

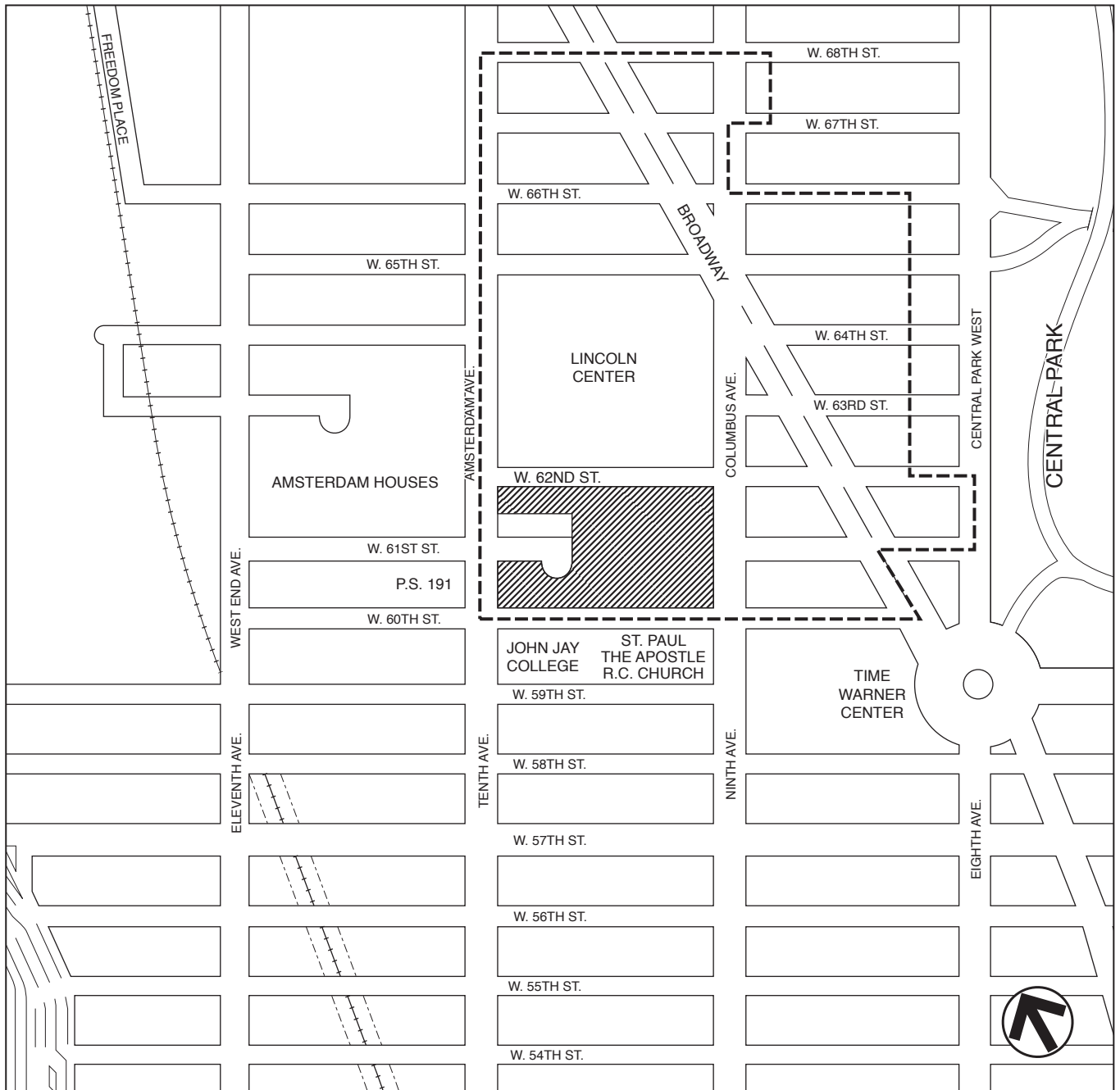
A. INTRODUCTION



Fordham University has developed a Master Plan to provide about 2.35 million square feet of additional gross floor area at its Lincoln Center campus on the Upper West Side of Manhattan. The campus occupies a superblock bounded by Columbus and Amsterdam Avenues and West 60th and 62nd Streets, immediately south of Lincoln Center for the Performing Arts (see Figure 1-1). The proposed campus development would include 1,607,460 gross square feet of additional academic and dormitory space. It would also provide for about 736,504 gross square feet of new residential space (in two buildings on the northwest and southwest corners of the superblock to be built by private developers). In addition, accessory parking totaling approximately 470 spaces would be provided in below-grade parking garages. Entrances to the parking garages would be on West 61st and 62nd Streets, while service entries for Fordham would be on West 60th, West 61st, and West 62nd Streets.

Development is expected to occur in two phases with Phase I complete by 2014 and Phase II complete by 2032. Phase I would begin with construction of a new Law School and new dormitory space along West 62nd Street (Sites 5 and 5a), and approximately 155 accessory parking spaces for Fordham's use (see Figure 1-2). At the same time, private development would occur at West 62nd Street and Amsterdam Avenue (Site 4) with a new residential building containing a maximum of 512 units and 68 accessory parking spaces. Access to the parking garages as well as a new truck dock would be on West 62nd Street. The remainder of Phase I development¹ (Sites 3 and 3a) would create additional dormitory space, a student center, and the second private residential development, which would contain a maximum of 364 units and 137 accessory parking spaces. Access to the parking facility would be from West 61st Street (Alvin Ailey Place). Based on an average dwelling unit size of 800 zoning square feet (zsf) per unit and a total of 701,073 zsf of floor area for the private residential development, the total number of new residential units is assumed to be 876 units. The potential for an alternative building configuration on Sites 3 and 3a is also proposed: a single building with residential uses above academic/dormitory uses. Table 1-1 shows maximum floor areas and potential uses by site under an "Illustrative Plan."

Phase II development is expected to create new space for the Schools of Business, Social Services, and Education, an expansion of the Quinn Library, a new theater, additional dormitory facilities, and 110 additional accessory parking spaces for the University's use (see Figure 1-3). Completion of Phase II would require demolition of the existing Law School Building (159,921 gross square feet) as well as a proposed interim extension of the Lowenstein Center (2,613 gross square feet) near the corner of West 60th Street and Columbus Avenue.

¹ The timing of this portion of Phase I depends on the New York City Department of Environmental Protection finishing work on the portion of the Third Water Tunnel at West 60th Street and Amsterdam Avenue.



-  Project Site
-  Special Lincoln Square District Boundary

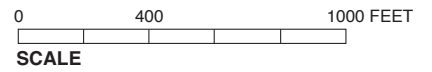
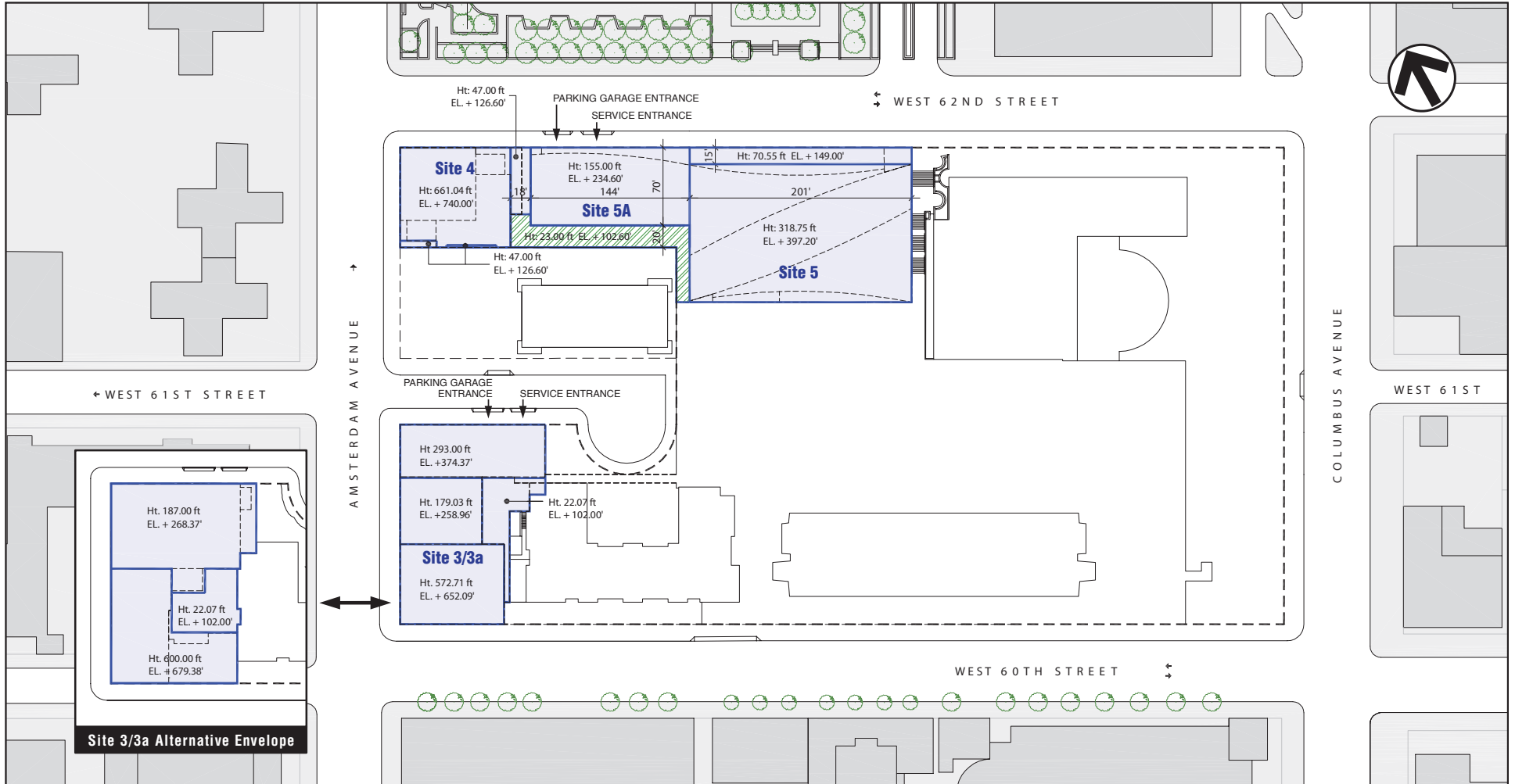


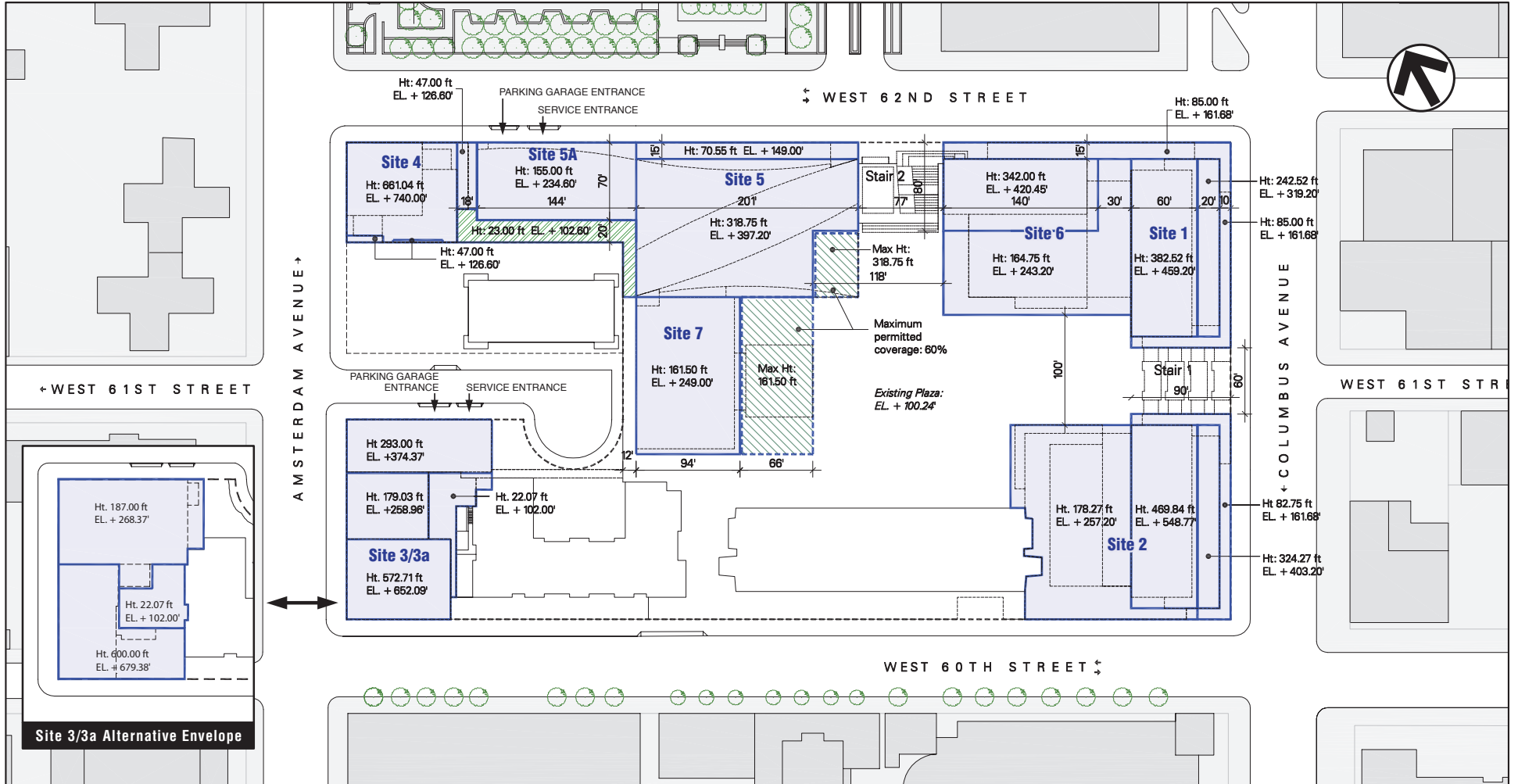
Figure 1-1
Site Location



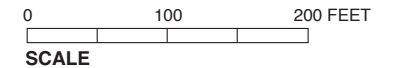
Note: Building heights measured from lowest applicable Curb Level for each site.

- Project Site Boundary
- Maximum Building Envelope
- New Podium Envelope
- Illustrative Building Roof Plan

Figure 1-2
Proposed Site Plan – Phase I (2014)



Note: Building heights measured from lowest applicable Curb Level for each site.



- Project Site Boundary
- Maximum Building Envelope
- New Podium Envelope
- Restrictive Coverage Area
- Illustrative Building Roof Plan

Figure 1-3
Proposed Site Plan – Phase II (2032)

Table 1-1

Illustrative Plan and Maximum Floor Areas and Proposed Uses by Site

Site(s) ²	Illustrative Plan Floor Area (zsf)	Maximum Floor Area by Site (zsf) ¹	Proposed Uses
Phase I			
3 and 3a	456,158 total, of which: 291,184 residential 164,974 community facility	477,605 total, of which: 291,184 residential 186,421 community facility	Academic, Dormitory and Residential
4	409,889	409,889	Residential
5 and 5a	396,649	428,380	Academic, Dormitory
Phase II			
1	270,582	292,229	Academic and Dormitory
2	483,886	522,597	Academic and Dormitory
6	244,917	282,120	Academic and Dormitory
7	113,011	122,051	Academic
Notes:			
¹ In no case would the sum of the floor areas of all sites exceed the total permitted floor area for the zoning lot.			
² See Figures 1-2 and 1-3.			

While the proposed development would be as-of-right with regard to use and floor area, it would require special permits from the City Planning Commission (CPC) pursuant to Zoning Resolution (ZR) Section 82-33 to waive height, setback, and minimum distance between buildings, courts, and minimum distance between legally required windows and walls and/or lot lines; special permits from the CPC pursuant to ZR Section 13-561 and ZR Section 82-50 to permit accessory parking garages for community facility and residential uses within the Special Lincoln Square District. Fordham is also requesting a text change in the provisions of ZR Section 82-50 that would clarify the intention of the ZR regarding curb cuts on wide streets for off-street loading berths and would therefore facilitate the authorizations to be obtained pursuant to ZR Section 13-553 for all curb cuts on wide streets accessing loading berths. Authorizations are sought (i) to permit a curb cut on a wide street for the two parking garages sharing one entrance on West 62nd Street, and (ii) pursuant to the amended ZR Section 82-50(b) to permit a curb cut for a loading berth on a wide street (West 62nd Street) within the Special Lincoln Square District. Since development of the garage beneath Site 3 could be delayed by the city’s Third Water Tunnel project, an extension of the period normally allowed for the automatic lapse of the special permit for accessory parking is also being requested.

Approval of the proposed actions is subject to the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR).

Fordham is also seeking approval by DASNY for the authorization of the expenditure of proceeds from the State of New York Personal Income Tax Revenue Bond (Education Resolution) program. The bond proceeds will be used to finance the development of the academic buildings in the Master Plan.

In addition, it is anticipated that a Restrictive Declaration would provide standards for the design and operation of the interim plaza on Columbus Avenue and the interim stair on West 62nd Street to be created in Phase I of the project. Further, the Restrictive Declaration would provide a procedure for obtaining approval of the design standards for the permanent staircases providing access to the main campus plaza. A Restrictive Declaration will also establish standards for practices and measures to be implemented during construction to mitigate noise

and air quality impacts and will provide for an independent monitor and mechanisms to enforce the standards.

B. PROJECT SITE

The project site, Fordham's Lincoln Center campus, is bounded by Columbus and Amsterdam Avenues and West 60th and West 62nd Streets (see Figure 1-4). This area forms a superblock that is partially interrupted on its west side by a cul-de-sac of West 61st Street known as Alvin Ailey Place. Fordham shares the superblock with The Alfred, a 36-story apartment building, as well as a public parking garage. The two lots run along the north side of the West 61st Street cul-de-sac and occupy a 250-foot (east-west) by 100.4-foot (north-south) zoning lot. Through a license agreement the Alfred Condominium has with Fordham, there is an access pathway from the Alfred that crosses Fordham's property and leads to West 62nd Street.

The area of the project site is 302,048 square feet. Three buildings and a one-story connecting podium are currently developed on the campus. The existing buildings are the Law School, the Leon Lowenstein Center (Lowenstein Center), and McMahan Hall. The Lowenstein Center houses the Graduate Schools of Business Administration, Social Service and Education as well as the Manhattan branch of Fordham College. McMahan Hall is a dormitory for graduate and undergraduate students. Together, these buildings have a total of 791,075 square feet of zoning floor area.

Uses immediately surrounding the Fordham campus include the Lincoln Center for the Performing Arts on the north; the Amsterdam Houses (a large public housing project) and P.S. 191 to the west; John Jay College, the Church of St. Paul the Apostle, and a mixed-use tower to the south; and residential towers along Columbus Avenue to the east.

C. BACKGROUND

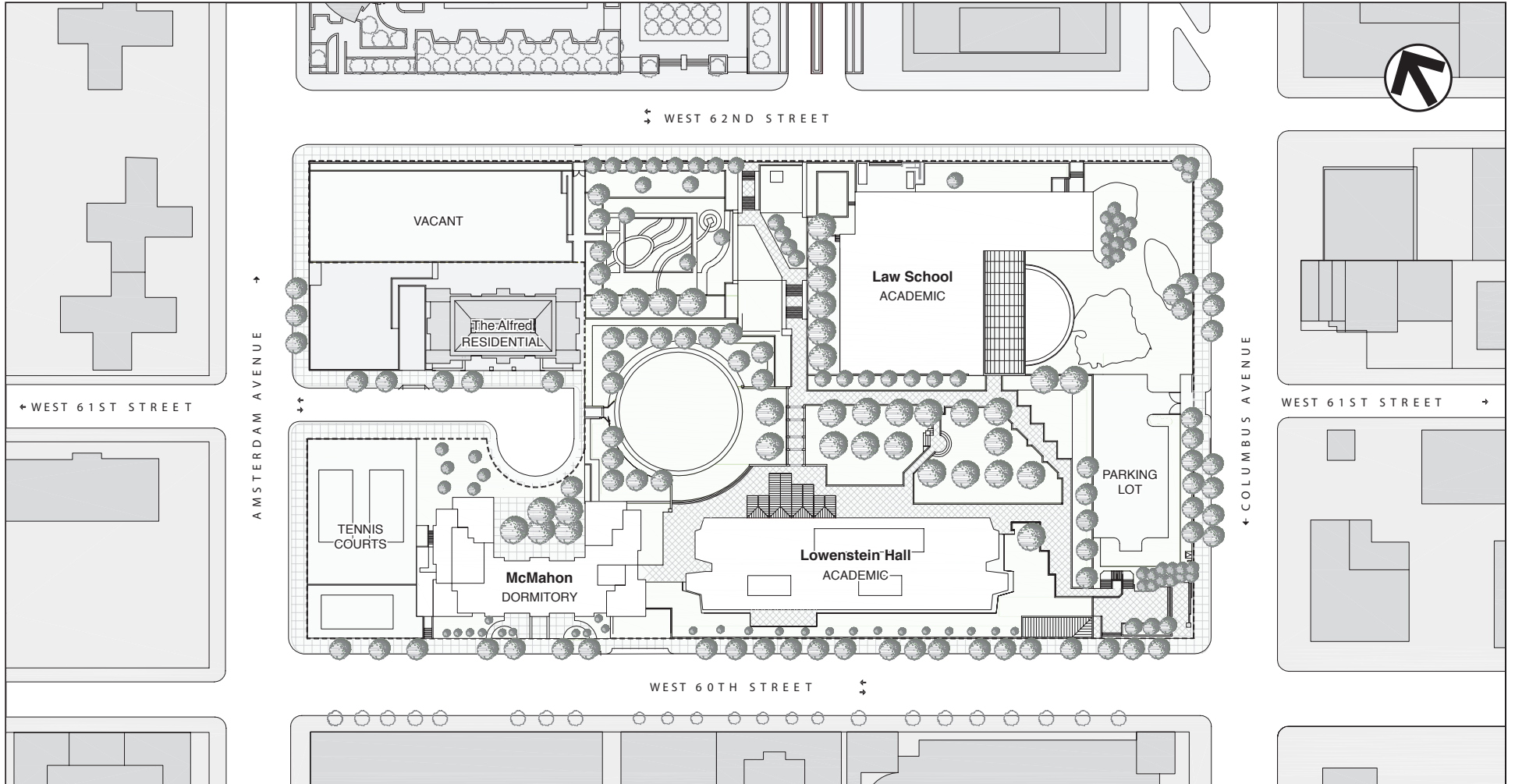
HISTORY

THE UNIVERSITY

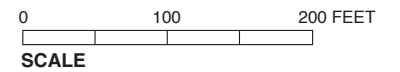
The institution that would become Fordham University was founded by Archbishop John Hughes in 1841 and entrusted to the Society of Jesus (Jesuits) in 1846. It was incorporated by an act of the New York State Legislature as St. John's College, Fordham, on April 10, 1846, and became Fordham University in 1907. In 1968, the University's governance structure was transformed from clerical/religious control to a non-sectarian board dominated by laypeople. Fordham University's central mission is "to offer the men and women who attend it an education of quality in the Jesuit tradition of intellectual excellence, moral values, religious concerns, the humanistic component in every academic discipline, and active engagement in the contemporary world."

In addition to the Lincoln Center Campus, Fordham has the Rose Hill campus in the Bronx, a commuter campus in Harrison (Westchester County), and the Louis Calder Center Biological Field Station in Armonk (also Westchester County). Rose Hill, the original campus of the University, is on an 85-acre campus near the Bronx Zoo and the New York Botanical Garden. It has 6,527 undergraduate and graduate students, with 3,142 in residence. It is the site of Fordham College at Rose Hill, the College of Business Administration, Graduate School of Arts and Sciences, Fordham College of Liberal Studies, and the Graduate School of Religion and

11.10.08



----- Project Site Boundary



Religious Education. The Westchester site in Harrison, with an enrollment of about 250, houses branches of Fordham's graduate schools of education, social service, and business administration, as well as a branch of Fordham College of Liberal Studies. The Louis J. Calder Center Biological Field Station in Armonk, NY, is a 114-acre field station with a 10-acre lake and laboratories.

THE LINCOLN CENTER CAMPUS

Fordham University was involved in the planning process for the Lincoln Square Urban Renewal Plan (LSURP), which was originally approved on November 6, 1957. The LSURP was amended on five occasions (most recently on December 21, 1989) and expired on November 25, 1997. The 1989 amendment was in contemplation of Fordham's intended disposition of Lot 35 to a private developer for the construction of a building in excess of 40 stories. The amendment authorized residential use of Lot 35. Due to market conditions, the private developer elected not to go forward with the project and the disposition never occurred.

On December 24, 1957 a disposition agreement was executed transferring the entire campus superblock, with the exception of Lot 30, to Fordham. (Lot 30 was then the site of a school, but was subsequently sold to a private developer for construction of The Alfred, a high-rise residential condominium.) The disposition agreement contemplated closing at least part of West 61st Street and called for the widening of both West 60th and West 62nd Streets, and subjected Fordham to restrictions on use and development drawn from the LSURP. The restrictions on use and development contained in the disposition agreement as amended between Fordham and the city expired on January 27, 2006, and are no longer in force.

Since the Scoping Meeting in September 2007, Fordham has refined various elements of the Master Plan. These refinements have altered the landscaped interim public plaza on Columbus Avenue and West 60th Street, the two entrance stairways to the campus (one from Columbus Avenue and one from West 62nd Street), the heights and setbacks of buildings along both Columbus Avenue and West 62nd Street, and the opening of the streetwall between two sites on West 62nd Street. Further, the proposed locations of the envelopes for the Law School and the Library sites were modified to set back above the level of the ground floor from the side lot line that Fordham shares with The Alfred.

Additional modifications to the proposed action are under consideration by CPC. These changes would reduce bulk with smaller maximum building envelopes and lower building heights for most of the buildings expected to be built under the proposed Master Plan. There would be less floor area, fewer parking spaces by the removal of a garage, and certain other design changes. These modifications are described and analyzed in Chapter 27, "Modifications to the Proposed Action."

D. PURPOSE AND NEED

EXISTING CAMPUS AND OPERATIONS

As described above, the Fordham University Lincoln Center campus contains three buildings. The Law School building, a four-story structure set back from the northeast corner of the site, opened in 1961 and was expanded in 1984. The Lowenstein Center, a 13-story structure set back from Columbus Avenue along West 60th Street, was constructed in 1968 to house Fordham's other graduate professional schools and the Manhattan branch of Fordham College at Lincoln

Center. McMahon Hall, a 20-story dormitory located west of the Lowenstein Center along West 60th Street, provides accommodations for 850 students. These three buildings are connected by a one-story podium, which occupies much of the center of the superblock. In addition to providing internal circulation, the podium houses the campus libraries, a fine arts complex, bookstore, activities space, a University theater and design shops, and some mechanical infrastructure.

The main entrance to the campus is through the southeast corner of the podium near the intersection of Columbus Avenue and West 60th Street. There is a vehicular entrance mid-block on Columbus Avenue leading to a 35-car parking lot and loading facilities. A second vehicular entrance is located approximately 275 feet east of Amsterdam Avenue on West 60th Street; this entrance leads to loading docks.

A landscaped plaza sits atop the podium. This plaza contains lawn, seating, lighting, and monumental sculptures. Pedestrian access to the plaza is provided by a stair and elevator near the corner of Columbus Avenue and West 60th Street, and by a stair on the mid-block of West 62nd Street. This open space is made available for public use from 10 AM to 6 PM daily, but otherwise serves the students, faculty and staff of Fordham. There is a smaller landscaped garden on the campus west of the stair from West 62nd street to the podium. In addition, there are several tennis courts and a basketball court at the southwest corner of the campus. Although these facilities are made available to the public and local schools, they are not widely used except by Fordham students.

As Table 1-2 shows, the 2006 enrollment on the Lincoln Center campus totaled 7,962 students with 4,503 full-time, and 3,459 part-time. The largest schools were Fordham College, with 1,755 students (1,731 full-time) and the Law School, with 1,639 students (1,244 full-time). There are a total of 1,273 members (720 full-time) of the faculty and staff.

Table 1-2
Fordham University Lincoln Center Campus: Student, Faculty, and Staff Populations

	2006 Enrollment:			Phase One Anticipated Growth:				Full Development Anticipated Growth:			
	Full Time	Part Time	Total	Full Time	Part Time	Total	+/- from 2006	Full Time	Part Time	Total	+/- from 2006
Law School	1,244	395	1,639	1,350	350	1,700	61	1,350	350	1,700	61
Graduate School of Business Administration (GBA)	563	849	1,412	558	862	1,420	8	600	1,500	2,100	688
Graduate School of Social Services (GSS)	740	454	1,194	706	464	1,170	-24	725	505	1,230	36
Graduate School of Education (GED)	167	1,002	1,169	163	1,118	1,281	112	235	1,565	1,800	631
Fordham College Lincoln Center (FCLC)	1,731	24	1,755	3,178	20	3,198	1,443	3,101	20	3,121	1,366
Fordham College of Liberal Studies (FCLS)	58	416	474	55	366	421	-53	50	700	750	276
Graduate School of Arts & Sciences (GSAS)	0	0	0	0	0	0	0	75	125	200	200
Other ¹	0	319	319	0	319	319	0	0	319	319	0
Total Student Population:	4,503	3,459	7,962	6,010	3,499	9,509	1,547	6,136	5,084	11,220	3,258
Faculty and Staff:	720	553	1,273	962	560	1,521	248	982	813	1,795	522
Campus Total Population:	5,223	4,012	9,235	6,972	4,059	11,030	1,795	7,118	5,897	13,015	3,780

Note: ¹ Includes non-matriculated students in several programs.
Source: Fordham University

NEED FOR EXPANSION

The proposed Fordham University Lincoln Center Master Plan is designed to accommodate both the existing activities on the Lincoln Center campus (which are not adequately housed in existing

buildings) and the anticipated expansion of the University's programs over the next 25 years. The Master Plan creates an opportunity for Fordham to meet the increasing needs of New Yorkers who wish to take advantage of the University's educational programs, while simultaneously accommodating Fordham's students from across the country and around the globe.

All of the schools housed on the Lincoln Center campus have grown substantially since the construction of their existing facilities. The campus buildings were initially intended to serve approximately 3,500 students. Even after an expansion of the Law School building in 1984, the total campus design capacity was approximately 4,000 students. In 2006, 7,962 students were enrolled in Fordham's Lincoln Center programs. As shown in Table 1-2, the proposed expansion would allow Fordham's student enrollment to grow from 7,962 to 11,220, and its faculty and staff to grow from 1,273 to 1,795. These projections for growth over a period of 25 years are based on the historic application activity of the schools and programs on the Campus. Furthermore, the University wishes to expand the opportunities for students to live on the Lincoln Center campus and would seek to approximately triple the number of dormitory beds on campus.

Whether to accommodate the increased number of students or to provide space that meets current academic standards, all of the schools on this campus require additional space. These needs have pushed some administrative functions as well as some academic functions off campus; Fordham now rents over 150,000 square feet nearby in Manhattan to house administrative, academic, and graduate housing.

In allocating space for the various programs housed on the campus, Fordham has relied on standards set by national organizations that establish and monitor facilities standards for academic and other programs typical of colleges and universities. Today, Fordham provides only 106 gross square feet of area per student on the campus, far below the facility space per student provided nationally by institutions of similar size—which average 360 gross square feet per student. In the city, Fordham ranks below every other significant school of higher education in its facility space per student, despite the high national ranking of several of its graduate programs. Even after all of the proposed new space is constructed, Fordham will have only 223 gross square feet per student, which will still leave it underserved relative to other major higher educational institutions in the city. Fordham's faculty are frequently housed in offices that are only 60 square feet in area; many share offices, and part-time and adjunct faculty have no office space at all. Despite the rapid rise of Fordham Law School in the national rankings and the ever-rising level of the quality of its students, the American Bar Association accrediting teams have persistently cited the existing law school facility as inadequate.

According to Fordham, some educational programs in great demand, such as the undergraduate performing arts program, have no facilities—either a theater or a dance studio—dedicated to their core functions. No facilities exist on campus for major academic conferences by the graduate schools on the campus: there are no large gathering spaces, no large food service locations beyond the student cafeteria, and no break-out rooms. Finally, the changing character of the University's student body has significantly increased the demand for on-campus housing, a demand that Fordham seeks to address with the construction of new student housing on campus.

All of these considerations, coupled with the University's need to provide state-of-the-art facilities, have led Fordham to examine its physical plant requirements and to plan for orderly growth over the next several decades.

Fordham has stated that it intends to finance the construction of new buildings on the campus by a combination of bonded debt, aggressive fund-raising, and income derived from the proceeds of

the sale of the sites slated for private residential development on the Lincoln Center campus. Fordham cannot estimate the anticipated revenue from the sale of the development sites because of changing economic conditions that render the market for these sites highly volatile.

NEED FOR PROPOSED ACTION

Approval of the proposed action would allow Fordham to facilitate a design for its Lincoln Center campus that is consistent with both the objectives of the Special Lincoln Square District and the urban design context of the existing campus and surrounding area.

The proposed Master Plan would allow Fordham to develop its academic and dormitory space, respond to the needs of its individual schools, and meet the needs of its student body in a rational, planned manner. The overarching goals of the Master Plan are as follows:

- To enhance Fordham University's identity at its Lincoln Center campus;
- To create a complementary family of campus buildings;
- To create a grand, iconic entrance for Fordham's Lincoln Center campus on Columbus Avenue;
- To ultimately provide each individual school with a recognizable physical identity, while acknowledging that many campus buildings may initially be required to serve multiple uses or user groups;
- To orient academic uses toward Columbus Avenue, and to orient the private residential uses toward Amsterdam Avenue to the extent possible;
- To create a design that responds to the contextual elements of the surrounding area, including the Lincoln Center for the Performing Arts and the two major avenues to the east and west of the campus;
- To create a memorable central open space at the level of the existing plaza that is available for use by the public and maintains adequate security;
- To increase efficiency by creating a comprehensive service system beneath the plaza level that includes access from the streets rather than the avenues; and
- To arrange campus floor area in a manner that preserves the feel and the character of a university campus.

CONSIDERATION OF OTHER FORDHAM SITES

Moving the programs housed at the Lincoln Center campus to Rose Hill or another Fordham location would be inconsistent with the educational objectives the University is seeking to achieve. Fordham has a long history of being located in Manhattan and feels that it is vital, from an educational and planning perspective, that the programs now housed on the Lincoln Center Campus remain there.

All of the graduate programs now housed at Lincoln Center have their origins in Manhattan. The Law School has been located in Manhattan for over 100 years and the other three graduate programs were well-established and located in various Manhattan office buildings by the 1950s, when Fordham agreed to participate in the LSURP.

The University attributes the Law School's recent rise in academic standing in some measure to its central Manhattan location, which enables it to draw both students and faculty looking to participate in the vibrant legal community existing in the borough, and all of the other graduate

schools operate programs that allow for easy interaction between students and real world opportunities in their areas of study. Similarly, the performing arts program has a symbiotic relationship with the cultural environment of midtown Manhattan—as evidenced, for example, by its affiliation with the Alvin Ailey Dance Company.

The University's Bronx campus has undergone significant development in furtherance of the undergraduate program on that campus, a trend that is expected to continue. Over the past 15 years, Fordham has constructed a new library, a new dormitory, and new parking facility for 1,500 cars. It is presently constructing another dormitory containing 450 beds and will, in the foreseeable future, be constructing additional dormitory facilities to accommodate an increasingly residential population, reflecting the changing character of the student population from commuters to residents. Also planned are new science facilities, new general academic space and a new campus center. All of these are intended to address the demands of the existing undergraduate program on the Bronx campus.

Even if the Bronx campus could accommodate it, relocating any Lincoln Center campus programs there would, in the judgment of the University's educators, defeat or impair their educational efficacy or disrupt relationships and programmatic collaborations with the Manhattan and Upper West Side communities that have been forged over decades.

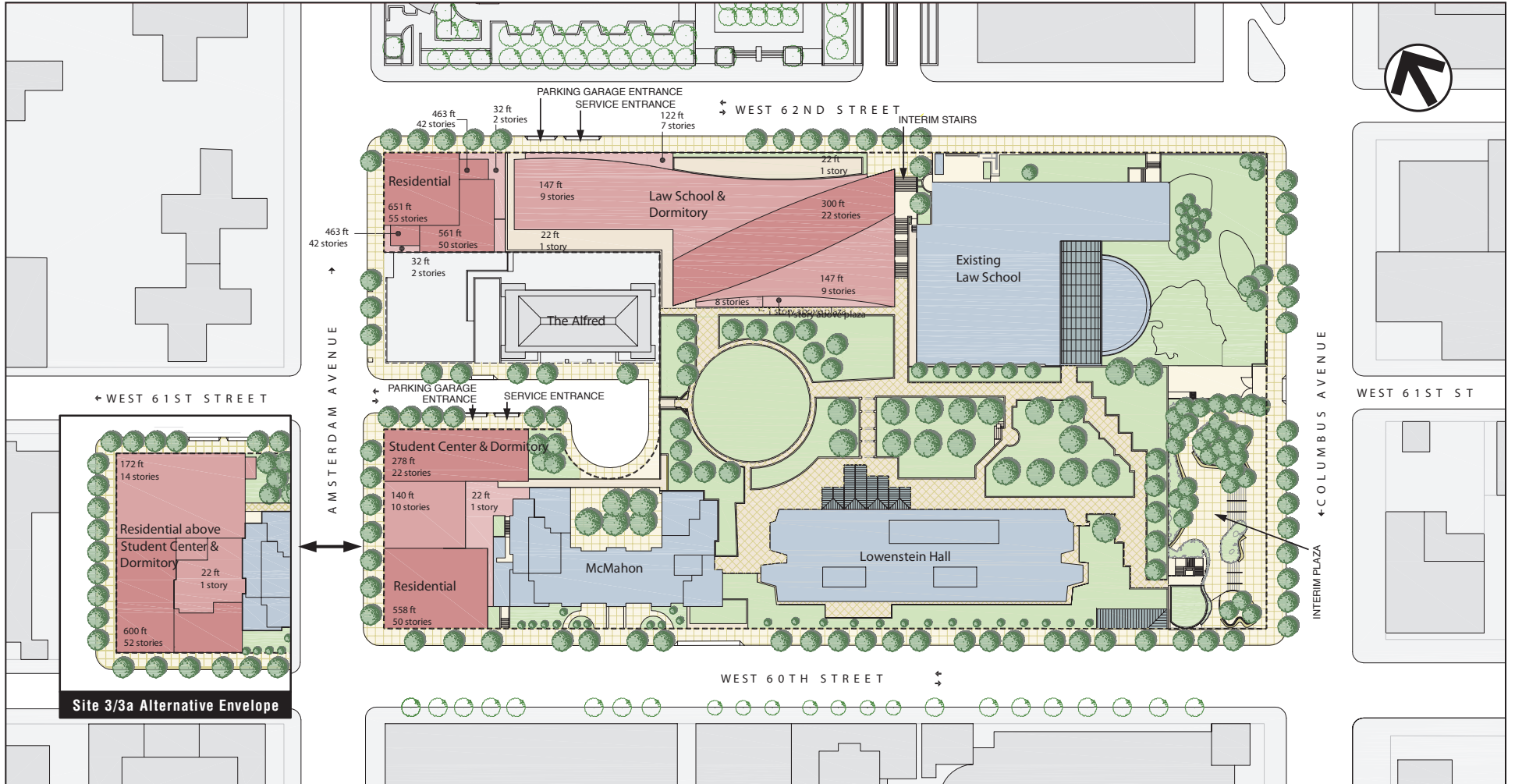
Fordham University believes that the Westchester properties are not suited to accommodate programs transferred from the Lincoln Center Campus—Fordham's Harrison facility is modestly sized (approximately 62,500 gsf) leased space, and the Calder Center in Armonk (located near the Connecticut border) is a biological field station.

E. PROPOSED MASTER PLAN

PROGRAM

The proposed Master Plan would allow Fordham to expand the academic and dormitory floor area on its Lincoln Center campus from 827,706 gross square feet (gsf) to 3,171,775 gsf. The overall floor area for academic uses would increase from 545,199 gsf to 1,646,421 gsf. (See Table 1-3.) This expansion would allow Fordham to accommodate the schools and educational programs listed in Table 1-2 and create a new student center, central plaza and large campus entrances on Columbus Avenue and West 62nd Street (see Figures 1-4 and 1-5). The dormitory floor area on campus would increase from 282,507 gsf to 788,850 gsf, which would raise the number of beds from 850 to approximately 2,300. The addition of these beds would nearly triple the number of students who could be accommodated on the Lincoln Center campus and would not need to commute to class. In addition, the Master Plan would increase Fordham's accessory parking from 35 spaces (currently in an at-grade parking lot along Columbus Avenue) to 265 spaces in an attended, underground garage.

As with the No Action Scenario, described below in Section G, "Framework for Analysis," the proposed Master Plan calls for Fordham to lease or otherwise convey portions of its Lincoln Center campus for the development of private residential apartment buildings. The funds derived from these transactions would create an endowment for the construction of buildings for Fordham's academic program. Under the Master Plan, the residential buildings would be developed along Amsterdam Avenue, at the corners of West 60th and West 62nd Streets. The building at the West 60th Street would include below-grade accessory parking for 137 cars, while the building at West 62nd Street would include below-grade accessory parking for 68 cars.



For Illustrative Purposes Only Note: Building heights measured from lowest applicable Curb Level for each site.

- Project Site Boundary
- Existing
- Phase I

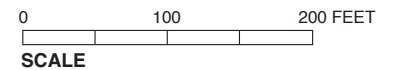


Figure 1-5
Illustrative Site Plan – Phase I (2014)

Table 1-3
Fordham University Lincoln Center Master Comparison Table

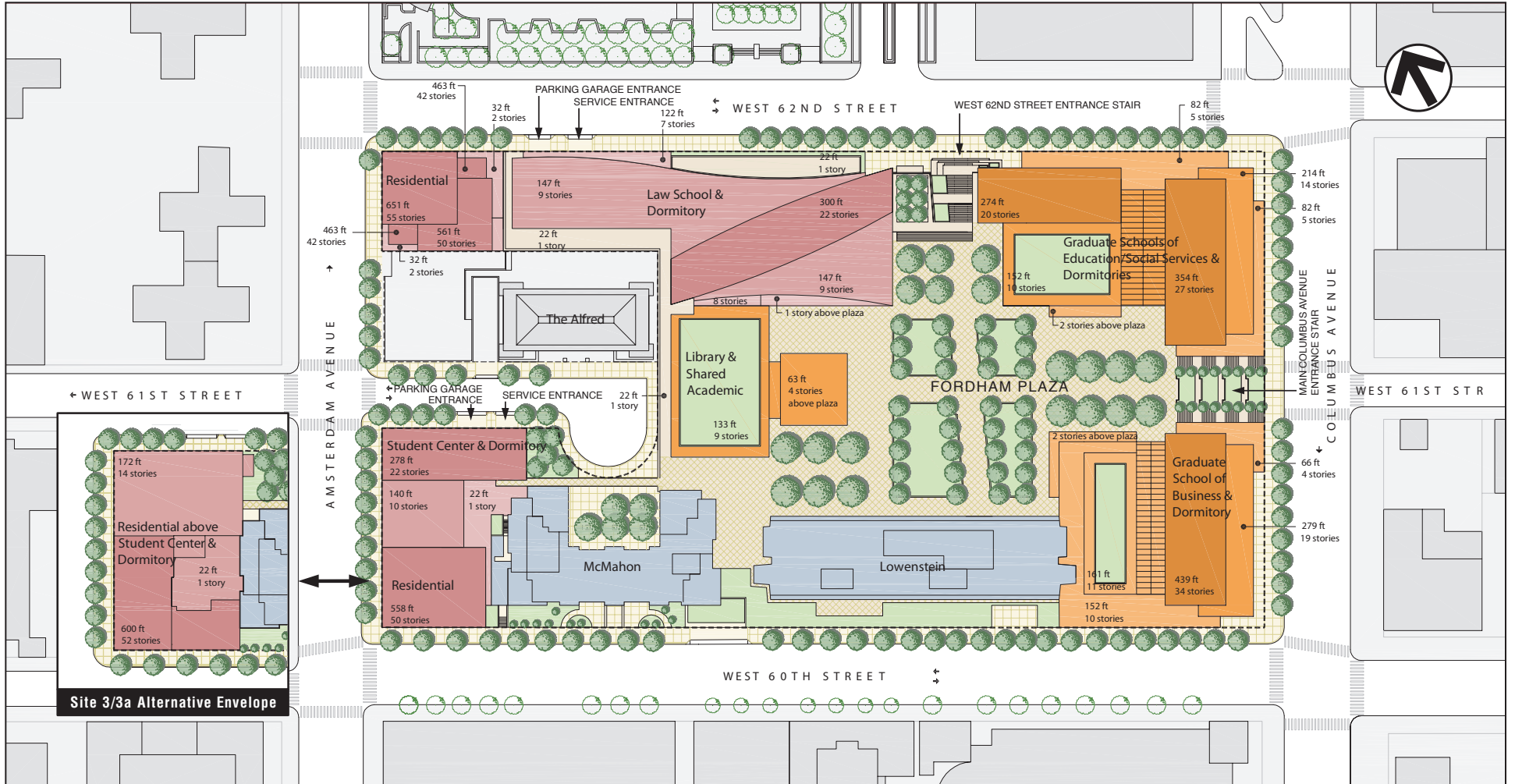
	Existing Floor Area	No Action		Phase I		Full Development		
		Proposed Floor Area	Change from Existing	Proposed Floor Area	Change from No Action	Proposed Floor Area	Change from Phase I	Change from No Action
FLOOR AREA:¹								
Academic	545,199	545,199	0	927,866	382,667	1,646,421	718,555	1,101,222
Dormitory	282,507	282,507	0	493,377	210,870	788,850	295,473	506,343
Residential	0	736,504	736,504	736,504	0	736,504	0	0
Total (Exc. Pkg.)	827,706	1,564,210	736,504	2,157,747	593,537	3,171,775	1,014,028	1,607,460
DORMITORY BEDS:	Beds	Beds		Beds		Beds		
	850	850	0	1,545	695	2,300	755	1,450
PARKING SPACES:	Parking Spaces	Parking Spaces		Parking Spaces		Parking Spaces		
Fordham Accessory	35	35	0	155	120	265	110	230
North Residential	0	0	0	68	68	68	0	68
South Residential	0	0	0	137	137	137	0	137
East Residential	0	0	0	N.A.	N.A.	N.A.	N.A.	N.A.
Total	35	35	0	360	325	470	110	435
RESIDENTIAL UNITS:²	Units	Units		Units		Units		
North Residential	0	273		512		512		
South Residential	0	237		364		364		
East Residential ³	0	366		N.A.		N.A.		
Total Units	0	876		876		876		
Notes:								
¹ All floor areas listed in gross square feet (gsf). Calculations based on Site 3/3a Option 1.								
² Based on approximately 800 zoning square feet (zsf) per unit. Total residential development is the same in all conditions.								
³ No Action condition only.								

SITE PLAN

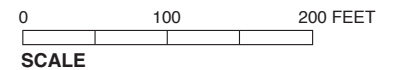
As shown in Figures 1-5 and 1-6, the proposed Master Plan adheres to the overarching goals described above. The plan would create a wide, iconic entrance to the campus along Columbus Avenue. A 60-foot-wide space, following the centerline of West 61st Street and leading to the upper-level central campus open space, would be flanked to the north and south by buildings and would contain stairways, planted areas, and seating (see Figure 1-7).

To the north and west would be the graduate Schools of Business and Social Services along Columbus Avenue, and the Graduate School of Education along West 62nd Street. Active uses at the ground-floor street level may include the University Art Gallery, a café, and the University Bookstore. These buildings would also include dormitory space above.

The Law School would occupy the midblock along West 62nd Street. This building would also contain dormitory space. Active ground-floor uses may include a café, student dining area, the entrance to a new University theater, and the Assembly/Moot Court. To accommodate the Law School/dormitory, the existing access pathway between the rear of the Alfred condominium and West 62nd Street would be removed. This pathway, which would also be removed in the No Action condition (described below), exists under a license agreement that is easily revocable on short notice. Along 62nd Street, there would be a 77-foot space between the buildings of the Law School and the Graduate School of Education. This space would include a second stairway entrance to the campus that would be centered on the north/south walkway of Lincoln Center that lies between Damrosch Park and the David H. Koch New York State Theater. The stairway would include landscaping, as well as seating (see Figure 1-8).



For Illustrative Purposes Only Note: Building heights measured from lowest applicable Curb Level for each site.



- Project Site Boundary
- Existing
- Phase I
- Phase II

Figure 1-6
Illustrative Site Plan – Phase II (2032)



For Illustrative Purposes Only

Figure 1-7
Proposed Main Campus Entrance
Stairway Looking West from Columbus Avenue –
Phase II (2032)



For Illustrative Purposes Only

Figure 1-8
West 62nd Street Campus Entrance –
Proposed Stairway Looking South from West 62nd Street – Phase II (2032)

South of the Law School, a new building at the center of the campus (Site 7) would contain expansion space for the Quinn Library and may include a new University theater. This building would overlook the new campus central plaza, which would be reconfigured to complement the new buildings.

A residential apartment building would face Amsterdam Avenue at the corner of West 62nd Street (Site 4). The southwest portion of the superblock fronting Amsterdam Avenue would be built in one of two possible configurations: with a stand-alone dormitory at West 61st Street (Site 3a) and a stand-alone residential building at West 60th Street (Site 3), or with a single building combining the residential program, dormitory, and new student center (Sites 3 and 3a).

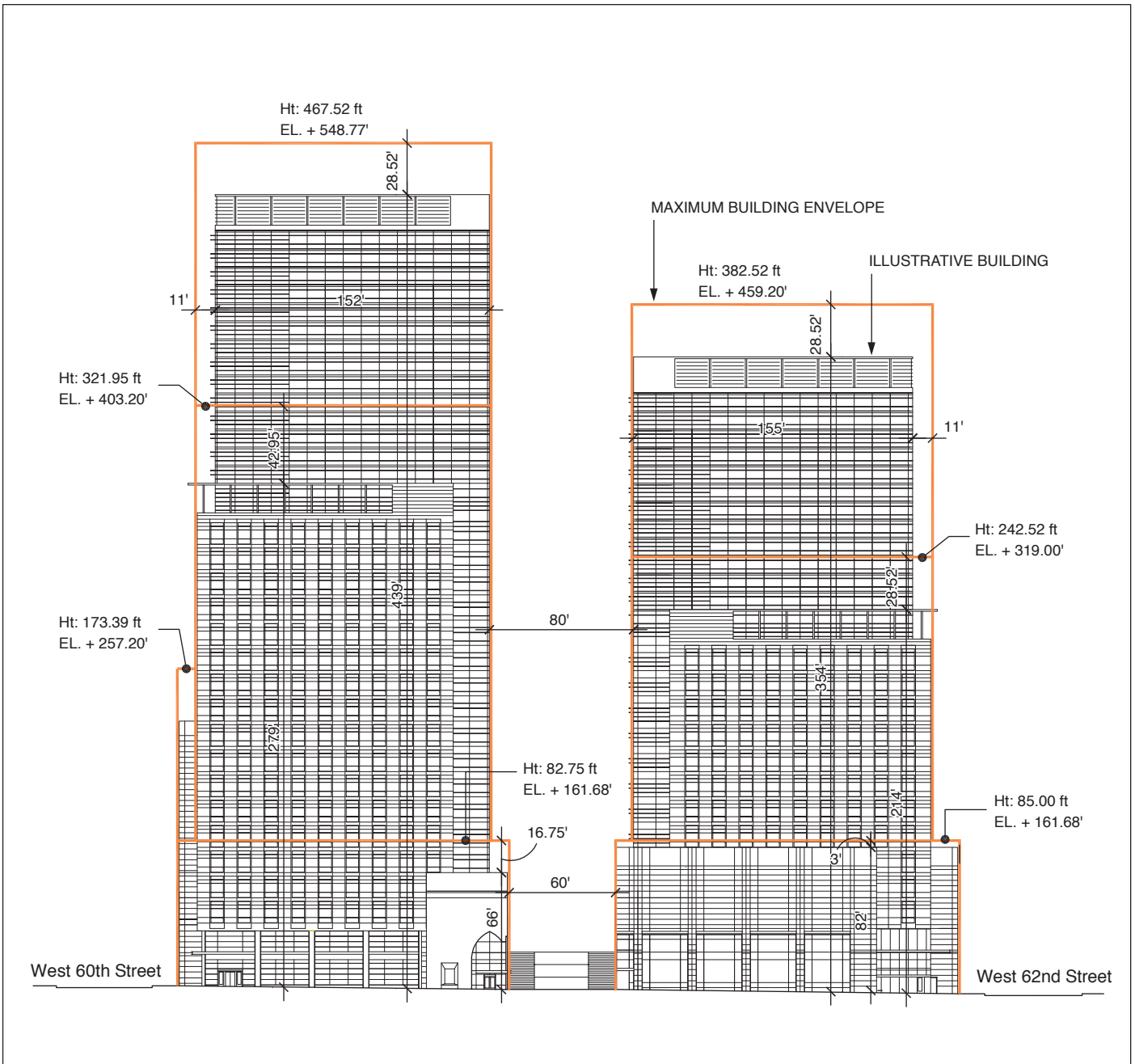
While no new buildings would be constructed on the West 60th Street frontage, a new entry as well as new windows would be created to enliven the existing blank street wall at Lowenstein Center.

MAXIMUM AND ILLUSTRATIVE BUILDING HEIGHTS

If all of the building sites encompassed by the Master Plan were developed to the maximum building envelope designated for each, the resulting development would exceed the maximum total floor area permitted on the zoning lot; thus, the envelopes depicted do not represent the intended condition of the completed campus as a whole. The Master Plan also contemplates that the build-out would comply with the bulk-packing rules in effect in the Special Lincoln Square District, requiring 60 percent of the permitted floor area on the zoning lot to be located below 150 feet in height. The bulk-packing and floor area constraints mean that some of the buildings contemplated by the Plan would be smaller than the maximum envelopes shown. This document presents an illustrative design that shows one possible variation on the distribution of the allowable floor area satisfying both constraints. This illustration more accurately reflects what full development of the campus would look like under the Master Plan than does the aggregation of the approved building envelopes. In any case, development on each individual site cannot exceed the maximum floor area shown in Table 1-1, and the total new development on the project site cannot exceed 2,375,093 zsf.

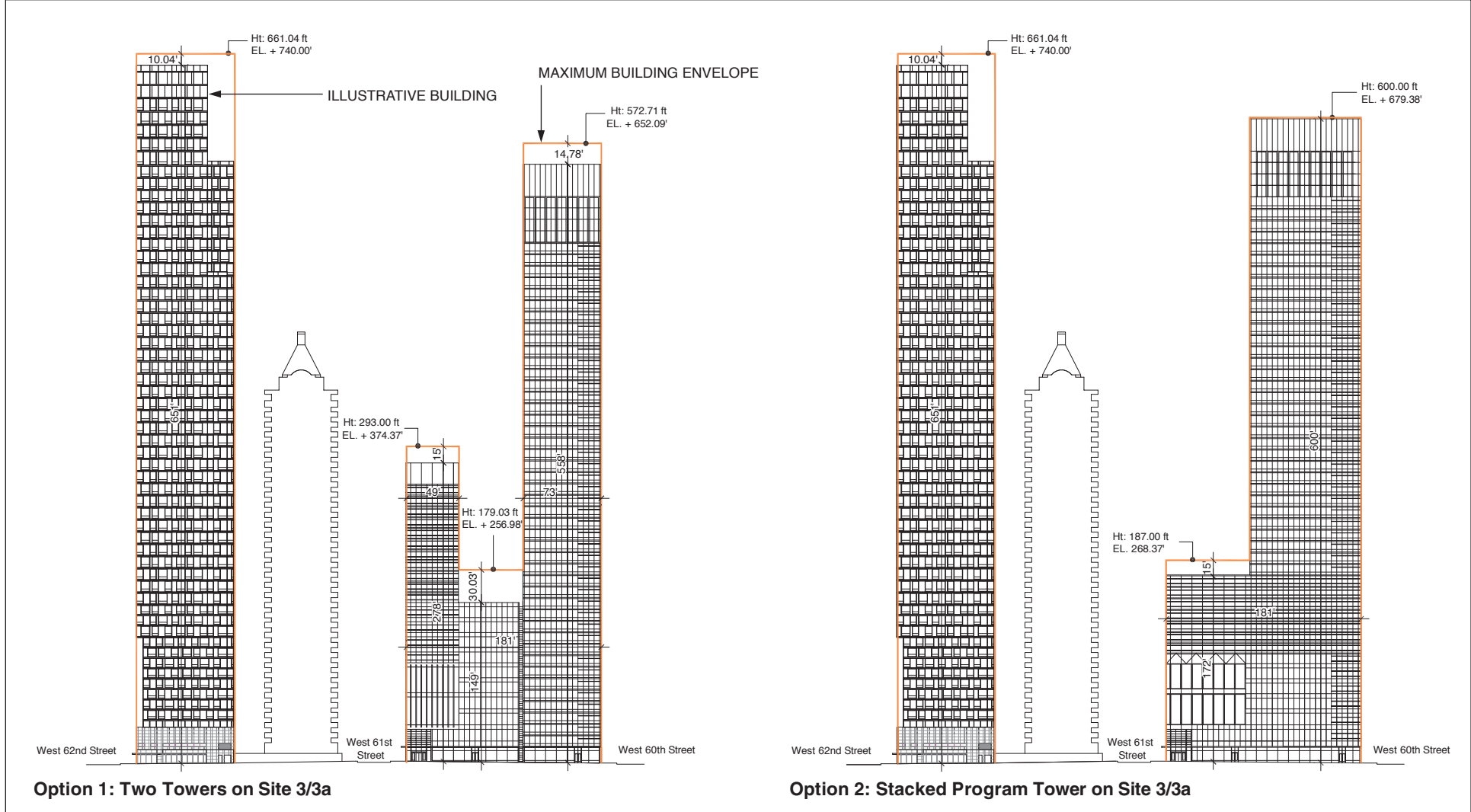
The tallest academic buildings would front Columbus and Amsterdam Avenues, rather than the midblocks of West 60th and West 62nd Streets. The two buildings on Columbus Avenue would frame the main entrance to the campus, which would be in line with the termination of West 61st Street (see Figures 1-9 and 1-10). The building south of the main entrance (Site 2) would be 34 stories¹ (approximately 439 feet Illustrative, 470 feet maximum). The building north of the main entrance (Site 1) would be 27 stories (approximately 354 feet Illustrative, 382 feet maximum). The residential building at the corner of Amsterdam Avenue and West 62nd Street (Site 4) would be 55 stories (approximately 651 feet Illustrative and 661 feet maximum). The sites on Amsterdam Avenue between West 60th and West 61st Streets would be developed with one of two options: a single 52-story building (approximately 600 feet Illustrative and maximum) with dormitory and student center uses at the lower floors and residential condominiums in the tower above; or a 22-story (approximately 278 feet Illustrative, 293 feet maximum) student center and dormitory at the corner of West 61st Street (Site 3a), and a 50-story (approximately 558 feet Illustrative, 573 feet maximum) residential building at the corner of West 60th Street (Site 3), and a 10-story wing between the two towers (Site 3a). (See Figure 1-10).

¹ Numbers of stories for all buildings in this paragraph derived from Illustrative Plan.



- Maximum Building Envelope Outline
- Illustrative Building

Figure 1-9
Columbus Avenue Building Envelope Elevations
Looking West – Phase II (2032)



Maximum Building Envelope Outline

Illustrative Building

Figure 1-10
Amsterdam Avenue Building Envelope Elevations
Looking East – Phase I (2014)

The midblock buildings on West 62nd Street would be shorter than those on Columbus or Amsterdam Avenues. Nearest Columbus Avenue on West 62nd Street (Site 6) would be a 20-story (approximately 274 feet Illustrative, 342 feet maximum) dormitory and academic building. To its west, Sites 5 and 5a would include the Law School building and dormitories. This would include both a tower component and a lower base. The tower would be 22 stories tall (approximately 300 feet Illustrative, 319 feet maximum) and the base would be 9 stories tall (approximately 147 feet Illustrative and 155 feet maximum). South of the Law School, towards the center of the superblock (Site 7), would include a nine-story (approximately 133 feet Illustrative, 161.5 feet maximum) building containing the Quinn Library expansion, shared academic space, and potentially space for the University Theater. This structure and its four-story east wing would be in line with the grand campus entrance from Columbus Avenue, and would overlook the academic quadrangle (see Figures 1-11).

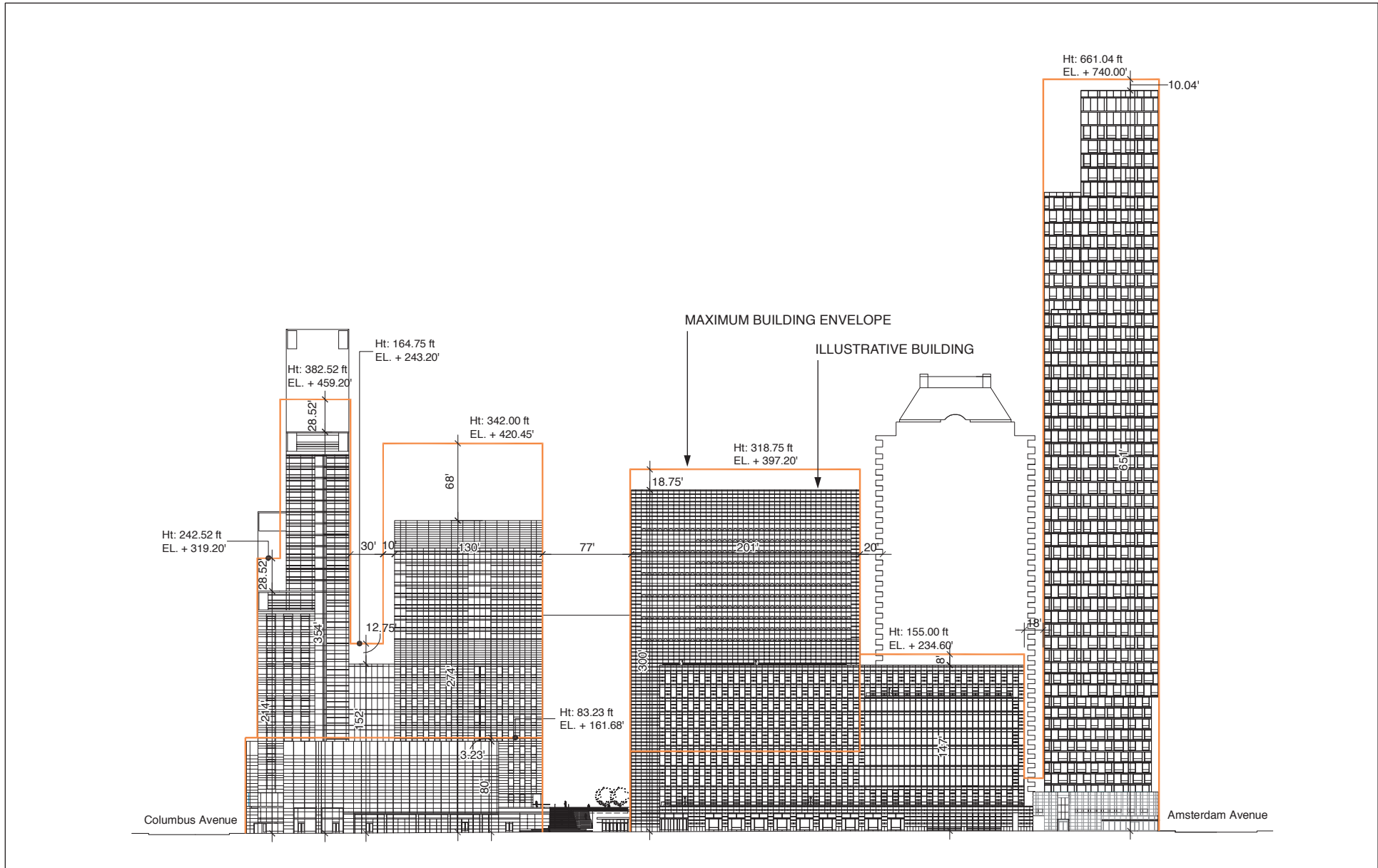
ENTRANCES AND GROUND LEVEL ACTIVITY

The main entry to the campus plaza would be the wide, iconic stairway on Columbus Avenue at the termination of West 61st Street. The buildings fronting Columbus Avenue on either side of the stairway would have additional ground-level entrances. A second wide stairway would rise to the plaza from West 62nd Street and be aligned with the north-south walkway on the Lincoln Center for the Performing Arts campus to the north.

All new buildings on Amsterdam and Columbus Avenues would have transparent street walls as required by the Special Lincoln Square District and be programmed with active uses to enliven the streetscape. This design principle would be applied to the frontage of the academic buildings on West 62nd Street, which would be constructed with windows overlooking the Lincoln Center for the Performing Arts and Damrosch Park. In addition, new windows and entrances would be added to the current blank façade of Lowenstein Center on West 60th Street. The residential building at Amsterdam Avenue and West 62nd Street is expected to have its pedestrian entry on West 62nd Street. The residential/dormitory development at Amsterdam Avenue and West 60th Street would likely have its dormitory entrance on Amsterdam Avenue, and its residential entrance on West 60th Street. The existing pedestrian entrance to McMahon Hall and the existing campus service entrance would remain in their current locations on West 60th Street.

PARKING AND LOADING

Fordham also proposes an expansion of the accessory parking provided on the campus by the creation of three new accessory parking garages. The first parking facility, Garage A, would be located under Site 4 and would contain 68 parking spaces to serve the residents of the new residential building to be constructed on Site 4. Garage B, containing 265 parking spaces, would replace and expand the parking now located along the campus's Columbus Avenue frontage and would serve the Fordham's faculty and administration. Both Garages A and B would be accessed through a single curb cut on West 62nd Street, leading to a split ramp accessing each garage independently. Construction of Garage B would occur in two phases. In the first phase, 155 spaces would be provided under Site 5, with the balance to be added upon completion of the final building on the campus on Site 6, after demolition of the Law School building. Parking Garage C, to be located under Sites 3 and 3a for the benefit of the residents of the residential building on Site 3, would provide 137 attended parking spaces. The garage would be accessed from a new curb cut on the south side of West 61st Street.



- Maximum Building Envelope Outline
- Illustrative Building

West 62nd Street Building Envelope Elevations Looking South – Phase II (2032)

Figure 1-11

A new service entrance accessing three additional loading docks for the campus would be located on West 62nd Street, at least 163 feet east of the intersection of West 62nd Street and Amsterdam Avenue. A new loading dock with one berth to service the new dormitory on the Amsterdam Avenue side of the campus would be added adjacent to the entrance to Garage B.

Plans for the proposed parking garages are shown in Figures 1-12 through 1-15.

PHASE I

The initial phase of construction would create a new Law School, new dormitory space, and approximately 155 accessory parking spaces for the University's use. At the same time, private development of a new residential condominium with a maximum of 512 dwelling units¹ and 68 accessory parking spaces would proceed at West 62nd Street and Amsterdam Avenue. The remainder of the initial phase of construction would commence upon the city's completion of the access shaft for the Third Water Tunnel on West 60th Street and would result in additional dormitory space, a student center, and the second private residential development, which would contain a maximum of 364 dwelling units¹ and 137 accessory parking spaces.

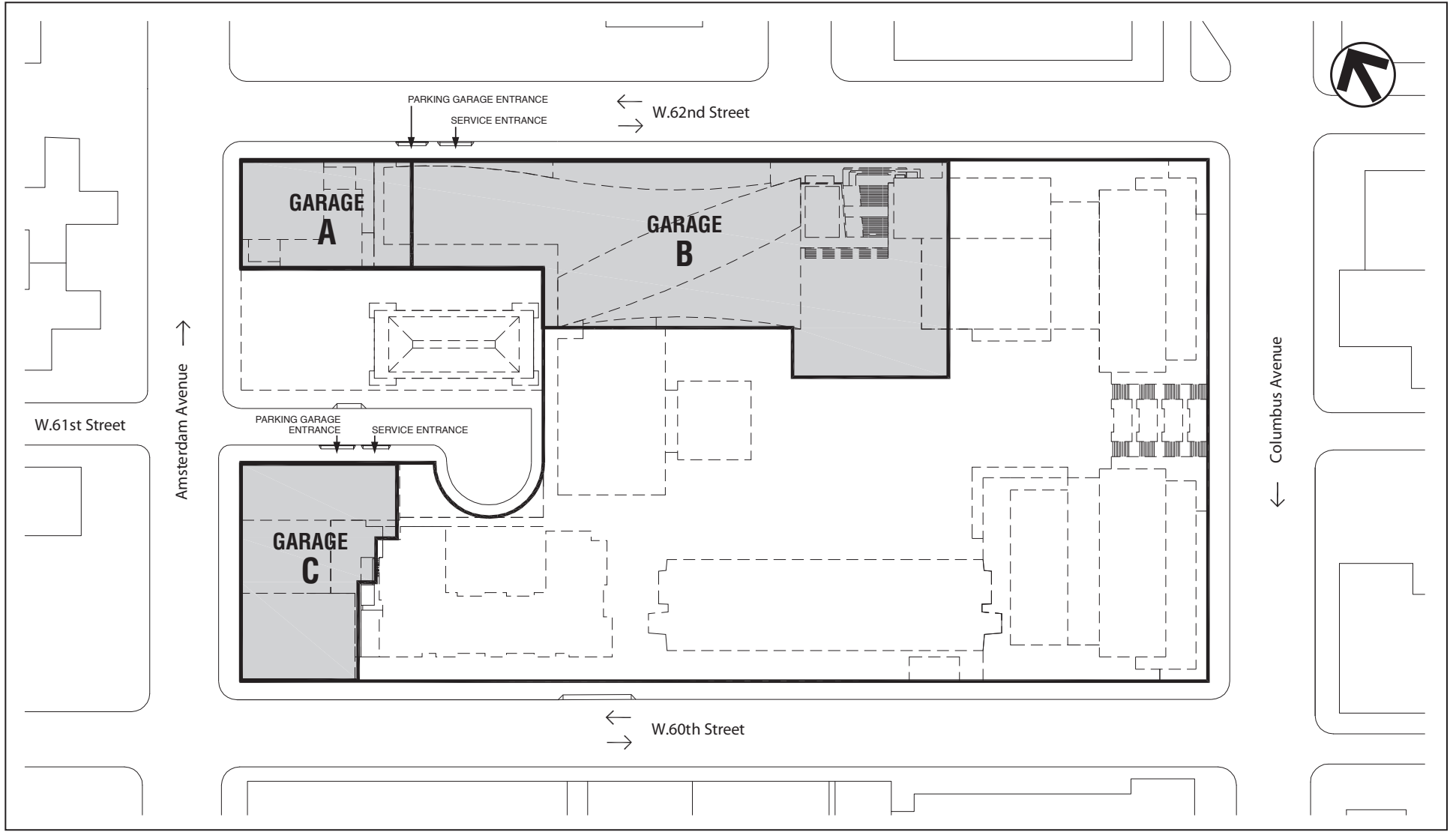
Because of the central location of the existing Law School building and the Law School's immediate need for space, it is a key element of the initial development of the Master Plan. An additional dormitory is also an immediate need. The funding provided through the development of the two residential buildings dictates that their construction be included in the first phase of the Master Plan.

All major construction during Phase I would occur along Amsterdam Avenue and on West 62nd Street from the midblock west. The existing Law School building would remain in place and be used as temporary expansion/swing space for the expansion of other Fordham programs until it is demolished at a later stage of the overall site development.

To enhance its presence on Columbus Avenue during the interim stages of its Master Plan, Fordham would create a landscaped area between West 60th Street and the former West 61st Street east of the raised campus plaza (see Figure 1-16). This landscaped area would be open to the public. The ground-level entrance to Lowenstein Center would be strengthened by the creation of an interim transparent lobby and security desk near the corner of West 60th Street and Columbus Avenue. This lobby and security desk would add light to the sidewalk at night. Until the existing Law School building is demolished as part of Phase II, an interim stairway would be provided from West 62nd Street to the campus plaza level. This stairway would run between the existing Law School and the new Law School/dormitory on Sites 5/5a. As shown in Figure 1-17, the interim stairway would include a small landscaped area and seating at its base and at the level of the first landing. As part of Phase II implementation, this interim stair would be replaced with the wider permanent stair described for Phase II.

Phase I of the proposed Master Plan would be completed by 2014.

¹ The number of units is based on a worst-case assumption of approximately 790 gsf/unit. It is anticipated that units will be larger and hence fewer.



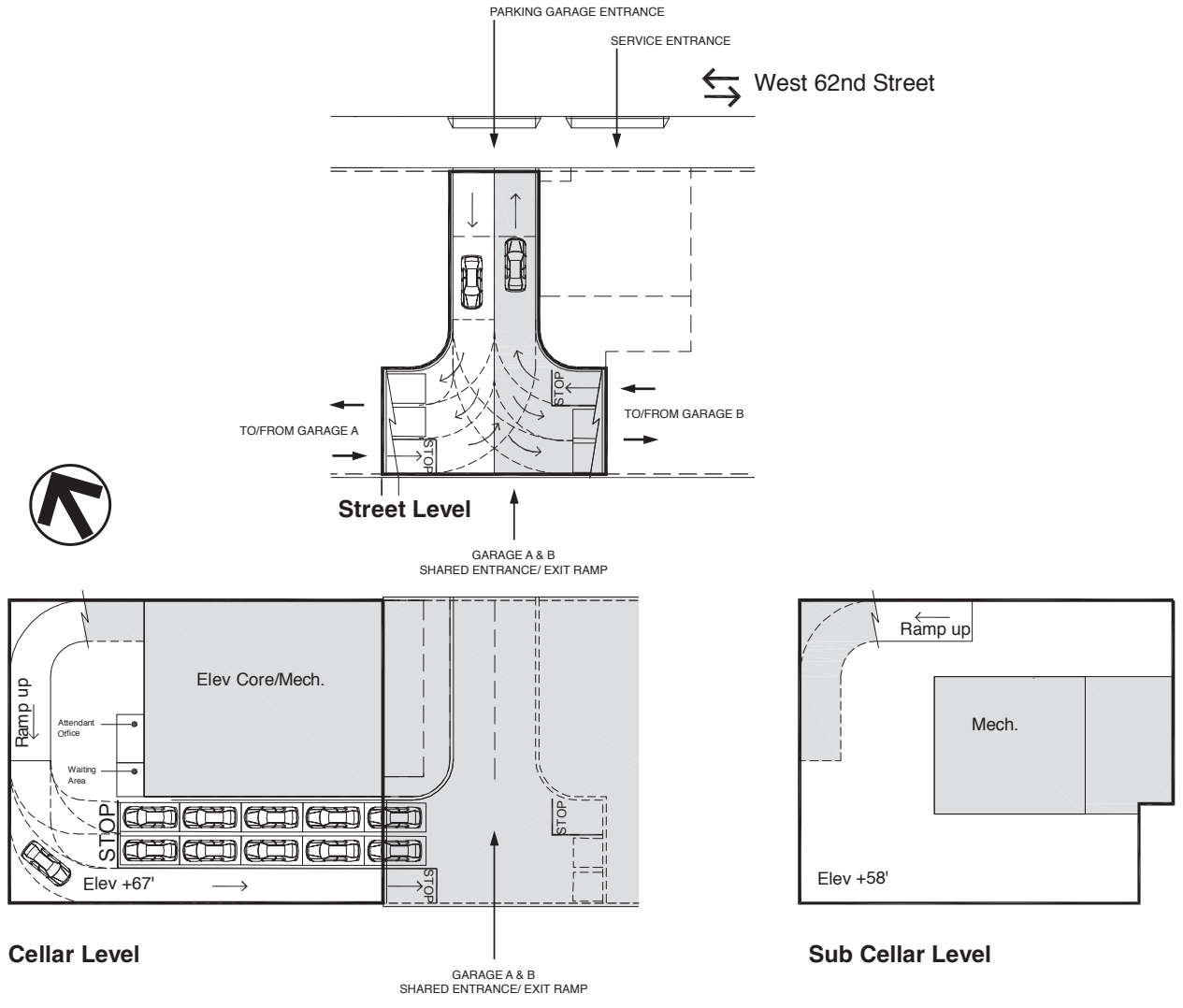
0 100 200 FEET
SCALE

Figure 1-12
Parking Location Plan

Total GSF = 13,620 SF

Attended Spaces = 68 (Accessory)
(includes reservoir)

Reservoir Spaces = 10



0 40 100 FEET
SCALE

Figure 1-13
Parking Garage A

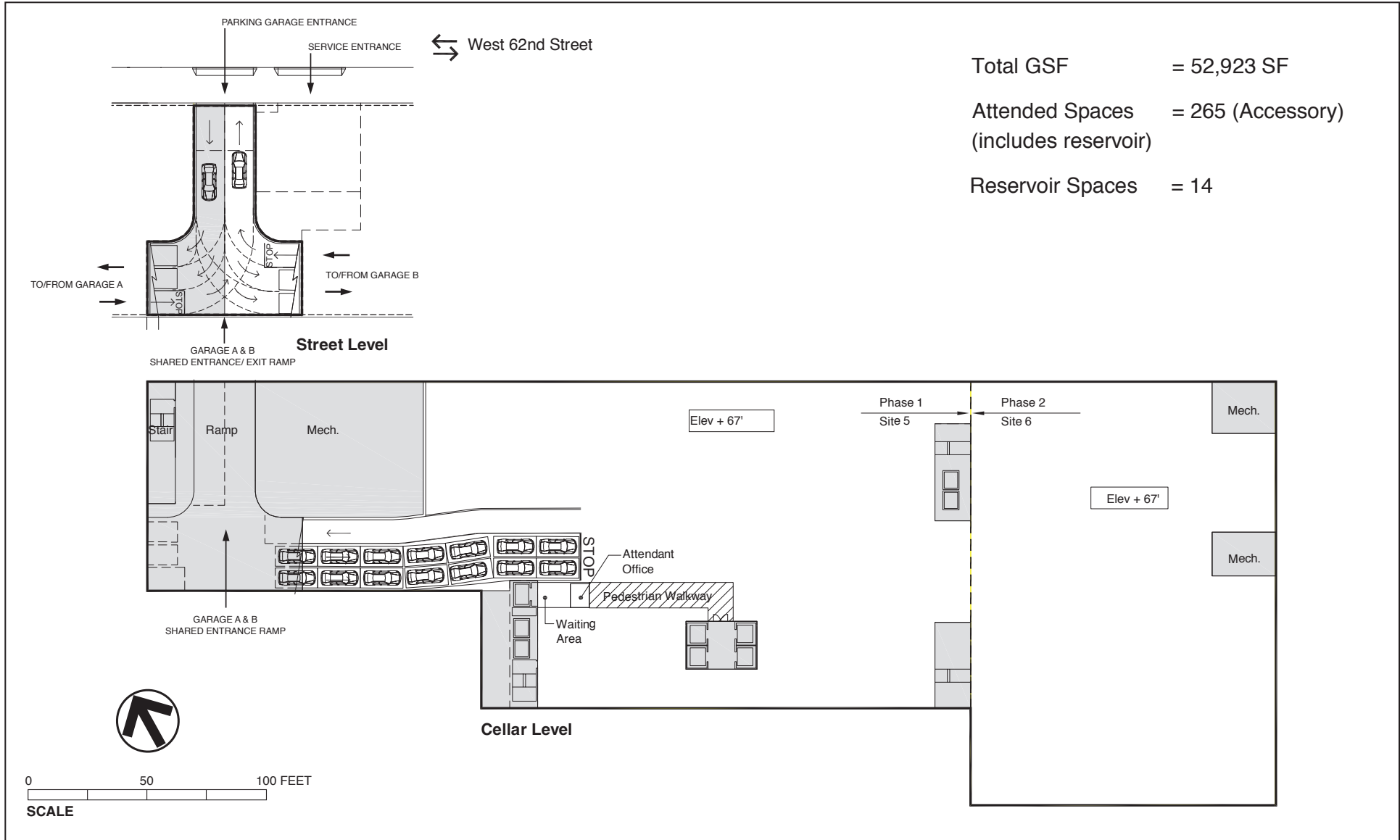
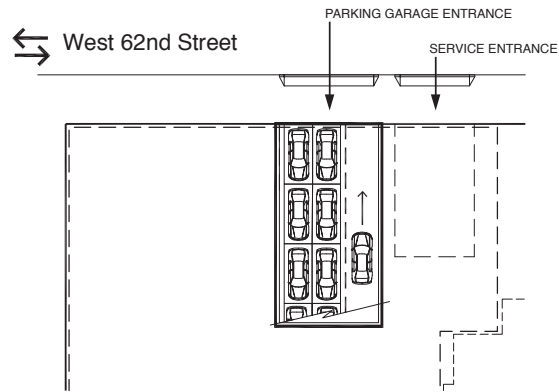


Figure 1-14
Parking Garage B

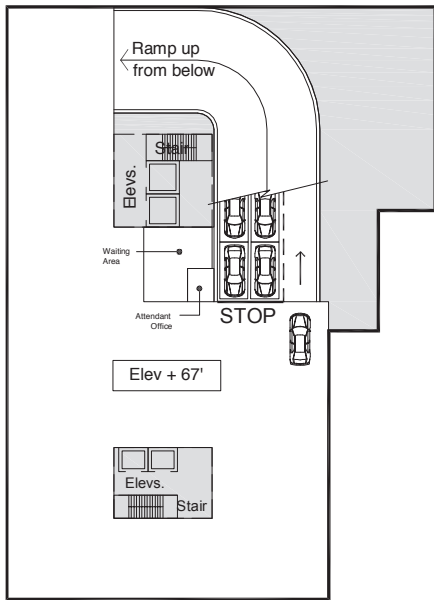


Street Level

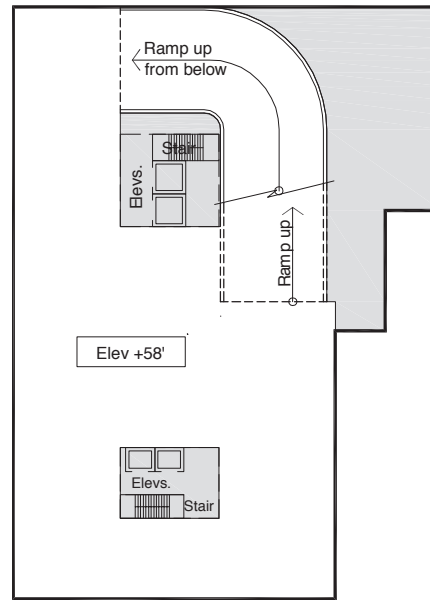
Total GSF = 44,747 SF

Attended Spaces = 137 (Accessory)
(includes reservoir)

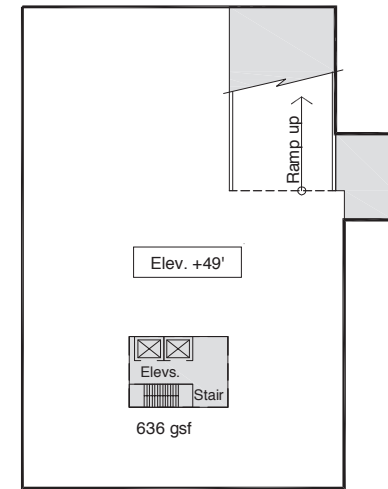
Reservoir Spaces = 10



Cellar Level



Sub Cellar Level



2nd Sub Cellar Level





- A** Lantern Pavilion w/ Green Roof
- B** Existing Roof Access
- C** Snack Bar w/ Green Roof
- D** Seating Terrace

- E** Movable Seating
- F** Sixteen Birch/ Seven Blocks of Granite
- G** Seating Niche
- H** Sidewalk Setback Seating

Figure 1-16
Interim Open Space – Plan

11.10.08



Elevated View Looking South



Sidewalk Level View Looking South

For Illustrative Purposes Only

Figure 1-17
West 62nd Street Interim Stairs –
Phase I (2014)

PHASE II

Phase II development would create new space for the Schools of Business, Social Services, and Education, an expansion of the Quinn Library, a new theater, additional dormitory facilities, and an additional 110 accessory parking spaces for the University's use.

All major construction during Phase II would occur along Columbus Avenue and on West 62nd Street from the midblock east. The current Law School building would be used as temporary expansion/swing space until it would be demolished to allow for the development of the new academic and dormitory building on Site 6. The interim landscaped area and entrance to Lowenstein Center would also be demolished during Phase II, to allow for the development of the new academic and dormitory building on Site 2.

Phase II of the proposed Master Plan would be completed by 2032. Figure 1-18 shows an illustrative view of the campus as it would look upon completion of Phase II.

STUDENTS, FACULTY AND STAFF

As described above, the Fordham University Lincoln Center campus is undersized for its existing student body. There is a strong demand for the programs offered on the Lincoln Center campus. Phase I of the proposed development would allow Fordham College at Lincoln Center to grow to 3,198 students. The School of Law would also grow modestly during this phase, to 1,700 students. After the full development, it is anticipated that the Graduate School of Business Administration would grow to 2,100 students, the Graduate School of Social Services would grow to 1,230 students, the Graduate School of Education would grow to 1,800 students, Fordham College of Liberal Studies would grow to 750 students, and Graduate School of Arts and Sciences for 200 students would be added to the campus. The campus faculty and staff are projected to grow to 1,521 after the initial phase of development, and to 1,795 after full development of the Master Plan.

F. PROJECT APPROVALS

LAND USE

While the proposed development would be as-of-right with regard to use and floor area, it would require the following discretionary approvals from CPC:

- Special permit pursuant to Section 82-33 of the Zoning Resolution to modify regulations governing height and setback, minimum distance between buildings, courts, and minimum distance between legally required windows and walls/lot lines for a development in the Special Lincoln Square District.
- Special permit pursuant to Section 13-561 to allow an accessory parking garage with 68 spaces (Garage A).
- Special permit pursuant to Section 13-561 to allow an accessory parking garage with 137 spaces (Garage C). Pursuant to Section 11-42(c), additional time to complete the garage is also requested.
- Special permit pursuant to Section 13-561 to allow an accessory parking garage with 265 spaces (Garage B).

11.14.08



Fordham University Lincoln Center Master Plan EIS

- Zoning text amendment to Section 82-50 (Off-Street Parking and Off-Street Loading Regulations, Special Lincoln Square District) to clarify the intention of the Zoning Resolution regarding curb cuts on wide streets for off-street loading berths.
- Authorization pursuant to Section 13-553 to allow a curb cut on a wide street (West 62nd Street) to provide access to an accessory parking garage.
- Authorization pursuant to Sections 82-50(b) (as amended) and 13-553 to allow a curb cut on a wide street (West 62nd Street) to provide access to an off-street loading berth.

Each of these is described in greater detail below.

CPC SPECIAL PERMITS PURSUANT TO ZR SECTION 82-33

CPC Special permits are sought pursuant to Section 82-33 to waive height, setback, and minimum distance requirements (including minimum distance between buildings and minimum distance between windows and walls or lot lines), and inner and outer court regulations for the buildings proposed to be developed. The waivers are being requested to facilitate a good design for the entire campus and provide design flexibility for the specific buildings proposed to be developed, to accommodate the University's program requirements.

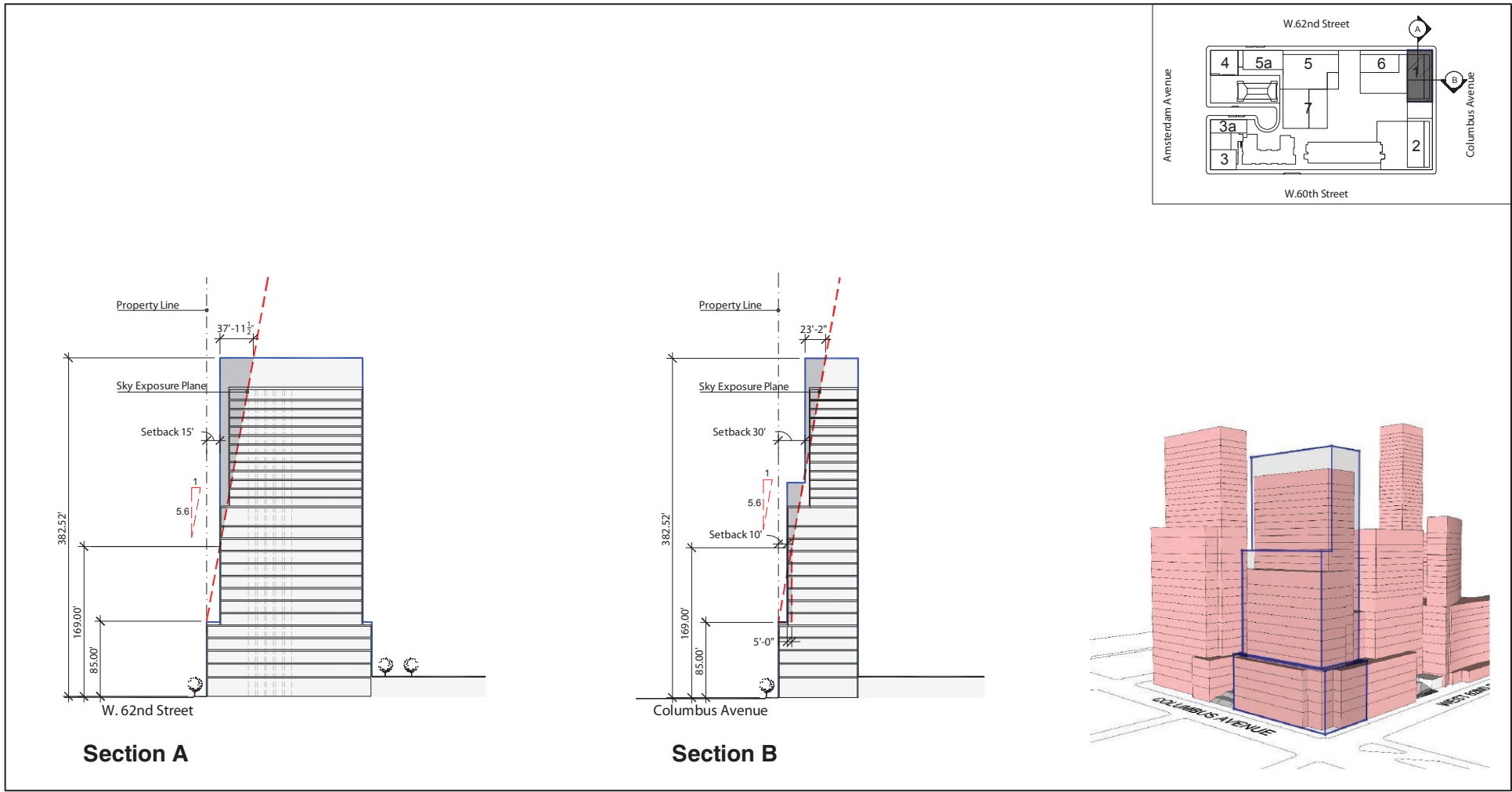
Each of Fordham's requests under Section 82-33 is intended to facilitate a good design of the entire campus that is consistent with the provisions of the special district zoning and the urban design context of the university, while unifying the various schools around a memorable common open space. As part of its findings for approval of the requested special permit pursuant to Section 82-33, CPC must, among other things, determine that the modifications facilitate good design. Specific applications of the Special Permit under Section 82-33 are being sought for the following program elements:

Academic/Dormitory Building at the Northeast Corner of the Campus (Site 1)

The envelope provided for this structure has a four-story base rising to a height of 85 feet above mean curb level and setting back a distance of 10 feet on Columbus Avenue and 15 feet on 62nd Street. The building rises again without setback to a height of 242 feet 6 inches, where it sets back an additional 20 feet along Columbus and rises to its final height of 382.52 feet. It is presently anticipated that the top floors of the building, above the second setback, will contain dormitory space, while the floors below that level will contain academic space, support and administrative offices. The maximum width of the portions of the building envelope facing Columbus Avenue above the base will be less than 170 feet. The building fails to comply with Section 33-432, which requires a 15-foot setback on Columbus Avenue at the lesser of 85 feet above curb level or six stories and requires further setbacks under a sky exposure plane that slopes over the lot in a ratio of 5.6 to 1 (see Figure 1-19). The waiver sought as to this envelope under Section 82-33 would permit modification of these height and setback regulations.

Academic/Dormitory Building at the Southeast Corner of the Campus (Site 2)

The proposed envelope for this site sets back above an 85-foot-high, four-story base for a distance of 10 feet along Columbus Avenue, then rises to a height of 324.27 before setting back an additional 20 feet, and rising to its full height of 469.84. On West 60th Street, the envelope of the principal tower component of this site rises to a height of 175.95 feet, sets back a distance of 10 feet, and then rises without setback to the envelope's full height. This envelope penetrates the sky exposure plane above 85 feet on West 60th Street. A shorter component of this building fails to set back at the lesser of six stories or 85 feet before rising to its maximum height of 173 feet 4



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line



Figure 1-19
Encroachment Diagram: Site 1

inches. Fordham expects the portions of the building constructed on this site to contain dormitories above the second setback with academic, support and administrative space below. The reduced setbacks reflect Fordham's effort both to pack bulk below 150 feet and to minimize the incursion of building bulk into the interior plaza area. The proposed envelope fails to comply with the height and setback regulations of Section 33-432 which require a 15-foot setback on each of West 60th Street and Columbus Avenue at the lesser of 85 feet above curb level or 6 stories and require further setbacks under a sky exposure plane that slopes over the lot in a ratio of 5.6 to 1 (see Figure 1-20). When construction on Site 2 occurs, the interim plaza improvements along Columbus Avenue would be removed and the new grand entry at the center of this street frontage would be constructed.

Apartment Building/Dormitory/Student Center at the Southwest Corner (Sites 3 and 3a)

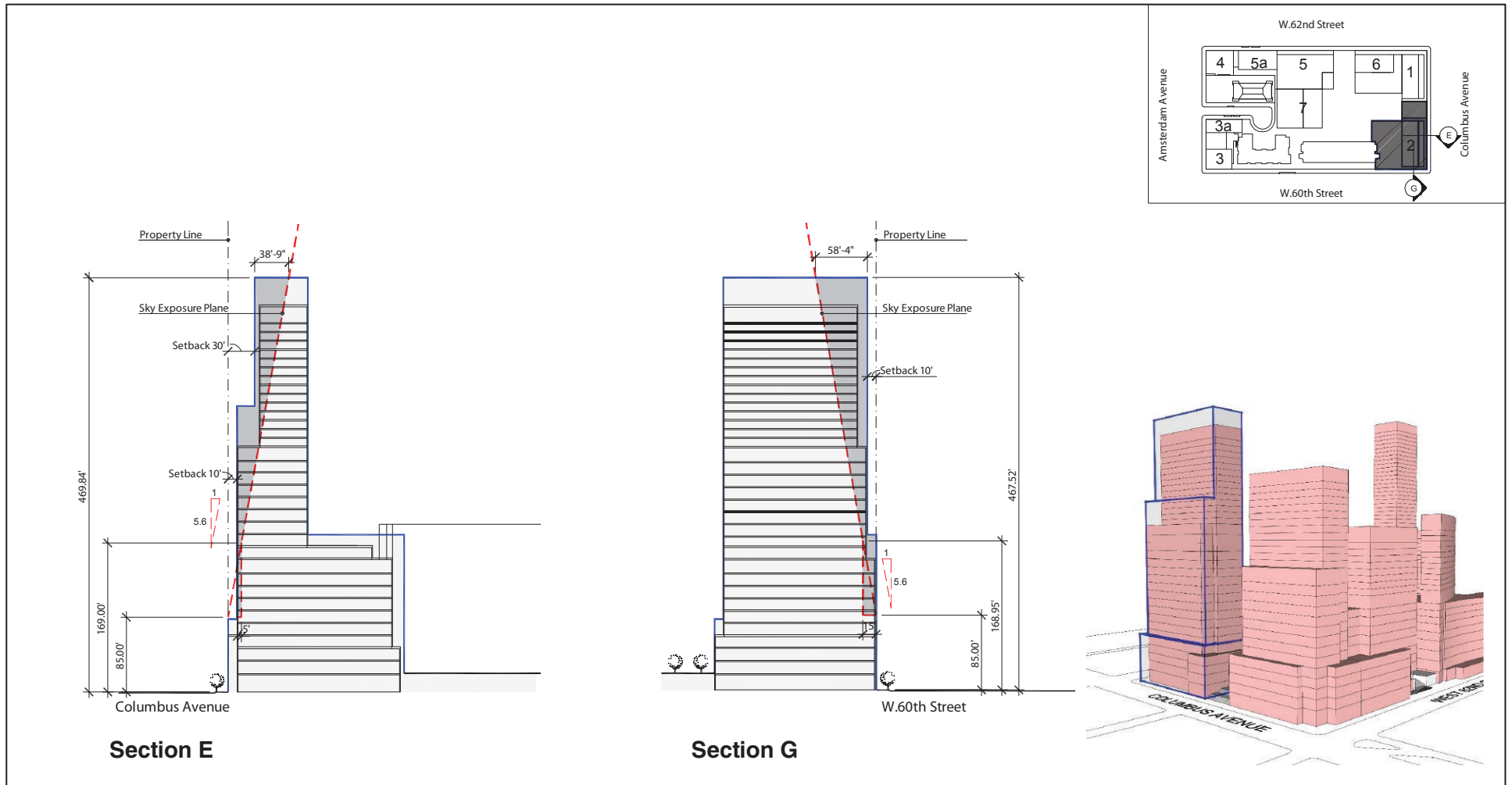
As described above, these sites may be developed either as: two towers (one dormitory and one private residential development) joined by a lower-rise dormitory wing and, perhaps, a student center (Option 1); or a single stacked structure, with dormitories and student center on the lower floors and a residential tower above (Option 2). In either case, the residential component of the development would have a maximum zoning floor area of 291,184 square feet, and setback waivers would be required along Amsterdam Avenue, since, under either scenario, neither the dormitory nor the residential tower would set back 15 feet at 85 feet, and each would rise straight to its anticipated full height from the property line, encroaching beyond the sky exposure plane contrary to Section 33-432.

In the worst case scenario for Option 1, that maximum height would be, in the case of the proposed residential tower, 572.71 feet and, in the case of the student center/dormitory tower, 293 feet along Amsterdam Avenue, so that substantial portions of both towers along the Avenue above 85 feet would encroach beyond the 5.6:1 sky exposure plane (see Figure 1-21). The 11-story wing joining the towers would achieve a height of 179.03 feet without setting back, also penetrating the sky exposure plane. Also, if this option is selected and the residential tower were to be constructed on the corner of West 60th Street, the envelope along West 60th Street would violate the same mandatory setback requirements of Section 23-632 and would penetrate the sky exposure plane. The dormitory tower would also penetrate the sky exposure plane along West 61st Street, a narrow street, where a setback of 20 feet is required at the lesser of six stories or 85 feet and the relevant sky exposure plane rises a vertical distance of 2.7 feet for every one foot of horizontal distance.

Accordingly, for Option 1, waivers are sought pursuant to Section 82-33 to modify the height and setback requirements of Section 23-632 for the residential building and Section 33-432 for the community facility building.

If Option 2 is selected, the development would incorporate larger components of the overall student housing program for the campus on top of the student center, adding materially to the height of the base on which the residential tower would be built. Thus, the overall height advanced by the combination of buildings would be somewhat higher than Option 1. The encroachment above the sky exposure plane on West 61st Street would be lessened, since the dormitory/student center component would only achieve a height of 187 feet, while the encroachments on West 60th Street and Amsterdam Avenue would be increased as a result of the somewhat taller building (see Figure 1-22).

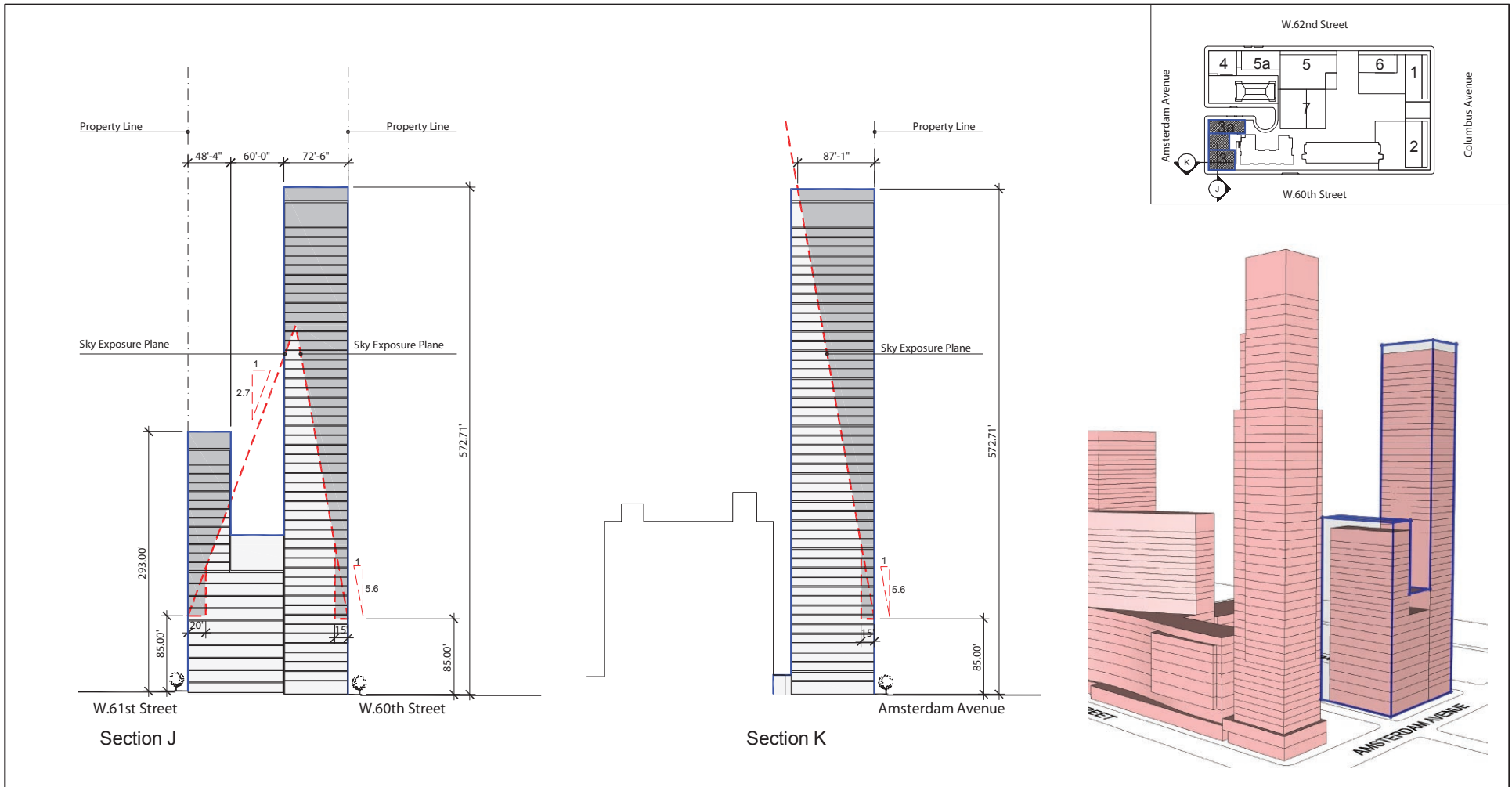
Setbacks of 15 feet above the lesser of six stories or a height of 85 feet are required in the envelopes for the buildings on each of West 60th Street and Amsterdam Avenue, with further



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line

0 200 FEET
SCALE

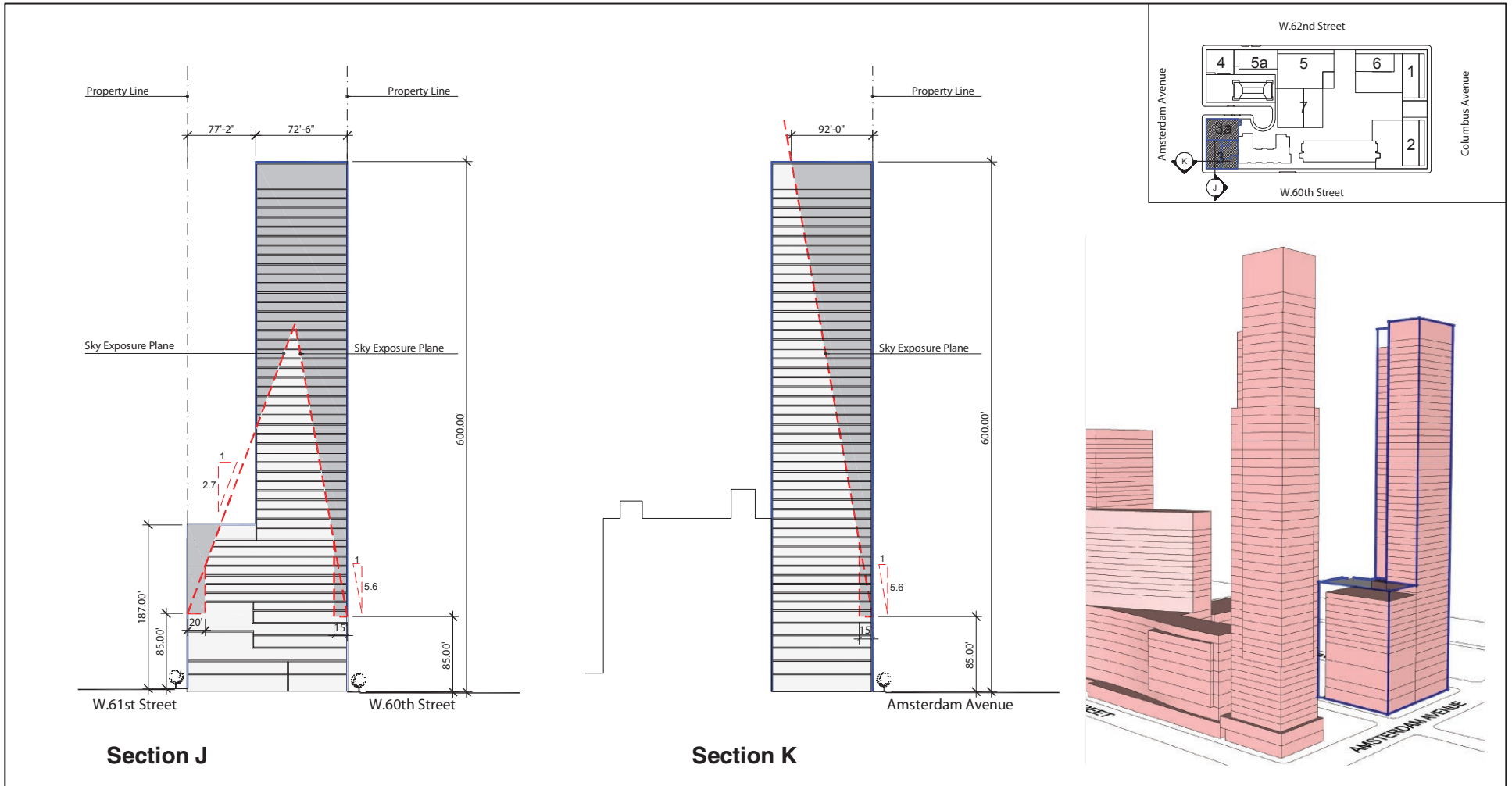
Figure 1-20
Encroachment Diagram: Site 2



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line

0 200 FEET
SCALE

Figure 1-21
Encroachment Diagram: Site 3/3a – Option 1



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line



Figure 1-22
Encroachment Diagram: Site 3/3a – Option 2

setbacks under a sky exposure plane rising at a rate of 5.6 feet of vertical distance to 1 foot of horizontal distance. A 20-foot setback at the lesser of six stories or 85 feet is required on the West 61st Street façade of the proposed dormitory with a less steep sky exposure plane of 2.7:1. For Option 2, waiver is required pursuant to Section 82-33 to permit modification of the height and setback regulations of: (a) Section 23-632 for the residential portion of the building and (b) Section 33-432 for the community facility portion of the building.

In addition to height and setback waivers, Sites 3 and 3a would require additional bulk modifications (see Figures 1-23 and 1-24). If Option 1 is selected, the approved envelope of the proposed residential building erected on Site 3 would not comply with Section 23-711 because it would be separated from the existing McMahan Hall dormitory by a distance of only 20 feet or less, where a minimum of 50 feet would be required. This condition also creates an outer court that is non-complying with the requirements of Section 23-841, which require that the width of an outer court less than 30 feet wide be at least one and one-third the depth of the outer court. In this instance, the width of the court would be only 20 feet with a depth of 132 feet 6 inches, so that the width would be only 15 percent the court depth. This condition would also violate the requirements of Section 24-632 as to Site 3a, regarding so-called “wide outer court recesses.” Further, one of the recesses at the rear of the court would be only 15 feet 2 inches in width to 14 feet 8 inches in depth, which does not comply with the requirements of Section 24-633 regarding the minimum required dimensions of outer court recesses or with Section 24-652, regarding the minimum distance between community facility buildings.

Waivers of the requirements of Sections 23-711, 23-841, 24-632, 24-633 and 24-652 would therefore be required for Option 1, pursuant to Section 82-33.

If Option 2 is selected, there would be a non-complying inner court between the residential component of the building, the new dormitory/student center and McMahan. Zoning requires that a minimum distance of 20 feet be maintained between the windows of a community facility building and the wall of an adjacent building and, further, that any such wall be no closer to a window than a distance equal to 1/3 of the total height of the wall above the sill level of the window, to a maximum of 40 feet (Section 24-652). The proposed inner court would contain an inner court recess that complies at its lowest levels but fails to comply as the new building on Site 3a rises in height. The inner court regulations also establish a width to depth ratio for inner court recesses in residential buildings pursuant to Section 23-852, requiring the width of such recesses to be twice their depth. In this case, the recess would be approximately 1.3 times the depth of the recess. The court regulations further require certain minimum distances between legally required walls and walls in inner courts. Pursuant to Section 23-863, such distance is one-half the height of the wall above the sill level of the window to a maximum of 60 feet. The proposed design would fail to provide this distance.

Waivers of the requirements of Sections 23-852, 23-863 and 24-652 will be required for Option 2, pursuant to Section 82-33.

Apartment Building at the Northwest Corner of the Superblock (Site 4)

This Site is located on the southeast corner of the intersection of West 62nd Street. The proposed new building would rise without setback to a height of 661.04 feet on both Amsterdam Avenue and West 62nd Street, including a 40-foot-high mechanical enclosure that would be an element of the proposed building’s design. The proposed building, as designed, would not comply with regulations regarding height, setback, required minimum distance between legally required

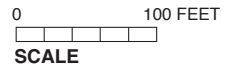
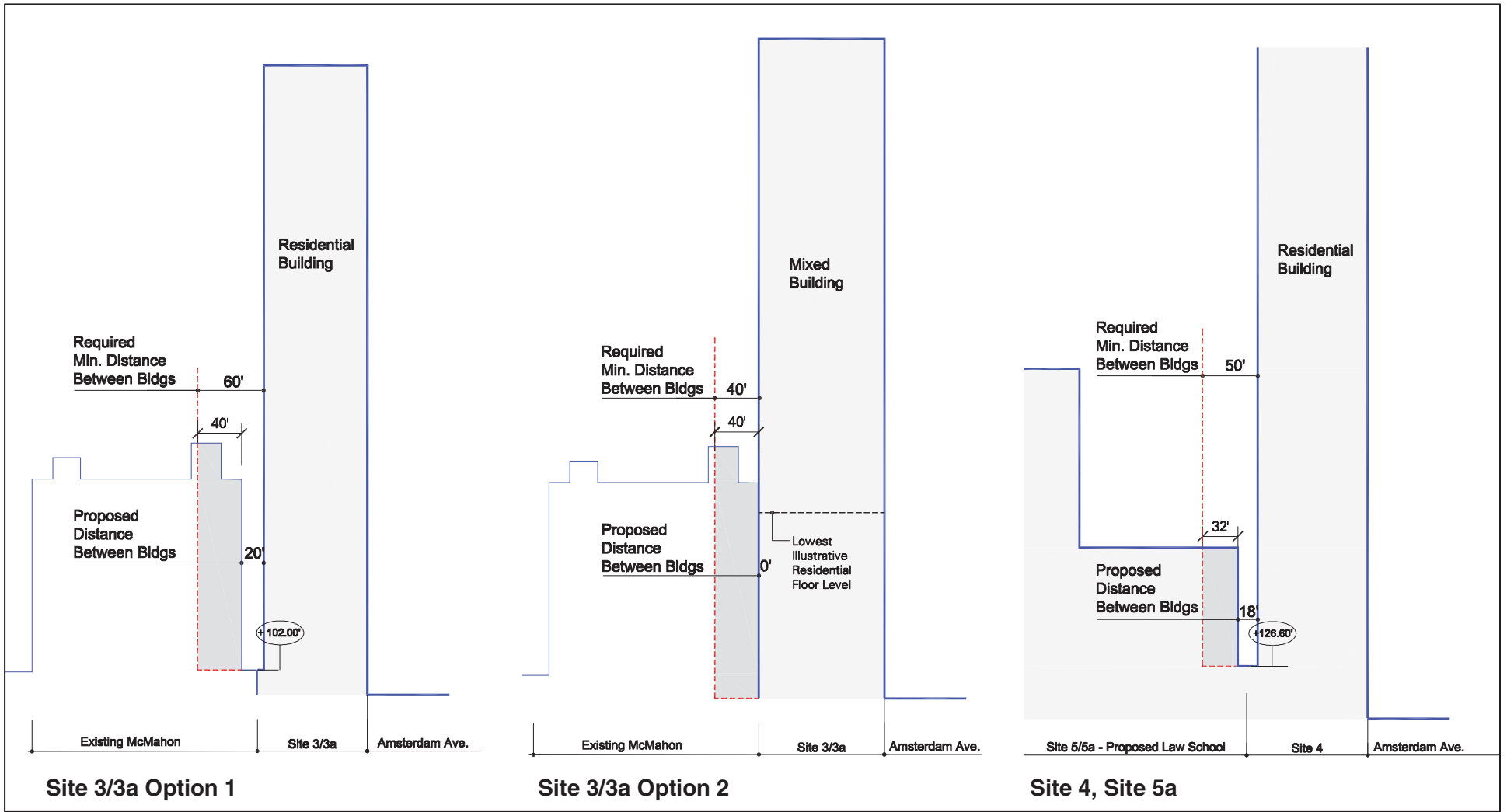
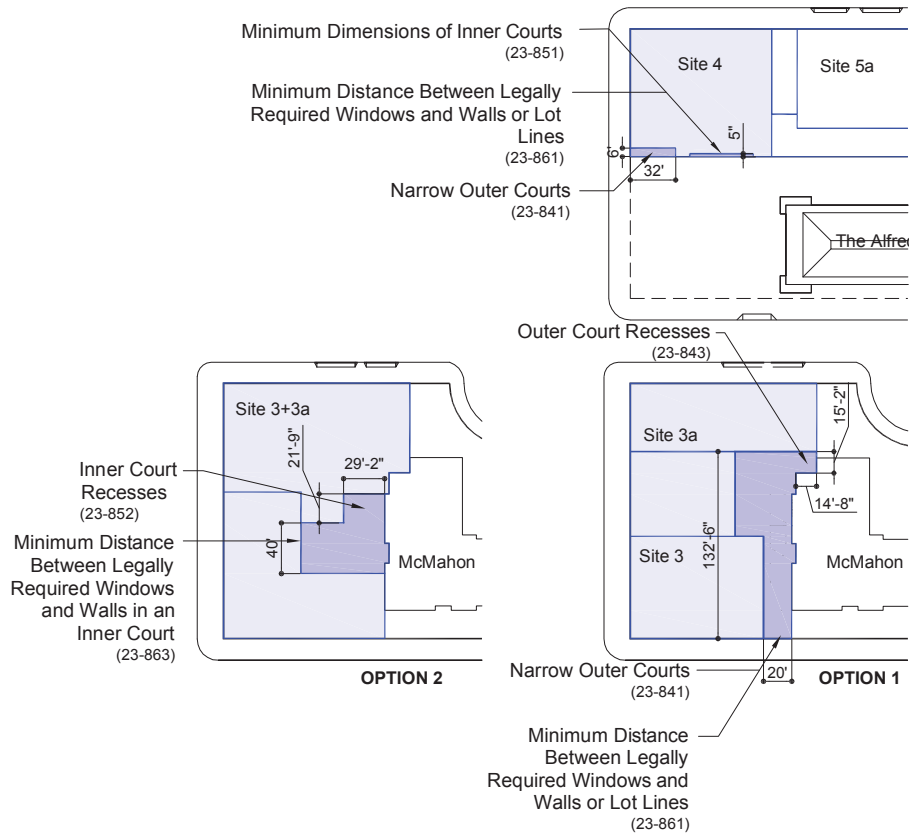


Figure 1-23
Waivers for Minimum Distance Between Buildings

Where Residential Use Faces Court



Where Community Facility Use Faces Court

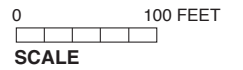
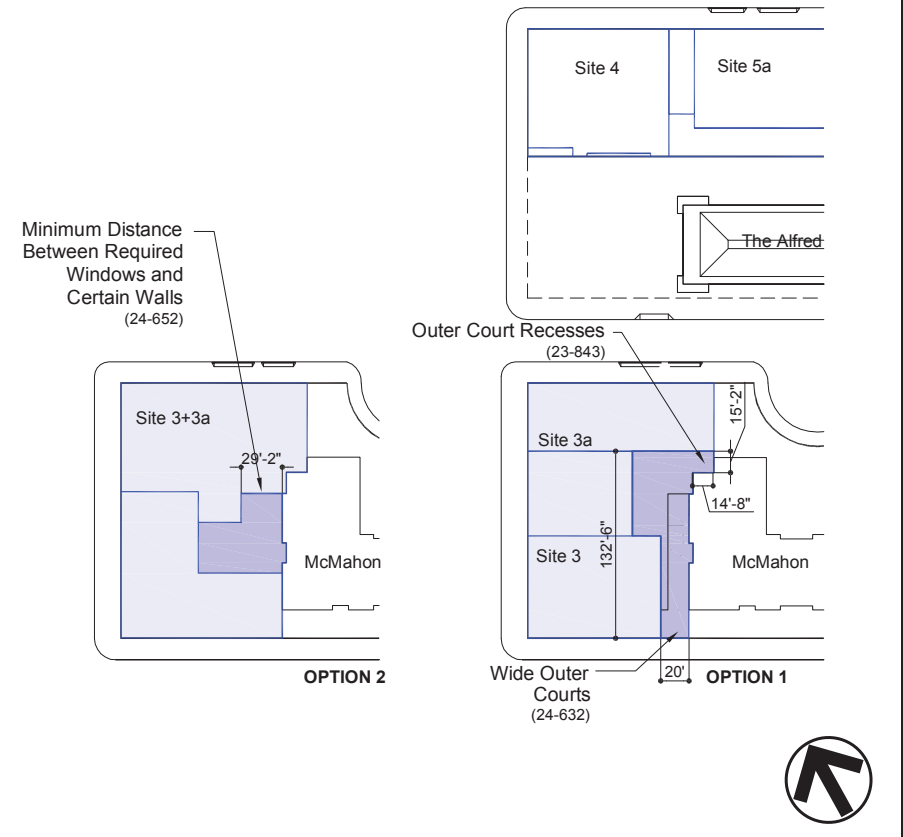


Figure 1-24
Court Waivers

windows and a lot line and minimum distance between buildings on zoning lots and inner and outer court regulations (see Figure 1-25 and Figures 1-23 and 1-24, above), as follows:

North Façade: The northern street wall, facing West 62nd Street would not provide the required 15-foot setback above 85 feet and would not comply with the sky exposure plane. A waiver pursuant to Section 82-33 of the height and setback requirements of Section 23-632 is therefore requested.

West Façade: The proposed building would not comply with the street wall requirements of Section 23-632, as there would be no 15-foot setback provided at 85 feet, and the proposed building envelope would not comply with the sky exposure plane. A waiver pursuant to Section 82-33 of the height and setback requirements of Section 23-632 is therefore requested. Also, the building would include a small, non-complying outer court, having a width of 6 feet and a depth of 26 feet; for this condition, a waiver pursuant to Section 82-33 of the requirement for a minimum 30-foot outer court width prescribed by Section 23-841 is requested.

East Façade: The proposed building's east wall would abut the western edge of the building envelope of Site 5A, and would then be set back 18 feet from a point approximately 30 feet above curb level. The minimum required distance between buildings on a single zoning lot would not be met, a requirement that varies according to the height of a building and the presence of legally required windows in facing building walls. In the case of this building, however, the wall to window condition would require a minimum of 30 and a maximum of 50 feet where only 18 feet is provided. A waiver, pursuant to Section 82-33, of the requirements of Section 23-711 is therefore requested.

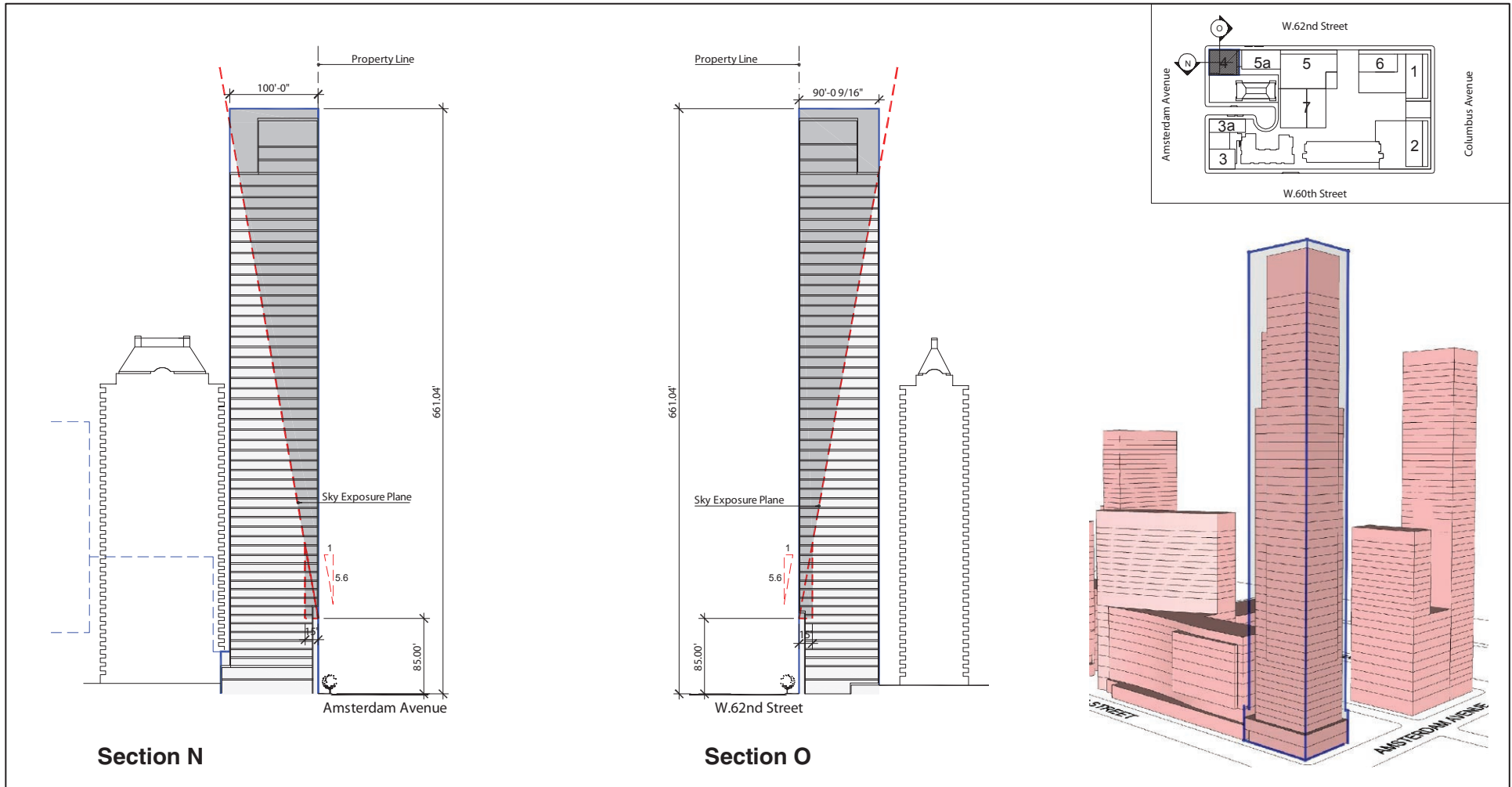
South Façade: The proposed building would incorporate a small inner court along this façade, having dimensions of 5 inches in width and up to 48 feet and 6 inches in depth and designed with legally required windows on its southern façade. The contract vendee of this site has obtained a light and air easement with the owner of the lot immediately to the south (Lot 30), to ensure that no new construction could block these windows. Several waivers are required for this condition pursuant to Section 82-33: waiver of the requirements of Section 23-861, regarding minimum distance between legally required windows and walls or lot lines; and waiver of the requirements of Section 23-851 prescribing a minimum dimension of 30 feet and minimum area of 1,200 square feet for inner courts.

Academic/Dormitory Building (Site 5a)

Fordham proposes to use this site for the academic program of the Law School. The envelope for this site would rise straight from the street to a height of 155 feet, failing to set back 15 feet at the lesser of six stories or 85 feet and penetrating the sky exposure plane contrary to Section 33-432 (see Figure 1-26). The waiver requested pursuant to Section 82-33 would modify the height and setback regulations of Section 33-432.

Academic/Dormitory Building (Site 5)

This site, which is located in the mid-block of West 62nd Street, would include the Law School and dormitories at the upper levels of the building. The proposed envelope has a four-story base that rises to a height of 70.55 feet, sets back a distance of 15 feet and rises without further setback to a total height of 318.75 feet. The proposed envelope sets back 15 feet below 85 feet, but fails to continue setting back above 85 feet and penetrates the sky exposure plane at a height



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line

0 200 FEET
SCALE

Figure 1-25
Encroachment Diagram: Site 4

of 169 feet along West 62nd Street contrary to Section 33-432 (see Figure 1-26). The waiver requested, pursuant to Section 82-33, would permit modification of the height and setback regulations of Section 33-432 for new community facility buildings.

Academic/Dormitory Buildings (Site 6)

Also located in the mid-block of West 62nd Street, this site would contain both academic space and one of the proposed new dormitories. It may also house an entrance to a new University theater to be constructed on Site 7. The site would be developed in two sections, one of which would extend the floor plates of the academic floors of Site 1. The envelope for this site contemplates a four-story base rising to a height of 85 feet, setting back 15 feet and rising without setback to a height of 342 feet, penetrating the sky exposure plane at a height of 169 feet, contrary to Section 33-432 (see Figure 1-27). A portion of the envelope would provide a public entry to the campus from the north, so this portion would have no base and would not penetrate the sky exposure plane. The new entry has been designed with grand proportions—an opening 77 feet wide with a landscaped landing at plaza level overlooking the theater entrance. The waiver requested with respect to this site pursuant to Section 82-33 would modify the height and setback regulations of Section 33-432.

Academic/Library Building (Site 7)

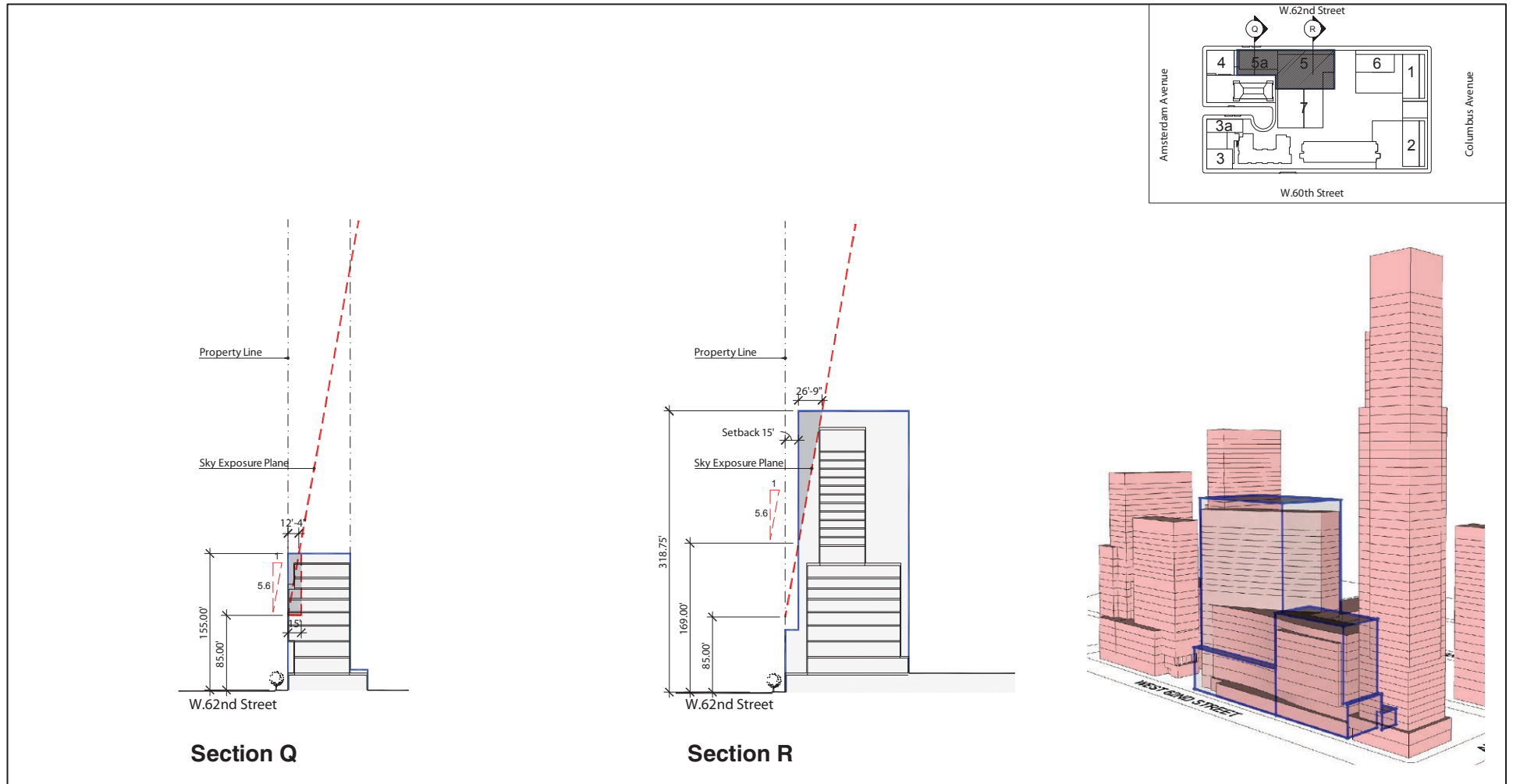
This site is expected to house an enlargement of the Quinn Library and, perhaps, a new theater for Fordham's performing arts program. A portion of the site runs along the side lot line of the Alfred, while the balance fronts on the cul-de-sac, a mapped street (West 61st Street). The envelope for this portion of the site would rise to a height of 161.5 feet without setting back 20 feet at the lesser of six stories or 85 feet and penetrating the sky exposure plane, contrary to Section 33-432 (see Figure 1-28). The waiver requested pursuant to Section 82-33 will modify the height and setback regulations of Section 33-432.

SPECIAL PERMIT PURSUANT TO SECTION 13-561—GARAGE A

This garage would provide accessory parking containing 68 spaces for the residential building on Site 4. It would be accessed through a new curb cut on West 62nd Street. The garage would be located not less than 110 feet east of the intersection of West 62nd Street and Amsterdam Avenue, would be accessed through a curb cut of 31 feet in width (including splays), with a ramp width of not less than 23 feet, not including the pedestrian sidewalk. The curb cut and ramp would also serve Fordham (see description of Garage B, below). A total of 10 reservoir spaces would be provided and the garage would be operated as an attended parking facility. The total of 68 parking spaces would represent less than half of the dwelling units anticipated in the proposed building.

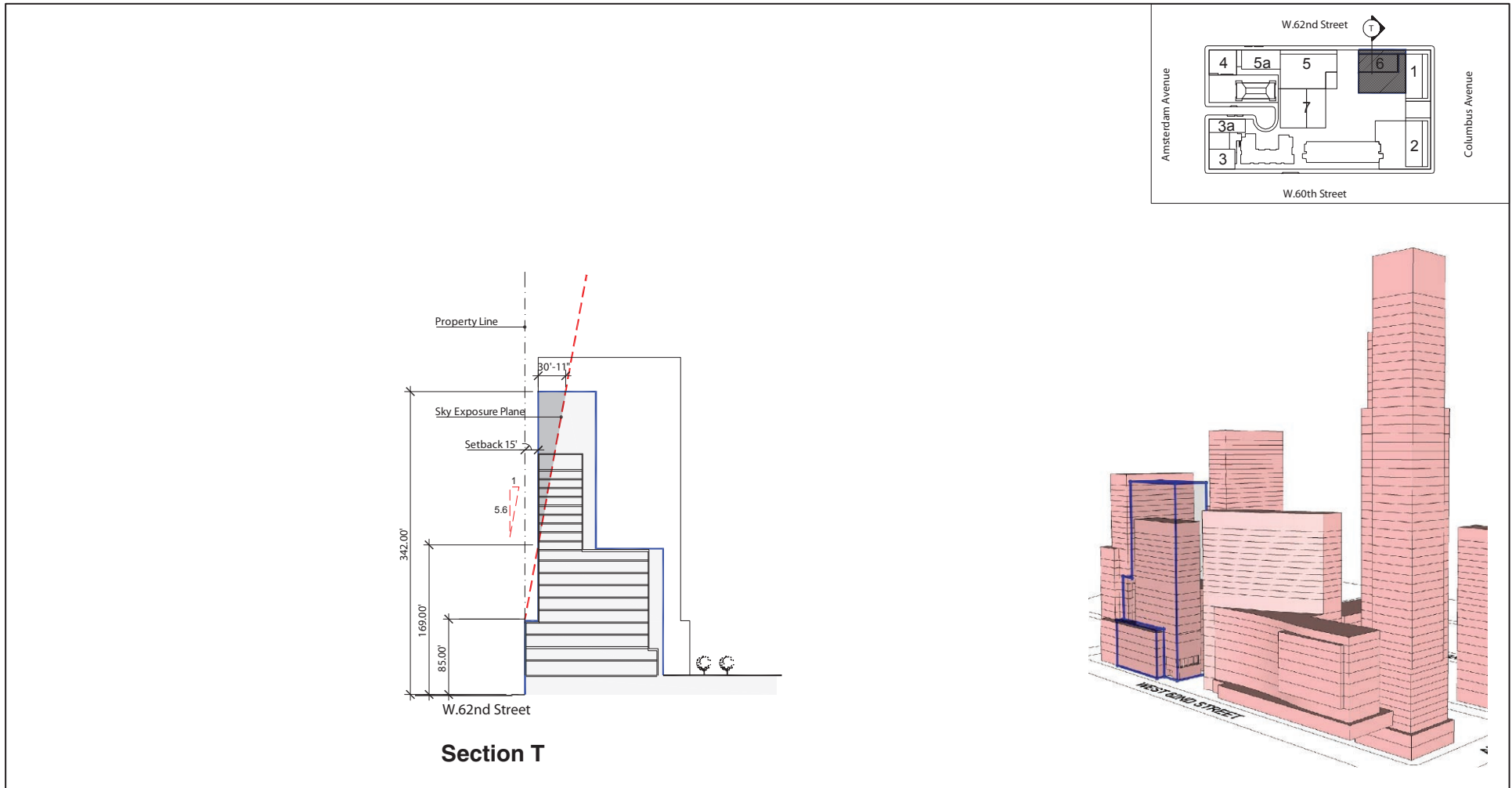
SPECIAL PERMIT PURSUANT TO SECTION 13-561—GARAGE C

Garage C would serve as an accessory parking garage for the residential occupants of Site 3/3a. The garage would contain a maximum of 137 attended parking spaces on three subsurface levels and would be accessed from West 61st Street via a ramp that is 30 feet in width with a 37-foot curb cut (including splays). The curb cut for the parking facility would be separated from a curb cut for a new loading dock to serve the student center on Site 3a by a minimum distance of 5 feet. The ramp for the parking garage would accommodate the required 10 reservoir spaces.



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line

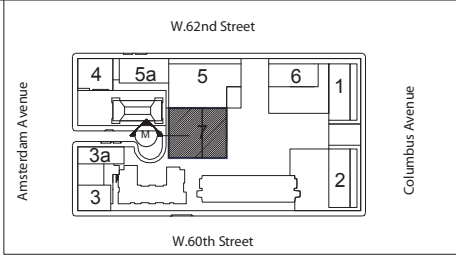
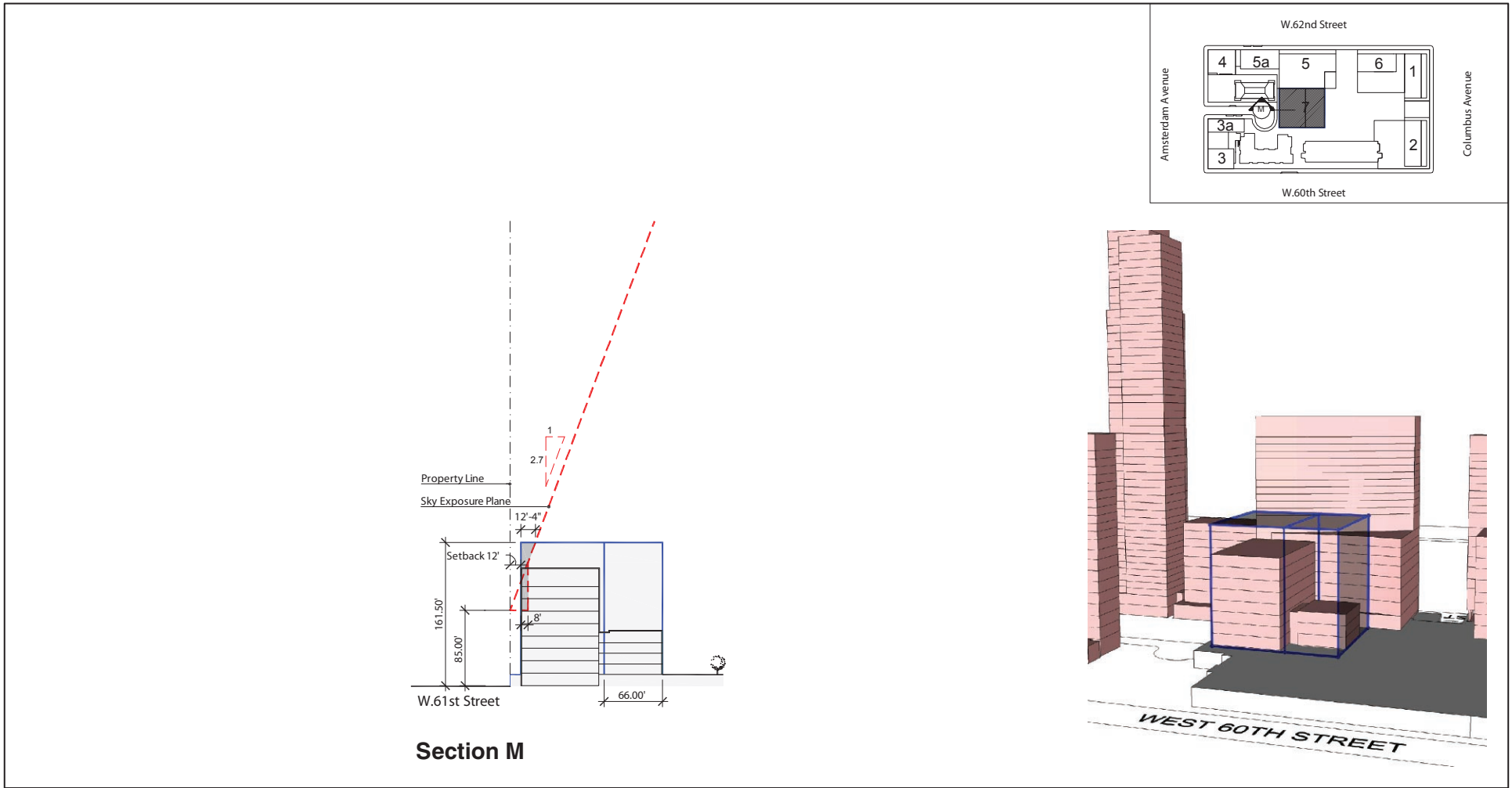
Figure 1-26
Encroachment Diagram: Site 5/5a



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line

0 200 FEET
SCALE

Figure 1-27
Encroachment Diagram: Site 6



- Area of Encroachment
- Sky Exposure Plane
- Bulk Envelope
- Property Line

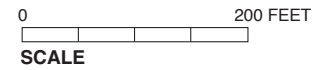


Figure 1-28
Encroachment Diagram: Site 7

As previously noted, no new accessory parking spaces are permitted in the Special Lincoln Square District without a special permit pursuant to Section 13-561. The 137 attended parking spaces sought represents 35 percent of the maximum number of dwelling units Fordham contemplates could be accommodated in the new residential building. Since it is anticipated that this portion of the project may not have reached the stage of substantial completion at the end of four years, additional time to complete the garage pursuant to Section 11-42(c) is requested.

SPECIAL PERMIT PURSUANT TO SECTION 13-561—GARAGE B

This garage would provide accessory parking for faculty, staff and administration. Fordham’s research shows that the probable demand for parking at the campus would require a total of 265 spaces through construction of Phase II. A total of 265 parking spaces would be provided in two phases: 155 spaces in the first phase and 110 in the second. This garage would share a curb cut and entry ramp with Garage A but have its own 13 reservoir spaces. Like Garage A, this garage would be operated as an attended facility. Pursuant to Section 82-50, new accessory parking spaces are not permitted in the Special Lincoln Square District without a special permit obtained pursuant to Section 13-561.

ZONING TEXT AMENDMENT TO ZR SECTION 82-50

As currently written, the zoning text governing curb cuts in the Special Lincoln Square District produces anomalies. Curb cuts for accessory parking garages are not permitted as-of-right on wide streets in Manhattan Community Boards 1 through 8, though, as discussed below, they may be authorized by CPC. Curb cuts are evidently not permitted on wide streets for required loading berths in the Special Lincoln Square District (though there is no direct textual prohibition of them), because, as currently written, Section 82-50(b) requires an authorization to have a curb cut on a wide street in the Special District for such required loading berths. No prohibition appears in the text on the placement of permitted loading berths on wide streets. The proposed text change would rectify this anomaly.

The proposed amended section would read as follows (underlined text is new; text with a strikethrough is to be omitted.):

82-50 OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

The regulations of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens) and the applicable underlying district regulations of Article III, Chapter 6, relating to Off-Street Loading Regulations, shall apply in the #Special Lincoln Square District# except as otherwise provided in this Section. In addition, the entrances and exits to all off-street loading berths shall not be located on a #wide street# except by authorization as set forth in this Section.

- a) #Accessory# off-street parking spaces
#Accessory# off-street parking spaces are permitted only by special permit of the City Planning Commission pursuant to Section 13-561 (Accessory off-street parking spaces).

b) Curb cuts

The City Planning Commission may authorize curb cuts within 50 feet of the intersection of any two #street lines#, or on #wide streets# where such curb cuts are needed for off-street loading berths, provided the location of such curb cuts meets the findings in Section 13-553.

c) Waiver of loading berth requirements

The City Planning Commission may authorize a waiver of the required off-street loading berths where the location of the required curb cuts would:

- (1) be hazardous to traffic safety; create or contribute to serious traffic congestion or
- (2) unduly inhibit vehicular and pedestrian movement; or
- (3) interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities.

The Commission shall refer these applications to the Department of Transportation for its comments.

The proposed text clarification to ZR Section 82-50 would continue to facilitate the CPC authorization of curb cuts for loading berths on wide streets in the Special Lincoln Square District. The findings for authorizations to be obtained for all such curb cuts in the Special Lincoln Square District would be made under ZR Section 15-553. The Special District regulations were substantially revised in 1994, which included ZR Section 82-50. The intent of the 1994 change for ZR Section 82-50 was to “permit loading docks pursuant to underlying regulations, and establish a CPC authorization for curb cuts in instances when they could not be accommodated on a narrow street, 50 feet from the intersection of a wide street.” This formulation recognizes no differences between the treatment of required and permitted loading berths and assumes that the authorization established would apply equally to both. Thus, the change proposed by the text amendment above would seem to be consistent with the 1994 intention for this section of the Zoning Resolution. Since ZR Section 82-50 may only be utilized by CPC authorization, the potential for environmental impacts for specific sites would be assessed and disclosed to the public under and pursuant to a separate environmental review.

CURB CUT AUTHORIZATION PURSUANT TO SECTION 13-553

This Authorization would allow a curb cut on a wide street (West 62nd Street) to provide access to an accessory parking garage. The regulations governing accessory parking in Manhattan Community Boards 1 through 8 do not permit curb cuts for accessory parking garages on wide streets [Section 13-142(b)]. Because West 62nd Street is a wide street, the curb cut that would be required to access Garages A and B is not permitted as of right. Accordingly, an authorization to permit the curb cut is requested pursuant to Section 13-553.

CURB CUT AUTHORIZATION PURSUANT TO SECTIONS 82-50(B) (AS AMENDED) AND 13-553

This Authorization would allow a curb cut on a wide street (West 62nd Street) to provide access to an off-street loading berth. The existing campus is serviced for delivering and loading

purposes by a set of three loading berths accessed by a curb cut on West 60th Street, located at the east end of McMahon Hall, that, in turn, accesses the existing internal corridor system built into the podium. With the more-than doubling of the amount of academic floor area on the campus, the Master Plan calls for the addition of a new loading bay accommodating three additional berths, to be accessed on West 62nd Street, in the western portion of the proposed Law School façade. These berths would also be connected to the underground corridor system. Under the zoning text as it will be amended by this application, an authorization pursuant to Section 82-50(b) and 13-553 to permit the curb cut for these loading berths is required because West 62nd Street is a wide street.

RESTRICTIVE DECLARATION

It is anticipated that a Restrictive Declaration would provide standards for the design and operation of the interim plaza on Columbus Avenue and the interim stair on West 62nd Street to be created in Phase I of the project. Further, the Restrictive Declaration would provide a procedure for obtaining approval of the design standards for the permanent staircases providing access to the main campus plaza.

A Restrictive Declaration will also establish standards for practices and measures to be implemented during construction to mitigate noise and air quality impacts and will provide for an independent monitor and mechanisms to enforce the standards.

FUNDING

The above approvals from CPC would be for the proposed campus Master Plan. Fordham is also seeking funding from the Dormitory Authority of New York State (DASNY). Therefore, DASNY is acting as an interested agency in the environmental review of the proposed Master Plan.

G. ENVIRONMENTAL REVIEW

Responding to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its environmental review process, CEQR. The environmental review provides a means for decision makers to consider environmental effects along with other aspects of project planning and design; to systematically evaluate reasonable alternatives; and to identify, and mitigate when practicable, any significant adverse environmental effects. Most recently revised in 2001, CEQR rules guide environmental review through the following steps:

- Establishing a Lead Agency. Under CEQR, the “lead agency” is the public entity responsible for conducting the environmental review. The lead agency for this action is CPC. DASNY is an interested agency for the environmental review, and will use the final environmental impact statement (FEIS) as the basis for its findings under SEQRA and to authorize the issuance of bond financing for the academic buildings proposed in the Master Plan. DASNY is therefore an involved agency for the project’s review.
- Determination of Significance. The lead agency’s first charge is to determine whether the proposed project may have a significant impact on the environment. To do so, it must prepare an Environmental Assessment Statement (EAS). The proposed project was the subject of an EAS that was issued on June 20, 2007. The lead agency determined that the

proposed project might have a significant adverse effect on the environment, requiring that an EIS be prepared, and issued a Positive Declaration.

- Scoping. Once the lead agency has issued a Positive Declaration, it must issue a draft scope of work for the ensuing EIS. “Scoping,” or creating the scope of work, is the process of focusing the environmental impact analyses on the key issues that are to be studied. CEQR requires a public scoping meeting as part of the process. Such a meeting was held for the proposed project on September 10, 2007, and additional comments were accepted during a 10-day period that followed. Modifications to the draft scope of work for the project’s DEIS were made as a result of public and interested agency input during the scoping process, and a Final Public Scoping Document for the project (which included comments made on the draft scope and responses to those comments) was issued on November 13, 2008.
- Draft Environmental Impact Statement (DEIS). In accordance with the final scope of work, a DEIS was prepared. The lead agency reviewed all aspects of the document, calling on other city agencies to participate. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. The lead agency issued a Notice of Completion for the DEIS on November 17, 2008
- Public Review. Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, which must extend for a minimum of 30 days, the public reviewed and commented on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. As noted above, where the CEQR process is coordinated with another city process that requires a public hearing, such as ULURP, the hearings may be held jointly. In any event, the lead agency must publish a notice of the hearing at least 14 days before it takes place and must accept written comments for at least 10 days following the close of the hearing.

A joint public hearing on the DEIS and ULURP application was held by CPC on March 4, 2009. The public comment period remained open through March 16, 2009. All substantive comments received at the hearing or during the comment period became part of the CEQR record and are summarized and responded to in Chapter 26 of this FEIS.

- Final Environmental Impact Statement (FEIS). After the close of the public comment period on the DEIS, the lead agency prepares the FEIS. When it determines that the FEIS is complete, the lead agency issues a Notice of Completion and circulates the FEIS. This document is the FEIS for the Fordham University Lincoln Center Master Plan.
- Findings. The lead agency and each of the involved agencies will each adopt a formal set of written findings based on the FEIS, reflecting its conclusions about the significant adverse environmental impacts of the proposed project, potential alternatives, and potential mitigation measures. The findings may not be adopted until at least 10 days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved agencies may take their actions. This means that in the ULURP process, CPC must wait at least 10 days after the FEIS is complete to take any action on a given application.

H. UNIFORM LAND USE REVIEW PROCEDURE

The city’s Uniform Land Use Review Procedure (ULURP), mandated by Sections 197-c and 197-d of the New York City Charter, is a process specifically designed to allow public review of proposed projects at four levels: Community Board, Borough President, CPC, and City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period

of approximately seven months. The process begins with certification by CPC that the ULURP application is complete.

The application is then referred to the relevant Community Board. In the case of the proposed project, this is Manhattan Community Board 7. The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution regarding the actions. Once this is complete, the Borough President and the Borough Board have up to 30 days to review the actions if they choose. CPC then has up to 60 days to review the application, during which time a public hearing is held. Following the hearing, CPC may approve or reject the application. As described above, a jointly-held ULURP/DEIS hearing took place on March 4, 2009. Substantive public comments made at the DEIS public hearing have been incorporated into this FEIS.

The FEIS must be completed at least 10 days before the CPC action. If CPC approves the project, it forwards the application to the City Council, which has 50 days to consider the proposed project. The City Council vote is final, unless the Mayor chooses to veto the Council's decision. The City Council can override the mayoral veto by a two-thirds vote.

I. FRAMEWORK FOR ANALYSIS

SCOPE OF ENVIRONMENTAL ANALYSIS

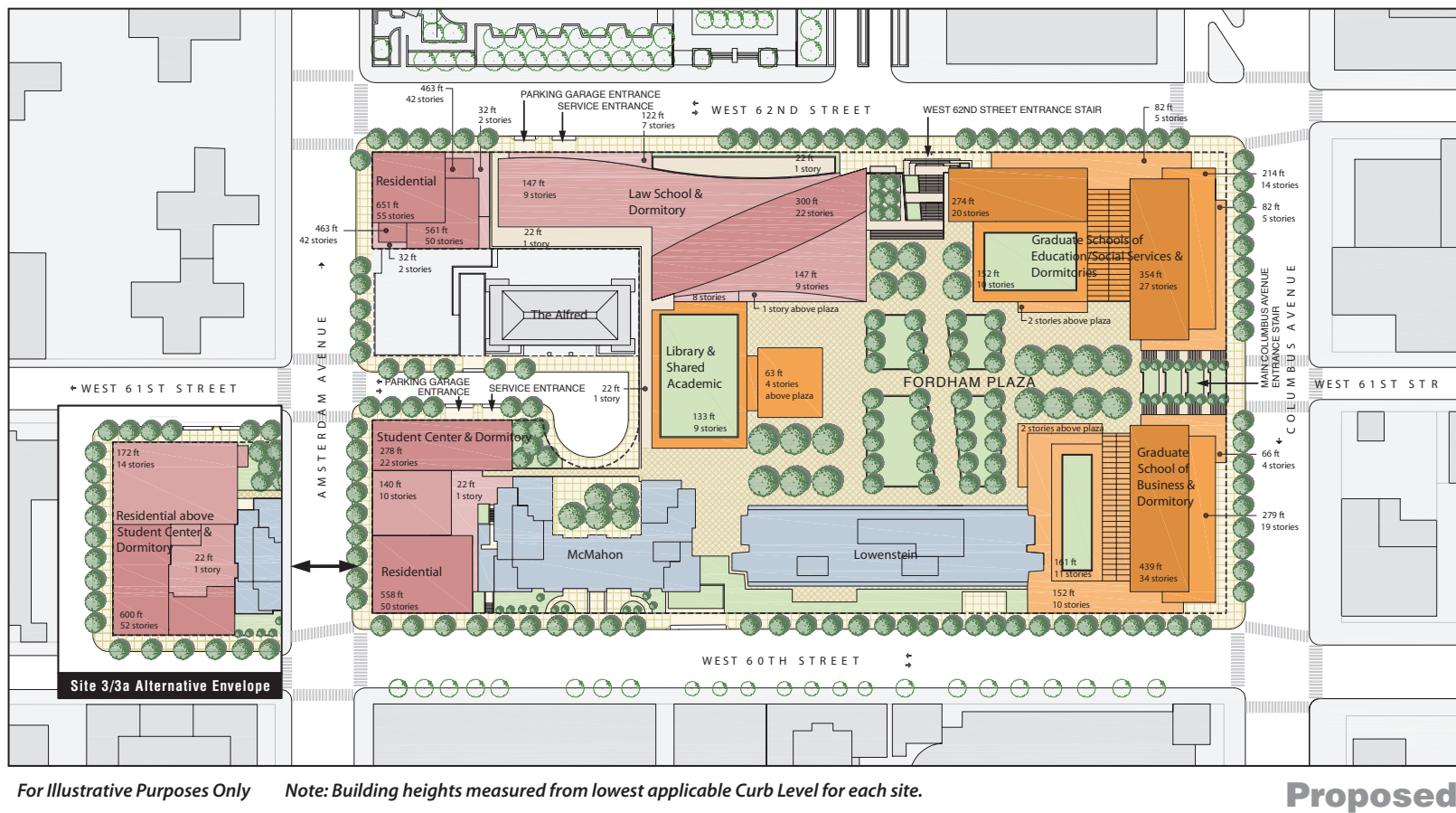
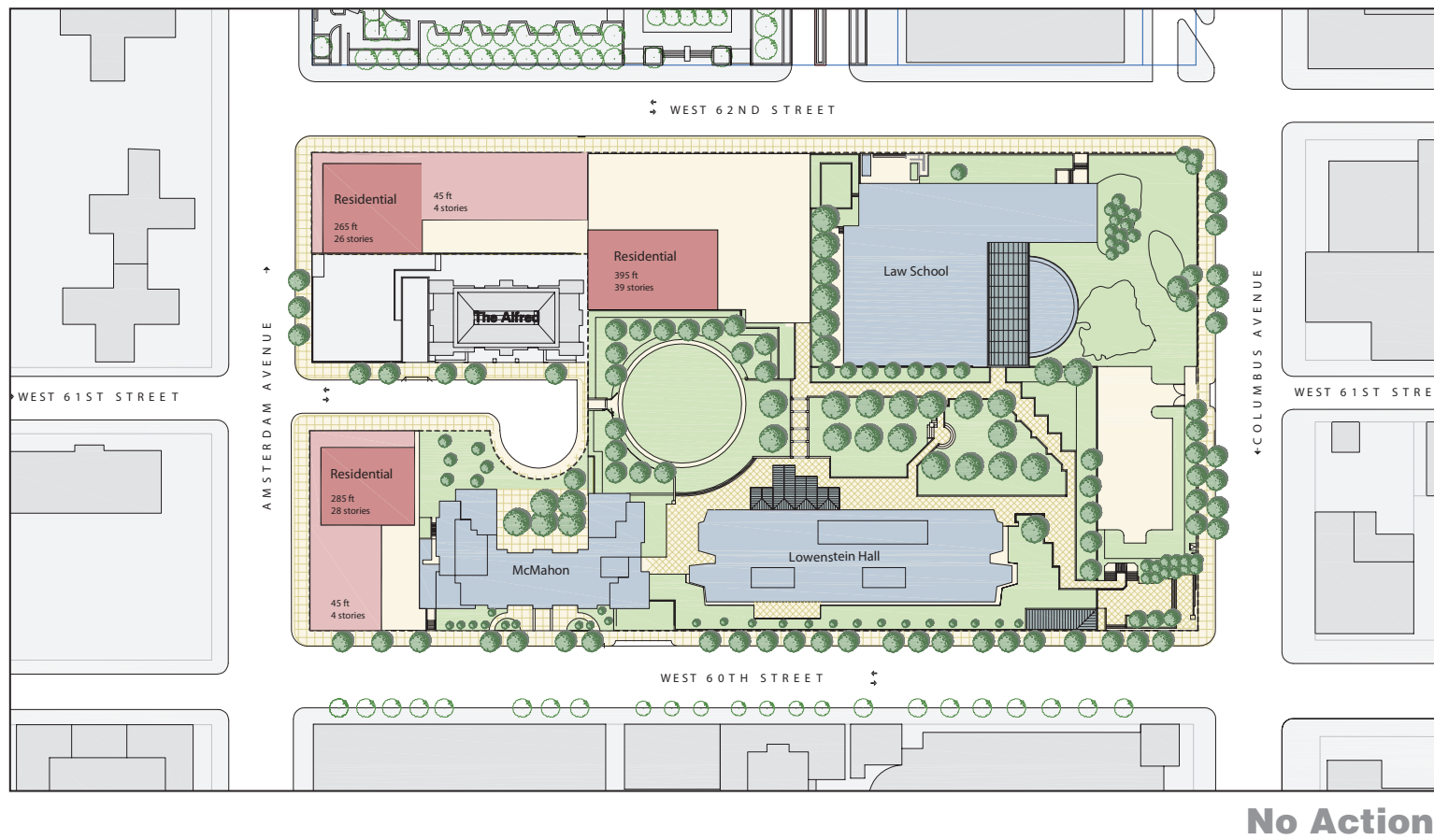
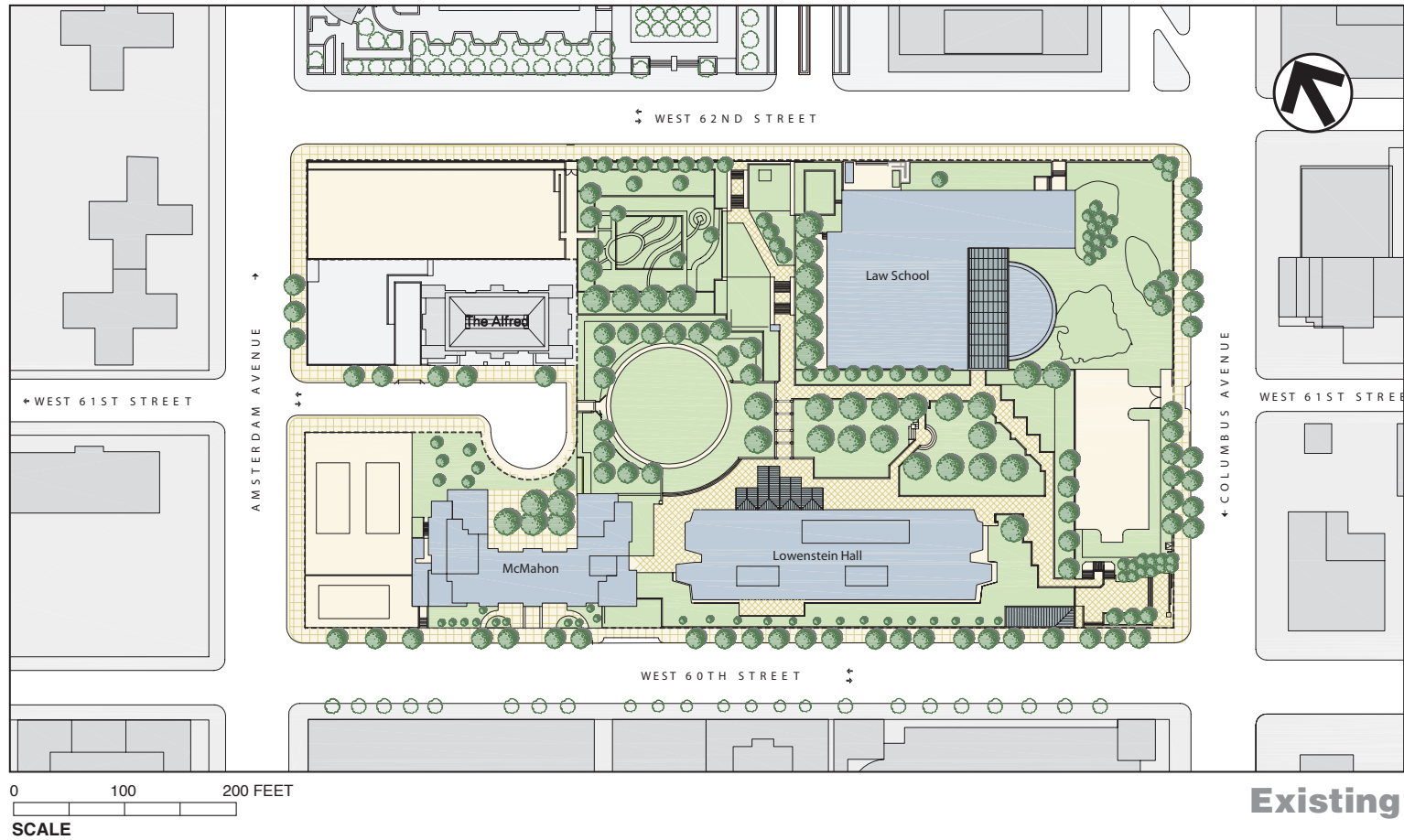
As set forth in its Positive Declaration, the lead agency has determined that the proposed action may result in one or more significant adverse environmental impacts and thus requires the preparation of an EIS. The EIS has been prepared in accordance with the guidelines presented in the *CEQR Technical Manual*.

For each technical area of the EIS, the analysis includes a description of existing conditions, an assessment of conditions in the "Future Without the Proposed Action," and an assessment of future conditions in which Fordham's proposed Master Plan would be completed. Because the proposed Master Plan would be built in phases, this EIS analyzes future conditions in two "Build years:" 2014 (Phase I) and 2032 (Phase II). For each of these build years, identification and evaluation of potential impacts that would result from the proposed action is based on the change from the future without the proposed action (i.e., the "No Build" condition) to the future with the proposed action. Figures 1-29 and 1-30 show a comparison of the existing campus, the No Build condition, and the future 2032 condition with the campus fully redeveloped.

BASELINE CONDITIONS

EXISTING CONDITIONS

For each technical area being assessed in the EIS, the existing conditions on the project site and in the relevant study area are described. The analysis framework begins with an assessment of existing conditions because these can be most directly measured and observed. The assessment of existing conditions does not represent the condition against which the proposed actions are measured, but serves as a starting point for the projection of future conditions with and without the proposed action and the analysis of project impacts.





* ILLUSTRATIVE BUILDING DESIGN. OPTION 1 DEPICTED FOR SITES 3/3A

Figure 1-30
Comparison of Existing, No Action and Proposed Campus Conditions –
Axonometric View Looking Southwest

THE FUTURE WITHOUT THE PROPOSED ACTION

The future without the proposed action, or the “No Build condition,” describes a baseline future condition to which the changes that are expected to result from the proposed action are compared. It is expected that Phase I of the proposed Master Plan would be completed and occupied by 2014, and Phase II would be completed and occupied by 2032. Therefore, the analyses in this EIS evaluate future conditions in these build years. For each technical analysis, the No Build condition incorporates approved or designated development projects within the appropriate study area that are likely to be completed by the respective analysis years.

In the absence of approvals for the proposed action, Fordham plans to lease or otherwise convey portions of its site to private developers for the development of three new residential buildings. These transactions would be used to increase Fordham’s endowment, which provides a portion of the funding for its facilities and programs. The resulting residential buildings would be built as-of-right and would be neither dependent on the land use approvals currently being sought by Fordham, nor financed by DASNY.

The three residential buildings constructed in the No Build condition would be located at the corner of West 60th Street and Amsterdam Avenue, the corner of West 62nd Street and Amsterdam Avenue, and along the midblock of West 62nd Street. The building at West 60th Street and Amsterdam Avenue would consist of a 28-story (285-foot) tower with a four-story wing to its south. The building at West 62nd Street and Amsterdam Avenue would consist of a 26-story (265 feet) tower with a 4-story wing to its east. To accommodate this building, the existing access pathway between the rear of the Alfred condominium and West 62nd Street would be removed. The building along the midblock of West 62nd Street would be 39 stories tall (395 feet). The total floor area of the three buildings would be approximately 736,504 gross square feet. This floor area is identical to the floor area of the two residential apartment buildings in the proposed Master Plan. While the three residential buildings in the No Build condition would provide the same floor area, number of units, and ground-floor retail (along Amsterdam Avenue) as the two residential buildings in the proposed Master Plan, they would require no relief from the Zoning Resolution. These buildings would be fully constructed and occupied by 2014.

In the No Build condition, Fordham may make improvements to its existing campus facilities, but the No Build condition assumes that no further development or additions of floor area will occur for academic or dormitory uses on the site. Additional developments in the surrounding area—*independent projects that are expected to happen with or without the proposed Master Plan*—are also accounted for in the No Build condition, as described in Chapter 2, “Land Use, Zoning, and Public Policy.”

PROBABLE IMPACTS OF THE PROPOSED ACTION

For each of the two build years, No Build conditions are then adjusted to reflect the activities and incremental changes that would be expected to result from the proposed action. This scenario constitutes the “Build” condition.

The identification of potential environmental impacts is based upon the comparison of the No Build condition to the Build condition. In certain technical areas (e.g., traffic, air quality, and noise) this comparison can be quantified and the severity of impact rated in accordance with the *CEQR Technical Manual*. In other technical areas, (e.g., neighborhood character) the analysis is

qualitative in nature. The methodology for each analysis is presented at the start of each technical chapter.

Possible mitigation measures for all significant adverse impacts identified in this EIS are described in Chapter 21, "Mitigation." CEQR requires that any significant adverse impacts identified in the EIS be minimized or avoided to the fullest extent practicable, given costs and other factors. Where no mitigation is available, the EIS must disclose the potential for unmitigated significant adverse impacts. *