DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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ENVIRONMENTAL COORDINATION

October 3, 2005

Robert Kulikowski, Ph.D., Director
Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development**
CEQR No. 06DCP032M
ULURP No. Pending

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

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning (DCP), acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review. DCP will be conducting a coordinated environmental review with the Empire State Development Corporation (ESDC) acting as an involved agency.

Columbia University is proposing the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development project for an approximately 35-acre area (the "Project Area") in the Manhattanville section of West Harlem in Manhattan Community District 9. The Project Area is roughly bounded by the Hudson River to the west, West 133rd and West 135th Streets to the north, Broadway to the east, including several parcels located east of Broadway between West 131st and West 135th Streets, and West 125th Street and St. Claire Place to the south. The proposed action would amend the zoning map from M1-1, M1-2, M2-3, and M3-1 districts to M1-1, R8A, R8A with a C1-4 overlay, and C6-2 districts and establish a new Special Manhattanville Mixed-Use Zoning District in the Project Area.

The proposed action is intended to facilitate a proposal by Columbia to develop approximately 6.8 million gross square feet of new academic facilities and related uses over a 25-year period as

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part of an Academic Mixed-Use Development plan to meet its need for long-term growth and modernization. The Academic Mixed-Use Development would be built in an approximately 17 acre area generally located between Broadway and Twelfth Avenue, from West 125th Street to West 133rd Street, including several parcels located east of Broadway between West 131st and West 134th (the "Academic Mixed-Use Area"). The development would be comprised of academic buildings, laboratory/research facilities, housing for graduate students, faculty and other employees, administrative offices and support space, recreational facilities, retail, parking, and on-site centralized steam and chilled water plants. Approximately 4.7 million gsf of the development would be located above grade and 2.1 million gsf would be located below grade. It is possible that the Academic Mixed-Use Development would also include a hotel and conference center. Approximately 50,000 to 70,000 square feet of privately owned, publicly accessible open space would be provided. Since the Academic Mixed-Use Development would be built in phases, two analysis years – 2015 and 2030 – have been selected to assess the build-out of the proposed development in the Environmental Impact Statement (EIS).

The Academic Mixed-Use Development would have to accommodate the functions of the Metropolitan Transit Authority (MTA) Manhattanville Bus Depot located between West 132nd and West 133rd Streets. The proposed project assumes that the Manhattanville Bus Depot would be rebuilt below grade at its present location; however, alternatives, including the construction of new University facilities on top of the existing above-grade structure, will also be analyzed in the EIS. In any case, the bus depot operations would continue at that location.

In addition to the Academic Mixed-Use Development, the rezoning could also result in additional development on other sites within the Project Area. The Academic Mixed-Use Area constitutes Subdistrict A of the Project Area. Subdistrict B is an approximately 8 acre area located along the west side of Twelfth Avenue to Marginal Street; Subdistrict C comprises 3 parcels on the east side of Twelfth Avenue between West 133rd Street and north of West 134th Street; and Other Areas includes an area containing several parcels on the east side of Broadway between West 134th and West 135th Streets, and an area comprising all of the waterfront west from Marginal Street to the pier line. Within Subdistricts B, C and Other Areas, the proposed action is projected to induce approximately 469,257 square feet of development consisting of 210,270 square feet of residential development; 142,481 square feet of retail space; 61,698 square feet of community facility space; and 54,808 square feet of office development.

The proposed project requires the following approvals:

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

- Changes to zoning maps 5c and 6a to (1) map the Special Manhattanville Mixed-Use District coterminous with the Project Area, and to (2) change the underlying zoning districts within the Project Area from M1-1, M1-2, M2-3, and M3-1 to M1-1, R8A, R8A with a C1-4 overlay, and C6-2;

- 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;

- 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 Transit Authority/New York City Transit (MTA/NYCT) approval of the modification of the Manhattanville Bus Depot; and

- Public Authority Control Board approval of ESDC actions.

In addition, the proposed project would also require the following City and State actions that are not subject to CEQR of SEQRA:

- New York City Department of Environmental Protection (NYCDEP) 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 to 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, Department of Franchises, Concessions and Consents possible approval for a revocable consents.

An Environmental Assessment Statement and Environmental Impact Statement Draft Scope of Work is attached. Please contact Brad Kieves of the Department of City Planning at (212) 720-3417 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin

cc:
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