

**A. INTRODUCTION**

The proposed action would result in the development of seven academic and dormitory buildings on Fordham University's Lincoln Center campus in Manhattan. This chapter examines whether this development would be consistent and compatible with area land use patterns, zoning trends, and public policy.

The study area for this analysis of land use, zoning, and public policy encompasses the region within a ½-mile radius of the project site. The study area is subdivided into a primary study area defined as a ¼-mile radius from the site, where effects of the proposed action are likely to be the most direct, and a secondary study area covering the blocks between the ¼- and ½-mile radii from the project site. The primary study area is generally bounded by West 67th Street to the north, Columbus Circle and Central Park to the east, West 55th Street to the south, and Eleventh Avenue/West End Avenue to the west. The secondary study area is generally bounded by West 72nd Street to the north, a portion of Central Park roughly aligned with Sixth Avenue to the east, West 50th Street to the south, and the Hudson River to the west. This analysis examines whether the proposed action would be compatible with surrounding land uses and consistent with zoning and public policy in the study areas, or would alter land use patterns and trends significantly enough to result in indirect changes to these characteristics.

As described below, this analysis concludes that while construction of the proposed development would require special permits and other actions, it would be in keeping with and supportive of existing land uses and ongoing land use trends in the primary and secondary study areas, and would be consistent with public policy for these areas. In addition, the proposed campus Master Plan would be consistent with existing zoning in terms of use and floor area. Overall, the proposed action would not result in any significant adverse impacts to land use, zoning, or public policy.

**B. DEVELOPMENT HISTORY**

The completion of the Hudson River Railroad line in 1851 initiated a robust period of development on the west side of Manhattan, allowing industrial uses to develop on the waterfront alongside existing maritime uses. In the years that followed, tenement housing was built inland to accommodate the thousands of workers drawn to the new industrial waterfront. These tenements eventually formed a residential neighborhood that stretched unbroken from West 30th Street into the West 60s and extended as far east as Sixth Avenue. The area was dubbed "Hell's Kitchen" for its reputation as one of the toughest parts of the city.

This mix of uses remained stable for several decades, until the emergence of the midtown commercial and theater districts in the early 20th century initiated a gradual trend towards the demolition of residential structures east of Eighth Avenue. In the early 1930s, the construction of the Lincoln Tunnel and its feeder roadways cleared many of the residential blocks south of 42nd

Street. At about the same time, construction of the elevated West Side Highway eliminated some of the existing uses along 12th Avenue.

Due to the Great Depression and World War II, development effectively ceased in the area between the years 1930 and 1945. Following the war, the shipping industry entered a decline that precipitated a worsening of housing conditions in Hell's Kitchen. In 1949, one of the city's earliest urban renewal projects cleared several blocks of tenements, factories, and stores in an attempt to redress this deterioration. This initiative created the Amsterdam Houses, a 13-building public housing complex located between West 61st and West 64th Streets and Amsterdam and West End Avenues. Subsequent urban renewal projects in the 1950s and early 1960s resulted in the clearance of 12 more blocks west of Broadway between West 58th and West 66th Streets. These initiatives included the Lincoln Square Urban Renewal Project (LSURP), which created the Lincoln Center for the Performing Arts and Fordham University's Lincoln Center campus. In 1961, Fordham's Law School became the first building in the LSURP to open. The Lincoln Center for the Performing Arts was constructed between 1962 and 1969. Fordham's Leon Lowenstein Center, which housed the University's Liberal Arts College and its other three graduate professional schools, opened its doors in 1969. Along with the Amsterdam Houses and the New York Coliseum (built in 1956), these projects dramatically changed land use patterns and the character of the study area.

Little development occurred in the area during the 1970s, but several plans were proposed. With the dismantling of the dilapidated West Side Highway, the Department of City Planning (DCP) considered the design of a new transportation and open space corridor along the Hudson River waterfront. DCP also initiated studies for the redevelopment of the rail yards that had ushered industrial and tenement development into the area more than a century earlier. A number of redevelopment plans oriented toward residential and open space uses were proposed for the yards during this period; while none were built, a 1980 proposal resulted in a zoning map amendment to permit residential uses on the site.

In the 1980s, an economic boom spurred a concentration of new development in the Lincoln Center area. Manhattan's West Side experienced substantial investment in the form of tenement renovation and conversion of former hotels to residential apartments. Worldwide Plaza, a major office, residential, and retail project, was constructed at West 50th Street and Eighth Avenue, on the site of the third Madison Square Garden. The Alfred, a 36-story condominium building, opened in 1987 at West 61st Street off of Amsterdam Avenue on the only parcel of the Fordham superblock not controlled by the University, which was formerly occupied by Power Memorial Academy.

Following a real estate decline in the early 1990s, the area has seen a resurgence of development west of Broadway. In 1993, Fordham University opened McMahan Hall, a 20-story dormitory, on the West 60th Street frontage of its Lincoln Center campus. Further west, the West End Towers complex at West End Avenue between West 61st and West 64th Streets was completed in 1995. Immediately north of this complex is a high-rise development at 101 West End Avenue, between West 64th and 65th Streets, that was completed in 2000. The Trump International Hotel and Tower, located at the north end of Columbus Circle at One Central Park West, was completed in 1997. More recently, the Time-Warner Center, a 750-foot, twin-towered, mixed-use development on the west side of Columbus Circle, was completed in 2004. These development trends continue today, with several other major projects recently completed, under construction, or proposed both east and west of Broadway. For a detailed discussion of these projects, see "The 2014 Future Without the Proposed Action," below.

## C. EXISTING CONDITIONS

### LAND USE

#### *PROJECT SITE*

The project site, Fordham University's Lincoln Center campus, is located on Manhattan Block 1132, Lots 1, 20, and 35, a superblock bounded by Columbus and Amsterdam Avenues between West 60th and West 62nd Streets. The site contains three academic and dormitory buildings joined by a one-story connecting podium, passive and active open spaces, and vacant land (see Figure 2-1).

The campus houses Fordham College at Lincoln Center (formerly the Liberal Arts College), Fordham College of Liberal Studies, the Graduate School of Business Administration, the Graduate School of Education; the Graduate School of Social Service; and the School of Law. The Law School building is located at West 62nd Street off Columbus Avenue near the northeast corner of the project site. Leon Lowenstein Center, a 13-story building containing the remaining academic programs, is located at Columbus Avenue and West 60th Street. The podium under the plaza contains Quinn Library, an auditorium, an arts complex, and most of the campus's mechanical space. McMahan Hall, a 20-story, 850-bed dormitory, is located west of Lowenstein Center on West 60th Street.

A large portion of the project site is passive open space. Most of this space is located towards the center of the superblock on a plaza atop the one-story podium. There is an area of active open space, with basketball and tennis courts, located along Amsterdam Avenue at West 60th Street. The northwest corner of the project site at West 62nd Street and Amsterdam Avenue is vacant.

#### *PRIMARY STUDY AREA*

The ¼-mile primary study area contains a mix of residential, institutional, commercial, hotel, industrial, parking, and open space uses. As Figure 2-2 shows, the blocks immediately surrounding the project site contain predominantly institutional, residential, and commercial uses. Residential and industrial, and parking uses tend to be located in the western portion of the study area, while office, residential, hotel, and mixed-use buildings tend to be located in the east.

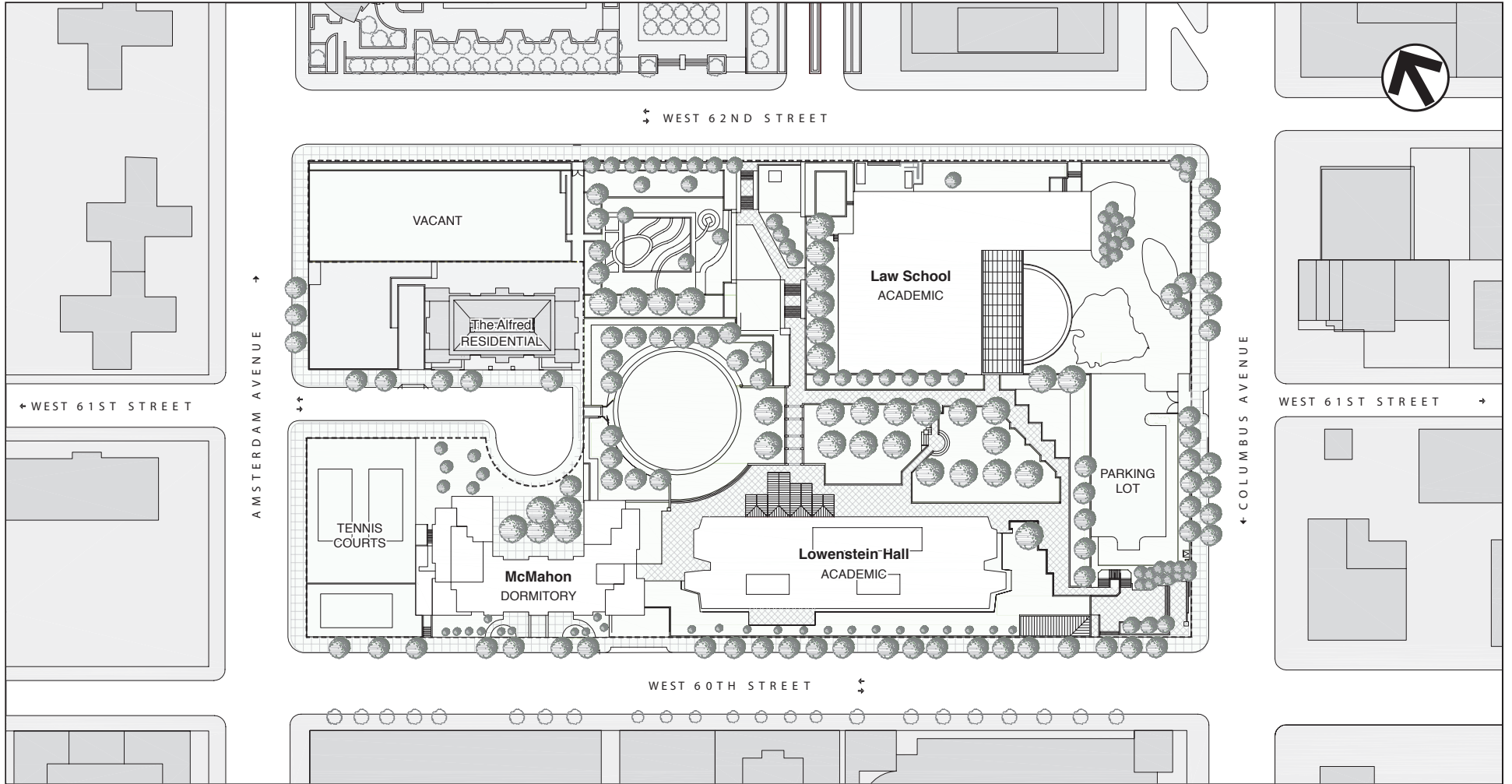
The Alfred, a 36-story residential condominium, and a public parking garage are located on West 61st Street and Amsterdam Avenue, and are the only parcels on the Fordham Lincoln Center superblock that are not a part of the project site.

#### *Lincoln Center for the Performing Arts and North of the Project Site*

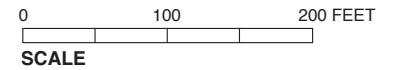
The Lincoln Center for the Performing Arts occupies the blocks immediately north of the project site, from West 62nd to West 66th Streets between Columbus and Amsterdam Avenues. Its facilities include the Metropolitan Opera House, the New York State Theater, Avery Fisher Hall, the Vivian Beaumont and Mitzi Newhouse Theaters, the Juilliard School of Music, the School of American Ballet, and the Performing Arts Library. Lincoln Center Plaza, which opens onto Columbus Avenue, and Damrosch Park, at the southwest corner of the Lincoln Center superblock, are sizable passive open spaces. As described below, Lincoln Center is in the process of undertaking major renovations and improvements to its facilities.

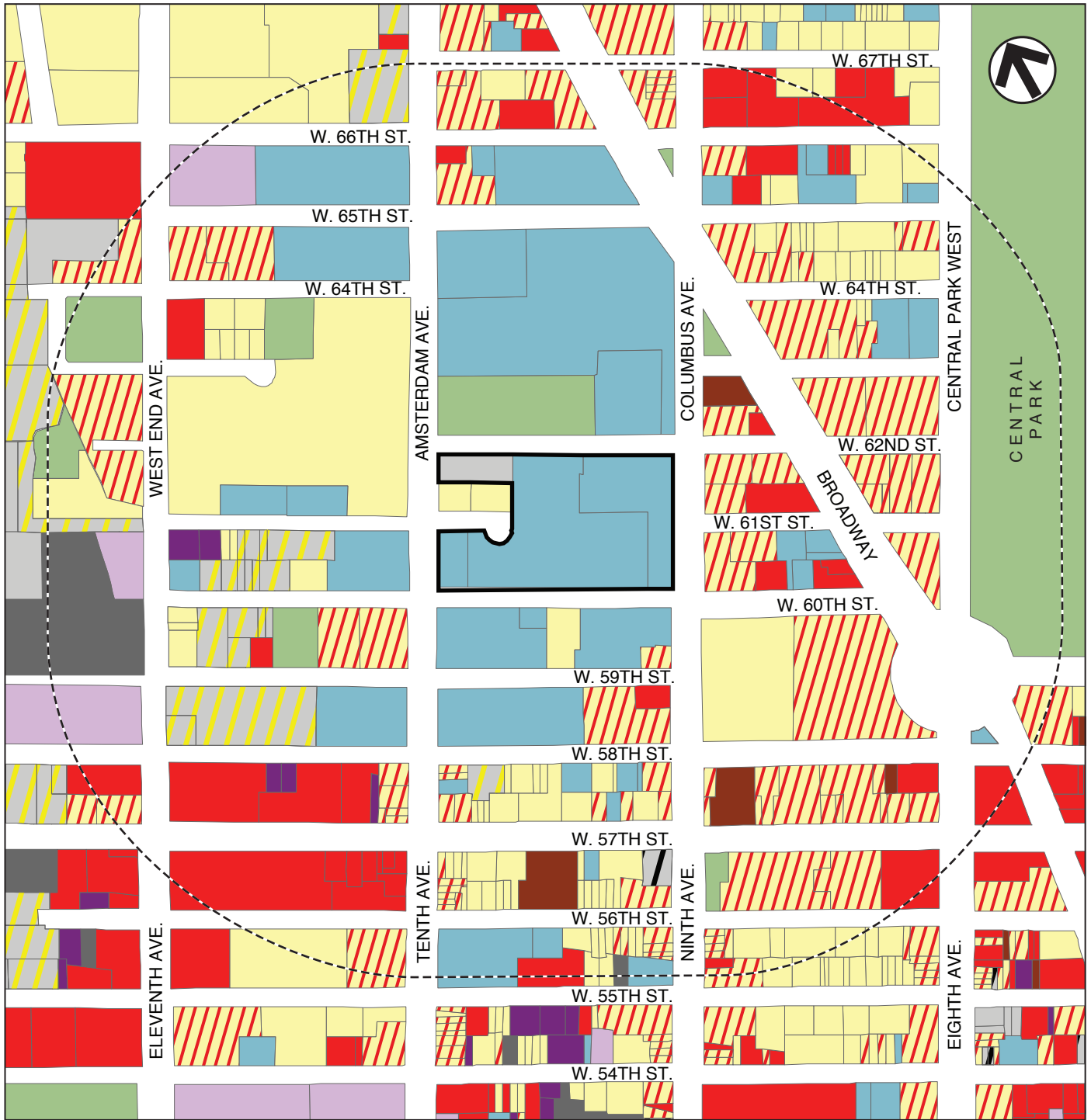
The blocks north and east of Lincoln Center are composed primarily of residential buildings, most with ground-floor retail uses. At the northeast corner of the study area, ABC Studios

11.10.08



----- Project Site Boundary





- Project Site Boundary
- 1/4-Mile Perimeter Study Area
- Residential
- Residential (with Ground-Floor Retail)
- Commercial and Office Buildings
- Hotels
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building
- Under Construction

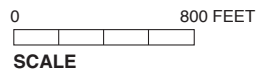


Figure 2-2  
Primary Study Area Land Use

## **Fordham University Lincoln Center Master Plan EIS**

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buildings occupy the majority of the block between West 66th and West 67th Streets, Columbus Avenue, and Central Park West.

### *Columbus Circle and East of the Project Site*

Two residential towers sit immediately east of the project site on Columbus Avenue between West 60th and West 62nd Streets. A mixed-use office/residential tower also sits immediately east of the campus at West 61st Street.

The Broadway corridor is dominated by high-rise residential buildings with ground-floor retail uses. Richard Tucker Park and Dante Park, two small public plazas, are located at either end of the diagonal intersection of Broadway and Columbus Avenue. Central Park West is lined with luxury apartment buildings and a number of institutional uses, including Holy Trinity Lutheran Church and the Ethical Culture Fieldston School. Central Park forms the eastern boundary of the study area.

The blocks surrounding Columbus Circle are predominantly made up of residential and mixed-use buildings, with a secondary concentration of office and commercial buildings. The Time Warner Center, at the southwest corner of Central Park, dominates Columbus Circle and the surrounding blocks. This 2.1-million-square-foot, mixed-use development includes Time Warner's headquarters; CNN studios; 200,000 square feet of Class A office space; the 251-room Mandarin Oriental luxury hotel; 198 luxury apartments; a high-end retail, restaurant and entertainment mall; a 1,600-seat performance space for Jazz at Lincoln Center; and a 504-car parking garage. The two-tower structure is the largest mixed-use development to be built in New York City since Rockefeller Center. The Trump International Hotel and Tower, a mixed-use hotel and luxury condominium building, occupies the triangular-shaped block just north of Columbus Circle. The full block to the north of this was recently developed as 15 Central Park West, a luxury residential and commercial building.

At the southeast corner of the study area, the Hearst Tower, a 737,000 square-foot office and retail building, was recently completed at Eighth Avenue and West 57th Street.

### *Clinton*

South of the project site and east of Tenth Avenue is Clinton (formerly Hell's Kitchen), a residential, commercial, and institutional neighborhood. Clinton serves as a link between the institutional and residential Upper West Side to the north and the Midtown office district to the south and east.

Institutional uses predominate on the blocks immediately south of the project site. The John Jay College of Criminal Justice, part of the City University of New York, has facilities on either side of Tenth Avenue between West 58th and West 60th Streets. Immediately south of the project site on Columbus/Ninth Avenue is the St. Paul the Apostle Church and Parish Center. St. Luke's-Roosevelt Hospital is located on Amsterdam/Tenth Avenue between West 58th and 59th Streets. The 51-story Roosevelt Hospital Physician Office Building/South Park Tower, a mixed-use residential and medical office building, is located on the midblock directly south of the project site. Large residential and mixed-use developments occupy the remainder of the blocks directly south of the project site.

The southernmost blocks of the study area between Ninth and Tenth Avenues include smaller residential buildings, a hotel, and several institutional/cultural uses, including Independence High School and the High School for Environmental Studies, both on West 56th Street, and the recently completed Alvin Ailey Dance Foundation building at Ninth Avenue and West 55th Street.

The area south of the project site and west of Tenth Avenue includes a mix of residential, industrial, commercial, and office uses. CBS studios buildings occupy the majority of the block between West 56th and West 57th Streets and Tenth and Eleventh Avenues. Automotive uses, including dealerships, are present on Eleventh Avenue south of West 58th Street. A recently completed residential and retail development is located on the northwest corner of West 57th Street and Eleventh Avenue. The midblocks in this area contain a mix of smaller commercial and office uses and scattered walk-up residential buildings.

### *Amsterdam Houses, Riverside South, and West of the Project Site*

The block immediately west of the project site between West 60th and 61st Streets is occupied by a mixture of automotive, residential, and institutional uses. The Amsterdam School (P.S. 191), a public elementary school, occupies the eastern portion of the block along Amsterdam Avenue. Much of the midblock is currently under construction, as described below in “The Future Without the Proposed Action: 2014.” The blocks south of this contain a mix of residential, industrial, and commercial uses. Notable uses on these blocks include the 59th Street Recreation Center on the midblock between West 59th and West 60th Streets, and two large residential towers recently completed on the West End Avenue side of the same block.

Several industrial uses are located in the southern portion of the study area and west of Eleventh Avenue, including a Con Edison power generating station that occupies the entire block between West 58th and West 59th Streets.

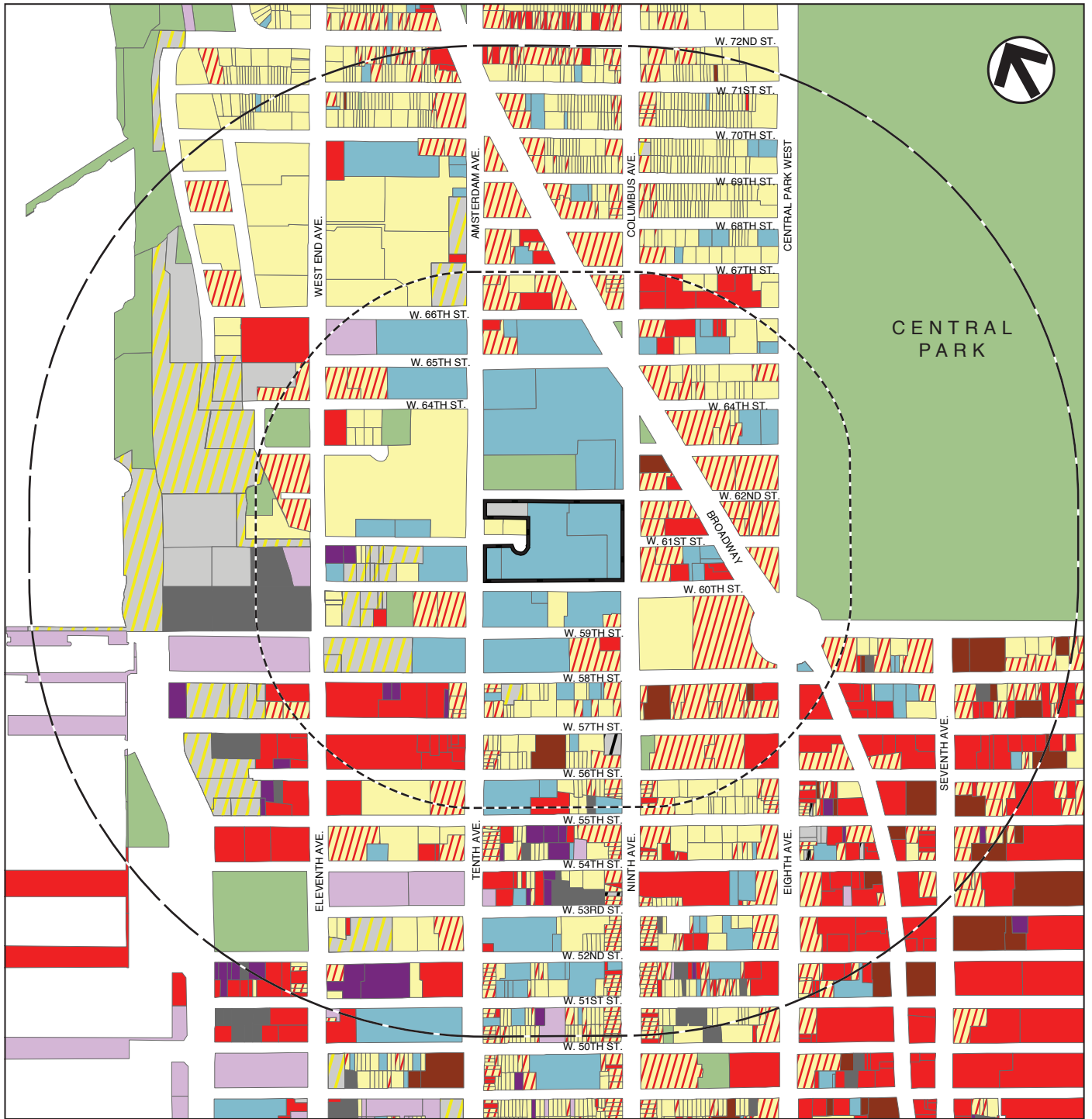
Immediately west of the project site and north of West 61st Street are the Amsterdam Houses, a 1,000-unit-plus complex of 7- and 13-story buildings that occupies most of a superblock between West 61st and West 64th Streets along Amsterdam and West End Avenues. Other uses on the superblock include the Beacon School and the mixed-use Design, Dance, and Drama Building, both of which front West 61st Street. Other residential uses in this area include the Amsterdam Houses addition on the north side of West 64th Street between Amsterdam and West End Avenues, and Lincoln-Amsterdam I, a 186-unit middle-income residential building built under the Mitchell-Lama program on West End Avenue between West 64th and 65th Streets.

At the western edge of the study area, there is a new residential development, the Helena, on West 57th Street. North of West 59th Street is an undeveloped 2-block area of the approximately 56-acre Riverside South project, which extends to West 72nd Street. This area is currently used for surface parking. Two recently completed residential projects front West End Avenue above West 61st Street: 101 West End Avenue provides 505 residential units with commercial/office and retail space between West 64th and 65th Streets, and the West End Towers provide 1,000 housing units with ground-floor retail space and a park between West 61st and West 63rd Streets.

The northwest corner of the study area contains a mix of residential and institutional uses, including the Fiorello La Guardia High School for Music and the Arts on Amsterdam Avenue between West 64th and West 65th Streets, and Martin Luther King Jr. High School on Amsterdam Avenue between West 65th and West 66th Streets.

### *SECONDARY STUDY AREA*

The secondary study area reaches West 72nd Street to the north and West 50th Street to the south; and it includes portions of Central Park and the Hudson River (see Figure 2-3). The southeastern corner of the secondary study area overlaps with the northwestern portion of the Midtown Central Business District (CBD). The remainder of the secondary study area is largely



- Project Site Boundary
- 1/4-Mile Perimeter Study Area
- 1/2-Mile Perimeter Study Area
- Residential
- Residential (with Ground-Floor Retail)
- Commercial and Office Buildings
- Hotels
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building
- Under Construction

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SCALE

Figure 2-3  
Secondary Study Area Land Use



made up of residential uses and parkland, with smaller amounts of commercial and institutional uses, and industrial and utility uses nearer the Hudson River.

The northern portion of the secondary study area is predominantly residential, with a mixture of high-rise towers, smaller buildings, and ground-floor retail uses primarily along Broadway, Columbus Avenue, and West 72nd Street. The high-rise apartment buildings tend to be located along the avenues and on superblocks to the west of Amsterdam and West End Avenues, with smaller, townhouse-style buildings along the side streets. Institutional uses in this portion of the secondary study area include schools and houses of worship.

The northeastern portion of the secondary study area overlaps with the southwestern corner of Central Park. South of this, the secondary study area overlaps the Midtown CBD, which is the most densely developed area of the city. This portion of the study area is dominated by a mix of office towers and mid-rise office buildings. Most of the avenues and many of the side streets in this area are lined with restaurants, banks, and retail uses.

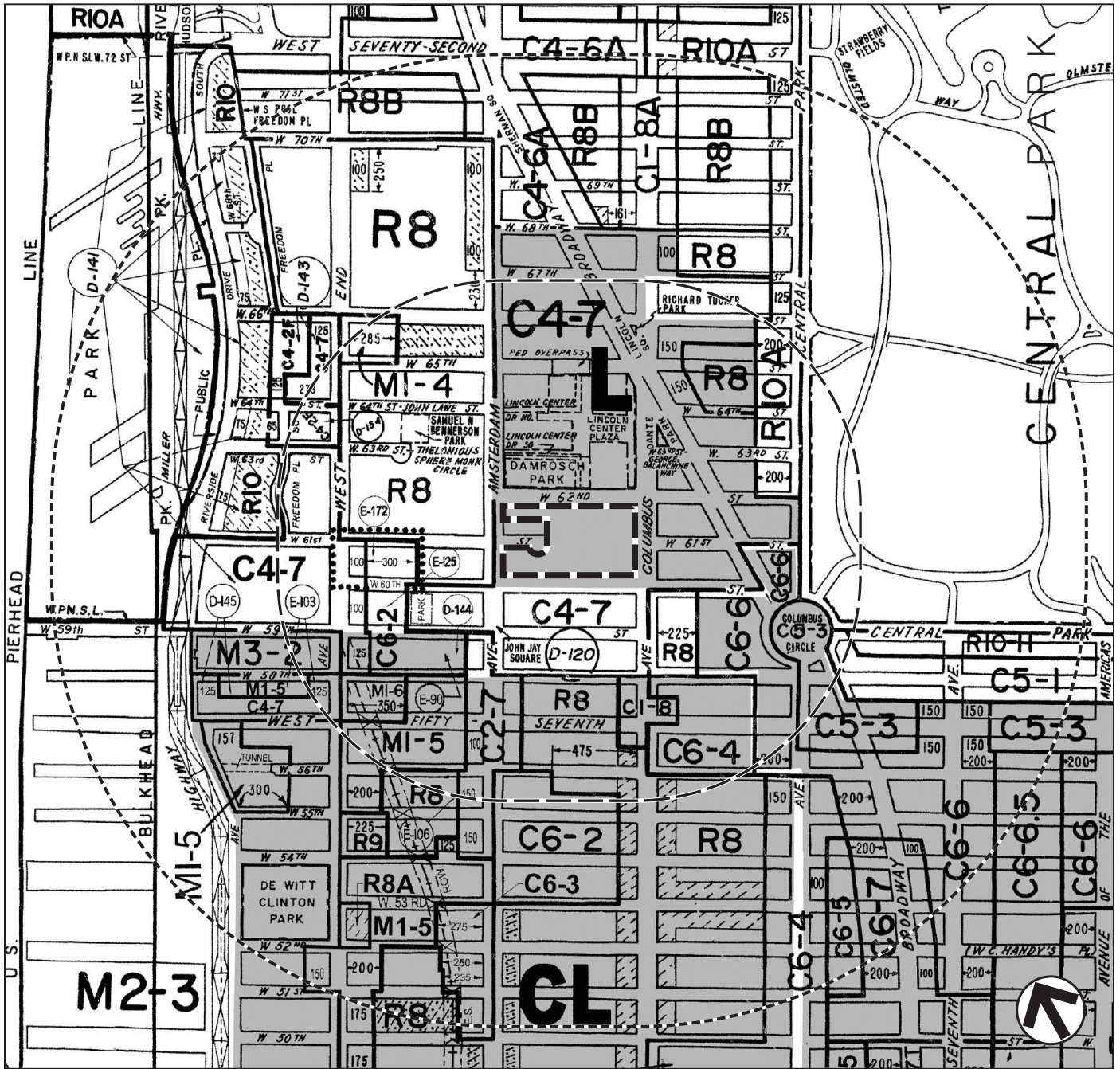
The Clinton neighborhood, which begins in the primary study area, continues through the southern portion of the secondary study area. The land uses in this area are similar in character to those in the southern portion of the primary study area, with a mixture of residential, institutional, commercial, and industrial uses, and ground-floor retail along Ninth and Tenth Avenues.

De Witt Clinton Park, a 5.8-acre public park bounded by Eleventh and Twelfth Avenues and West 52nd and West 54th Streets, occupies much of the southwestern corner of the secondary study area. Commercial, industrial, and residential uses are also present along Eleventh Avenue and nearby side streets. A portion of Route 9A spans the entire west side of the secondary study area. Along the waterfront, Hudson River Park meets Riverside Park South at West 57th Street. Some industrial uses are present on the piers extending into the Hudson River, including the West 59th Street Marine Transfer Station. Facing the river from east of Riverside Park South, Riverside South, a major new residential development comprising 56 acres between West 59th and West 72nd Streets, is taking shape. Riverside South is generally being developed from north to south. Recently completed sites are located in the north of the secondary study area; sites currently under construction are between West 61st and West 65th Streets. Development has yet to begin between West 59th and West 61st Streets, where surface parking is the primary land use. When completed in 2018, the project will include 16 apartment buildings with 5,700 residential units, 1.8 million square feet of studio space, 300,000 square feet of office and retail space, and a 22-acre waterfront park.

## **ZONING**

The study areas contain a number of residential, commercial, and manufacturing zoning districts (see Figure 2-4 and Table 2-1). There are also three overlying special zoning districts, the Special Lincoln Square District, the Special Clinton District, and the Special Midtown District.

In addition, the project site and surrounding area north of West 59th Street are within Manhattan Community District (CD) 7, for which certain zoning regulations apply. For example, within the boundaries of CD 7 all developments or enlargements in R10 districts (except R10A or R10X districts) are limited to a maximum FAR of 10.0 (ZR Section 23-15), and inclusionary housing is not permitted in R10 districts. Where inclusionary housing is allowed in CD 7, a bonus to 12.0 FAR is permitted. Other special regulations apply to R10 districts in CD 7 that control height and setback requirements, building wall frontage and other elements, such as recesses and openings.



- Project Site Boundary
- Primary Study Area Boundary (1/4-Mile Perimeter)
- - - Secondary Study Area Boundary (1/2-Mile Perimeter)
- Zoning District Boundary
- C1-5 Overlay
- C2-5 Overlay
- Special Purpose District

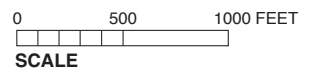


Figure 2-4  
Zoning

*PROJECT SITE*

The project site is zoned C4-7, a mixed-use general commercial district. C4 districts are found in commercial centers outside the central business district. These districts allow community facility, residential, and commercial uses. Manufacturing and warehouse uses are not permitted in these districts. C4-7 districts allow community facility buildings with a maximum floor area ratio (FAR) of 10.0 and residential towers with commercial and residential an FAR of 10.0, or 12.0 with an inclusionary housing bonus.

The project site also falls within the Special Lincoln Square District. The purpose of this special zoning district is to preserve, protect, and promote the area immediately around Lincoln Center as the location of a unique cultural and architectural complex that helps the city to achieve preeminent status as a center for the performing arts. The special district's guidelines seek to improve transportation and circulation patterns in the area in order to avoid congestion arising from the movements of large numbers of people; to help attract a useful cluster of shops, restaurants, and related amusement activities to complement and enhance the area; to encourage a desirable urban design relationship between each building and its neighbors and to Broadway; and to promote the most desirable use of land in this area, thus conserving the value of the land and buildings and thereby protecting the city's tax revenues. The Special Lincoln Square District does not permit any accessory or public parking as-of-right. Accessory parking facilities are allowed only by special permit.

*PRIMARY STUDY AREA*

*Commercial Mixed-Use Districts*

As Figure 2-4 shows, the C4-7 district that contains the project site extends to West 68th Street north of the project site and to West 58th Street south of the project site. This area includes the entire Lincoln Center for the Performing Arts superblock. The district also extends to the eastern side of Broadway north of West 60th Street. Another C4-7 district is mapped along much of the west side of West End Avenue between West 57th and West 66th Streets. The west side of West End Avenue between West 63rd and West 64th Streets is mapped as a C4-2F district, which allows commercial uses to a maximum FAR of 3.4, and residential uses up to 6.02 FAR. The C4-2F district allows development only by special permit issued by the City Planning Commission (CPC).

A C1-8 district is mapped along Ninth Avenue between approximately West 57th and 58th Streets, and a C2-7 district is mapped along Tenth Avenue between West 55th and 59th Streets. C1 and C2 districts are designed to support local retail and service establishments, with C2 districts allowing a slightly wider range of uses. These commercial districts often function as residential districts, as they allow a maximum commercial FAR of 2.0 and a maximum residential FAR of 7.52.

A C5-3 district is mapped to the east of the project site at Columbus Circle. C5 districts are restricted high-density commercial districts intended for retail and large office uses. C5-3 districts also permit high-density residential and community facility uses. C5-3 districts permit a maximum commercial FAR of 15.0 (18.0 with bonus) and a maximum residential FAR of 10.0 (12.0 with bonus).

**Table 2-1  
Zoning Districts in the Study Areas**

Zoning District	Permitted Uses/Bulk	Study Area
<b>Commercial Districts</b>		
C1-8	Low-density commercial district accommodating retail and personal service shops needed in residential neighborhoods. High-density residential.	Primary
C1-8A	Low-density contextual* commercial district accommodating retail and personal service shops needed in residential neighborhoods. High-density residential.	Secondary
C2-7	Low-density commercial district permitting a wide range of neighborhood retail and service establishments. High-density residential and community facility use.	Primary
C4-2F	Medium-density commercial district for major commercial centers located outside the central business district. Contains a special mapping restriction and allows development only by special permit of the City Planning Commission.	Both
C4-6A	Medium-density contextual commercial district mapped in densely built areas in Manhattan. High-density residential.	Secondary
C4-7	High-density general commercial (such as department stores and theaters). High-density residential and community facility.	Both
C5-1	Medium-density restricted central commercial district intended for retail and large offices. High-density residential, community facility.	Secondary
C5-3	High-density restricted central commercial district intended for retail and large offices. High-density residential, community facility.	Both
C6-2	Medium-density general central commercial outside the central business district. Low- to medium-density residential and community facility.	Both
C6-3	Medium-density general central commercial outside the central business district. Higher-density residential and community facility.	Secondary
C6-4	High-density general central commercial intended for the central business district, allowing medium- to high-bulk offices. High-density residential, community facility.	Both
C6-5	High-density general central commercial intended for the central business district, allowing medium- to high-bulk offices. High-density residential, community facility.	Secondary
C6-6	High bulk office district allowing a wide range of high bulk commercial uses requiring a central location.	Both
C6-7	High bulk office district allowing a wide range of high bulk commercial uses requiring a central location.	Secondary
<b>Residential Districts</b>		
R8	General residence district. High-density residential, community facility.	Both
R8A, R8B	Contextual residence districts. High-density residential, community facility. R8A has higher allowable FAR and building heights than R8B.	Secondary
R9	General residence district. High-density residential, community facility.	Secondary
R10	General residence district. High-density residential, community facility.	Both
R10A	Contextual residential district. High-density residential, community facility.	Both
R10H	General residence district. High-density residential, community facility.	Secondary
<b>Manufacturing Districts</b>		
M1-4	Low-density light industrial uses (high performance) and certain community facilities.	Primary
M1-5	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas).	Both
M1-6	High -density light industrial uses (high performance), high-density commercial, and certain community facilities (for loft areas).	Primary
M2-3	Low-density, moderate-performance industrial district.	Secondary
M3-2	Low-density, low performance, heavy manufacturing district.	Both
<b>Special Purpose Districts</b>		
L	Special Lincoln Square District	Both
CL	Special Clinton District	Both
MiD	Special Midtown District	Both
<b>Notes:</b>	*Contextual districts mandate street wall heights, lot coverage and density requirements, which produce lower, bulkier buildings that maintain the scale and street space of the existing neighborhoods.	
<b>Source:</b>	Zoning Resolution of the City of New York.	

C6-2 and C6-4 districts are mapped in the southern portion of the primary study area. C6 districts are typically located in Manhattan and permit a wide range of commercial, office, retail, entertainment, and residential uses. C6-2 districts permit a commercial FAR of 6.0 (7.2 with bonus) and an R8 equivalent residential FAR of 6.02. C6-4 districts permit a maximum commercial FAR of 10.0 (12.0 with bonus) and a maximum residential FAR of 10.0 (12.0 with bonus). The western half of the block bounded by West 61st Street, Amsterdam Avenue, West 60th Street, and West End Avenue was recently rezoned from an M1-6 district to a C6-2 district between 100 and 400 feet from West End Avenue, and a C4-7 district within 100 feet of West End Avenue.

A C6-6 district is mapped on the blocks immediately surrounding Columbus Circle. C6-6 districts permit a maximum commercial and community facility FAR of 15.0 (with a plaza bonus of up to 20 percent) and a maximum residential FAR of 10.0 (12.0 with bonus).

#### *Residential Districts*

The most frequently mapped residential district in the primary study area is R8, which can be found north and west of the project site in the vicinity of the Amsterdam Houses, in the southern and northeastern portions of the study area, and on the east side of Ninth/Columbus Avenue between West 58th and West 60th Streets. R8 is a general residence district with a maximum FAR of 6.02.

An R10A contextual district is mapped along Central Park West from West 62nd to 66th Streets at the northeastern portion of the study area. R10A permits a maximum residential FAR of 10.0, or 12.0 with inclusionary housing. Contextual districts are designed to be more compatible with older neighborhoods than non-contextual districts by allowing greater lot coverage with modified height and setback regulations. A non-contextual R10 district is mapped just beyond the primary study area's western boundary.

#### *Manufacturing Districts*

As shown in Figure 2-4, M1 districts are found in the southwestern portion of the primary study area and on the east side of West End Avenue between West 65th and West 66th Streets. M1 districts serve as industrial buffers to commercial or residential districts and are regulated by strict performance standards. Light industry, such as warehouse and automotive service uses, are most typically found in these districts, but certain retail, office, and community facility uses are also permitted. The study area contains M1-4, M1-5, and M1-6 districts. M1-4 districts permit manufacturing and commercial uses up to 2.0 FAR and community facility uses up to 6.5 FAR. M1-5 districts permit manufacturing and commercial uses up to 5.0 FAR and community facility uses up to 6.5 FAR. M1-6 districts permit a maximum 10.0 FAR for manufacturing, commercial, and community facilities uses.

An M3-2 district covers the block west of Eleventh Avenue between West 59th and West 58th Streets. M3 districts are intended for heavy industrial uses that have the potential to produce noise, traffic, and pollutants. M3-2 districts permit a maximum FAR of 2.0.

#### *Special Lincoln Square District*

The Special Lincoln Square District covers much of the area around the Lincoln Center for the Performing Arts, including the project site. As Figure 2-4 shows, it is generally bounded by West 68th and West 66th Streets to the north, 200 feet from Central Park West to the east, West

60th Street to the south, and Amsterdam Avenue to the west. The purpose of the Special Lincoln Square District is described above.

*Special Clinton District*

The Special Clinton District, bounded roughly by West 58th and West 59th Streets, Eighth Avenue, West 41st Street, and Twelfth Avenue, includes portions of both the primary and secondary study areas south of the Fordham campus. The goals of this Special District are to preserve and strengthen the Clinton community, restrict the demolition of buildings suitable for redevelopment or rehabilitation, ensure that Clinton is not adversely affected by new development, and improve the physical environment by providing amenities such as street trees in connection with development.

*Special Midtown District*

The Special Midtown District encompasses Columbus Circle in the primary study area as well as the southeast corner of the secondary study area. The Special Midtown District articulates a broad city policy to strengthen the Midtown central business district by guiding growth towards the areas most able to accommodate development; preserving historic areas, landmarks, and the Theater District; protecting the Fifth Avenue shopping district; and fostering an improved pedestrian environment.

**SECONDARY STUDY AREA**

*Commercial Mixed-Use Districts*

The C4-7 district in which the project site lies extends beyond the primary study area into the northern part of the secondary study area. C4-7 is also mapped in the western part of the secondary study area. A C4-2F district is mapped between West 63rd and West 66th Streets to the west of West End Avenue. A C4-6A district is mapped along West 72nd Street and Broadway north of West 68th Street. C4-6A is a contextual district that permits commercial development to 3.4 FAR, community facility development to 10.0 FAR, and residential development up to 12.0 FAR with an inclusionary housing bonus (maximum 10.0 FAR without bonus).

A C1-8A district is mapped along Columbus Avenue between West 68th and West 71st Streets. C1-8A districts are contextual districts designed to support local retail and service establishments. Like other C1 commercial districts, they often function as residential districts, allowing a maximum commercial FAR of 2.0 and a maximum residential FAR of 7.52. Community facilities are permitted up to 7.5 FAR.

A C5-1 district is mapped along West 58th Street to the east of Columbus Circle. C5-1 is a central commercial district that permits commercial development to 4.0 FAR. Residential and community facility development is permitted to a maximum of 10.0 FAR (with a plaza bonus of up to 20 percent for both uses, and 12.0 FAR maximum for residential uses with an inclusionary housing bonus). C5-3 districts are mapped along West 57th Street in the eastern part of the secondary study area.

The secondary study area contains a number of C6 districts, which are intended to serve high-bulk commercial uses that require a central location. Most of these districts are located in the area that overlaps with the Midtown CBD. A C6-2 district is mapped between Ninth and Tenth Avenues north of West 53rd Street. A C6-3 district is mapped along the west side of Tenth

Avenue between West 50th and West 53rd Streets. C6-3 districts permit commercial development to 6.0 FAR, residential development up to 7.52 FAR, and community facility development to 10.0 FAR (with a plaza bonus increase of up to 20 percent for commercial and community facility uses). As shown in Figure 2-4, C6-4, C6-5, C6-6, and C6-7 districts are mapped in the southeast corner of the secondary study area. C6-5 districts permit development to a maximum of 10.0 FAR for commercial, residential, and community facility uses. C6-7 districts permit commercial and community facility development to 15.0 FAR, and residential development to 10.0 FAR. In both C6-5 and C6-7 districts, a plaza bonus of up to 20 percent is permitted for all uses, and residential development may be permitted up to 12.0 FAR with an inclusionary housing bonus.

#### *Residential Districts*

R8, R8A, and R8B districts are mapped extensively in the northern and southern portions of the secondary study area. R8 and R8A districts permit residential development up to a maximum FAR of 6.02, and community facility development to 6.5 FAR. R8B districts permit residential and community facility development to 4.0 FAR. R8A and R8B are contextual districts.

A small R9 district is mapped on the east side of Eleventh Avenue between West 54th and West 55th Streets. R9 is a general residence district that permits residential development up to a maximum of 7.52 FAR, and community facility development to 10.0 FAR.

An R10 general residence district is mapped along the Hudson River between West 61st and West 72nd Streets. R10 districts permit residential and community facility development to 10.0 FAR (12.0 FAR residential with inclusionary housing bonus). The R10A contextual district mapped along Central Park West in the primary study area continues up the parkside and along West 72nd Street in the secondary study area. An R10H district, which is identical to an R10A district in terms of bulk regulations, is mapped along Central Park South.

#### *Manufacturing Districts*

Manufacturing districts are found in the southwest portion of the secondary study area. M1-5 districts are found on the blocks south of West 53rd Street and west of Eleventh Avenue. Part of a large M2-3 district is located south of West 57th Street and west of Eleventh Avenue. M2 districts occupy the middle ground between light and heavy industrial areas. Their performance standards are lower than M1 districts, but higher than M3 districts. M2-3 districts permit manufacturing and commercial uses to 2.0 FAR. Community facility uses are not permitted. The M3-2 district in the primary study area that covers the block west of Eleventh Avenue between West 59th and West 58th Streets continues on that block into the secondary study area.

#### *Special Districts*

As shown in Figure 2-4, the three special districts that are present in the primary study area extend into the secondary study area as well. The Special Lincoln Square District is mapped on the blocks south of West 68th Street and east of Amsterdam Avenue. The Special Clinton District covers nearly all portions of the secondary study area south of West 59th Street and west of Eighth Avenue. The Special Midtown District is mapped east of Eighth Avenue and south of West 58th Street.



## **PUBLIC POLICY**

### *CLINTON URBAN RENEWAL AREA*

The Clinton Urban Renewal Area was established in 1969 and is bounded by West 56th Street to the north, Tenth Avenue to the east, West 50th Street to the south, and Eleventh Avenue to the west. Portions of both study areas fall within this area. The objectives of this urban renewal area are to:

- Create low and moderate income housing;
- Retain existing tenants while allowing a mix of land uses;
- Provide a comprehensive plan for the distribution and quantity of new construction in the area;
- Provide open space in the form of a single public urban square;
- Recognize De Witt Clinton Park as a focus for high-density residential development; and
- Provide urban design guidelines for the bulk and distribution of new construction to reconcile the community's needs for more building with its preservation tradition.

Specifically, the plan proposes to develop only low rise structures along Tenth Avenue to match the character of the Special Clinton District; to encourage higher density development on Eleventh Avenue; and to complete infill construction on the remaining available residential and retail sites.

### *LINCOLN SQUARE URBAN RENEWAL AREA*

Much of the primary study area fell within the boundaries of the LSURP, which was originally approved on November 6, 1957, and expired in 1997. In conjunction with the LSURP, the city entered into a disposition agreement that transferred the Fordham University Lincoln Center superblock parcels to Fordham University. The use and development restrictions in this disposition agreement expired on January 27, 2006.

The LSURP was amended on five occasions, most recently in 1989. 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.

### *LOCAL WATERFRONT REVITALIZATION PROGRAM*

Portions of the primary and secondary study areas that lie to the west of West End Avenue are within the city- and state-designated coastal zone. Pursuant to federal legislation, New York State and city have adopted policies aimed at protecting resources in the coastal zone. New York City's Waterfront Revitalization Program contains 10 major policies, each with several objectives focused on improving public access to the waterfront; reducing damage from flooding and other water-related disasters; protecting water quality, sensitive habitats (such as wetlands), and the aquatic ecosystem; reusing abandoned waterfront structures; and promoting development with appropriate land uses. The principles of the Waterfront Revitalization Program formed the basis for a DCP study and the resulting adoption of new waterfront zoning. CPC certifies whether a proposed action is in compliance with the city's Waterfront Revitalization Program. The New York State Department of State has this responsibility on the state level.



### *HUDSON RIVER PARK AND RIVERSIDE PARK SOUTH*

Both Hudson River Park and Riverside Park South were created by a major public policy to change an underutilized industrial waterfront into a public open space amenity.

#### *PLANYC 2030 (2007)*

Released by the City in April 2007, this 128-point plan was prepared to create an environmentally sustainable city over the next two decades. PlaNYC focuses on the many facets of New York’s environment—its transportation network, housing stock, land and park system, energy network, water supply, and air quality—and sets a course to achieve 10 goals to create a more sustainable New York by the year 2030. Specific goals of the plan include:

- Create enough housing for almost a million more people, and find ways to make housing more affordable;
- Ensure that every New Yorker lives within a 10-minute walk of a park;
- Add to the capacity of New York City’s regional mass transit system;
- Develop critical back-up systems for New York City’s water network, ensuring a dependable source of water;
- Reach a full “state of good repair” for New York City’s roads, subways, and rails;
- Provide cleaner, more reliable power by upgrading New York City’s energy infrastructure;
- Reduce New York City’s global-warming emissions by more than 30 percent by 2030;
- Achieve the cleanest air quality of any big city in America;
- Clean up all contaminated land in New York City; and
- Open 90 percent of New York City’s rivers, harbors, and bays for recreation by reducing water pollution and preserving natural areas.

## **D. THE FUTURE WITHOUT THE PROPOSED ACTION—2014**

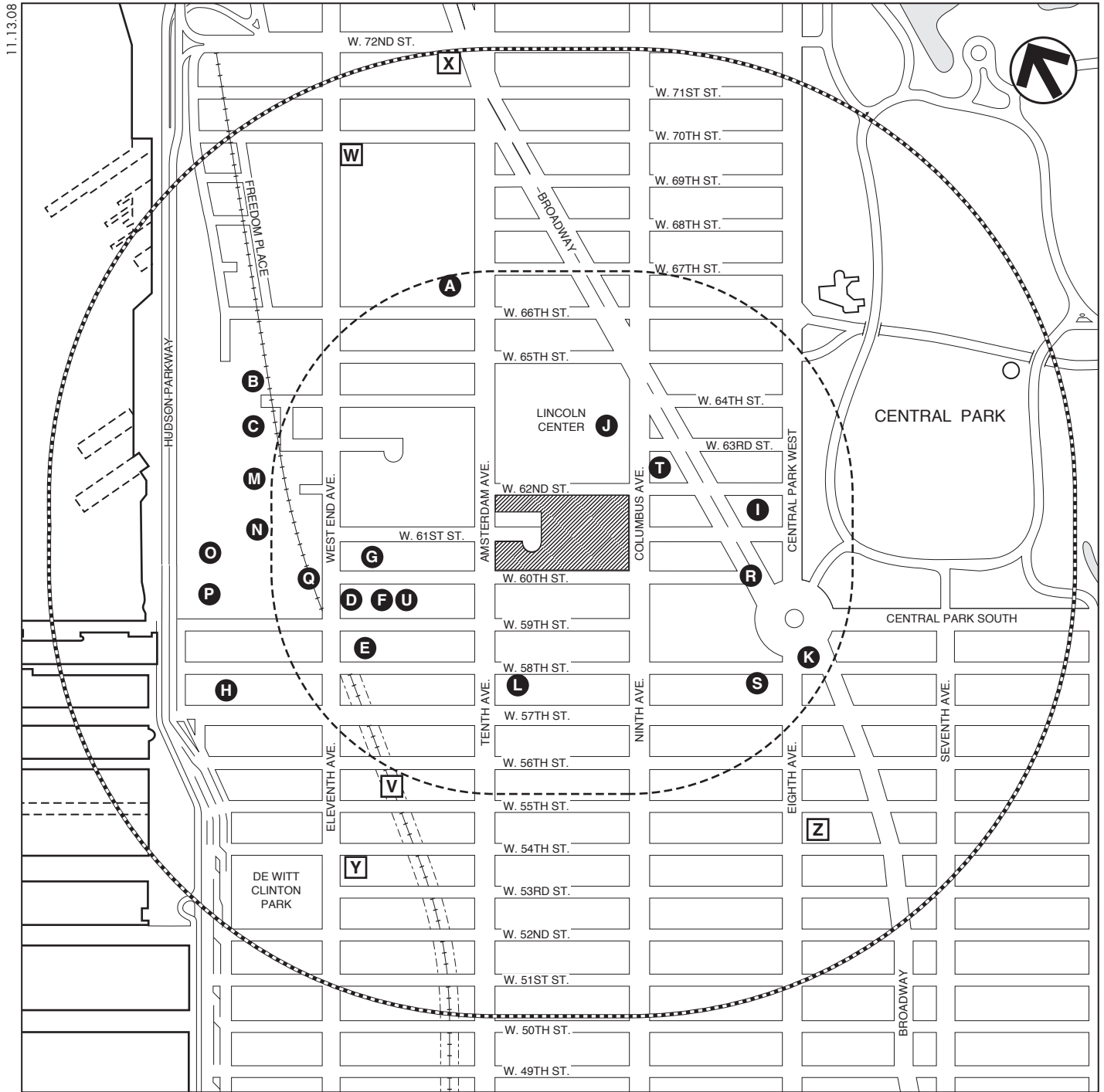
### **LAND USE**






#### *PROJECT SITE*

Absent the proposed action, the northwest and southwest corners of the project site and a mid-block portion of the site along West 62nd Street would be developed as-of-right with three residential buildings. These 26-, 28-, and 39-story buildings would total 736,504 gross square feet and would contain approximately 876 dwelling units. They would replace a vacant parcel, active recreation area, and passive recreation area at the respective northwest, southwest, and mid-block portions of the project site. The existing Law School, Lowenstein Center, McMahan Hall, and other open space areas on the project site would continue to function as they do today.

#### *PRIMARY STUDY AREA*

A number of new residential, cultural, and mixed-use projects will be completed in the primary study area by the 2014 Build year. These projects are in keeping with existing uses and recent development trends, particularly in the areas west of the project site, where formerly industrial parcels are being replaced with primarily residential developments. Anticipated projects are listed in Table 2-2 and shown in Figure 2-5.



-  Project Site
-  Primary Study Area Boundary (1/4-Mile Perimeter)
-  Secondary Study Area Boundary (1/2-Mile Perimeter)
-  Primary Study Area No Build Projects (Including Riverside South)
-  Secondary Study Area No Build Projects

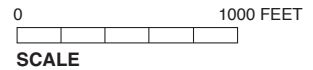


Figure 2-5  
No Build Projects

Immediately west of the project site, a large mixed-use development is under construction on the block bounded by West 61st Street, Amsterdam Avenue, West 60th Street, and West End Avenue. This development will consist of 342 residential units, medical offices, ground-floor retail, and public parking. On the midblock of the next block south, the Element Condominium was recently completed and includes 198 luxury residential units, community facility space, ground-floor retail, and public parking. The nearby 59th Street Recreation Center may undergo improvements by 2014 that could include a new multi-purpose room and expansion over the site of the existing outdoor pool. The improvements are anticipated to begin in 2009, with completion expected within 18 months. Another mixed condominium-retail tower was recently completed along the West End Avenue frontage of the same block. One block further south, John Jay College of Criminal Justice is expanding to occupy the full block between West 58th and West 59th Streets.

In the far western portion of the study area, the ongoing Riverside South development will continue between West End Avenue and Riverside Park South. As shown in Table 2-2, by 2014, a number of additional buildings are expected to be completed, creating new dwelling units, office and retail space, and parking. In the southwestern portion of the study area, bounded by West 58th Street, Eleventh Avenue, West 57th Street, and Twelfth Avenue is being developed with a mix of uses including 450 residential units, retail, and public parking.

Immediately north of the project site, the Lincoln Center for the Performing Arts is undergoing a major redevelopment. The Lincoln Center redevelopment has already removed the pedestrian bridge over West 65th Street, which will be replaced with a narrower bridge allowing more light to a widened West 65th Street sidewalk. The North Plaza will be improved with a restaurant along 65th Street that has a green roof—a usable lawn area. The North Plaza reflecting pool will be lengthened and to the south of the reflecting pool there will be a new grove of pruned trees with perimeter benches and moveable seating among the trees. The service road along Columbus Avenue will be depressed to go under a widened, grand stair from Josie Robertson Plaza to the level of the Columbus Avenue sidewalk. Trees will be planted on either side of the roadway to the north and south of the grand stair. On the north and south ends of the stair there will be glass-covered ramps that lead directly to the arcades at the Koch Theater and Avery Fisher Hall. Benches will be provided just north of West 62nd Street, improving the urban design quality of the southeast corner of the Koch Theater. The trees in this area will be Quaking Aspen, Honey Locust, Dawn Redwood, and Sweet Gum. Renovation of the pavement of Josie Robertson Plaza will be completed, and its fountain will be enhanced with new lighting and seating. Across Columbus Avenue, Harmony Atrium will also be completely renovated to become a new gateway to Lincoln Center from Broadway. The renovated atrium will feature walls of plants, falling water, and seating as well as places to buy food and tickets to Lincoln Center events. The ceiling of the atrium is designed to continue outside the building and be cantilevered over the sidewalk to create entrance canopies. It will feature round openings lighted from above.

North of the project site, a proposed residential redevelopment of the Red Cross Building at Amsterdam Avenue and West 66th Street would result in approximately 250 dwelling units. To the south of the project site, a 72-unit residential building is under construction at 462 West 58th Street, between Ninth and Tenth Avenues.

**Table 2-2  
Projects Under Construction or Proposed in Study Areas  
Anticipated 2014 Completion**

Ref. No.*	Project Name	Address	Development Proposal	Status/Build Year
<b>PRIMARY STUDY AREA</b>				
A	Red Cross Site	150 Amsterdam Ave	310 residential units; 13,000 gsf community facility; 25,000 gsf retail	2009
B	Riverside South Parcel H	West 64th Street between West End Avenue and Route 9A	375,000 square feet total: 345 residential units (80/20); 49 parking spaces	2007***
C	Riverside South Parcel I	West 63rd Street between West End Avenue and Route 9A	543,000 square feet total: 510 residential units; 326 parking spaces	2008
D		2 West End Avenue	31-story tower; 300 condominiums; 3,604 sf retail	2007***
E	John Jay College Expansion	Western portion of block bounded by W58 and W59 Sts., 10th and 11th Aves.	620,000 sf of community facility	2009
F	Element Condominium	555 West 59th St	198 luxury residential units; 9,100 gsf gfr; 10,300 gsf com. fac.; 190 public parking spaces	2007***
G	Algin	239 West 60th St	342 residential units; 4,420 gsf medical office; 10,340 gsf gfr; 160 public parking spaces	2008
H		West 57th to West 58th Streets between 11th and 12th Avenues	450 residential units; 118,000 gsf retail (on 12th Ave); 165,000 gsf retail (midblock); 399 parking spaces	2010
I	15 Central Park West	15 Central Park West/ 1880 Broadway	202 residential units; 85,000 gsf retail; 162 public parking spaces	2007***
J	Lincoln Center Redevelopment	Lincoln Center	Narrowing West 65th Street between Amsterdam Avenue and Broadway/Columbus Avenue; removal of Milstein Plaza pedestrian bridge; plaza and open space improvements; 45,000-square-foot expansion of the Julliard School; renovation of Alice Tully Hall; vehicular and pedestrian circulation improvements.	2008-2009
K	Museum of Arts and Design	2 Columbus Circle	Conversion of existing building to 54,000 sf museum	2008**
L	<u>Hudson Hill</u>	462 West 58th Street	96,500 gsf residential (72 dwelling units)	2009
M	Riverside South Parcel J	Between West 62nd and West 63rd Streets	J1: 286 residential units, 4,569 sf office, 250 parking spaces. J2: 209 residential units, 7,953 sf retail	2009
N	Riverside South Parcel K	Between West 61st and West 62nd Streets	520 residential units (188 affordable), 4,581 sf office, 7,168 sf retail, 535 parking spaces	2010
O	Riverside South Parcel L**	South of West 61st Street	281 residential units, 9,345 sf office, 149 parking spaces	2011
P	Riverside South Parcel M**	North of West 59 Street	296 residential units, 11,025 sf office, 152 parking space	2011
Q	Riverside South Parcel N**	West End Avenue between West 59th and West 61st Streets	1,962,554 sf studio, 330,000 sf office, 37,065 sf retail, 37,000 sf cinema, 442 parking spaces	2012
R	59th Street-Columbus Circle Station renovation	Broadway and West 60th Street	Addition of two new entrances to IRT station platform	2009
S	6 Columbus Hotel	West 58th Street between Eighth and Ninth Avenues	90-room hotel	2007***
T	Harmony Atrium	Columbus Avenue and 62nd St.	Atrium renovation with walls of plants, falling water, and seating. Lincoln Center visitors' center, with food and tickets to Lincoln Center events	2009
<u>U</u>	59th Street Recreation Center	Between Amsterdam and West End Avenues	Construction of a new multi-purpose room and expansion of existing indoor fitness center over the site of the outdoor pool.	2010

**Table 2-2 (cont'd)**  
**Projects Under Construction or Proposed in Study Areas**  
**Anticipated 2014 Completion**

Ref. No.*	Project Name	Address	Development Proposal	Status/Build Year
<b>SECONDARY STUDY AREA</b>				
V	Harborview Terrace	525 West 55th Street	342 residential units (226 affordable)	2009
W		200 West End Avenue***	191 residential units; 27,000 gsf retail; 76 accessory parking spaces	2008
X		200 West 72nd Street	196 residential units; 48,000 gsf retail	2010
Y		770 Eleventh Avenue	900 residential units; 30,000 gsf health club; 8,800 gsf retail; 330,000 gsf auto dealer; 36,000 gsf NYPD	2011
Z	Boston Properties	250 West 55th Street	847,368 gross square commercial building; 26,425 gsf of retail use and 817,943 gsf of office	2010
<b>Notes:</b> * See Figure 2-5. ** For Parcels L, M and N (at the southern end of the Riverside South development between West 59th and West 61st Streets), this represents the program analyzed in the Riverside South FEIS. There is a current proposal—Riverside Center—for which approvals have not been granted. As currently envisioned this proposal would include development of Parcels L, M, and N with a mixed-use development. Based on information provided in the Riverside Center DEIS Draft Scope of Work (November, 2008) it will consist of approximately 2,500 residential units, 97,000 gsf of community facility use, 209,200 gsf of retail, 250 hotel rooms, and 168,050 gsf of automotive service use. This project is not expected to be completed until 2018; therefore it is described below for the 2032 analysis year. *** Project has been completed and occupied.				
<b>Sources:</b> New York City Department of City Planning; AKRF, Inc.				

To the northeast of the project site, the Empire hotel on West 63rd Street between Broadway and Columbus Avenue was recently renovated for renewed use as a hotel with ground-floor retail. 15 Central Park West, a luxury residential and commercial development with a 162-space public parking garage, was recently constructed on the full block bounded by West 62nd Street, Central Park West, West 61st Street, and Broadway. At the southeastern extreme of the study area, the nine-story building at 2 Columbus Circle has reopened as the new home for the Museum of Arts and Design.

*SECONDARY STUDY AREA*

Several developments, largely residential, are expected to be completed in the secondary study area by the 2014 build year (see Table 2-2 and Figure 2-5). Like the anticipated projects in the primary study area, these projects are in keeping with existing uses and recent development trends in the area.

The specific developments include: a joint Department of Housing Preservation and Development (HPD)/New York City Housing Authority (NYCHA) project that will involve a disposition of the Harborview Terrace parking lot on West 56th Street. The disposition is expected to result in the creation of 342 new residential units, including 226 affordable units in two new buildings; a 27-story, 191-dwelling-unit luxury residential condominium building being constructed at the corner of West End Avenue and West 70th Street; a 19-story, 196-dwelling-unit luxury rental building being constructed at the corner of Broadway and West 72nd Street; and a mixed-use development at 770 Eleventh Avenue that will include 900 units of housing, a health club and retail space, 330,000 gsf of auto dealership space, and 36,000 gsf of space for the NYPD Mounted Unit.

There is also a major commercial development scheduled to take place at 250 West 55th Street, on the block between Eighth Avenue and Broadway. The proposed development will include an

approximately 847,368 gsf, 39-story commercial building including 26,425 gsf of retail use on the ground floor and 817,943 gsf of office use above.

## **ZONING**

### *PROJECT SITE*

It is assumed that there would be no changes to zoning on the project site without the proposed action.

### *STUDY AREAS*

No changes to zoning in the primary or secondary study areas are anticipated by 2014 in the future without the proposed action. Though no additional changes to zoning are currently anticipated, it is possible that private sponsors may move to rezone other portions of the study areas by the 2014 no build year, given recent trends.

## **PUBLIC POLICY**

No changes affecting public policy on the project site or in the primary or secondary study areas are anticipated in the 2014 future without the proposed action.

## **E. PROBABLE IMPACTS OF THE PROPOSED ACTION—2014**

### **LAND USE**

#### *PROJECT SITE*

In the future with the proposed action, Phase I of construction on the Fordham University Lincoln Center campus would create a new Law School, new dormitory space, a new student center, and approximately 155 accessory parking spaces for Fordham's use. This phase would also see the development of two private residential buildings (rather than the three in the future without the proposed action) with a maximum of 876 dwelling units and 205 accessory parking spaces. One of the residential buildings would contain a maximum of 512 dwelling units and 68 accessory parking spaces, and would be located on the northwest corner of the superblock. The other would contain a maximum of 364 dwelling units and 137 accessory parking spaces, and would be located on the southwest corner of the superblock. Access to the proposed parking facilities and new loading docks for Fordham would be from West 61st Street (Alvin Ailey Place) and West 62nd Street. In addition, a landscaped plaza and a small interim extension of the Lowenstein Center would be constructed along a portion of the Columbus Avenue frontage between West 60th and West 61st Streets. It is anticipated that this phase of construction would be complete by 2014.

Compared to the No Action Scenario, the types of land use on the project site would not change. As discussed above, three residential towers will be constructed as-of-right by a private developer on the western portion of the project site, independent of the proposed action. While the height, configuration, and number of residential buildings would be different than those contemplated as part of the proposed action, the land use and number of dwelling units would be identical. Overall, development resulting from the proposed action would be similar to existing development in the superblock. The project site is currently occupied by a university campus with academic and dormitory facilities, and, as described above, would also contain residential

buildings in the future without the proposed action. The new academic, residential, and open space uses planned with the proposed action would expand the campus facilities and would be compatible with existing academic, dormitory, and open space uses on the project site.

### *STUDY AREAS*

As described above, the study areas have a well-established pattern of residential and institutional land uses that dates back at least 50 years. The proposed campus Master Plan would be compatible with this mixed-use pattern in the study areas. The plan would be consistent with the current trend of residential and institutional redevelopment along the Eleventh Avenue/West End Avenue corridor to the project site's west.

Overall, the proposed action would not result in any significant adverse land use impacts on the project site or in the primary or secondary study area in 2014.

### **ZONING**

No changes to zoning are proposed, and development under the proposed campus Master Plan would be consistent with existing zoning in terms of use and floor area. However, the Master Plan would require special permits from CPC pursuant to Zoning Resolution (ZR) Section 82-33 to waive height, setback, and minimum distance requirements, and inner and outer court regulations; and 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 to require 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.

The special permits relating to bulk are required because each of the new buildings in the proposed Master Plan would penetrate the sky exposure plane along the street frontage it faces and fail to set back a sufficient distance at or above a height of 85 feet. In addition, certain parts of the proposed Master Plan would not meet the prescribed minimum distances between buildings on a single zoning lot or the minimum distances between windows and walls or lot lines, including the side lot lines between Sites 4 and 5a on West 62nd Street, and between the proposed new residential tower on Site 3 and the existing dormitory on West 60th Street. Also, the proposed building on Site 4 would be built to its southern lot line and is expected to have legally required windows in its southern façade; regulations do not permit legally required windows on a lot line. Lastly, certain parts of the proposed Master Plan as related to the existing dormitory on the project site do not fully satisfy the Zoning Resolution's inner and outer court regulations.

In order to grant the requested special permits relating to bulk, the CPC must make findings regarding site design, design flexibility, and consistency with the purposes of the District. In order to grant the special permits related to accessory parking, the CPC must make findings related to the need for parking, insufficiency of existing parking, effects on vehicular and pedestrian movement, and adequacy of reservoir space. The receipt of these special permits

would be contingent upon the CPC finding that no significant adverse impacts would result from their approval. Furthermore, if the proposed permits were granted, they would apply only to the project site, and would have no impact on zoning in the surrounding area. Therefore, the proposed action would not result in significant adverse impacts to zoning on the project site or in the primary or secondary study areas.

## **PUBLIC POLICY**

With completion of Phase I, the proposed Master Plan would be consistent with the advancement of the following goals of PlaNYC:

- Create homes for almost a million more New Yorkers while making housing more affordable: As discussed in Chapter 1, the proposed action would result in the construction of approximately 876 housing units.
- Achieve the cleanest air quality of any big city in America/Reduce global warming emissions by more than 30 percent: As discussed in Chapter 14, “Energy,” Fordham University is currently exploring ways to incorporate “green” building elements into the design of buildings and facilities on the project site to maximize energy performance, including those required for Leadership in Energy and Environmental Design (LEED) Certification by the United States Green Building Council.
- Clean up all contaminated land in New York: As discussed in detail in Chapter 11, “Hazardous Materials,” environmental remediation would be undertaken during excavation required for construction of the proposed development. Contaminated materials identified would be tested, transported, and disposed of in accordance with all applicable federal, state and local regulations.

The proposed action would not affect the regulations of or development in the Clinton Urban Renewal Area, nor would it affect other public policies relating to land use that apply to the project site or the surrounding area. Therefore, the proposed action would not result in any significant adverse impacts to public policy in the primary or secondary study area.

## **F. THE FUTURE WITHOUT THE PROPOSED ACTION—2032**

### **LAND USE**

#### *PROJECT SITE*

In the future without the proposed action, no changes to land use are anticipated on the project site between 2014 and 2032. The three as-of-right residential buildings that would be constructed prior to 2014 would be the only buildings on the Fordham campus beyond those that exist in 2008. The existing School of Law building, Lowenstein Center, McMahon Hall, and open space areas on the campus would continue to be used as they are today.

#### *STUDY AREAS*

One project, representing the final phase of development at the Riverside South development, may be completed by the 2032 analysis year. The project, which is not approved and is in the early stages of its environmental review, would be completed by 2018, and consist of approximately 2,500 residential units, 97,000 gsf of community facility use, 209,200 gsf of



retail, 250 hotel rooms, and 168,050 gsf of automotive service use. No additional projects have been identified for completion between 2015 and 2032. However, given the long time-frame of this analysis, it is possible that one or more projects could be proposed in the future. Some underutilized sites in the secondary study area, particularly to the West of West End Avenue, could be redeveloped with higher uses and densities than currently exist.

## **ZONING AND PUBLIC POLICY**

There are no zoning or other public policy proposals specific to the project site or study areas that are expected to change in the future without the proposed action by 2032. However, given recent trends, it is possible that private sponsors may move to rezone portions of the primary or secondary study area. Such actions, which would be subject to ULURP and environmental review, could allow for new residential and commercial development and increase permitted densities.

## **G. PROBABLE IMPACTS OF THE PROPOSED ACTION—2032**

### **LAND USE**

#### *PROJECT SITE*

By 2032, it is anticipated that Phase II of the proposed campus Master Plan would be complete. This portion of the proposed development would result in new space for the Schools of Business, Social Services, and Education, an expansion of the Quinn Library, additional dormitory facilities, an additional 110 accessory parking spaces for the University's use, and, possibly, a new University theater. All major construction during this phase would occur along Columbus Avenue and on West 62nd Street from the midblock east. The current Law School building, which would be used as temporary expansion/swing space during the latter stages of Phase I and early stages of Phase II, would be demolished to allow for the development of a new academic and dormitory building. The interim landscaped area and entrance to Lowenstein Center would also be demolished during Phase II, to allow for the development of another new academic and dormitory building.

With the completion of the proposed Master Plan, Fordham University's Lincoln Center campus would contain a total of 3,171,755 gsf of floor area, an expansion of approximately 2.5 million gsf over existing conditions, or 1.61 million gsf more than what would be expected to exist on the campus in the future without the proposed action. The 2032 campus with the proposed action would contain approximately 2.44 million gsf of academic and dormitory space, 736,504 gsf of residential space, 470 accessory parking spaces in below-grade garages, and a landscaped plaza in the center of the superblock atop the one-story connecting podium. The added academic, dormitory, and parking space would be compatible with the existing land uses on the project site and in the study area. Therefore, no significant adverse impacts to land use are anticipated with the completion of the full Master Plan.

#### *STUDY AREAS*

As described above, the study areas have a well-established pattern of residential and institutional land uses that dates back 50 years. Phase II of the proposed campus Master Plan would be compatible with this mixed-use pattern.

Overall, the proposed action would not result in any significant adverse land use impacts on the project site or in the primary or secondary study area in 2032.

### ZONING AND PUBLIC POLICY

The proposed action would not result in any changes to zoning on the project site. Full development of the Master Plan would use only the floor area on the site under the existing C4-7 zoning. The proposed Master Plan would be in compliance with existing zoning and the special permits that would have been granted by the CPC prior to the commencement of Phase I.

As with the Phase I development, full development of the Master Plan would contribute to the advancement of the following goals of PlaNYC, as described above:

- Create homes for almost a million more New Yorkers while making housing more affordable;
- Achieve the cleanest air quality of any big city in America/Reduce global warming emissions by more than 30 percent; and
- Clean up all contaminated land in New York.

With the completion of Phase II, the proposed Master Plan would be consistent with the following additional goal of PlaNYC.

- Ensure that all New Yorkers live within a 10-minute walk of a park: As described in Chapter 5, “Open Space,” the proposed action would include a central open space that would be in close proximity to the proposed residential and dormitory facilities. This open space would be more useable, better configured, and more easily accessible than the existing open space on the podium.

As with Phase I, the development of Phase II would have no effect on the Special Clinton District, the Special Midtown District, or other public policies relevant to the primary or secondary study area. Therefore, the proposed action would not result in any significant adverse impacts to zoning or public policy in the 2032 Build year. \*