

A. INTRODUCTION

This chapter considers the effects of the proposed actions on urban design and visual resources. As described in Chapter 1, “Project Description,” under the reasonable worst-case development scenario (RWCDS) the proposed actions would result in the development of approximately five new mixed-use buildings on the proposed development site, as well as the potential redevelopment of the projected future development site and the potential development site.

Under the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, urban design is defined as the totality of components that may affect a pedestrian’s experience of public space. These components include streets, buildings, visual resources, open spaces, natural resources, and wind. An urban design assessment under CEQR must consider whether and how a project may change the experience of a pedestrian. The *CEQR Technical Manual* guidelines recommend the preparation of a preliminary assessment of urban design and visual resources followed by a detailed analysis, if warranted, based on the conclusions of the preliminary assessment. The analysis provided below addresses urban design characteristics and visual resources for existing conditions and the future without and with the proposed actions.

PRINCIPAL CONCLUSIONS

The proposed actions would not be anticipated to result in significant adverse impacts to urban design and visual resources. At 28 stories (approximately 284 feet) tall, the new buildings on the proposed development site would be much taller than the existing 1-story retail structures they would replace, and approximately 140 feet taller than the existing Lenox Terrace residential buildings. The majority of existing buildings in the study area are generally under 8 stories; however, the larger residential complexes in the area (both NYCHA and privately-owned) are generally 13- to 16-stories tall, like the existing Lenox Terrace development. In addition, the height of the proposed buildings was designed to be consistent with the height of the mechanical bulkhead of the Harlem Hospital Center, directly north of the proposed development site.

The massing of the proposed buildings would be generally oriented north-south as with the existing Lenox Terrace residential buildings, and would be similar in the location and sizes of their footprints to the existing retail buildings; however, the proposed buildings also would extend east-west at the corners of the block, framing the overall site. The new buildings are anticipated to be clad in a mix of masonry and glass. The residential and retail uses of the proposed buildings would reflect the uses of the existing buildings on the Lenox Terrace complex as well as the predominant land uses in the study area, and the proposed community facility use would be compatible with similar uses in the surrounding area. The majority of new construction would take the place of existing one-story commercial buildings, allowing for the conversion of surface parking areas to open space; the new private open space would enhance the visual character of the proposed development site as compared to existing/No Action conditions, and thus would enhance the pedestrian experience of the surrounding area. The

Lenox Terrace

~~proposed existing driveway off Lenox Avenue—which would extend from 133th Street around the proposed midrise central podium to 134th Street, to provide access to the existing residential building at 470 Lenox Avenue—would visually extend the street grid of the study area eastward onto the site~~be maintained.

The proposed actions would not result in any changes to buildings, natural features, open spaces, or streets in the study area. In comparison with the No Action condition, the proposed project would alter the visual character of the surrounding area through the addition of new, taller buildings to the proposed development site and the projected future development site, but this character is already evolving through the construction of new No Build buildings in the study area. The assumed uses of a new building on the projected future development site would reflect the existing use on the site as well as uses within the surrounding area, and the height of the new building would be consistent with the proposed zoning. The height and massing of any new building on the potential development site also would be consistent with the proposed zoning.

The new buildings on the proposed development site would be prominent in views along surrounding streets, particularly along the avenues; however, in these views, the new buildings would be consistent with the height of the adjacent Harlem Hospital Center. The proposed buildings would not obstruct or eliminate views to visual landmarks in the surrounding area, including the Harlem River Lift Bridge, the Harlem YMCA tower, the Third Avenue Bridge, and the Madison Avenue Bridge. The expansive views from the Harlem River Park within the study area would continue to include the river, the nearby bridges, and the Bronx waterfront; views west also would include, from some perspectives, the new buildings on the proposed development site. Therefore, the proposed actions would not be expected to significantly adversely affect the context of natural or built visual resources, or any view corridors.

The change in the proposed zoning and the modification in the site plan described in Chapter 1, “Project Description” and the Foreword to the FEIS and illustrated on Figure 1-5 would not alter the development program considered in the EIS and would not increase building coverage or height at any location. The existing driveway off Lenox Avenue—which provides access to the existing residential building at 470 Lenox Avenue—would be maintained, and thus views from the avenue into the proposed development site from this location also would be maintained. Therefore, the change in the proposed zoning and the modification to the site plan would not result in any significant adverse impacts to urban design or visual resources.

B. PRELIMINARY ASSESSMENT

Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe from the street level a physical alteration beyond that allowed by existing zoning. Examples include projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed “as-of-right” or in the future without the proposed project.

The proposed actions include a rezoning that would increase allowable floor area within the rezoning area, as well as a large-scale special permit pursuant to ZR Section 74-743 to modify applicable height ~~and~~, setback, ~~and minimum distance between buildings~~ regulations. Therefore, as the proposed actions would result in physical alterations beyond that allowed by existing zoning, it would meet the threshold for a preliminary assessment of urban design and visual resources.

C. METHODOLOGY

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with that used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified.

Consistent with the analysis of land use, zoning, and public policy, the study area for the urban design and visual resources analysis has been defined as the area within ¼-mile of the rezoning area. This study area roughly extends from 140th Street to the north, the Harlem River to the east, 127th Street to the south, and Adam Clayton Powell Jr. Boulevard to the west (see **Figures 8-1 and 8-2**).

The *CEQR Technical Manual* recommends an analysis of pedestrian wind conditions in the urban design and visual resources assessment, for projects that would result in the construction of large buildings at locations that experience high-wind conditions (such as along the waterfront, or other locations where winds from the waterfront are not attenuated by buildings or natural features), which may result in an exacerbation of wind conditions due to “channelization” or “downwash” effects that may affect pedestrian safety. Factors to be considered in determining whether such a study should be conducted include locations that could experience high-wind conditions, such as along the waterfront; size, and orientation of the proposed buildings; the number of proposed buildings to be constructed; and the site plan and surrounding pedestrian context of the proposed project. The rezoning area is not on the waterfront or in a location where winds from the waterfront are not attenuated by buildings or natural features. The rezoning area is, at its closest point, approximately 1/5 of a mile away from the Harlem River waterfront; the 14 intervening buildings of the Lincoln Houses development (described below), as well as numerous trees within this development and along adjacent streets, attenuate winds from the waterfront. Therefore, an analysis of wind conditions and their effect on pedestrian level safety is not warranted under CEQR.

D. EXISTING CONDITIONS

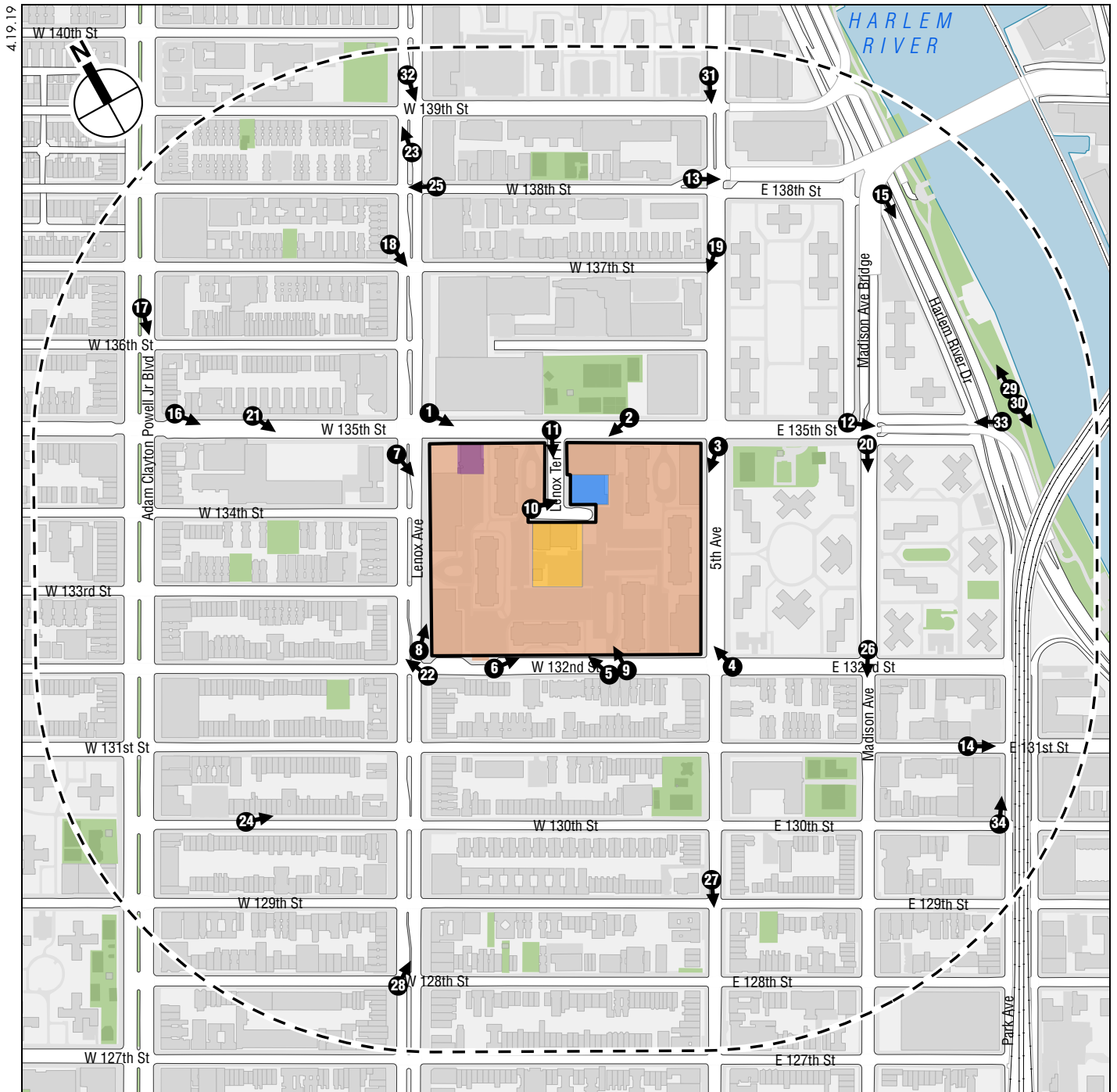
URBAN DESIGN



Figures 8-3 through 8-10 illustrate urban design characteristics of the rezoning area and study area, including built floor area ratio (FAR), year built, low coverage, and building height.

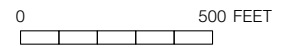
REZONING AREA

Proposed Development Site

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, and 75). The proposed development site has frontages on West 132nd Street, West 135th Street, Lenox Avenue, and Fifth Avenue. It currently contains Lenox Terrace complex, a development comprising six, 16-story (144-foot-tall) residential towers; five one-story (16-foot-tall) buildings with approximately 95,655 gsf of local retail use, and approximately 457 at-grade accessory parking spaces (see Views 1-8 on **Figures 8-11 through 8-13**). The residential buildings are roughly rectangular in their massing and rise to their full height without setbacks. All but one of the residential buildings are oriented north-south;



-  Rezoning Area
-  1/4-mile boundary
-  Proposed Development Site
-  Projected Future Development Site
-  Potential Development Site
-  City-Owned Site
-  Photograph View Direction and Reference No.



Urban Design and Visual Resources Reference Map
Figure 8-1

12.17.18



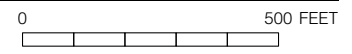
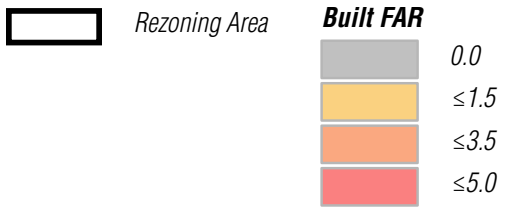
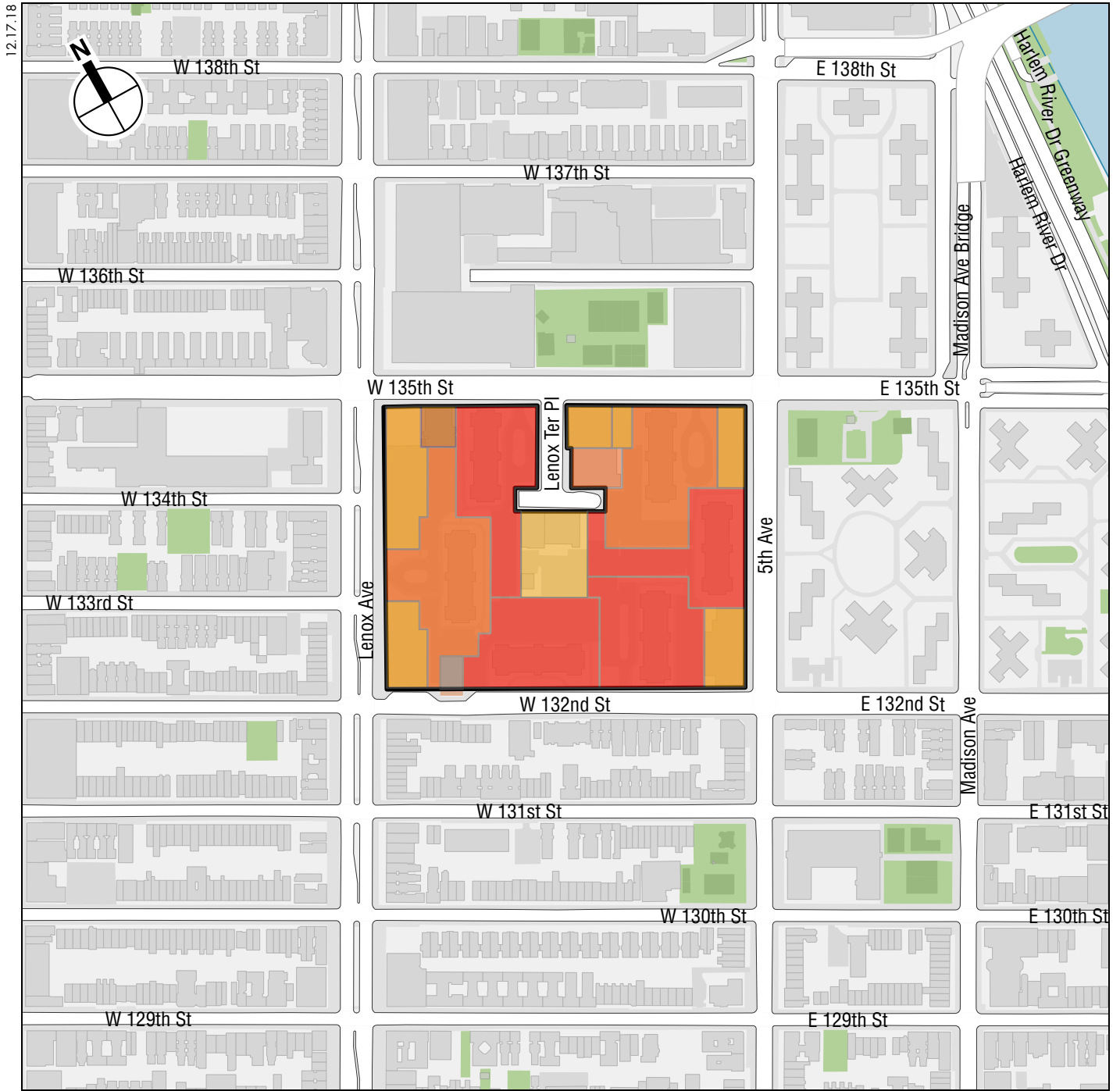
-  Rezoning Area
-  1/4-mile boundary
-  Proposed Development Site
-  Projected Future Development Site
-  Potential Development Site
-  City-Owned Site

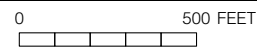
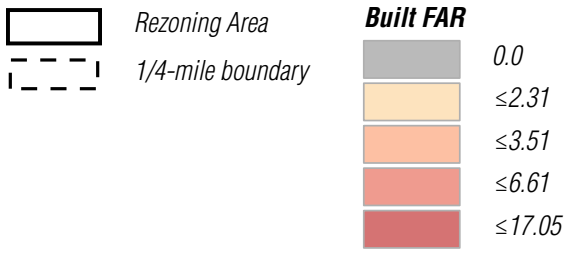
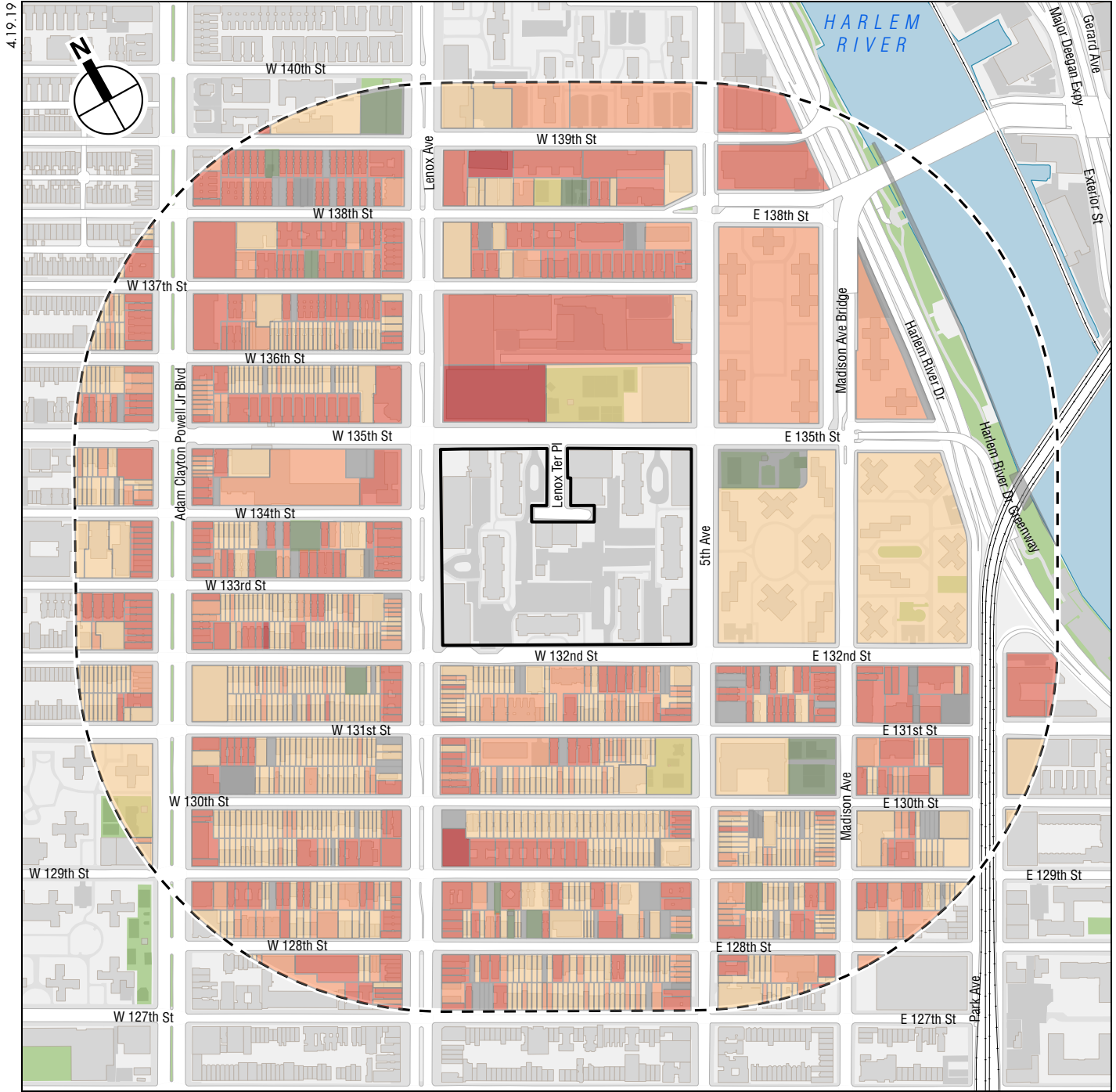
0 500 FEET

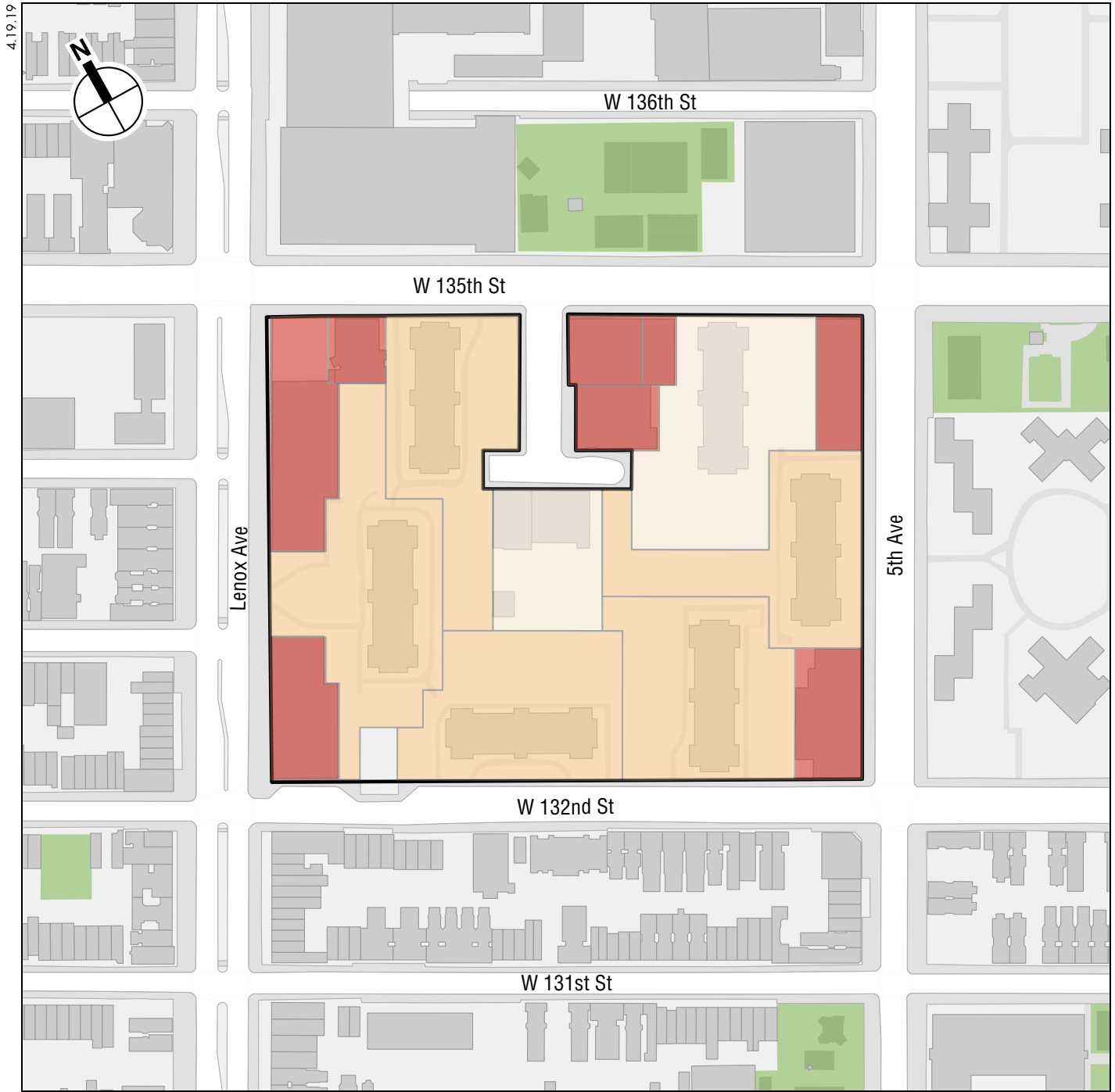


LENOX TERRACE

Aerial Map
Figure 8-2







4.19.19



W 136th St

W 135th St

Lenox Ave

5th Ave

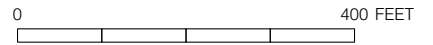
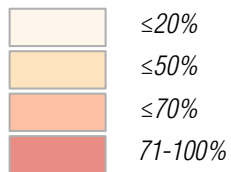
W 132nd St

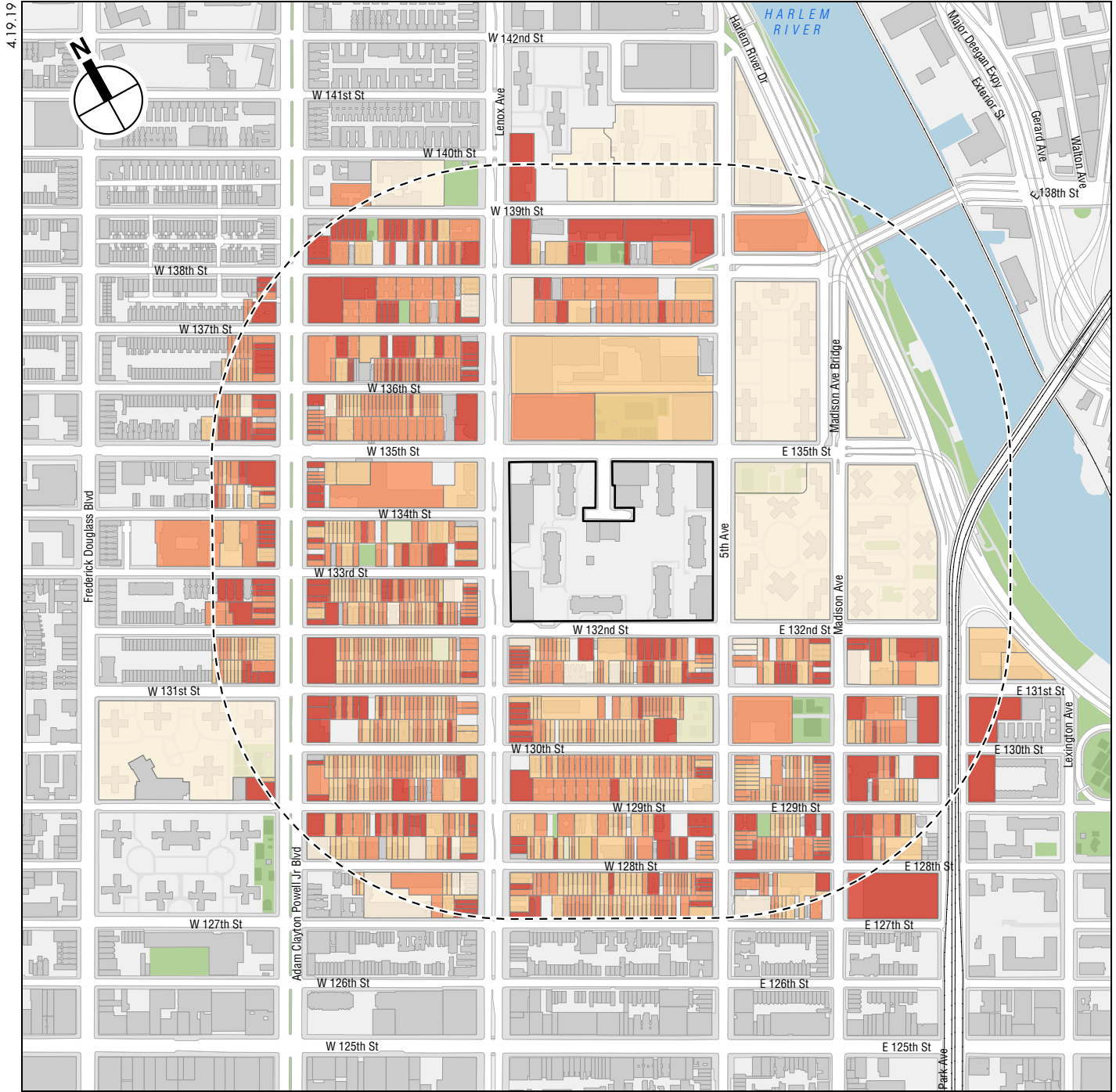
W 131st St



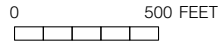
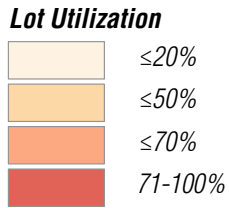
Rezoning Area

Lot Utilization





Rezoning Area
 Study Area (Quarter-mile boundary)

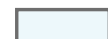





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 Project Site

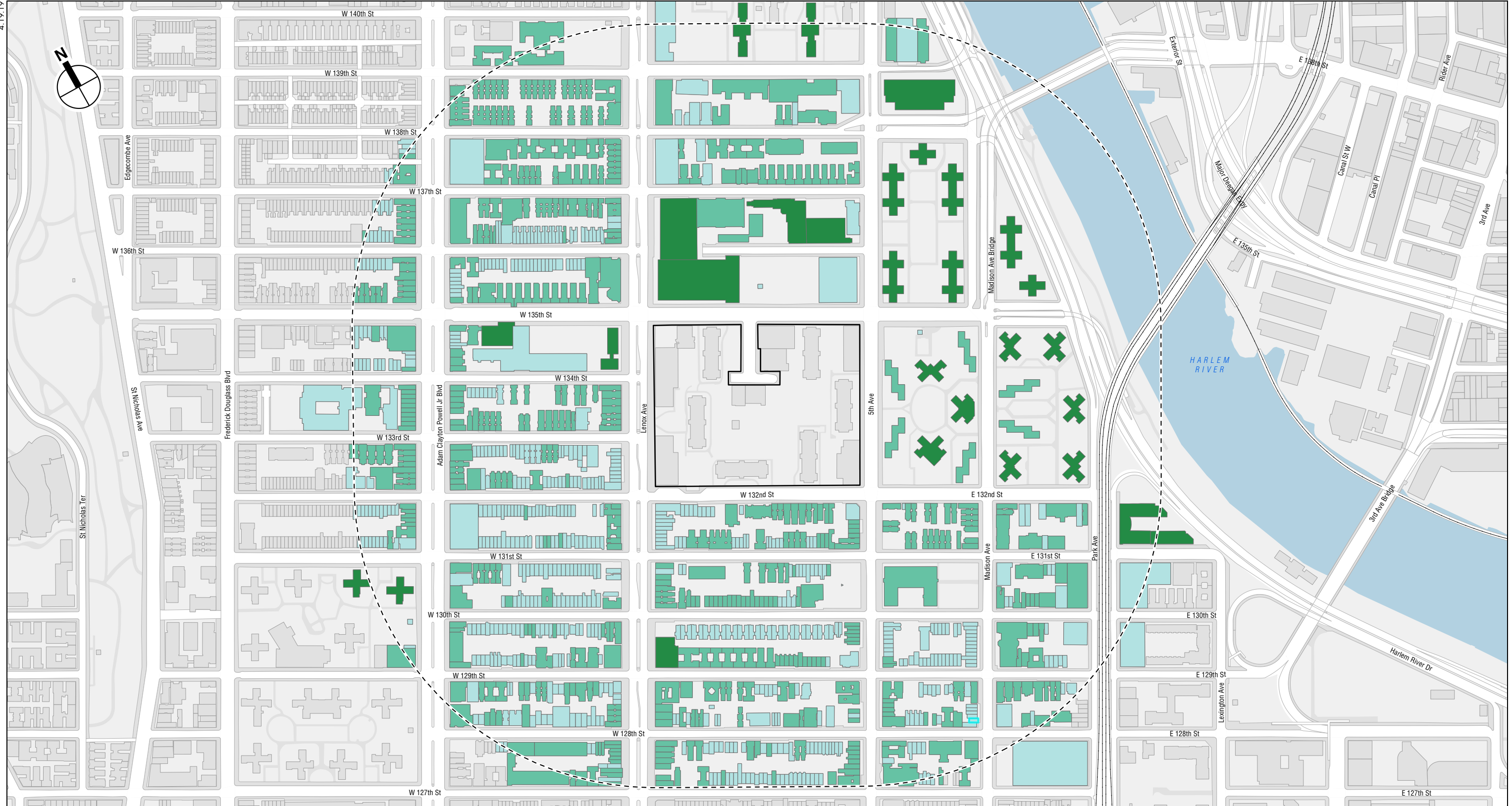
Building Height

-  ≤ 50 feet
-  ≤ 80 feet
-  ≤ 120 feet
-  ≤ 145 feet

0 200 FEET

LENOX TERRACE

Building Heights in the Rezoning Area
Figure 8-7



Rezoning Area
 Study Area (Quarter-mile boundary)

Building Height

- ≤50 feet
- ≤67.5 feet
- ≤101.5 feet
- ≤233 feet

0 200 FEET

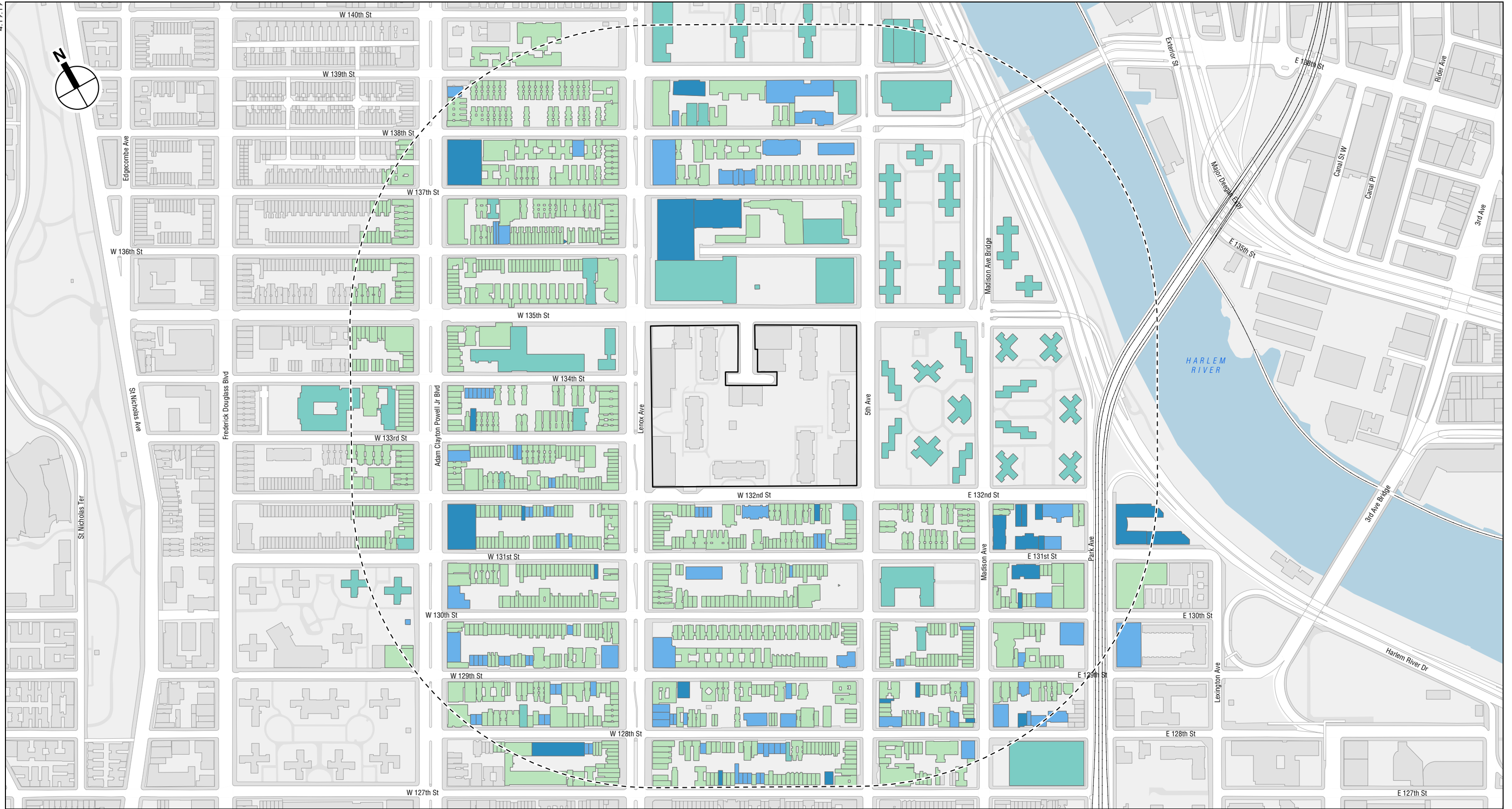


Rezoning Area

Constructed

- before 1929
- 1930-1939
- 1940-1949
- after 1958

0 200 FEET



Rezoning Area
 Study Area (Quarter-mile boundary)

Constructed

- before 1940
- 1941-1970
- 1971-2008
- 2009-present

0 500 FEET



North side of proposed development site, view east from Lenox Avenue 1



North side of proposed development site, view west from near Fifth Avenue 2



East side of proposed development site, view south from West 135th Street 3

Photographs of Proposed Development Site and Rezoning Area



East side of proposed development site, view north from West 132nd Street 4



South side of proposed development site, view west from Fifth Avenue 5



South side of proposed development site, view east near Lenox Avenue 6



West side of proposed development site, 7
view south near West 135th Street



West side of proposed development site, 8
view north from West 132nd Street



Lenox Terrace, view north from 132nd Street 9

Photographs of Proposed Development Site
and Rezoning Area
Figure 8-13

Lenox Terrace

the residential building fronting onto West 132nd Street is oriented east-west. Each of the existing Lenox Terrace residential buildings has a vehicular drop-off surrounded by landscaping (bushes, trees, and grassy areas) at the main entrance. The buildings are faced in red brick and have balconies at each corner as well as several on the longer facades. The 1-story retail buildings are utilitarian, unornamented red brick structures with rectangular footprints and are built to the lot lines on Fifth and Lenox Avenues and West 132nd and 132nd and 135th Streets.

One of the retail 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, extends to the south along West 132nd Street, creating a sidewalk bump-out into the streetbed at this location.

The interior of the proposed development site, around the existing buildings, is occupied by surface parking for use by Lenox Terrace residents (see View 9 of **Figure 8-13**). The parking is accessed via the curb cuts described below, as well as two additional curb cuts on West 132nd Street. There are landscaped areas and trees around the surface parking.

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 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. There is also one curb cut for a loading area on West 132nd Street. In total, there are ~~1140~~ existing curb cuts at the proposed development site.

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.

Projected Future Development Site

The projected future development site (Lot 65) is occupied by a 2-story, 35-foot tall brick building with a scalloped concrete facade, constructed circa 1915 and in use by the Metropolitan African Methodist Episcopal (AME) Church since the 1960s. The building is roughly rectangular in its shape, occupies nearly all of its lot, and is built to the lot line on 135th Street (see View 1 of **Figure 8-11**).

Potential Development Site

The Joseph P. Kennedy Memorial Community Center, a community facility use, is located on Lots 16 and 19 under ownership by Catholic Charities of the Archdiocese of New York. This site includes a 3-story brick building up to 62 feet in height, facing Lenox Terrace Place, and as well as two narrow 3-story (38-foot-tall) buildings at the rear of the lot (see View 10 of **Figure 8-14**). The remainder of the site—approximately half—contains a paved surface parking lot.

City-Owned Site

The Hansborough Recreation Center, a New York City Department of Parks and Recreation (NYC Parks) facility, is located on Lot 55. The recreation center includes a 3-story (62-foot-tall) brick building with a copper cornice, and a 1-level (33-foot-tall) red brick structure housing a natatorium (indoor swimming pool). The two buildings fully occupy their lot and are built to the



Lenox Terrace Place, view south from 135th Street 10



Hansborough Recreation Center, view from Lenox Terrace Place 11



135th Street, view east from Fifth Avenue 12

Photographs of Proposed Development Site, Rezoning Area, and Study Area

lot lines on Lenox Terrace Place. Portions of the west façade of the natatorium building are covered with murals (see View 11 of **Figure 8-14**).

STUDY AREA

The main streets in the study area are the avenues (Lenox and Fifth Avenues, and Seventh Avenue/Adam Clayton Powell Jr. Boulevard) and East 135th Street, as well as the Harlem River Drive. Pedestrian traffic appears heaviest along the avenues. Fifth and Madison Avenues are one-way; the other avenues and 135th Street are two-way. The other cross streets in the study area are mainly one-way and are less busy. Several are discontinuous, due to the presence of the superblocks described below. There are also ramps providing access/egress to and from the Madison Avenue Bridge near Madison Avenue and East 138th Street, and to and from Harlem River Drive near Park Avenue and East 135th Street (see Views 12 and 13 on **Figures 8-14 and 8-15**). The MetroNorth railroad tracks extend above Park Avenue through the study area, and the Harlem River Lift Bridge (near East 135th Street) carries rail traffic into the Bronx (see Views 14 and 15 on **Figure 8-15**).

The blocks in the study area are mainly roughly rectangular, except along the Harlem River waterfront, which curves inland near the rezoning area, and outward to the north and south. There are several superblocks in the area, some related to New York City Housing Authority (NYCHA) housing developments and other residential complexes developed in the mid-20th century. These include the rezoning area, described above; the Lincoln Houses NYCHA development, located on two superblocks between East 132nd and 135th Streets and Fifth and Park Avenues, directly east of the rezoning area; the Riverton Square development, located directly north of the Lincoln Houses on two superblocks bounded by East 135th and 138th Streets, Fifth Avenue, and Harlem River Drive; the Savoy Park (formerly Delano Village) development, on the superblock bounded by East 139th and 142nd Streets and Lenox and Fifth Avenues; and at the southwest corner of the study area, the St. Nicholas NYCHA development, located on two superblocks bounded by West 127th and 131st Streets, Frederick Douglass Boulevard, and Adam Clayton Powell Jr. Boulevard. One other superblock, directly north of the rezoning area, contains the Harlem Hospital complex. The topography of the study area slopes downward slightly from west to east towards the Harlem River.

The study area is urban in character, with streets flanked by concrete sidewalks. Parallel parking is available on most streets, and there are angled parking spaces on West 132nd Street adjacent to the Lenox Terrace complex. Bus shelters are located on the avenues and 135th and 139th Streets; and there are subway station entrances at Lenox Avenue and East 135th Street. On East 128th Street, there is a dedicated bike lane east of Fifth Avenue, connecting to bike access across the Third Avenue Bridge; there is also walked-bike access over the Madison Avenue Bridge, CitiBike stations at 130th Street/Lenox Avenue and 128th Street/Madison Avenue, and bike paths along the waterfront within Harlem River Park. There is transportation signage on gantries above the Harlem River Drive. Street trees are present throughout the study area, primarily along the east-west oriented streets and at the larger residential developments described above. Street furniture in the study area is mainly standard, including cobra-head lampposts; however, there are mast-arm lampposts at the intersection of West 135th Street and Adam Clayton Powell Jr. Boulevard. Lenox Avenue and Adam Clayton Powell Jr. Boulevard also have raised medians with trees (see Views 16-18 of **Figure 8-16**).

Immediately north of the rezoning area is the Harlem Hospital complex, which occupies the area between West 135th and 137th Streets and Lenox and Fifth Avenues. West 136th Street extends



138th Street, view east from Fifth Avenue 13



131st Street, view east from Park Avenue 14

Harlem River Drive, view southeast
from near 138th Street 15





South side of West 135th Street, view from near Adam Clayton Powell Jr. Boulevard **16**



Adam Clayton Powell Jr. Boulevard, view south from West 136th Street **17**



East side of Lenox Avenue, view from West 137th Street **18**

Lenox Terrace

partly into the block from Fifth Avenue. The hospital buildings, which are generally rectilinear in massing and up to 18 stories (248 feet) tall, are generally built to the lot line and rise without setbacks, with a driveway on West 135th Street for patient drop-offs and surface parking areas at the interior of the site and along West 137th Street (see View 18 above and View 19 of **Figure 8-17**). The glass-front pavilion along Lenox Avenue displays WPA-era murals originally created for historic portions of the hospital and designed by African American artists Georgette Seabrooke and Vertis Hayes. The southeast corner of the hospital block is occupied by P.S. 197, the John B. Russwurm School, occupying the full blockfront between 135th and 136th Streets, and the Howard Bennett Playground. The tan brick, square-plan building is three stories tall and has long bands of continuous fenestration on its street-facing facades. The bands of windows are accentuated by red metal detail and narrow metal overhangs. The Howard Bennett Playground is located adjacent to the west of P.S. 197 and includes basketball, tennis, and handball courts, spray showers, and playgrounds. At the northwest corner of Lenox Avenue and West 135th street is the Schomburg Center for Research in Black Culture. As described in more detail in Chapter 7, “Historic and Cultural Resources,” this landmarked includes three connected buildings: the former West 135th Street branch library, a 3-story limestone and brick building on West 135th Street; (referred to as the Landmark Building); the Schomburg Building, a 5-story red brick and glass structure on Lenox Avenue; and the Langston Hughes Building, a 1991 expansion that fits between the two older structures.

Immediately east of the rezoning area is the NYCHA Lincoln Houses development, which is composed of 14 red brick buildings six to 14 stories in height with a mix of roughly X-shaped and angular footprints. The buildings are set back from and at an angle to the surrounding streets (see View 20 of **Figure 8-17**). The perimeter of the complex is defined with low metal fences. Like the Lenox Terrace complex, the Lincoln Houses complex includes surface parking areas; it also includes interior pedestrian paths, landscaping, and play areas. The Abraham Lincoln Playground is located at the northwest corner of the site, at Fifth Avenue and 135th Street. It includes play equipment, basketball courts, an outdoor pool, and spray showers.

Immediately west of the rezoning area along Lenox Avenue are 4- and 5-story rowhouses and tenement buildings and—at the southwest corner of West 135th Street and Lenox Avenue—the Clayton Apartments, a 16-story, mid-century apartment building (see Views 21 and 22 of **Figures 8-17 and 8-18**). Like the Lenox Terrace residential buildings, it has multiple balconies along its Lenox Avenue façade. Immediately south of the rezoning area along West 132nd Street are 5-story brick tenement buildings, 4-story rowhouses, and several churches, two with relatively unornamented brick facades and one, the Bethel AME Church, which has a rock-face façade and narrow Gothic arched windows and entrances.

Directly north of the Lincoln Houses complex is the Riverton Square complex, which comprises seven 13-story red brick residential buildings within the two blocks bounded by East 135th and 138th Streets and Fifth and Park Avenues. At the northern edge of the study area is the Savoy Park complex, which also comprises seven 13-story red brick residential buildings within a superblock bounded by West 139th and 142nd Streets and Lenox and Fifth Avenues (see View 23 of **Figure 8-18**). Like the Lenox Terrace complex, the buildings in these large residential complexes are generally oriented north-south and are set back from the street within a landscaped campuses with surface parking.

The remainder of the study area is mainly composed of lower-scale buildings, including 3- and 4-story brownstones, some of which are within designated historic districts (see Chapter 7, “Historic and Cultural Resources”); tenements and older apartment buildings up to 8 stories tall,



West side of Fifth Avenue, view from 137th Street 19



Madison Avenue, view south from East 135th Street 20



South side of 135th Street, east of Adam Clayton Powell Jr. Boulevard 21



West side of Lenox Avenue, view from 132nd Street 22



Lenox Avenue, view north from near 139th Street 23

North side of West 130th Street, east of Adam Clayton Powell Jr. Boulevard

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LENOX TERRACE

many of which are faced in brick; and some more recent residential developments, also generally under 10 stories in height (see Views 24-28 of **Figures 8-18 through 8-20**). In comparison to the large residential and NYCHA complexes described above, these smaller residential buildings are typically narrow, built to the lot line, and occupy the majority of their lots. As described in Chapter 2, “Land Use, Zoning, and Public Policy,” there are also a number of low-scale school and community facility buildings within the study area.

At the periphery of the study area southwest of the rezoning area is another NYCHA housing development: the St. Nicholas Houses, a development with 13 14-story X-plan residential buildings on the blocks bounded by West 127th and 131st Streets and Frederick Douglass and Adam Clayton Powell Jr. Boulevards.

Open spaces in the study area include the parks and playgrounds noted above, notably the Howard Bennett Playground and Abraham Lincoln Playground directly north and east of the rezoning area, respectively, along with sitting areas and playgrounds on the grounds of the NYCHA developments and private open spaces associated with the large residential developments noted above. As described above, Harlem River Park extends along the waterfront east of Harlem River Drive between 132nd and 145th Streets. The waterfront greenway, which can be accessed at East 135th Street and Madison Avenue, and 139th Street and Fifth Avenue within the study area, includes a paved bike path, benches, lighting, landscaping, murals and etched panels (see Views 29 and 30 of **Figure 8-20**). The Harlem River is the study area’s main natural resource.

VISUAL RESOURCES/VIEW CORRIDORS

Visual resources are an area’s unique or important public view corridors, vistas, or natural or built features. These can include historic structures, parks, natural features (such as rivers), or important views.

REZONING AREA

Proposed Development Site

While the Lenox Terrace complex has been identified by LPC as appearing eligible for listing on the State and National Registers of Historic Places for its cultural associations with prominent African Americans in the Harlem community (see Chapter 7, “Historic and Cultural Resources”), it is not a visually distinctive element in surrounding view corridors, and thus is not identified as a visual resource for the purposes of this analysis. Views from the sidewalks adjacent to the proposed development site include, on West 135th Street, limited views of the Harlem YMCA tower (with its neon YMCA sign) to the west and the Harlem River Lift Bridge to the east.

Projected Future Development Site

There are no visual resources on the projected future development site. From the sidewalk adjacent to the projected future development site, limited views of the Harlem YMCA tower to the west and the Harlem River Lift Bridge to the east are available.



West 138th Street, view west from Lenox Avenue 25



Madison Avenue, view south from 132nd Street 26



Fifth Avenue, view south from West 129th Street 27



East side of Lenox Avenue, view from 128th Street 28



Harlem River Park, view north near 135th Street 29



Harlem River Park, view south near 135th Street 30

Lenox Terrace

Potential Development Site

There are no visual resources on the potential development site. Views from the sidewalk adjacent to the potential development site on Lenox Terrace Place terminate at the Harlem Hospital complex and Howard Bennett Playground on West 135th Street.

City-Owned Site

There are no visual resources on the City-owned site. Views from the sidewalk adjacent to the City-owned site on Lenox Terrace Place terminate at the Harlem Hospital complex and Howard Bennett Playground on West 135th Street.

STUDY AREA

Within the study area, Lenox Avenue and Adam Clayton Powell Jr. Boulevard (by virtue of their width), Park Avenue north of East 133rd Street, which is parallel with Harlem River Drive next to the Harlem River waterfront, and Harlem River Park along the waterfront provide the most extensive view corridors. Views along the avenues generally extend for long distances, but without any notable focus or visual resources within those views (see Views 31-32 of **Figure 8-21**). The mature trees and landscaping of some open spaces fronting on the avenues provide visual relief within these dense corridors.

Views from Harlem River Park and Park Avenue north of East 133rd Street within the study area include the Harlem River, the Madison Avenue Bridge, the Harlem River Lift Bridge, the Third Avenue Bridge, and the Bronx waterfront in the distance (see View 33 of **Figure 8-21**). Close-up views of the rezoning area from this area as well as some views to the north and south are limited due to the ramps on 135th Street leading to Harlem River Drive, the Park Avenue viaduct leading to the Harlem River Lift Bridge, and intervening buildings (see View 34 of **Figure 8-22**). From within the study area, views to the rezoning area are mostly limited to Lenox and Fifth Avenues, 135th Street, and nearby portions of 132nd Street.

The superblocks in the study area limit a number of views on east-west streets. Views east on West 133rd and 134th Streets terminate at Lenox Avenue with the Lenox Terrace complex; views east on West 136th Street terminate at Lenox Avenue with the Harlem Hospital superblock; views east on West 137th Street terminate at Fifth Avenue with the development on the Riverton Square superblock; views east on West 140th Street terminate at Lenox Avenue, with the development on the Savoy Park superblock; and views west on West 130th Street terminate at Adam Clayton Powell Jr Boulevard with the St. Nicholas Houses superblock. Views south on Fifth Avenue end with Marcus Garvey Park in the distance, outside the study area. Views east from 132nd Street and other east-west streets to the south include the Park Avenue Viaduct; views north and south along Park Avenue are also dominated by the structure (see View 34 of **Figure 8-22**). Views east along East 135th Street include the Harlem River Lift Bridge, but also are somewhat limited by the ramps leading to Harlem River Drive (see View 12 of **Figure 8-14** above). Similarly, views on Madison Avenue north of East 135th Street and on East 138th Street east of Fifth Avenue are somewhat limited by ramps leading to the Madison Avenue Bridge. Views east on 131st Street east of Park Avenue include the Third Avenue Bridge.

Visual resources that can be seen from within the study area include the bridges described above and the brick tower of the Harlem YMCA. The historic resources in the surrounding area are visually interesting, but are not highly visible except along adjacent streets.



Fifth Avenue, view south from 139th Street 31



Lenox Avenue, view south from 139th Street 32



Harlem River Park, view west from near 135th Street 33



Park Avenue, view north from East 130th Street 34

E. FUTURE WITHOUT THE PROPOSED PROJECT

REZONING AREA

While current zoning regulations would permit additional development on the proposed development site, for the purposes of a conservative analysis the No Action scenario assumes that the proposed development site would continue in its existing condition in both 2023 and 2026, with the exception that currently vacant retail space would likely be re-tenanted depending upon market conditions. While it has been reported that the Metropolitan AME Church on the projected future development site could be redeveloped independent of the proposed actions, for the purposes of a conservative analysis, the No Action scenario assumes that this site, as well as the remainder of the rezoning area, will continue in their existing condition in both 2023 and 2026.

STUDY AREA

Current trends and conditions within the study area are anticipated to generally continue in the No Action scenario. Thirteen development projects are expected to be completed by the 2023 analysis year within the study area (see **Appendix A**). In total, these projects will add approximately 224 new DUs, 11,343 sf of retail space, and 18,181 sf of community facility space, and one parking facility. By the 2026 analysis year, a new public health laboratory and other improvements on the Harlem Hospital Center campus could be completed within the study area.

These proposed buildings are anticipated to be below 10 stories in height, and thus would be generally consistent with the existing scale of the study area. By bringing new uses and buildings to sites that are currently vacant or underdeveloped, the No Build projects would bring additional density to the surrounding area, create stronger streetwalls, and activate the pedestrian experience on surrounding streets. The visual character of the study area would continue to evolve with the addition of these new buildings.

F. FUTURE WITH THE PROPOSED PROJECT

The change in the proposed zoning and the modification in the site plan described in Chapter 1, “Project Description” and the Foreword to the FEIS and illustrated on Figure 1-5 would not alter the development program considered in the EIS and would not increase building coverage or height at any location. The existing driveway off Lenox Avenue—which provides access to the existing residential building at 470 Lenox Avenue—would be maintained, and thus views from the avenue into the proposed development site from this location also would be maintained. Therefore, the change in the proposed zoning and the modification to the site plan would not result in any significant adverse impacts to urban design or visual resources.

URBAN DESIGN

REZONING AREA

Proposed Development Site

In the future with the proposed actions, five new mixed-use buildings would be constructed on the perimeter of the proposed development site, replacing five existing single-story retail structures.

Lenox Terrace

The new buildings would include approximately 1,430,258 gsf of new residential use; 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.

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 SW (see Chapter 1, "Project Description," 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 (see Figures 8-23 through 8-27).~~ 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.

With the proposed project, the existing surface parking area at the center of the proposed development site would be redeveloped as more than seven acres of new private open space (see **Figures 8-28 through 8-30**). This new open space is expected to serve as a flexible open space for residents, providing for both active and passive recreation. The areas in-between the remaining surface parking spaces are expected to be landscaped 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 enhanced with a variety functions, including both recreational and passive for quiet relaxation. At-grade parking would be reduced to 34 spaces, and between 386 and 626 accessory parking spaces would be provided in parking garages below the new buildings. 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 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~~ two new curb cuts on the west side and one on the east side of Lenox Terrace Place, and 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.

Overall, the development on the proposed development site would increase from a built FAR of approximately 3.0 (existing/No Action conditions) to a built FAR of approximately 5.61 (With Action scenario). The built FAR on the proposed development site would be less than the maximum allowable FAR under the proposed zoning, which is 7.2 for residential use, 6.5 for community facility use, and 26.0 for commercial use. The proposed project would require a rezoning to allow for the development of additional floor area on the site, as well as special permits to allow distribution of lot coverage, modification of height and setback restrictions, and reduced parking requirements. 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. 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. It should be noted that potential impacts to views from privately-owned places, such as residential units, are not considered in a CEQR



Existing/No Action Condition



NOTE: DESIGN AND MATERIALS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

With Action Condition



Existing/No Action Condition



NOTE: DESIGN AND MATERIALS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

With Action Condition

Illustrative Rendering of Proposed Project
View West on 135th Street from Harlem River Park

Figure 8-24



Existing/No Action Condition



NOTE: DESIGN AND MATERIALS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

With Action Condition



Existing/No Action Condition



NOTE: DESIGN AND MATERIALS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

With Action Condition

Illustrative Rendering of Proposed Project View South on Lenox Avenue from 137th Street



NOTE: DESIGN AND MATERIALS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Rendering of Proposed Project—View East from Lenox Avenue near West 133rd Street



Existing/No Action Condition



FOR ILLUSTRATIVE PURPOSES ONLY

With Action Condition

Illustrative Rendering of Proposed Project
View Through Open Space



FOR ILLUSTRATIVE PURPOSES ONLY



FOR ILLUSTRATIVE PURPOSES ONLY

urban design analysis. 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 for existing tenants and tenants of the proposed development.

The applicant is expected to enter into a Restrictive Declaration to reflect the requested approvals. The Restrictive Declaration 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 (the large-scale drawings); 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. The Restrictive Declaration would also restrict the project's FAR 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 New York City Planning Commission (CPC) approval.

In general, the urban design of the proposed development in the future with the proposed actions would differ from the existing/No Action condition in several ways. The bases of the proposed buildings would be built to the lot lines on Lenox and Fifth Avenues and West 132nd and 135th Streets, as the existing retail buildings are; however, given their additional height, they would be expected to create taller streetwalls that would be more continuous where they would replace vacant lots and surface parking. These stronger streetwalls would be expected to enhance the pedestrian experience along adjacent sidewalks. At 28 stories (approximately 284 feet) tall, the new buildings would be much taller than the existing 1-story retail structures they would replace, and approximately 140 feet taller than the existing Lenox Terrace residential buildings. The massing of the proposed buildings would be generally oriented north-south as with the existing residential buildings, and would be similar in the location and sizes of their footprints to the existing retail buildings; however, the proposed buildings also would extend east-west at the corners of the block, framing the overall site. The new buildings are anticipated to be clad in a mix of masonry and glass. Since the unbuilt-upon area at the site would be generally maintained with the proposed project, the proposed lot coverage would remain generally consistent with the lot coverage in existing/No Action conditions.

The residential and retail uses of the proposed buildings would be consistent with the uses of the existing buildings on the site, and the proposed community facility use would be compatible with similar uses in the surrounding area, as detailed below. The reduction of surface parking and creation of new private open space would provide a new amenity for Lenox Terrace residents, and would enhance the visual character of the site.

Projected Future Development Site

For the purposes of a conservative analysis, it is assumed that by the 2026 analysis year the proposed actions could induce new development on Lot 65. If such development fully utilized the maximum FAR allowable under the proposed zoning, this site could be developed with approximately 58,500 sf of new residential and 6,968 gsf replacement community facility/institutional use for the existing church. The building on this site is anticipated to be up to 145 feet in height, or approximately 110 feet taller than the existing structure (see **Figures 8-31 and 8-32**). Like the existing building on this site, the potential new structure is assumed to occupy the majority of its lot and to be built to the lot line on 135th Street. The assumed uses of



Existing/No Action Condition

Building Height: 284'

Building Height: 284'

Building Height: 145'

Building Height: 284'

Building Height: 146'6"



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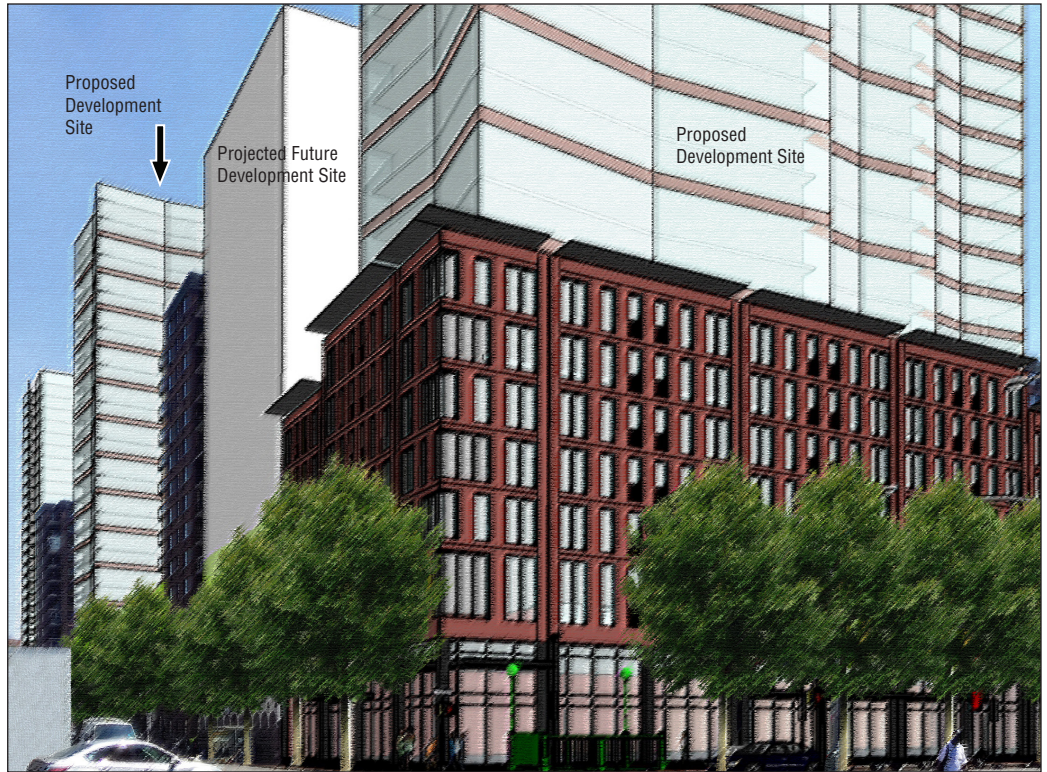
With Action Condition

Illustrative Rendering of
With Action Condition—View East On 135th Street

Figure 8-31



Existing/No Action Condition



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With Action Condition

Illustrative Rendering of With Action Condition—View East on 135th Street at Lenox Avenue

Lenox Terrace

the projected new building, residential and replacement community facility/institutional, would be consistent with the existing use on the site as well as within the surrounding area.

Potential Development Site

For the purposes of a conservative analysis, it is assumed that the proposed actions could result in new development on Lots 16 and 19. If such development fully utilized the maximum FAR allowable under the proposed zoning, a new building on this site could be up to 215 feet in height, or approximately 153 feet taller than the existing structure (see **Figure 8-332**). In comparison to the existing buildings on this site, the potential new structure is assumed to occupy the majority of its lot and to be built to the lot line on Lenox Terrace Place.

City-Owned Site

The existing use and structure on the City-owned site—the Hansborough Recreational Center—are assumed to remain in the With Action scenario.

STUDY AREA

The proposed actions would not result in any changes to buildings, natural features, open spaces, or streets in the study area. In comparison with the No Action condition, the proposed project would alter the visual character of the surrounding area through the addition of new, taller buildings to the proposed development site, the projected future development site, and the potential development site, but this character is already evolving through the buildings currently under construction. As described above, there are 13 projects that will be introduced to the study area in the No Action condition by 2026; these are anticipated to be generally less than 10 stories in height and would include mostly residential use, as well as some commercial and community facility use.

At 28 stories tall (approximately 284 feet, including mechanical bulkhead), the proposed buildings would be taller than the majority of existing buildings in the study area, which as described above are generally under 8 stories; however, the larger residential complexes in the area (both NYCHA and privately-owned) are generally 13- to 16-stories tall, like the existing Lenox Terrace development. In addition, the height of the proposed buildings was designed to match the height of the mechanical bulkhead of the Harlem Hospital Center, directly north of the proposed development site.

As described above, the majority of new construction would take the place of existing one-story commercial buildings, allowing for the conversion of surface parking areas to open space; the new open space would enhance the visual character of the proposed development site as compared to existing/No Action conditions, and thus would enhance the pedestrian experience of the surrounding area. The proposed residential, retail, and community facility uses are consistent with the predominant land uses in the study area.

The new buildings on the proposed development site and the potential buildings assumed for the projected future development site and the potential development site would maintain existing street frontages and create stronger streetwalls along these corridors. These streetwalls would be expected to enhance the pedestrian experience along adjacent sidewalks. The ~~proposed-existing~~ driveway off Lenox Avenue—which would extend from 133th Street around the proposed ~~midrise central podium to 134th Street, to provide~~ access to the existing residential building at 470 Lenox Avenue—would ~~visually extend the street grid of the study area eastward onto the site~~ be maintained. The proposed uses also would be expected to activate the surrounding



Existing/No Action Condition



FOR ILLUSTRATIVE PURPOSES ONLY

With Action Condition

Illustrative Rendering of With Action Condition
View South On Lenox Terrace Place From West 135th Street

streetscape, particularly at the corner of Fifth Avenue and 132nd Street, which is currently occupied by a vacant building.

As described above, the proposed project would have a built FAR of approximately 5.61, which is more than the existing built FAR of the proposed development site, but less than the maximum allowable FAR of 7.2. At this built FAR, the overall density on the proposed development site would be greater than most of the study area, but less than the Clayton Apartments directly west of the site, the Harlem Hospital complex directly north of the site, or the Riverbend development at the northeast corner of the study area.

VISUAL RESOURCES/VIEW CORRIDORS

REZONING AREA

Proposed Development Site

As described above, there are no visual resources within the proposed development site. The proposed actions would not have a significant adverse effect to adjacent view corridors. From the sidewalks adjacent to the north side of the proposed development site, the limited views to the Harlem River Lift Bridge to the east and to the Harlem YMCA tower to the west would continue to be available.

Projected Future Development Site

As described above, there are no visual resources within the projected future development site. The proposed actions would not have a significant adverse effect to adjacent view corridors. From the 135th Street sidewalk adjacent to the projected future development site, the limited views to the Harlem River Lift Bridge to the east and to the Harlem YMCA tower to the west would continue to be available.

Potential Development Site

As described above, there are no visual resources within the potential development site. The murals on the west façade of the Hansborough Recreational Center would remain visible from the sidewalks of Lenox Terrace Place adjacent to the potential development site.

City-Owned Site

As described above, there are no visual resources within the City-owned site, and the proposed actions would not result in any changes to this site. The murals on the west façade of the Hansborough Recreational Center would remain visible from Lenox Terrace Place and nearby portions of West 135th Street.

STUDY AREA

The new buildings on the proposed development site would be prominent in views along surrounding streets, particularly along the avenues; however, in these views, the new buildings would be consistent with the height of the adjacent Harlem Hospital Center (see **Figures 8-23, 8-25 through 8-27, and 8-31**). The proposed site plan, which in comparison to existing/No Action conditions does not include development along Lenox Avenue at 133rd and 134th Streets, would extend sight lines along these streets eastward into the proposed development site. As described above, other view corridors in the study area are limited by development on superblocks, and the

Lenox Terrace

east-west streets in the study area are generally narrow and have extensive tree cover, and thus provide limited views.

The proposed buildings would not obstruct or eliminate views to visual landmarks in the surrounding area, including the Harlem River Lift Bridge, the Harlem YMCA tower, the Third Avenue Bridge, and the Madison Avenue Bridge. The expansive views from the Harlem River Park within the study area would continue to include the river, the nearby bridges, and the Bronx waterfront; views west also would include, from some perspectives, the new buildings on the proposed development site. As described above, the historic resources in the surrounding area are visually interesting, but are not highly visible except along adjacent streets, and thus the proposed buildings would not be anticipated to adversely affect views to those resources.

The proposed project would not partially or totally block a view corridor or a natural or built visual resource. Therefore, the proposed project would not be expected to significantly adversely affect the context of natural or built visual resources, or any view corridors.

In conclusion, the proposed project would not significantly adversely affect urban design or visual resources. *