

APPENDIX G

COASTAL ASSESSMENT FORM

For Internal Use Only:

WRP no. _____

Date Received:

DOS no. _____

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM Consistency Assessment Form

Proposed actions that are subject to CEQR, ULURP, or other local, state or federal discretionary review procedures, and that are within New York City's designated coastal zone, must be reviewed and assessed for their consistency with the *New York City Waterfront Revitalization Program* (WRP). The WRP was adopted as a 197-a Plan by the Council of the City of New York on October 13, 1999, and approved by the New York State Department of State with the concurrence of the United States Department of Commerce pursuant to applicable state and federal law, including the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. As a result of these approvals, state and federal discretionary actions within the city's coastal zone must be consistent to the maximum extent practicable with the WRP policies and the city must be given the opportunity to comment on all state and federal projects within its coastal zone.

This form is intended to assist an applicant in certifying that the proposed activity is consistent with the WRP. It should be completed when the local, state, or federal application is prepared. The completed form and accompanying information will be used by the New York State Department of State, other state agencies or the New York City Department of City Planning in their review of the applicant's certification of consistency.

A. APPLICANT

1. Name: **Columbia University/Richard G. Leland, Esq.**

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Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza
New York, New York 10004**

3. Telephone: (212) 859-8978 Fax: (212) 859-4000 E-mail: richard.leland@friedfrank.com

4. Project Site Owner: Columbia University

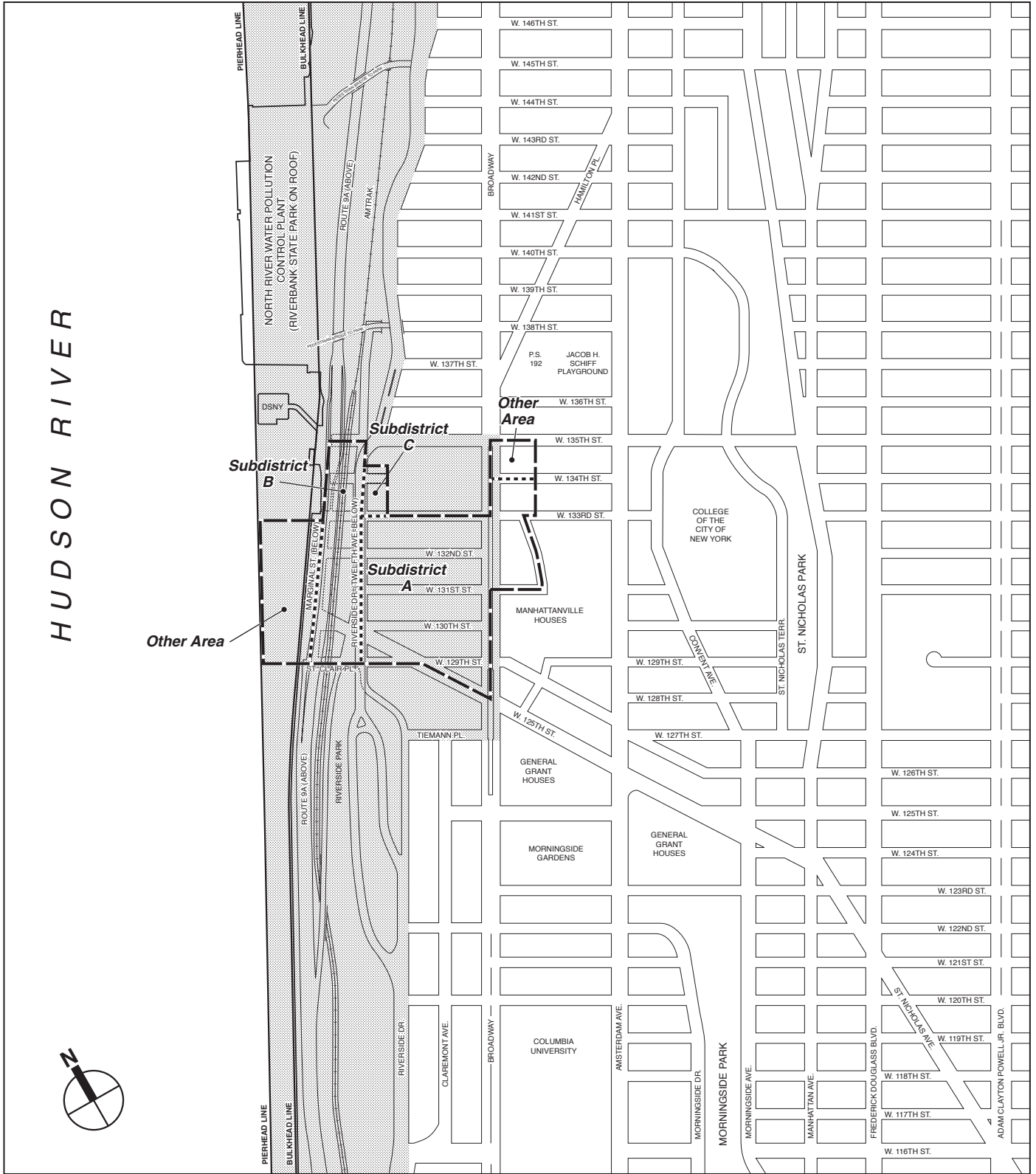
B. PROPOSED ACTIVITY

1. Brief description of activity:

Columbia University proposes the Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development project (the "Proposed Actions"/"Proposed Project") in an approximately 35-acre area (the "Project Area") of Manhattanville in West Harlem, Borough of Manhattan. The portion of the Project Area within the designated coastal zone is located west of Broadway between West 135th Street and St. Clair Place/West 125th Street (see Figure G-1). The rezoning would amend the zoning map in the Project Area, create the Special Manhattanville Mixed-Use Zoning District, and allow Columbia to develop an Academic Mixed-Use plan (the "Academic Mixed-Use Development") on approximately 17 acres (the "Academic Mixed-Use Area") within the Project Area (see Figure G-2) to meet its needs for long-term growth and modernization. The Proposed Actions would enable Columbia to build an estimated 6.8 million gross square feet (gsf) of new space in the Academic Mixed-Use Area. The remaining 18 acres within the Project Area that would be subject to rezoning consist of 11 acres of land, located primarily west of Twelfth Avenue and east of Broadway (which is estimated to yield another 329,500 gsf of commercial and residential development) and 7 acres under water (which would support no development).

To encourage appropriate redevelopment along the Manhattanville waterfront, while enhancing pedestrian access to it, the Special Manhattanville Mixed-Use Zoning District would have urban design requirements for mandatory widened sidewalks in Subdistrict A (except on Broadway, West 125th Street, and the block between West 131st and West 132nd Streets); maximum building heights and mandatory streetwalls throughout the zoning district; designation of Twelfth Avenue, West 125th Street, and Broadway within Subdistricts A and B for special ground-floor uses to provide neighborhood amenities (e.g., retail, institutional, and community service uses) and lively streetscapes; transparency requirements on Twelfth Avenue, West 125th Street, and Broadway within Subdistricts A and B; and open area design controls in Subdistrict A. These features would result in greater and livelier street-level activity, greenery, and enhanced westward views to the Hudson River, making the Project Area more welcoming to pedestrians. Further, these new streetscape features would contribute to an improved pedestrian corridor along West 125th Street to the West Harlem Waterfront park. Two new significant publicly accessible open spaces with north-south midblock connections would also be created west of Broadway by the Proposed Actions.

2. Purpose of activity: Columbia University proposes the establishment of a new Special Manhattanville Mixed-Use Zoning District in the Project Area to achieve two goals:
- To allow Columbia to fulfill its role as a leading academic institution that makes a significant contribution to the economic, cultural, and intellectual vitality of New York City by enabling it to expand and modernize its facilities within a 17-acre Academic Mixed-Use Area within the proposed 35-acre Special District.
 - To facilitate the revitalization, improvement, and redevelopment of a portion of the Manhattanville section of West Harlem by allowing greater density and a wider variety of land uses.
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

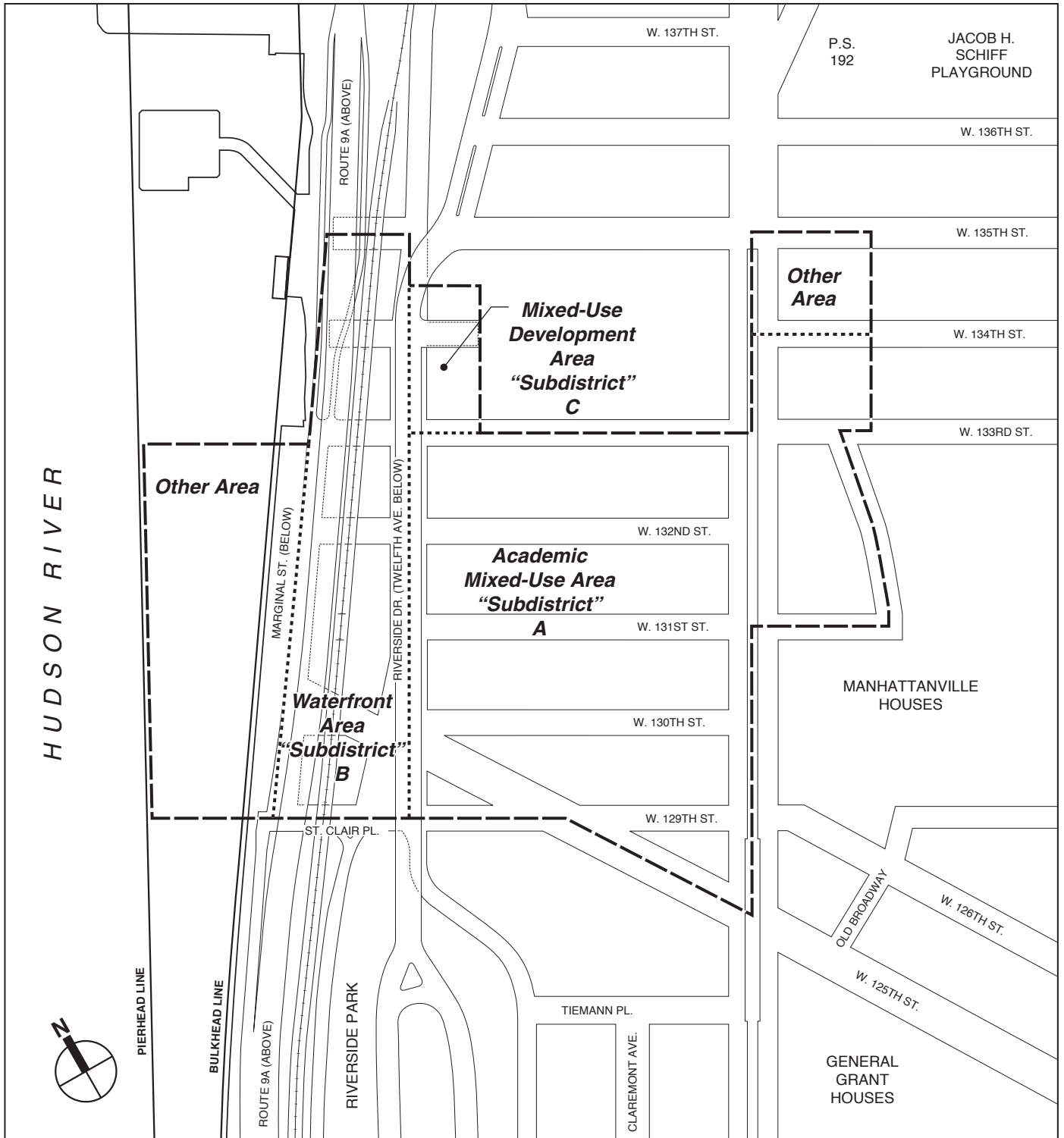
-  Project and Rezoning Area Boundary
-  Subdistrict Boundaries
-  Coastal Zone

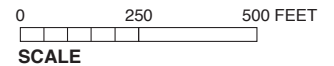


Figure G-1
Waterfront Revitalization Program:
Coastal Zone Boundary



— — — Proposed Special Manhattanville Mixed-Use District / Project Area

..... Subdistrict Boundary



Note: The subdistrict boundaries correspond to the proposed zoning subdistricts

3. Location of activity (street address/borough or site description): Manhattanville section of Manhattan.
4. If a federal or state permit or license was issued or is required for the proposed activity, identify the permit type(s), the authorizing agency and provide the application or permit number(s), if known:
- **New York State Department of Environmental Conservation (DEC) permit approval for construction and operation of the proposed fuel-fired central energy plants and smaller package boiler systems at various locations to provide heating and cooling to the new buildings in the Academic Mixed-Use Area, and fossil fuel-fired HVAC systems.**
 - **DEC State Pollution Discharge Elimination System (SPDES) for stormwater discharge during construction (General Permit GP-02-01).**
 - **New SPDES permit from DEC for stormwater discharges to the Hudson River through a connection to an existing to outfall at the western terminus of St. Clair Place. This outfall would discharge stormwater from the separate stormwater system proposed for the blocks between West 130th Street and West 133rd Street between Broadway and Twelfth Avenue as part of the Proposed Actions.**

5. Is federal or state funding being used to finance the project? If so, please identify the funding source(s).
No federal or state funding has been used to finance the project as of this date.

6. Will the proposed project result in any large physical change to a site within the coastal area that will require the preparation of an environmental impact statement?
 Yes X No _____ If yes, identify Lead Agency:

The New York City Department of City Planning (DCP) is preparing the Environmental Impact Statement (EIS) on behalf of the City Planning Commission (CPC), the Lead Agency.

7. Identify city discretionary actions, such as a zoning amendment or adoption of an urban renewal plan, required for the proposed project.

The Proposed Project would require the following land use actions to permit the range of proposed uses, as follows:

- **Zoning Text amendment to establish a Special Manhattanville Mixed-Use Zoning District coterminous with the Project Area.**
- **Changes to zoning sectional maps 5c and 6a (1) to map a Special Manhattanville Mixed-Use Zoning District coterminous with the Project Area; and (2) change underlying zoning districts, which are subject to the City's Uniform Land Use Review Procedure (ULURP).**
- **New York City Department of Environmental Protection (DEP) approval for an Amended Drainage Plan, a Private Drainage Proposal, and construction and operation of the central energy plants.**
- **New York City Department of Transportation (NYCDOT) approval for the proposed transportation improvement plan.**
- **NYCDOT, Bureau of Bridges approval to rebuild West 130th, West 131st, and West 132nd Streets above the Academic Mixed-Use Development below-grade support facility.**
- **NYCDOT, Division of Franchises, Concessions, and Consents possible approval for revocable consents.**
- **The Proposed Actions are within the boundaries of the coastal zone, and will require a determination of consistency with New York City's Local Waterfront Revitalization Program from CPC.**

C. COASTAL ASSESSMENT

Location Questions:	Yes	No
1. Is the project site on the waterfront or at the water's edge?	<u>X</u>	_____
2. Does the proposed project require a waterfront use?	_____	<u>X</u>
3. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land underwater, or coastal waters?	_____	<u>X</u>

Policy Questions

Yes

No

The following questions represent, in a broad sense, the policies of the WRP. Numbers in parentheses after each question indicate the policy or policies addressed by the question. The new Waterfront Revitalization Program offers detailed explanations of the policies, including criteria for consistency determinations.

Check either “Yes” or “No” for each of the following questions. For all “yes” responses, provide an attachment assessing the effects of the proposed activity on the relevant policies or standards. Explain how the action would be consistent with the goals of those policies and standards.

4. Will the proposed project result in revitalization or redevelopment of a deteriorated or under-used waterfront site? (1)

 X

The Proposed Actions would replace the existing automotive uses, storage facilities, and industrial and manufacturing uses with new community facility and commercial development that would enliven and attract residents and visitors to the waterfront and the new West Harlem Waterfront park.

5. Is the project site appropriate for residential or commercial development? (1.1)

 X

The Project Area is located in close proximity to residential and commercial uses and, as identified in the West Harlem Master Plan, has the potential for strengthening upland residential and commercial areas and for opening up the waterfront to the public. The Proposed Actions would facilitate commercial and residential development in an appropriate area for reuse.

6. Will the action result in a change in scale or character of a neighborhood? (1.2)

 X

The Proposed Actions would facilitate new community facility and commercial development that would enliven and attract users to the waterfront.

7. Will the proposed activity require provision of new public services or infrastructure in undeveloped or sparsely populated sections of the coastal area? (1.3)

 X

8. Is the action located in one of the designated Significant Marine and Industrial Areas (SMIA): South Bronx, Newtown Creek, Brooklyn Navy Yard, Red Hook, Sunset Park, or Staten Island? (2)

 X

9. Are there any waterfront structures, such as piers, docks, bulkheads or wharves, located on the project sites? (2)

 X

Although the Proposed Actions would not directly result in construction or operation of facilities along the waterfront, the Proposed Actions would facilitate access to and use of the West Harlem Waterfront park being developed within the Project Area independent of this project.

10. Would the action involve the siting or construction of a facility essential to the generation or transmission of energy, or a natural gas facility, or would it develop new energy resources? (2.1)

 X

The fuel-fired central energy plants and smaller package boiler systems proposed to provide heating and cooling to the new buildings within the Academic Mixed-Use Area would be located outside the coastal zone.

Policy Questions cont'd

	Yes	No
11. Does the action involve the siting of a working waterfront use outside of a SMIA? (2.2)	_____	_____X
12. Does the proposed project involve infrastructure improvement, such as construction or repair of piers, docks, or bulkheads? (2.3, 3.2)	_____	_____X
13. Would the action involve mining, dredging, or dredge disposal, or placement of dredged or fill materials in coastal waters? (2.3, 3.1, 4, 5.3, 6.3)	_____	_____X
14. Would the action be located in a commercial or recreational boating center, such as City Island, Sheepshead Bay or Great Kills or an area devoted to water-dependent transportation? (3)	_____	_____X
15. Would the proposed project have an adverse effect upon the land or water uses within a commercial or recreation boating center or water-dependent transportation center? (3.1)	_____	_____X
16. Would the proposed project create any conflicts between commercial and recreational boating? (3.2)	_____	_____X
17. Does the proposed project involve any boating activity that would have an impact on the aquatic environment or surrounding land and water uses? (3.3)	_____	_____X
18. Is the action located in one of the designated Special Natural Waterfront Areas (SNWA): Long Island Sound-East River, Jamaica Bay, or Northwest Staten Island? (4 and 9.2)	_____	_____X
19. Is the project site in or adjacent to a Significant Coastal Fish and Wildlife Habitat? (4.1)	_____X	_____
<p>The Project Area is located within the Lower Hudson Reach Significant Coastal Fish and Wildlife Habitat. The Proposed Actions would <u>construct a separate stormwater system to serve a portion of the Academic Mixed-Use Area. The system would discharge stormwater through an existing outfall at the western terminus of St. Clair Place, from the blocks between West 130th Street and West 133rd Street between Broadway and Twelfth Avenue. Use of this outfall for the discharge of stormwater would require a new SPDES permit from DEC.</u></p>		
<p>Discharge of stormwater through the outfall at West 125th Street would not be expected to result in significant adverse impacts to water quality or aquatic biota within the Lower Hudson Reach Significant Coastal Fish and Wildlife Habitat. The new storm sewers would be expected to include measures to contain floatables (e.g., catchbasins with sumps and hoods), and to trap sediment and oil (e.g., catchbasins with hydrodynamic separators).</p>		
20. Is the site located within or adjacent to a Recognized Ecological Complex: South Shore of Staten Island or Riverdale Natural Area District? (4.1 and 9.2)	_____	_____X
21. Would the action involve any activity in or near a tidal or freshwater wetland? (4.2)	_____X	_____
<p>The only portion of the Project Area with the potential to contain DEC tidal wetlands is the Other Area west of Marginal Street along the Hudson River. This portion of the Project Area is being developed for the West Harlem Waterfront park independent of the Proposed Actions, and also contains the area in which a <u>the separate storm sewer system would be connected to an</u> outfall as part of the Proposed Actions for the discharge of stormwater <u>into the Hudson River. These activities and</u> the discharge of stormwater would not affect any DEC tidal wetlands within the Project Area.</p>		
22. Does the project site contain a rare ecological community or would the proposed project affect a vulnerable plant, fish, or wildlife species? (4.3)	_____	_____X
23. Would the action have any effects on commercial or recreational use of fish resources? (4.4)	_____	_____X

Policy Questions cont'd

	Yes	No
24. Would the proposed project in any way effect the water quality classification of nearby waters or be unable to be consistent with that classification? (5)	_____	X _____
25. Would the action result in any direct or indirect discharges, including toxins, hazardous substances, or other pollutants, effluent, or waste, into any waterbody? (5.1) The discharge of stormwater collected by the new storm sewers within West 130th, West 131st, and West 132nd Streets to the Hudson River through a <u>connection to an existing</u> outfall would not be expected to result in significant adverse impacts to water quality. The new storm sewers would be expected to include measures to contain floatables (e.g., catchbasins with sumps and hoods), and to trap sediment and oil (e.g., catchbasins with hydrodynamic separators).	X _____	_____
26. Would the action result in the draining of stormwater runoff or sewer overflows into coastal waters? (5.1) The discharge of stormwater collected by the new storm sewers within West 130th, West 131st, and West 132nd Streets to the Hudson River through a <u>connection to an existing</u> outfall would not be expected to result in significant adverse impacts to water quality. The new storm sewers would be expected to include measures to contain floatables (e.g., catchbasins with sumps and hoods), and to trap sediment and oil (e.g., catchbasins with hydrodynamic separators).	X _____	_____
27. Will any activity associated with the project generate nonpoint source pollution? (5.2)	_____	X _____
28. Would the action cause violations of the National or State air quality standards? (5.2)	_____	X _____
29. Would the action result in significant amounts of acid rain precursors (nitrates and sulfates)? (5.2C)	_____	X _____
30. Will the project involve the excavation or placing of fill in or near navigable waters, marshes, estuaries, tidal marshes or other wetlands?	_____	X _____
31. Would the proposed action have any effects on surface or ground water supplies? (5.4)	_____	X _____
32. Would the action result in any activities within a Federally designated flood hazard area or State designated erosion hazards area? (6) Subdistrict B and the Other Area west of Marginal Street containing the West Harlem Waterfront park are the only portions of the Project Area located in the 100-year floodplain.	X _____	_____
33. Would the action result in any construction activities that would lead to erosion? (6)	_____	X _____
34. Would the action involve construction or reconstruction of flood or erosion control structure? (6.1)	_____	X _____
35. Would the action involve any new or increased activity on or near any beach, dune, barrier island, or bluff? (6.1)	_____	X _____
36. Does the proposed project involve use of public funds for flood prevention or erosion control? (6.2)	_____	X _____
37. Would the proposed project affect a non-renewable source of sand? (6.3)	_____	X _____
38. Would the action result in shipping, handling, or storing of solid wastes; hazardous materials, or other pollutants? (7) Solid waste generated by the Proposed Actions would be collected by New York City Department of Sanitation trucks and private carters and disposed at out-of-City locations, as is the current practice for managing solid waste generated within the Project Area. Any toxic or hazardous waste encountered during construction activities associated with the Proposed Actions would be handled in accordance with City, State, and federal requirements.	X _____	_____
39. Would the action affect any sites that have been used as landfills? (7.1)	_____	X _____
40. Would the action result in development of a site that may contain contamination or has history of underground fuel tanks, oil spills, or other form of petroleum use or storage? (7.2) Petroleum products encountered during construction activities associated with the Proposed Actions would be managed and mitigated according to pertinent City, State, and federal requirements.	X _____	_____

Policy Questions cont'd

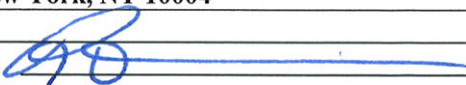
	Yes	No
41. Will the proposed activity result in any transport, storage, treatment, or disposal of solid wastes or hazardous materials, or the siting of a solid or hazardous waste facility? (7.3)	<u>X</u>	<u> </u>
See response to Policy Question 38.		
42. Would the action result in a reduction of existing or required access to or along coastal waters, public access areas, or public parks or open spaces? (8)	<u> </u>	<u>X</u>
43. Will the proposed project affect or be located in, on, or adjacent to any federal, state, or city park or other land in public ownership protected for open space preservation? (8)	<u>X</u>	<u> </u>
The West Harlem Waterfront park being developed by the New York City Economic Development Corporation as a separate action is within the Project Area. The Proposed Actions would improve pedestrian access to the park and result in improved views of the waterfront.		
44. Would the action result in the provision of open space without the provision for its maintenance? (8.1)	<u> </u>	<u>X</u>
45. Would the action result in any development along the shoreline but NOT include new water-enhanced or water-dependent recreational space? (8.2)	<u> </u>	<u>X</u>
46. Will the proposed project impede visual access to coastal lands, waters and open space? (8.3)	<u> </u>	<u>X</u>
47. Does the proposed project involve publicly owned or acquired land that could accommodate waterfront open space or recreation? (8.4)	<u> </u>	<u>X</u>
48. Does the project site involve lands or waters held in public trust by the state or city? (8.5)	<u>X</u>	<u> </u>
See response to Policy Question 43.		
49. Would the action affect natural or built resources that contribute to the scenic quality of a coastal area? (9)	<u> </u>	<u>X</u>
50. Does the site currently include elements that degrade the area's scenic quality or block views to the water? (9.1)	<u>X</u>	<u> </u>
The visual character of the Hudson River waterfront consists of an urban landscape with manufacturing industrial buildings, and paved surfaces. The Proposed Actions would enhance the streetscapes leading to the waterfront as well as along the waterfront.		
51. Would the proposed action have a significant adverse impact on historic, archaeological, or cultural resources? (10)	<u> </u>	<u>X</u>
52. Will the proposed activity affect or be located in, on, or adjacent to an historic resource listed on the National or State Register of Historic Places, or designated as a landmark by the City of New York? (10)	<u>X</u>	<u> </u>
The Project Area contains 10 architectural resources dating from the late 19th century and early to mid-20th century. Eight of these are located within the coastal zone. Of the eight, three are on the S/NR: the Manhattan Valley IRT viaduct, the IRT 125th Street Station, and the former Sheffield Farms Stable; and five are determined eligible for S/NR listing: the Riverside Drive viaduct, the Studebaker Building, the West Market Diner, the former New York Central Railroad Substation No. 11, and the former Lee Brothers Storage Building. The architectural resources in the Project Area would be retained, except for two resources: the former Sheffield Farms Stable (currently a moving and storage building), located at 3229 Broadway between West 129th and West 130th Streets, and the West Market Diner (now vacant), at 659 West 131st Street. Development of an academic research building on the site of the former stables, which requires uniform, large floor plates, would require the demolition of the former stable, which has a small footprint and cannot accommodate the requirements for laboratory and academic research space needs. Because demolition of the former Sheffield Farms Stable would constitute a significant adverse impact on architectural resources, a study <u>to evaluate the feasibility of reusing the former stable was prepared and submitted to OPRHP for review</u> to determine: (1) if the physical characteristics of the building allow for conversion to academic research use; (2) if alterations to convert the building would impact its historic character; and (3) whether retaining the building would allow Columbia University to meet its academic research space needs. <u>The study and further analysis responding to a comment from OPRHP conclude that it is not feasible to retain and reuse the former Sheffield Farms Stable.</u> The West Market Diner would be relocated to a new site in the Project Area <u>or study area</u> to allow for development of an academic building and would be restored to the extent practicable, in consultation with OPRHP. Removing the 1948 dining car of the West Market Diner (only the 1948 dining car retains significant original features) would not constitute a significant adverse impact. However, these historical resources do not have a coastal relationship or significance to the coastal culture of New York City. The historic use of these resources—a stable for a large milk processing plant and a diner—do not relate to the historical use and development of the waterfront.		

D. CERTIFICATION

The applicant or agent must certify that the proposed activity is consistent with New York City's Waterfront Revitalization Program, pursuant to the New York State Coastal Management Program. If this certification cannot be made, the proposed activity shall not be undertaken. If the certification can be made, complete this section.

"The proposed activity complies with New York State's Coastal Management Program as expressed in New York City's approved Local Waterfront Revitalization Program, pursuant to New York State's Coastal Management Program, and will be conducted in a manner consistent with such program."

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Applicant/Agent Signature:  Telephone (212) 859-8978
Date _____