Chapter 19: Neighborhood Character

A. INTRODUCTION

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use, urban design, visual resources, historic resources, socioeconomics, traffic, and/or noise. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining elements. According to the *City Environmental Quality Review (CEQR) Technical Manual*, neighborhood character impacts are rare and it would be under unusual circumstances that, in the absence of an impact in any of the relevant technical areas, a combination of moderate effects to the neighborhood would result in an impact to neighborhood character. Moreover, a significant impact identified in one of the technical areas that contribute to a neighborhood's character is not automatically equivalent to a significant impact on neighborhood character.

As described in greater detail in Chapter 1, "Project Description," the proposed projects would introduce new land uses and buildings on the project area, which is located in the Greenwich Village Historic District. Therefore, this chapter considers the effects of the proposed projects on neighborhood character for both the project area and in the adjacent area. Since many of the relevant technical areas are considered in other sections of this Environmental Impact Statement (EIS), this chapter has been coordinated with those analyses.

PRINCIPAL CONCLUSIONS

Based on the methodology of the *CEQR Technical Manual*, a preliminary analysis of the proposed projects' effects on neighborhood character was conducted to determine the need for a detailed analysis. The preliminary analysis concluded that the proposed projects would not result in a significant adverse impact to neighborhood character and that a detailed analysis was not necessary.

As described throughout this EIS, the proposed East Site project would not have significant adverse impacts in any of the technical areas contributing to neighborhood character. While certain buildings on the East Site and Triangle Site would be demolished and replaced, the proposed projects would include a range of uses that are already common in the area, including residential apartments and townhouses, neighborhood-oriented retail shops, and publicly accessible open space. Although the new and renovated buildings would represent a significant change to the project area, the types of uses would not be new to the area and the proposed changes would result in buildings that would be consistent with the existing mix of bulk, uses, and types of buildings in the neighborhood. The proposed below-grade parking garage would be entered from the east end of the East Site along West 12th Street, and would be in keeping with other accessory parking garages that are found in the immediate area, such as the garages in the residential buildings at 175 and 101 West 12th Street. The Triangle Site would be improved with an expanded publicly accessible open space, providing a new amenity and positive change to the

neighborhood. Changes to the Triangle Site would be beneficial, as they would revitalize and reactivate the Triangle Site by expanding and improving the existing open space and opening it to the public. The new open space would be an at-grade plaza with planting, seating, and lighting, with the goal of providing an attractive and secure area for the surrounding community. Taken together, the changes proposed for the East Site and Triangle Site would revitalize the project area—replacing vacant buildings with active uses, creating new public open space, and enlivening the neighborhood with street-level activity.

The proposed Center for Comprehensive Care would also not have significant adverse impacts in any of the technical areas contributing to neighborhood character. The former O'Toole Building would be renovated and restored to house active health care uses in keeping with the site's historic use. As described in Chapter 1, "Project Description," the new Center for Comprehensive Care is intended to provide a variety of health care services—including an emergency department—for the local geographic area that had been served by Saint Vincent's Hospital Manhattan.

Overall, the proposed projects would not have a significant adverse impact on neighborhood character.

B. METHODOLOGY

NEIGHBORHOOD CHARACTER COMPONENTS

According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project would exceed preliminary thresholds in any one of the following areas of technical analysis: land use, zoning, and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise.

During operation, the proposed projects would not exceed the preliminary traffic and noise thresholds related to the assessment of neighborhood character. As described in Chapter 14, "Transportation," the projected vehicle trip increments do not warrant a detailed traffic analysis and the proposed projects would not result in any significant adverse traffic impacts and therefore it would not affect neighborhood character. Similarly, as described in Chapter 17, "Noise," the traffic generated by the proposed projects would not produce significant noise level increases. In addition, the analysis in Chapter 6, "Shadows," concludes that new shadows generated by the proposed projects would not be substantial enough in extent or duration to cause a significant impact. As described in Chapter 4, "Open Space," the proposed projects would also not result in significant adverse impacts to open space.

According to the *CEQR Technical Manual*, a proposed project can also have a combination of moderate effects to several elements that cumulatively may affect neighborhood character. Therefore, this analysis evaluates the potential for the proposed projects to affect neighborhood character through a combination of effects. The following components of neighborhood character are given closer consideration in this chapter:

Land Use, Zoning and Public Policy. Development resulting from a proposed project would have the potential to change neighborhood character when the development introduces a new, incompatible land use; conflicts with land use policy or other public plans for the area; changes land use character; or results in significant land use impacts.

Socioeconomic Conditions. Changes in socioeconomic conditions have the potential to affect neighborhood character when they result in substantial direct or indirect displacement; a substantial increase in population, employment, or businesses; or substantial differences in population or employment density.

Historic and Cultural Resources. There is a potential to affect neighborhood character when a project would result in substantial adverse direct changes to a historic (architectural) resource or substantial adverse changes to public views of a resource, or when a historic resources analysis identifies a significant impact.

Urban Design and Visual Resources. In developed areas, urban design changes have the potential to affect neighborhood character by introducing substantially different building bulk, form, size, scale, or arrangement. Urban design changes may also affect block forms, street patterns, or street hierarchies, and streetscape elements such as streetwalls, landscaping, and curb cuts. Visual resource changes have the potential to affect neighborhood character by directly changing visual features such as unique and important public view corridors and vistas, or public visual access to such features.

STUDY AREA

The analysis of neighborhood character considers the proposed projects' effect on neighborhood character in a study area that includes the project area and the immediately surrounding area. Since information from the other chapters of this EIS contribute to the assessment of neighborhood character, the study area used for this analysis roughly approximates those considered in the other analyses.

C. EXISTING CONDITIONS

The defining features of the neighborhood include the history embodied in the architecture, urban design and streetscapes of the area, as well as a wide mix of building types and uses. These are described below for both the project area and the surrounding neighborhood.

PROJECT AREA

The project area includes the East Site, the Triangle Site and the O'Toole Building Site. All of the buildings on the East Site are vacant and underutilized and the resulting lack of activity contributes little to the character of the neighborhood. The O'Toole Building is partially occupied as of August 2011 with health care uses that will leave the building by September 15, 2011. The unused Materials Handling Facility on a portion of the Triangle Site includes loading docks, trash compactors, and oxygen and nitrogen tanks above grade. The remaining portion of the Triangle Site is a landscaped open space along Seventh Avenue that is currently fenced off and not accessible for public use. The project area is located in the designated Greenwich Village Historic District (S/NR, NYCHD) and the O'Toole Building has been determined S/NR-eligible.

The East Site comprises an assemblage of former hospital and administrative support buildings ranging in height from four to 17 stories. The East Site buildings include older, early to mid-20th century buildings and newer buildings dating from the 1980s. These buildings have different heights, architectural styles, and footprint sizes.

The East Site buildings facing West 12th Street include the Reiss Pavilion, the Nurses' Residence, and the Smith/Raskob Buildings. The 9-story Reiss Pavilion is the East Site's easternmost building on West 12th Street and was built in the 1950s. Dating from the early 20th century, the 14-story (including a penthouse) Nurses' Residence is located west of the Reiss Pavilion. West of the Nurses' Residence are the 13- and 15-story (including penthouses) red brick-faced Smith/Raskob Buildings with façades on both West 12th Street and Seventh Avenue. The East Site's Seventh Avenue frontage also includes the 17-story Coleman Pavilion in the midblock, and the Link Pavilion at the corner of Seventh Avenue and West 11th Street. Both of these brown-brick buildings date from the 1980s. The approximately 190-foot-tall Coleman Pavilion is the tallest building on the East Site. The four-story Link Pavilion sits at the corner of Seventh Avenue and West 11th Street and was the last building to be constructed on the East Site. East of the Link Pavilion on West 11th Street are the 11-story (including penthouse) Spellman Pavilion and the 14-story Cronin Building, which both date from the mid-20th century. The Spellman Pavilion has a stone base and red brick façade, while the rectangular Cronin Building has a glass and aluminum curtain wall that is not in keeping with the materials or character of the buildings in the surrounding area.

While all of the East Site buildings are now vacant, the former hospital's primary entrance was in the Smith/Raskob Buildings on West 12th Street east of Seventh Avenue. The hospital's emergency department was located in the Link and Coleman Pavilions and the Smith/Raskob Buildings. Ambulances formerly accessed the emergency department from Seventh Avenue through the Coleman and Link Pavilions. The Link Pavilion also has two back-in emergency bays opening onto Seventh Avenue.

The Triangle Site contains the windowless one- and two-story Materials Handling Facility built in the 1980s. The building has large openings along its façade for truck docks and ventilation. Adjacent to the facility is a separate area on which medical gas tanks are located. The Triangle Site also contains an elevated fenced-off landscaped area on its eastern end along Seventh Avenue that is not accessible to the public.

The O'Toole Building is a 6-story institutional building built in 1964 for the National Maritime Union as a union hiring hall and office building, but is presently used in part for health care services. The building is a departure from the building forms and styles in the project area and much of the surrounding area, with its distinct irregular pattern of white tiles with scalloped-edged cantilevers and windowless appearance. The O'Toole Building is striking and visually different in the project area. In addition to being a historic resource it is also considered a visual resource. The ground floor has glass block walls that are recessed below a series of cantilevers with scalloped edges reminiscent of portholes, which evoke the building's original use a headquarters building for the National Maritime Union. The ground level glass block façades are not transparent, there are no views to and from the sidewalk through the glass block, and the resulting dark arcade does not contribute to street activity. There is a tall metal fence surrounding most of the building. The building's principal entrance is on Seventh Avenue and its secondary entrance is on West 12th Street.

The project area, which is largely vacant, generates little economic activity and has no residents. While there are a small number of health-care related jobs on the O'Toole Building Site, the remainder of the former hospital complex contains no businesses or institutions and provides no housing.

STUDY AREA

The study area surrounding the project area includes portions of the Chelsea, Greenwich Village, and West Village neighborhoods. The study area as a whole is predominately residential, characterized by a mix of institutional and commercial uses with some relatively small open space uses.

Larger apartment buildings, ranging in height from 6 to 21 stories, nearly all with retail uses in the ground floor, line Sixth, Seventh, Eighth, and Greenwich Avenues. Ground floor retail uses include neighborhood services as well as larger chain stores. The side streets include smaller residential uses in building types ranging from three- to four-story townhouses and rowhouses to apartment buildings of five to 13 stories, but also include a number of restaurants and retail businesses. Neighborhood community facility uses such as churches, schools and community centers are scattered throughout the study area. Open spaces include the Corporal John A. Seravalli Playground on Hudson Street between Horatio and Greenwich Streets, Abingdon Square, the Bleecker Street Playground at the intersection of Bleecker Street and Eighth Avenue, Jackson Square at the intersection of Greenwich and Eighth Avenues, Christopher Park opposite the intersection of Christopher Street and Seventh Avenue, and a playground on Greenwich Avenue opposite Charles Street which belongs to P.S. 41.

The boundaries of the Greenwich Village Historic District, one of New York City's oldest neighborhoods, encompass a large part of the area south of West 14th Street. The variety of residential structures in this portion of the study area, including rowhouses, tenements, and apartment buildings, depict the historical development of the area. These include rows of intact brick rowhouses adjacent to the Cronin Building on the East Site on the north side of West 11th Street, and across from the East Site on the south side of West 11th Street and on the north side of West 12th Street. A number of six-story tenements are across from the Reiss Pavilion and the Smith and Raskob Buildings on West 12th Street. The immediate context surrounding the East Site also includes larger buildings, such as 130 West 12th Street, a 13-story brick building adjacent to the Reiss Pavilion; a 20-story apartment building at the northeast corner of Seventh Avenue and West 12th Street; a 20-story apartment building at the northeast corner of Seventh Avenue and West 13th Street; a 21-story apartment building occupying the west blockfront of Sixth Avenue between West 12th and 13th Streets; and a 16-story apartment building at the northwest corner of Sixth Avenue and West 13th Street. Across West 13th Street from the O'Toole Building is the Church of the Village, a Gothic-styled stone church built in 1931 with arched stained glass windows and a tower at the corner of Seventh Avenue and West 13th Street. Other buildings on West 13th Street include three- to seven-story residential buildings, including three six- and seven- story buildings across the street from the O'Toole Building and adjacent to the Church of the Village.

As described in Chapter 3, "Socioeconomic Conditions," the existing median household income in the study area is significantly higher than both Manhattan and New York City. Similarly, the median home value and contract rent for the neighborhood is higher than both Manhattan and New York City. An estimated 32,037 residents live within ¼-mile of the project area, and the area is considered a well established and strong residential market. The retail trade sector has the highest concentration of businesses and jobs in the study area. Retail options located throughout the study area include a wide variety of shopping good services, building materials and supply stores, convenience goods stores, neighborhood service establishments, and eating and drinking establishments. There are also a number of vacant storefronts in the neighborhood, a condition that has increased since the closing of Saint Vincent's Hospital Manhattan.

View corridors in the study area include views north and south on Sixth, Seventh, and Greenwich Avenues; these views are uninterrupted and continue for long distances. Views south on Sixth Avenue also include Greenwich Village's low- and mid-rise residential and commercial buildings. Views north on Sixth Avenue are similar to those on Seventh Avenue and include tall buildings along both sides of the street. The intersecting street grids at Seventh and Greenwich Avenues create wider and longer views from this part of the study area. Views east and west of West 14th Street are also long and include a mix of mid-rise and taller residential and institutional buildings. The east-west and diagonal streets in the study area are narrower streets than the avenues and West 14th Street. Views on these streets are limited to the adjacent buildings as there are many street trees with dense foliage obstructing and obscuring longer views. Some views east and west on West 12th and West 13th Streets near Seventh Avenue include the O'Toole Building.

Beyond the important view corridors, visual resources in the study area include the Greenwich Village Historic District's east-west and diagonal streets south of Greenwich Avenue and west of Seventh Avenue that include historic rowhouses and small apartment buildings. The streets are narrower than the avenues and generally have numerous street trees creating a canopy above the street. The character of these streets contrasts with the other streets in the study area, particularly the wider avenues and the larger buildings to the north and east.

D. THE FUTURE WITHOUT THE PROPOSED PROJECTS

PROJECT AREA

As noted in Chapter 1, "Project Description," in the future without the proposed projects the project area would not be rezoned and no other actions would take place. The project area would continue to be governed by the LSCFD. The East Site buildings are assumed to remain vacant, underutilized, inactive, and in their current form. It is assumed that no changes will be made to the Triangle Site, which will continue to be limited to an inaccessible landscaped area and an inactive Materials Handling Facility. It is assumed that the O'Toole Building will be used for health-related functions such as doctor's offices and clinic space, similar to the way that the O'Toole Building was used prior to the closing of Saint Vincent's. Overall, the changes to the project area in the future without the proposed projects would not significantly affect the defining characteristics of the neighborhood—while the reuse of the O'Toole Building will be consistent with the history of the site and with the variety of community facilities located in the surrounding study areas, the remainder of the project area will continue to stand vacant and unused, in contrast to the surrounding community.

STUDY AREA

As described in greater detail in Chapter 2, "Land Use, Zoning, and Public Policy," there are a number of developments planned or under construction within the ¼-mile study area. These include the New York Foundling Hospital School, a new public elementary school planned for the lower six floors of an existing building at the southeast corner of Sixth Avenue and West 17th Street—the current site of the New York Foundling Hospital. Other developments include the construction of a new residential building at 245 West 14th Street, mixed-use development at 35 West 15th Street (which will include residential apartment as well as expansion space for Xavier High School), and the residential conversion of a property at 130 West 12th Street, immediately adjacent to the East Site. The former Greenwich Village Nursing Home at Hudson

Street and West 12th Street is being converted into approximately ten condominium units. The Gem Hotel Union Square is being constructed on West 13th Street between Fifth and Sixth Avenues and is also expected to be complete by 2012. In addition, MTA New York City Transit (NYCT) is planning to construct a 4-story structure and ventilation tunnel for the Seventh Avenue subway line just south of the project area at West 11th Street and Greenwich Avenue.

Just east of the study area, the New School is constructing its University Center, while a residential building with ground-floor retail is being built at 61 Fifth Avenue, across 13th Street from the University Center site.

Taken together, the projects expected to occur in the future without the proposed projects would generally be in keeping with the wide range of building types and uses found in the area and are unlikely to significantly change the defining features of the neighborhood.

E. PROBABLE IMPACTS OF THE PROPOSED PROJECTS

PROJECT AREA

The proposed East Site project would include a mix of uses that are already common in the area, including residential, neighborhood-oriented retail, and publicly accessible open space. In addition, the doctor's offices on the East Site and the health-care uses of the proposed Center for Comprehensive Care would represent a continuation of the project area's long history of such uses. The proposed project would alter the urban design of the project area by demolishing certain existing buildings and renovating and altering others, as well as building completely new structures.

The East Site would be redeveloped with primarily residential buildings. Four existing buildings on the East Site would be removed (the Reiss, Coleman, and Link Pavilions, and the Cronin Building) and these sites would be redeveloped with new primarily residential buildings. Ground-floor retail would be located along Seventh Avenue and physicians' office would occupy portions of the 1st to 3rd floors along the same frontage. The four retained buildings would be renovated and adapted to residential use with retail and community facilities along Seventh Avenue. These buildings would have different heights, architectural styles, and footprint sizes. Under New York City Landmarks Law, LPC reviewed and determined appropriate the proposed changes to the existing hospital buildings on the East Site and the proposed designs of the new residential buildings on the East Site. The proposed changes to the existing East Site buildings and the new buildings proposed for the East Site would change the building uses but would not be a significant departure from the bulk and building types currently on the East Site.

The proposed new construction and renovations of buildings on the East Site would orient the buildings' taller portions toward Seventh Avenue and would continue to contribute to the row of taller buildings on both sides of Seventh Avenue. In keeping with the character of the neighborhood, the building heights along West 11th Street would step down in height to the east to lower heights similar to the existing mix of medium and shorter buildings on the east-west streets. The five new townhouses that would replace the Cronin Building would be similar in design, scale, and massing to the existing townhouses on West 11th Street near the East Site. The various setbacks on the new residential building along Seventh Avenue and the Smith/Raskob Buildings would also make reference to some of the nearby buildings. While the new buildings on the East Site would alter the East Site's urban design, these buildings have

been designed to contribute to the character of the existing East Site buildings and to respond to the context of the surrounding area. The proposed massing on the East Site would concentrate density toward Seventh Avenue and away from West 11th and West 12th Streets, with the larger portions of the East Site buildings oriented along Seventh Avenue.

The new ground floor windows and retail uses to be added to the Raskob Building's Seventh Avenue façade and the new residential building entrances would enliven the streetscape. In comparison to the No Build condition, the proposed changes to the East Site buildings would add active uses to the East Site buildings that would revitalize the streetscape. These changes would improve the walkability and vitality of this part of the project area, and would enhance the pedestrian experience. These changes to the East Site would contribute to an enlivened streetscape and would be an improvement to neighborhood character compared to conditions without the proposed project. The inclusion of an accessory garage with an entrance on West 12th Street would also be consistent with other apartment buildings in the area, several of which have garages accessed from side streets.

The Triangle Site would include an expanded publicly accessible open space, providing a new amenity and positive change to the neighborhood. Changes to the Triangle Site would be beneficial, as they would revitalize and reactivate the Triangle Site by expanding and improving the existing open space and opening it to the public. The new open space would be an at-grade plaza with planting, seating, and lighting, with the goal of providing an attractive and secure area for the surrounding community. As with the East Site, the changes proposed for the Triangle Site would revitalize the project area by adding active uses, creating new public open space, and enlivening the neighborhood with street-level activity. The long-single curb cut on the south side of West 12th Street would be significantly reduced with the removal of the truck loading docks. The demolition of the Materials Handling Facility and design of the open space on the Triangle Site will be subject to review and approval by LPC.

The former O'Toole Building would be renovated and restored to house active health care uses in keeping with the site's historic use. As described in greater detail in Chapter 7, "Historic and Cultural Resources" and Chapter 8, "Urban Design and Visual Resources," the O'Toole Building would be retained and renovated. Exterior renovations to the O'Toole Building would be relatively minor and are intended to be consistent with the design of the structure and the uses in the proposed Center for Comprehensive Care. Since these changes to the O'Toole Building have been approved by LPC, renovations would be appropriate to the Greenwich Village Historic District. In comparison to the No Build condition, the proposed alterations to the O'Toole Building would be expected to enhance the building's appearance and would contribute positively to the pedestrian experience.

Overall, the proposed projects would be in keeping with the history of the project area and would restore a number of historic buildings that contribute to the area's rich history. The proposed projects would enhance the pedestrian experience and restore active uses and vitality to the project area. The proposed projects would not have a significant adverse impact on the defining features of the neighborhood, which include its historic architecture and wide mix of building types and uses.

STUDY AREA

The proposed projects would be consistent with land uses in the surrounding area. The new residential, retail, and open space uses on the project area would be consistent and compatible with similar uses found throughout the neighborhood. Although the new and renovated buildings

would represent a change to the project area, the types of uses would not be new to the area and the proposed changes would result in buildings that would be consistent with the existing mix of bulk, uses, and types of buildings in the neighborhood. The health care uses proposed for both the East Site and the O'Toole Building would represent a continuation of the project area's long history of such uses.

The proposed project would add up to 450 new residential units and an estimated 698 new residents to the study area, which is approximately a 2.2 percent increase over the existing population. The new population would likely have socioeconomic characteristics similar to the existing population. The up to 450 units introduced by the proposed project would be offered at rents or sales prices comparable to residential rents and sales prices for other modern, newly constructed market rate units in the surrounding area. Therefore, the proposed project would not add a substantial new population with different socioeconomic characteristics that would adversely affect neighborhood character. The retail space that would be added to the project area would be local retail to serve the neighborhood and would not alter existing economic patterns such that neighborhood character would be adversely affected.

The new building on the East Site would be oriented north-south along Seventh Avenue and its massing and orientation would be in keeping with other taller residential buildings on Seventh Avenue to the north. The shorter portions of the East Site's buildings would relate to the shorter buildings on study area side streets. The changes in massing of the East Site buildings would not be substantially different from conditions absent the proposed project. The East Site is already characterized by buildings of varied massing, bulk, and height and the proposed East Site project would continue this condition by providing a series of discrete buildings of varying height with a number of separate entrances. Overall, the East Site would introduce building forms in keeping with the context of the surrounding neighborhood.

In contrast to the No Build condition, the proposed design of the East Site would improve the streetscape of the area by changing unfenestrated ground-floor-level façades into more transparent, livelier frontages including ground floor retail. Multiple entrances to the retail and residential components of the proposed projects would add new active uses at the ground-floor level on all three sides of the site and would improve the surrounding streetscape.

LPC adopted a resolution approving the issuance a Certificate of Appropriateness for the proposed buildings on the East Site, and the proposed redevelopment of the East Site would be appropriate to the Greenwich Village Historic District. LPC found that the demolition of the Coleman, Link, and Reiss Pavilions and the Cronin Building would not diminish the special character of the historic district. In addition, the proposed new 16-story residential building would relate in massing and height to other early- and mid-century apartment buildings on Seventh Avenue and elsewhere in the district; the changes in material and height on West 11th Street would relate to the scale of other apartment buildings on the side streets; the use of different types of brick and patterning would reference the design of early-20th century apartment buildings in the historic district; and the scale, design, and rhythm of the storefront bays would be compatible with those found on large apartment buildings in the historic district. The proposed new 10-story building to be built on the site of the Reiss Pavilion would have a height and massing that would relate in scale to the small apartment buildings located on West 12th Street and the proposed townhouses on the site of the Cronin Building would relate to the scale and character of West 11th Street which contains a number of rowhouses that are characteristic of the historic district.

Views in the study area closest to the project area would be somewhat altered by the proposed East Site project, as new buildings would replace the Reiss, Coleman, and Link Pavilions, and the Cronin Building. Four existing East Site buildings would be renovated. Views on Sixth, Seventh, and Greenwich Avenues would remain unobstructed; however, the views on Seventh Avenue would be somewhat altered by new buildings on the East Site adjacent to the avenue. Views on the Seventh Avenue view corridor would continue to include a variety of taller buildings in views north of West 11th Street. Therefore, the proposed projects would not adversely affect any existing view corridors or visual resources in the study area and the change in views would not result in a significant adverse impact to neighborhood character.

As described above, the changes proposed for the Triangle Site would be beneficial in that a new publicly accessible open space amenity would be created. The proposed projects would also improve the streetscape of this site by removing the non-descript Materials Handling Facility and its loading docks, and decreasing the size of the curb cut along West 12th Street. Together, the improvements to the Triangle Site would increase the public's access to new open space, enliven the pedestrian environment, and replace inactive uses with a significant neighborhood amenity.

Overall, through the renovation and adaptive reuse of historic buildings, the creation of new buildings that are consistent with their surroundings, and the revitalization of the project area, the proposed projects would be consistent with the key components of the area's character. The proposed projects would not have a significant adverse impact on neighborhood character. ✷