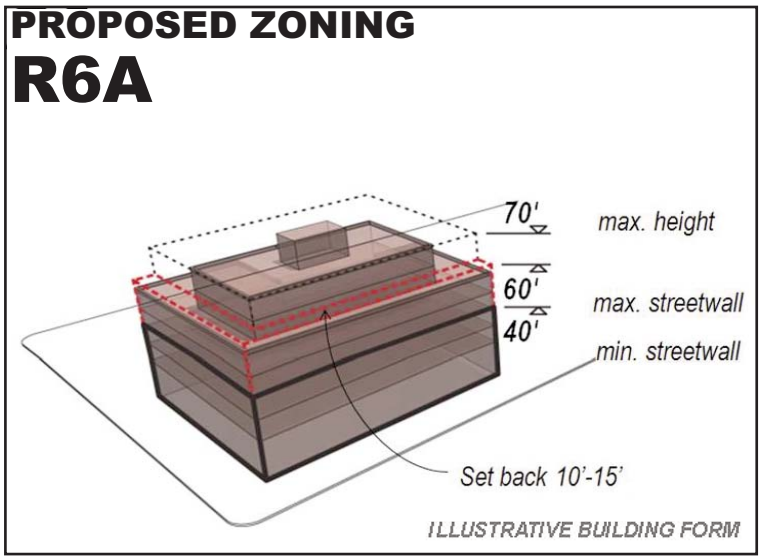
Figure 8-6a

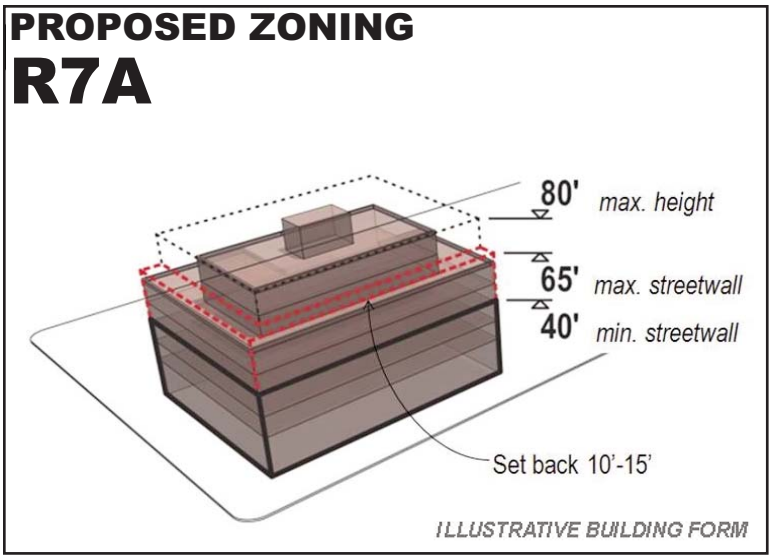
Comparison of Building Envelope Controls - Existing R8 vs. Proposed R6A and C6-3X Zoning Districts

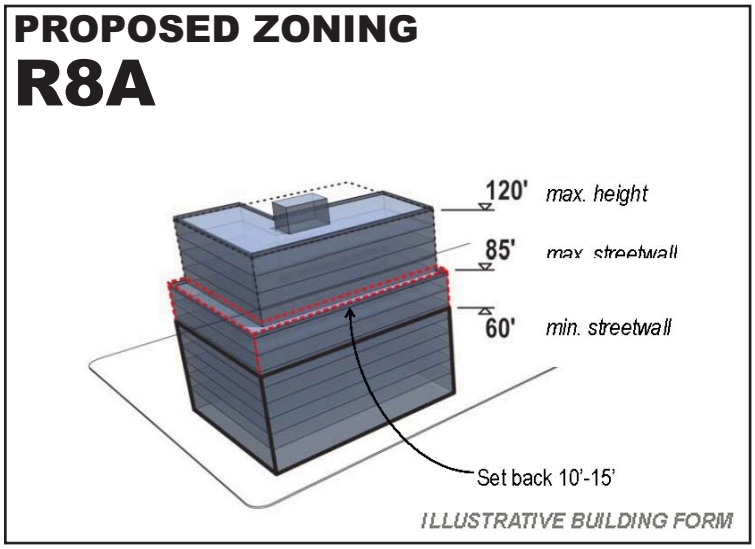
Figure 8-6b

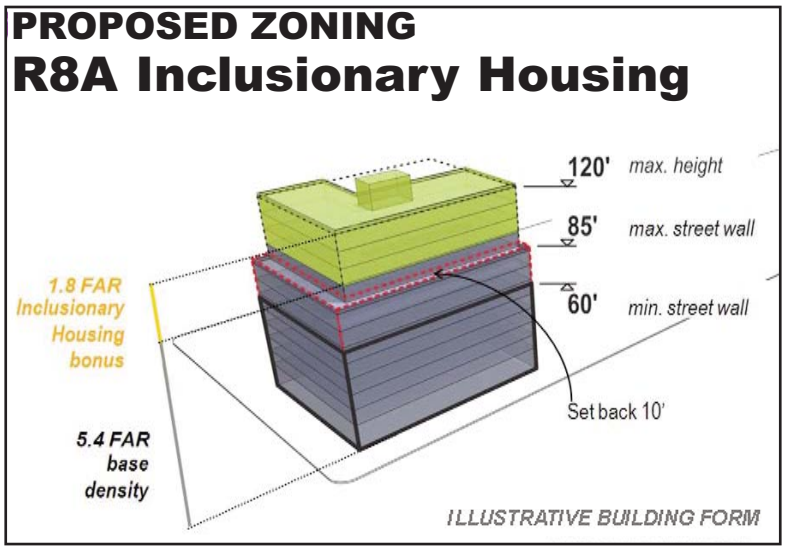
Comparison of Building Envelope Controls - Existing R7-2 vs. Proposed R6A, R7-A, R8A, and CR8-A IH Zoning Districts









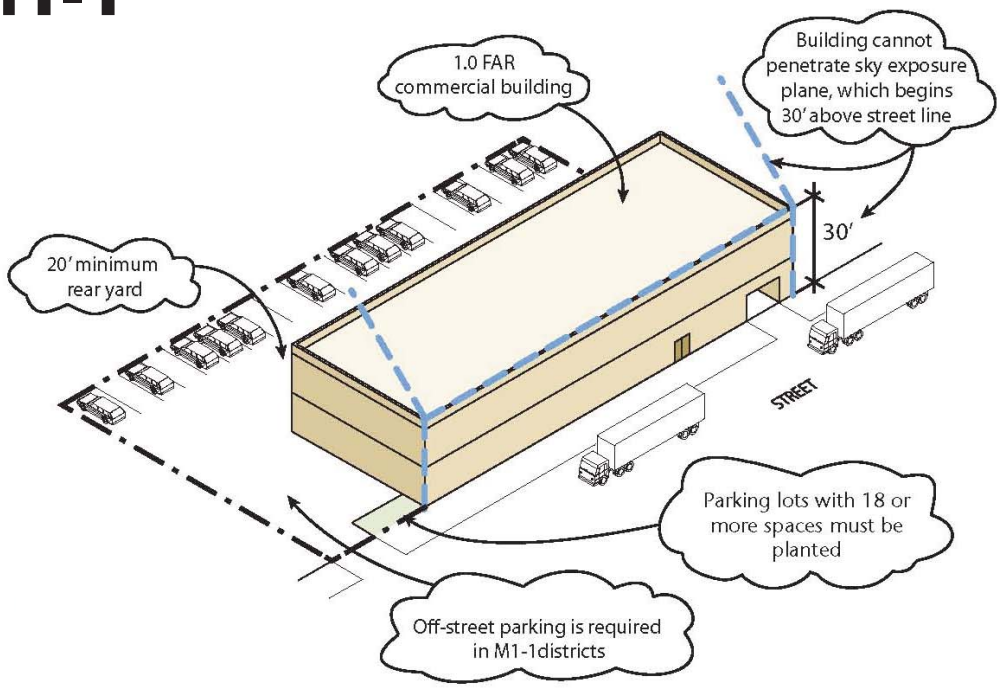


Source: NYC Department of City Planning

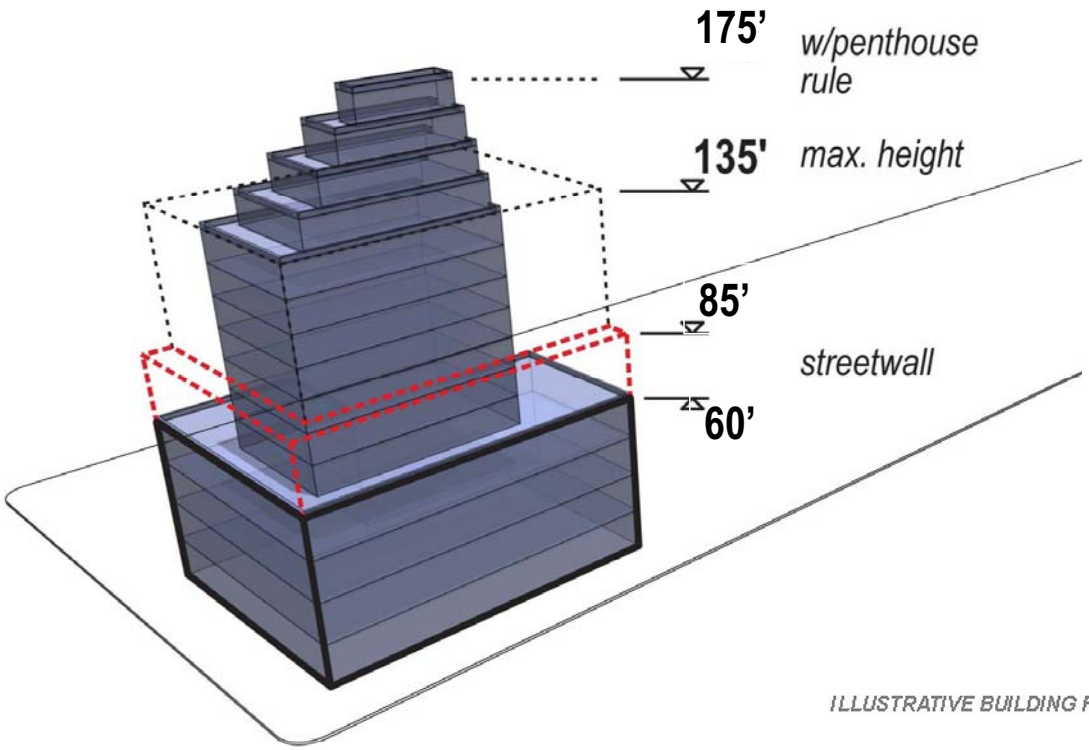
Figure 8-6c

Comparison of Building Envelope Controls - Existing M1-1 vs. Proposed MX (M1-5/R7-2) Zoning Districts

EXISTING ZONING
M1-1



PROPOSED ZONING
M1-5/R7-2
Mixed Use District



Source: NYC Department of City Planning

proposed underlying R6A, R7A and R8A districts. (See Figure 2-8 in Chapter 2, "Land Use, Zoning, and Public Policy").

Projected developments 1, 2, and 4, and potential development sites 20, 21, and 22 are within the Sugar Hill and Hamilton Heights north sub-area. New structures are these development sites would comply with building bulk, use and type set forth by the proposed zoning changes and create streetscapes lined with buildings of consistent heights and continuous streetwalls. Projected development sites 1 is currently zoned C8-3, the proposed action will change the zoning to R8A/C2-4. Projected development site 2 is currently zoned R7-2, the proposed action will change the zoning to R8A/C2-4. Projected development site 4 is currently zoned R7-2, and is proposed to be rezoned to R7A. The Potential development sites 20, 21, and 22 are currently zoned R7-2 and are proposed to be rezoned to R7A.

Hamilton Heights South Sub-area

The future-with action condition within the Hamilton Heights South sub-area consists of R6A and R7A contextual rezonings that would replace the existing R7-2 zoning district. C1-4 commercial overlays would be mapped on Hamilton Place between West 138th and West 139th streets, a portion of the east side of Hamilton Place between West 139th and West 140th streets and a portion of the east side of Hamilton Place between West 141st and West 142nd streets (see Figure 8-6b).

The Proposed Action would have a similar effect in this sub-area as in the Sugar Hill and Hamilton Heights North sub-area to the north, which would require new development in this area to conform to this existing urban design context. New residential, community facility, and/or commercial buildings constructed as part of the RWDS would conform to zoning requirements in terms of building bulk, use, and type set forth by the Proposed Action.

Projected development sites 10, 11, 12, 13, 17, 54, 55, and potential development sites 30 are located within the Hamilton Heights South sub-area. Projected development sites 10-13 and 17, and potential development site 30 are all currently zoned R7-2; the proposed action will rezone them to R7A. Projected development sites 54 and 55 are currently zoned R7-2, and are proposed to be rezoned to R7A with a C1-4 commercial overlay.

145th Street Corridor Sub-area

The future-with action condition within the 145th Street Corridor Sub-area includes proposed contextual zoning districts that would increase density along portions of West 145th Street- a significant east-west corridor.

The Proposed Action would rezone portions of five blocks on both sides of West 145th Street from a point 100 feet east of Broadway to Amsterdam Avenue from R7-2 to R8A IH. R8A contextual districts have a maximum building height of 120 feet, and street wall heights of 60 to 85 feet (see Figure 8-6b). The Proposed Action would designate the R8A zoning district proposed for West 145th Street between Broadway and Amsterdam Avenue with the Inclusionary Housing Program. The proposed R8A IH district would allow a base residential density of 5.4 FAR bonusable to 7.2 FAR achievable with the Inclusionary Housing bonus within this area. The residential density allowed under R8A IH using the Inclusionary Housing bonus is equivalent to the maximum residential density that is currently allowed under the Quality Housing option. Community facilities would be allowed up to 6.5 FAR, as currently allowed under the existing R7-2 zoning district regulations. The proposed R8A zoning district is intended to provide a useful incentive to develop affordable housing and enhance future development opportunities for the West 145th Street corridor.

The Proposed Action would map a C6-3X contextual zoning district at the intersection of West 145th Street and Broadway on the four corners to a depth of 100 feet replacing the existing R8/C1-4 zoning (see Figures 8-6a and 8-7a). C6 zoning districts permit a wide range of high-bulk commercial uses requiring a central location well-served by mass transit, such as corporate headquarters, hotels and entertainment facilities (see Figure 2-8 in Chapter 2, "Land Use, Zoning, and Public Policy"). C6 zoning districts also allow residential and community facility uses. As part of the Proposed Action, the Inclusionary Housing designation would be made applicable to the C6-3X zoning district through a zoning text amendment. The C6-3X District would allow residential uses up to 7.3 FAR, bonusable to 9.7 FAR through the Inclusionary Housing bonus. Commercial uses would be allowed up to 6.0 FAR and could be located above the ground floor in mixed residential/commercial buildings. Community facility uses would be allowed up to 9.0 FAR. The proposed C6-3X zoning district would increase the permitted density of residential, community facility, and commercial development (refer to Figure 8-7b). The street wall could rise 105 to 120 feet tall, above which it could rise to a maximum height of 170 feet. The proposed C6-3X zoning district expands future development opportunity at the West 145th Street/Broadway intersection, which is well-served by mass transit. The Proposed Action would map C2-4 commercial overlays on both sides of the West 145th Street mid-block between Amsterdam and St. Nicholas avenues.

As described above, the proposed zoning map and text amendments would be tailored to existing urban design character. New residential, community facility, and commercial buildings constructed as part of the RWCDS would conform to zoning requirements in terms of building bulk, use, and type set forth by the Proposed Action. Projected development sites 5, 6, 7, 8, 9, 51, 52, and 53, and potential development sites 23, 24, 25, 26, 27, 28, 29, 56, and 57 are all located within the 145th Street Corridor sub-area. Projected development site 5 is currently zoned R8/C1-4 and under the proposed action it will be rezoned to C6-3X IH/ C1-4. Projected development site 6 is currently zoned R7-2/C2-4, the proposed action will rezone it to R8A IH/C2-4/R7A. Projected development site 7 is currently zoned R8/C1-4, the proposed action will rezone it to C6-3X IH. Projected development sites 8 and 9 are currently zoned R7-2/C2-4; the proposed action would rezone them to R8 IH. The projected development site 51 is currently zoned R8 and would be rezoned to R8/C1-4. Projected development sites 52 and 53 are currently zoned R7-2 and would be rezoned to R6A/C1-4. The Potential development sites 23 through 29 are all currently zoned R7-2 with the exception of site 25 which is zoned R8. Potential development sites 23 and 24 are proposed to be rezoned to R8A IH, while site 25 is proposed to be rezoned C6-3X IH/C1-4. Potential development sites 26-27, and 28-29 are proposed to be rezoned to R7A and R8A. Potential development site 56 and 57 are currently zoned R8 and R7-2, they are proposed to be rezoned to R6A/C1-4.

Manufacturing District Sub-area

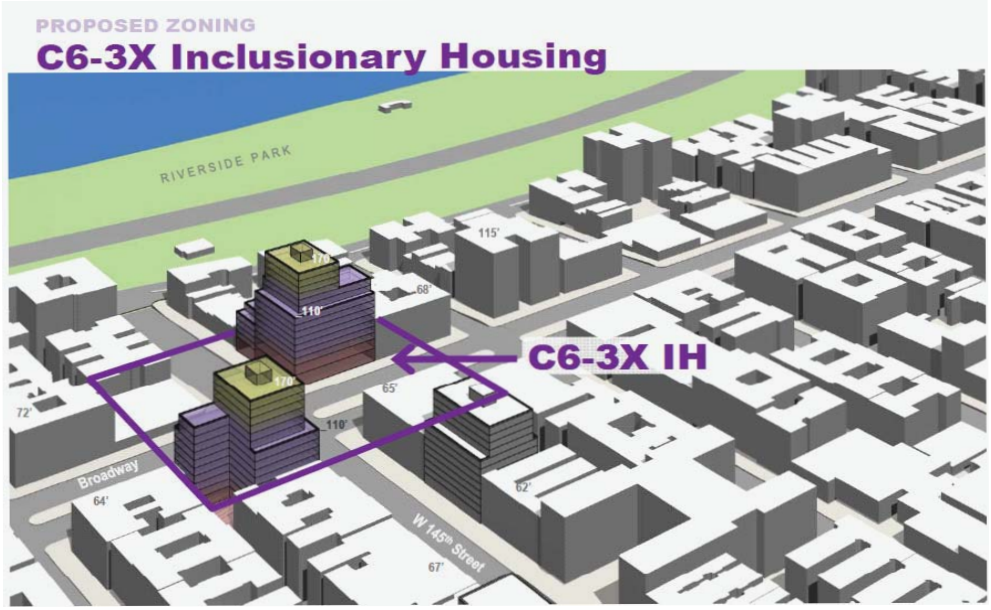
The future-with action condition within the Manufacturing District includes proposed zoning changes would replace an existing manufacturing district in the southeastern portion of the rezoning area with a mixed use district to encourage new mixed use, residential, institutional, and commercial uses, as well as retain high performance manufacturing and industrial uses (see Figure 8-6c). This mixed-use district would also increase density, which would be compatible with the existing mixed-use character of surrounding area, including the 125th Street corridor to the south and the Special Manhattanville Mixed-Use zoning district to the west.

The proposed rezoning, through density increases (i.e., 1.0 FAR to 5.0 FAR for commercial and light manufacturing uses) would enable better accommodation of mixed-use throughout the area that is currently zoned M1-1, including retail, arts production uses and exhibition space, offices and other commercial anchors. The MX district also permits mixed-use buildings.

An M1-5/R7-2 mixed use zoning district would replace the existing M1-1 zoning. The MX District would allow for new residential uses and non-residential uses to be permitted as-of-right. Residential



Facing east on West 145th Street and Broadway



Facing west on West 145th Street and Broadway

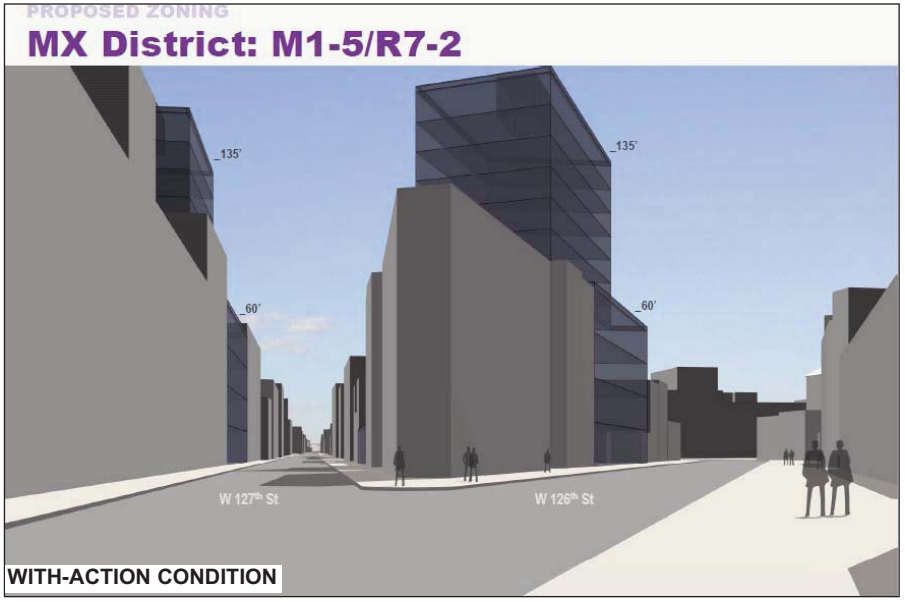




Proposed C6-3X District

View from the intersection of West 126th and West 127th Streets, looking east.





Proposed MX District

View from the intersection of Broadway and West 144th Street, looking north.

development would be permitted up to 3.44 FAR (refer to Figure 8-6c), however, on wide street outside the Manhattan Core, residential development would be permitted up to 4.0 under the Quality Housing option. Unlike the current M1-1 zoning, the proposed MX district would also allow all Use Group 3 and 4 uses (community facilities), further expanding and supporting mixed use development in this area. The proposed MX district would increase the permitted density of community facility development from 2.4 FAR to 6.5. In addition, maximum permitted density of both commercial and light industrial uses would increase from 1.0 FAR to 5.0 FAR (see Figure 2-8 in Chapter 2, "Land Use, Zoning, and Public Policy"). Retail and other commercial uses would also be permitted to be located above the ground floor. Some commercial uses, such as supermarkets would be limited to 10,000 sf of floor area per establishment. Unlike the existing M1-1 zoning, the proposed MX district would also establish minimum and maximum street wall base heights of 60 and 85 feet, respectively, with a maximum building height of 135 feet (up to 175 feet with 'penthouse' rule), as illustrated in Figure 8-7b. Finally, the Proposed Action would provide support for existing ground floor retail uses by mapping commercial overlays along streets where existing ground floor retail uses exist to encourage the growth of local-scale commercial activity.

Projected development sites 14, 15, 18, 19, 40, and potential development sites 31, 31, and 33 are all located within the Manufacturing District sub-area. All of the projected and potential development sites are currently zoned M1-1, and are proposed to be rezoned to MX M1-5/R7-2. It is expected that street activity and pedestrian traffic would increase along this subarea's streetscapes in the future with the Proposed Action. New residential, community facility, and/or commercial buildings constructed as part of the RWCDS would replace under-utilized sites, enlivening the streetscape. The new buildings would be constructed to the bulk and scale common to the neighborhood pursuant to the mandatory streetwall and total building heights.

Visual Resources

The Proposed Action would not result in any visual and contextual impacts to any historic resources, open space, or natural resources within the primary study area. As all of the new buildings that could be developed under the RWCDS for the Proposed Action would have heights and bulk consistent with those urban design features of the area, the Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. New residential buildings as a result of the Proposed Actions would fit into the existing urban context in terms of both scale and use. The mandatory streetwall requirements of the proposed rezoning would further define view corridors in the primary study area. Publicly accessible views of resources would not be blocked, because all new development would occur on existing blocks and lots and maximum building heights would be limited to be compatible with existing building heights in the primary study area. Therefore, the Proposed Action would not result in significant adverse impacts on the visual resources in the study area.

The Proposed Action also expands development opportunities for several blocks currently zoned only for light manufacturing use allowing residential and community facility uses. Finally, the Proposed Action directly addresses the community's request for contextual rezoning and provides incentives for much needed affordable housing.

Therefore, overall the Proposed Action would not result in significant adverse impacts on the urban design within the primary study area, and no significant adverse impacts on visual resources are anticipated as a result of the Proposed Action. The proposed action would not result in any visual or contextual impacts to historic, open space, or natural resources in the primary study area. All new buildings would consist in terms of height and bulk and would not introduce any incompatible visual, audible or atmospheric elements to the setting of these resources. The Proposed Action would result in development of more consistent urban design character and would eliminate the potential for future out-of-scale development.

Secondary Study

The Proposed Action is not expected to generate significant adverse urban design changes in the secondary study area. The Proposed Action would have no direct impact upon urban design or visual resources in the secondary study area.