

A. INTRODUCTION

As defined in the *New York City Environmental Quality Review (CEQR) Technical Manual*, neighborhood character is an amalgam of the many factors that combine to give an area its distinctive personality. These factors include land use, scale, and type of development; historic features; patterns and volumes of traffic; noise levels; and other physical or social characteristics that help define a community. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few determining elements.

B. METHODOLOGY

According to the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when the action would exceed preliminary thresholds in any one of the following impact categories: land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, or noise. An assessment is also appropriate when the action would have moderate effects on several of the aforementioned areas. A significant impact identified in one of the impact categories that can contribute to neighborhood character is not automatically equivalent to a significant impact on neighborhood character. Rather, it serves as an indication that neighborhood character should be examined. Potential effects on neighborhood character may include:

- *Land Use*: Development resulting from a proposed action would have the potential to change neighborhood character by introducing a new, incompatible land use; conflicting with land use policy or other public plans for the area; changing land use character; or resulting in significant land use impacts.
- *Socioeconomic Conditions*. Changes in socioeconomic conditions have the potential to affect neighborhood character when they would result in substantial direct or indirect displacement or addition of population, employment, or businesses; or substantial differences in population or employment density.
- *Historic Resources*. A proposed action has the potential to affect neighborhood character when it would result in substantial direct changes to a historic resource or substantial changes to public views of a resource, or when a historic resources analysis identifies a significant impact.
- *Urban Design and Visual Resources*: In developed areas, urban design changes have the potential to affect neighborhood character by introducing substantially different building bulk, form, size, scale, or arrangement. Urban design changes may also affect block forms; street patterns; or street hierarchies; as well as streetscape elements such as street walls, landscaping, curb cuts, and loading docks. Visual resource changes have the potential to

affect neighborhood character by directly changing visual features such as unique and important public view corridors and vistas, or public visual access to such features.

- *Traffic and Pedestrians.* Changes in traffic conditions have the potential to affect neighborhood character when a proposed action would result in substantial changes to traffic, and when traffic is a contributing element to the character of the neighborhood (either by its absence or its presence). According to the *CEQR Technical Manual*, such substantial traffic changes can include: changes from level of service (LOS) A or B to LOS C or below, changes in traffic patterns, changes in roadway classifications, changes in vehicle mixes, substantial increases in traffic volumes on residential streets, or significant traffic impacts as identified in that technical analysis. Changes in pedestrian conditions have the potential to affect neighborhood character when a proposed action would result in substantially different pedestrian activity and circulation.
- *Noise.* According to the *CEQR Technical Manual*, a proposed action has the potential to affect neighborhood character if it would result in a significant adverse noise impact and a change in the acceptability category.

This chapter examines neighborhood character within a ½-mile radius of the Fordham University Lincoln Center campus. This study area is the same as the combined primary and secondary land use study areas presented in Chapter 2, “Land Use, Zoning, and Public Policy.” This chapter’s analysis focuses on changes to neighborhood character resulting from changes in the technical areas discussed above, since changes in these impact categories are most likely to result in changes to neighborhood character.

C. EXISTING CONDITIONS

PROJECT SITE AND IMMEDIATE SURROUNDINGS

PROJECT SITE

The project site, Fordham University’s Lincoln Center campus, is located on a superblock bounded by Columbus and Amsterdam Avenues between West 60th and West 62nd Streets. The superblock is penetrated by a cul-de-sac of West 61st Street, known as Alvin Ailey Place, on its western side. The Fordham campus contains two academic buildings and one dormitory building joined by a one-story connecting podium, passive and active open spaces, and vacant land.

The two academic buildings are the Leon Lowenstein Center (Lowenstein) and the Law School. Lowenstein fronts on West 60th Street near Columbus Avenue and is a 13-story building set onto the large, one-story podium that covers much of the site, in effect raising the site above street level. The 4-story Law School is located at West 62nd Street off Columbus Avenue near the northeast corner of the campus. McMahan Hall, a 21-story dormitory building, is located west of the Lowenstein Center, adjoining the podium and fronting 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. This plaza is landscaped with paved walkways, trees, and grassy areas with sculptures. Access to the plaza is from Columbus Avenue via an elevator and a narrow open staircase, or from West 62nd Street by sets of stairs that are west of the Law School. The podium is set back from Columbus Avenue behind a ground-level plaza at the northwest corner of West 60th Street and Columbus Avenue, a small parking lot area, and a landscaped area at the southwest corner of Columbus Avenue and West 62nd Street.

In addition to these open spaces, 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.

There are no businesses located on the project site, and no residents, aside from the students living in McMahon Hall.

The project site does not contain any architectural resources that would qualify for State/National Register (S/NR) listing and New York City Landmark (NYCL) designation.

IMMEDIATE SURROUNDINGS

The area immediately surrounding the project site is primarily made up of institutional and residential uses. Institutional uses include the Lincoln Center for the Performing Arts directly north of the project site, the John Jay College of Criminal Justice and St. Paul the Apostle Church directly south of the project site, and P.S. 191 directly west of the project site. Residential uses consist mostly of high-rise towers, some with retail uses at the base. The Alfred, a 36-story residential tower, and a public parking garage are located on the West 61st Street cul-de-sac on the project superblock, but are not part of the project site.

There are several architectural resources in the immediate vicinity of the project site. These include the Lincoln Center for the Performing Arts complex (State/National Register [S/NR]-eligible) and the Amsterdam Houses complex (S/NR-eligible) to the north and west of the project site, the Church of St. Paul the Apostle complex (S/NR, pending New York City Landmark [NYCL]) and John Jay College of Criminal Justice (S/NR eligible) to the south of the project site, and the Sofia Apartments (S/NR, NYCL) at Columbus Avenue and West 61st Street, directly east of the project site. Other potential architectural resources include the Hotel Empire building at West 63rd Street between Broadway and Columbus Avenue, and the Cova building at Broadway and West 60th Street.

The area immediately surrounding the project site is characteristic of the Manhattan grid pattern, but interrupted by several superblocks. These superblocks include the Lincoln Center for the Performing Arts campus (West 62nd to West 65th Streets between Amsterdam and Columbus Avenues), the Amsterdam Houses complex (West 61st to West 64th Streets between West End and Amsterdam Avenues), and the superblock bounded by West 58th and West 60th Streets between Columbus Circle and Ninth Avenue. Buildings on the regular blocks immediately surrounding the project site tend to be built according to two prototypes. Those constructed early in the development of the Special Lincoln Square District tend to be designed as towers in parks, while more recent construction tends to maintain the street wall. Many of the superblock buildings are oriented around internal plazas or open spaces.

Columbus Avenue and Amsterdam Avenue are major north-south avenues, with traffic flowing southbound on Columbus Avenue and northbound on Amsterdam Avenue. West 60th and West 62nd Streets are wide east-west cross-town streets. The intersection of Columbus Avenue and West 60th Street operates with notable congestion in the AM, midday, PM, and pre-theater peak hours. In terms of pedestrian traffic, the sidewalks surrounding the project site operate at acceptable levels of service during all four peak periods.

Existing noise levels were measured at six receptor locations in the immediate vicinity of the project site. Noise levels at these locations are moderately high, but representative of similar areas in the city. In terms of the CEQR noise exposure guidelines, existing noise levels at the receptors on Columbus and Amsterdam Avenues and West 60th and West 62nd Streets are in the

“marginally unacceptable” category; and existing noise levels at the receptor on West 61st Street (adjacent to The Alfred) are in the “marginally acceptable” category.

STUDY AREA

As described above, the neighborhood character study area is defined by a ½-mile radius from the Fordham campus and is roughly 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 study area encompasses several sub-areas and corridors that represent distinct neighborhoods or land use concentrations. These areas, which are analyzed separately below, include the Upper West Side, Clinton, the Hudson River Waterfront, and Midtown Manhattan’s Central Business District (CBD).

THE UPPER WEST SIDE

The Upper West Side is a predominantly residential neighborhood roughly bounded by West 125th Street to the north, Central Park to the east, West 59th Street to the south, and the Hudson River to the west. The portion of the neighborhood south of West 72nd Street falls within the neighborhood character study area. This part of the Upper West Side contains mostly residential and institutional land uses, with ground-floor commercial uses along Broadway, Amsterdam Avenue, and Columbus Avenue. The institutional uses include those in the immediate vicinity of the project site described above, as well as schools and houses of worship. The southernmost portion of the Upper West Side, in the vicinity of the project site, has a more mixed-use character than the remainder of the neighborhood, with large institutional and commercial uses and some smaller manufacturing uses in addition to residential uses.

The street arrangement in the area is characterized by the Manhattan grid pattern, interrupted by several superblocks and the diagonal path of Broadway from southeast to northwest. The superblocks include the project site and those mentioned above, and a superblock bounded by Amsterdam and West End Avenues and West 66th and West 70th Streets. On the regular blocks, brownstones, townhouses, and other low residential and institutional uses tend to be located on the midblocks (with the exception of the block directly south of the project site), while high-rise towers and other taller buildings tend to be located along the north-south avenues.

Architectural resources in the area include those described above in the immediate vicinity of the project site as well as the Central Park West Historic District (S/NR), the Upper West Side/Central Park West Historic District (NYCHD), and numerous individual historic resources.

North-south avenues in this area carry high volumes of automotive traffic. The east-west cross-streets tend to be more lightly trafficked and pedestrian oriented, with the exceptions of West 65th and West 66th Streets, which serve as approach roads for the 65th Street Transverse Road in Central Park.

CLINTON

The Clinton neighborhood lies to the south of the project site and is characterized by a mix of land uses. Clinton is bounded by West 59th Street to the north, Eighth Avenue to the east, West 42nd Street to the south, and the Hudson River to the west. The portion of the neighborhood north of West 50th Street falls within the study area and contains a mix of residential, institutional, commercial, industrial, manufacturing, and utility uses. Institutional uses in this area include John Jay College and St. Luke’s-Roosevelt Hospital. Commercial uses include

television studios and ground-floor retail along Ninth and Tenth Avenues. In recent years, the mix of uses in Clinton has become more heavily residential, as some manufacturing and smaller commercial uses have been replaced with market-rate residential development.

The street arrangement in the area is the typical Manhattan grid pattern. Residential uses include tenement-style buildings on small lots and larger buildings and towers on larger lots. Commercial, institutional, manufacturing, and utility uses in the area tend to be located on larger parcels in low- to mid-rise buildings that occupy most or all of their lots.

There are several designated architectural resources located in this portion of Clinton. In addition to the William J. Syms Operating Theater (NYCL) at Ninth Avenue and West 59th Street, and the John Jay College of Criminal Justice (S/NR) on Tenth Avenue between West 58th and West 59th Streets, there are the Hearst magazine Building (NYCL, S/NR-e) on Eighth Avenue between West 56th Street and West 57th Streets, and the Windmere (NYCL, S/NR-eligible) on West 57th Street at Tenth Avenue.

North-south avenues in this area carry high volumes of automotive traffic. The east-west cross-streets, which carry traffic heading to and from the Midtown CBD, are more heavily trafficked than the east-west streets on the Upper West Side.

HUDSON RIVER WATERFRONT

The study area includes the Hudson River waterfront between West 50th and West 72nd Streets. This section of the waterfront is predominantly made up of open space and utility uses, including the Hudson River Greenway, Riverside South Park, and the West 59th Street Waste Transfer Station. North of West 59th Street, this stretch of waterfront is largely separated from the neighborhoods to its east by the elevated Henry Hudson Parkway, which runs parallel to the waterfront to the northern tip of Manhattan. East of this elevated highway, Riverside South—a large residential development set on a superblock extending from West 59th Street to the northern boundary of the study area—further separates the waterfront from the areas to its east. The ongoing Riverside South development has transformed a formerly industrial area along the waterfront into a high-density residential area with waterfront parkland. South of West 57th Street, the waterfront is separated from the neighborhoods to its east to a lesser degree by the West Side Highway, an at-grade urban boulevard. From points east, views to the waterfront in the northern portion of the study area are blocked through much of the study area by Riverside South and the Henry Hudson Parkway.

MIDTOWN MANHATTAN CBD

The Midtown CBD generally begins to the east of Eighth Avenue and south of Central Park South (59th Street), and includes all of Columbus Circle. The northwestern portion of the Midtown CBD overlaps with the southeastern portion of the study area. This part of the study area is predominantly made up of tall residential buildings, high-rise office towers, and hotels. The Time-Warner Center, a major mixed-use development, is located on the west side of Columbus Circle.

Eighth Avenue, Broadway, and 57th Street are the primary corridors connecting the Midtown CBD to the remainder of the study area. These streets are characterized by tall, densely developed buildings, local and destination retail at the street level, extremely heavy vehicular and pedestrian traffic, and high levels of noise. Located south of Central Park (NYC Scenic Landmark, S/NR, National Historic Landmark[NHL]), this area contains many architectural

resources, including the Gainsborough Studios (NYCL) on Central Park South, Carnegie Hall (NHL, S/NR, NYCL), and the Guild Theater (NYCL) on West 52nd Street.

The regular Manhattan grid pattern is broken in this area by the gentle curve of Broadway northwest from near Seventh Avenue to Columbus Circle. In general, vehicular and pedestrian traffic is heavier in the Midtown CBD than in other parts of the study area. From the beginning of the morning rush hour to the end of the evening rush hour, its streets and sidewalks teem with vehicles and pedestrians. This activity generates high levels of ambient noise.

D. THE FUTURE WITHOUT THE PROPOSED ACTION—2014

PROJECT SITE AND IMMEDIATE SURROUNDINGS

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 26-, 28-, and 39-story residential buildings. These buildings would introduce as many as 876 market-rate dwelling units to the study area, and 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, McMahon Hall, and other open space areas on the project site would continue to function as they do today.

Immediately north of the project site, the redevelopment of the Lincoln Center for the Performing Arts will be completed by 2014, resulting in numerous improvements, including an expansion of the Julliard School, renovation of Alice Tully Hall, and circulation and open space improvements. The massive pedestrian bridge over West 65th Street has been removed, which will be replaced with a narrower bridge allowing more light to a widened West 65th Street sidewalk. The North Plaza will include a restaurant along West 65th Street with a green roof, the North Plaza reflecting pool will be lengthened, and a new grove of pruned trees will be added 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, and on the north and south ends of the stair there will be glass-covered ramps. Benches will be provided just north of West 62nd Street, near the southeast corner of the David H. Koch New York State Theater (Koch Theater). 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.

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. On the block immediately west of the project site, a large mixed-use development is under construction at 239 West 60th Street that will consist of 342 residential units, medical offices, 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. Another mixed condominium-retail tower is under construction 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.

The as-of-right residential buildings on the project site would join other residential uses in the immediate vicinity, such as The Alfred and the Amsterdam Houses. Other new projects may

increase pedestrian and vehicular activity in this area, but will add to the existing mixed-use character of the neighborhood and are not likely to materially change the neighborhood character. The Lincoln Center redevelopment will improve an existing use in the area without significantly affecting its use, function, or character.

STUDY AREA

In the future without the Proposed Actions, several residential, institutional, infrastructure, and mixed-use projects are expected to be completed in the study area by 2014. As described below, Riverside South and several other developments will continue a trend of transforming the formerly industrial and mixed-use areas in the western portion of the study area to communities that are more residential in character. None of the other anticipated projects in the study area are expected to have a substantial effect on the character of their neighborhoods.

THE UPPER WEST SIDE

On the Upper West Side, several developments are planned or under construction in the study area north of the project site: a 310-dwelling-unit building with retail and community facility space at Amsterdam Avenue and West 66th Street, a 191-unit building with ground-floor retail at West End Avenue and West 70th Street, and a 196-unit building with ground-floor retail at Broadway and West 72nd Street. While these developments are in keeping with the mixed-use character of this portion of the Upper West Side, they will continue an existing trend of introducing greater numbers of residents to this area of Manhattan (including the northern portion of Clinton). These residents will add pedestrian and vehicular activity to the area, but should not significantly affect neighborhood character.

CLINTON

Several known developments are planned or under construction in the Clinton portion of the study area, and are expected to be completed by 2014. A major mixed-use development with 450 dwelling units, ground-floor retail, and parking will be constructed on the block bounded by Eleventh and Twelfth Avenues and West 57th and West 58th Streets. Residential developments will be completed on West 58th Street between Ninth and Tenth Avenues (72 dwelling units), and West 55th Street between Tenth and Eleventh Avenues (342 dwelling units). A mixed-use project at 770 Eleventh Avenue 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. Collectively, these developments are likely to reinforce the mixed-use character of the Clinton neighborhood.

HUDSON RIVER WATERFRONT

It is anticipated that the ongoing Riverside South development along the Hudson River waterfront will be completed by 2014, adding seven buildings with a minimum of approximately 2,350 new dwelling units and 375 parking spaces to the portions of the project that have already been completed. The full development of Riverside South will complete the transformation of the waterfront in the northern portion of the study area from an industrial area to a residential neighborhood and destination open space. No changes to neighborhood character are anticipated for the southern portion of the Hudson River Waterfront in the study area.

MIDTOWN MANHATTAN CBD

In the portion of the Midtown CBD that overlaps with the study area, the recent renovation of Two Columbus Circle for the Museum of Arts and Design will bring new life to this long-vacant block. In addition, two new entrances will be added to the IRT platform of the 59th Street-Columbus Circle subway station. While the construction of these entrances may cause disruptions to pedestrian activity, they will not permanently affect neighborhood character.

E. PROBABLE IMPACTS OF THE PROPOSED ACTION—2014

Phase I of the proposed Fordham University Lincoln Center campus Master Plan would result in new academic and dormitory buildings on West 62nd Street and Amsterdam Avenue and approximately 155 accessory parking spaces for Fordham's use. During this Phase, two private residential buildings (rather than the three in the Future Without the Proposed Action) would also be developed on Amsterdam Avenue with a maximum of 876 dwelling units and 205 accessory parking spaces. 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 building would be constructed along a portion of the Columbus Avenue frontage between West 60th and West 61st Streets.

Phase I of the proposed Master Plan would change the character of the project site, but would have a minimal effect on the neighborhood character of the area immediately surrounding the project site and the wider study area.

Phase I of the proposed Master Plan would not introduce any uses to the project site that would not exist under the no action scenario, and therefore would not result in any significant adverse impacts to land use. In Phase I, the density of the existing uses would be higher than in the future without the proposed actions, but the increased density on the project site would be similar to many developments in the surrounding area. Residential uses would be located in tall buildings at the intersections of Amsterdam Avenue and West 60th and West 62nd Streets, with academic/dormitory uses located along Amsterdam Avenue and the midblock of West 62nd Street. Ground-floor retail uses would be provided along Amsterdam Avenue. This pattern of uses would be consistent with neighborhood character in the immediately surrounding area. Therefore, the proposed Phase I development would not result in changes to land use that would cause significant adverse impacts to neighborhood character.

The proposed action would not result, directly or indirectly, in significant adverse socioeconomic impacts due to residential or business displacement, nor would it cause significant adverse impacts to a specific industry. Phase I development would introduce approximately 1,547 new students and 248 new faculty and staff to Fordham University's Lincoln Center campus by 2014. These populations would be demographically similar to existing populations on the campus and in the study area. In addition, 695 new dormitory beds would be created on the campus. The new students, workers, and dormitory residents introduced to the study area would not result in a socioeconomic impact to its neighborhood character, because the area is already a dense, mixed-use community containing residents, workers, and students.

Phase I of the proposed Master Plan would not have any significant adverse impacts on any of the architectural resources located in the study area. Phase I development would not block significant views of any resource, significantly alter the visual setting of any resource, or

introduce incompatible contextual elements to any resource's setting. Therefore, no impacts to neighborhood character can be expected as a result of potential impacts to historic resources.

Implementation of Phase I would substantially change the urban design and visual character of the project site, but would have a minimal effect on the neighborhood character of the immediately surrounding area, which is already a densely developed area containing residential and institutional uses and tall buildings. Phase I development would be constructed on the existing Fordham Lincoln Center superblock, and would therefore maintain the existing street pattern, block shapes, and street hierarchy of the study area. Five new academic/dormitory and residential buildings ranging in maximum height from approximately 155 feet to approximately 661 feet would be constructed along Amsterdam Avenue and West 62nd Street. The development would consist of a coherently designed group of buildings to be clad in a combination predominantly of masonry and glass. The new buildings would be constructed at the perimeter of the superblock, with slender towers rising without setbacks on Amsterdam Avenue and shorter buildings along West 62nd Street. They would have transparent streetwalls with active uses at the ground level, which would enliven the streetscape and thereby have a positive effect on the neighborhood character of the immediately surrounding area. The tallest buildings in the Master Plan will be constructed in this phase, but both of those buildings would still be shorter than other buildings in the study area. A new interim landscaped plaza on Columbus Avenue would enhance the streetscape, as would an interim landscaped stairway connecting the West 62nd Street sidewalk to Fordham's plaza. Phase I of the proposed Master Plan would not result in significant adverse impacts to natural features, street pattern, and block shapes; the streetscape; building uses, bulk, and arrangements; and visual resources in the study area.

Implementation of Phase I of the proposed Master Plan would result in significant adverse traffic impacts at two intersections during the midday peak hour and one intersection during the PM peak hour. These impacts could be mitigated with the implementation of measures such as retiming signal controls and daylighting at intersection approaches. Daylighting is a measure used to create a limited travel lane to improve traffic operations. This measure would remove several parking spaces within 50-100 feet of the intersection to allow for transitioning of vehicle movement.

No significant adverse pedestrian or subway operation impacts would occur in 2014 due to the proposed Master Plan. Therefore, no transit or pedestrian-related impacts to neighborhood character would occur.

Phase I of the proposed Master Plan would raise noise levels in the study area by a barely perceptible margin that would fall below the CEQR threshold for a significant adverse impact. As such, the proposed actions would not result in any noise-related significant adverse impacts to neighborhood character in 2014.

In summary, the development of Phase I of the proposed Master Plan would not result in any significant adverse impacts to land use, socioeconomic conditions, historic resources, urban design and visual resources, pedestrian activity, or noise due to normal operation of the completed buildings. Phase I development would result in three significant traffic impacts, but these impacts could be mitigated. The traffic impacts would not, in turn, cause significant adverse impacts to neighborhood character. Furthermore, no significant adverse impacts would result to neighborhood character due to the cumulative effect of moderate changes in the above impact categories. Overall, no significant adverse impacts to neighborhood character would result from the proposed action in 2014.

F. THE FUTURE WITHOUT THE PROPOSED ACTION—2032

PROJECT SITE AND IMMEDIATE SURROUNDINGS

In the future without the proposed action, no changes 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. No known projects that are currently proposed or under construction are expected to be completed between 2014 and 2032 in the area immediately surrounding the project site. Therefore, it is not anticipated that the neighborhood character of the project site and its immediate surroundings would change in the future without the proposed action between the years 2014 and 2032.

STUDY AREA

No known projects that are currently proposed or under construction are expected to be completed between 2014 and 2032 in the study area. However, given the long time-frame of this analysis, it is possible that one or more projects could be proposed in the future. Nonetheless, it is not anticipated that the character of the neighborhoods in the study area would change substantially in the future without the proposed action between the years 2014 and 2032.

G. PROBABLE IMPACTS OF THE PROPOSED ACTION—2032

Phase II (full development) of the proposed Fordham University Lincoln Center campus Master Plan would result in new academic and dormitory buildings along Columbus Avenue, West 62nd Street, and in the interior of the campus superblock, and approximately 110 additional accessory parking spaces for Fordham's use. In addition, the plaza above the existing podium structure would be reconfigured as a more useful, better-organized quadrangle containing lawns, shrubbery, trees, and sculptures.

The existing 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 one of the new academic and dormitory buildings. The interim landscaped plaza and entrance to Lowenstein Center would also be demolished during Phase II, to allow for the development of another new academic and dormitory building.

Like the Phase I development, Phase II of the proposed Master Plan would change the character of the project site, but would have a minimal effect on the area immediately surrounding the project site and the wider study area.

Phase II development would not introduce any uses to the project site that would not exist under the no action scenario, and therefore would not result in any significant adverse impacts to land use. As with Phase I, full development of the proposed Master Plan would increase the density of the existing uses on the project site. However, the pattern and density of uses would be similar to many nearby developments, and would be consistent with neighborhood character in the immediately surrounding area. Therefore, the proposed full development of the Master Plan would not result in changes to land use that would cause significant adverse impacts to neighborhood character.

The proposed action would not result, directly or indirectly, in significant adverse socioeconomic impacts due to residential or business displacement, nor would it cause significant adverse impacts to a specific industry. Phase II development would introduce approximately 1,711 new students and 274 new faculty and staff to Fordham University's Lincoln Center campus. The full development (Phases I and II) would introduce a total of 3,258 new students and 522 new faculty and staff by 2032. In addition, Phase II would create 755 new dormitory beds on the campus (for a total of 1,450 new beds in the full development). The new students, workers, and dormitory residents introduced to the study area would not result in a socioeconomic impact to its neighborhood character, because the area is already a dense, mixed-use community containing residents, workers, and students.

Phase II of the proposed Master Plan would not have any significant adverse impacts on any of the architectural resources located in the study area. Phase II development would not block significant views of any resource, significantly alter the visual setting of any resource, or introduce incompatible contextual elements to any resource's setting. Therefore, no impacts to neighborhood character can be expected as a result of potential impacts to historic resources.

Implementation of Phase II would substantially change the urban design and visual character of the eastern half of the project site, but would have a minimal effect on the neighborhood character of the immediately surrounding area, which is already a densely developed area containing institutional uses and tall buildings. Phase II development would occur on the existing Fordham Lincoln Center superblock, and would therefore maintain the existing street pattern, block shapes, and street hierarchy of the study area. The existing Law School building would be demolished during this phase, as would the interim landscaped plaza and entrance to Lowenstein Center on Columbus Avenue. Phase II development would result in four new academic and dormitory buildings ranging in height from approximately 133 feet to approximately 409 feet that would be constructed along Columbus Avenue, West 62nd Street, and at the interior of the campus superblock. The buildings would be coherently designed and predominantly clad in a combination of masonry and glass. They would have transparent streetwalls with active uses at the ground level, which would enliven the streetscape and thereby have a positive effect on the neighborhood character of the immediately surrounding area. In Phase II, new landscaped entrance stairways leading from the sidewalk levels on Columbus Avenue and West 62nd Street up to the Fordham Plaza would also enhance the streetscape. Phase II of the proposed Master Plan would not result in significant adverse impacts to natural features, street pattern, and block shapes; the streetscape; building uses, bulk, and arrangements; and visual resources in the study area.

Phase II would result in significant adverse traffic impacts at one intersection during the AM peak hour, two intersections during the midday peak hour, four intersections during the PM peak hour, and three intersections during the pre-theater peak hour. All of these impacts could be mitigated with the implementation of measures such as retiming signal controls, changes in parking regulations, and daylighting at intersection approaches. With these measures in place, no adverse impacts to neighborhood character would be expected as a result of potential traffic impacts. One significant adverse pedestrian impact would occur during the PM peak hour and one during the pre-theater peak hour as a result of Phase II development. These impacts, both at West 60th Street and Columbus Avenue, could be mitigated by retiming signal controls. No significant adverse subway operation impacts would occur in 2032 due to full development of the proposed Master Plan. Therefore, with the pedestrian mitigation measure in place, no transit or pedestrian-related impacts to neighborhood character would occur.

Fordham University Lincoln Center Master Plan EIS

Development of Phase II of the proposed Master Plan would raise noise levels in the study area by a barely perceptible margin that would fall below the CEQR threshold for a significant adverse impact. As such, the proposed actions would not result in any noise-related significant adverse impacts to neighborhood character in 2032.

In summary, the full development of the proposed Master Plan would not result in any significant adverse impacts to land use, socioeconomic conditions, historic resources, urban design and visual resources, pedestrian activity, or noise due to normal operation of the completed buildings. Phase II development would result in a number of significant traffic and pedestrian impacts, but these impacts could be mitigated. The traffic and pedestrian impacts would not, in turn, cause significant adverse impacts to neighborhood character. Furthermore, no significant adverse impacts would result to neighborhood character due to the cumulative effect of moderate changes in the above impact categories. Overall, no significant adverse impacts to neighborhood character would result from the proposed action in 2032. *