West Harlem Rezoning EIS
CHAPTER 2: LAND USE, ZONING, AND PUBLIC POLICY

A. INTRODUCTION

Under *CEQR Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action, and determines whether that proposed action is compatible with those conditions or may affect them. Similarly, the analysis considers the action's compliance with, and effect on, the area's zoning and other applicable public policies.

The goal of the Proposed Action is to preserve the low-scale residential character of the West Harlem neighborhood while allowing for modest residential growth where appropriate by mapping contextual zoning districts within the proposed rezoning area, and to allow for the addition of affordable housing and mixed-use development with bulk controls that reflect the existing character and scale in the West Harlem area. To that end, the New York City Department of City Planning (DCP) is proposing zoning map and zoning text amendments that would affect 90 blocks in West Harlem, in Manhattan Community District 9 (collectively, the "Proposed Action"). The proposed rezoning area comprises an area generally bounded by West 126th Street, West 155th Street, Edgecombe, Bradhurst and Convent avenues and Riverside Drive. The majority of this area is currently zoned R7-2 and R8, medium density residential zoning districts which have been in effect since the last major revision of the New York City Zoning Resolution in 1961.

The proposed zoning map changes would replace the existing R7-2 and R8 zoning districts within the proposed rezoning area with R6A, R7A, and R8A contextual zoning districts; designate a C6-3X-zoning district to be mapped at the intersection of West 145th Street and Broadway; replace the existing M1-1 zoning district within the proposed rezoning area with a M1-5/R7-2 zoning district; and map new C1-4 and C2-4 commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development. A related zoning text amendment would apply the Inclusionary Housing Program to C6-3X and R8A zoning districts located along West 145th Street between Broadway and Amsterdam Avenue; and require all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program. The proposed text amendment would also create a new mixed use (MX 15) district in West Harlem. The text of the proposed zoning text amendments is included in its entirety in Appendix A to this document.

Under CEQR guidelines, a preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendments. Therefore, this chapter includes a detailed analysis that involves a thorough description of existing land uses and zoning within the rezoning area and the broader study area. Following the guidelines of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Action to such conditions, assesses the nature of any changes to these conditions that would be created by the Proposed Action, and identifies those changes, if any, that could be significant or adverse. The detailed assessment discusses existing and future conditions with and without the Proposed Action in the 2021 analysis year for a primary study area (coterminous with the rezoning area), and a secondary (¼-mile) study area surrounding the rezoning area.

B. PRINCIPAL CONCLUSIONS

No significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*, are anticipated in the future with the Proposed Action in the primary and secondary study areas. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policy in the secondary study area. The Proposed Action would not create land uses or structures that would be incompatible with the underlying zoning, nor would it cause a substantial number of existing structures to become non-conforming. The Proposed Action would not result in land uses that conflict with public policies applicable to the primary or secondary study areas.

The Proposed Action would result in an overall increase in residential, commercial, and community facility use throughout the primary study area, when compared to conditions in the future without the Proposed Action. The Proposed Action would change zoning designations within the primary study area in a manner that is intended to balance preservation and growth in select areas of West Harlem's medium-density residential core and within the rezoning area's proposed new MX-district. The Proposed Action includes mapping contextual zoning that would protect the existing built context of West Harlem, while promoting some future development that would blend with the existing urban fabric, as well as be compatible with the existing zoning designations in the surrounding areas. It also includes modest increases in density along portions of West 145th Street – a significant east-west corridor, to incentivize mixed-use development and expand opportunities for affordable housing, as well as directs higher densities to areas that can better accommodate future growth, such as those close to subway lines and in the area currently mapped with a M1-1 district, while mapping lower densities on predominantly residential brownstone blocks to preserve the low-to mid-rise character. The Proposed Action also expands development opportunities for several blocks currently zoned only for light manufacturing use allowing residential and community facility uses. Finally, the Proposed Action directly addresses the community's request for contextual rezoning and provides incentives for much needed affordable housing.

C. METHODOLOGY

The purpose of this chapter is to examine the effects of the proposed land use and zoning changes and determine whether they would result in any significant adverse impacts on land use, zoning, or public policy. The land use, zoning and public policy analysis has been conducted in accordance with the methodology presented in the *CEQR Technical Manual.* As described in Chapter 1, "Project Description," a total of four reasonable worst case development scenarios (RWCDS) have been identified for the Proposed Action, as a range of new development could occur at two of the projected development sites (projected development sites 6 and 40). For analysis purposes, two RWCDS haves been identified for these two sites – a With-Deed Restriction scenario and a No-Deed Restriction scenario for projected development site 6, as well as a Conversion scenario and a New Development scenario for projected development site 40 (refer to Table 1-2 in Chapter 1, "Project Description"). The land use, zoning, and public policy analysis considers all four RWCDS, as discussed below.

Existing land uses were identified through review of a combination of sources including field surveys and secondary sources such as the *Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS*, the *Sugar Hill Rezoning FEIS*, and the *125th Street Corridor Rezoning and Related Actions FEIS*, as well as the City's Primary Land Use Tax Lot Output (PLUTO™) data files for 2010, and websites such as NYC Open Accessible Space Information System (www.oasisnyc.net) and NYCityMap (http://gis.nyc.gov/doitt/nycitymap/). New York City Zoning Maps and the Zoning Resolution of the City

of New York were consulted to describe existing zoning districts in the study areas, and provided the basis for the zoning evaluation of the Future No-Action and Future With-Action conditions. Relevant public policy documents, recognized by DCP and other city agencies, were utilized to describe existing public policies pertaining to the study areas.

Study Area Definition

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning and public policy is related to the type and size of the proposed project, as well as the location and context of the area that could be affected by the project. Study area radii vary according these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project. In accordance with CEQR guidelines, land use, zoning, and public policy are addressed and analyzed for two geographical areas: (1) the rezoning area, also referred to as the primary study area, and (2) a secondary study area. For the purpose of this assessment, the primary study area is coterminous with the rezoning area, and consists of an irregularly-shaped approximately 90-block area, generally bounded by West 126th Street, West 155th Street, Edgecombe, Bradhurst and Convent avenues and Riverside Drive. The secondary study area extends an approximate quarter (¼) mile from the boundary of the rezoning area and encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Action. It is generally bound by West 158th and West 160th streets to the north, Adam Clayton Powell Boulevard to the east, West 121st Street to the south, and the Hudson River to the west. Both the primary and secondary study areas have been established in accordance with *CEQR Technical Manual* guidelines and can be seen in Figure 2-1.

D. PRELIMINARY ASSESSMENT

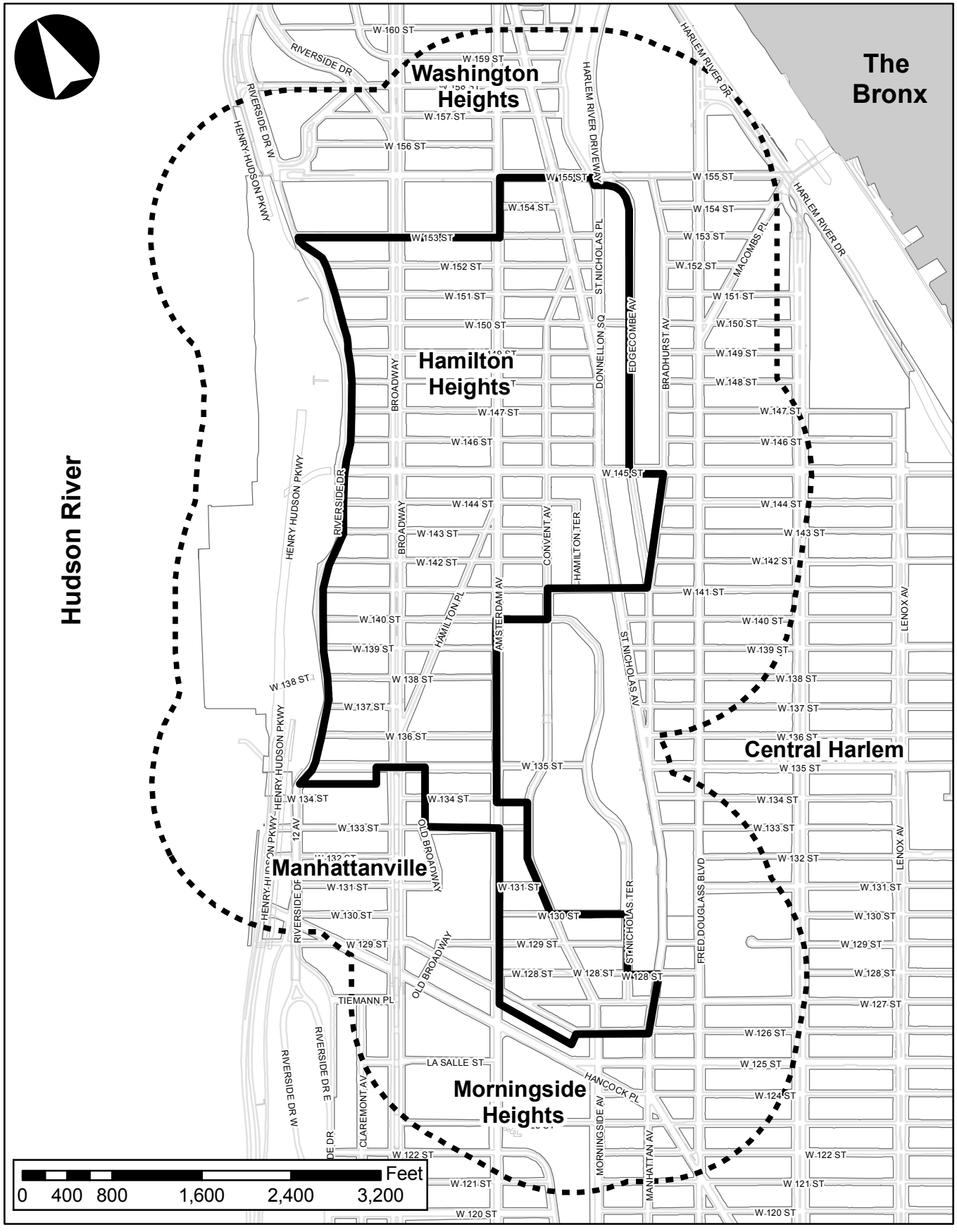
Land Use and Zoning

A preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. However, under CEQR guidelines, if a detailed assessment is required in the technical analyses of socioeconomic conditions, neighborhood character, traffic and transportation, air quality, noise, infrastructure, or hazardous materials, a detailed land use assessment is appropriate. Furthermore, for some projects, such as generic or area-wide zoning map amendments, more detailed land use and zoning information is necessary to sufficiently inform other technical reviews and determine whether changes in land use could affect conditions analyzed in those technical areas. The Proposed Action qualifies as an area-wide zoning map amendment and this DEIS provides detailed assessments of socioeconomic conditions, transportation, air quality, noise, and hazardous materials; therefore a detailed assessment of land use and zoning is warranted and is provided in Section D below. As a detailed assessment is warranted for the Proposed Action, the information that would typically be included in a preliminary assessment (e.g., physical setting, present land use, zoning information, etc.) has been incorporated into the detailed assessment in Section D below. As discussed in the detailed assessment, the Proposed Action is not expected to adversely affect land use or zoning.

Public Policy

According to the *CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the study area. If the proposed action could potentially alter or conflict with identified

Land Use and Zoning Study Area (Primary and Secondary)



policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

There are a number of adopted public policies applicable to portions of the primary study area, including: *Community District 9 Manhattan 197-a Plan: Hamilton Heights, Manhattanville, Washington Heights*; several historic districts that are designated by the New York City Landmarks Preservation Commission (LPC) and/or listed on the State and National Registers of Historic Places (S/NR); Upper Manhattan Empowerment Zone; Bradhurst Urban Renewal Area, and the Local Waterfront Revitalization Program. The City's sustainability/PlaNYC policies also apply. The primary study area falls mostly outside of New York City's coastal zone boundary, with one minor exception, a small portion of one City Block, located along the south side of West 135th Street west of Riverside Drive. Public policies that apply to sections of the secondary study area also include the Bradhurst Urban Renewal Area and the Upper Manhattan Empowerment Zone, as well as the 125th Street Business Improvement District, Vision 2020 – *New York City Comprehensive Waterfront Plan*, and the Audubon Park and Audubon Terrace historic districts. Each of these public policies is discussed briefly below. As described below, the Proposed Action would not alter or conflict with any of these identified policies, and thus does not warrant a detailed assessment of public policies.

Primary Study Area

197-a Plan for Manhattan Community District 9

Section 197-a of the New York City Charter authorizes Community Boards and Borough Boards, as well as the Mayor, the City Planning Commission (CPC), DCP, and any Borough President to sponsor plans for the development, growth, and improvement of the City, its Boroughs, and communities. The *Hamilton Heights, Manhattanville, Washington Heights 197-a Plan* was developed by Community Board 9 and adopted by the City Council in December 2007. The 197-a plan covers Manhattan's Community District 9, an area generally bounded by West 110th Street, the Hudson River, West 155th Street and Jackie Robinson, St. Nicholas, and Morningside parks. The plan's stated goals are to: build on the strong social, economic and cultural base of the district through a sustainable agenda that would reinforce and reinvigorate the ethnically diverse and culturally diverse community; ensure that future development is compatible with the existing and historic urban fabric and complements the neighborhood's character; create the conditions necessary to generate good jobs for its residents; provide housing and services that are affordable to the community; and provide for future growth while preserving the district's physical and demographic character without displacement of existing residents.

The 197-a plan makes a number of recommendations that pertain to the proposed rezoning area, including the following:

- Examine the existing zoning for the area of CD9 north of West 125th Street (i.e., excluding the Manhattanville rezoning area approved in 2007) to evaluate the possibilities for contextual zoning to maintain neighborhood scale, for upzonings to promote new development, and for the application of Inclusionary Housing in appropriate locations to promote housing affordable to CD9 residents. Assess the need for additional measures to prevent residential displacement; examine possibilities for facilitating new development on underutilized sites; evaluate existing commercial overlays and potential new ones; and address community facilities issues.
- Rezone the Amsterdam Avenue M1-1 District (between West 126th and West 129th Street) to a Special Amsterdam Avenue Mixed-Use District. The plan envisioned the new district as a haven for the arts, culture, and entertainment, which supports existing light manufacturing businesses and encourages the development of cultural and entertainment uses, especially production/light manufacturing related uses, such as arts and crafts, and movie and video production facilities.

Some residential uses, especially housing for artists and live/work space should also be permitted.

- Increase affordable housing opportunities for low, moderate and middle income residents in CD9.
- Identify vacant and underutilized sites for development of affordable housing in CD9.
- In consultation with CB9, identify needed community facilities and programs within CD9.
- Provide trees, Greenways and parks throughout the district. Study possibilities for the creation of additional publicly-accessible open space and recreational areas in CD9.
- To reinforce the rich history in CD9, preserve historic resources as have been designated for landmark or historic district status by the Landmarks Preservation Commission.
- Develop a street management plan for CD9, including a comprehensive plan for traffic improvements and increased pedestrian safety. Consider traffic options to improve traffic circulation within CD9, particularly a decrease in traffic to and from the Henry Hudson Parkway on local streets; and potential solutions to regulate trucks on Broadway.
- Explore bus and traffic management options to facilitate faster bus service within CD9, particularly along West 125th Street.
- Study the 125th Street/Broadway IRT subway station to improve access.
- Facilitate the implementation of bike paths in CD9 and installation of bike racks.

The Proposed Action, which would map contextual zoning in appropriate locations, as well as a mixed use district to replace the existing M1-1 district, is being proposed to address some of the key land use recommendations of the 197-a plan. The Proposed Action is consistent with, and implements, principal goals and objectives of the 197-a plan, as well as many of the detailed recommendations that remain relevant and applicable to the Proposed Action. The Proposed Action would be consistent with the plan's objective of mapping contextual residential zoning districts to retain the area's scale, and increasing affordable housing opportunities in the area. The proposed contextual zoning districts would ensure that future development is compatible with the existing and historic urban fabric complementing the neighborhood character. Moreover, the Proposed Action includes a zoning text amendment that requires all R8 districts north of West 125th Street within Manhattan Community District 9 to be developed pursuant to the R8 Quality Housing Program, which would further encourage building forms that are consistent with the existing scale and character of the 6- to 8-story apartment buildings generally found within existing R8 districts in CD9.

The Proposed Action would promote and encourage affordable housing by mapping part of the primary study area as an inclusionary housing area along the West 145th Street corridor. In the areas where the Inclusionary Housing program would be applicable, new residential developments that provide on- or off-site housing that will remain permanently affordable for low- and moderate-income families would receive increased floor area. The proposed mixed-use district that would be mapped as part of the Proposed Action would be consistent with the 197-a plan's objective of providing a cultural district that encourages a variety of light industrial, community facility, and residential uses in the area currently mapped as M1-1. In addition, some of the sites that were identified in the 197-a plan as underbuilt sites suitable for redevelopment have been incorporated into the reasonable worst case development scenario (RWCDS) for the Proposed Action, including projected development sites 1, 2, 5, 7, 11, 12, 20, and 21.

Therefore, the Proposed Action would be consistent with the goals and objectives of the 197-a plan relating to land use and zoning, and would not alter or conflict with any of the other recommendations made in the plan. Therefore, no further analysis of this public policy is warranted.

Historic Districts

Parts of the primary study area fall within six LPC-designated historic districts, namely: the Hamilton Heights Historic District and Extension, the Hamilton Heights/Sugar Hill Historic District and Extension, the Hamilton Heights/Sugar Hill Northeast Historic District, and the Hamilton Heights/Sugar Hill Northwest Historic District; as well as two S/NR-listed historic districts (Sugar Hill Historic District and the Hamilton Heights Historic District) (refer to Chapter 7, "Historic and Cultural Resources"). The intent of both the LPC and S/NR historic districts is to protect the neighborhood character and unique architectural value of the Hamilton Heights and Sugar Hill neighborhoods, known as the foundation of the Civil Rights Movement. Landmarking status prohibits any demolition or major upgrade/alteration to the buildings within the LPC-designated districts without consent by the LPC. Historic resources that are listed on the S/NR are given a measure of protection from the effects of Federally sponsored or Federally assisted projects under Section 106 of the National Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Properties listed on the S/NR are similarly protected against impacts resulting from State-sponsored or State-assisted projects under the State Historic Preservation Act. Private owners of properties that are eligible for, or even listed on, the S/NR using private funds, can, however, alter or demolish their properties without such a review process.

The Proposed Action would map contextual zoning districts that would protect the existing built context of West Harlem and reinforce the historic development patterns of the neighborhood, while promoting future development that would complement the existing urban fabric. The proposed contextual zoning would establish predictable building forms, including requiring street walls and overall height limits, which would be compatible with the existing development. The proposed zoning changes also aim to preserve the most sensitive block fronts with low density and height limit controls (i.e., R6A) that would retain their special character.

All properties within the LPC-designated historic districts would require New York City Landmarks Preservation Commission permit and approval prior to any new construction, addition, enlargement, or demolition. Therefore, the Proposed Action would be consistent with New York City Landmarks Law, and would not have a significant adverse impact on this aspect of public policy.

Local Waterfront Revitalization Program

Proposed projects that are located within the designated boundaries of New York City's Coastal Zone must be assessed for their consistency with the City's Waterfront Revitalization Program (WRP). The federal Coastal Zone Management Act (CZMA) of 1972 was enacted to support and protect the distinctive character of the waterfront and to set forth standard policies for reviewing proposed development projects along coastlines. The program responded to City, State, and federal concerns about the deterioration and inappropriate use of the waterfront. In accordance with the CZMA, New York State adopted its own Coastal Management Program (CMP), which provides for local implementation when a municipality adopts a local waterfront revitalization program, as is the case in New York City. The New York City Waterfront Revitalization Program (WRP) is the City's principal coastal zone management tool. The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYSDOS) for inclusion in the New York State CMP. The WRP encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. NYSDOS administers the program at the State level, and DCP administers it in the City. The WRP was revised and approved by the City Council in October 1999. In August 2002, NYSDOS and federal authorities (i.e., the U.S. Army Corps of Engineers [USACE] and the U.S. Fish and Wildlife Service [USFWS]) adopted the City's 10 WRP policies for most of the properties located within its boundaries.

As illustrated in Figure 2-2, the primary study area falls mostly outside of New York City's coastal zone boundary as delineated in the Coastal Zone Boundary maps published by the New York City Department of City Planning (DCP), with one minor exception. The exception is a small portion of one City Block, located along the south side of West 135th Street west of Riverside Drive. For the remainder of the primary study area, the coastal zone boundary extends only as far east of the Hudson River as the eastern edge of Riverside Drive, and is adjacent to the primary study area for its full length. None of the 24 projected development sites or 16 potential development sites identified in the RWCDS for the Proposed Action are located within the coastal zone. In accordance with the guidelines of the *CEQR Technical Manual*, a Consistency Assessment Form (CAF) was prepared for the Proposed Action as part of the Environmental Assessment Document dated December 12, 2011. As indicated in the form, the Proposed Action was not deemed to require further assessment of any WRP policies. Therefore, the Proposed Action would not alter or conflict with the City's WRP, and no further assessment of this public policy is warranted.

Upper Manhattan Empowerment Zone

The Upper Manhattan Empowerment Zone (UMEZ) is an economic development initiative which uses public funds and tax incentives to encourage private investments in Upper Manhattan and the South Bronx. The UMEZ boundary extends as far north as Inwood, as far south as East 96th Street, as far east as First Avenue, and as far west as Twelfth Avenue/Riverside Drive. As shown in Figure 2-3, only a small area at the southern edge of the primary study area (generally below West 130th Street) is mapped in the UMEZ (as well as the eastern and southern sections of the secondary study area). The mission of the Upper Manhattan Empowerment Zone Development Corporation (UMEZDC), the nonprofit organization that administers the initiatives in this area, is to expand the range and scope of economic activity, enhance capital opportunity of local businesses and institutions, and improve the quality of life for residents, workers, and visitors. UMEZDC will fund businesses that directly benefit the local community and have an effective business plan that can ensure accountability and deliver measurable results. Businesses may receive capital funding in the forms of grants (for nonprofits), loans, loan guarantees, and equity investments.

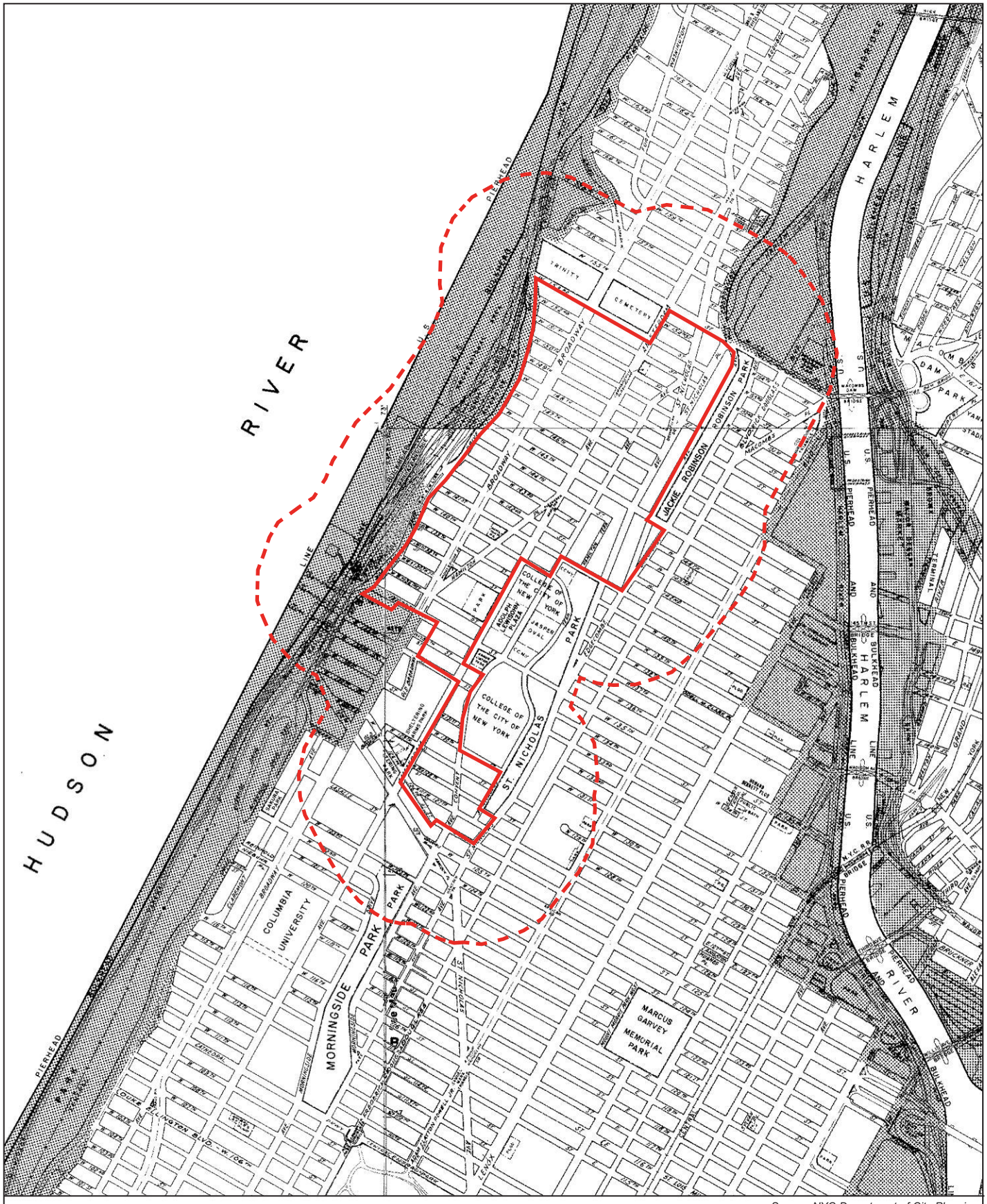
The Proposed Action would rezone this section of the primary study area to allow a wider range of commercial and community facility uses, while increasing the allowable FAR, and hence density, in the area currently zoned M1-1. As the Proposed Action would enable properties containing predominantly industrial buildings in this section of the primary study area to be developed with a wider range of higher-density uses within a contextual building envelope, it would be compatible with the goals of the UMEZ.

Bradhurst Urban Renewal Area

The Bradhurst Urban Renewal Area (URA) is located in the northeast section of the Hamilton Heights area. Bradhurst URA, designated in March 1997 and amended in January 2004, is generally bounded by West 155th Street to the north, West 138th Street to the south, Adam Clayton Powell Jr. Boulevard to the east, and Edgecombe Avenue and Bradhurst Avenue to the west (see Figure 2-4). The main objectives for this URA are to redevelop the area in a comprehensive manner, removing blight and maximizing appropriate land use; and to provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking. It is anticipated that actions associated with this URA would result in the creation of approximately 485 new residential units on 12 sites, 185 rehabilitated residential units on 17 sites, 113,000 square feet (sf) of commercial retail space, three community facilities totaling 74,350 sf, and two open spaces totaling 19,000 sf.

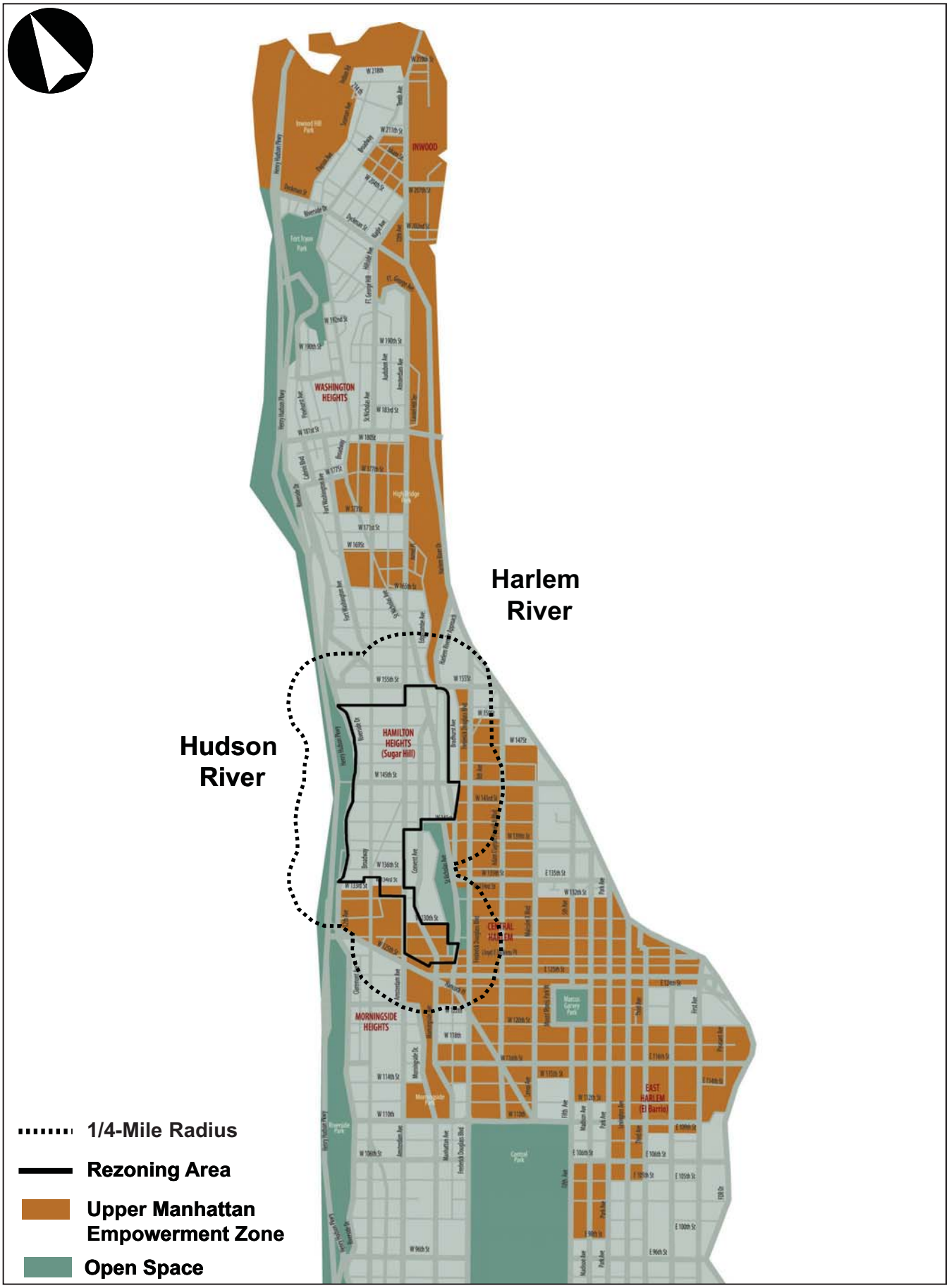
Only one triangular block of the URA, which is bounded by West 145th Street and Bradhurst and Edgecombe avenues, falls within the primary study area. There are three URA sites identified for

Figure 2-2
Coastal Zone Boundary Map



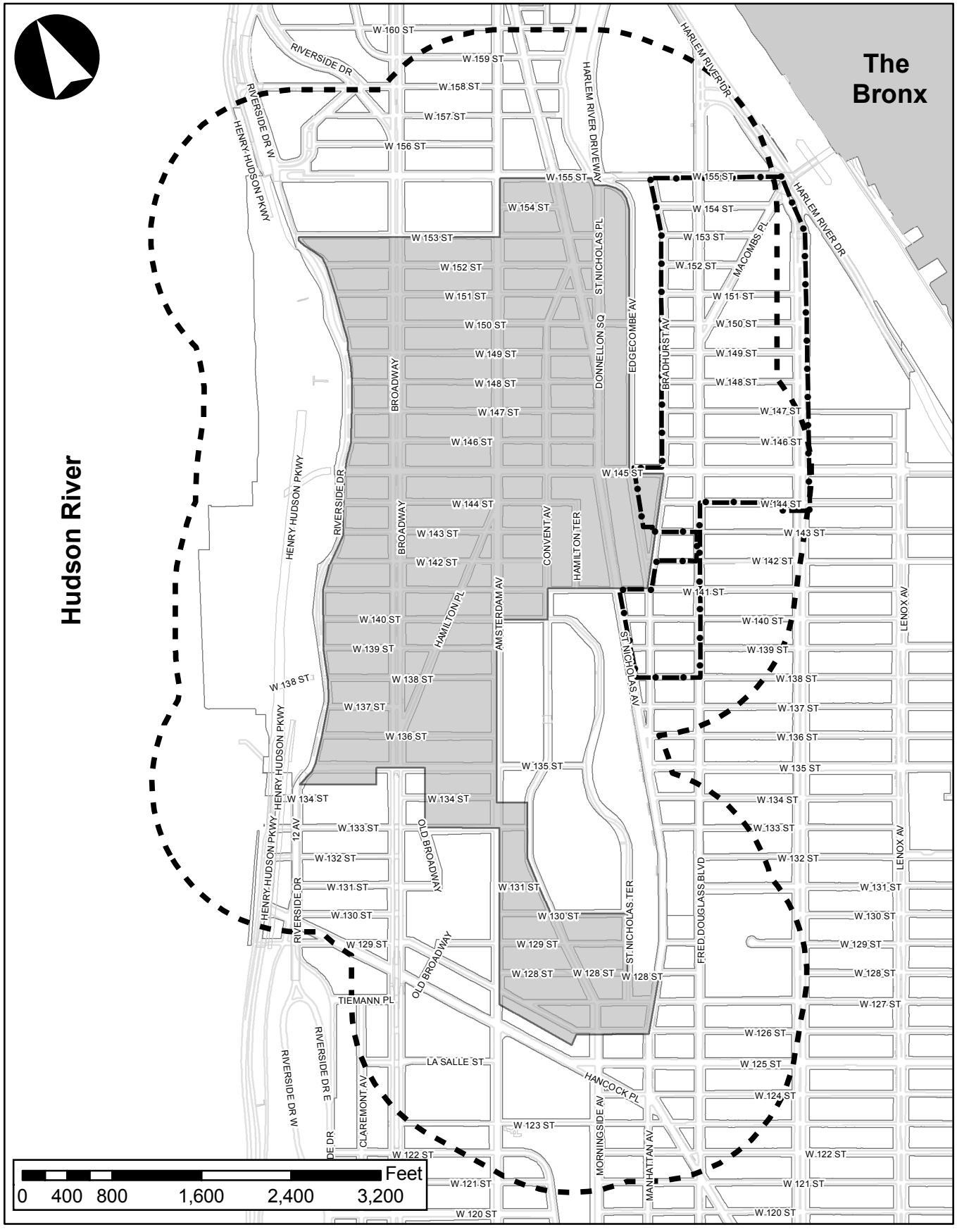
Source: NYC Department of City Planning

Figure 2-3
Upper Manhattan Empowerment Zone



Source: The Upper Manhattan Empowerment Zone - http://www.umez.org/

Bradhurst Urban Renewal Area



redevelopment within that one block: URA Site 18A (Block 2051, Lots 117 and 118); URA Site 18B (Block 2051, Lot 139); and URA Site 19 (Block 2051, Lots 125, 126, 127, 128, 129, 130, 132, 133, and 134). The URA's land use plan designates URA Sites 18A and 18B for residential use, while UA Site 19, which fronts on West 145th Street, is designated for commercial/residential use. The actions of this URA are to remain in effect until 2037 (40 years).

The one block of the URA that falls within the primary study area would be rezoned as part of the Proposed Action, from R7-2 and R7-2/C1-4, to R7A, R6A, and R8A/C1-4. The uses designated for the sites on this block in the urban renewal plan would continue to be allowed as-of-right in the future with the Proposed Action. The RWCDS does not identify any projected or potential development sites on this block. As such, the Proposed Action would be compatible with the policies of the Bradhurst URA, and would have no influence on the regulations or development in the Bradhurst URA. Therefore, the Proposed Action would not alter or conflict with the objectives of the Bradhurst Urban Renewal Area, and no further assessment of this public policy is warranted.

Sustainability and PlaNYC

PlaNYC, the City's long-term sustainability plan, was adopted in 2007. It contains policy initiatives that relate to the city's land use, open space, brownfields, energy use and infrastructure, transportation systems, water quality and infrastructure, and air quality, and aim to prepare the city for projected climate change impacts. PlaNYC identified 10 goals to be achieved through 127 separate policy initiatives designed to achieve the City's sustainability goals. The City's sustainability goals, as identified in 2006, include providing affordable housing to an additional 1 million residents, increasing access to parks and open space, reclaiming brownfields, ensuring reliability of the City's water network, upgrading existing power plants and providing additional power sources, reducing water pollution and opening the City's waterways to additional recreation, and reducing the City's greenhouse gas emissions by 30 percent.

Usually an evaluation of sustainability is limited to "large publicly-sponsored projects". As the Proposed Action is a City-sponsored area-wide rezoning, an evaluation of sustainability is provided below, including a discussion of how PlaNYC's sustainability initiatives apply to the Proposed Action and an assessment of its consistency with the City's sustainability goals.

Land Use

Regarding land use, PlaNYC sets forth the goals of creating homes for approximately one million residents, while making housing more sustainable and affordable. These goals are to be achieved by 12 PlaNYC initiatives that encourage publicly-initiated rezonings, creation of new housing on public land, expanding targeted affordability programs, and exploration of additional areas of opportunity. According to the *CEQR Technical Manual*, a project would generally be consistent with PlaNYC's land use initiatives if it includes one or more of the following elements: pursuing transit-oriented development; preserving and upgrading current housing; promoting walkable destinations for retail and other services; reclamation of underutilized waterfronts; adaptation of outdated buildings to new uses; development of underutilized areas to knit neighborhoods together; decking over rail yards, rail lines, and highways; extension of the Inclusionary Housing program in a manner consistent with such polity; preservation of existing affordable housing; or redevelopment of brownfields.

The Proposed Action meets this goal by encouraging residential development as well as commercial and community facility uses. The RWCDS associated with the Proposed Action would introduce a maximum of approximately 569 dwelling units over the No-Action condition.[1] This harmonious mix of land uses

[1] RWCDS Scenario 4 - assumes no deed restriction for site 6 and new construction for site 40.

would be in close proximity to several subway and bus lines, encouraging use of public transit and an active streetscape. As discussed in Chapter 1, "Project Description," the Proposed Action includes modest increases in density along portions of West 145th Street to incentivize mixed-use development and expand opportunities for affordable housing along this significant east-west corridor. The proposed rezoning is also intended to direct higher densities to areas that can better accommodate future growth, such as those close to subway lines. In addition, the Proposed Action includes zoning text amendments that would establish the Inclusionary Housing program throughout parts of the rezoning area. At a minimum 61 (or 14 percent) of the new housing units that would be developed as a result of the Proposed Action's RWCDS would be developed as affordable housing, which would be developed as indicated in the inclusionary housing zoning text, and classified as "low income" as defined in the inclusionary housing zoning text or by HUD.[2] In conclusion, the Proposed Action would comply with PlaNYC's land use goals.

Open Space

As outlined in PlaNYC, the City has a goal of ensuring that all New Yorkers live within a ten-minute walk of a park. PlaNYC's approach to achieving this goal includes making existing resources available to more New Yorkers, expanding hours at existing resources, and re-imagining the public realm to create or enhance public spaces in the cityscape. According to the *CEQR Technical Manual*, a project is generally consistent with PlaNYC's open space initiatives if it includes one or more of the following elements: completion of underdeveloped destination parks; providing multi-purpose fields; installation of new lighting at fields; creation or enhancement of public plazas; or planting of trees and other vegetation.

As required by the zoning resolution, and in the interest of creating an attractive and active streetscape, one street tree will be provided for every 25 feet of newly developed street frontage within the proposed rezoning area, as per ZR Section 26-41. Therefore, a significant number of new street trees is expected to be provided for all anticipated development resulting from the Proposed Action. By complying with street tree planting requirements mandated by the Zoning Resolution, the RWCDS for the Proposed Action would be consistent with PlaNYC's open space initiatives.

The Proposed Action would also include a text amendment that would make mandatory the current provisions of the Quality Housing Program for R8 districts north of West 125th Street within Manhattan Community District 9. The Quality Housing Program requires amenities relating to interior space, recreational areas, and landscaping, which is consistent with PlaNYC's open space initiatives.

Water Quality

According to the *CEQR Technical Manual*, a project would generally be consistent with PlaNYC's water quality initiatives if it includes one or more of the following elements: expanding and improving wastewater treatment plants; building high level storm sewers; expanding the amount of green, permeable surfaces across the city; expanding the Bluebelt system; piloting promising "green infrastructure," "low impact development," techniques or "best management practices;" being consistent with the Sustainable Stormwater Management Plan; building systems for on-site management of stormwater runoff; incorporating planting and stormwater management within parking lots; building green roofs; protecting wetlands; using water efficient fixtures; or adopting a water conservation project.

[2] RWCDS Scenarios 1 and 2 assume 61 affordable housing units would be developed on the projected development sites as a result of the Proposed Action, whereas RWCDS Scenarios 3 and 4 assume 82 affordable housing units. Approximately 18 percent of the new housing units in RWCDS Scenario 1 would be affordable housing units, 15 percent in RWCDS Scenario 2, 16 percent in RWCDS Scenario 3, and 14 percent in RWCDS Scenario 4.

As the developments facilitated by the Proposed Action would have to comply with all applicable regulations regarding the implementation of low-flow fixtures, as per the New York City Plumbing Code, Local Law 33 of 2007 and the US Environmental Protection Agency's WaterSense Program, this will help to control sanitary flows within the proposed rezoning area. To further offset these increases, onsite stormwater source controls or Best Management Practices (BMPs) may also be implemented on individual development sites to retain or slowly release stormwater runoff with controlled discharge rates to the City's combined sewer system. Enhanced stormwater management throughout the City is consistent with recent policies including the NYC Green Infrastructure Plan and Mayor Bloomberg's PlaNYC 2030 and Sustainable Stormwater Management Plan. The NYC Green Infrastructure Plan, released September 2010, includes a goal of capturing the first inch of rainfall on 10 percent of the impervious areas in combined sewer watersheds through detention or infiltration techniques over 20 years. All development facilitated by the Proposed Action is expected to comply with the City's laws and regulations, and therefore the Proposed Action is consistent with PlaNYC's water quality initiatives.

Transportation

PlaNYC's two transportation goals are to add transit capacity for one million more residents, visitors, and workers, and to reach a full state of good repair on the City's roads, subways, and rails. According to the *CEQR Technical Manual*, a project is generally consistent with PlaNYC's transportation initiatives if it includes one of more of the following elements: transit-oriented development; promoting cycling and other sustainable modes of transportation; managing roads more efficiently; facilitating freight movements; increasing the capacity of mass transit; providing new commuter rail access to Manhattan; improving and expanding bus service; improving local commuter rail service; improving access to existing transit; or expanding water-based transportation services.

The Proposed Action meets this goal by creating transit-oriented development in the form of high-density mixed-use development in close proximity of several subway and bus stops, particularly in the MX district at the southern edge of the rezoning area. The Proposed Action would also result in modest increases in density along portions of the West 145th Street corridor, to facilitate future mixed-use transit-oriented development in this area. In addition, the traffic analyses discussed in Chapter 11, "Transportation" and the resulting proposed traffic network changes will ensure efficient management of roads and traffic movement throughout the immediate area, reducing congestion. Pedestrian safety studies also discussed in Chapter 11, "Transportation", ensure that pedestrians will be able to move safely throughout the rezoning area and the traffic study area, which will facilitate access to the area's public transit resources. Therefore, the Proposed Action is consistent with PlaNYC's transportation initiatives.

Air Quality

According to the *CEQR Technical Manual*, a project undergoing a CEQR review would generally be consistent with PlaNYC's air quality initiatives if it maximizes its use of one or more of the following elements: the promotion of mass transit; the use of alternative fuel vehicles; the installation of anti-idling technology; the use of retrofitted diesel trucks; the use of biodiesel in vehicles and in heating oil; the use of ultra-low sulfur diesel and retrofitted construction vehicles; the use of low sulfur heating fuels; and the planting of street trees and other vegetation.

The Proposed Action meets this goal by promoting the use of mass transit by promoting residential and mixed-use development in close proximity to subway and bus stops. On April 30, 2008, the City Council adopted a zoning text amendment relating to street trees. Under the new regulations, if a development or enlargement increases the floor area on a zoning lot in a residential district by 20 percent or more, it is generally required that one street tree be provided for every 25 feet of street frontage of the zoning lot.

Therefore, street trees will be provided for all anticipated development resulting from the Proposed Action. As such, the Proposed Action is consistent with PlaNYC's Air Quality initiatives.

Secondary Study Area

Vision 2020: New York City Comprehensive Waterfront Plan

On March 14th, 2011, Mayor Michael R. Bloomberg and City Council Speaker Christine C. Quinn announced the release of *Vision 2020: New York City Comprehensive Waterfront Plan*, a 10-year vision for the future of the city's 520 miles of shoreline. This plan provides a sustainable framework for more water transport, increased public access to the waterfront and economic opportunities in order to help make the water part of New Yorkers' everyday lives. Vision 2020 sets the stage for expanded use of the city's waterfront for parks, housing and economic development, and its waterways for transportation, recreation and natural habitats. The 10-year plan lays out a vision for the future with new citywide policies and site-specific recommendations. Vision 2020 builds upon the 1992 Comprehensive Waterfront Plan, which was the first comprehensive inventory of the city's entire waterfront and provided a framework to guide land use along the waterfront. The 1992 plan recommended a number of regulatory changes that have been largely implemented through two means: the Waterfront Revitalization Program and Waterfront Zoning Amendments.

Vision 2020's strategies for improving the waterfront are organized into eight overarching citywide strategies, which are presented as eight goals: (1) Expand public access; (2) Enliven the waterfront; (3) Support the working waterfront; (4) Improve water quality; (5) Restore the natural waterfront; (6) Enhance the blue network (i.e., the waterways surrounding NYC); (7) Improve government oversight; and (8) Increase climate resilience. In addition to these city-wide goals, because New York's 520 miles of shoreline are incredibly diverse, each segment requires a local strategy, as well. For the purposes of the Vision 2020 plan, the city is divided into 22 segments, or reaches. Most of the western portion of the secondary study area (i.e., the area along the Hudson River) falls within Manhattan Reach 5, although the small area at West 125th Street falls at the northern edge of Manhattan Reach 4.

Areas within the secondary study area were identified as appropriate locations for meeting the goals of expanding public access, and enhancing the blue network. Specifically, neighborhood strategies for Manhattan Reach 5 include the following goals for the area along the Hudson River between West 125th and West 145th Street: (1) Find appropriate use for the dormant marine transfer station at West 135th Street, including public access; (2) Explore mapping as parkland West Harlem Piers Park and the North River Sewage Treatment Plant access road areas. Neighborhood strategies for Reach 4 make the following recommendation for West 125th Street: (1) Explore provision of boat storage near existing launch site, consistent with criteria described in the Citywide Strategy; (2) Activate West Harlem Piers Park's excursion boat pier and ferry barge.

Vision 2020 is accompanied by the *New York City Waterfront Action Agenda*, the three year implementation component of Vision 2020, which provides an outline of 130 key projects to be initiated within three years, which will catalyze waterfront investment, improve water quality, and expand public access. The *Action Agenda* includes 130 specific, high-priority projects that demonstrate the City's commitment to investing in the transformation of the waterfront. The *Action Agenda* organizes each project under one of the eight goals of Vision 2020, identifies the City agency leading its implementation, and lists the date by which the project will be undertaken. The *Action Agenda* includes the activation of West Harlem Piers Park's excursion boat pier and ferry barge as one of the 130 projects, with an implementation date of 2011.

As this comprehensive waterfront plan applies to the area directly along the waterfront, which falls to the west of the primary study area, it would not be directly affected by the Proposed Action. As the Proposed Action would not alter or conflict with this policy, no further analysis is warranted.

125th Street Business Improvement District

The 125th Street Business Improvement District (BID), a not-for-profit corporation, was established in September 1993 to stimulate economic life in the 125th Street corridor by developing commercial and service establishments, to spur private investment, and to improve the corridor's physical appearance. The 125th Street BID includes a five-block commercial area in Central, West, and East Harlem between Morningside and Fifth avenues. The section between Morningside Avenue and Adam Clayton Powell Boulevard falls within the secondary study area.

Services are provided from funds of 100 properties and numerous businesses that face 125th Street and businesses that are located on the avenues of corner buildings. Services provided include sanitation and street maintenance, promotion and marketing, security, technical assistance, and special events, which include holiday lighting and the 125th Street Oasis summertime jazz series.

As the 125th Street BID falls outside the primary study area, it would not be directly affected by the Proposed Action. As the Proposed Action would not alter or conflict with this policy, no further analysis is warranted.

Audubon Park and Audubon Terrace Historic Districts

The Audubon Park Historic District, located in the Washington Heights neighborhood of Manhattan, is a cohesive landscape of 19 large apartment houses and one free-standing duplex house indicative of the area's transformation in the early 20th century into a densely developed residential neighborhood. The boundaries of the historic district, which was designated in 2009, encompass all or part of five blocks extending from West 155th Street to West 158th Street, from Broadway and Edward M. Morgan Place to Riverside Drive West. The district complements the Audubon Terrace Historic District that adjoins it to the southeast. Designated in 1979, the one-block Audubon Terrace historic district was established on the former estate of artist and naturalist John James Audubon, and is one of America's first planned cultural centers. It was conceived as a center for specialized research, and marked a significant example of civic planning. The buildings within the small district, which occupies a site west of Broadway between West 155th and West 156th streets, share a unified Italian Renaissance style and are set around a plaza embellished with sculptures.

As the Audubon Park and Audubon Terrace historic districts fall outside the primary study area, they would not be directly affected by the Proposed Action. As the Proposed Action would not alter or conflict with this policy, no further analysis is warranted.

Conclusion

In conclusion, the Proposed Action would not result in any significant adverse public policy impacts. The Proposed Action would be consistent with the *Hamilton Heights, Manhattanville, Washington Heights 197-a Plan*'s objective of increasing affordable housing opportunities in the area, and mapping contextual residential zoning districts to retain the area's scale. In addition, the Proposed Action would result in residential and mixed-use development that will support several of PlaNYC's major sustainability initiatives, as well as several smaller goals that will help support the City's gradual transition to a greener city. The City's sustainability goals are providing affordable housing to an additional 1 million residents, increasing access to parks and open space, reclaiming brownfields, ensuring reliability of the City's water

network, upgrading existing power plants and providing additional power sources, reducing water pollution and opening the City's waterways to additional recreation, and reducing the City's greenhouse gas emissions by 30 percent. The Proposed Action would result in the creation of up to approximately 82 units of affordable housing pursuant to the Inclusionary Housing Program, and would introduce new commercial and community facility space. The proposed mix of land uses would be in close proximity to several subway and bus lines, encouraging use of public transit and an active streetscape. Use of mass transit instead of personal automobiles would help improve air quality. Therefore, the land use changes anticipated as a result of the Proposed Action are expected to be consistent with the known public policies in the study area, as described above, and a detailed analysis is not warranted.

E. DETAILED ASSESSMENT

Existing Conditions

Land Use

The land use study area consists of both a primary study area, which is coterminous with the boundaries of the rezoning area, where the land use effects of the Proposed Action are direct, and a secondary study area consisting of properties within an approximate ¼-mile radius of the boundaries of the rezoning area. These study areas and their associated land uses are shown in Figure 2-5 (a and b), Existing Land Use Map. The primary study area consists of approximately 90 blocks in the West Harlem neighborhood as described in Chapter 1, "Project Description." The secondary study area covers an area within a ¼-mile radius of the rezoning area, which extends north as far as West 158th and West 160th streets, south as far as West 121st Street, west as far as the Hudson River, and east as far as Adam Clayton Powell Boulevard.

Existing Land Uses in the Primary Study Area

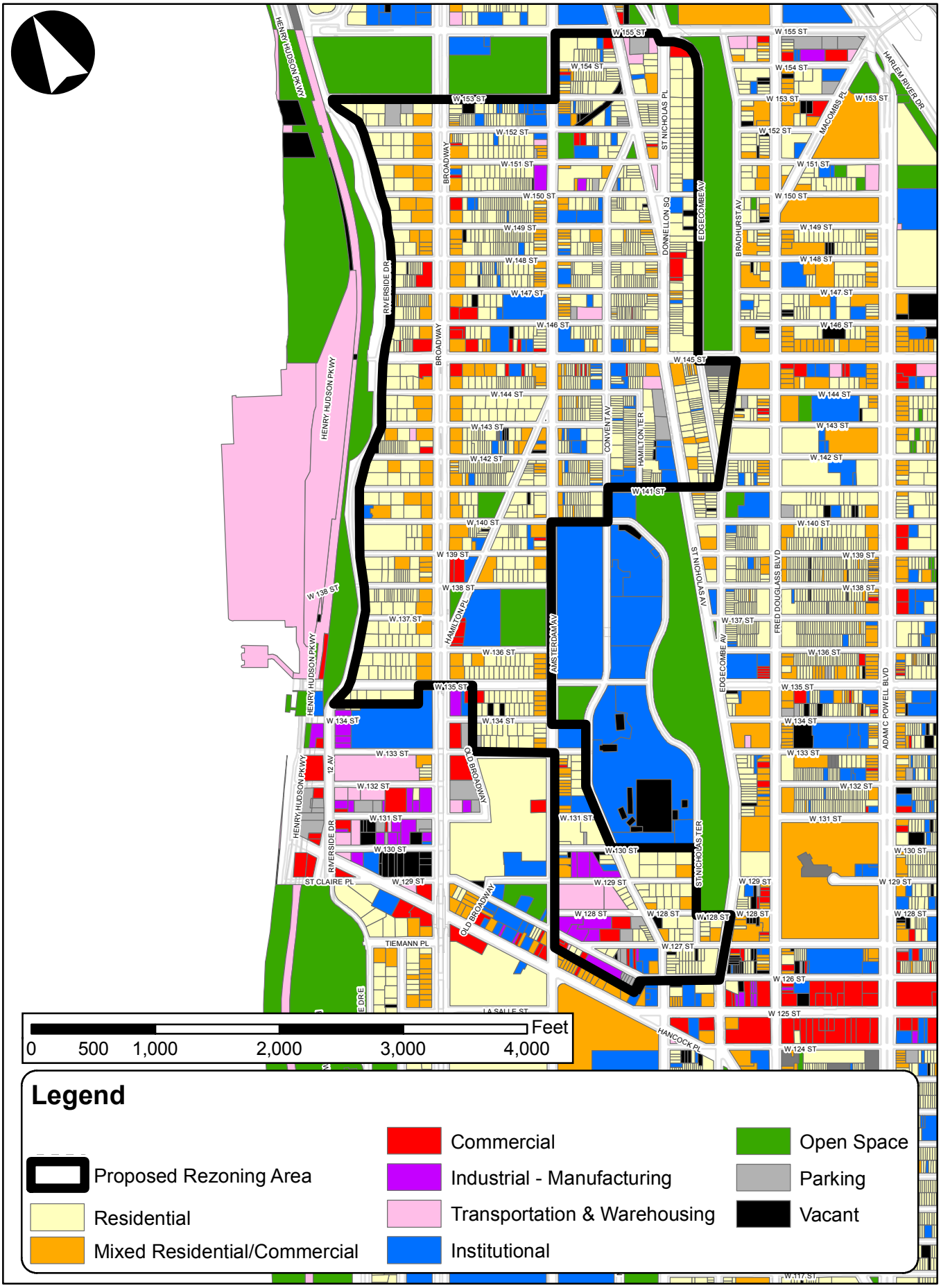
West Harlem has a predominantly low-to mid-rise character, with many blocks located within New York City Landmarks Preservation Commission (LPC) listed or New York State-designated historic districts. It has few vacant properties.

The primary study area encompasses portions of two neighborhoods that are part of the West Harlem community, Manhattanville and Hamilton Heights. The Manhattanville neighborhood begins at roughly West 122nd Street and extends northward to West 135th Street. The northernmost section of the primary study area is comprised of Hamilton Heights (parts of this area are designated the "Hamilton Heights Historic District" and the "Sugar Hill Historic District").

Land uses within the primary study area include a mix of residential, mixed-use, institutional, commercial, and open space, with some vacant lots located throughout the area. As shown in Table 2-1, residential uses predominate within the primary study area, with residential-only and mixed residential/commercial buildings comprising 74 percent of the total land area.

Ten percent of the lot area within the primary study area is occupied by institutions or public facilities. Commercial and industrial uses comprise six percent and transportation/parking uses comprise four percent of the total land area. Because the neighborhood's major parks are outside the primary study area, open space comprises a relatively small portion of land use; only four percent of the total lot area is used for recreation and open space purposes. Vacant land captures two percent of the total land area.

Existing Land Use - Primary Study Area



Existing Land Use - Secondary Study Area

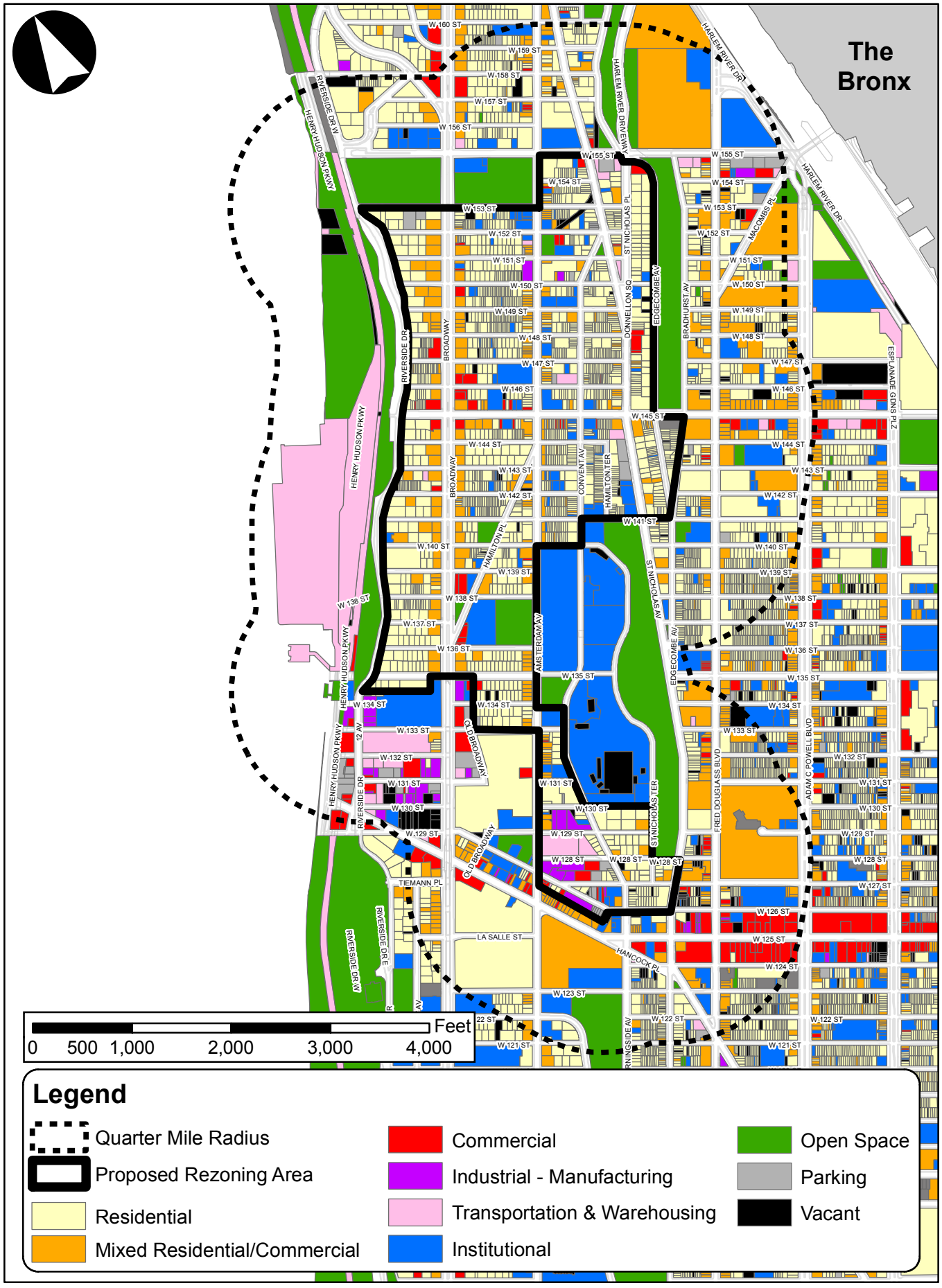


TABLE 2-1
Existing Land Uses Within Primary Study Area

Land Use	Number of Lots	Percent of Total Lots	Lot Area (ft^2)	Percent of Total Lot Area
Residential	1,422	75%	5,249,153	60%
Residential w/ GF Comm	219	12%	1,238,278	14%
Commercial	52	3%	329,899	4%
Institutional	89	5%	832,959	10%
Transportation/Utility	11	1%	181,316	2%
Open Space	7	<1%	343,490	4%
Industrial	12	1%	187,335	2%
Parking Facilities	21	1%	154,713	2%
Vacant Land	56	3%	170,911	2%
Other/Unknown	6	<1%	2,754	<1%
Total	**1,895**	**100%**	**8,690,808**	**100%**

Source: NYC Department of City Planning (DCP)

The West Harlem neighborhood is served by a total of seven subway stations: four IND stations along St. Nicholas Avenue including express stops at West 125th Street and West 145th Street (served by A, B, C and D trains), and local stops at West 135th Street (B, C) and West 155th Street (C); two IRT stations along Broadway at West 125th Street and West 137th Street-City College (both served by No. 1 trains); and an IND station at West 155th Street and Eighth Avenue (served by B and D trains).and the area is also served by several bus lines that run along West 135th, West 145th and West 155th streets and along all major north-south avenues. Local shopping is primarily available along Broadway, Amsterdam and St. Nicholas avenues, and along portions of Hamilton Place and West 145th Street.

Hamilton Heights

This largely residential area contains a typical mix of residential, commercial, institutional, and open space uses (see Figure 2-5a). At the northern section of this area, commonly referred to as Sugar Hill, the residential buildings are typically three- to five-story row houses, the scale of which is preserved by the Hamilton Heights Historic District and Extension and the Hamilton Heights/Sugar Hill and Extension Historic District, which are generally mapped between West 145th and West 155th streets east of Amsterdam Avenue, and set the land use character of this area.

Riverside Drive, which forms the western boundary of the primary study area, is almost exclusively residential, except for one institutional use at West 140th Street, which is the Fortune Academy, a residential housing facility providing 62 beds in single and shared occupancy units for formerly incarcerated individuals who are homeless, as well as a broad range of services. Within the primary study area, Riverside Drive is developed with high lot coverage multi-family residential buildings that range from six to 12 stories and rise 60 to 80 feet or more. The tallest buildings along Riverside Drive are found between West 139th and West 142nd streets, including the 24-story Riverview Towers, a height-factor residential building at the southeast corner of West 139th Street and Riverside Drive.

Between Broadway and Riverside Drive, the primary study area is developed with residential buildings ranging from three to six stories, with most buildings having four to six stories. Clusters of low-rise three-story brownstones can be found on mid-blocks generally bounded by West 145th to West 148th streets, and along the north side of West 142nd Street. Taller residential buildings with ground-floor retail are located along Broadway at West 140th Street (seven stories), West 141st Street (10 stories), West 143rd Street (10 stories), and between West 150th and West 151st streets (10 stories).

Commercial uses, typically ground-floor neighborhood retail, are located on Broadway, West 145th Street, and, to a lesser extent, Amsterdam Avenue, and generally include restaurants, small delis, dry cleaners,

and other stores serving the residential area. Broadway is developed with residential and mixed residential/commercial buildings. The west side of Broadway is developed with five and six-story high lot coverage buildings that generally rise 60 to 80 feet. The east side of Broadway also has five and six-story high lot coverage buildings and lower scale mixed residential/commercial buildings that rise 40 to 60 feet. Lower scale commercial buildings (i.e., less than 40 feet in height) can be found on Broadway at West 138th and West 139th streets, West 146th and West 152nd streets.

Amsterdam Avenue is predominantly residential in character, having less ground floor retail than that found on Broadway. Below West 145th Street, Amsterdam Avenue is developed with five-story residential buildings that rise 50 to 70 feet. North of 145th Street, Amsterdam Avenue is developed with lower scale residential buildings that rise 40-50 feet, with buildings that rise up to 40 feet found north of West 147th Street.

West 145th Street between Broadway and Riverside Drive has low-scale residential and commercial buildings. The West 145th Street/Broadway intersection is anchored by active commercial and residential uses and is directly served by the IRT No.1 subway line. Between Broadway and Convent Avenue, West 145th Street has mixed-use buildings of varying heights, but primarily low-scale. On the north side of West 145th Street between Broadway and Amsterdam Avenue, is a vacant public school building, the former P.S. 186, which has been vacant for nearly three decades. ML Wilson Boys and Girls Club is seeking to build a new mixed-use facility on the former P.S. 186 site, which comprises a through-lot with frontage on West 145th and West 146th streets, and has approximately 29,975 square feet of lot area. Portions of West 145th Street east of Convent Avenue are located within the Hamilton Heights Historic District and are developed with three-story brownstones, some with active ground floor retail, that are not within a commercial overlay.

At St. Nicholas Avenue, West 145th Street is served by the IND A, B, C and D lines which provide connection to upper and lower Manhattan and to the Bronx. East of St. Nicholas Avenue and along Bradhurst Avenue, the primary study area has experienced new residential development, with many buildings developed as part of the Bradhurst Urban Renewal Plan. For example, the Hamilton, a new mixed residential/commercial building found on the south side of West 145th Street between St. Nicholas and Bradhurst avenues, was developed pursuant to the urban renewal plan.

There are a number of community facilities and institutions throughout the Hamilton Heights section of the primary study area, the most notable of which include Our Lady of Lourdes Church at 467 West 142nd Street, which is a New York City Landmark, St. Luke's Episcopal Church on Convent Avenue and West 141st Street, St. James Presbyterian Church at West 141st Street and St. Nicholas Avenue, and the Harlem School of the Arts on St. Nicholas Avenue at West 141st Street. The area also includes the Hamilton Grange branch of the New York Public Library on West 145th Street, which is a New York City Landmark, the Hamilton Grange Post Office and P.S. 153, both located on West 146th Street, the 30th Police Precinct station on West 151st Street, the New York City Fire Department's (FDNY) Engine 80/Ladder 23 on West 139th Street, as well as P.S. 192 and the adjacent Jacob H. Schiff Playground on the block bounded by Hamilton Place and Amsterdam Avenue between West 136th and West 138th streets. The landmark Hamilton Grange National Monument, Alexander Hamilton's clapboard-sided country house, was formerly located at 287 Convent Avenue (just north of West 141st Street), but was recently moved a short distance to a location at 414 West 141st Street, and re-opened to the public in late 2011.

Other open spaces and recreational facilities in this section of the primary study area include the Alexander Hamilton Playground on Hamilton Place between West 140th and West 141st streets, Montefiore Park, bounded by Broadway, Hamilton Place, and West 138th Street, and Carmansville Playground, on the east side of Amsterdam Avenue between West 151st and West 152nd streets. This area also supports several community gardens. Sugar Hill contains Convent Garden, which is bounded by

Convent Avenue, West 151st Street, and St. Nicholas Avenue, Senior Citizens Sculpture Garden, extending between West 152nd and West 153rd Street between Amsterdam and St. Nicholas avenues, the William A. Harris Garden at West 153rd Street and St. Nicholas Avenue, and Sugar Hill Garden and Edgecombe Avenue Garden Park Sanctuary on the west side of Edgecombe Avenue near West 150th Street. Other community gardens in Hamilton Heights include the Friendship Garden on the north side of West 150th Street between Broadway and Amsterdam Avenue, Maggie's Garden on the south side of West 149th Street between Broadway and Amsterdam Avenue, Mo's Pal garden on the north side of West 147th Street between Broadway and Amsterdam Avenue, Serenity Garden on south side of West 146th Street between Broadway and Amsterdam Avenue, the Frank White Memorial Garden on the south side of West 143rd Street between Broadway and Hamilton Place, and the Hope Stevens Garden on the north side of West 142nd Street between Hamilton Place and Amsterdam Avenue.

There are a few transportation and utility uses in this area, which include a NYCT substation located on the south side of West 143rd Street between Riverside Drive and Broadway, and a large two-story parking garage on the west side of St. Nicholas Avenue between West 141st Street and West 145th Street, just north of the Harlem School of the Arts.

In 2010, the City approved the Sugar Hill Rezoning (C100277 ZMM), which rezoned the south side of West 155th Street between St. Nicholas Avenue and St. Nicholas Place from C8-3 and R7-2 districts to an R8A District. The rezoning, in conjunction with related easement acquisition/disposition actions (C100275 PQM, C100274 PPM), would facilitate the development of a 13-story mixed-use building containing affordable housing, a children's museum, a day care center and an early childhood center for approximately 100 children.

Manhattanville

A portion of the Manhattanville neighborhood falls within the primary study area. This area consists of a mix of residential, institutional and commercial uses, although, unlike the Hamilton Heights area to the north, this section of the primary study area has a small concentration of light industrial and transportation uses, as a result of the M-zoned district at the southern edge of the primary study area. This portion of the primary study area does not include any open space resources.

The Amsterdam Avenue M1-1 district comprises portions of four blocks generally bounded by West 126th and West 129th streets, Convent and Amsterdam avenues. Although zoned for light manufacturing use (see existing zoning for discussion of permitted use and bulk overview), the area has a mix of commercial, residential and light industrial uses. In fact, over one-third of the land is developed with industrial and manufacturing uses. The Mink Building complex, which comprises five lots from West 128th to West 129th streets, contains most of this area's light industrial and commercial uses, including space utilized for a building supplies company, non-profit art studios, storage for theatrical props, and office space. The area also has several community facilities (e.g., drug treatment center, church). In 2009, the former Metropolitan Opera Warehouse, located on the north side of West 129th Street between Convent and Amsterdam avenues, was rezoned from M1-1 to R7A (C080039 ZMM) to facilitate residential development. Other uses in the M1-1 district include the MTA-New York City Transit Amsterdam Bus Depot, located at Amsterdam Avenue between West 128th and West 129th streets, which is used for the temporary storage of buses; a one-story structure containing a live poultry retailer is located at the corner West 126th Street and Amsterdam Avenue. Additionally, the area has surface parking lots, auto repair, and a few community facility uses – including houses of worship – interspersed with five-story residential buildings.

Vacant buildings within the manufacturing district include the former Taystee Bakery complex at 426 West 126th Street, a partially demolished and vacant four-story warehouse that occupies approximately

32,000 square feet of lot area. In 2001, the City awarded the complex to an affiliate of the Citarella food markets; however, the property sat undeveloped for several years. In recent years, the City has sought to reacquire the property and dispose of the site to another developer to facilitate future development. In July 2011, the City awarded the property to a local developer in response to a recently released Request for Proposals (RFP); the proposed build program includes 90,000 square feet of office space, approximately 40,000 square feet of retail and 10,000 square feet of community facility space.

Residential buildings throughout the Manhattanville portion of the primary study area are generally prewar, five to six stories tall, with interior or side courtyards. There are also a number of larger postwar residential developments. Commercial uses are located sporadically along Amsterdam Avenue, typically on the ground floor of residential buildings. These commercial uses generally include restaurants, small delis, dry cleaners, and other stores serving the residential area.

There are several institutional facilities in the Manhattanville section of the primary study area, including P.S. 161, on the east side of Amsterdam Avenue between West 133rd and West 134th streets, as well as religious institutions such as the Church of the Annunciation, at West 131st Street and Convent Avenue, and the Church of St. Joseph, at West 127th Street and Convent Avenue.

Projected Development Sites

The properties identified as projected development sites in the RWCDS mostly represent underutilized sites as per current zoning. A description of each projected development site under existing, No-Action, and With-Action conditions is included in Appendix B to this EIS. Some of the larger sites identified in the RWCDS (those with lot areas of more than 12,000 sf) include:

- Site 2. This site consists of a crescent-shaped lot (Block 2054, lot 69) that lies at the convergence of Edgecombe Avenue, St. Nicholas Place and West 155th Street. It occupies about 215 feet of curved frontage on Edgecombe Avenue and extends back to a depth of about 175 feet. In total, the lot is 13,162 sf in area and contains one- and two-story buildings with commercial/retail uses that occupy 11,778 sf.
- Site 6. This is a through-block site that has about 150 feet of frontage on both the northern side of West 145th Street and the southern side of West 146th Street, at a depth of about 200 feet (Block 2077, lot 14). The site currently contains the vacant 5-story former P.S. 186 public school building.
- Site 9. This site, which is comprised of Block 2076, lots 40 and 41, is located on the southern side of West 145th Street between Amsterdam Avenue and Broadway, with a combined frontage of about 130 feet and a depth of 150 feet. Lot 40 currently consists of a single-story commercial structure containing approximately 2,750 sf of retail space, while lot 41 is a day care center that is comprised of 18,120 sf of commercial floor area.
- Site 14. This site (Block 1967, lot 85) contains a two-story catering hall building with 13,400 sf, generally bounded by West 127th, West 128th streets and Amsterdam Avenue. The building is part of the former Yeungling Brewery site, predominately located west of the site. The building has been calendared for designation by the Landmarks Preservation Commission (LPC). LPC review and approval is required before any alteration or demolition can occur. The remaining portion of the lot contains a parking lot that occupies 7,894 sf and has not been calendared for consideration by LPC.
- Site 18. This site is comprised of five tax lots (Block 1966, lots 78, 80, 81, 82, and 83). Combined, these five lots occupy about 150 feet of frontage on the south side of West 126th Street near Convent Avenue at a depth of about 100 feet. Lot 78 is composed of a single-story car repair

garage and contains a total of approximately 5,016 sf of commercial floor area. Lots 80-83 contain a combined total of approximately 9,503 sf of lot area and are currently undeveloped, though they are in use as a parking facility.

- Site 40. This is the largest of the projected development sites, which is comprised of five separate tax lots (Block 1967, lots 40, 45, 50, 60, and 69), with a combined lot area of approximately 83,473 sf, and comprises the majority of the Yuengling Brewery Complex (a.k.a. Mink Building). The site has been calendared for designation by the LPC and would require LPC consultation before any alteration or demolition of those resources could occur. Lot 40, located at the convergence of Amsterdam Avenue, West 128th Street and West 127th Street and fronting about 100 feet of Amsterdam Avenue, is a 17,950 sf lot that contains a 5-story building with 99,000 sf of commercial floor area and rises to a maximum height of 82 feet. Lot 45, with about 130 feet of frontage on West 126th and West 127th streets, consists of 13,875 sf of floor area and contains three buildings (with heights of 42 62, and 82 feet, respectively), with a combined total of 47,000 sf of commercial building area. Lot 50 is a 13,022 sf lot that occupies about 130 feet of frontage on West 127th Street and contains two four-story buildings (with heights of 55 and 80 feet, respectively), with a combined total of 45,080 sf of commercial floor area. Lot 60 is a 16,020 sf lot with about 160 feet of frontage on West 127th Street and contains two buildings. One building is three stories at approximately 48 feet, while the other rises to five stories and 82 feet. Together these buildings consist of 37,500 sf of commercial floor area. Lot 89 has about 200 feet of frontage on the south side of West 128th Street and consists of 24,366 sf of lot area, which includes a two-story, 18,000 sf building. The lot is primarily used for storage, and a portion of it is undeveloped.
- Site 50. This site consists of two tax lots (Block 1966, Lots 41 and 95) with a combined lot area of approximately 37,479 sf. Lot 95, with about 310 feet of frontage on the south side of West 126th Street, contains several vacant buildings. Together these buildings consist of approximately 74,823 sf of floor area. Lot 41, with about 50 feet of frontage on the south side of West 126th Street and 25 feet of frontage on the north side of West 125th Street, is occupied by a two-story building containing 15,000 sf of commercial floor area.
- Site 51. This site (Block 2091, Lot 38) contains a 6-story residential building with 86 dwelling units that has approximately 150 feet of frontage on the south side of West 145th Street.
- Site 54. This site (Block 2070, Lot 8) accommodates a 5-story community facility building which provides housing for approximately 156 homeless families. The existing building contains approximately 70,044 sf of floor area and has 217 feet of frontage on the west side of Hamilton Place between West 138th and West 139th streets.
- Site 55. This site (Block 2070, Lot 12) contains a 7-story residential building with 93 dwelling units that has approximately 217 feet of frontage on the east side of Hamilton Place between West 138th and West 139th streets.

Existing Land Uses in the Secondary Study Area

Similar to the primary study area, the secondary study area is predominantly residential in character, typified by low-rise, 3-4 story brownstones and 5-6 story multi-family buildings, as well as public housing complexes that consist of residential towers set within open lawns. The southwestern portion of the study area, located to the west of Broadway between West 134th and West 129th streets, is largely characterized by warehousing, commercial light industrial, parking, and transportation-related uses, as well as vacant land. In addition, unlike the primary study area, public open space is prevalent within the secondary study area.

The secondary study area includes portions of five Manhattan neighborhoods, including Manhattanville, Morningside Heights, Hamilton Heights, Washington Heights, and Central Harlem. The Manhattanville neighborhood comprises the southwestern portion of the secondary study area. As described above, it is generally located to the west of St. Nicholas Park and roughly bounded by West 135th Street on the north and West 125th and 122nd streets on the south. Morningside Heights encompasses the southern portion of the secondary study, and is generally bounded by West 125th Street on the north, Morningside Drive on the east, West 110th Street on the south, and Riverside Drive on the west. Hamilton Heights extends from West 135th Street on the south to West 155th Street on the north from Saint Nicholas Avenue to the Hudson River. Central Harlem comprises the eastern portion of the secondary study area and is generally defined by West 155th Street to the north, Fifth Avenue to the east, West 110th Street to the south, and St. Nicholas Avenue to the west. Washington Heights encompasses the northern portion of the secondary study area and is generally bounded by Dyckman Street to the north, West 155th Street to the south, the Hudson River to the west and the Harlem River to the east.

The secondary study area is well served by mass transit; subway service is provided by the IND A, B, C and D line at West 125th Street and St. Nicholas Avenue; by the IRT No. 1 line at Broadway and West 157th Street; by the IRT No. 3 line at New Lots Avenue, and by several bus lines that run on all major avenues. West 155th Street serves as a major east-west vehicle corridor that provides direct access to the Bronx via the West 155th Street viaduct and bridge.

Manhattanville Subarea

As described above, Manhattanville contains little residential development and is generally characterized by commercial, warehousing, parking, and transportation-related uses, as well as vacant land. Much of the Manhattanville subarea is currently undergoing construction. In 2007, the City approved Columbia University's proposal to develop an Academic Mix-Use campus in Manhattanville (N070496 ZRM, C070495 ZMM). The project area, the Manhattanville Academic Mixed Use District (MMU) comprises 35 acres within an area generally bounded by Broadway, Twelfth Avenue, West 125th and West 133rd streets, of which the proposed college campus will comprise 17 acres. The project would facilitate the development of approximately 6.8 million square feet of new classroom, dormitory and academic-related research space, to be built in two phases over the next 20 years.

The area to the west of Twelfth Avenue in this neighborhood subarea is mostly commercial. The Fairway Market, a specialty full-service grocery store, and its parking lot occupy the entire block bounded by West 133rd Street, Twelfth Avenue, West 132nd Street and Marginal Street. Accessory parking for Fairway also occupies the majority of the area between West 130th and West 132nd streets to the west of Twelfth Avenue. The Hudson River Café is located at the northwest corner of Twelfth Avenue and West 133rd Street, and the Dinosaur Barbeque restaurant is located at the southwest corner of Twelfth Avenue and West 125th Street.

The western edge of Manhattanville is also characterized by the elevated Henry Hudson Parkway (Route 9A), the elevated Riverside Drive viaduct, and the elevated Amtrak Empire tracks, which extend along the northwestern edge of Manhattan. Further to the west along the Hudson River waterfront is the West Harlem Piers Park, an approximately two acre park that connects West Harlem to the Hudson River Greenway. It features recreational piers, bicycle and pedestrian paths, and landscaped open space. The only other public open space in this subarea is Sheltering Arms Park on West 126th Street at Amsterdam Avenue and the southern portion of Saint Nicolas Park, which borders CCNY to the east.

Residential use in this subarea is largely confined to two large residential developments. Directly south of the primary study area, on the block bounded by West 134th Street, Twelfth Avenue, West 133rd Street, and Broadway, is a large horseshoe-shaped, residential, high-rise (11-to 35-stories) development, the

Riverside Park Community, containing 1,190 apartments at 3333 Broadway. It encircles I.S 195 Roberto Clemente Intermediate School and Kipp Infinity Charter School, which front on West 133rd Street. The other large residential development in this neighborhood subarea is the New York City Housing Authority (NYCHA) Manhattanville Houses, a complex consisting of six Y-shaped 20-story apartment buildings, located on the west side of Amsterdam Avenue between West 129th and West 133rd streets directly east of the primary study area. The only other residential development consists of residential apartments occupying the upper floors of mixed-use buildings on West 125th Street.

There are also several institutional facilities in this subarea, including the southern portion of the City College of New York or CCNY, the New York City Police Department (NYPD) 26th Precinct Station is located at 520 West 126th Street, between Broadway and Amsterdam Avenue, the New York City Fire Department (FDNY) Engine Co. 37/Ladder Co. 40 firehouse, at 415 West 125th Street, and P.S. 129 is located at Convent Avenue and West 130th Street. Notable religious institutions in the subarea include the landmark St. Mary's Protestant Episcopal Church (including the parish house and Sunday school), at 517-523 West 126th Street; the Church of the Annunciation, at West 131st Street and Convent Avenue; and the Old Broadway Synagogue located at 15 Old Broadway just south of West 126th Street.

In 2008, the City approved the 125th Street Corridor Rezoning and Special District Plan (N080100(A) ZRM, C080099(A) ZMM), which covers a 24-block area bounded by Broadway, Second Avenue, West 124th and West 126th streets, and seeks to incentivize mixed-use development near active transit nodes and within the corridor's commercial core, while preserving areas that have a strong row house context and residential character.

Morningside Heights Subarea

The secondary study includes the northeastern edge of Morningside Heights, which is largely residential. It is dominated by Morningside Gardens, a middle income residential cooperative consisting of six 21-story buildings bounded by LaSalle Street to the north, West 123rd Street to the south, Amsterdam Avenue to the east, and Broadway to the west, and the NYCHA General Grant Houses, which comprise nine 21-story buildings that occupy the two superblocks south of West 125th Street between Broadway and Morningside Avenue. Other residential buildings are generally mid-rise, five to six stories tall, on larger lots, and with interior or side courtyards, with slightly taller structures located along Tiemann Place (West 127th Street).

Broadway is the neighborhood's main thoroughfare, which is lined with ground floor retail shops, restaurants, and services with residential uses located on the upper floors. This subarea also includes a number of community facilities. The George Bruce branch of the New York Public Library is located at West 125th Street west of Amsterdam Avenue, the Jewish Theological Seminary, at 3080 Broadway between West 123rd and West 122nd streets, P.S. 36 at Amsterdam Avenue and West 122nd Street, and P.S. 125 at West 123rd Street between Amsterdam and Convent avenues.

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

Hamilton Heights Subarea

As described above, Hamilton Heights is generally bounded by West 135th Street to the south, the Hudson River to the west, West 155th Street to the north, and Saint Nicholas Avenue to the east, and is largely

encompassed by the primary study area. The secondary study area includes the western edge of Hamilton Heights, which is largely characterized by public open space, Riverbank State Park, and the southeastern portion of the neighborhood, which includes the City College of New York (CCNY) and Saint Nicholas Park.

Managed by the New York State Office of Parks, Recreation and Historic Preservation, Riverbank State Park includes approximately 28 acres, and is located on the Hudson River immediately west of the proposed rezoning area between West 137th and West 145th streets. The park was developed on the roof of the North River Wastewater Treatment Plant, which was completed in two phases in 1986 and 1991; Riverbank State Park was completed in 1993. The park is accessed from Riverside Drive by two bridges that span the Henry Hudson Parkway and Amtrak railroad right-of-way which run beneath them. Of the two bridges that provide access from West 137th and West 145th streets, the West 145th Street Bridge provides pedestrian and vehicular access; the West 137th Street Bridge solely provides pedestrian access. Rising approximately 69 feet above the Hudson River, the multi-level park has a mix of indoor and outdoor facilities that accommodate a wide variety of recreation activities including swimming, ice skating, baseball, football, and basketball. It also has spectacular promenade views of the Hudson River.

The North River Wastewater Treatment Plant provides wastewater treatment for the hundreds of thousands of people who live and work in, or visit the west side of Manhattan, from Bank Street in Greenwich Village to Inwood Hill at the island's northern tip. It treats about 125 million gallons of wastewater every day during dry weather, and it is designed to handle up to 340 million gallons a day when the weather is wet.

Directly south of the North River Wastewater Treatment Plan and Riverbank State Park is the former New York City Department of Sanitation (DSNY) West 135th Street marine transfer station, on the Hudson River at the end of West 135th Street. Historically, DSNY used the network of eight marine transfer stations for the collection and shipment of municipal solid waste via barge to Fresh Kills landfill. (Since delivery of waste to the landfill ended in 2001, this facility has remained inactive.)

To the east of the primary study area, the City College of New York or CCNY serves as a major institutional anchor, and occupies approximately 35 acres along Convent Avenue from West 131st to West 141st streets. City College, founded in 1847, moved to its present location from East 23rd Street and Lexington Avenue in 1907. City College has a current enrollment of nearly 11,000 graduate and undergraduate students. The campus comprises a mix of modern academic buildings interspersed with the original Neo-Gothic buildings (including the North Campus Quadrangle buildings and the College Gates), which have been designated as New York City Landmarks. The North Campus Quadrangle buildings are also listed on the New York State and National Historic Registers. In addition to its renowned schools of architecture, education and engineering, CCNY is home to many noteworthy institutes and centers such as the Sophie Davis School of Biomedical Education, the Institute for Ultrafast Spectroscopy and Lasers, the CUNY Institute for Transportation Systems, the Colin L. Powell Center for Policy Studies and the New York Structural Biology Center. Long recognized as a premier institution of higher learning, CCNY is the alma mater of eight Nobel Prize winners and countless successful individuals in all fields of human endeavor.

Saint Nicolas Park borders CCNY to the east and extends along the eastern edge of Hamilton Heights and Manhattanville. In its entirety, it comprises approximately 23 acres, and is bounded by West 141st Street to the north, Saint Nicholas Avenue to the east, West 128th Street to the south, and Saint Nicolas Terrace to the west. It features a rugged rocky landscape, playgrounds, basketball and handball courts, and barbecuing areas.

Central Harlem

The Central Harlem subarea comprises the eastern portion of the secondary study area from roughly West 122nd Street to West 155th Street and east of St. Nicholas Avenue. With the exception of the area near the 125th Street corridor, which is primary commercial, the Central Harlem neighborhood subarea is largely residential. Community facilities are also prevalent.

125th Street serves as a regional commercial corridor for Harlem continuing as far east as Second Avenue. Commercial uses are typically housed in buildings ranging in height from one to five stories and include clothing stores, restaurants, jewelers, hardware stores, and beauty salons. Harlem USA—a 276,000-square-foot retail and entertainment complex—includes a movie theater, chain retail stores, and a branch of the Chase Manhattan Bank. It acts as the western anchor and catalyst for additional commercial development along the 125th Street retail corridor and is located within the secondary study area at 2309 Frederick Douglass Boulevard, between West 124th and West 125th streets. Also located in the secondary study area, at 253 West 125th Street near Adam Clayton Powell Jr. Boulevard, is the historic and renowned Apollo Theater.

Most residential development in Central Harlem is characterized by 3 to 6-story multifamily buildings, some with ground floor retail along Bradhurst Avenue and Frederick Douglass Boulevard. The Central Harlem subarea also includes several NYCHA developments, including: the Saint Nicholas Houses, which consist of thirteen 14-story residential buildings located on the superblock bounded by West 131st Street, Adam Clayton Powell Jr. Boulevard, West 127th Street, and Frederick Douglas Boulevard; the Drew Hamilton Houses, which consist of five 21-story buildings housing 1,207 apartments located on the west side of Adam Clayton Powell Jr. Boulevard between West 143rd and West 142nd streets; and the Harlem River Houses, which consist of seven 4-and 5-story buildings with 571 units on the east side of Macombs Place between West 155th and West 151st streets. Other prominent residential developments include the Lionel Hampton Houses (355 dwelling units), a former Mitchell Lama development, at 2450 Frederick Douglas Boulevard between West 131st and West 132nd streets and 410 St. Nicholas Avenue.

This subarea has experienced a considerable amount of new development. Recent development includes the mixed-use Strivers Gardens consisting of 170 residential condominiums, 46,000 sf of commercial space, and underground parking located on the west side of Frederick Douglas Boulevard between West 134th and West 135th streets, the Langston, a 173-unit condominium building, at 68 Bradhurst Avenue and West 145th Street, Bradhurst Court, a mixed-use commercial and residential development at Bradhurst Avenue and West 145th Street, which includes a Pathmark supermarket and 126 cooperative apartments, the 134-unit Ellington on the Park at 130 Bradhurst Avenue and West 148th Street, David and Joyce Dinkins Gardens, an 85-unit affordable housing development with youth center and community garden at West 153rd Street and Adam Clayton Powell Jr. Boulevard, and PS 90 at 200 West 148th Street, which includes 75 residential units and community facility space.

This neighborhood subarea also includes a New York City Landmarks Preservation Commission (NYCLPC) designated historical district, the Saint Nicolas Historic District, which is generally bounded by West 140th Street, Adam Clayton Powell Boulevard, West 137th Street, and Frederick Douglas Boulevard. It includes Striver's Row, consisting of three rows of townhouses on West 138th and West 139th streets between Adam Clayton Powell Jr. and Frederick Douglas boulevards. In addition, this neighborhood subarea includes the Dunbar Apartments, which are a New York City Landmark and also listed on the National Register of Historic Places. Occupying an entire block bounded by West 150th Street, Adam Clayton Powell Boulevard, West 149th Street, and Frederick Douglas Boulevard, the Dunbar Apartments complex consists of six 6-story residential buildings containing a total of 511 apartments that center on an interior garden courtyard.

Community facilities and institutional uses in this neighborhood subarea include the College Station Post Office at West 140th Street between Frederick Douglass and Adam Clayton Powell Boulevards, the 28th Police Precinct on Frederick Douglas Boulevard between West 123rd and West 122nd streets. This subarea also includes a number of elementary and intermediate public schools (P.S. 154 at Adam Clayton Powell Jr. Boulevard and West 127th Street, P.S. 223 at Convent Avenue and West 131st Street, P.S. 129 on the north side of West 130th Street between Convent Avenue and St. Nicholas Terrace, the Thurgood Marshall Academy for Learning and Social Change, at West 135ht Street and Adam Clayton Powell Boulevard, Harlem Village Academy, a charter school at 240 West 144th Street). In addition, the Mott Hall High School is located on the east side of Edgecombe Avenue between West 135th and West 136th streets.

Encompassing approximately 10 blocks, Jackie Robinson Park extends from West 145th Street to West 155th Street between Edgecombe and Bradhurst avenues, and forming the northwestern edge of Central Harlem directly east of the proposed rezoning area. It includes the New York City Landmarked Jackie Robinson Pool and Recreation Center, as well as ball fields and courts, playgrounds, a bandshell, and numerous passive recreational amenities.

Washington Heights

Washington Heights comprises the northern portion of the secondary study area and is also predominately residential. Open Space is abundant, and institutional uses are scattered throughout the neighborhood subarea. Commercial uses are found along Amsterdam Avenue, Broadway, and St. Nicholas Avenue – usually in the form of ground floor retail in mixed-use residential buildings.

This neighborhood is largely comprised of low-to mid-rise pre-war brick residential buildings, including 3-story rowhouses, 5- to 6-story multifamily elevator buildings, and some mixed-use residential buildings with ground floor retail. At the northeastern corner of the secondary study area are the Ralph Rangel and Polo Ground Towers, which consist of several 14-and 30-story residential buildings containing a total of approximately 2,600 apartments.

Occupying more than 118 acres in the greater Washington Heights neighborhood, Highbridge Park is located to the north of the primary study area on the north side of West 155th Street between St. Nicholas and Edgecombe avenues. Highbridge Park extends north to Dyckman Street along the northeastern portion of Manhattan on the western bank of the Harlem River. It is known for its important landmarks, including the High Bridge (the City's oldest standing bridge) and Highbridge tower. The park also features open vistas and unusual geological makeup, and numerous recreational amenities ranging from athletic fields to playgrounds, a recreational center, volleyball courts, and basketball courts. Among the park's strongest features are the magnificent cliffs and large rock outcroppings that dominate the park. Fort Washington Park extends along the west side of northern Manhattan from West 155th Street to West 179th Street in Washington Heights. It includes slightly more than 182 acres and features playgrounds, ball fields, basketball, tennis, and handball courts, pathways, and picnicking and barbequing areas. The park also offers unobstructed views of the George Washington Bridge and contains the only lighthouse within Manhattan, the Little Red Lighthouse.

Community facilities and institutional uses in this neighborhood subarea include Boricua College at 3755 Broadway at West 156th Street, the Fort Washington Post Office at Broadway and West 158th Street, and P.S. 28 along West 155th Street between St. Nicholas and Amsterdam avenues, which also contains the Orville and Wilbur Playground. Directly north of the proposed rezoning area is the Trinity Church Cemetery, which is bounded by West 155th Street, Amsterdam Avenue, West 153rd Street, and Riverside Drive, and is divided into two sections by Broadway. It includes two designated New York City Landmarks the Chapel of Intercession and the Vicarage of the Chapel of Intercession, which are located

at the southeast corner of Broadway and West 155th Street. In addition, several museums are located in the northern portion of the secondary study area within the Audubon Terrace Historic District, including Audubon Terrace, Dia at the Hispanic Society, Hispanic Society of America Museum, and the American Academy of Arts and Letters.

This area also includes two historic districts, including: the Audubon Terrace Historic District, which encompasses the majority of the block bounded by West 156th Street, Broadway, West 155th Street, and Riverside Drive; the Audubon Park Historic District, which encompasses approximately five blocks and is generally bounded by West 158th Street, Broadway, West 156th Street, and Riverside Drive.

Zoning

The assessment of zoning uses the same study areas used for land use: the primary study area, consisting of the proposed rezoning area and the secondary study area, an area within roughly a ¼-mile radius of the rezoning area boundary.

Existing Zoning in the Primary Study Area

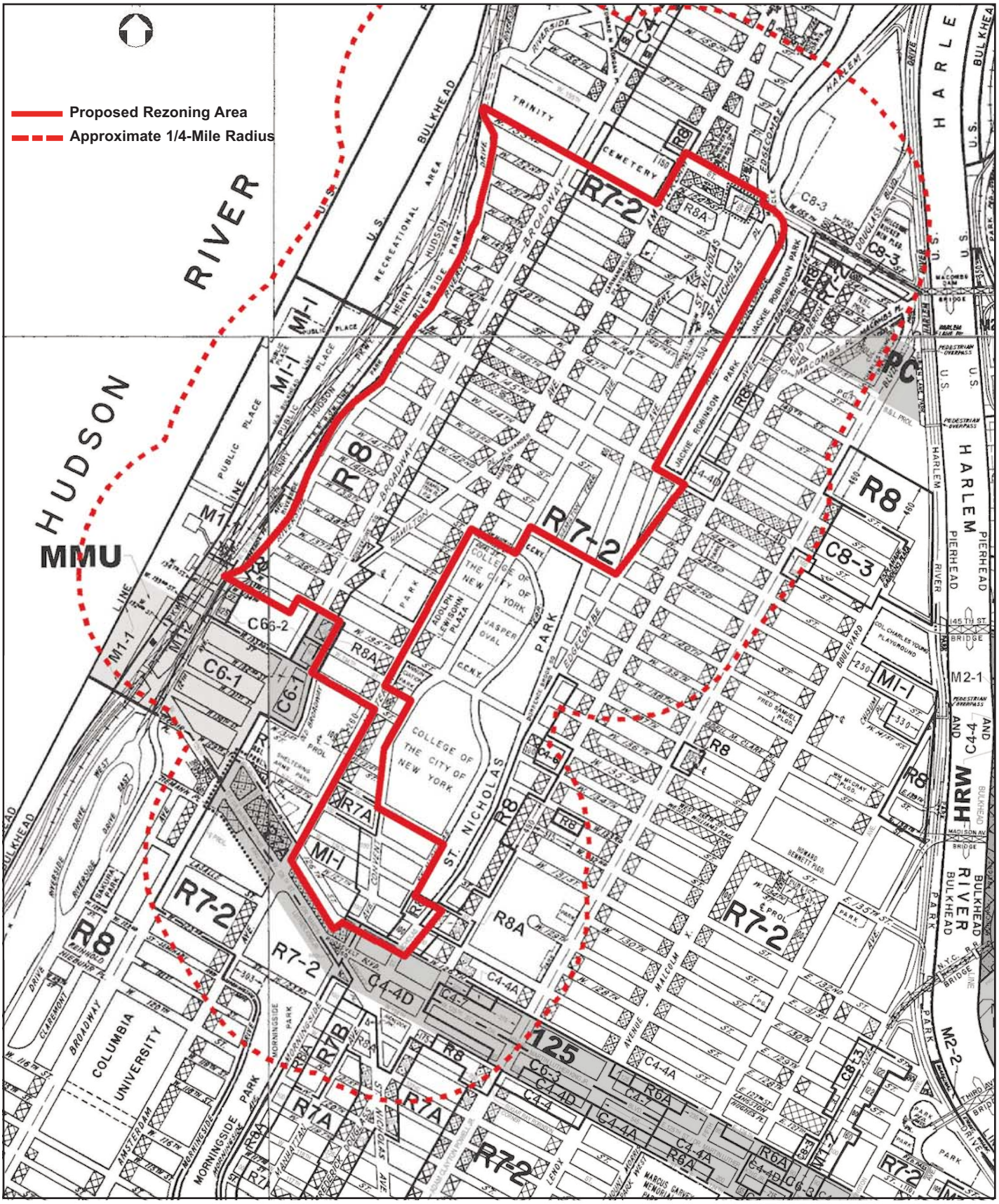
West Harlem is predominantly low-to medium-density with most buildings containing floor area ratios under 6.0. About half of the land area within the primary study area is comprised of buildings between 3.01 and 6.0 FAR. Higher density buildings are located mostly within the existing R8 zoning district mapped to the west of Broadway.

Most of the rezoning area, including the majority of Hamilton Heights neighborhood and the eastern portion of the Manhattanville neighborhood, lies within an R7-2 medium-density residential zoning district that is mapped to the east of Broadway (see Figure 2-6). R7-2 zoning districts allow residential development up to 3.44 FAR and community facility uses up to 6.5 FAR. The height factor regulations for R7 zoning districts, which are governed by a sky exposure plane, encourage lower apartment buildings on smaller lots and, on larger lots, taller buildings with less lot coverage. Buildings built pursuant to height factor regulations are often setback from the street and are surrounded by open space and on-site parking. On wide streets outside the Manhattan Core (i.e., Manhattan Community Districts 9 to 12), residential development that complies with the Quality Housing program in R7-2 zoning districts is allowed up to 4.0 FAR within a contextual building envelope (i.e., maximum building height of 120 feet and base height of 40 to 65 feet before setback). Quality Housing regulations permit lower residential buildings with greater lot coverage. Parking is required for 50 percent of the residential units.

As shown in Figure 2-6, an R8 zoning district is mapped along Broadway, Riverside Drive and on mid-blocks within an area generally bounded by Broadway, Riverside Drive, West 135th and West 155th streets. Another smaller R8 zoning district is also mapped on the eastern portions of two blocks bounded by Convent and St. Nicholas avenues between West 126th and West 128th streets (see Figure 2-6). R8 zoning districts are higher density districts that allow residential uses up to 6.02 FAR and community facility uses up to 6.5 FAR. Under the Quality Housing option, on wide streets outside the Manhattan Core, residential development is permitted up to 7.2 FAR within a contextual building envelope (i.e., maximum building height of 120 feet and base height of 60 to 85 feet). In R8 zoning districts, parking is required for 40 percent of the residential units. R7-2 and R8 zoning districts do not have height limits; accordingly, non-Quality Housing building heights are governed by sky exposure plane regulations.

Along the northern border of the primary study area, a small C8-3 zoning district is mapped at the southwest corner of West 155th Street and St. Nicholas Place in Sugar Hill (see Figure 2-6). C8 zoning districts permit automotive and other commercial uses, but not residential use. Performance standards are imposed for certain semi-industrial uses in C8 zoning districts (i.e., Use Groups 11A and 16). These

Figure 2-6
Existing Zoning



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

districts are typically mapped along major traffic arteries where concentrations of automotive uses have developed. Typical uses include automobile showrooms, automotive service facilities and warehouses. C8-3 districts have a maximum allowable FAR of 2.0.

In 2010, the City approved the Sugar Hill Rezoning (C100277 ZMM), which rezoned a portion of the south side of West 155th Street between St. Nicholas Avenue and St. Nicholas Place from C8-3 and R7-2 zoning districts to an R8A zoning district (see Figure 2-6). R8A zoning districts are contextual residence districts that are typically compatible with existing older neighborhoods; this zoning designation allows residential uses up to 6.02 FAR and community facilities up to 6.5 FAR. Above a base height of 60 to 85 feet, a building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 120 feet. Parking is required for 40 percent of residential units.

In the southern portion of the rezoning area, an M1-1 light manufacturing zoning district is mapped on portions of four blocks generally bounded by West 126th Street, West 129th Street, Amsterdam Avenue and Convent Avenue in Manhattanville (see Figure 2-6). M1-1zoning districts allow retail, commercial and light manufacturing uses up to 1.0 FAR. However, some commercial uses, such as supermarkets are limited to 10,000 square feet of floor area per establishment. Certain community facility uses, such as houses of worship, are permitted up to 2.4 FAR. Moreover, M1-1 districts do not have height limits; accordingly, building height and setback are governed by sky exposure plane regulations.

In 2009, the City approved a rezoning of the block bounded by West 130th Street, Convent Avenue, West 129th Street, and Amsterdam Avenue (C080039ZMM) from R7-2 and M1-1 zoning districts to R7A zoning district (see Figure 2-6). R7A zoning districts are contextual residence districts that allow residential and community facility uses up to 4.0 FAR. Above a base height of 40 to 65 feet, buildings must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to maximum heights of 80 feet. Parking is required for 40 percent of residential units.

Local retail activity is facilitated by C1-4 and C2-4 commercial overlays. These overlays are mapped along portions of Broadway, Amsterdam Avenue, St. Nicholas Avenue, Hamilton Place, West 145th Street, and West 155th Street. C1 and C2 districts are distinguished by slight differences in the range of permitted uses and in parking requirements. As local service districts, C2-4 districts allow a slightly wider range of commercial uses than allowed in C1-4 districts, which primarily allow local retail uses. C1-4 and C2-4 allow commercial use up to 2.0 FAR in R7 and R8 zoning districts; however, in mixed residential/commercial buildings, commercial use is limited to the ground floor. C1-4 and C2-4 districts require 1 parking space per 1,000 square feet of commercial use, which can be waived if less than 40 parking spaces are required.

Table 2-2 provides a summary of existing zoning regulations for each of the existing zoning districts within the primary area, including FAR, streetwall height, and height and setback regulations.

Existing Zoning in the Secondary Study Area

As shown in Figure 2-6, zoning classifications within the secondary study area consist of predominantly medium-density residential districts to the north, east, and south of the primary study area. The neighborhoods of Hamilton Heights and Washington Heights are almost entirely zoned for residential development. Commercial zoning districts are generally concentrated in the southern portion of the secondary study area in Manhattanville, including along the 125th Street corridor, and in the area planned for Columbia University's Academic Mixed Use campus. Smaller commercial districts are mapped in Central Harlem along Frederick Douglas Boulevard near West 135th and West 145th streets, Adam Clayton Powell Boulevard and West 145th Street, West 155th Street between Bradhurst Avenue and Macombs Place, and in the neighborhood of Washington Heights on Broadway between West 157th and

West 160th streets. In addition, commercial overlays are mapped along most north-south streets, including Broadway, Amsterdam Avenue, Frederick Douglas Boulevard, Adam Clayton Powell Boulevard, and Macombs Place, as well as on West 135th Street, West 145th Street, West 155th Street. Light manufacturing zoning is mapped along the Hudson River waterfront to the west of Riverside Drive from St. Clair Place/West 129th Street to West 145th Street.

TABLE 2-2
Primary Study Area Existing Zoning Designations

DISTRICT	DEFINITION/GENERAL USE	MAXIMUM FAR
R7-2	R7-2 districts are medium-density apartment house districts. Building heights are governed by sky exposure planes. Parking is required for 50% of the dwelling units and waived if 15 or fewer spaces are required.	R: 3.44 maximum (up to 4.0 on wide streets with Quality Housing option) C: 2.0 as overlay (if mapped) CF: 6.5 M: Not permitted
R8	R8 zones are appropriate for mid-rise, eight to ten-story buildings. Building heights are governed by sky exposure planes. Parking is required for 50% of the dwelling units and waived if 15 or fewer spaces are required, or the lot is 10,000 square feet or less.	R: 6.02 maximum C: 2.0 as overlay (if mapped) CF: 6.5 M: Not permitted
R7A	Contextual residence district, medium density housing. Quality housing bulk regulations are mandatory, with building heights limited to 80 feet. Parking is required for 50% of the dwelling units and waived if 15 or fewer spaces are required.	R: 4.0 C: 2.0 as overlay (if mapped) CF: 4.0 M: Not permitted
R8A	Contextual residence district, high density housing. Quality Housing bulk regulations are mandatory, with building heights limited to 120 feet. Parking is required for 50% of the dwelling units and waived if 15 or fewer spaces are required.	R: 6.02 C: 2.0 as overlay (if mapped) CF: 6.5 M: Not permitted
C8-3	C8-3 districts are usually buffers between commercial and manufacturing uses, usually services that require large amounts of land. Semi-industrial general service uses permitted in Use Groups 11A and 16. These districts are mainly mapped along major traffic arteries and parking requirements vary with use.	R: Not permitted C: 2.0 CF: 6.5 M: Not permitted
C1-4 & C2-4 (Overlays)	C1 and C2 are commercial overlays mapped in residential districts. They permit local retail and service establishments. Regulations limit commercial use to one or two floors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services.	R: Same as underlying R zone C: 1.0 in R1- R5 Districts 2.0 in R6 – R10 Districts CF: Same as underlying R zone M: Not permitted
M1-1	Light manufacturing – high performance district. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. Building heights are governed by sky exposure planes. Parking requirements vary with use.	R: Not permitted C: 1.0 CF: 2.4 (use group 4 only) M: 1.0

R: Residential; C: Commercial; CF: Community Facility; M: Manufacturing
Source: New York City Zoning Resolution

Zoning classifications within the secondary study area are shown in Figure 2-6 and listed in Table 2-3, and include R8, R8A, R7-2, R7A, R7B, R6A, C4-4, C4-4D, C4-4A, C4-6, C4-7, C6-1, C6-2, C6-3, C8-3, M1-1, and M1-2, as well as C1-4 and C2-4 commercial overlays along some streets. In addition, the secondary study area includes three special overlay districts, a Special Planned Community Preservation District (PC), the Special 125th Street District (125), and the Manhattanville Mixed Use Special District (MMU).

Along the northeastern edge of the secondary study area, a Special Planned Community Preservation District (PC) overlays an approximately four block area in Washington Heights encompassing most of the Harlem River Houses, a public housing complex that is bounded by West 153rd Street, Harlem Lane Playground, West 151st Street, and Macombs Place. The Special Planned Community Preservation District designation protects the unique character of communities that have been planned and developed

as a unit. Those communities characteristically have large landscaped open spaces and a superior relationship of buildings, open spaces, commercial uses, and pedestrian and vehicular circulation. No demolition, new development, enlargement or alteration of landscaping or topography is permitted within the district except by special permit of the City Planning Commission.

TABLE 2-3
Secondary Study Area Zoning Districts

Zone	Use	Floor Area Ratio (FAR)
Residential Zoning Districts		
R6A	Contextual medium density residential	R: 3.0; CF: 3.0; C: 2.0 as overlay (if mapped)
R7-2	Medium density residential	R: 0.87 - 3.44; CF: 6.5; C: 2.0 as overlay (if mapped)
R7A	Contextual medium density residential	R: 4.0; CF: 4.0 ; C: 2.0 as overlay (if mapped)
R7B	Contextual medium density residential	R: 3.0; CF: 3.0 ; C: 2.0 as overlay (if mapped)
R8	High density residential	R: 0.94- 6.02; CF: 6.5; C: 2.0 as overlay (if mapped)
R8A	Contextual high density residential	R: 6.02; CF: 6.5; C: 2.0 as overlay (if mapped)
Commercial Zoning Districts		
C4-4	Regional commercial district outside of CBD	R: 0.87- 3.44; CF: 6.5; C: 3.4
C4-4A	Contextual regional commercial district outside of CBD	R: 4.0; CF: 4.0; C: 4.0
C4-4D	Contextual regional commercial district outside of CBD	R: 6.02; CF: 6.5; C: 3.4
C4-6	Regional commercial district outside of CBD	R: 10.0; CF: 10.0; C: 3.4
C4-7	Regional commercial district outside of CBD	R: 10.0; CF: 10.0; C: 10.0
C6-1	Medium density general commercial	R: 0.87- 3.44; CF: 6.5; C: 6.0
C6-2	Medium density general commercial	R: 0.94- 6.02; CF: 6.5; C: 6.0
C6-3	High bulk general commercial	R: 0.99- 7.52; CF: 10.0; C: 6.0
C8-3	Automotive and heavy commercial district	R: not permitted; CF: 6.5; C: 2.0
Manufacturing Zoning Districts		
M1-1	High performance, light industrial/manufacturing	R: not permitted; CF: 2.4 (use group 4 only); C/M: 1.0
M1-2	High performance, light industrial/manufacturing	R: not permitted; CF: 2.4 (use group 4 only); C/M: 1.0
Special Districts		
PC	Special Planned Community Preservation District	N.A.
125	Special 125th Street District	N.A.
MMU	Manhattanville Mixed Use Special District	N.A.

Notes: CF: community facility, R: residential, C: commercial, M: manufacturing, CBD: central business district
Source: New York City Zoning Resolution

To the south of the proposed rezoning area, the Special 125th Street District (125) overlays 24 blocks in East, Central and West Harlem extending from Broadway on the west to Second Avenue on the east between 124th Street and 126th Street. The Special 125th Street District is part of a City wide initiative to support and enhance 125th Street-Harlem's "Main Street"- as a major arts/entertainment destination and regional business district. The aim of the district to generate new mixed use development while protecting the scale of the 125th Street corridor's commercial and historic rowhouse areas by establishing street wall and height limits. To ensure active and diverse retail uses, special regulations restrict the amount of ground floor street frontage that may be occupied by banks, office and residential lobbies, and other non-active uses. Moreover, within the Core Sub district, the district requires the inclusion of arts and entertainment uses for developments over a certain size. The district establishes an innovation arts bonus- the first in the City- to provide an incentive for the creation of nonprofit visual or performing arts spaces. Opportunities for housing are expanded by increasing residential density in certain areas and offering affordable housing through the Inclusionary Housing designated areas Program.

As noted above, the Manhattanville Mixed Use Special District (MMU), which was established in 2007 to develop an Academic Mix-Use campus for Columbia University overlays approximately 35 acres directly west of the proposed rezoning area. It is generally bounded by West 133rd and West 135th streets to the north, West 125th Street and St. Clair Place to the south, Broadway and Old Broadway to the east and the Hudson River to the west. The Manhattanville Mixed Use Special District allows greater density and a

wider variety of land uses to facilitate commercial and residential development, as well as Columbia University's planned expansion into a new campus with state-of-the-art educational and research facilities that will incorporate extensive below-grade development. Active ground floor uses are encouraged along Broadway, West 125th Street, and 12th Avenue to promote the vitality of the neighborhood streets. Design regulations require publicly accessible open spaces, sidewalk amenities, sidewalk widening and landscaping. The district provides east-west visual and pedestrian connections to encourage the use of the community-oriented waterfront, emphasizing the West Harlem Piers Park. The bulk regulations for buildings to be developed alongside the railroad viaducts accommodate each of these historic elevated structures.

C1-4 and C2-4 commercial overlay districts can be found mapped on many of the retail streets including Frederick Douglas Boulevard, Adam Clayton Powell Boulevard, and West 135th and West 145th streets. Generally found on commercial strips in residential districts, these overlays are intended to accommodate businesses that serve the needs of the local population, such as grocery stores, restaurants, and beauty parlors, banks, drug stores and stationery stores. Residential uses included under C1-4 and C2-4 overlays fall under the regulations governing the underlying residential district. Areas demarcated by these overlays have a maximum FAR of 2.0 for commercial use.

The Future Without the Proposed Action (No-Action)

Land Use

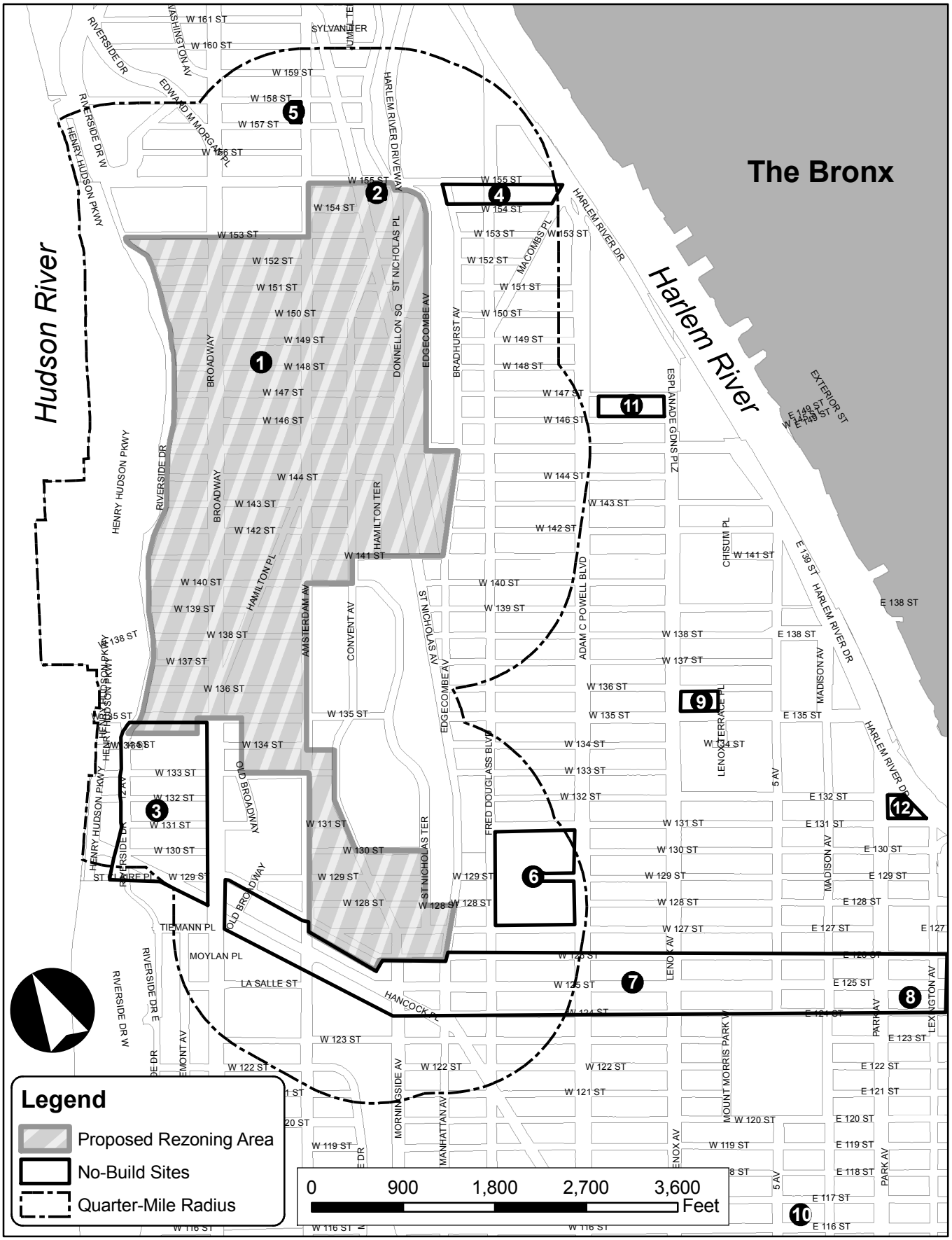
Primary Study Area

In the future without the Proposed Action, it is expected that the current land use trends and general development patterns would continue. These trends and patterns are characterized mainly by a continued demand for housing, along with modest demand for local retail, other commercial, and community facility uses. Table 1-3 in Chapter 1, "Project Description" identifies the No-Action RWCDS development that is projected to occur on each of the 24 projected development sites in the future without the Proposed Action. As shown in Table 1-3, 19 of the 24 projected development sites would be redeveloped, or undergo conversion and/or enlargement in the RWCDS for the future without the Proposed Action, resulting in a total of 567 DUs, 45,888 sf of retail uses, 399,655 sf of other commercial uses, and 319,804 sf of community facility uses on the projected development sites.

In addition to the as-of-right development estimated in the RWCDS, one other site in the primary study area is expected to be developed in the future without the Proposed Action (see Figure 2-7). A site at 404-414 West 155th Street, which is located at the northeastern corner of the rezoning area, is planned for redevelopment as a result of the recently approved Sugar Hill Rezoning. The planned development consists of a new 13-story mixed-use building with approximately 124 affordable residential rental units, all of which would be affordable, an approximately 18,036 sf children's museum, a 12,196 sf day care facility and early childhood center for approximately 100 children, 2,350 sf of non-profit program and office space, and an up to 114-space below-grade accessory parking garage.

As shown in Table 2-4, the No-Action developments within the primary study area, both on identified RWCDS projected development sites and other sites, are estimated to add approximately 691 residential units, 45,888 sf of retail, 399,655 sf of other commercial uses; 352,304 sf of community facility uses; and up to 114 accessory parking spaces. This No-Action development is estimated to add a total of 1,772 residents and 2,899 workers to the study area (see Table 2-4).

No-Build Sites



Secondary Study Area

The secondary study area is also anticipated to experience new development due to general background growth and planned or approved developments (refer to Figure 2-7). This includes development as a result of the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development, and the 125th Street Corridor Rezoning and Related Actions, as well as a number of other single-site developments.

The Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development project, which was the subject of a rezoning approved in 2007, would facilitate Columbia University's development of an Academic Mixed-Use plan on approximately 17 acres within a 35-acre Project Area, as well as commercial and residential development in other portions of the Project Area. This development would occur over two phases, with Phase 1 completed by 2015 and Phase 2 by 2030. The Academic Mixed-Use Development, as proposed, would total approximately 6.8 million gross square feet above and below ground in the Academic Mixed-Use Development area (Subdistrict A) of the established Special Manhattanville Mixed-Use zoning district. Such development would consist primarily of community facility uses serving the University, with street-level retail and other active ground-floor uses. the total program space (includes academic research, academic, University housing, and recreation space), both above and below grade, is 4.8 million sf. In addition, active ground-floor use (at a minimum) would be 162,618 sf. The remaining 1.8 million sf would comprise below-grade support space (includes academic research support, central energy plants, mechanical and loading space, parking, and storage). The support space would include 296,200 sf for academic research support. Irrespective of the use, the plan would include 4.8 million sf of development above grade (equivalent to 4.4 million sf of zoning floor area, and approximately 2 million sf below grade). An additional 329,000 sf of non-Columbia development is also projected within Subdistricts B and C of the Special Manhattanville Mixed-Use zoning district. In all, this project would result in an estimated 7.1 million gsf of development. As shown in Table 2-4, Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development project is anticipated to introduce 99 residential units, 11,400 sf of retail, 1,988,346 sf of community facility space by 2021.

The 125th Street Corridor Rezoning and Related Actions project, which is the subject of a rezoning approved in 2008, rezoned 24 blocks along the 125th Street corridor, stretching from Broadway east to Second Avenue between 124th and 126th streets and spanning sections of West, Central, and East Harlem. The intent of these zoning changes is to sustain the ongoing revitalization of 125th Street as a unique Manhattan Main Street, enhance its regional business district character and reinforce the street's premier arts, culture, and entertainment destination identity. As shown in Table 2-4, 125th Street Corridor Rezoning and Related Actions project is anticipated to introduce approximately 663 residential units, 40,284 sf of retail, 138,225 sf of other commercial, 25,987 sf of hotel, 31,887 sf of arts/performance, and 465 parking spaces to the ¼-mile secondary study area by 2017.

As shown in Table 2-4, other anticipated developments in the ¼-mile secondary study area include the rezoning of parts of two blocks on West 155th Street to facilitate a 12-story mixed-use building that would include approximately 472 residential units and 54,069 sf of retail uses as well as 160 public parking spaces. In addition, the School Construction Authority (SCA) has proposed to construct the Community Health Academy of the Heights, a proposed 572-seat IS/HS school, on a site located at 500 West 158th Street. The proposed school will also include a health clinic. Another No-Action development that includes a school is the new Harlem Children's Zone Charter School and new affordable housing at St. Nicholas Houses. The project site is located within the St. Nicholas Houses in Central Harlem, Manhattan, which includes two components. The first is a proposed charter school expected to be completed by 2012 and to accommodate 1,300 students in grades K–12, and 360 new faculty and staff. The existing West 129th Street cul-de-sac is also proposed to be extended and utilized as a one-way public roadway to provide access to the school from Adam Clayton Powell Jr. Boulevard. The second

component is a proposed 200 dwelling unit residential building, which would include a below-grade, 49-space accessory-parking garage with access to West 131st Street via a driveway, to be completed by 2017.

TABLE 2-4
Development Projects in the Future Without the Proposed Actions

Map No.	Project Name/Address	Development Proposal Program	Build Year	Estimated Residents[2]	Estimated Workers[3]
Primary Study Area					
1	West Harlem Rezoning No-Action RWCDS/multiple sites	Residential: 567 DU; Retail: 45,888 sf; Commercial: 399,655 sf; Community Facility: 319,804 sf	2021	1,457	2,825
2	Sugar Hill Rezoning/ 404-414 West 155th Street	Residential: 124 DU; Community Facility: 32,500 sf; Parking 114 spaces	2014	315	74
	Subtotal for Primary Study Area	*Residential: 691 DU; Retail: 45,888 sf; Commercial: 399,655 sf; Community Facility: 352,304 sf; Parking: 114 spaces*		*1,772*	*2,899*
Secondary (1/4-Mile) Study Area					
3	Manhattanville in West Harlem Rezoning & Academic Mixed-Use Development/Bounded by 12th Ave, Broadway between 125th & W. 135th sts. – Phase 1 [1]	Residential: 99 DU; Community Facility: 1,042,990 sf	2015	262	1,716
3	Manhattanville in West Harlem Rezoning & Academic Mixed-Use Development/Bounded by 12th Ave, Broadway between 125th & W. 135th sts. – Phase 2 [1]	Retail: 11,400 sf; Community Facility: 945,336 sf	2021	-	1,499
4	W. 155th Street Rezoning/W. 154th St., W. 155th St., Bradhurst Ave. and Macombs Pl.	Residential: 472 DU; Retail: 54,069 sf; Parking: 160 public spaces	2013	1,076	64
5	Community Health Academy of the Heights School 504 W. 158th St.	Community Facility: 77,000 sf	2012	-	57
6	New Harlem Children's Zone Charter School & new Affordable Housing at St. Nicholas Houses/W. 129th St. btw. Frederick Douglas and Adam Clayton Powell blvds. [4]	Residential: 200 DU; Community Facility: 100,000 sf (charter school); Parking: 49 accessory spaces	2017	492	369
7	125th Street Corridor Rezoning & Related Actions [5]	Residential: 663 DU; Retail: 40,284 sf; Commercial: 138,225 sf; Hotel: 25,987 sf; Arts/Performance: 31,887 sf; Parking: 465 spaces	2017	1,724	904
	Subtotal for Secondary Study Area			3,554	369
Beyond the Secondary Study Area but within a ½-Mile Radius of the Proposed Rezoning Area					
7	125th Street Corridor Rezoning & Related Actions	Residential: 1,573 DU; Retail: 191,461 sf; Commercial: 539,381 sf; Hotel: (8,530 sf); Arts/Performance: 62,334 sf; Community Facility: (110,985 sf); Parking: 1,417 spaces	2017	4,090	2,542
8	Former firehouse to convert to community facility use/E. 125th St. between Park and Lexington Aves.	Retail: 2,000 sf; Community Facility: 8,500 sf	2014	0	11
9	Harlem Hospital Redevelopment/ 506 Lenox Ave.	Community Facility: 150,000 sf; Parking: 400 spaces	2012	0	0
10	West 116th/West 117th Street Rezoning/ W. 116th to West 117th sts between 5th and Lenox aves.	Residential: 195 DU;	2014	501	-
11	Mother Hale MTA Bus Garage/721 Lenox Ave.	Transportation: 396,700 gsf; Parking: 200 spaces	2013	-	412
12	Harlem River Point/1951 Park Avenue	Residential: 314 DU; Retail: 2,500 sf; Community Facility: 10,300 sf (day care center)	2014	807	63

Notes: unk: unknown
[1] Based on information from the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS, Table S-3: Illustrative Plan by Development Site (in GSF).
[2] Based on information provided in respective environmental review documents or, if unavailable, an assumption of 2.57 residents per unit, based on average number of residents per occupied housing unit calculated from 2010 Census data for the rezoning area and surrounding ¼-mile radius.
[3] Based on information provided in respective environmental review documents or, if unavailable, an assumption of 1 employee per 250 SF of office, 3 employees per 1000 SF of retail, and 1 employee per 300 SF of community facility, as well as 1 employee per 25 DUs.
[4] A lawsuit was filed against this project on July 21, 2011. It should also be noted that the Harlem Children's Zone (HCZ) environmental assessment studied housing as a potential development option in the future (200 new DUs and 49 accessory parking spaces), although HCZ does not have a fully-fleshed out building program for the residential component. However, this potential component is included in the No- Build list, as it may possible for HCZ to decide to develop the residential component in a 10-year time span.
[5] Includes portion of the 125th Street Corridor Rezoning (area bounded by Broadway on the west and Adam Clayton Powell Boulevard on the east) within the ¼-mile secondary land use study area.

Overall, the existing mix of land uses in the secondary study area is expected to persist in 2021 without the Proposed Action, although a significant amount of new residential and community facility development is anticipated.

Other Developments Outside of the Secondary Study Area

For the purposes of other analyses that have a larger study area than a ¼-mile radius, such as community facilities and open space, Table 2-4 and Figure 2-7 also provide a list of developments anticipated to occur within a ¼-mile to a ½-mile of the proposed rezoning area. These include the conversion of a former firehouse at East 125th Street to community facility use, redevelopment of a site at Lenox Avenue and West 135th Street for Harlem Hospital modernization, rezoning of a site between West 116th and West 117th streets and Fifth and Lenox avenues to facilitate a new residential development with approximately 195 units, and Harlem River Point, a new mixed-income development with community facility uses, is also planned at Park Avenue and East 116th Street, and is expected to contain 314 affordable residential units, 2,500 sf of retail, and 10,300 sf of community facility space that is anticipated to be occupied by a day care center.

The vacant firehouse that formerly housed Hook & Ladder 14 is planned for conversion to community facility and retail use. According to news articles, The Caribbean Cultural Center African Diaspora Institute is planning move from its current location in Columbus Circle to the landmark former firehouse at 120 East 125th Street, which is located just west of the Lexington Avenue subway line. The cultural center will have 8,500 square foot of space and approximately 2,000 sf of retail, and intends to spend $3.5 million in renovations.

Finally, the MTA NYC Transit is in the process of constructing a new approximately 396,700 sf bus depot at Lenox Avenue and West 146th Street, which will replace the existing depot with a new green building that has environmentally friendly features. The new depot will be a three-story, approximately 70-foot tall structure built to accommodate 150 buses – 25 more than the current depot. The new facility is also being designed to provide for employee parking on site.

Zoning

Primary Study Area

In the future without the Proposed Action, the primary study area would maintain its existing zoning and new development within much of the rezoning area would not be subject to height limits, except for sites in R7-2 districts with frontages of less than 45 feet in width, which are subject to the sliver regulations pursuant to ZR Section 23-692. The sliver regulations restrict the maximum building height to the width of the street on which the building fronts, unless the building is built using the Quality Housing option. Ongoing trends in land use are expected to continue within the existing zoning framework; with continued as-of-right development of residential, commercial and community facility use.

Secondary Study Area

In absence of the Proposed Action, the secondary study area will continue to experience an increase in as-of-right residential and commercial development due to the recent rezonings, including 125th Street Corridor Rezoning, the Sugar Hill Rezoning, and Columbia University's Manhattanville rezoning. In addition, no known zoning changes are planned within the secondary study area.

The Future With the Proposed Action (With-Action)

As described in Chapter 1, "Project Description," the Proposed Action includes zoning map and text amendments affecting an approximately 90 block area in the West Harlem neighborhood in Manhattan Community District 9. This section describes the land use and zoning conditions that would result from the Proposed Action by 2021, and evaluates the potential for the Proposed Action to result in significant adverse impacts.

Land Use

In the future with the Proposed Action, the primary study area is expected to be redeveloped with residential, community facility, retail, and other commercial uses. The proposed zoning changes would preserve the existing scale and character of the West Harlem neighborhood, expand opportunities for mixed use development in the existing manufacturing district, and facilitate opportunities for affordable housing, as well as enhance and provide support for existing ground floor retail uses.

Primary Study Area

It is anticipated that the Proposed Action would result in changes to some land uses in the primary study area. The Proposed Action would allow for the development of new uses and higher densities at the projected and potential development sites. New development under the Proposed Action would be compatible with existing residential, commercial, and community facility uses currently found within and outside the primary study area and at similar densities and comparable bulk envelopes. Most new development is expected to occur in the southern portion of the proposed rezoning area within the proposed MX district in Manhattanville, or along the West 145th Street corridor in Hamilton Heights.

DCP has identified 24 projected development sites that are considered most likely to be developed in the future with the Proposed Action (see Chapter 1, "Project Description," for a detailed description of this RWCDS). As described in Chapter 1, it is expected that in the future with the Proposed Action a range of new development could occur on two of the 24 projected development sites resulting in four RWCDS for the projected development sites. Two reasonable worst-case development scenarios have been identified for analysis purposes for projected development sites 6 and 40: a With-Deed Restriction scenario and a No-Deed Restriction scenario for projected development site 6; and a Conversion scenario and a New Development scenario for projected development site 40. Table 2-5 provides a summary of the resulting development increment of the four RWCDS compared to the No-Action condition for each scenario, by neighborhood subarea.

As noted above, development within the Hamilton Heights subarea would be primarily concentrated along the West 145th Street corridor. As shown in Table 2-5, all of the new affordable housing units that are expected to be developed within the proposed rezoning area would be constructed within the Hamilton Heights subarea along the 145th Street corridor in the proposed R8A IH and C6-3X IH zoning districts. Hamilton Heights would experience a minimum net increase of 115 housing units in RWCDS 1 and 2, and a maximum net increase of 270 housing units in RWCDS 3 and 4. The neighborhood would also experience a net increase of approximately 53,652 gsf of retail and 12,721 gsf of other commercial space (office) in all four RWCDS, as well as a net loss of community facility space in all four RWCDS.
The Manhattanville neighborhood subarea would experience a slightly larger net increase of residential units, commercial, and community facility space as compared to Hamilton Heights. New development would be concentrated within the existing M1-1 zoning district at the southwestern corner of the proposed rezoning area on West 126th, West 127th, and West 128th streets between Amsterdam and Convent avenues. As shown in Table 2-5, Manhattanville would experience a minimum net increase of 229 housing units in RWCDS 1 and 3 with the conversion of the existing buildings on projected development

site 40, and a maximum net increase 299 units in RWCDS 2 and 4 with the redevelopment of projected development site 40. In RWCDS 1 and 3, Manhattanville would experience a net increase of 70,698 gsf of retail and 68,133 gsf of other commercial uses, and in RWCDS 2 and 4, Manhattanville would experience an even greater net increase of retail space (95,182 gsf of retail) and a very minor increase in other commercial uses (3,164 gsf). Unlike Hamilton Heights, the Manhattanville neighborhood subarea would also experience a net increase of community facility space- approximately 366,956 gsf in RWCDS 1 and 3 and approximately 336,930 gsf in RWCDS 2 and 4.

TABLE 2-5
No-Action to With-Action Increment for Projected Development Sites

	RWCDS 1 (Deed Restriction + Conversion)	RWCDS 2 (Deed Restriction + New Development)	RWCDS 3 (No Deed Restriction + Conversion)	RWCDS 4 (No Deed Restriction + New Development)
Manhattanville Subarea*				
Residential***	229 units	299 units	229 units	299 units
Retail	70,698 gsf	95,182 gsf	70,698 gsf	95,182 gsf
Other Commercial (office)	68,133 gsf	3,164 gsf	68,133 gsf	3,164 gsf
Community Facility	366,956 gsf	336,931 gsf	366,956 gsf	336,931 gsf
Parking	129 spaces	164 spaces	129 spaces	164 spaces
Hamilton Heights Subarea**				
Residential***	115 units (incl. 61 affordable)	115 units (incl. 61 affordable)	270 units (incl. 82 affordable)	270 units (incl. 82 affordable)
Retail	53,652 gsf	53,652 gsf	53,652 gsf	53,652 gsf
Other Commercial (office)	12,721 gsf	12,721 gsf	12,721 gsf	12,721 gsf
Community Facility	(90,110 gsf)	(90,110 gsf)	(209,574 gsf)	(209,574 gsf)
Parking	0 spaces	0 spaces	46 spaces	46 spaces
OVERALL TOTAL				
Residential***	344 units (incl. 61 affordable)	414 units (incl. 61 affordable)	499 units (incl. 82 affordable)	569 units (incl. 82 affordable)
Retail	124,350 gsf	148,834 gsf	124,350 gsf retail	148,834 gsf
Other Commercial (office)	80,854 gsf	15,885 gsf	80,854 gsf	15,885 gsf
Community Facility	276,846 gsf	246,821 gsf	157,383 gsf	127,358 gsf
Parking	129 parking spaces	164 parking spaces	175 parking spaces	210 parking spaces

Note: Two reasonable worst-case development scenarios (RWCDS) have been identified for projected development sites 6 and 40. The With-Deed Restriction scenario for projected development site 6 (the former P.S. 186 site) refers to an existing deed restriction on the property that requires any new development on the site to contain 85% community facility use. The deed restriction would expire upon a sale to an unrelated third party. However, prior to such a sale, completion of the development of the property in accordance with the deed restriction is required. The Conversion scenario for projected development site 40 (the Mink Building complex) exists because the site contains existing buildings of various heights, density and character and lend themselves to a wide range of redevelopment options including alteration, conversion and partial demolition.

* Manhattanville neighborhood subarea includes projected development sites 11, 12, 13, 14, 15, 17, 18, 19, 40 and 50.

** Hamilton Heights neighborhood subarea includes projected development sites 1, 2, 4, 5, 6, 7, 8, 9, 10, 51, 52, 53, 54, and 55.

*** An average dwelling unit size of 900 sf is assumed for new residential development and residential conversions.

Assessment

The Proposed Action would not result in significant adverse land use impacts in the rezoning area. The Proposed Action would change zoning designations within the primary study area in a manner that is intended to balance preservation and growth in select areas of West Harlem's medium-density residential core and within the rezoning area's proposed new MX-district. The new land uses that would result in the future with the Proposed Action are foreseen as a continuation of current established land use trends in a manner sensitive to the surrounding land uses and built form. The proposed contextual zoning would provide an orderly, planned framework for development, which likely would otherwise proceed without regard to the existing urban context in the future without the Proposed Action.

With the Proposed Action, the same general land uses would be allowed throughout the proposed rezoning area. The proposed contextual zoning districts would promote building forms that better reflect the existing medium and low-rise context of West Harlem, and increase density along portions of West 145th Street- a significant east-west corridor. The proposed zoning changes would also replace an existing manufacturing district in the southeastern portion of the rezoning area with a mixed use district to encourage new mixed use, residential, institutional, and commercial uses, as well as retain high performance manufacturing and industrial uses. This mixed-use district would also increase density, which would be compatible with the existing mixed-use character of surrounding area, including the 125th Street corridor to the south and the Special Manhattanville Mixed-Use zoning district to the west.

Much of West Harlem's current zoning has been in place since 1961. The existing zoning does not protect the character of the brownstones, which are found in large measure in the area. The existing zoning does not have building height limits in brownstone areas, and does not protect the predominant streetwall character of the entire rezoning area, thus allowing for setbacks from the sidewalk that diminish a street's sense of scale and continuity.

The existing R7-2 and R8 districts are governed by 'height factor' regulations which encourage tower-in-the-park developments on large lots, like those that occupy many superblocks in West Harlem (i.e., large blocks formed by the combination of two to three standard blocks). The tower-in-the-park building form contrasts sharply with the character of multi-family walk-ups and rowhouses within the rezoning area. The existing zoning could result in new buildings that disrupt the continuity of street walls in predominantly low to mid-rise neighborhoods. In addition, buildings constructed under height factor zoning could rise between 14 and 16 stories in R7-2 districts, and 18 and 21 stories in R8 districts. These are significantly taller than the six- to eight-story residential buildings along the avenues and the four- to six-story rowhouses in the mid-block that characterize much of the neighborhood. Further, under the existing zoning, there are no height limits, except for sites in R7-2 districts with frontages of less than 45 feet in width, which are subject to the sliver regulations pursuant to ZR Section 23-692. The sliver regulations restrict the maximum building height to the width of the street on which the building fronts, unless the building is built using the Quality Housing option. Larger buildings such as community facilities could result in future building heights that are unpredictable and out of scale with the prevailing context.

The Proposed Action would promote building forms that are compatible with existing neighborhood character, by mapping contextual zoning districts within the proposed rezoning area's residential core, to ensure that future building forms are more compatible with the existing built character. The strict height limits and street wall regulations imposed by the contextual zoning districts would preclude the possibility of future development that is out-of-scale with the current neighborhood context. The Proposed Action would preserve the low and mid-rise scale of mid-blocks and avenue frontages with strong built contexts, by creating modest decreases and modest increases in density with contextual zoning districts targeted to these areas. For Broadway, Riverside Drive and their respective mid-blocks, the proposed rezoning would retain the existing residential density within a contextual envelope.

The Proposed Action also expands development opportunities for several blocks currently zoned only for light manufacturing use. In the existing M1-1 district, private investment has been limited by outmoded zoning that does not provide the flexibility or density to facilitate mixed-use development. To attract private investment, it is necessary to have a zoning plan that provides design flexibility to allow a wide range of uses and activities. This is especially true for the M1-1 district, where the existing density – 1.0 FAR for commercial and light manufacturing uses – constrains expansion of existing buildings and hinders new construction. The proposed rezoning, through density increases (i.e., 1.0 FAR to 5.0 FAR for commercial and light manufacturing uses) would enable better accommodation of mixed-use throughout the area that is currently zoned M1-1, including retail, arts production uses and exhibition space, offices

and other commercial anchors. Certain semi and light manufacturing uses would continue to be permitted, however, given market trends, it is expected that no new industrial development would occur as a result of the Proposed Action.

The Proposed Action would also foster new opportunities for affordable housing development. To encourage new residential development for all income levels, the Proposed Action would create increased densities through use of the Inclusionary Housing Program (IHP) in appropriate locations to expand and enhance future affordable housing development opportunities. Finally, the Proposed Action would provide support for existing ground floor retail uses by mapping commercial overlays along streets where existing ground floor retail uses exist to encourage the growth of local-scale commercial activity.

Therefore, while the Proposed Action would lead to changes in land uses within the primary study area from what is expected in the future without the Proposed Action, these new uses would be compatible with the uses nearby. The Proposed Action would also be in keeping with the overall pattern of development throughout the entire study area, and would preserve the existing low- to mid-rise scale and character that characterizes much of the primary study area. The Proposed Action would not generate land uses that would be incompatible with surrounding uses, and would not displace land uses in such a way as to adversely affect surrounding land uses. Density would be increased only in areas that have the capacity to support it and density increases would be consistent with public policy. The Proposed Action would also provide opportunities for affordable housing along West 145th Street while allowing for appropriately scaled development in the neighboring low- to mid-rise residential areas in the primary study area.

Therefore, the Proposed Action would not result in significant adverse impacts on land use in the primary study area, but is expected to have a beneficial effect on the built character, context and range of uses in West Harlem.

Secondary Study Area

The Proposed Action is not expected to generate significant adverse land use changes in the secondary study area. The mix of uses that would evolve in the primary study area as a result of the Proposed Action would be compatible with the existing pattern of development in the surrounding area. The proposed action would not alter zoning designations within the quarter-mile secondary study area. The neighborhoods within the secondary study area are firmly established and not likely to support much additional development. Moreover, future development in the secondary study area would be under existing zoning and would therefore be compatible with surrounding land use patterns. As such, the proposed action would have no direct impact upon zoning in the secondary study area.

Zoning

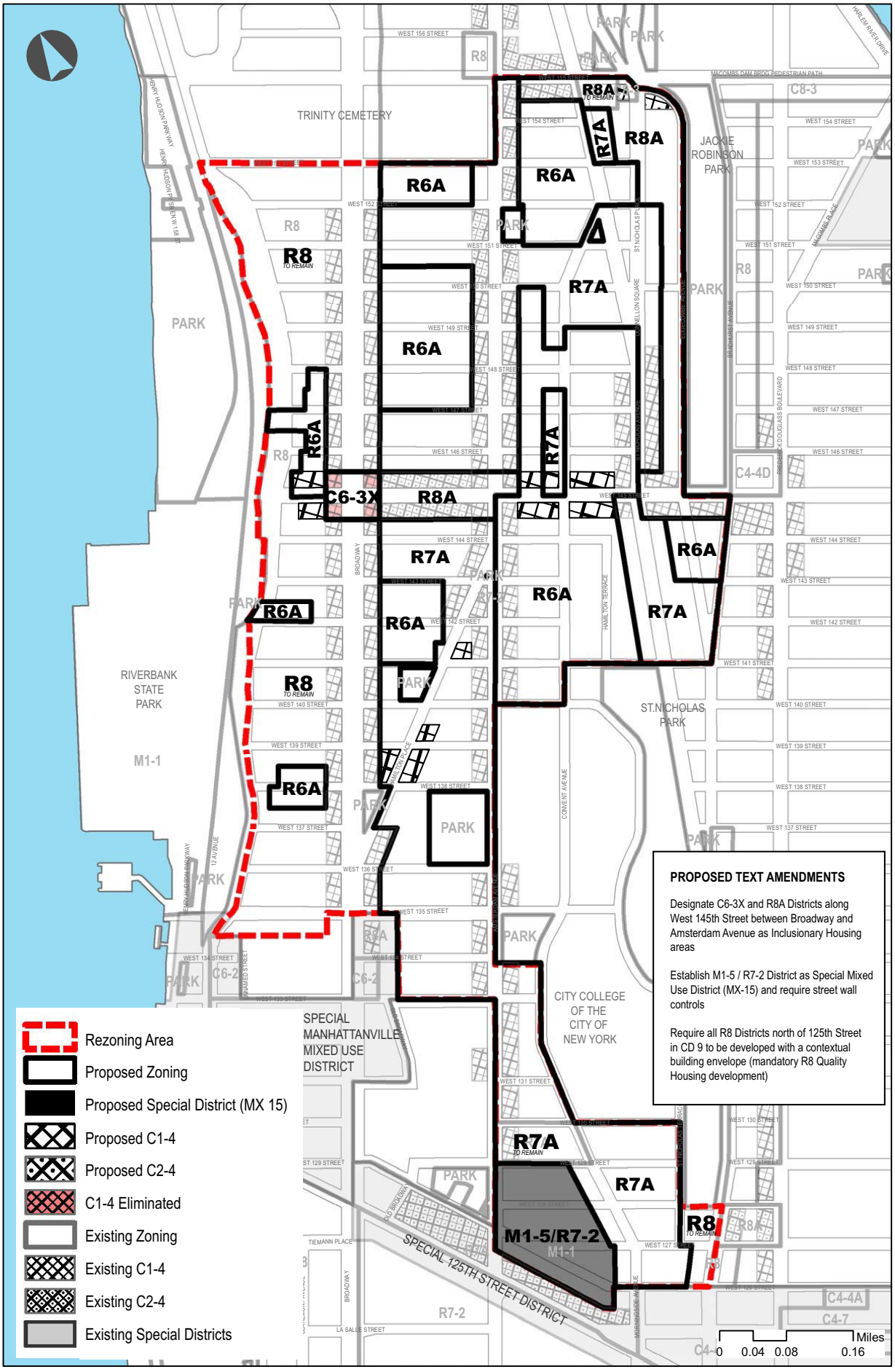
Primary Study Area

In the future with the Proposed Action, the existing zoning in the primary study area (rezoning area) would change. The proposed zoning changes as a result of the Proposed Action are shown in Figure 2-8, and described in detail below, and are also summarized in Table 2-6 at the end of this section.

Proposed Zoning Map Changes

The proposed zoning map amendments would map contextual zoning districts at densities appropriate to the existing land uses and built character of West Harlem. Contextual zoning regulates height, placement and scale of new buildings so that they fit the character of the neighborhoods in which they are located. Moderate-and higher-density contextual districts, identified by a letter suffix A, B or X (e.g., R6A, R7A,

Figure 2-8
Proposed Zoning



Source: NYC Department of City Planning

R8A, and C6-3X), encourage the lower, bulkier, closer-to-the-sidewalk apartment buildings, at different densities, that define the streetscape in many of the city's neighborhoods. The Quality Housing Program is mandatory in moderate and higher-density contextual districts. The Proposed Action also includes modest increases in density along portions of West 145th Street – a significant east-west corridor, to incentivize mixed-use development and expand opportunities for affordable housing. The proposed zoning changes would also direct higher densities to areas that can better accommodate future growth, such as those close to subway lines and in the area currently mapped with an M1-1 zoning district, while mapping lower densities in areas that are predominantly residential brownstones. The Proposed Action would expand opportunities for new mixed-use development and favor other uses over residential by mapping a mixed-use zoning district in the existing M1-1 zoning district.

Under the Proposed Action, portions of six blocks currently zoned R8 in Hamilton Heights would be rezoned to R6A, including: the mid-blocks generally bounded by the north side of West 145th Street to the south side of West 148th Street between Riverside Drive and Broadway; the southwestern corner of the block bounded by West 143rd Street, Broadway, West 142nd Street, and Riverside Avenue; and the mid-blocks on the north and south sides of West 139th Street between Riverside Drive and Broadway. R6A zoning would also replace existing R7-2 zoning on portions of 30 blocks in Hamilton Heights, including: the mid-blocks bounded by West 147th to West 150th streets between Broadway and Amsterdam Avenue; West 145th to West 150th streets between Amsterdam and St. Nicholas avenues; West 151st to West 154th streets between Amsterdam, Convent and St. Nicholas avenues; West 140th to West 145th streets between Amsterdam Avenue and Hamilton Terrace; and along the north side of West 152nd Street between Broadway and Amsterdam Avenue.

The proposed R6A zoning district would mandate street wall and maximum building heights (see Table 2-6), whereas there are no height limits under the existing zoning, except for sites in R7-2 districts with frontages of less than 45 feet in width, which are subject to the sliver regulations pursuant to ZR Section 23-692 (sliver regulations restrict the maximum building height to the width of the street on which the building fronts, unless the building is built using the Quality Housing option). The proposed R6A district would also reduce the maximum residential FAR from 6.02 FAR (7.2 FAR on wide streets) in R8 districts and 3.44 (4.0 on wide streets) in R72- districts to 3.0 FAR, respectively. Community facility development would be permitted up to 3.0 FAR. The proposed R6A zoning district in Hamilton Heights, with lower bulk, height, and street wall requirements would provide consistency between the existing built context of low-scale areas and its underlying zoning.

R7A contextual zoning would replace existing R7-2 zoning throughout much of the primary study area in Hamilton Heights and in Manhattanville. As shown in Figure 2-8, R7A zoning districts would be mapped along portions of St. Nicholas Place, Amsterdam, Convent and St. Nicholas avenues and on select mid-blocks between Broadway and St. Nicholas Avenue. The proposed R7A zoning district would mandate maximum building heights of 80 feet and street wall heights of 40 to 65 feet, and would allow residential FAR of 4.0 and community facility FAR of 4.0. The density allowed under R7A is equivalent to the maximum residential density that is currently allowed on St. Nicholas Place and along Amsterdam, Convent and St. Nicholas avenues under the Quality Housing option. The proposed R7A zoning would result in a reduction of the maximum permitted community facility development from 6.5 to 4.0 FAR. The mid-blocks proposed for R7A are characterized by mid-rise multi-family buildings interspersed with low-rise residential buildings. The building form encouraged by R7A regulations would result in residential buildings that are consistent with the scale, streetwall and density of the existing mid-block buildings.

The Proposed Action would rezone portions of five blocks on both sides of West 145th Street from a point 100 feet east of Broadway to Amsterdam Avenue from R7-2 to R8A IH (see Figure 2-8). R8A contextual districts have a maximum building height of 120 feet, and street wall heights of 60 to 85 feet. The

Proposed Action would designate the R8A zoning district proposed for West 145th Street between Broadway and Amsterdam Avenue with the Inclusionary Housing Program. The proposed R8A IH district a base residential density of 5.4 FAR bonusable to 7.2 FAR achievable with the Inclusionary Housing bonus within this area. The residential density allowed under R8A IH using the Inclusionary Housing bonus is equivalent to the maximum residential density that is currently allowed under the Quality Housing option. Community facilities would be allowed up to 6.5 FAR, as currently allowed under the existing R7-2 district regulations. The proposed R8A district is intended to provide a useful incentive to develop affordable housing and enhance future development opportunities for the West 145th Street corridor.

The Proposed Action would also replace existing R7-2 zoning districts along Edgecombe Avenue, West 155th Street and West 145th Street between St. Nicholas and Bradhurst avenues with the R8A zoning district in order to maintain the scale and street wall with the existing dense, mid-rise multi-family buildings within the area (see Figure 2-8). R8A districts permit residential uses up to 6.02 FAR, community facility uses up to 6.5 FAR, maximum building heights of 120 feet, and street wall heights of 60 to 85 feet. The proposed rezoning action would increase the permitted residential density from 3.44 to 6.02 FAR. Similar to existing R7-2 district, community facility development would be permitted up to 6.5 FAR.

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

A new Special Mixed Use District (MX 15) would be mapped on portions of four blocks generally bounded by West 126th and West 129th streets, and Amsterdam and Convent avenues in Manhattanville within the southern portion of the primary study area. The Special Mixed Use District is a special zoning districts that is currently mapped in several locations throughout the City that combines a light industrial (M1) district with a residential district and permits a mixed of selected light industrial, commercial, residential, and community facility uses under the applicable regulations. The MX district permits mixed-use buildings.

An M1-5/R7-2 mixed use zoning district would replace the existing M1-1 zoning (see Figure 2-8). The MX District would allow for new residential uses and non-residential uses to be permitted as-of-right. Residential development would be permitted up to 3.44 FAR, however, on wide streets outside the Manhattan Core, residential development would be permitted up to 4.0 under the Quality Housing option. Unlike the current M1-1 zoning, the proposed MX district would also allow all Use Group 3 and 4 uses (community facilities), further expanding and supporting mixed use development in this area. The proposed MX district would increase the permitted density of community facility development from 2.4 FAR to 6.5. In addition, maximum permitted density of both commercial and light industrial uses would increase from 1.0 FAR to 5.0 FAR. Retail and other commercial uses would also be permitted to be

located above the ground floor. Some commercial uses, such as supermarkets would be limited to 10,000 sf of floor area per establishment. Unlike the existing M1-1 zoning, the proposed MX district would also establish minimum and maximum street wall base heights of 60 and 85 feet, respectively, with a maximum building height of 135 feet (up to 175 feet with 'penthouse' rule).

As the proposed rezoning area is strongly built-out, the existing M1-1 district is one of the few places that could provide an opportunity for additional commercial and community facility development, especially supporting activities that complement arts production and exhibition. The proposed MX district would provide more flexibility than current M1-1 zoning, to incentivize the development of new business and better support the expansion of existing businesses.

TABLE 2-6
Summary of Proposed Zoning Districts

Zoning District	Type	Maximum FAR			Base Height (min/max)[1]	Building Height (max)[1]
		Residential	Commercial	Community Facilities		
R6A	Contextual residential district, medium-density housing	3.0	--	3.0	40/60	70
R7A	Contextual residential district, medium-density housing	4.0	--	4.0	40/65	80
R8A	Contextual residential district, high-density housing	6.02	--	6.5	60/85	120
R8A IH	Contextual residential district, high-density housing with Inclusionary Housing designation	5.4/7.2[2]	--	6.5	60/85	120
C6-3X IH	Contextual commercial district with Inclusionary Housing designation	7.3/9.7[3]	6.0	9.0	105/120	170
MX (M1-5/R7-2)	Special Mixed-Use District	3.44/4.0[4]	5.0[5]	6.5	60/85	135/175[6]
C1-4 overlay	Commercial overlay, local retail services	N/A	2.0	N/A	N/A	N/A
C2-4 overlay	Commercial overlay, local retail services	N/A	2.0	N/A	N/A	N/A

Notes:
[1] In Feet
[2] The proposed text amendments would allow residential use to a maximum FAR of 5.4 without an affordable housing component; this maximum FAR would be increased to 7.2 with an affordable housing component.
[3] The proposed text amendments would allow residential use to a maximum FAR of 7.3 without an affordable housing component; this maximum FAR would be increased to 9.7 with an affordable housing component.
[4] Allow residential development up to 3.44 FAR; however, on wide streets outside the Manhattan Core, residential development is permitted up to 4.0 FAR under the Quality Housing option.
[5] Some commercial uses, such as supermarkets are limited to 10,000 sf of floor area per establishment.
[6] Buildings may exceed the maximum building height up to a height of 175 through the use of a provision that requires any stories constructed above a height of 135 feet to contain 20 percent less area than the story below it ('penthouse rule').

The Proposed Action would map C2-4 commercial overlays on the south side of West 155th Street between St. Nicholas and Bradhurst avenues, on both sides of the West 145th Street mid-block between Riverside Drive and Broadway, and both sides of the West 145th Street mid-block between Amsterdam and St. Nicholas avenues. C1-4 commercial overlays would be mapped on Hamilton Place between West 138th and West 139th streets, a portion of the east side of Hamilton Place between West 139th and West 140th streets and a portion of the east side of Hamilton Place between West 141st and West 142nd streets. C1 and C2 commercial overlays are mapped on streets within residential districts that serve the local retail needs of the surrounding residential neighborhood. Typical retail uses include grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair services. The proposed commercial overlays would be mapped within R6A, R7A and R8A districts and would bring existing ground floor commercial uses into conformance. They would also support future ground floor commercial uses to serve the neighborhood. Within the proposed R6A, R7A

and R8A districts, ground floor retail uses would be allowed up to 2.0 FAR in mixed residential/commercial buildings. Buildings without residential uses would also be allowed 2.0 FAR of commercial uses. New developments would be subject to the density and bulk requirements of the proposed underlying R6A, R7A and R8A districts.

Proposed Zoning Text Amendments

The Proposed Action also includes three zoning text amendments:

Inclusionary Housing Program

The Proposed Action includes a proposed zoning text amendment would make the Inclusionary Housing Program (IHP) applicable within portions of five blocks in the rezoning area. The proposed zoning text amendment would modify Appendix F, Inclusionary Housing Designated Areas, to make the proposed C6-3X IH zoning district (R9X residential zoning district equivalent) and the R8A IH zoning district along West 145th Street between Broadway and Amsterdam Avenue "Inclusionary Housing designated areas." In the areas where the IHP would be applicable, new residential developments that provide on-or off- site housing that will remain permanently affordable for low-and moderate-income families would receive increased floor area. The IHP provides 33% bonus in exchange for 20% of floor area set aside as affordable units. The additional floor area must be accommodated within the bulk regulations of the underlying zoning districts. Affordable units could be financed through city, state, and federal affordable housing subsidy programs.

The affordable housing requirement of the Inclusionary Housing zoning bonus could be met through the development of affordable units, on-site, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district, within a half-mile of the bonused development or anywhere within Community District 9. The availability of on-site and off-site options provides maximum flexibility to ensure the broadest possible utilization of the program under various market conditions.

The Inclusionary Housing provisions would help maintain affordable housing options as residential demand in West Harlem continues to increase. With rents rising throughout Manhattan and the rest of New York City, it is important that programs like Inclusionary Housing are utilized to sustain income diversity within a neighborhood and prevent long-term residents from being priced out.

MX Zoning District

The Proposed Action includes an amendment to the New York City Zoning Resolution text to create the new MX 15 district (M1-5/R7-2 zoning district) in West Harlem, thereby making the Special Mixed Use District's general provisions applicable. As described above in the discussion of the zoning map amendment for M1-5/R7-2, when the MX District contains an R7-2 designation, the Special Mixed Use District prescribes a maximum base height of 60 feet and a maximum building height of 135 feet with the option to achieve up to a height of 175 feet through the use of the 'penthouse rule'. The current Special Mixed Use District regulations applicable to M1-5/R7-2 do not require both a minimum base height provision and street wall location provision. In order to retain the street wall character of the area, the Proposed Action would amend the base height requirements by requiring a street wall of 60 to 85 feet in height. Additionally, street wall location requirements would ensure that 70% of the aggregate building walls would be located on the street line with the remaining 30% to be located within 8 feet of the street line to encourage consistency with the location of street walls within the area.

Quality Housing Program

A proposed text amendment would make mandatory the current provisions of the Quality Housing Program for R8 zoning districts in the primary study (rezoning) area. The proposed text amendment would encourage buildings forms that are consistent with the existing scale and character of the 6-to 8-story apartment buildings generally found within existing R8 zoning districts located from West 135th Street to West 153rd Street between Riverside Drive and Broadway and along the west side of St. Nicholas Avenue and the east side of St. Nicholas Terrace between West 126th Street to West 128th Street. The Quality Housing Program for R8 zoning districts allows a maximum residential density of 6.02 FAR on narrow streets and a maximum of 7.2 FAR for wide streets. Community facility FAR may be developed up to 6.5 FAR. For sites on narrow streets, the required building envelope would provide for a street wall of 60 to 85 feet in height, with a maximum building height of 105 feet. For sites on wide streets, the street wall must rise between 60 to 85 feet in height with the maximum allowable building height of 120 feet.

(E)-Designations

This zoning map amendment would also be accompanied by (E) designations on all 40 projected and potential development sites to protect against potential impacts to future residents from hazardous materials in the rezoning area. In addition, (E) designations would be mapped on seven of the 24 projected and three of the 16 potential development sites to ensure that there would be no significant adverse air quality impacts. Furthermore, (E) designations would be mapped on three of the 24 projected development sites to ensure that there would be no significant adverse noise impacts. The (E) designation is a mechanism that ensures no significant adverse impacts would result from a proposed action because of steps that would be undertaken prior to the development of a rezoned site.

The Proposed Action would change the area in a manner that would both correspond with existing land use and be responsive to documented land use trends over recent years, and would not result in significant adverse impacts related to zoning.

Secondary Study Area

The Proposed Action would not alter zoning designations within the ¼-mile secondary study area. The current mix of residential, commercial, special district, and light manufacturing zoning would remain, as described above in "Existing Conditions." The Proposed Action would include the mapping of zoning districts that are compatible with those in the surrounding secondary study area. The proposed zoning actions would result in land uses that would be similar in use and scale of existing and proposed land uses, and would thereby not affect the relationship between the primary and secondary study areas. Therefore, the Proposed Action would not result in any significant adverse impacts to zoning policy in the secondary study area.