

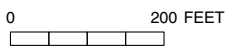
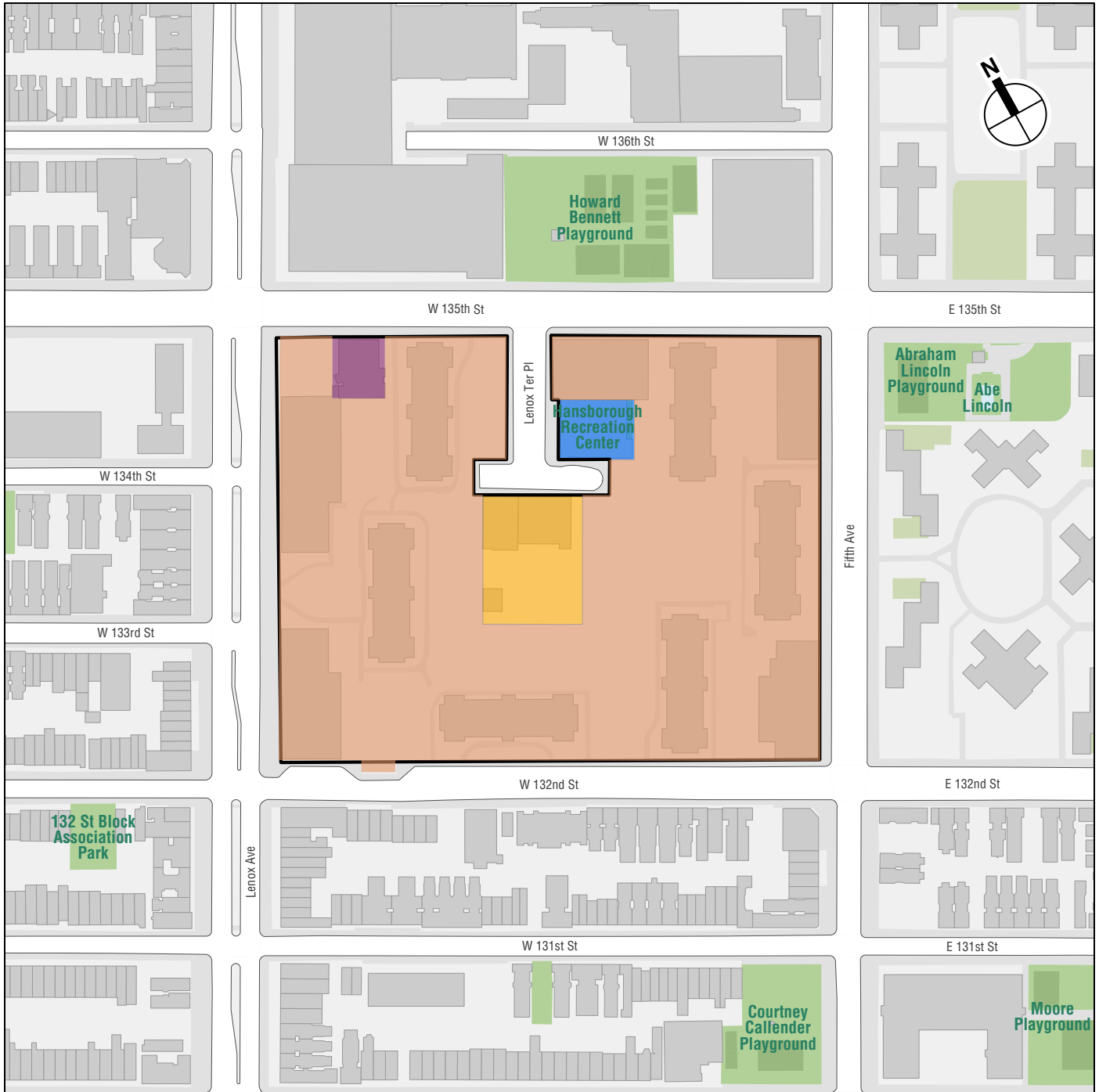
A. INTRODUCTION

The applicant, Lenox Terrace Development Associates—an affiliate of The Olnick Organization, Inc.—is seeking several land use actions (the “proposed actions”) to facilitate construction of five new mixed-use buildings ~~and a connecting podium~~ (the “proposed project”) on the existing Lenox Terrace property, a superblock bounded by West 132nd and 135th Streets and Lenox and Fifth Avenues in the Central Harlem neighborhood of Manhattan, Community District (CD) 10. The new buildings would be constructed on portions of the property that are currently vacant or contain one-story retail structures. They would result in approximately 1,642 new dwelling units (DUs), a portion of which would be permanently affordable; approximately 135,500 gross square feet (gsf) of retail space; and approximately 15,055 gsf of community facility space. The affected area comprises the proposed development site (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68, and 75) as well as four additional lots on the project block and within the rezoning area that are not owned or controlled by the applicant (Block 1730, Lots 16, 19, 55, and 65). One of the sites not owned by the applicant but located within the rezoning area will be analyzed as a projected future development site (Block 1730, Lot 65); one site will be analyzed as a potential development site (Block 1730, Lots 16 and 19); and one site, which is owned by the City, will not be analyzed as a potential or projected development site.

The proposed actions are described in detail below. They include a zoning map amendment from R7-2/C1-4 to ~~R8 and R8 with a C1-5 commercial overlay~~ C6-2; a zoning text amendment to establish the affected area as a Mandatory Inclusionary Housing (MIH) area; a large-scale special permit pursuant to ZR Section 74-743(a)(2); an authorization pursuant to ZR Section 25-631(f)(2) to modify curb cut requirements under ZR Sections 36-532 and 25-631; and a parking reduction special permit pursuant to ZR Section 74-533 (the “proposed actions”). These proposed actions require review under City Environmental Quality Review (CEQR). CEQR provides a means for decision makers and other government agencies to consider environmental effects, along with other aspects of project planning and design; identify, and mitigate where practicable, any significant adverse environmental impacts; and evaluate reasonable alternatives. ~~As a disclosure document, this Draft Environmental Impact Statement (DEIS) will afford stakeholders and the community the opportunity to provide comments on the potential for significant adverse impacts.~~ The New York City Department of City Planning (DCP), acting on behalf of the New York City Planning Commission (CPC), is the lead agency for the environmental review.

B. DESCRIPTION OF THE REZONING AREA**PROPOSED DEVELOPMENT SITE**

As shown in **Figures 1-1 and 1-2** and **Table 1-1**, the proposed development site is located on the superblock bounded by West 132nd and 135th Streets and Lenox and Fifth Avenues in the Central Harlem neighborhood of Manhattan (Block 1730, Lots 1, 7, 9, 25, 33, 36, 40, 45, 50, 52, 64, 68,

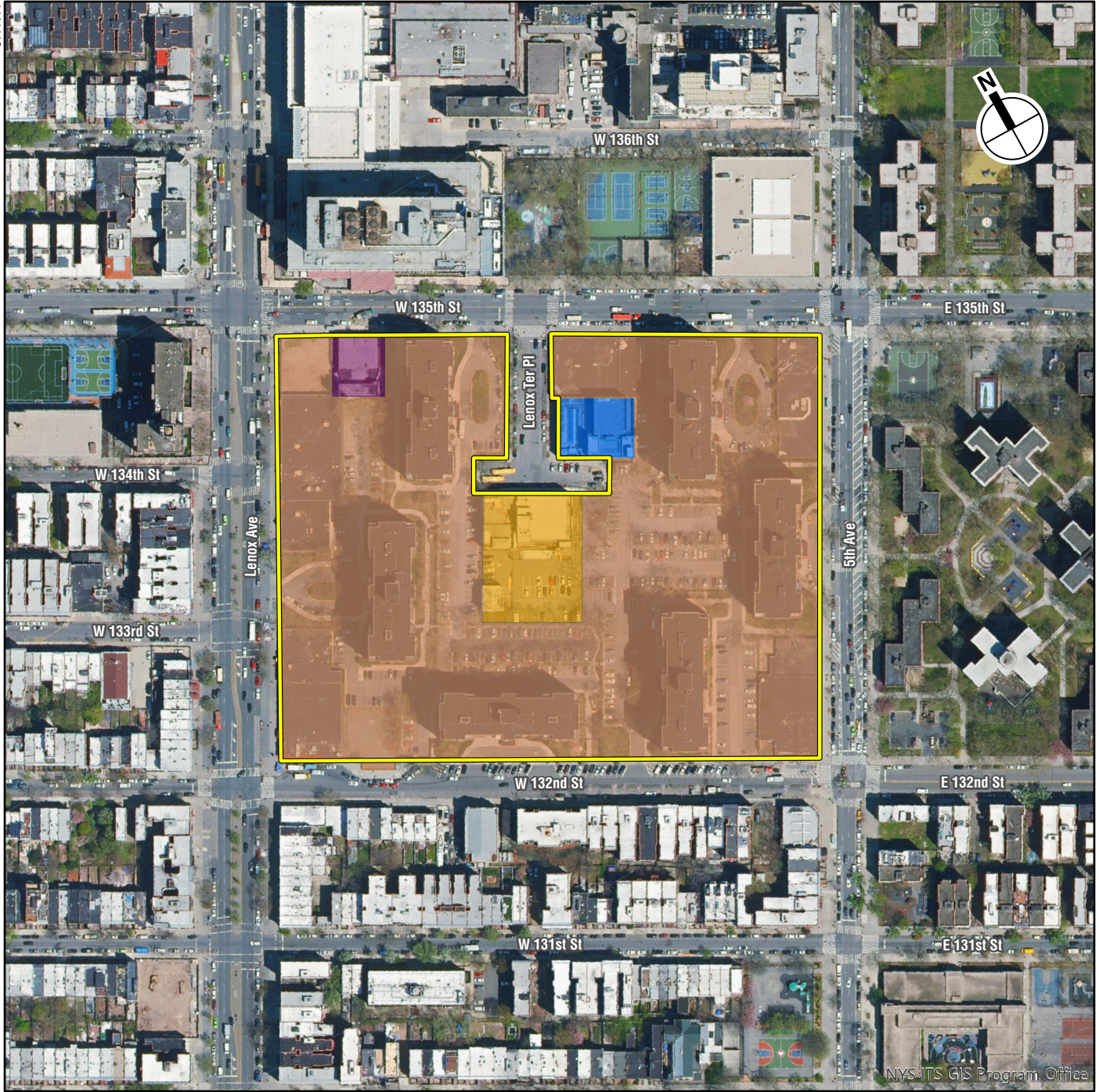


- Rezoning Area
- Proposed Development Site
- Projected Future Development Site
- Potential Development Site
- City-Owned Site



LENOX TERRACE

Project Location
Figure 1-1



- Rezoning Area
- Proposed Development Site
- Projected Future Development Site
- Potential Development Site
- City-Owned Site

0 400 FEET

LENOX TERRACE

Aerial Photo of Existing Conditions
Figure 1-2

Lenox Terrace

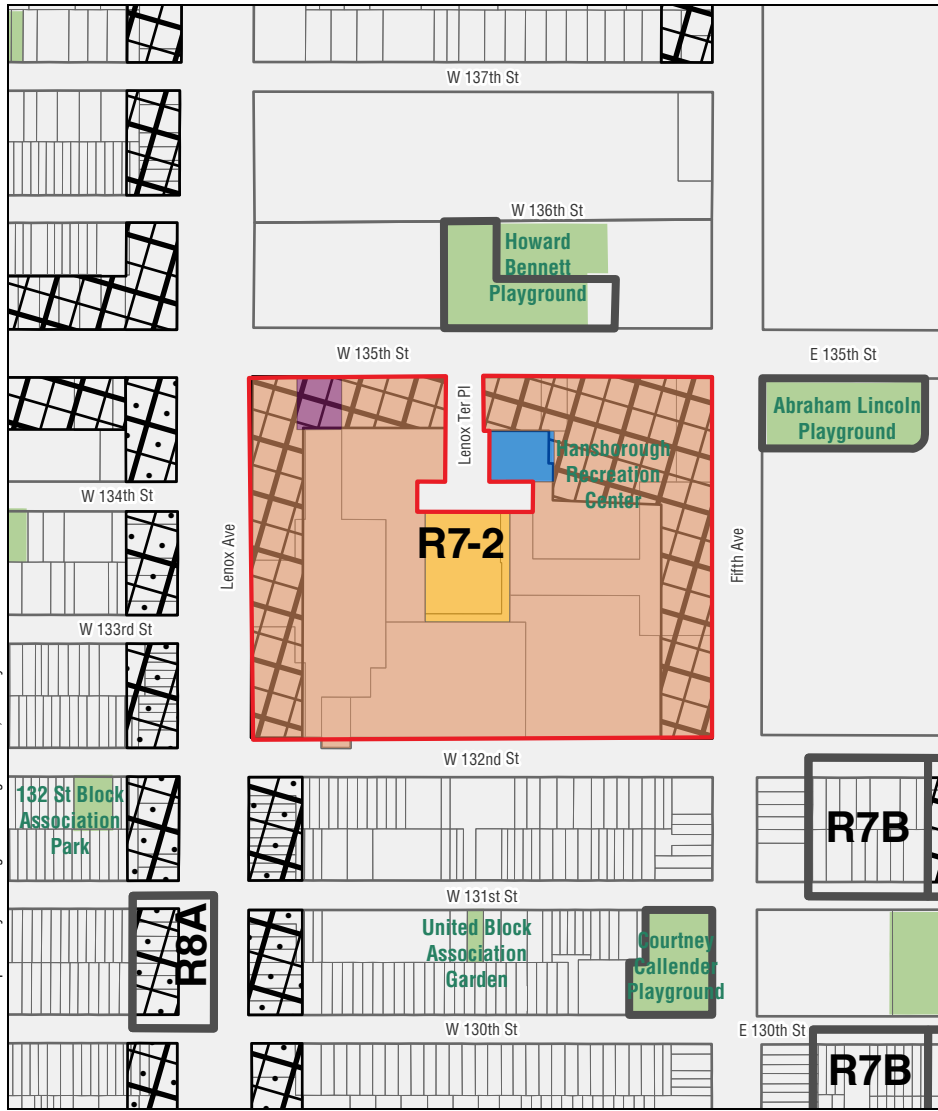
and 75). The proposed development site has frontages on West 132nd Street, West 135th Street, Lenox Avenue, and Fifth Avenue. The proposed development site, located in Manhattan CD 10, is within an R7-2 zoning district, with C1-4 overlays along Lenox and Fifth Avenues and West 135th Street (see **Figure 1-3**).

**Table 1-1
Lots within Rezoning Area**

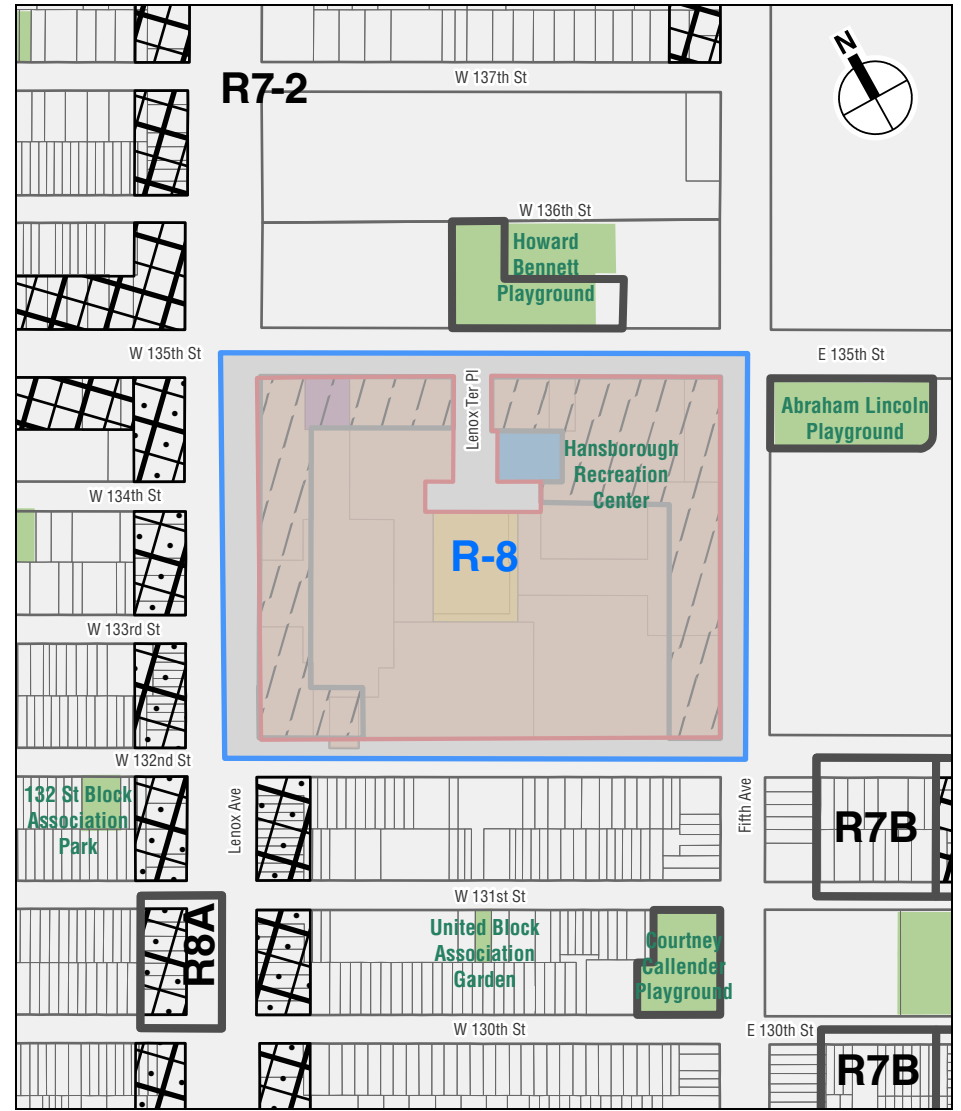
Block	Lot	Existing Use
Proposed Development Site		
1730	1	444 Lenox Avenue (commercial)
1730	7	Vacant
1730	9	45 West 132nd Street (residential), surface parking
1730	25	25 West 132nd Street (residential), surface parking
1730	33	2160 Fifth Avenue (vacant single-story commercial)
1730	36	2186 Fifth Avenue (residential), surface parking
1730	40	2196 Fifth Avenue (single-story commercial)
1730	45	10 West 135th Street (residential), surface parking
1730	50	20 West 135th Street (single-story commercial)
1730	52	24 West 135th Street (single-story commercial)
1730	64	40 West 135th Street (residential), surface parking
1730	68	480 Lenox Avenue (vacant single-story commercial)
1730	75	470 Lenox Avenue (residential), surface parking
Projected Future Development Site		
1730	65	Institutional (Metropolitan AME Church)
Potential Development Site		
1730	16	Community Facility (Joseph P. Kennedy Memorial Community Center)
1730	19	Community Facility (Joseph P. Kennedy Memorial Community Center)
City-Owned Site		
1730	55	Community Facility (NYC Parks Hansborough Recreation Center)

The proposed development site currently contains Lenox Terrace, a superblock development comprising six 16-story (144-foot-tall) residential towers with 1,716 DUs (approximately 1,495,274 gsf); five one-story buildings with approximately 95,655 gsf of local retail use (of which approximately 17,820 gsf is currently vacant), and approximately 457 at-grade accessory parking spaces (see **Figure 1-4**). Approximately 80 percent of the existing DUs (1,370) are currently subject to rent stabilization. The retail uses along Lenox Avenue include a supermarket, a pharmacy, dry cleaners, and a few restaurants, among other uses. The retail uses along West 135th Street are a supermarket and a pharmacy, while the retail uses along Fifth Avenue are a bank, a deli/grocery, and a thrift store. One of the five one-story buildings, at the southeast corner of the proposed development site, housed retail uses until 2009 but has been vacant since. Two parcels of land at the northwest and southwest corners of the proposed development site are currently vacant and surrounded with chain-link fencing. The parcel at the southwest corner of the proposed development site, just east of Lenox Avenue, was formerly operated as an electrical substation that was decommissioned in 1959 and removed circa 2009. The substation site is extended to the south along West 132nd Street, creating a sidewalk bump-out into the streetbed at this location.

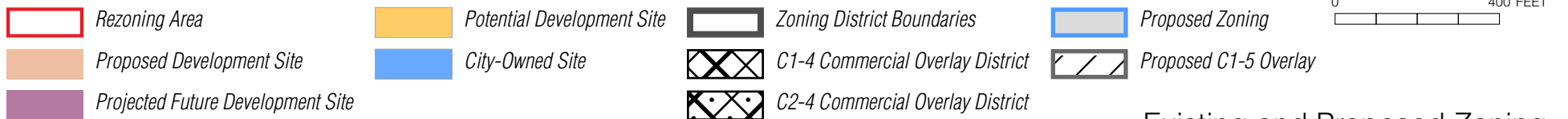
The proposed development site is approximately 539,885 sf, with an existing built floor area ratio (FAR) of approximately 3.0. Lenox Terrace Place is a mapped street that provides access to the interior of the superblock from West 135th Street. Each of the residential buildings has a vehicular drop-off at the main entrance. The residential buildings closest to West 135th Street (10 and 40 West 135th Street) are accessed via two curb cuts on West 135th Street. The residential building fronting



Existing Zoning

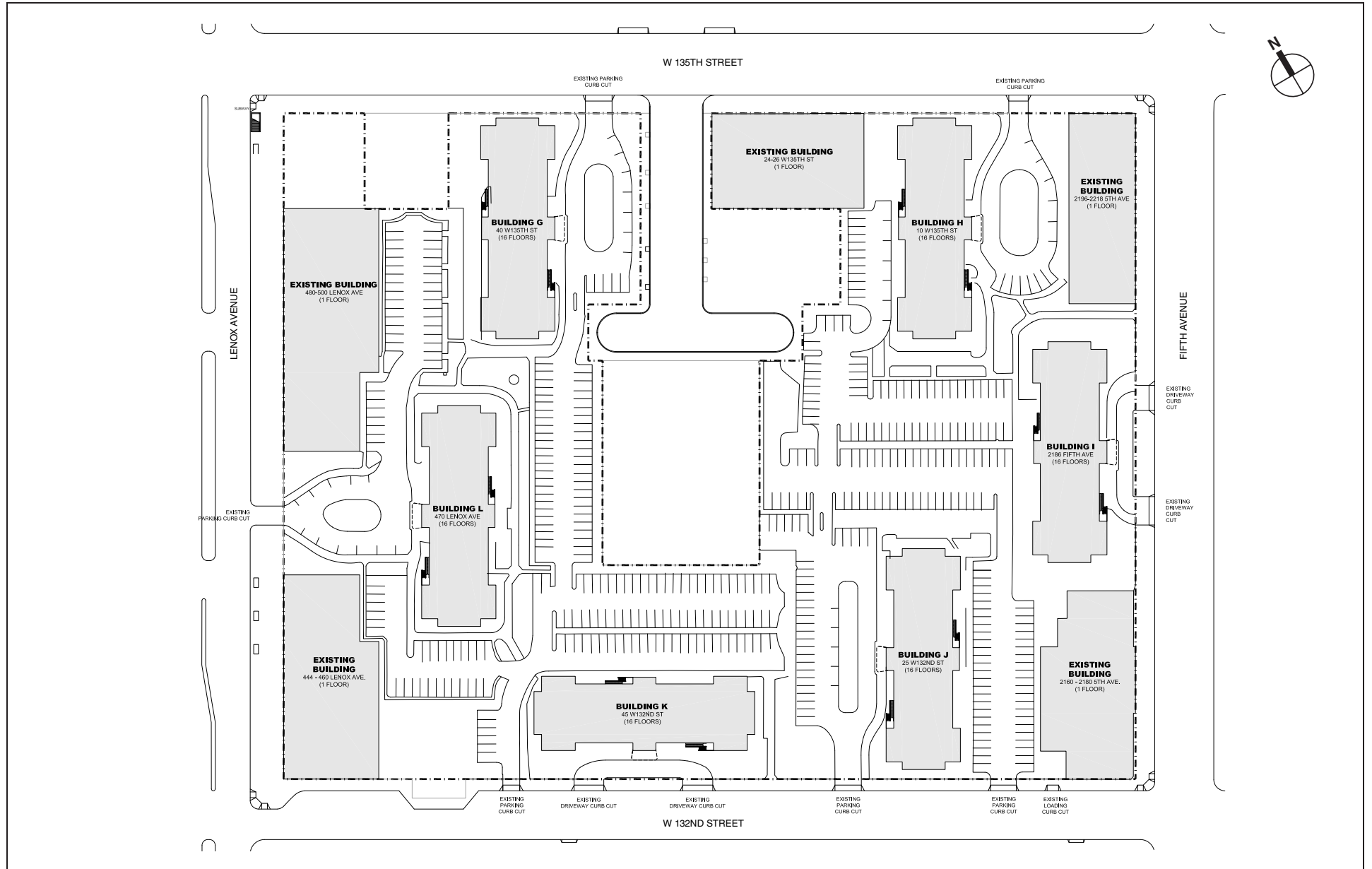


Proposed Zoning



LENOX TERRACE

Existing and Proposed Zoning
Figure 1-3



on Fifth Avenue (2186 Fifth Avenue) is accessed via two curb cuts on that avenue. The residential buildings closest to West 132nd Street (25 and 45 West 132nd Street) are accessed via three curb cuts on that street. The residential building fronting on Lenox Avenue (470 Lenox Avenue) is accessed via one curb cut on that avenue. The surface parking on the interior of the site is accessed via these curb cuts, as well as two additional curb cuts on West 132nd Street, and there is one curb cut for a loading area on West 132nd Street, for a total of 11 curb cuts at the proposed development site. The majority of the parking spaces (387) on the proposed development site are allocated to the existing residential development, per current certificates of occupancy; the remainder (70) are additional accessory spaces. They are not for public parking. Loading areas for the retail uses on the site are accessed from the street in front of each one-story building.

PROJECTED FUTURE DEVELOPMENT SITE

Within the rezoning area but outside of the proposed development site is Block 1730, Lot 65, which has been occupied since the 1960s by the Metropolitan African Methodist Episcopal (AME) Church, in the former Lincoln Theater, which was constructed circa 1915. As described below, the EIS considers the potential for the proposed rezoning to result in redevelopment of this site over the longer term.

POTENTIAL DEVELOPMENT SITE

Also within the rezoning area, but outside of the proposed development, are Block 1730, Lots 16 and 19. These lots are occupied by the Joseph P. Kennedy Memorial Community Center, which has operated in that facility since 1954. Prior to 1954, the building was also in community facility use, as the Harlem Boys Club. While these lots would be rezoned under the proposed actions, the owner of the Kennedy Center—Catholic Charities of the Archdiocese of New York—has indicated that it has no intention of developing the Kennedy Center site, or altering its long established functions. Therefore, development of this site under the rezoning is unlikely in the foreseeable future. In order to provide a conservative analysis, however, the EIS considers this property as a potential development site.

CITY-OWNED SITE

Block 1730, Lot 55 also is located within the rezoning area but outside of the proposed development site. It is occupied by the Hansborough Recreation Center and owned by the New York City Department of Parks and Recreation (NYC Parks). As described further below, while this lot would be rezoned under the proposed actions, it is expected to retain its current use and is not considered as a projected or potential future development site in the environmental review.

The proposed rezoning would increase the maximum allowable FAR on the project block (including Lots 16, 19, 55, and 65), from a maximum existing FAR of 3.44 for residential use (for a height factor development) to a maximum proposed FAR of 7.2 (with MIH), ~~and from a~~ The maximum allowable FAR of 2.0 (within the current C1-4 overlay area) for commercial use would remain unchanged to a maximum FAR of 6.0. The maximum allowable FAR for community facility use also would remain unchanged, at 6.5.

DESCRIPTION OF THE SURROUNDING AREA

Like the rezoning area, the land uses of the surrounding area are primarily residential, but also include commercial and community facility uses. The block to the north of the rezoning area contains two large community facility uses: the Harlem Hospital Center and the P.S. 197 John B

Lenox Terrace

Russwurm School. The Howard Bennett Playground is also located on the block north of the rezoning area. The blocks to the northeast of the rezoning area contain the seven apartment buildings of the Riverton Square development. The block to the east of the rezoning area across Fifth Avenue consists of the 14 apartment buildings of the New York City Housing Authority's (NYCHA) Lincoln Houses. The block to the south of the rezoning area consists primarily of 3½-story row houses and 5- and 6-story apartment buildings, several of which (fronting Lenox and Fifth Avenues) contain ground-floor retail uses. This block also includes two vacant buildings, three parking facilities, and three community facility uses: the Bethel AME Church, the St John's Pentecostal Church, and the Greater Central Baptist Church. The five blocks to the west of the rezoning area from West 131st Street to West 136th Street are also generally residential, consisting of low-scale row houses and apartment buildings as well as a taller 17-story apartment building. Many of these residential buildings fronting Lenox Avenue contain ground-floor retail; there are also several commercial and community facility uses on these blocks. The 17-story Clayton Apartments tower fronting Lenox Avenue between West 134th and West 135th Streets is an exception to the walk-up character of these blocks west of Lenox Avenue. Community facility uses include a transition housing shelter for homeless families, the P.S. 175 Henry H Garnet School, the Schomburg Center for Research in Black Culture, New York City Fire Department (FDNY) Engine 59 and Ladder 30, the Redeemed Christian Church of God House of Prayer, the Grace Gospel Chapel, and the Countee Cullen Library.

EAST HARLEM REZONING

In November 2017, the New York City Council adopted the East Harlem Rezoning Proposal, which was undertaken as a result of the recommendations of the East Harlem Neighborhood Plan (EHNP). The EHNP was a comprehensive, community-focused study aimed at identifying opportunities for new mixed-use housing, the preservation of existing affordable housing, and other initiatives to address key infrastructure, economic development, workforce, and community wellness issues in East Harlem. The project area for the East Harlem Rezoning extends northwards from East 104th Street to the southeast corner of Fifth Avenue and West 132nd Street, across the intersection from the Lenox Terrace rezoning area. The rezoning up-zoned several corridors in the East Harlem neighborhood to higher densities, potentially resulting in thousands of new DUs (including large numbers of affordable units) and thousands of square feet of new commercial, community facility, and manufacturing space. The plan is intended to provide new mixed-income housing consistent with the de Blasio administration's housing plans (*Housing New York: A Five-Borough, Ten-Year Plan*; and the recently released *Housing New York 2.0*) and to build upon land use and zoning recommendations provided by the EHNP. The DEIS will account for the development projected to occur from this rezoning by the 2023 and 2026 analysis years.

C. DESCRIPTION OF THE PROPOSED PROJECT

PROPOSED DEVELOPMENT SITE

The proposed actions would result in additional development within the existing Lenox Terrace complex. The proposed actions would facilitate a development proposal by the applicant for five new mixed-use buildings on the perimeter of the proposed development site ~~and a connecting podium along Lenox Avenue~~, replacing existing single-story retail structures. As detailed in **Table 1-2**, the new buildings would include approximately 1,430,258 gsf of new residential use

(approximately 1,642¹ new DUs, of which between 411 and 493 DUs [25 percent and 30 percent, respectively] are assumed to be designated as permanently affordable pursuant to the MIH program), approximately 135,500 gsf of commercial space (an increase of approximately 39,845 gsf over conditions without the proposed project), and approximately 15,055 gsf of community facility space.

**Table 1-2
Program for Proposed Development Site**

	Residential gsf (Amenity)	DUs (Affordable)	Retail gsf	Community Facility gsf	Parking
Phase I (2023)					
Proposed Building NW	334,913 277,239 (18,5634,504)	394 (99-118) 326 (82-98)	24,593 45,350	0	
Proposed Midrise Central Pedium	65,640 (14,059)	77 (19-23)	25,214	0	
Proposed Building SW	356,812 348,846 (4,385)	420 (105-126) 410 (103-123)	30,183 25,728	0	
Proposed Building NE	238,231 (5,029)	280 (70-84)	19,779	4,966	
Total, Phase I	929,956 (27,977)	1,094 (274-328) ³	95,311	4,966	455-480 ¹
Phase 2 (2026)					
Proposed Building N	207,853 (2,622)	245 (61-74)	16,877	4,236	
Proposed Building SE	257,890 (3,960)	303 (76-91)	23,312	5,853	
Total, Phase 2	465,743 (6,582)	548 (137-164)	40,189	10,089	36-146
Full Build	1,430,258	1,642 (411-493) ³	135,500	15,055	491-626 ²
Notes:					
¹ The proposed project would include between 455 and 480 new garage spaces in Phase 1, and would retain approximately 337 existing surface spaces for a total of between 792 and 817 spaces in Phase 1.					
² The proposed project would include between 491 and 626 garage spaces in the Full Build condition, and would retain approximately 34 existing surface spaces for a total of between 525 and 660 spaces at the conclusion of Full Build.					
³ Totals may not sum due to rounding.					

Two of the proposed new buildings (Proposed Buildings NW and SW) would front onto Lenox Avenue, one would front onto West 135th Street (Proposed Building N), and two would front onto Fifth Avenue (Proposed Buildings NE and SE) (see **Figures 1-5 through 1-7**). The buildings would all be 28 stories tall (approximately 284 feet, including mechanical bulkhead), which is the same height as the mechanical bulkhead at Harlem Hospital Center on the north side of West 135th Street. The two new buildings at the northwest and southwest corners of the proposed development site (Proposed Buildings NW and SW) would be connected by a six-story (approximately 68-foot-tall) base, which would be approximately the same height as the four- to six-story residential buildings on the west side of Lenox Avenue.

Either 25 or 30 percent of the new DUs at the proposed development site would be designated as affordable, in compliance with the recently enacted MIH. Per ZR Section 23-952, an MIH

¹ Average unit size of 850 sf is assumed.



Proposed Development Site: Maximum GSF by Use
 Residential: 2,925,532
 Retail: 135,500
 Community Facility: 15,055

- Projected Future Development Site
- Potential Development Site
- City-Owned Site
- Open Space
(For Illustrative Purposes Only)





Lenox Terrace

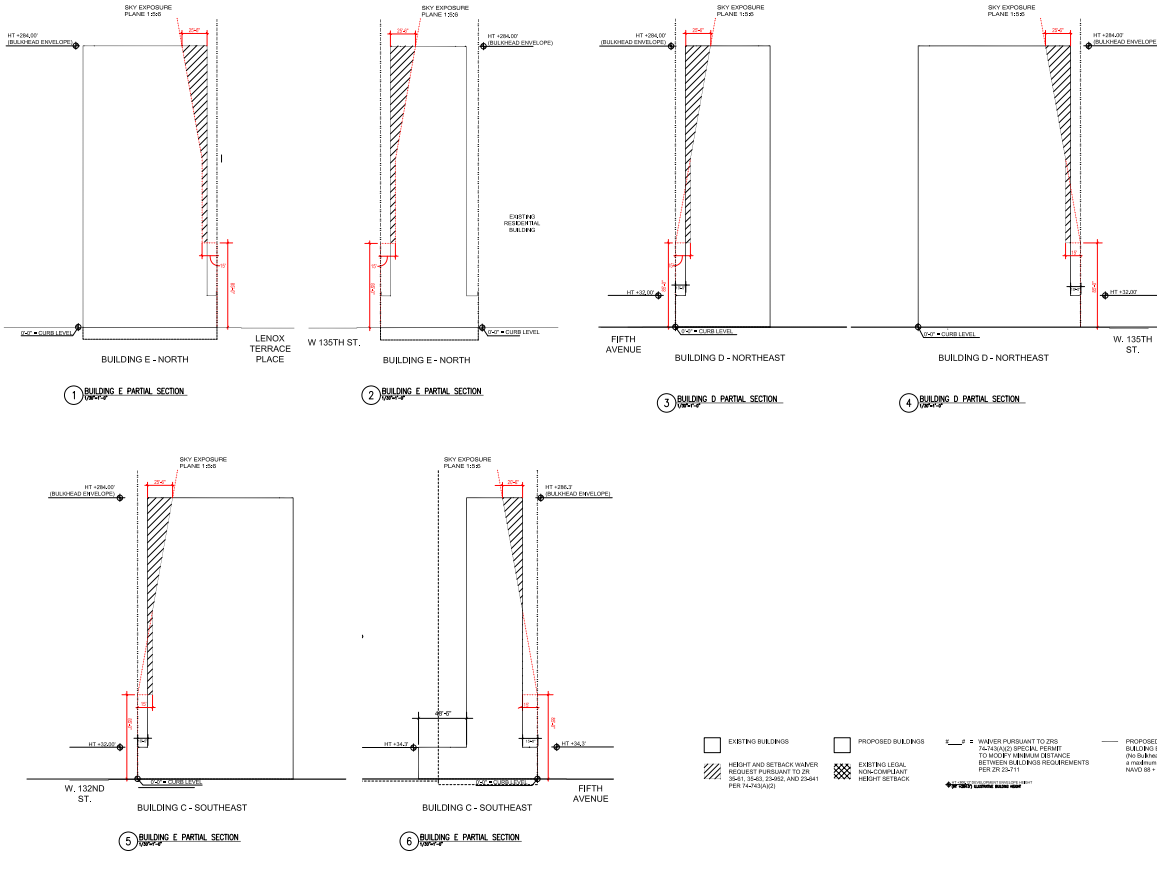
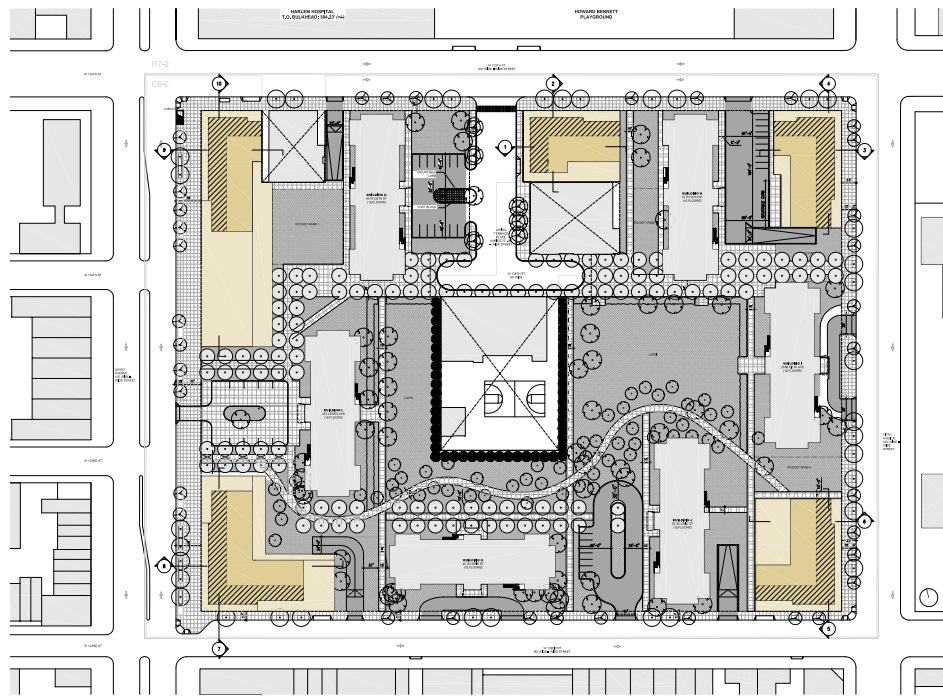
development in an R8-equivalent district may be developed under either the alternate height and setback regulations applicable to Quality Housing Buildings or the basic height and setback regulations applicable within R8 districts. In this case, the buildings would be developed under the basic height and setback regulations applicable within R8 districts, with requested special permit modifications to sky exposure planes (see **Figures 1-8 and 1-9**).

The proposed commercial use is anticipated to include a mix of local and destination retail tenants. Tenants for the proposed community facility space have not yet been identified; however, given the adjacency of Harlem Hospital Center across West 135th Street, and the anticipated needs of the new (as well as existing) residential population on the proposed development site, the With Action scenario will assume that half of the community facility space would be utilized as medical office space, and the other half would be utilized as a community center. Overall, the development on the site would increase from a built FAR of approximately 3.0 (existing conditions) to a built FAR of approximately 5.61 (With Action scenario). The maximum allowable FAR under the proposed zoning is 7.2 for residential use, 6.5 for community facility use, and 26.0 for commercial use; in comparison, under the site's existing zoning, the maximum allowable FAR is 3.44 for a height factor residential development, 2.0 for commercial use, and 6.5 for community facility use.

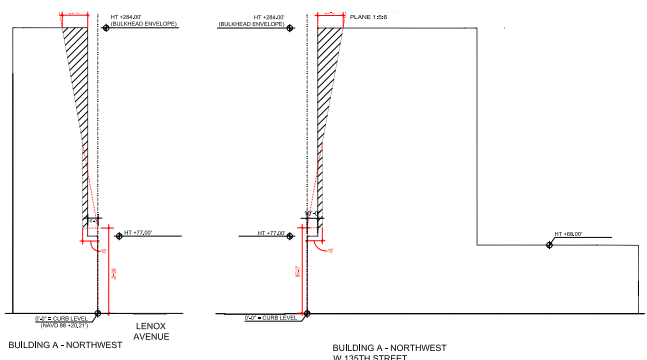
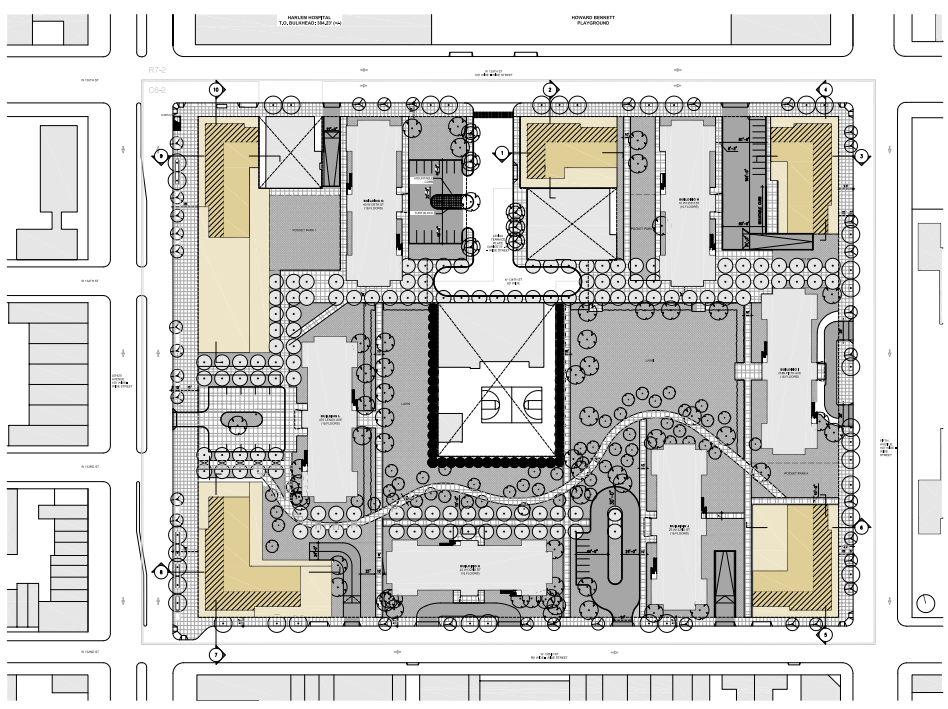
The proposed project would not utilize the full amount of additional floor area made available on the proposed development site under the proposed zoning. However, the applicant intends to enter into a Restrictive Declaration to establish building envelope, floor area, and other large-scale controls for the proposed project, so the analysis will reflect the conditions of the Restrictive Declaration as the basis for the Reasonable Worst-Case Development Scenario (RWCDs).

There are currently 457 at-grade parking spaces on the proposed development site, 387 of which are identified on the Certificates of Occupancy for the existing residential development and thus are deemed to be "required" parking spaces, and 70 of which are additional accessory spaces. Per ZR 25-251, the required number of parking spaces for the new DUs would be between approximately 460 and 492, based on the percentage of units to be designated as affordable.² Therefore, the total number of required spaces on the proposed development site would be between approximately 847 and 879. With the proposed project, a portion of the former surface parking area would be redeveloped, reducing at-grade parking to 34 spaces. The proposed project would include between 491 and 626 accessory parking spaces within parking garages below the new buildings. Therefore, with the proposed project, there would be a total of between 525 and 660 accessory parking spaces on the development site, which is less than the required spaces. Consequently, a modification of accessory parking requirements under ZR Sections 36-33 and 25-23 is necessary to reduce the number of required spaces. As the total number of required parking spaces on the proposed development site would be between 847 and 879 (387 spaces allocated to existing units per current Certificates of Occupancy, and between 460 and 492 spaces for proposed units), the applicant is requesting a waiver for a minimum of 187 spaces and a maximum of 354 spaces.

² Under ZR 25-251, affordable units are exempted from parking requirements. Assuming the creation of approximately 1,642 new DUs at the proposed development site, of which between 411 and 493 units are assumed to be affordable, there would be between approximately 1,149 and 1,231 units subject to underlying zoning requirements for parking. The applicable parking requirement is 0.40 spaces per unit. Therefore, for the 1,149 to 1,231 units subject to this parking requirement, between approximately 460 and 492 new parking spaces would be required.

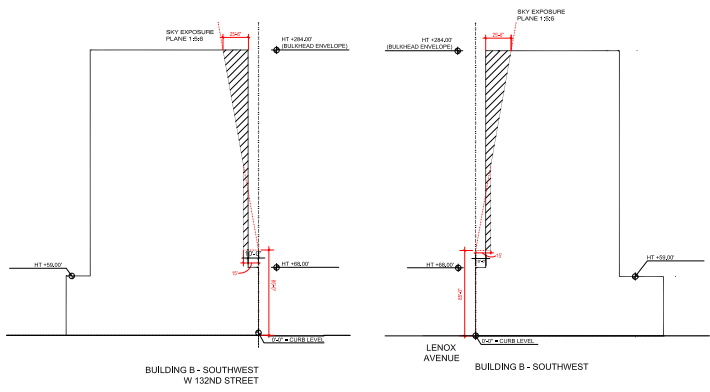


Areas of Project Requiring Proposed Modifications



9 BUILDING A - PARTIAL SECTION

10 BUILDING A - PARTIAL SECTION



7 BUILDING B - PARTIAL SECTION

8 BUILDING B - PARTIAL SECTION



The proposed garages would have access/egress points on West 132nd and West 135th Streets, and would require a new curb cut on West 135th Street. The project also would require two other new curb cuts on West 135th Street, ~~two new curb cuts on Lenox Avenue~~, two new curb cuts on the west side and one on the east side of Lenox Terrace Place, and ~~two~~ four new curb cuts on West 132nd Street to service loading docks and surface parking areas (three of which would represent shifted locations and/or dimensions of existing curb cuts). ~~Two~~ One existing curb cuts on ~~Lenox Avenue and~~ West 135th Street would be removed. No changes to the curb cuts on Fifth Avenue, or to the street geometry, are proposed.

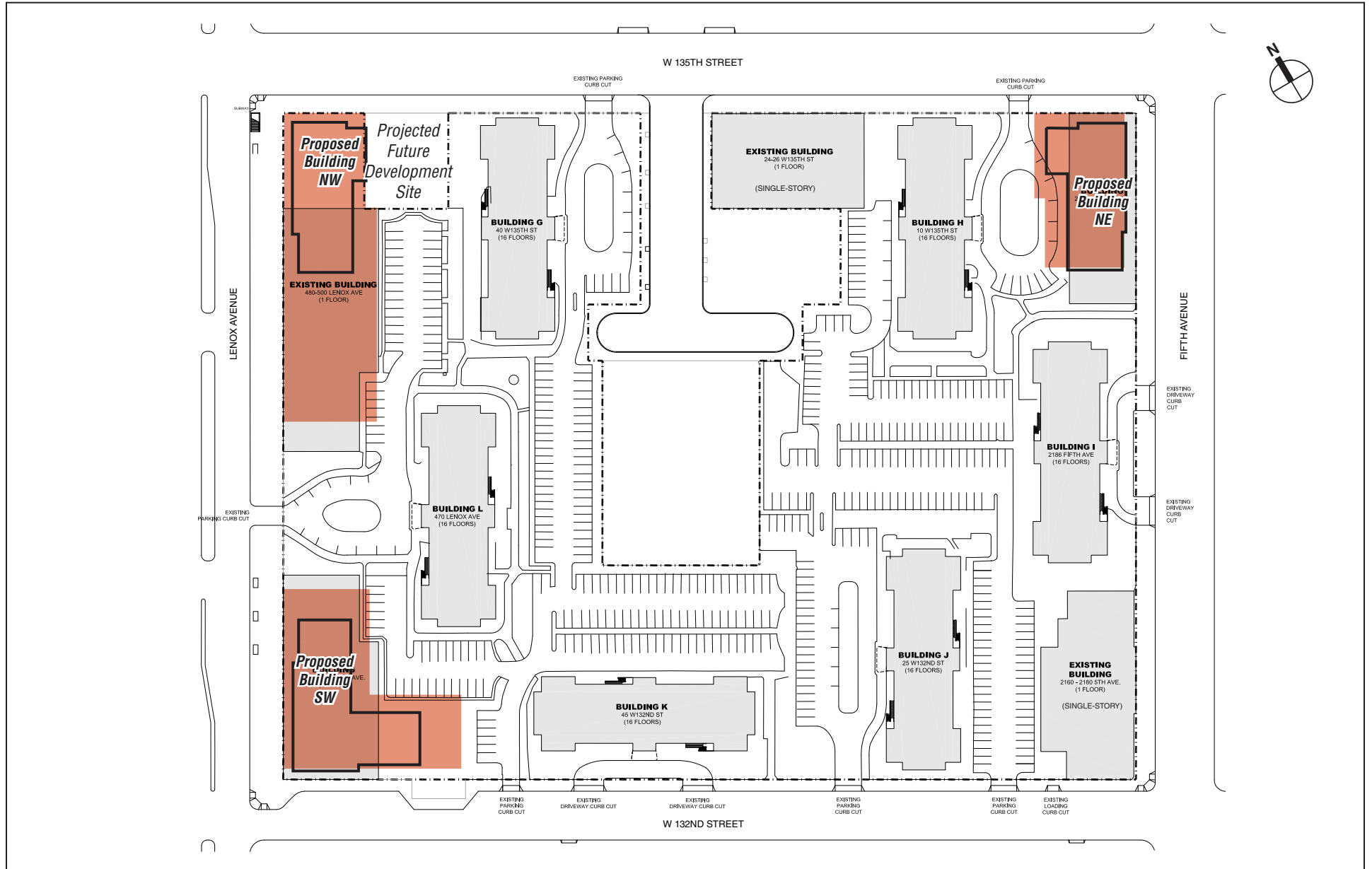
As noted below, in conjunction with the proposed development the Zoning Resolution (Section 23-151) requires a minimum of approximately 300,000 sf of open space. The amount of required open space is calculated as a percentage of the residential floor area on the zoning lot. As defined in the Zoning Resolution, “open space” must be open and unobstructed from its lowest level to the sky, and accessible to and useable by all residents. The proposed open space is anticipated to serve primarily as a flexible use space for residents, but is also anticipated to provide for active recreation. It is not expected to be consistently open to the general public (see **Figure 1-5**). The applicant’s intention is to landscape the areas in between the surface parking with new trees interlaced with existing mature specimen trees. New pedestrian pathways are envisioned between low walls, creating paths between buildings. The remaining open areas are expected to be programmed for a mix of active and passive recreation.


Construction of the proposed project is anticipated to occur in two phases over a period of approximately six years, with Phase 1 expected to be constructed by 2023 and full build out of Phase 2 expected in 2026. The first three of the five buildings (Proposed Buildings NW, SW, and NE) ~~and the proposed six-story midrise central podium~~ are anticipated to be constructed by approximately 2023 (see **Figure 1-210**). These proposed buildings ~~(including their connecting base)~~ would comprise approximately 1,053,244 gsf of new development, including approximately 1,094 DUs. The existing single-story commercial structures at 444 and 480 Lenox Avenue and 2196 Fifth Avenue would be demolished to allow for this new development, with construction following. In the second phase of development, to be completed by 2026, the existing single-story commercial structures at 24 West 135th Street and 2160 Fifth Avenue would be demolished and Proposed Buildings N and SE would be constructed. Replacement surface parking would be phased in during the construction timeline. The open space improvements envisioned by the applicant would be developed concurrently with the proposed buildings.

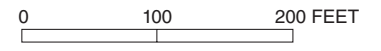
PROJECTED FUTURE DEVELOPMENT SITE

As described above, Lot 65 (the projected future development site) has been occupied since the 1960s by the Metropolitan AME Church. Thus, this lot is occupied by a long-standing institutional use that is not owned or controlled by the applicant. To date, the owner of this lot has not expressed any interest in the sale of their property to the applicant, and no development by the applicant is anticipated to occur on this lot. It was recently reported that the site of the Metropolitan AME Church might be redeveloped with a 30,000 sf residential building, with new space for the church on the ground floor and cellar of the new building.³ However, since the proposed zoning would result in more allowable floor area on these sites than under existing zoning, and future redevelopment of Lot 65 under the proposed zoning will be considered. This EIS considers the

³ “Billionaire cuts \$10M deal to build new residential building on Harlem church site.” The Real Deal, May 15, 2017.



 Buildings to be Constructed in Phase 1



Proposed Site Plan (2023)

Figure 1-9

Lenox Terrace

potential for the proposed rezoning to result in redevelopment of this lot within the foreseeable future. As noted in **Table 1-3**, the development program assumed for the projected future development site would be larger than what has been reported, in order to reflect the maximum development potential under the proposed actions.

**Table 1-3
Comparison of No Action and With Action Scenarios**

Use (gsf)	Existing Condition	No Action Scenario (2023/2026)	With Action Scenario (Phase 1—2023)	With Action Scenario (Full Build—2026)	No Action-With Action Increment (Phase 1 2023)	No Action-With Action Increment (Full Build 2026)
Proposed Development Site						
Use Group 2 (Residential)	1,495,274 gsf	1,495,274 gsf	2,453,207 gsf	2,925,532 gsf	±957,933 gsf	±1,430,258 gsf
DUs	1,716	1,716	2,810	3,358	±1,094 ¹	±1,642 ²
Affordable Unit Count	1,370 ³	1,370 ³	1,644-1,698 ³	1,781-1,863 ³	±274-328	±411-493
Use Group 6 (Retail)	77,835 gsf ⁴	95,655 gsf ⁵	95,311 gsf <i>new</i> 33,700 gsf <i>existing</i> 129,011 gsf <i>total</i>	135,500 gsf <i>new</i> 0 gsf <i>existing</i> 135,500 gsf <i>total</i>	±33,356 gsf	±39,845 gsf
Community Facility	0 ⁶	0	04,966 gsf	15,055 gsf	±4,966 gsf	±15,055 gsf
Accessory Parking	0 <i>new</i> 457 ⁷ <i>existing</i> 457 <i>total</i>	0 <i>new</i> 457 ⁷ <i>existing</i> 457 <i>total</i>	455-480 ⁸ <i>new</i> 337 ⁷ <i>interim</i> 792-817 <i>total</i>	491-626 ⁸ <i>new</i> 34 ⁷ <i>existing</i> 525-660 <i>total</i>	335-360	±68-203
Total gsf (Proposed Development Site only)	1,573,109 gsf	1,590,929 gsf	2,587,184 gsf	3,076,087 gsf	±996,255 gsf	±1,485,158 gsf
Projected Future Development Site (Lot 65)⁹						
Use Group 2 (Residential)	0	0	0	±58,500 gsf	0	±58,500 gsf
DUs	0	0	0	±69	0	±69
Affordable Unit Count	0	0	0	±21	0	±21
Community Facility	6,968 gsf	6,968 gsf	6,968 gsf	6,968 gsf ¹⁰	0	0
Accessory Parking	0	0	0	19	0	±19
Total Square Footage				65,468 gsf		58,500 gsf
Approx. Bldg. Height				145'		
Potential Development Site (Lots 16 and 19)						
Community Facility	34,616 gsf	34,616 gsf	34,616 gsf	34,616 gsf	0	0
Accessory Parking	21	21	21	21	0	0
Approx. Bldg. Height				215'		
City-Owned Site (Lot 55)						
Community Facility	31,475 gsf	31,475 gsf	31,475 gsf	31,475 gsf	0	0
Totals for Rezoning Area						
Use Group 2 (Residential)	1,495,274 gsf	1,495,274 gsf	2,453,207 gsf	2,984,032 gsf	±957,933 gsf	±1,488,758 gsf
DUs	1,716	1,716	2,810	3,427	±1,094	±1,711
Affordable Unit Count	1,370 ³	1,370 ³	1,644-1,698	1,665-1,719	±295-349	±431-514
Use Group 6 (Retail)	77,835 gsf ⁴	95,655 gsf ⁵	95,311 gsf <i>new</i> 33,700 gsf <i>existing</i> 129,011 gsf <i>total</i>	135,500 gsf <i>new</i> 0 gsf <i>existing</i> 135,500 gsf <i>total</i>	±33,356 gsf	±39,845 gsf
Community Facility	73,059 gsf	73,059 gsf	78,025 gsf	15,055 gsf <i>new</i> 73,059 gsf <i>existing</i> 88,114 <i>total</i>	±4,966 gsf	±15,055 gsf
Accessory Parking	0 <i>new</i> 478 ⁷ <i>existing</i> 478 <i>total</i>	0 <i>new</i> 478 ⁷ <i>existing</i> 478 <i>total</i>	455-480 ⁸ <i>new</i> 337 ⁷ <i>interim</i> 21 ⁷ <i>existing</i> 813-838 <i>total</i>	510-645 ⁸ <i>new</i> 55 ⁷ <i>existing</i> 565-700 <i>total</i>	335-360	±87-222
Total gsf (Rezoning Area)	1,646,168	1,633,988	2,660,243	3,207,646	996,255	1,543,658
Notes:						
Totals may not sum due to rounding.						
¹ For the purposes of determining the number of Phase 1 units to be analyzed, 27,977 gsf of amenity space was subtracted from this total.						
² For the purposes of determining the number of total proposed units to be analyzed, 34,559 gsf of amenity space was subtracted from this total.						
³ Rent-stabilized units.						
⁴ Existing Use Group 6 (retail) estimate does not include approximately 17,820 gsf of vacant storefront space, or below-grade retail storage space.						
⁵ Assumes that all currently vacant retail space would be re-tenanted in No Action scenario.						
⁶ Per existing CofOs. Current tenancy includes some medical offices.						
⁷ At-grade						
⁸ Below-grade						
⁹ Assumes 4 percent mechanical space addition over zsf for gsf total						
¹⁰ Assumes replacement facility for existing community facility use as part of new development.						

POTENTIAL DEVELOPMENT SITE

The owner of the Kennedy Center—Catholic Charities of the Archdiocese of New York—has expressed that it has no intention of redeveloping or disposing of the Kennedy Center in the foreseeable future. Therefore, development of this site under the rezoning is unlikely in the foreseeable future, and it will not be included in the density-based impact assessments. In order to provide a conservative analysis, however, consistent with the guidance of the 2014 *CEQR Technical Manual* the property will be considered as a potential development site and a review of site-specific effects will be conducted.

CITY-OWNED SITE

Given that the Hansborough Recreation Center (Lot 55) is owned by NYC Parks and has been operated as a public recreational facility for over 80 years, redevelopment of this site would require several discretionary actions, including possible State legislative action for parkland alienation. Additionally, per conversations with NYC Parks, there are no plans to relocate this facility. Thus, redevelopment of this lot is not anticipated to occur as a result of the proposed actions.

D. PURPOSE AND NEED

The actions being sought would facilitate the applicant's proposal for the renovation and enlargement of the Lenox Terrace housing complex while preserving the original development's interplay between high-rise structures and accessible open space. The proposed actions would allow for the provision of additional housing units (including additional affordable housing units) in support of the New York City policies mentioned below, facilitate the development of new community facility and retail uses that would improve the quality of ground-floor street-front retail spaces and create a more defined streetwall along Lenox Avenue, improve site circulation and access, and increase open space available to tenants. The proposed development would create more than six acres of outdoor recreation space for tenants. In conjunction with the proposed actions, the applicant also intends to renovate and upgrade elements of the existing buildings. The applicant believes the proposed project would be consistent with the City's *Housing New York* and *Housing New York 2.0* plans, which together set a goal of building or preserving 300,000 units of high-quality affordable housing in all five boroughs by 2026. In addition to the increase in residential density, the proposed ~~C1-5 commercial overlay~~C6-2 zoning would allow for the provision of a variety of local retail uses, ~~including local and destination retail~~, on the proposed development site. The large-scale special permit would allow for relief from height, setback, and other bulk regulations while capping overall development at 5.61 FAR and restricting commercial development beyond the limited retail development discussed here.

The applicant believes that the proposed actions would allow for the new buildings to be designed in such a way as to provide as much light, air, and distance as possible relative to the existing Lenox Terrace residential buildings. Specifically, the proposed actions would allow for the new buildings to be situated as far away as possible from the existing residential buildings. In addition, by situating the new construction at the corners of the site, it is the applicant's intention that the proposed project would minimize effects on views from existing DUs. Furthermore, the majority of new construction would take the place of existing one-story commercial buildings, allowing for the maintenance of unbuilt-upon areas at the site and the conversion of such areas from predominantly parking to predominantly usable open space.

Lenox Terrace

The applicant believes the proposed modification to reduce parking regulations would be appropriate to reflect usage patterns in this transit-rich area and would be consistent with the City's Zoning for Quality and Affordability initiative, which exempts affordable housing units from parking requirements.

E. DISCRETIONARY AND OTHER APPROVALS

The following actions are being sought to facilitate the proposed project:

- a zoning map amendment to rezone the entire project block (Block 1730), which is bounded by West 132nd and 135th Streets and Lenox and Fifth Avenues, from R7-2 with C1-4 overlays along Lenox and Fifth Avenues and West 135th Street to R8 and R8 with a C1-5 commercial overlay~~C6-2 (an R8 equivalent)~~;
- a large-scale special permit pursuant to ZR Section 74-743(a)(2) to modify applicable height and~~and~~, setback, and~~and~~ minimum distance between buildings regulations (ZR Sections 35-61, 35-63, 23-952 and~~and~~, 23-641, and~~and~~ 23-711);
- an authorization pursuant to ZR Section 25-631(f)(2) to modify curb cut requirements under ZR Sections 36-532 and 25-631 at the proposed development site; and
- a special permit pursuant to ZR Section 74-533 to reduce the number of required parking spaces provided on site (ZR Sections 36-33 and 25-23).

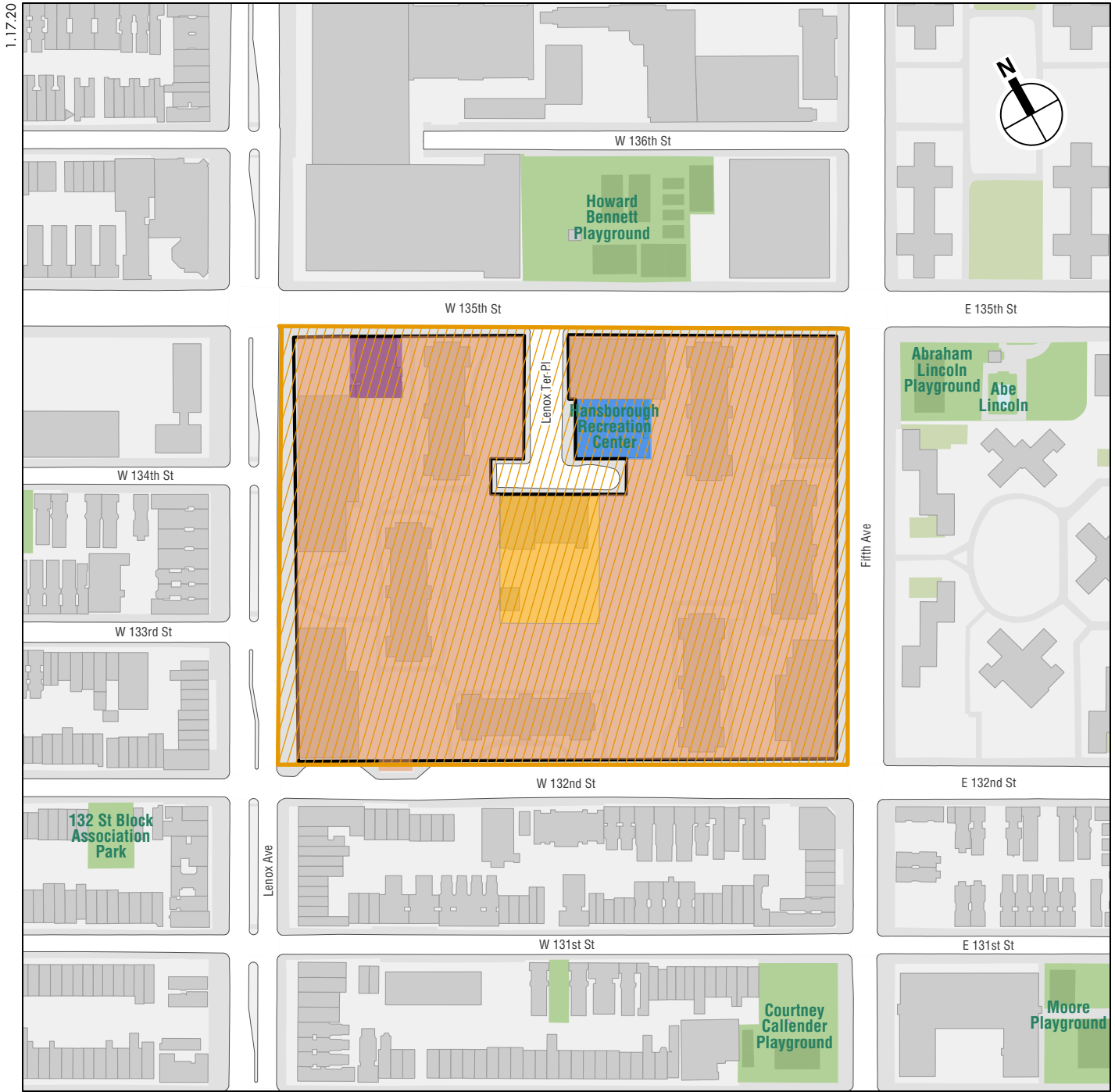
As detailed below and in the following figures, the proposed project would require modification of regulations regarding the amount of accessory parking, ~~the minimum distance between buildings on a single zoning lot (Figure 1-8)~~, and the sky exposure plane (see Figure 1-89). The required number of parking spaces for the new DUs would be between approximately 460 and 492, based on the percentage of units to be designated as affordable. To facilitate the applicant's proposed project, the proposed modification of accessory parking requirements is necessary to reduce the number of required spaces on the proposed development site from between approximately 847 and 879 (including the 387 parking spaces allocated to existing DUs per current Certificates of Occupancy, as well as between approximately 460 and 492 spaces required for proposed units) to between 525 and 660 spaces.

The applicant is also seeking a zoning text amendment to Appendix F of the ZR to establish a MIH area coterminous with the rezoning area (see Figure 1-104). Under MIH, when new housing capacity is approved through land use actions, CPC and the New York City Council can choose to impose either one or both of these two basic options:

- MIH Option 1: 25 percent of the total residential floor area would be set aside for persons making an average of 60 percent of Area Median Income (AMI), with 10 percent set aside for households making an average of 40 percent of the AMI; or
- MIH Option 2: 30 percent of the total residential floor area would be set aside for households making an average of 80 percent of the AMI.

The CPC and the City Council could also add one or both of two other affordability options:

- MIH Option 3: 20 percent of the residential floor area would be set aside for households making an average of 40 percent of AMI, with subsidies allowed only where they are necessary to support more affordable housing; and
- MIH Option 4: 30 percent of the total residential floor area would be set aside for households making an average of 115 percent of AMI, with 5 percent of that number set aside for



-  Rezoning Area
-  Proposed Development Site
-  Projected Future Development Site
-  Potential Development Site
-  City-Owned Site
-  Mandatory Inclusionary Housing Applicable Area

LENOX TERRACE

This figure has been updated for the FEIS

Proposed MIH Zoning Map
Figure 1-10

households at 70 percent of AMI and another 5 percent of that number set aside for households at 90 percent of AMI. None of the affordable DUs can go to households with incomes above 135 percent of AMI, and no direct subsidies can be used for these affordable DUs.

For purposes of environmental review, the DEIS will assume the more conservative MIH option specific to that analysis (i.e., the option that generates the greatest potential for significant adverse environmental impacts). For those analysis categories which specify level of affordability (e.g., child care), the analysis will assume 20 percent of the residential units would be set aside for households with incomes at or below 80 percent of the AMI.

RESTRICTIVE DECLARATION

The applicant is expected to enter into a Restrictive Declaration to reflect the approvals described above. The Restrictive Declaration would run with the land and would require that the proposed project is developed in substantial conformance with the approved large-scale special permit, which would restrict the uses within buildings on the proposed development site to what is shown on the site plan associated with the special permit; establish the envelope within which the buildings must be constructed, including limitations on height, bulk, and floor area; establish the required setbacks and distance between buildings; and establish open areas on the site where buildings are not permitted. It is currently anticipated that the maximum floor area would be 3,076,087 sf (including the existing buildings); the maximum floor area for the proposed residential, retail, and community facility uses would be as detailed in **Table 1-2** above; and the maximum building height would be 284 feet. The Restrictive Declaration also will establish any environmental mitigation conditions as necessary, as identified through the environmental review for the project. The Restrictive Declaration would also restrict the project's FAR and building heights to those shown on the approved large-scale special permit drawings to 5.61. Development pursuant to the underlying zoning at greater than the proposed maximum FAR and building heights approved as part of the large-scale special permit would be restricted by the Restrictive Declaration and would require CPC approval.

The Restrictive Declaration would not extend to the lots on the project block not controlled by the applicant, specifically the lot owned by the NYC Parks (Lot 55), the lots owned by Catholic Charities of the Archdiocese of New York (Lots 16 and 19), or the lot on the project block that will be analyzed as a projected future development site (Lot 65).

F. ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

The *CEQR Technical Manual* serves as a general guide on the methodologies and impact criteria for evaluating the proposed actions' potential effects on the various environmental areas of analysis. In disclosing impacts, the EIS will consider the proposed actions' potential adverse impacts on its environmental setting. A future build year of 2026 when the proposed project is anticipated to be completed, with an interim build year of 2023 for the first phase of development, will be examined to assess the potential impacts of the proposed actions. Consequently, the environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives include descriptions of existing conditions, conditions in the future without the proposed project (the "No Action" scenario), and conditions in the With Action scenario. The incremental difference between the No Action and With Action scenarios is analyzed to determine the potential environmental effects of the proposed actions.

BUILD YEAR

The applicant plans to construct the proposed project in two phases, with completion anticipated in 2026. A future build year of 2026 will be examined to assess the potential impacts of the proposed actions. An interim build year of 2023 will be examined to assess the potential impacts of the first phase of development, which is assumed to include the southwest and northwest towers facing Lenox Avenue (Proposed Buildings NW and SW) ~~and their connecting base~~, as well as the northeast tower facing Fifth Avenue (Proposed Building NE) (see **Table 1-2** above and **Figure 1-910**). The open space improvements envisioned by the applicant would be developed concurrently with the proposed buildings, and the development of new parking spaces would be phased so that there is no reduction in parking between phases. While there is no approved development proposal for the projected future development site, it is assumed that it would be developed pursuant to the proposed rezoning by the 2026 build year.

NO ACTION SCENARIO

For the purposes of a conservative analysis, it is assumed that the rezoning area would continue in its current condition in the No Action scenario (both 2026 and 2023), with the exception that currently vacant retail space on the proposed development site would likely be re-tenanted depending upon market conditions. As detailed above, while it has been reported that the Metropolitan AME Church could be redeveloped independent of the proposed actions, the No Action scenario will assume that the projected future development site would continue in its current condition.

Appendix A and **Figure A-1** identify the No Build projects anticipated to be complete by 2026 in the study areas considered in the various technical analyses presented in this EIS.

WITH ACTION SCENARIO

PROPOSED DEVELOPMENT SITE

In the With Action scenario, five mixed-use buildings comprising approximately 1,540,301 gsf of development would be constructed on the proposed development site, replacing the existing one-story retail structures. See **Table 1-2** above for the program for the proposed development site, and **Table 1-3** below for a comparison of the No Action and With Action scenarios. As described above, for those analysis categories which specify level of affordability (e.g., child care), the analysis will assume 20 percent of the residential units would be set aside for households with incomes at or below 80 percent of AMI. As described above, the proposed project would not utilize the full amount of additional floor area made available under the proposed zoning. With the proposed project, the proposed development site would have a built FAR of approximately 5.61 compared to a maximum allowable residential FAR of 7.2. The applicant intends to enter into a Restrictive Declaration to establish building envelope, floor area, and other large-scale controls for the proposed project, so the analysis will reflect the conditions of the Restrictive Declaration as the basis for the RWCDs.

Although proposed as-of-right conditions would allow for a maximum FAR of 7.2 for residential use under the proposed zoning, the special permit would control the project's bulk and, consequently, would cap the maximum allowable FAR at 5.61. Furthermore, in the event the special permit expires or is ceded, the presence of existing buildings and other site constraints and zoning regulations would preclude the full 7.2 FAR from being developed for residential use. Specifically, the existing six residential buildings could not be demolished or significantly altered due to rent regulations that apply to the majority of apartments. As such, the approximately 2.3 million sf of

additional residential development theoretically available for development pursuant to the rezoning would need to be massed on the remainder of the site with no height and setback relief. In addition, more than 1,000 parking spaces would need to be provided for existing and new DUs. While zoning regulations would permit the development of some buildings as-of-right under the rezoning, sufficient lot area does not exist to mass a 7.2 FAR development (which would contain approximately 2.3 million sf of new development) along with the requisite 1,000+ parking spaces that would be needed.

Given the above considerations, the RWCDS used for environmental review assumes a maximum FAR of 5.61. Furthermore, a minimum of approximately 300,000 sf of space, qualifying as open space as defined in the Zoning Resolution, would be required pursuant to the special permit. The design of the open space will be at the discretion of the applicant, provided it meets the zoning definition of open space.

PROJECTED FUTURE DEVELOPMENT SITE

As described above, for the purposes of a conservative analysis, the EIS will consider the potential future development of Lot 65 with a mixed-use building (continuation of existing community facility use with residential above), fully utilizing the maximum FAR allowable under the proposed rezoning. In total, Lot 65 could be developed with approximately 69 new DUs and 6,968 gsf of community facility use (replacement facility for existing church).⁴ It is assumed that up to 30 percent of the DUs (21 units) could be designated as affordable and that any development on the projected future development site would not occur until the latter build year (2026).

POTENTIAL DEVELOPMENT SITE

Development of this site—the Kennedy Center site—under the rezoning is unlikely in the foreseeable future, and thus this site will not be included in density-related impact assessments. Site-specific impacts—such as potential noise impacts from development and the possible presence of hazardous materials—relate to individual site conditions and are not dependent on the density of projected development. Therefore, a review of potential site-specific impacts will be conducted in order to provide a conservative analysis.

CITY-OWNED SITE

The existing use on Lot 55—the Hansborough Recreational Center—is assumed to remain in the With Action scenario.

In total, the incremental development that is assumed to occur within the rezoning area in the With Action scenario by 2026 is as follows: 1,488,758 gsf of residential use, or approximately 1,711 DUs (431 to 514 of which are assumed to be affordable pursuant to MIH); 39,844 gsf of retail use; 15,056 gsf of community facility space; and up to 222 accessory parking spaces.

⁴ The potential new units on the proposed development site and the projected future development site could result in an incremental residential population of approximately 4,004, based on the average household size of renter-occupied units of 2.34 for the ½-mile study area (Source: U.S. Census, 2012-2016 ACS 5-Year Estimates).

G. ENVIRONMENTAL REVIEW PROCESS

Responding to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its environmental review process known as CEQR. The CEQR process provides a means for decision makers to systematically consider environmental effects along with other aspects of project planning and design, evaluate reasonable alternatives, and identify and, when practicable, mitigate significant adverse environmental impacts.

DCP's first charge as lead agency was to determine whether the proposed actions might have a significant adverse impact on the environment. To make this determination, an environmental assessment statement (EAS) was prepared. Based on its review of the EAS, DCP determined that the proposed actions have the potential to result in significant environmental impacts and, therefore, pursuant to SEQRA/CEQR procedures, DCP issued a Positive Declaration on December 29, 2017, requiring that an EIS be prepared in conformance with all applicable laws and regulations, including the SEQRA, New York City's Executive Order No. 91, CEQR regulations (August 24, 1977), and the guidelines of the *CEQR Technical Manual*.

On December 29, 2017, the EAS and Draft Scope of Work for the EIS were made available to the general public, public agencies, and other interested groups, and a public scoping meeting was held on February 8, 2018, at 6:00 PM at Spector Hall, 22 Reade Street, New York, NY 10007. Written comments on the Draft Scope of Work were accepted through February 20, 2018, and all oral comments received at the meeting as well as submitted written comments were considered by the lead agency and summarized in the Final Scope of Work, dated August 23, 2019.

This DEIS ~~was~~ will be subject to public review, in accordance with CEQR and SEQRA procedures, with a public hearing and a period for public comment. A Uniform Land Use Review Procedure (ULURP) application for the proposed actions has been prepared and certified by DCP. A public hearing ~~was~~ will be held on the DEIS in conjunction with the CPC hearing on the ULURP application, on December 18, 2019, to afford all interested parties the opportunity to submit oral and written comments for ~~ten~~ 19 days following the public hearing. At the close of the public review period on January 6, 2020, this Final EIS (FEIS) ~~was~~ will be prepared. The FEIS ~~that will~~ responds to all substantive comments made on the DEIS, along with any revisions to the technical analyses necessary to respond to those comments. The FEIS will ~~then~~ be used by the decision makers to evaluate SEQRA/CEQR findings, which address project impacts and proposed mitigation measures, in deciding whether to approve the requested discretionary actions, with or without modifications. *