City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

RECEIVED
SEP 29 2005
CENTRAL INTAKE
DEPT. OF CITY PLANNING

Reference Numbers

1. 06DCP032M
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO IF APPLICABLE

PENDING
ULURP REFERENCE NO IF APPLICABLE

OTHER REFERENCE NO (S) IF APPLICABLE
(e g , Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information

PROVIDE APPLICABLE INFORMATION

2a. **LEAD AGENCY**

New York City Department of City Planning
NAME OF LEAD AGENCY

Robert Dobruskin
NAME OF LEAD AGENCY CONTACT PERSON

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CITY | STATE | ZIP

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TELEPHONE | FAX

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EMAIL ADDRESS

2b. **APPLICANT INFORMATION**

Columbia University
NAME OF APPLICANT

Richard G. Leland, Esq.
Kramer Levin Naftalis & Frankel LLP
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

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ADDRESS

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Action Description

SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL: **Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development**

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S)

See page 1a.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S)

See page 1d.

Required Action or Approvals

4. **CITY PLANNING COMMISSION** ☒ Yes ☐ No **See also page 1a**

- ☐ Change in City Map
- ☐ Zoning Certification
- ☐ Site Selection – Public Facility
- ☒ Zoning Map Amendment
- ☐ Zoning Authorization
- ☐ Disposition – Real Property
- ☒ Zoning Text Amendment
- ☐ Housing Plan & Project
- ☐ UDAAP
- ☐ Revocable Consent
- ☐ Concession
- ☐ Charter 197-a Plan
- ☐ Zoning Special Permit, specify type
- ☐ Modification of
- ☐ Renewal of
- ☐ Other

5. **UNIFORM LAND USE PROCEDURE (ULURP)** ☒ Yes ☐ No

6. **BOARD OF STANDARDS AND APPEALS** ☐ Yes ☒ No

- ☐ Special Permit ☐ New ☐ Renewal Expiration Date
- ☐ Variance ☐ Use ☐ Bulk

Specify affected section(s) of Zoning Resolution

7. **DEPARTMENT OF ENVIRONMENT PROTECTION** ☒ Yes ☐ No

- ☐ Title V Facility
- ☒ Power Generating Facility
- ☐ Medical Waste Treatment Facility

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. **OTHER CITY APPROVALS** ☐ Yes ☐ No

- ☐ Legislation
- ☐ Rulemaking specify agency
- ☐ Construction of Public Facilities
- ☐ Funding of Construction, Specify
- ☐ Funding of Programs, Specify
- ☐ Policy or plan
- ☐ Permits, Specify:

Other; explain: **NYCDEP approval to relocate public utilities, amend the area drainage plan, and construct and operate on-site centralized steam and chilled water plants**

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OCT 11 2005
OFFICE OF ENVIRONMENTAL COORDINATION

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S)

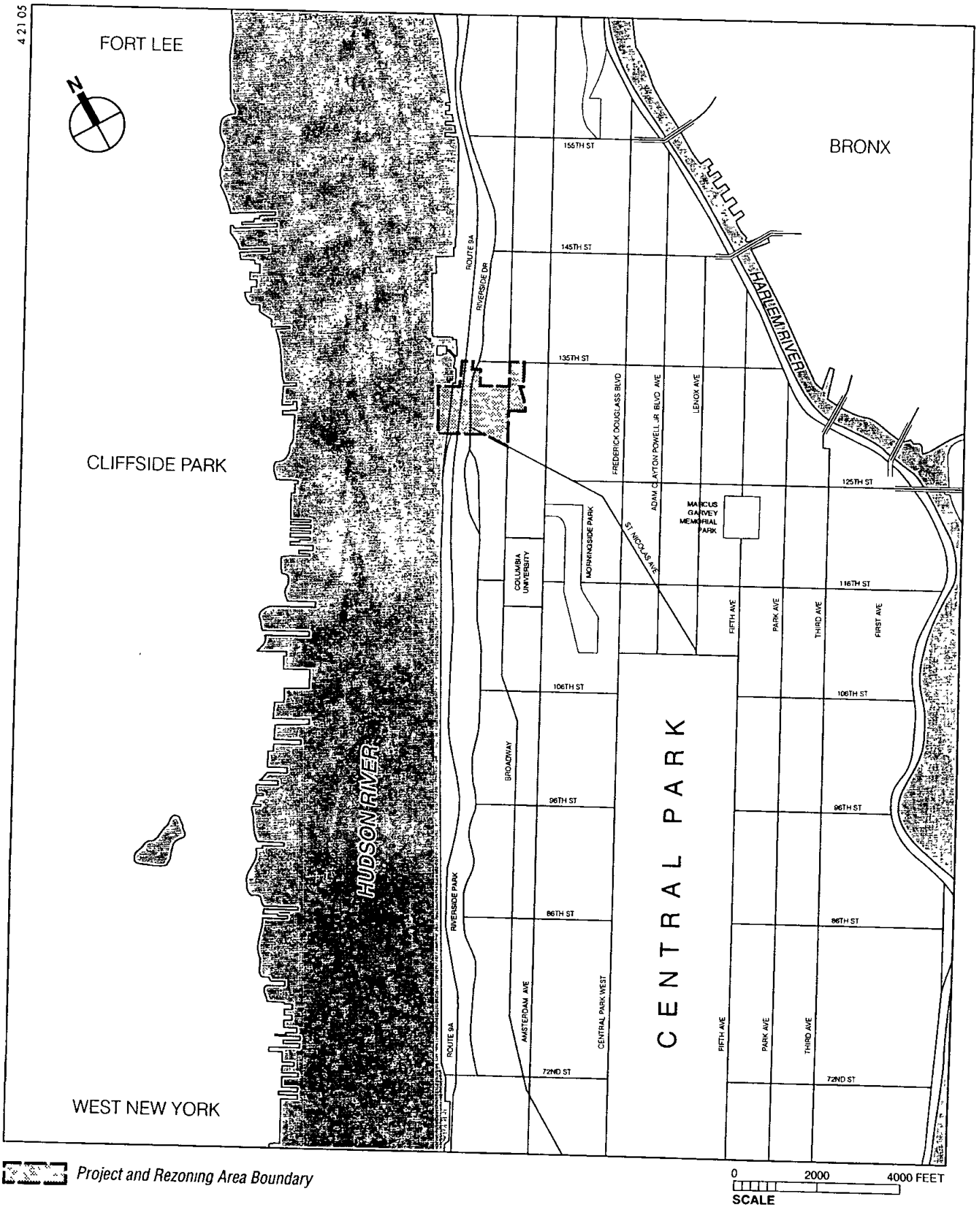
Columbia University proposes the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development project (the "Proposed Actions"/"Proposed Project") in an approximately 35-acre area (the "Project Area") of Manhattanville in West Harlem in Manhattan (see Figure 1). The rezoning would amend the zoning map in the Project Area, create the Special Manhattanville Mixed-Use Zoning District, and allow Columbia University to develop an Academic Mixed-Use plan (the "Academic Mixed-Use Development") on approximately 17 acres (the "Academic Mixed-Use Area") within the 35-acre rezoning area to meet its need for long-term growth and modernization The Academic Mixed-Use Area constitutes Subdistrict A of the Project Area (see Figure 2). The Proposed Actions would also rezone the area adjacent to the Academic Mixed-Use Area (Subdistricts B, C, and the Other Areas of the Project Area [see Figure 2]).

In addition to the rezoning, implementation of the Academic Mixed-Use Development plan would involve the adoption of a General Project Plan (GPP) for the Academic Mixed-Use Area, by the New York State Urban Development Corporation (doing business as the Empire State Development Corporation [ESDC]) to provide for ESDC's assistance to facilitate the acquisition of property below streets (all of which would remain mapped open streets at grade) and possibly the assemblage of above-grade sites to support the Academic Mixed-Use Development. The GPP would also provide for the implementation of any features of the Academic Mixed-Use Development plan that cannot be mandated through zoning regulations or other mechanisms. Because ESDC is a state entity, the DEIS will also meet the requirements of the New York State Environmental Quality Review Act (SEQRA).

The Proposed Actions would change an area currently zoned M1-2, M1-1, M2-3, and M3-1 that contains moving and storage, parking, manufacturing, and wholesaling buildings, a number of which are partially or totally vacant. There are also a few residential buildings, primarily clustered on the east end of the block between Broadway, Twelfth Avenue, and West 131st and 132nd Streets. The Proposed Actions would rezone the Project Area to R8A, R8A with a C1-4 overlay, and C6-2

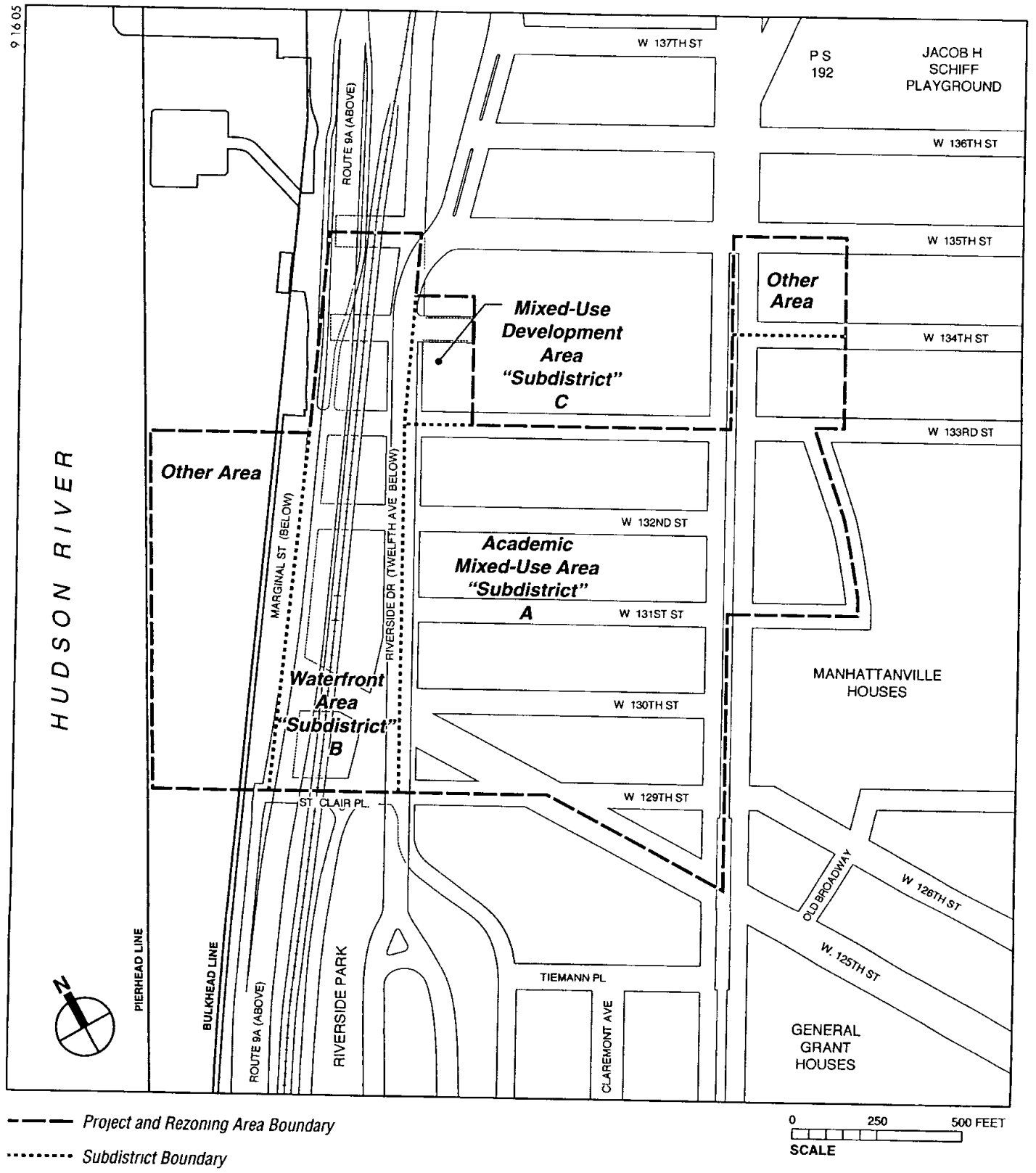
The area in which the Academic Mixed-Use Development would be constructed is shown on Figure 2. The Academic Mixed-Use Development would be built over time to contain a total of approximately 6.8 million gross square feet of new space for research, instruction, and housing for graduate students, faculty, and other employers, retail, and support (see Figure 3). Of the total 6.8 million GSF of Academic Mixed-Use Development, approximately 4.7 million GSF would be located above grade and 2.1 million GSF would be located below grade in several basement levels including areas beneath the streets, including centralized steam and chilled water plants; research support space; loading docks; and parking and storage facilities. The development of the below-grade support facility may involve demapping or other action with respect to certain volume below street grade. Approximately 50,000 to 70,000 square feet of privately owned, publicly accessible open spaces would also be provided in the Academic Mixed-Use Development. The proposed new buildings would range from seven to 20 stories. One or another of two specified land uses would be permitted on each development site, as shown on Table 1. These uses are illustrated on Figure 3, which presents one of the specified uses on each site; taken together, these sites and uses constitute an Illustrative Plan, for analysis in the EIS.

The Academic Mixed-Use Development would have to accommodate the functions of the Metropolitan Transportation Authority (MTA) Manhattanville Bus Depot located between West 132nd and West 133rd Streets (between Broadway and Twelfth Avenue). The Proposed Project assumes the Manhattanville Bus Depot would be rebuilt below grade at its present location Alternatives, including the construction of new University facilities on top of the existing above-grade structure, will also be analyzed. In either event, operations would continue at that location.



MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT

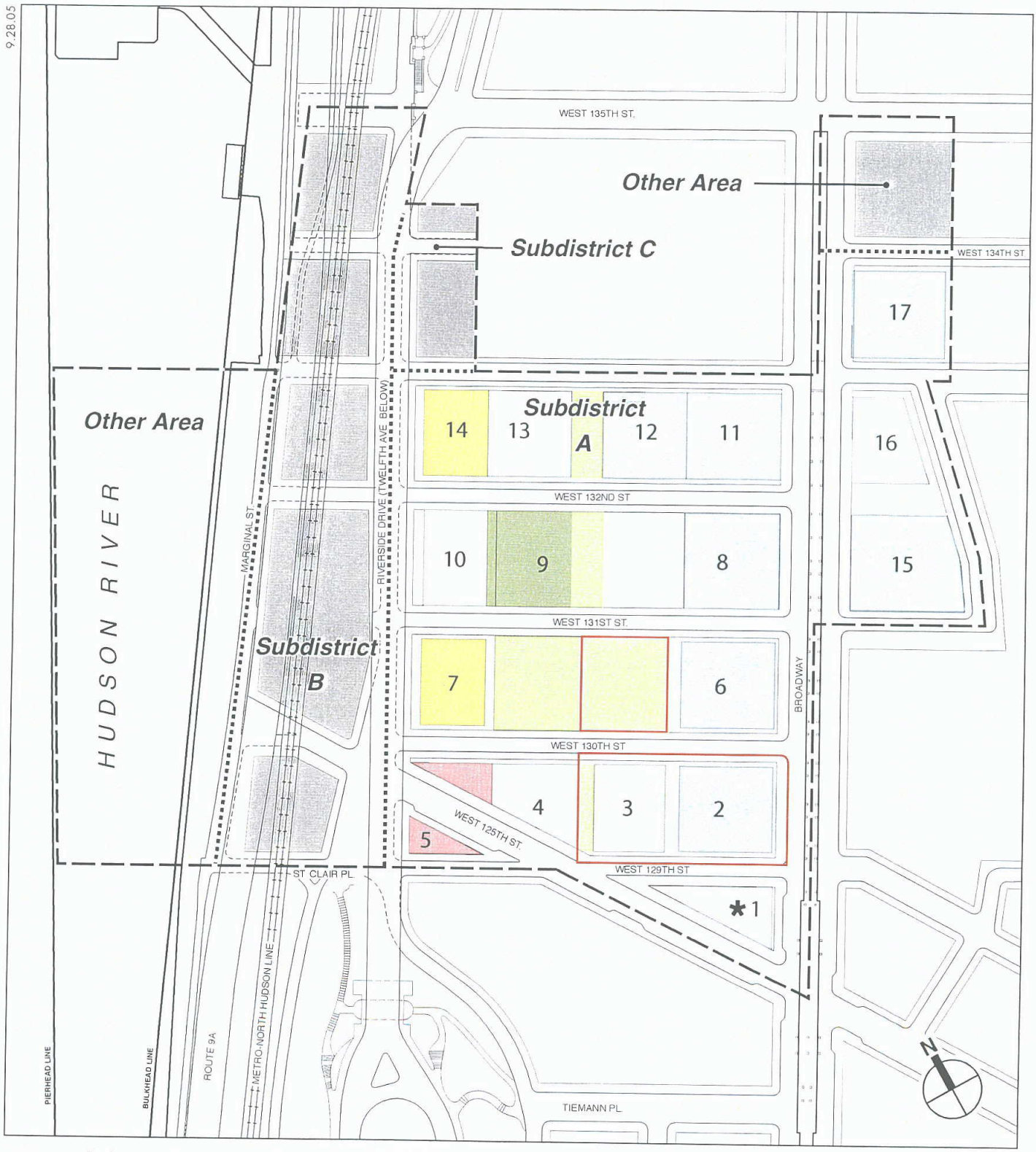
Figure 1
Project Location



NOTE The Subdistrict Boundaries correspond to the Proposed Zoning Subdistricts (see Figure 4)

MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 2
Subdistricts



MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 3

Subdistrict A: Illustrative Plan

Table 1
Permitted Uses by Development Site

Development Site	Illustrative Plan Use	Alternate Use
1	Academic	Hotel/conference center
2	Research	–
3	Academic	–
4	Academic	University housing
5	Retail	–
6	Research	–
7	University housing	Academic
8	Research	Academic
9	Recreation	Research
10	Academic	Research
11	Research	Academic
12	Research	Academic
13	Academic	University housing
14	University housing	Academic
15	Research	Academic
16	Academic	Research
17	Research	University housing

In Subdistricts B, C, and the Other Areas, new uses and uses with greater densities may arise as a result of the proposed rezoning. Changes to the land use regulatory controls could allow subsequent future projects in Subdistricts B, C, and the Other Areas, as yet undefined, to be developed. Therefore, the EIS will also consider the reasonable worst-case development for the sites within Subdistricts B, C, and the Other Areas based on potential development characteristics.

The Proposed Actions are projected to stimulate approximately 210,270 square feet of residential use, 142,481 square feet of retail, 61,698 square feet of community facility space, and 54,808 square feet of office space in Subdistricts B, C, and the Other Areas. This total development is projected on nine development sites, as shown on Figure 4 and described in more detail on page 6b.

The Proposed Project would require a number of City and State approvals. Several of these are discretionary actions requiring review under CEQR and SEQRA. Others are ministerial and do not require environmental review; nonetheless, these are subject to review under each relevant agency's public mandate, as discussed below.

DISCRETIONARY ACTIONS SUBJECT TO CEQR AND SEQRA[1]

NEW YORK CITY ACTIONS

The Proposed Project would require the following land use actions to permit the range of proposed uses, as follows:

- Zoning text amendment to establish a Special Manhattanville Mixed-Use Zoning District coterminous with the Project Area; and

[1] Although still unknown, it is possible that Columbia may apply for financing assistance from City or State agencies at some time in the future. If that were to occur, these actions would be subject to CEQR or SEQRA, and such review would take place at that time each application was made

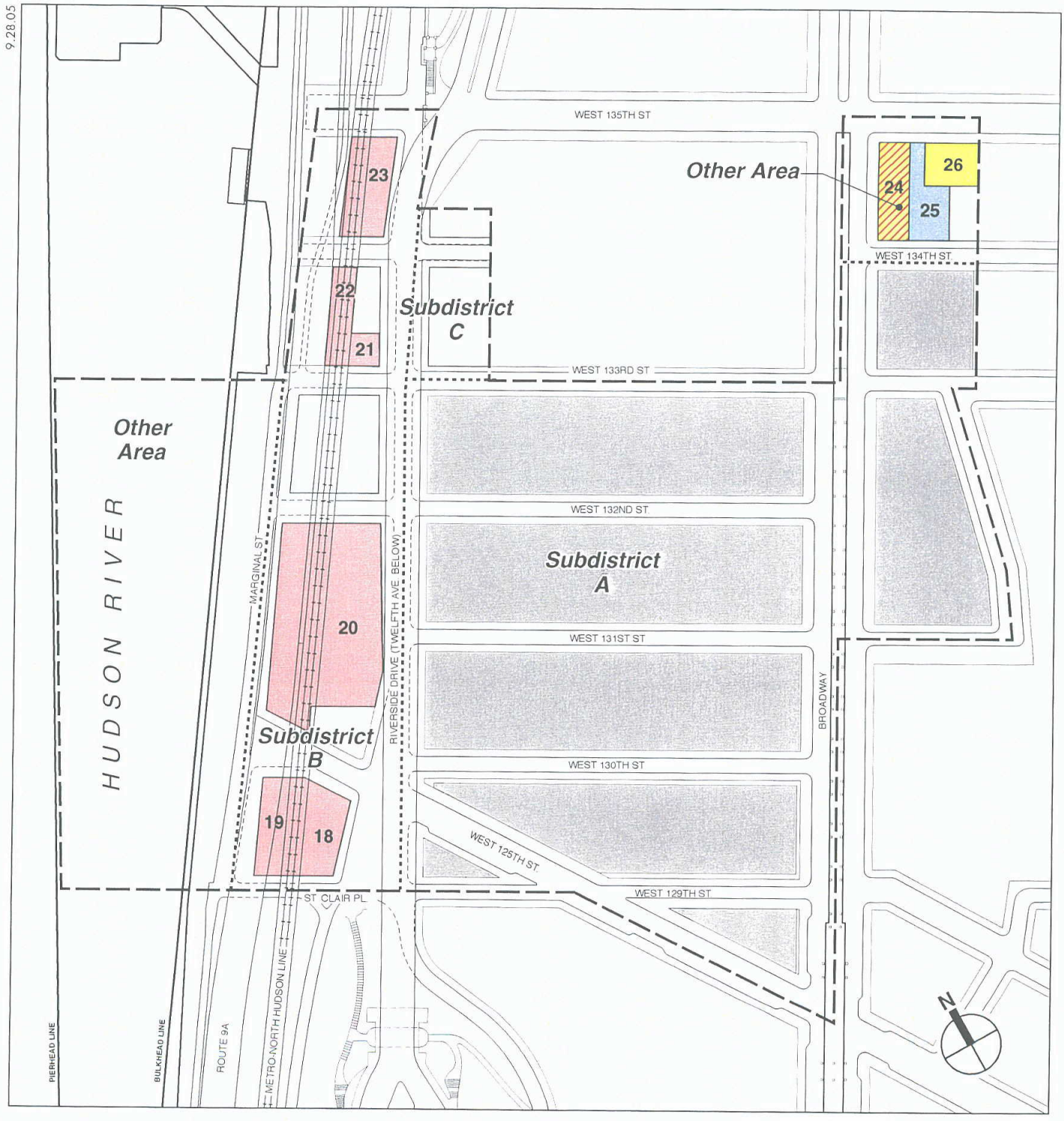


Figure 4

Subdistricts B, C, and the Other Areas: Reasonable Worst-Case Development Scenarios

- Changes to zoning sectional maps 5c and 6a (1) to map a Special Manhattanville Mixed-Use Zoning District coterminous with the Project Area and (2) change underlying zoning districts, which are subject to the City's Uniform Land Use Review Procedure (ULURP).

NEW YORK STATE ACTIONS

- Adoption of a General Project Plan (GPP) by the New York State Urban Development Corporation (UDC) doing business as the Empire State Development Corporation (ESDC) and the making of related findings under the UDC Act, SEQRA, and the Eminent Domain Procedure Law (EDPL) to provide for ESDC's assistance to facilitate the acquisition of property below streets and possibly the assemblage of above-grade sites. These changes are discretionary in nature and would require consideration by and approval of the Directors of ESDC.
- New York State Department of Environmental Conservation (DEC) permit approval for construction and operation of on-site centralized steam and chilled water plants.
- If necessary, Metropolitan Transportation Authority/New York City Transit (MTA/NYCT) approval of the modification of the Manhattanville Bus Depot.
- Public Authorities Control Board approval of ESDC actions.

CITY AND STATE ACTIONS NOT SUBJECT TO CEQR OR SEQRA

- New York City Department of Environmental Protection (DEP) approval for an Amended Drainage Plan, a Private Drainage Proposal, and construction and operation of centralized steam and chilled water plants.
- New York City Department of Transportation (NYCDOT) possible approval for any changes to street directions, street treatment, or similar changes the local street network.
- NYCDOT, Bureau of Bridges approval to rebuild West 130th, West 131st, and possibly West 132nd Streets above the Academic Mixed-Use Development below-grade support facility.
- NYCDOT, Division of Franchises, Concessions, and Consents possible approval for revocable consents.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S)

The Proposed Actions seek to establish a new Special Manhattanville Mixed-Use Zoning District for an approximately 35-acre area, of which approximately 7 acres are underwater, in the Manhattanville section of West Harlem (the Project Area) to achieve two important goals:

- To facilitate the revitalization, improvement, and redevelopment of a portion of the Manhattanville section of West Harlem by allowing greater density and a wider variety of land uses, as recommended by the New York City Economic Development Corporation's (EDC) West Harlem 2002 Master Plan;
- To allow Columbia University to fulfill its role as a leading academic institution that makes a significant contribution to the economic, cultural, and intellectual vitality of New York City by enabling it to expand and modernize its facilities within a 17-acre Academic Mixed-Use area within the proposed 35-acre Special District.

In 2002, EDC released a study of the Manhattanville area in West Harlem area called the West Harlem Master Plan. The major objective of the Master Plan was to develop a cohesive plan for the economic development of West Harlem that enhances the character of the neighborhood and fulfills the vision of the community. To achieve these goals, the Master Plan developed a three-component process that begins with immediate improvements to the waterfront and over time encourages economic development of the upland. The third component calls for zoning changes to permit new uses compatible with the goals of the Master Plan and create a vibrant community. Specifically, the later components of the plan call for an upzoning of the area east of the waterfront to allow for a greater density and mix of uses, such as retail, commercial, research, institutional, and academic purposes, including lodging and administration. The proposed rezoning is intended to promote appropriate redevelopment adjacent to the waterfront, which reflects the recommendations in, and planning objectives of, the West Harlem Master Plan.

Columbia University faces significant physical space constraints. Currently, Columbia has less than half the square footage per student of peer institutions such as Yale, Harvard, and Princeton. In order to continue to attract the highest caliber students, serve the long-term economic and educational needs of the City and State, and ensure their continuance as engines of higher learning and economic development, it is necessary to ensure that Columbia maintains its status as a world-class academic and research institution. Since 1994, the University's space requirements have necessitated the development of approximately 1 million square feet every five years. However, there is not enough developable square footage within the existing Morningside Heights Campus or the nearby Columbia University Medical Center in Washington Heights, or through the development of any nearby University-owned properties, to accommodate the University's identified and pressing space needs. Because many of its buildings were constructed in the early 20th century, much of Columbia's existing space is inadequate for its current use, especially in science and research. Although the University has invested heavily in the improvement of these facilities through renovations, the size, configuration, and age of the buildings limits adaptive reuse as a solution to space needs and construction of new facilities has become critical. Columbia University's proposal for a major expansion into the Manhattanville area in West Harlem is a reflection of two of the institution's most important goals: to meet Columbia's urgent need for additional space in order to continue to fulfill its role as a leading academic institution; the other is a continuation of Columbia's commitment to the communities of upper Manhattan and its belief that this effort will bring civic, cultural, and economic benefits to the adjacent neighborhoods.

9. **STATE ACTIONS/APPROVALS/FUNDING** ☒ Yes ☐ No

If "Yes," identify **See page 1a**

10. **FEDERAL ACTIONS/APPROVALS/FUNDING** ☐ Yes ☒ No

If "Yes," identify

Action Type

11a. ☐ Unlisted, or ☒ Type I, specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended) **617.4 (b) (6) (i); 617.4 (b) (6) (iii); 617.4 (b) (6) (v);**

11b. ☒ Localized action, site specific ☒ Localized action, change in regulatory control for small area ☐ Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action **2015 and 2030**

Would the proposal be implemented in a single phase? ☐ Yes ☒ No ☐ NA

Anticipated period of construction **N/A**

Anticipated completion date **N/A**

Would the proposal be implemented in multiple phases? ☒ Yes ☐ No ☐ NA

Number of phases **2**

Describe phases and construction schedule **Phase I: 6/2006– 2/2015; Phase II: 12/2015–2030**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. **LOCATION OF PROJECT SITE**

See pages 2a and 2b, Tables 2 and 3

STREET ADDRESS

Project Area: See Figures 1 and 2

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

M1-1, M1-2, M2-3, M3-1 **5c and 6a**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY — ZONING SECTIONAL MAP NO

See pages 2a and 2b, Tables 2 and 3, and Figure 7 **Manhattan** **9**

TAX BLOCK AND LOT NUMBERS — BOROUGH — COMMUNITY DISTRICT NO

13b. **PHYSICAL DIMENSIONS AND SCALE OF PROJECT**

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR **230,556[1]** SQ FT

PROJECT SQUARE FEET TO BE DEVELOPED **Academic Mixed-Use Area (Subdistrict A): 736,326[1]** SQ FT

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED

IN THE NUMBER OF UNITS, SQ FT OR OTHER APPROPRIATE MEASURE **N/A** % OF **N/A**

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE **360** HEIGHT **200** WIDTH **315** LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE **Broadway: 1,592; Old Broadway: 477; Twelfth Avenue: 678; 125th Street: 907; 129th Street: 976; 130th Street: 1,550; 131st Street: 1,793; 132nd Street: 1,550; 133rd Street: 1,111; 134th Street: 214**

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION.

N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☒ Yes ☐ No

See page 2b, Table 3

STREET ADDRESS

(Subdistricts B, C, and the Other Areas): See Figures 1 and 2

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

M1-1, M1-2, M2-1 **5c and 6a**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY — ZONING SECTIONAL MAP NO

See page 2b and Figure 7 **Manhattan** **9**

TAX BLOCK AND LOT NUMBERS — BOROUGH — COMMUNITY DISTRICT NO

Non-University Rezoning Area (square feet) **793,730[1]**

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE **Broadway: 200; Twelfth Avenue: 1,130; Marginal Street: 972; 125th Street: 382; 129th Street: 158; 132nd Street: 368; 133rd Street: 1,125; 134th Street: 683; 135th Street: 208**

[1] **All areas are preliminary based on New York City Department of Finance's *Real Property Assessment Database* (RPAD). Final areas to be determined from a professional land survey.**

Table 2

Location of Subdistrict A: Academic Mixed-Use Area

Lot	Street Address	Lot	Street Address
Block 1986		**Block 1997**	
1	3260 Broadway	1	2289 Twelfth Avenue
6	576 West 131st Street	6	641 West 130th Street
10	555 West 131st Street	9	631 West 130th Street
30	3270 Broadway	14	625 West 130th Street
65	3280 Broadway	17	623 West 130th Street
Block 1987		18	617 West 130th Street
1	3300 Broadway	21	615 West 130th Street
7	553 West 133rd Street	27	603 West 130th Street
(partial) 9	547 West 133rd Street	29	3241 Broadway
		30	3243 Broadway
Block 1995		33	3249 Broadway
31	3207 Broadway	34	3251 Broadway
35	619 West 125th Street	40	604 West 131st Street
Block 1996		44	614 West 131st Street
1	41 St. Claire Place	47	620 West 131st Street
14	637 West 125th Street	48	622 West 131st Street
15	635 West 125th Street	49	624 West 131st Street
16	633 West 125th Street	52	630 West 131st Street
18	627 West 125th Street	55	636 West 131st Street
20	623 West 125th Street	56	638 West 131st Street
21	613 West 125th Street	61	2293 Twelfth Avenue
23	603 West 129th Street	64	2291 Twelfth Avenue
29	3221 Broadway		
34	3229 Broadway	**Block 1998**	
36	3233 Broadway	1	2301 Twelfth Avenue
50	632 West 130th Street	3	2307 Twelfth Avenue
56	651 West 125th Street	6	653 West 131st Street
61	663 West 125th Street	10	641 West 131st Street
Block 1999		13	635 West 131st Street
1	2321 Twelfth Avenue	16	633 West 131st Street
29	3281 Broadway	17	611 West 131st Street
30	3283 Broadway	24	607 West 131st Street
31	3285 Broadway	26	603 West 131st Street
32	3287 Broadway	29	3259 Broadway
33	3289 Broadway	38	602 West 132nd Street
36	3291 Broadway	49	624 West 132nd Street
		57	640 West 132nd Street
		61	2311 Twelfth Avenue

See also Figure 7

Table 3

Location of Subdistricts B, C, and the Other Areas

Lot	Street Address
Block 1988	
1	3320 Broadway
8	527 West 134th Street
(partial) 53	520 West 135th Street
60	534 West 135th Street
Block 2001	
1	2351 Twelfth Avenue
100	2331 Twelfth Avenue
110	2337 Twelfth Avenue
120	2341 Twelfth Avenue
Block 2004	
1	Marginal Street
8	712 West 125th Street
12	2276 Twelfth Avenue
40	2282 Twelfth Avenue
42	2286 Twelfth Avenue
46	2290 Twelfth Avenue
50	West 131st Street
56	Marginal Street
65	701 West 131st Street
68	2298 Twelfth Avenue
71	2302 Twelfth Avenue
72	2308 Twelfth Avenue
92	Marginal Street
102	2328 Twelfth Avenue
106	2338 Twelfth Avenue
171	West 132nd Street
Block 2005	
8	West 133rd Street
9	2350 Twelfth Avenue
12	703 West 133rd Street
27	West 135th Street
32	2368 Twelfth Avenue

See also Figure 7

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS

1. GRAPHICS Please attach (1) a Sanborn or other land use map, (2) a zoning map; (3) a tax map On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site The maps should not exceed 8 1/2 x 14 inches in size

See Figures 5, 6, and 7

2. PHYSICAL SETTING (both developed and undeveloped areas)

Total directly affected area (sq ft) **1,532,651*** Water surface area (sq ft.) **300,000**

Roads, building and other paved surfaces (sq ft) **1,230,055** Other, describe (sq ft)

***Project Area includes 736,326-sf Academic Mixed-Use Area and 796,325-sf Subdistricts B, C, and the Other Areas (which includes 300,000-sf water surface area).**

3. PRESENT LAND USE

Source: New York City Department of Finance's *Real Property Assessment Database* (RPAD), LotInfo 2003

Residential

Total no of dwelling units **165*** No of low-to-moderate income units **115 (estimated**)**

No of stories **4–6** Gross floor area (sq ft) **+129,360**

Describe type of residential structures

Apartment buildings; the majority are walk-up buildings however one is an elevator building.
*** 140 housing units in Academic Mixed-Use Area and 25 units in Subdistricts B, C, and the Other Areas**
**** Estimate based on the number of units in buildings owned by the New York City Department of Housing Preservation and Development**

Commercial

Retail No of bldgs **19** Gross floor area of each building (sq ft) **+213,080 (total)**

Office No of bldgs **1** Gross floor area of each building (sq ft) **+184,040 (total)**

Other No of bldgs Gross floor area of each building (sq ft)

Specify type(s) No of stories and height of each building

Restaurants, supermarket, personal service

Manufacturing/Industrial

No of bldgs **53** Gross floor area of each building (sq ft) **+1,250,460 (total)**

No of stories and height of each building **1–14**

Types of use(s)

Automotive service, gas stations, moving and storage, manufacturing, wholesale and distribution. Open storage area (sq ft)

If any unenclosed activities, specify

Gas stations and miscellaneous storage yards

Community facility

Type of community facility **Churches, healthcare, and community service centers.**

No of bldgs **5** Gross floor area of each building (sq ft) **+110,125 (total)**

No of stories and height of each building **1-4**

Vacant Land

Is there any vacant land in the directly affected area? ☒ Yes ☐ No

If yes, describe briefly

Approximately 112,660 sf of vacant land is located in the Project Area, the majority of which is located west of Twelfth Avenue

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☐ Yes ☒ No

The City intends to build a new waterfront park, West Harlem Waterfront park, in the Project Area. Construction of the park is anticipated in 2006.

Does the directly affected area include any mapped City, State or Federal parkland? ☐ Yes ☒ No

If yes, describe briefly

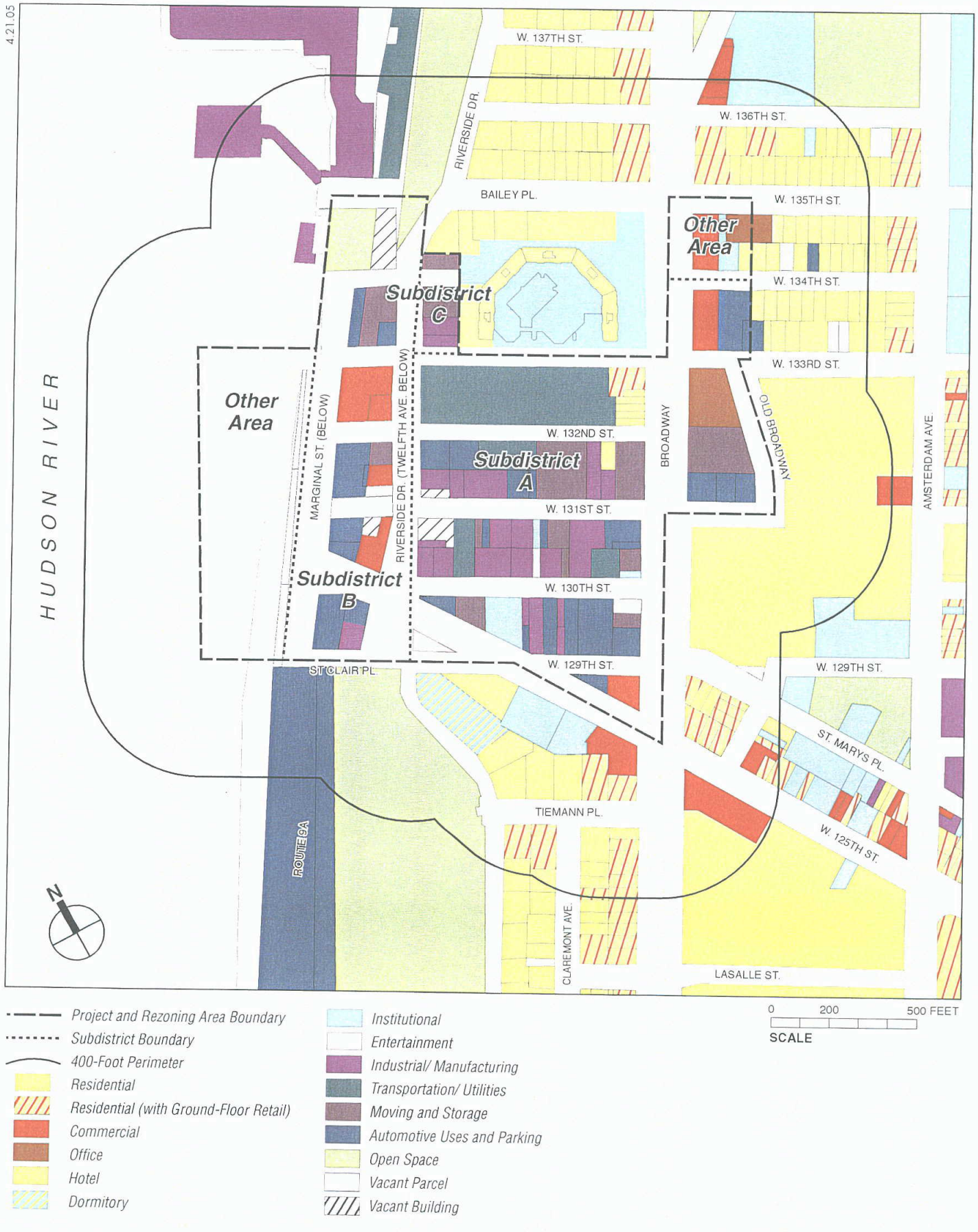
Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☒ No

If yes, describe briefly

Other Land Use **Transportation and utility**

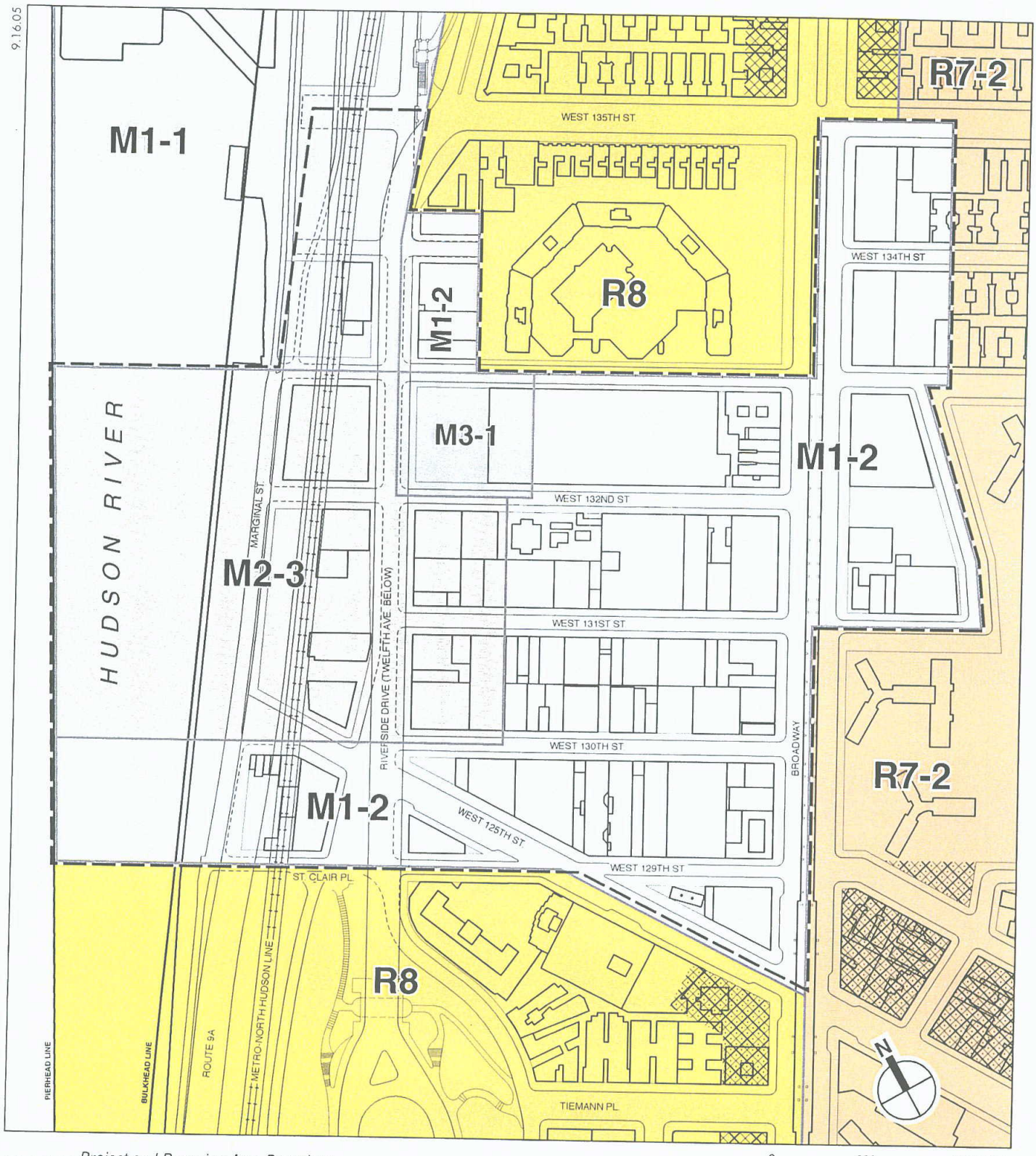
No of stories **1-2** Gross floor area (sq ft) **+341,690 (total)**

Type of use(s) **MTA Manhattanville Bus Depot, MTA/NYCT service facility, and Con Edison cooling station**



MANHATTANVILLE IN WEST HARLEM REZONING
AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 5
Existing Land Use



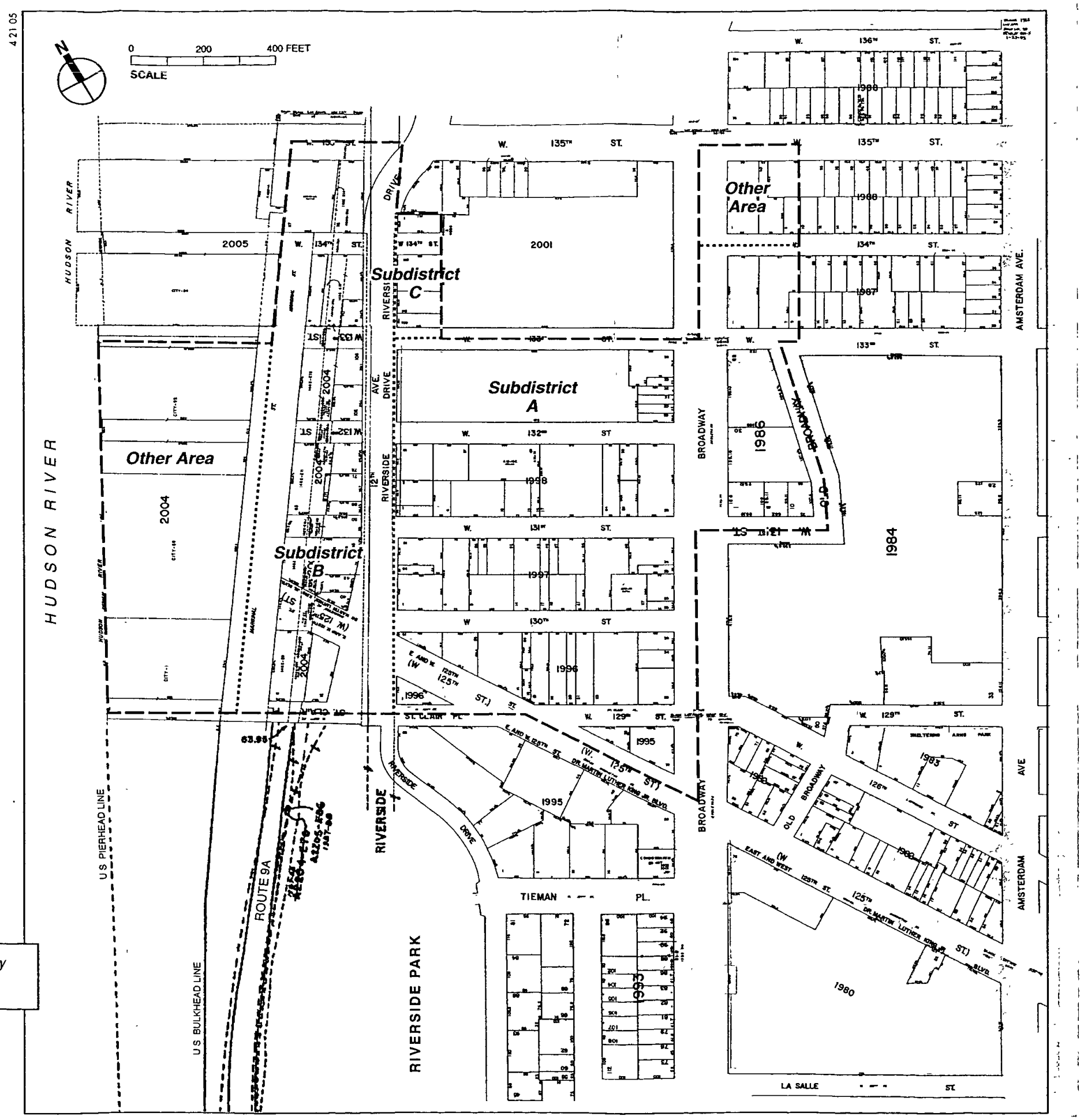
Project and Rezoning Area Boundary

Existing Zoning

R8	*General Residence District*		M2-3	*Manufacturing District*
R7-2	*General Residence District*		M3-1	*Manufacturing District*
M1-1	*Light Manufacturing District*		C1-4	*Commercial Overlay*
M1-2	*Light Manufacturing District*		C2-4	*Commercial Overlay*

MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 6
Existing Zoning



MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 7
Tax Map

4. EXISTING PARKING

Garages

No of public spaces: +879 | No of accessory spaces: 374

Operating hours: 24 hours or range 6am–midnight | Attended or non-attended?: Both

Lots

No of public spaces: +160 | No of accessory spaces: 0

Operating hours: 24 hours | Attended or non-attended?: Both

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate

Source: April 2004 survey of parking facilities

5. EXISTING STORAGE TANKS

Gas or service station? ☒ Yes ☐ No Oil storage facility? ☐ Yes ☐ No Other? ☐ Yes ☐ No

If yes, specify: To be determined

Number and size of tanks: To be determined | Last NYFD inspection date: To be determined

Location and depth of tanks: To be determined

6. CURRENT USERS

No of residents: 417* | No and type of businesses: Moving and storage, automotive, wholesale

No and type of workers by business: 1,600 total** | No and type of non-residents who are not workers: 0

*** based on 140 units in census tract 219, block group 4, with 2.33 average household size and 25 units in census tract 223.01, block group 1, block 1003, with 3.62 average household size (household size from 2000 Census)**

**** based on employment survey for Academic Mixed-Use Area and the following employment factors for Subdistricts B, C, and the Other Areas: 1/250 sf office, 1/400 sf retail, 1/450 sf community facility, and 1/1,000 sf industrial**

SEE CEQR TECHNICAL MANUAL CHAPTER III F, HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark, **YES**

(b) is within a designated New York City Historic District, **NO**

(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places, **YES**

(d) is within a New York State or National Register Historic District, or **NO**

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places? **NO**

Identify any resource

The IRT Manhattan Valley Viaduct (State and National Register of Historic Places and New York City Landmark) on Broadway, the 125th Street IRT Subway Station at Broadway and 125th Street (State and National Register of Historic Places), and the former Sheffield Farms Stable at 3229 Broadway (recommended by the New York State Board for listing on the New York State Register).

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource

To be determined during the EIS process

SEE CEQR TECHNICAL MANUAL CHAPTER III K, WATERFRONT REVITALIZATION PROGRAM

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☒ Yes ☐ No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used

See Figure 8 and Appendix A

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? ☒ Yes ☐ No

If yes, describe briefly

To be determined during the EIS process

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? ☒ Yes ☐ No

If yes, describe briefly

The proposed Academic Mixed-Use Development would involve both above- and below-ground construction.

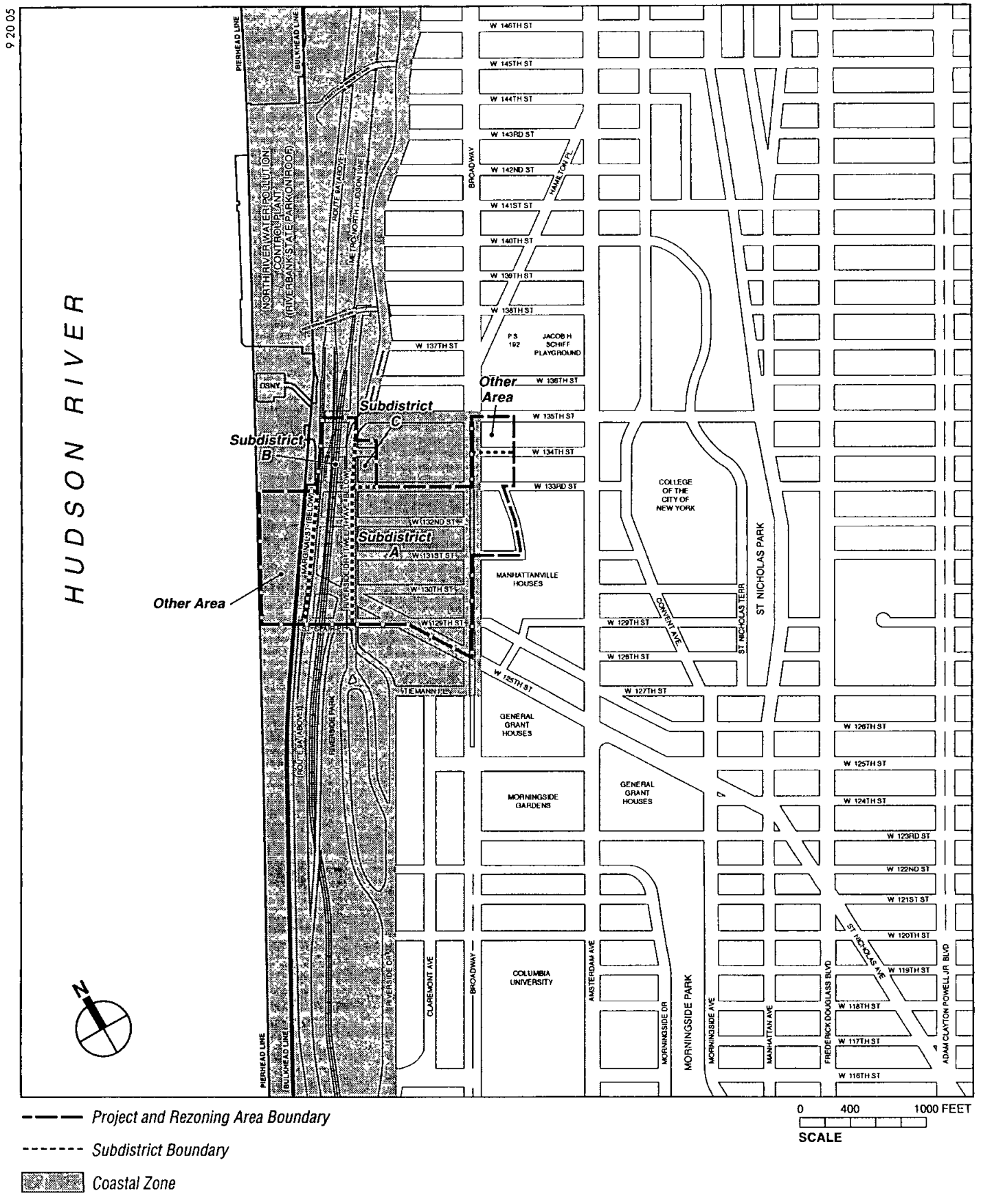


Figure 8

Waterfront Revitalization Program: Coastal Zone Boundary

MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT

10. PROPOSED LAND USE: **See pages 5a, 5b, and 5c, Tables 4, 5, and 6**

The reasonable worst-case development scenario for Subdistricts B, C, and the Other Areas is described on page 6, question 22. The following describes the Academic Mixed-Use Development.

Residential

Total no of dwelling units _____ No of low-to-moderate income units _____ Gross floor area (sq ft) **See pages 5b and 5c**

No of stories _____

Describe type of residential structures _____

Commercial **See pages 5b and 5c, Tables 5 and 6**

Retail No of bldgs _____ Gross floor area of each building (sq ft) _____

Office No of bldgs _____ Gross floor area of each building (sq ft) _____

Other No of bldgs _____ Gross floor area of each building (sq ft) _____

No of stories and height of each building _____

Manufacturing/Industrial **None**

No of bldgs _____ Gross floor area of each building (sq ft) _____

No of stories and height of each building _____

Type of use(s) _____ Open storage area (sq ft) _____

If any unenclosed activities, specify _____

Community facility **See pages 5b and 5c, Tables 5 and 6**

Type of community facility _____

No of bldgs _____ Gross floor area of each building (sq ft) _____

No of stories and height of each building _____

Vacant land

Is there any vacant land in the directly affected area? ☒ Yes ☐ No

If yes, describe briefly

Existing vacant land would be redeveloped as part of the Academic Mixed-Use Development and the reasonable worst-case development scenario for Subdistricts B, C, and the Other Areas.

Publicly accessible open space

Is there any publicly accessible open space to be removed or attached? ☐ Yes ☒ No

If yes, describe briefly

Any publicly accessible open space to be added? ☒ Yes ☐ No

If yes, describe briefly

Approximately 50,000 to 70,000 square feet of privately owned, publicly accessible open spaces would be provided in the Academic Mixed-Use Development.

Other Land Use

No of stories _____ Gross floor area (sq ft) _____

Type of use(s) _____

11. PROPOSED PARKING

Garages

No of public spaces **0 (all accessory)** No of accessory spaces **1,475–2,900 spaces**

Operating hours **24 hours** Attended or non-attended? **Potentially both**

Lots **No permanent lots**

No of public spaces _____ No of accessory spaces _____

Operating hours _____ Attended or non-attended? _____

ILLUSTRATIVE PLAN

An Illustrative Plan has been developed to describe the proposed development within the Academic Mixed-Use Area detailed on page 1a (see Figure 3). While the Illustrative Plan represents Columbia's current proposal for the Academic Mixed-Use Area, Columbia's plans may evolve over several decades and may change. Since development would be incremental, two analysis years—2015 and 2030—have been selected to assess build-out of Columbia's proposed development. As currently contemplated by Columbia, two new buildings, one research and one academic, would be developed by 2015 on the north side of West 125th Street under the Illustrative Plan. By 2030, the remainder of the Academic Mixed-Use Area would be developed for a total of 6.8 million gsf (see Tables 4 and 5)

As part of the Illustrative Plan, the EIS will assume that the Manhattanville Bus Depot would be rebuilt below grade at its present location. Alternatives, including the construction of new University facilities on top of the existing above-grade structure, will also be analyzed. In either event, operations would continue at that location.

Therefore, for EIS purposes, maximum and minimum ranges of floor area have been developed for each component of the Academic Mixed-Use Area, and these ranges have been used to establish a "reasonable worst-case development scenario" for analysis in the EIS, as described below. Both the Illustrative Plan and reasonable worst-case development scenarios adhere to the project's design principles and would conform to the proposed zoning in Subdistrict A.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

As described above, the Illustrative Plan is Columbia's current proposal for its future development. It is possible that as the Academic Mixed-Use Area develops over time, the plan would change. In order to allow for a degree of flexibility in Columbia's future development, while at the same time ensuring that future development is consistent with the analyses in the EIS, the GPP would establish minimum and maximum floor areas for each potential land use component (see Table 6). Because of the possibility that the actual development would differ from the Illustrative Plan, the reasonable worst-case development scenario for Subdistrict A is not necessarily the same as the Illustrative Plan.

In order to provide a conservative analysis of the potential impacts of the development of the Academic Mixed-Use Area, the EIS will analyze a "reasonable worst-case development scenario" (see Table 7) that is derived from the Illustrative Plan, but modified in two ways. One difference is that although Columbia currently contemplates developing two new buildings (Sites 2 and 3) by 2015 under the Illustrative Plan, the reasonable worst-case development scenario for the EIS will conservatively assume development of four new buildings by 2015 (Sites 1–4). The difference in 2015 between the Illustrative Plan and the reasonable worst-case development scenario, Sites 1 and 4, is approximately 335,356 gsf. In addition, for both analysis years, several categories of technical analysis will be analyzed using maximum and minimum floor areas and heights derived from alternative permitted uses set forth on Table 1 where such uses would have impacts greater than those that would be created under the Illustrative Plan. The EIS Draft Scope of Work describes in more detail how the reasonable worst-case scenario would differ from the Illustrative Plan in the various impact categories (e.g., on traffic and parking, air quality, etc).

Table 4

Subdistrict A: Illustrative Plan—Summary of Development by Site (in GSF)

Site #[1]	Block	Lot	Existing Uses	Site Area	Existing Built FA (GSF)	Proposed Uses	Proposed GSF[2]
2015 Development Sites							
2	1996	23, 29,34,36	Gas station, parking, storage, vacant	43,574	37,748	Research	329,400
3	1996	15,16,18,20, 21,50	Auto repair, industrial	38,404	80,668	Academic	247,038
Below-grade components							
Research support							72,608
Centralized steam and chilled water plants							35,475
Mechanical/circulation/loading facilities							173,928
Storage							98,363
2015 Total				**206,044**	**502,538**		**956,812**
2030 Development Sites							
1	1995	31, 35	Restaurant and gas station	17,849	13,998	Academic	138,486
4	1996	14, 56, 61	Auto, storage, community facility	36,217	105,850	Academic	222,870
5	1996	1	Commercial	6,297	3,685	Commercial	10,491
6	1997	27,29,30,33, 34,40	Utility, auto, storage, church, industrial	45,035	150,240	Research	329,400
7	1997	1, 6, 61, 64	Transportation, industrial	39,835	61,573	Faculty, graduate, student, and other employee housing	351,944
8	1998	24,26,29,38	Industrial, residential, storage	41,824	126,764	Research	336,563
9	1998	10,13,49	Industrial, parking garage, utility	40,078	33,666	Recreation	233,880
10	1998	1,3,6,10,57, 61	Industrial, auto, parking, commercial vacant building	37,967	50,080	Academic	294,151
11	1999	1,29,30,31,3 2,33,36,	Residential, transportation	42,193	90,618	Research	320,350
12	1999	1	Transportation	37,195	318000	Research	258,329
13	1999	1	Transportation	36,490		Academic	282,570
14	1999	1	Transportation	38,993		Faculty, graduate, student, and other employee housing	389,384
15	1986	1,6,10,30	Auto, storage	49,491	42,716	Research	414,599
16	1986	65	Office	38,518	228,000	Academic	207,718
17	1987	1,7,9	Commercial, auto	41,366	103,000	Research	367,200
Below-grade components							
Research support							269,985
Swimming and diving center							110,324
Centralized steam and chilled water plants							23,257
Parking							905,544
Mechanical/circulation/loading facilities							306,753
Storage							100,815
Total 2015–2030				**530,282**	**1,280,410**		**5,874,613**
Total all sites				**736,326**	**1,782,948**		**6,831,425**

Note:
1. Site reference corresponds to Figure 3.
2 Future without the Proposed Action condition is anticipated to be a continuation of existing conditions

Table 5

Subdistrict A: Illustrative Plan by Development Site (in GSF)

Site #*	Academic	Research	Housing	Recreation	Active Ground Floor Uses	Total
2015 Development Sites						
2		318,900			10,500	329,400
3	206,613				40,425	247,038
					2015 Total Above Grade	**576,438**
Below-Grade Components						
Research support		72,608				72,608
Centralized steam and chilled water plants						35,475
Mechanical/circulation/loading facilities						173,928
Storage						98,363
					2015 Total Below Grade	**380,374**
2015 Total	**206,613**	**391,508**	**0**	**0**	**50,925**	**956,812**
2030 Development Sites						
1	126,986				11,500	138,486
4	208,370				14,500	222,870
5					10,491	10,491
6		318,900			10,500	329,400
7			344,244		7,700	351,944
8		328,863			7,700	336,563
9				233,880		309,195
10	286,451				7,700	294,151
11		309,850			10,500	320,350
12		258,329				258,329
13	282,570					282,570
14			381,684		7,700	389,384
15		404,099			10,500	414,599
16	207,718					207,718
17		356,700			10,500	367,200
					2030 Total Above Grade	**4,157,935**
Below-Grade Components						
Research support		269,985				269,985
Swimming and diving center				110,324		110,324
Centralized steam and chilled water plants						23,257
Parking						905,544
Mechanical/circulation/loading facilities						306,753
Storage						100,815
					2015-2030 Total Below Grade	**1,716,678**
2015–2030 Total	**1,112,095**	**2,246,726**	**725,928**	**344,204**	**109,291**	**5,874,613**
All Sites Above Grade						**4,734,373**
All Sites Below Grade						**2,097,052**
Total All Sites	**1,318,708**	**2,638,234**	**725,928**	**344,204**	**160,216**	**6,831,425**

Note: * Site reference corresponds to Figure 3.

Table 6
Subdistrict A: 2015 and 2030 Maximum and Minimum Proposed Academic Mixed-Use Development

Use	Maximum GSF		Maximum Height (ft.)[5]	Minimum GSF		Minimum Height (ft.)[5]
	2015	2030		2015	2030[1]	
Community Facility						
Research	391,508[2]	3,600,000[3]	320	391,508	1,300,000[3]	100
General or other academic	541,969	2,900,000	320	206,613	1,000,000	100
Housing for graduate students, faculty, and other employees	208,370	1,300,000	300	0	350,000	210
Recreation[4]	—	350,000	230	—	0	85
Commercial						
Active ground-floor uses	225,000	600,000	40	36,500	130,000	20
Hotel	126,986	300,000	250	0	0	160
Support						
Parking, loading, and service	0	905,544		0	905,544	
Centralized steam and chilled water plants	35,475	58,732		35,475	58,732	

Notes:
Maximum academic uses would not occur with maximum housing for graduate students, faculty, and other employees
1 Maximum zoning floor area within the Academic Mixed-Use Subdistrict is 4,417,956 square feet (6 0 FAR equivalent), estimated maximum gross floor area is 6 8 million square feet
2 The total gsf for research includes 72,608 gsf of below-grade support facilities
3 The total gsf for research includes 342,593 gsf of below-grade support facilities
4 The total gsf for recreation includes 110,324 sf for the below-grade swimming and diving center
5 Heights include mechanical space

Table 7
Project Area Reasonable Worst-Case Development Scenario

Proposed Manhattanville Mixed-Use Zoning Subdistrict	2015 (Gross Square Feet)	2030 (Gross Square Feet)
Subdistrict A		
Community Facility Uses		
Research	391,508[1]	2,638,234[2]
General or other academic	541,969[3]	1,318,708[4]
Housing for graduate students, faculty, and other employees	0	725,928
Recreation		344,204[4]
Commercial Uses		
Active ground-floor uses	76,925	160,216
Support Uses		
Parking	0	905,544
Centralized steam and chilled water plants	35,475	58,732
Mechanical/circulation/loading facilities	173,928	480,681
Storage	98,363	199,178
Subtotal	**1,318,168**	**6,831,425**
Subdistrict B		
Commercial Uses		
Retail	124,496	124,496
Office	54,808	54,808
Subtotal	**179,304**	**179,304**
Subdistrict C[5] Subtotal	**0**	**0**
Other Areas		
Residential (232 units)	210,270	210,270
Retail	17,985	17,985
Community facility	61,698	61,698
Subtotal	**289,953**	**289,953**
Total	**1,462,052**	**7,300,682**

Notes:
1 The total gsf for research includes 72,608 gsf of below-grade support facilities
2 The total gsf includes 342,593 gsf of below-grade support facilities
3 The reasonable worst-case development scenario assumes the development of Sites 1-4 by 2015 Compared with the Illustrative Plan, this includes an additional 335,356 gsf of academic space on Sites 1 and 4
4 The total gsf for recreation includes 110,324 gsf for the below-grade swimming and diving center
5 There are no projected development sites in Subdistrict C

12. **PROPOSED STORAGE TANKS**

Gas or storage stations? ☒ Yes ☐ No Oil storage facility? ☐ Yes ☐ No

Other? ☐ Yes ☐ No

If yes, specify **To be determined**

Number and size of tanks **To be determined** Location and depth of tanks **To be determined**

13. **PROPOSED USERS**

No of residents **450-2,000*** No and type of businesses? **Columbia and other business employees**

No and type of workers by businesses **8,600-9,500** No and type of non-residents who are not workers **3,000–4,600****

*** Housing for graduate students, faculty, and other employees**

**** Average daily visitors/students during regular academic session (approximately September-May)**

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? ☐ Yes ☐ No

If yes, describe briefly

To be determined in the EIS process

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIOECONOMIC CONDITIONS

15. **DIRECT DISPLACEMENT**

Will the action directly displace specific businesses or affordable and/or low income residential units? ☒ Yes ☐ No

If yes, describe briefly

Over time, the Academic Mixed-Use Development would eventually displace all the existing businesses in the Academic Mixed-Use Area. The Academic Mixed-Use Development would displace and relocate a total of 140 residential units, of which approximately 115 are estimated to be low-income units.

SEE CEQR TECHNICAL MANUAL CHAPTER III C, COMMUNITY FACILITIES & SERVICES

16. **COMMUNITY FACILITIES**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes ☒ No

If yes, describe briefly

Zoning Information

17. What is the zoning classification(s) of the directly affected area?

M1-1, M1-2, M2-3, M3-1 (see Figure 6)

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use

See page 6a, Table 8

19. What is the proposed zoning of the directly affected area?

M1-1, C6-2, R8A, R8A/C1-4 Overlay (see Figure 9)
Special Manhattanville Mixed-Use District

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use

See page 6a, Table 9

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?

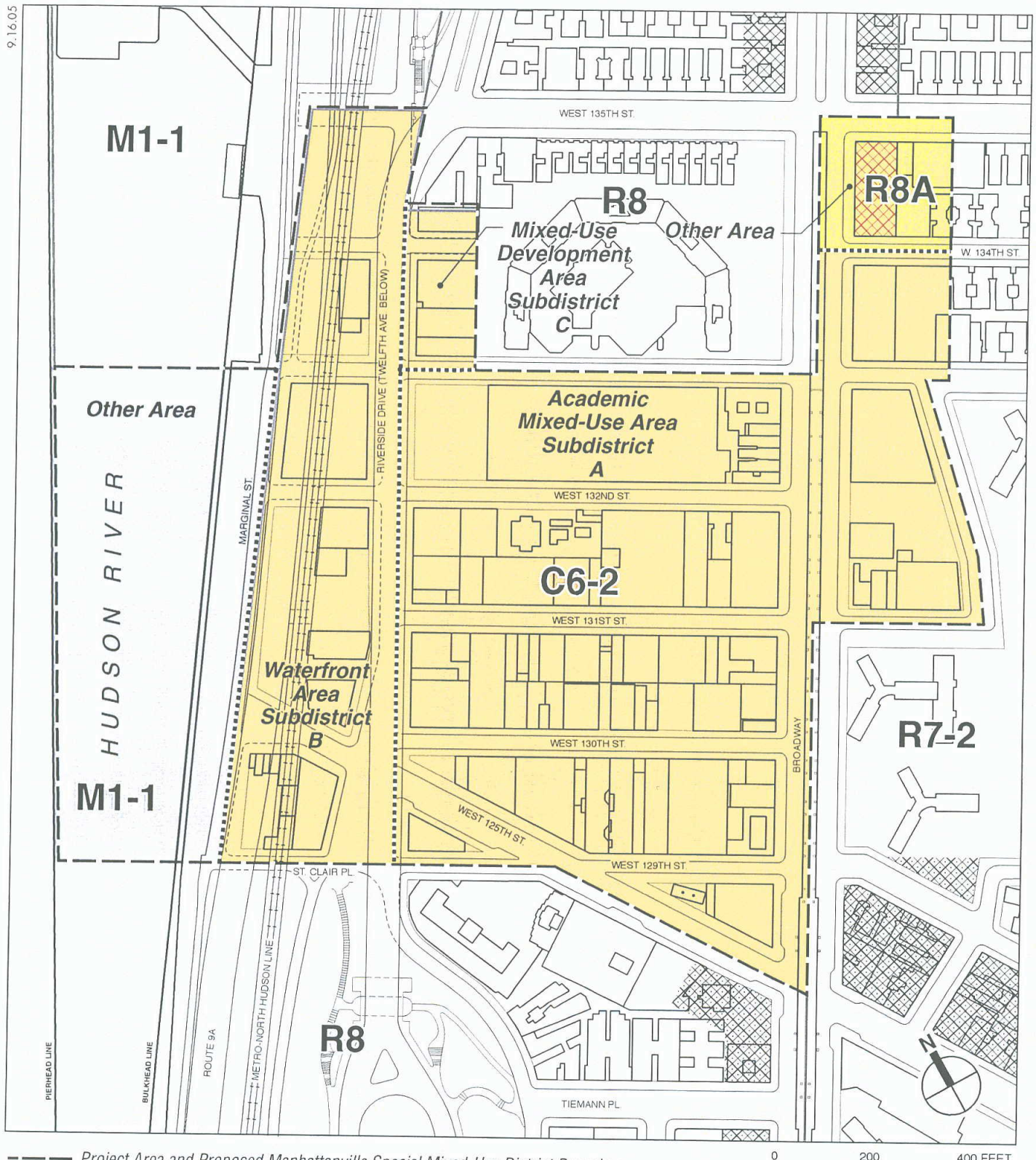
Predominant Land Uses – residential, neighborhood retail, community facilities and institutional uses, open space, industrial and transportation uses, and small areas of commercial uses (see Figure 5)

Predominant Zoning – M1-1, M1-2, M2-3, M3-1, R8, R8/C2-4 Overlay, R8/C1-4 Overlay, R7-2, R7-2/C1-4 Overlay, R7-2/C2-4 Overlay (see Figure 6)

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16

See page 6b, Table 10



Proposed Zoning and Project Area

- R8A *General Residence District*
- M1-1 *Light Manufacturing District*
- C6-2 *Commercial District*
- C1-4 *Commercial Overlay*

MANHATTANVILLE IN WEST HARLEM REZONING
AND ACADEMIC MIXED-USE DEVELOPMENT

Figure 9
Proposed Zoning

Table 8
Maximum Allowable Development Permitted by Present Zoning

Proposed Special Manhattanville Mixed-Use District	Approximate Land Area (sq ft)	Commercial		Residential		Community Facility	
		FAR[1]	Total Maximum Allowable Zoning Square Feet	FAR[1]	Total Maximum Allowable Zoning Square Feet	FAR[1]	Total Maximum Allowable Zoning Square Feet
Subdistrict A							
M1-2	606,434	2.0	1,212,868	N/A	N/A	4.8	2,910,883
M2-3	79,932	2 0	159,864	N/A	N/A	N/A	N/A
M3-1	49,960	2.0	99,920	N/A	N/A	N/A	N/A
Subdistrict B							
M1-1	61,366	1.0	61,366	N/A	N/A	2.4	147,278
M1-2	30,946	2.0	61,892	N/A	N/A	4.8	148,541
M2-3	233,688	2.0	467,376	N/A	N/A	N/A	N/A
Subdistrict C							
M1-2	30,455	2 0	60,910	N/A	N/A	4.8	146,184
Other Areas							
M1-2	137,740	2.0	275,480	N/A	N/A	4.8	661,152
M2-3	302,130	2.0	604,260	N/A	N/A	N/A	N/A

Notes:
1 Exclusive of any applicable bonuses.
2. Applies to manufacturing and commercial uses.
Source: New York City Zoning Resolution

Table 9
Maximum Allowable Development Permitted by Proposed Zoning

Proposed Special Manhattanville Mixed-Use District	Approximate Land Area (sq ft)	Commercial		Residential		Community Facility	
		FAR[1]	Total Maximum Allowable Zoning Square Feet	FAR[1]	Total Maximum Allowable Zoning Square Feet	FAR[1]	Total Maximum Allowable Zoning Square Feet
Subdistrict A (C6-2)[2]	736,326	6.0	4,417,956	3.44	2,532,961	6.0	4,417,956
Subdistrict B (C6-2)[3]	326,000	2 0	652,000	N/A	N/A	2.0	652,000
Subdistrict C (C6-2)	30,455	6.0	182,730	6.02	183,339	6.0	182,730
Other Areas							
R8A/C1-4 Overlay	29,775	2.0[4]	59,549	6.02	179,244	6.5	193,535
R8A	11,790	N/A	N/A	6.02	70,976	6.5	76,635
M1-1	398,305	1.0[5]	383,065	N/A	N/A	2.4	919,356

Notes:
1 Exclusive of any applicable bonuses
2 Proposed Subdistrict A would have a C6-2 underlying zoning However, it would have a maximum 3 44 FAR for residential uses, which is below the 6 02 FAR maximum for residential use in C6-2 districts
3 Proposed Subdistrict B would have a C6-2 underlying zoning However, it would have a maximum 2 0 FAR for commercial and community facility uses and prohibit residential uses
4 Maximum 1.0 FAR for commercial uses in the base of a residential building.
5. Applies to manufacturing and commercial uses.
Sources: New York City Zoning Resolution

Table 10

Subdistricts B, C, and the Other Areas: Reasonable Worst-Case Development Scenario

Site Description			Existing						Potential					
Site Ref[1]	Block Lot(s)	Lot Area[2]	Existing Use	Existing Zoning District	Built FA	Built FAR	Permitted FA	Permitted FAR	Proposed Zoning District	Permitted FAR	Floor Area By Use (SF)	Floor Area Total (SF)	Incremental Development (SF)	Comments
Proposed Subdistrict B														
18	2004 12	12,196	Wholesale, auto repair	M1-2	24,392	2 0	24,392	2.0	C6-2	2 0	12,196 office 12,196 retail	24,392	0 0	Redeveloped as first floor retail, second floor office
19	2004 8	18,750	Warehouse, parking	M1-2	563	0 03	37,500	2 0	C6-2	2 0	18,750 retail	18,750	18,188	Only enough clearance under highway overpass for one-story retail
20	2004 46, 50, 65, 68, 71, 72, 171	74,800	Commerical, warehouse, and vacant lots	M2-3	26,180	0 35	149,600	2 0	C6-2	2 0	74,500 retail 35,000 office	109,800	83,620	Lot Area 35,000 sf east of highway overpass and 39,800 sf under highway overpass Redeveloped as first floor retail and second floor office east of overpass and one-story retail west of overpass
21	2005 12	4,312	Auto repair	M1-1	4,312	1 0	4,312	1 0	C6-2	2 0	4,312 retail 4,312 office	8,624	4,312	Redeveloped as first floor retail and second floor office
22	2005 9	17,125	Storage, vacant	M1-1	17,960	1 0	17,125	1 0	C6-2	2 0	11,138 retail	11,138	-6,822	Existing storage building to remain Vacant area below overpass redeveloped as one-story retail (17,960 sf)
23	2005 32	15,670	Warehouse with billboard and vacant areas	M1-1	3,000	0 2	15,670	1 0	C6-2	2 0	3,300 retail 3,300 office	6,600	3,600	Lot Area 3,300 sf east of highway overpass Redeveloped as first floor retail and second floor office Low headroom and lack of access to develop under highway overpass Existing warehouse would not expand since needed for billboard to advertise along highway
	Subtotal				**76,407**		**248,599**					**179,304**	**102,898**	
Other Area East of Broadway														
24	1988 1	17,985	Grocery store, storage	M1-2	42,120	2 3	35,970	2 0	R8A/C1-4 overlay	6 02 Res 1 0 Comm	17,985 retail 121,451 res	139,436	97,316	Redeveloped as residential with ground floor retail
25	1988 60	9,492	Health Center	M1-2	18,829	2 0	18,984	2 0	R8A	6 5 Com Fac , 6 02 Res	61,698 community facility	61,698	42,869	Health center associated with New York-Presbyterian which has long term lease Could potentially expand in size to maximum 6 5 FAR for community facility uses
26	1988 53[3]	15,987	Office	M1-1, R7-2	43,000	2 7	70,982	1 0 (M1-1) 3 44 (R7-2)	R8A /R7-2 (existing)[3]	6 02 (R8), 3 44 (R7-2)	88,819 res	88,819	45,819	Eastern portion of lot is developed to 3 44 FAR for residential use in the existing R7-2 district and western portion of the lot is developed to 6 02 FAR for residential use in the proposed R8A district Use additional 11,912 floor area available from adjacent Lot 8
	Subtotal				**103,949**		**125,927**					**289,953**	**186,004**	
	TOTAL				**180,356**		**374,526**					**469,257**	**288,902**	

Notes

FA = floor area

There are no projected development sites in Subdistrict C

1 Site reference corresponds to Figure 4

2 Based on preliminary estimates of lot area from New York City Department of Finance's Real Property Assessment Database (RPAD) and calculated ZFA

3 Lot is split in two zoning districts The western portion of the lot is located in the Project Area in an M1-1 district, and the eastern portion is located in an R7-2 district outside of the Project Area As a result of the Proposed Action, the western portion of the lot would be rezoned to R8A, and therefore the entire lot could potentially be redeveloped for residential uses

4 Lot could receive 11,912 sf of additional floor area from adjacent lot (Lot 8), which is part of an existing residential building that would be rezoned to R8A

5 Future without the Proposed Action condition is anticipated to be a continuation of existing conditions

Analyses **23.** Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable) **See page 7a**

a	LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III A
b	SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III B
c	COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III C
d	OPEN SPACE	See CEQR Technical Manual Chapter III D
e	SHADOWS	See CEQR Technical Manual Chapter III E
f	HISTORIC RESOURCES	See CEQR Technical Manual Chapter III F
g	URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III G
h	NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III H
i	NATURAL RESOURCES	See CEQR Technical Manual Chapter III I
j	HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III J
k	WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III K
l	INFRASTRUCTURE	See CEQR Technical Manual Chapter III L
m	SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III M
n	ENERGY	See CEQR Technical Manual Chapter III N
o	TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III O
p	TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III P
q	AIR QUALITY	See CEQR Technical Manual Chapter III Q.
r	NOISE	See CEQR Technical Manual Chapter III R
s	CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III S
t.	PUBLIC HEALTH	See CEQR Technical Manual Chapter III T

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories Other methodologies developed or approved by the lead agency may also be utilized If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are independent or occur within a discrete geographical area or time frame

Analyses **23.** Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable)

a. LAND USE, ZONING, AND PUBLIC POLICY

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action. The analysis also considers the action's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is usually appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if the action would result in a significant change in land use or would substantially affect regulation or policies governing land use.

A full land use analysis will be prepared for the EIS to analyze potential land use and zoning impacts and to provide baseline conditions for other analyses in the EIS to be completed for the Proposed Actions (see EIS Draft Scope of Work). In addition, other proposed developments in the future without the Proposed Actions will be identified in this section of the EIS

b. SOCIOECONOMIC CONDITIONS

The Proposed Actions have the potential to result in changes in population and housing as well as business and employment in and around the Project Area. Therefore, the EIS will examine the effects of the Proposed Actions on socioeconomic conditions in the Project Area, including population characteristics, increase in economic activity, and the potential direct and secondary displacement of residents, businesses, and employment.

c. COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by the Proposed Actions. New residential developments tend to affect facilities, such as public schools, libraries, and hospitals. According to the *CEQR Technical Manual*, a detailed community facilities analysis is conducted when a project would have a direct or indirect effect on a community facility. A direct effect would occur if a project would physically alter a community facility, whether by displacement of the facility or other physical change. Analysis of police and fire facilities is conducted only when a direct impact is expected. An analysis of public schools is required if the project would introduce more than 50 elementary/middle school or 150 high school students. An analysis of libraries is undertaken if the project would result in more than a 5 percent increase in the ratio of residential units to libraries in the borough. An analysis of health care facilities is undertaken with projects of more than 600 low- to moderate-income housing units, and an analysis of day care centers is necessary when a project would introduce more than 50 eligible children (357 low-income or 417 low-moderate-income residential units in Manhattan, as identified in Table 3C-4 of the 2001 *CEQR Technical Manual*).

Based on these criteria, the Proposed Actions would not trigger the threshold for an analysis of hospitals or day care centers. In addition, the Proposed Actions would not directly affect any police or fire protection services, and an assessment of these services is not required. However, the police and fire facilities that serve the Project Area will be identified in the EIS for informational purposes.

The analysis of community facilities and services will be limited to an assessment of the ability of public schools and libraries to serve the new residents (see attached EIS Draft Scope of Work).

d. OPEN SPACE AND RECREATIONAL FACILITIES

Based on the *CEQR Technical Manual*, an open space assessment is typically conducted if the proposed action would directly affect an open space or if the action would increase the population by more than 200 residents or 500 workers. The Proposed Actions would result in increases in the number of workers and residents exceeding the *CEQR Technical Manual* threshold of 500 workers and 200 residents that triggers quantified open space assessments; therefore, a residential and commercial open space analysis will be provided, as described in the attached EIS Draft Scope of Work.

e. SHADOWS

The CEQR criteria for a shadows assessment states that actions that result in new shadows long enough to reach a publicly accessible open space (except within an hour and a half of sunrise and sunset), a historic landscape, a historic resource with sunlight dependent features, or an important natural feature would require analysis. With new buildings containing various high-rise components that range seven to 20 stories, the Proposed Actions would be significantly taller than the existing low- to mid-rise buildings in the Project Area. A discussion of the new buildings' potential to create shadow impacts in the area will be included in the EIS, as described in the attached EIS Draft Scope of Work.

f. HISTORIC RESOURCES

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Actions that could affect archaeological resources and that typically require an assessment are those that involve in-ground disturbance or below-ground construction, such as excavation. Actions that trigger an architectural resources assessment include new construction, demolition, or significant alteration to any building, structure, or object; a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; construction, including but not limited to, excavation, vibration, subsidence, dewatering, and the possibility of falling objects; additions to or significant removal, grading, or replanting of significant historic landscape features; screening or elimination of publicly accessible views; and the introduction of significant new shadows or significant lengthening of the duration of existing shadows over a historic landscape or on a historic structure with sunlight-dependent features (see "Shadows," above).

The Proposed Actions would affect an approximately 35-acre area of Manhattanville in West Harlem. It is therefore necessary to determine whether there are any historic resources or potential historic resources and any potential archaeological resources that could be affected by the Proposed Actions. An analysis of potential impacts of the Proposed Actions on historic and archaeological resources will be presented in the EIS, as described in the attached EIS Draft Scope of Work.

g. URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual,* a detailed assessment of urban design and visual resources is undertaken when a proposed action would result in a building or structure substantially different in height, bulk, form, setbacks, size, scale, use, or arrangement than exists; when an action would change block form, demap an active street, map a new street, or would affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements; or when an action would result in above-ground development or would change the bulk of new above-ground development and is proposed in an area that includes significant visual resources. As part of the Proposed Actions, new buildings containing mid- and high-rise components ranging from seven to 20 stories would be constructed in an area that currently contains low-to mid-rise manufacturing and storage buildings as well as surface parking. Therefore, a discussion of the Proposed Actions' effects on urban design and visual resources will be included in the EIS, as described in the attached EIS Draft Scope of Work.

h. NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of buildings, the presence of notable landmarks, and a variety of other features. According to CEQR criteria, a neighborhood character assessment is conducted if the action would result in a significant impact in the areas of land use, zoning, and public policy; urban design; visual resources; historic resources; socioeconomic conditions; traffic; or noise. In addition, if the action falls below these thresholds but would result in moderate changes in the elements that contribute to neighborhood character, thereby resulting in a significant impact, an analysis of neighborhood character is required. The Proposed Actions would change the Project Area's land use and would involve a change in the scale of development the Project Area. The Proposed Actions would also change the visual character of the Project Area. These factors and others could contribute to a change in the character of the neighborhood and will be analyzed in the EIS. See the attached EIS Draft Scope of Work.

i. NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The Project Area is located in a fully developed area in Manhattan. The Project Area is largely impervious surface. Therefore, it has limited existing vegetation resources and consequently provides almost no habitat for wildlife. Increases in discharges from combined sewer overflows can potentially affect water quality and aquatic biota. The attached EIS Draft Scope of Work outlines the natural resources studies that will be undertaken.

j. HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated. The *CEQR Technical Manual* specifically states that rezoning a manufacturing zone to a commercial or residential zone would trigger an analysis, as would development where underground and/or above-ground storage tanks are on or adjacent to the site. Because the Project Area has been occupied by a number of auto-related and manufacturing uses that may have used, stored, or produced hazardous materials, an analysis of hazardous materials on the Project Area will be included in the EIS. See attached EIS Draft Scope of Work.

k. WATERFRONT REVITALIZATION PROGRAM

The Project Area is located within the boundaries of the city's Coastal Zone. Therefore, a detailed assessment of the Proposed Actions' conformance with the city's Waterfront Revitalization Program will be included in the EIS, as described in the attached EIS Draft Scope of Work. The New York State Coastal Management Program, Federal Consistency Assessment Form is attached.

l. INFRASTRUCTURE

According to the *CEQR Technical Manual*, an analysis of an action's impact on the New York City water supply system should be conducted only for actions that would have exceptionally large demand for water, such as power plants, very large cooling systems, or large developments (e.g., those that use more than 1 million gallons per day). In addition, actions located at the extremities of the water distribution system should be analyzed.

According to the *CEQR Technical Manual*, the city is committed to adequately treating all wastewater generated in the city and to maintaining its wastewater treatment plants at or below the capacity permitted by applicable state and federal permits, orders, and decrees. Therefore, only unusual actions with very large flows could have the potential for significant impacts on sewage treatment.

The Proposed Actions are not anticipated to be large enough nor are they located in a water or sewer service area with the capacity deficiencies to require a full infrastructure analysis. A screening level analysis will be included in the EIS to determine whether the Proposed Actions have the potential to result in impacts to the area's water and wastewater infrastructure system. If warranted, a detailed analysis will be provided. In addition, the EIS will address the issue of the relocation of the infrastructure under the streets due to the development of the subterranean science support and service facilities. See attached EIS Draft Scope of Work

m. SOLID WASTE AND SANITATION SERVICES

According to CEQR criteria, a detailed solid waste and sanitation services assessment is appropriate if an action enacts regulatory changes affecting the generation or management of the city's waste or if the action involves the construction, operation, or closing of any type of solid waste management facility. The manual

also states that projects with a generation rate of less than 10,000 pounds per week are not considered large and do not require detailed analysis.

Solid waste generated by the Academic Mixed-Use Development would be handled by private carters and would not have an effect on the city's sanitation services. A screening level analysis will be included in the EIS to determine whether the Proposed Actions have the potential to result in impacts to the solid waste infrastructure system. If warranted, a detailed analysis will be provided. Any special solid wastes associated with the Academic Mixed-Use Development that have to be separated from the normal solid waste will be discussed. The volume of this waste will be quantified, and the handling system described, as described in the attached EIS Draft Scope of Work.

n. ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway).

The energy usage for the Proposed Actions as well as the potential effect of the proposed Academic Mixed-Use Development's on-site centralized steam and chilled water plant on the energy supply and distribution system will be described in the EIS. The effect of the new demand on the energy supply systems and the ability of the new utilities to handle the existing and estimated additional demand will be assessed, as described in the attached EIS Draft Scope of Work.

o. TRAFFIC AND PARKING

The *CEQR Technical Manual* requires traffic and parking assessments for any proposed action that would result in development greater than the levels shown in Table 3O-1 (see 2001 *CEQR Technical Manual* page 3O-2). The scale of the Proposed Actions exceeds this threshold, indicating the need for quantified traffic and parking analyses. The attached EIS Draft Scope of Work outlines the studies to be undertaken.

p. TRANSIT AND PEDESTRIANS

According to CEQR criteria, the transit and pedestrian analyses should be coordinated with the traffic and parking analyses (see "Traffic and Parking," above). If an action results in fewer than 200 peak hour rail or bus transit riders, further transit analyses are not typically required. Pedestrian analyses are typically conducted if an action would result in residential or office projects that are 50 percent greater than the levels identified in Table 3O-1 (see 2001 *CEQR Technical Manual* Section 3O). Based on the scale of the Proposed Actions, an analysis of buses and subways will be required. Pedestrian facilities immediately surrounding the Project Area will be analyzed, as described in the EIS Draft Scope of Work.

q. AIR QUALITY

CEQR criteria require an air quality assessment for actions that can result in either significant mobile source or stationary source air quality impacts. Mobile source impacts could arise when an action increases or causes a redistribution of traffic, creates any other mobile sources of pollutants, or adds new uses near existing mobile sources. Stationary source impacts could occur with actions that create new stationary sources or pollutants, such as emission stacks for industrial plants, hospitals, or other large institutional uses, or a building's boilers, that can affect surrounding uses; when they add uses near existing or planned future emissions stacks, and these new uses might be affected by the emissions from the stacks; or when they add structures near such stacks, and these structures can change the dispersion of emissions from the stacks so that they begin to affect surrounding uses.

The air quality studies for the Proposed Actions will include both mobile and stationary source analyses. The stationary source air quality impact analysis will include an assessment of the emissions from the proposed Academic Mixed-Use Development's on-site centralized steam and chilled water plant, the potential for impacts on project users from existing industrial/manufacturing uses in the area, and the effects of the project's heating, ventilation, and air conditioning (HVAC) systems' emissions. The attached EIS Draft Scope of Work outlines the studies to be undertaken

r. NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, if an action would be within 1 mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources. The noise analysis will examine impacts on residences and sensitive land uses that would be affected by changes in traffic resulting from the Proposed Actions and the proposed Academic Mixed-Use Development building operations (i.e., noise from the Academic Mixed-Use Development's on-site centralized steam and chilled water plant and other mechanical equipment). Building attenuation required to provide acceptable interior noise levels will also be examined, as described in the EIS Draft Scope of Work.

s. CONSTRUCTION IMPACTS

As recommended in the *CEQR Technical Manual*, construction-related impacts are typically analyzed to determine any disruptive or noticeable effects arising during a project's construction. Construction analyses for most new projects should include an assessment of at least traffic-related impacts, air quality, and noise. As discussed in the EIS Draft Scope of Work, an analysis of construction impacts with a focus on traffic, air quality, historic resources, and noise will be included in the EIS.

t. PUBLIC HEALTH

According to the *CEQR Technical Manual*, public health comprises the activities that society undertakes to create and promote a community's wellness. Public health may be jeopardized by poor air quality resulting from traffic or stationary sources, hazardous materials in soil or groundwater used for drinking water, significant adverse impacts related to noise or odors, solid waste management practices that attract vermin and pest populations, and actions that result in exceedances in city, state, or federal standards. The Proposed Actions would not involve solid waste management practices that would attract vermin or pest populations. As discussed in the EIS *Draft Scope of Work*, the project's potential to significantly impact public health concerns related to air quality, noise, hazardous materials, and construction will be included in the EIS.

Applicant Certification

24.

Debra C. Allee, AICP
PREPARER NAME

AKRF, Inc.
PREPARER TITLE

Debra C Allee
PREPARER SIGNATURE

9/30/05
DATE

Columbia University
PRINCIPAL

Richard G. Leland, Esq.
NAME OF PRINCIPAL REPRESENTATIVE

Partner
Kramer Levin Naftalis & Frankel LLP
TITLE OF PRINCIPAL REPRESENTATIVE

SIGNATURE OF PRINCIPAL REPRESENTATIVE

9/30/05
DATE

NOTE Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	YES
SOCIOECONOMIC CONDITIONS	YES
COMMUNITY FACILITIES AND SERVICES	YES
OPEN SPACE	YES
SHADOWS	YES
HISTORIC RESOURCES	YES
URBAN DESIGN/VISUAL RESOURCES	YES
NEIGHBORHOOD CHARACTER	YES
NATURAL RESOURCES	YES
HAZARDOUS MATERIALS	YES
WATERFRONT REVITALIZATION PROGRAM	YES
INFRASTRUCTURE	YES
SOLID WASTE AND SANITATION SERVICES	YES
ENERGY	YES
TRAFFIC AND PARKING	YES
TRANSIT AND PEDESTRIANS	YES
AIR QUALITY	YES
NOISE	YES
CONSTRUCTION IMPACTS	YES
PUBLIC HEALTH	YES

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

Brad Kieves	Robert Dobruskin
PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
Project Manager	Director, DCP Environmental Review
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
	Robert Dobruskin
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
9/30/05	9/30/05
DATE	DATE

APPENDIX A
FEDERAL CONSISTENCY ASSESSMENT FORM

NEW YORK STATE DEPARTMENT OF STATE
COASTAL MANAGEMENT PROGRAM

Federal Consistency Assessment Form

An applicant, seeking a permit, license, waiver, certification, or similar type of approval from a federal agency which is subject to the New York State Coastal Management Program (CMP), shall complete this assessment form for any proposed activity that will occur within and/or directly affect the State's Coastal Area. This form is intended to assist an applicant in certifying that the proposed activity is consistent with New York State's CMP as required by U S. Department of Commerce regulations (15 CFR 930.57). It should be completed at the time when the federal application is prepared. The Department of State will use the completed form and accompanying information in its review of the applicant's certification of consistency

A APPLICANT

1 Name: **Columbia University, c/o Richard G. Leland, Esq.**
(please print)

2 Address: **1177 Avenue of the Americas, NY, NY 10036**

3. Telephone: **(212) 715-8087**

B. PROPOSED ACTIVITY

1. Brief description of activity:

The Proposed Project seeks to establish a new Special Manhattanville Mixed-Use Zoning District for an approximately 35-acre area in the Manhattanville section of West Harlem. The rezoning would support the type of mixed-use development recommended by the New York City Economic Development Corporation (EDC) West Harlem Master Plan. The rezoning would also allow Columbia University to realize an Academic Mixed-Use plan on approximately 17 acres within the 35-acre rezoning area, in order to meet its need for long-term growth and modernization.

2. Purpose of activity

To implement public land use policy to facilitate the redevelopment and revitalization of the Manhattanville area in West Harlem adjacent to the waterfront by encouraging higher-density development and a wider range of land uses than allowed under current zoning and to meet Columbia University's needs for long-term growth and modernization.

3. Location of activity

New York	**New York**	**See Figure 1 of EAS**
County	City, Town, or Village	Street or Site Description

4. Type of federal permit/license required: **None**

5 Federal application number, if known: **N/A**

4. If a state permit/license was issued or is required for the proposed activity, identify the state agency and provide the application number, if known **ESDC and NYSDEC**

C COASTAL ASSESSMENT Check either "YES" or "NO" for each of the following questions. The numbers following each question refer to the policies described in the CMP document (see footnote on page 2) which may be affected by the proposed activity

1. Will the proposed activity result in any of the following:

	YES	NO
(a) Large physical change to a site within the coastal area which will require the preparation of an environmental impact statement? (11, 22, 25, 32, 37, 38, 41, 43)	X	
(b) Physical alteration of more than two acres of land along the shoreline, land under water or coastal waters? (2, 11, 12, 20, 28, 35, 44)	X	
(c) Revitalization/redevelopment of a deteriorated or underutilized waterfront site? (1)	X	
(d) Reduction of existing or potential public access to or along coastal waters? (19, 20)		X
(e) Adverse effect upon the commercial or recreational use of coastal fish resources? (9, 10)		X
(f) Siting of a facility essential to the exploration, development, and production of energy resources in coastal waters or on the Outer Continental Shelf? (29)		X
(g) Siting of a facility essential to the generation or transmission of energy? (27)		X
(h) Mining, excavation, or dredging activities, or the placement of dredged or fill material in coastal waters? (15, 35)		X
(i) Discharge of toxics, hazardous substances, or other pollutants into coastal waters? (8, 15, 35)		X
(j) Draining of stormwater runoff or sewer overflows into coastal waters? (33)	X	
(k) Transport, storage, treatment, or disposal of solid wastes or hazardous materials? (36,39)		X
(l) Adverse effect upon land or water uses within the State's small harbors? (4)		X

2 Will the proposed activity affect, or be located in, on, or adjacent to any of the following:

(a) State designated freshwater or tidal wetland? (44)	X	
(b) Federally designated flood and/or state designated erosion hazard area? (11, 12, 17)	X	
(c) State designated significant fish and/or wildlife habitat? (7)	X	
(d) State designated significant scenic resource or area? (24)		X
(e) State designated important agricultural lands? (26)		X
(f) Beach, dune, or barrier island? (12)		X
(g) Major ports of Albany, Buffalo, Ogdensburg, Oswego, or New York? (3)		X
(h) State, county, or local park? (19, 20)		X
(i) Historic resource listed on the National or State Register of Historic Places? (23)	X	

3. Will the proposed activity require any of the following.

(a) Waterfront site? (2, 21, 22)	X	
(b) Provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (5)		X
(c) Construction or reconstruction of a flood or erosion control structure? (13, 14, 16)		X
(d) State water quality permit or certification? (30, 38, 40)		X
(e) State air quality permit or certification? (41, 43)		X
(f) Reduction of existing or potential public access to or along the shore?		X