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**NEW YORK CITY ENVIRONMENTAL QUALITY REVIEW (CEQR)  
REVISED ENVIRONMENTAL<sup>1</sup> ASSESSMENT STATEMENT (EAS)  
AND SUPPLEMENTAL REPORT**

**SHERMAN PLAZA  
4650 BROADWAY  
MANHATTAN, NY**

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**New York City Department of City Planning**  
120 Broadway – 31<sup>st</sup> Floor  
New York, NY 10271

**CEQR Number: 16DCP072M  
20 June 2016**

**LANGAN**

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<sup>1</sup> This revised EAS supersedes the Original EAS dated January 15, 2015 prepared in connection with the original ULURP application certified on January 19, 2016.

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**PART I: ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM  
(CEQR)**



**City Environmental Quality Review**

**ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM**

Please fill out and submit to the appropriate agency ([see instructions](#))

**Part I: GENERAL INFORMATION**

<b>PROJECT NAME</b> Sherman Plaza					
<b>1. Reference Numbers</b>					
CEQR REFERENCE NUMBER (to be assigned by lead agency) 16DCP072M <sup>2</sup>			BSA REFERENCE NUMBER (if applicable)		
ULURP REFERENCE NUMBER (if applicable) 150438ZMM			OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA)		
<b>2a. Lead Agency Information</b>			<b>2b. Applicant Information</b>		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT Acadia Sherman Plaza, LLC		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Aron Gooblar – Washington Square Partners		
ADDRESS 120 Broadway, 31 <sup>st</sup> Floor			ADDRESS 675 Third Avenue, 25th Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE (212) 720-3423	EMAIL rdobruskin@planning.nyc.gov		TELEPHONE (212) 906-9090	EMAIL AGooblar@washsquare.com	
<b>3. Action Classification and Type</b>					
<b>SEQRA Classification</b>					
<input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR 617.4(b)(9)					
<b>Action Type</b> (refer to <a href="#">Chapter 2</a> , "Establishing the Analysis Framework" for guidance)					
<input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC <input type="checkbox"/> LOCALIZED ACTION, SMALL AREA <input type="checkbox"/> GENERIC ACTION					
<b>4. Project Description</b>					
Acadia Sherman Avenue LLC (the "Applicant"), an affiliate of Acadia Realty Trust, is requesting a zoning map amendment to rezone a 47,354-square foot (sf) property from an R7-2 zoning district with a partial C2-4 commercial overlay to R9A and R8X zoning districts with a full C2-4 commercial overlay. The proposed R9A zoning district would be mapped to a depth of 100 feet east of Broadway, and the remaining eastern portion of the parcel would be mapped R8X. The affected property is a single tax lot, Block 2175, Lot 1, located at 4650 Broadway in the Washington Heights/Inwood neighborhood of Manhattan, Community District 12 (the "Project Site"). In addition to the zoning map amendment, the Applicant is also requesting a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing Area (MIH AREA). The requested actions (collectively, the "Proposed Action") would facilitate the construction of an approximately 431,725 gross square foot (gsf) mixed-use development (the "Proposed Project"). See Attachment A, "Project Description." <sup>3</sup>					
<b>Project Location</b>					
BOROUGH Manhattan	COMMUNITY DISTRICT(S) 12		STREET ADDRESS 4650 Broadway		
TAX BLOCK(S) AND LOT(S) Block 2175, Lot 1			ZIP CODE 10040		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-2 w/C2-4 commercial overlay				ZONING SECTIONAL MAP NUMBER 3a	
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Site is the northeast corner lot at the intersection of Broadway and Sherman Avenue. The site is directly across Broadway from Fort Tryon Park.					

<sup>2</sup> This Revised EAS supersedes the Original EAS dated January 15, 2016 that was prepared for the original ULURP application certified on January 19, 2016.

<sup>3</sup> An EAS was completed on January 15, 2016 and a Negative Declaration was issued on January 19, 2016, for the Applicant's original ULURP application certified on January 19, 2016. The original application proposed a zoning map amendment and zoning text amendment to rezone the Project Site to an R9/C2-4 zoning district (the, "R9 Rezoning Proposal") and to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Site. In response to comments received during the public review process, the Applicant has modified the Proposed Action from an R9 zoning district to R9A/C2-4 and R8X/C2-4 zoning districts under the current proposal. The originally proposed zoning text amendment related to the Mandatory Inclusionary Housing Area would remain unchanged. This Revised EAS considers a revised application, which consists of a proposed zoning map amendment to rezone the Project Site to R9A/C2-4 and R8X/C2-4 zoning districts and a proposed zoning text amendment to establish a MIH area coterminous with the Project Site (the Proposed Action is described in more detail in Attachment A, "Project Description" of the Revised EAS). The revised proposal is not expected to result in any significant adverse environmental impacts, and the conclusions identified in the January 15, 2016 EAS and January 19, 2016 Negative Declaration would remain unchanged.

**5. Required Actions or Approvals** (check all that apply)

**City Planning Commission:**  YES  NO  UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input type="checkbox"/> CITY MAP AMENDMENT	<input type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAAP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE:		

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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**Board of Standards and Appeals:**  YES  NO

VARIANCE (use)

VARIANCE (bulk)

SPECIAL PERMIT (if appropriate, specify type:  modification;  renewal;  other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

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**Department of Environmental Protection:**  YES  NO If "yes," specify:

**Other City Approvals Subject to CEQR** (check all that apply)

<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION, specify:
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN, specify:
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS, specify:
<input type="checkbox"/> 384(b)(4) APPROVAL	<input type="checkbox"/> PERMITS, specify:
<input type="checkbox"/> OTHER, explain:	

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**Other City Approvals Not Subject to CEQR** (check all that apply)

PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)  LANDMARKS PRESERVATION COMMISSION APPROVAL

OTHER, explain:

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**State or Federal Actions/Approvals/Funding:**  YES  NO If "yes," specify:

**6. Site Description:** *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

**Graphics:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

SITE LOCATION MAP  ZONING MAP  SANBORN OR OTHER LAND USE MAP

TAX MAP  FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

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**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 47,354 sf Waterbody area (sq. ft.) and type: 0

Roads, buildings, and other paved surfaces (sq. ft.): 47,354 sf Other, describe (sq. ft.): n/a

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**7. Physical Dimensions and Scale of Project** (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 431,725 gsf

NUMBER OF BUILDINGS: 1 GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 431,725gsf

HEIGHT OF EACH BUILDING (ft.): 175 feet (155 feet)<sup>4</sup> NUMBER OF STORIES OF EACH BUILDING: 17(15)

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Does the proposed project involve changes in zoning on one or more sites?  YES  NO

If "yes," specify: The total square feet owned or controlled by the applicant: 47,354 sf

The total square feet not owned or controlled by the applicant: n/a

<sup>4</sup> For the purpose of presenting a conservative analysis, the future With-Action Condition in this EAS analyzes a building that maximizes the permitted base height and building height under the proposed R9A/C2-4 and R8X/C2-4 zoning districts, 105 feet and 175 feet, respectively. While the Applicant's current proposal is to develop the Project Site with a 15-story mixed-use building, at a maximum building height of 155 feet; the With-Action Condition analyzed differs from the proposed project and considers a 17-story building at 175 feet that could be built under the proposed rezoning. It should be noted that the With-Action Condition development and the proposal by the Applicant both maximize the permitted FAR under the proposed zoning districts and the Zoning for Quality and Affordability (ZQA) and Mandatory Inclusionary Housing (MIH) programs. See Attachment B, "CEQR Analysis Framework."



Does the proposed project involves in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):	
AREA OF TEMPORARY DISTURBANCE: 0 sf (width x length)	VOLUME OF DISTURBANCE: 710,310 cubic ft.(width x length x depth)
AREA OF PERMANENT DISTURBANCE: 47,354 sf (width x length)	
<b>8. Analysis Year</b> <a href="#">CEQR Technical Manual Chapter 2</a>	
ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018	
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18	
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Demolition is anticipated to begin in 2016. Construction will be completed in 2018	
<b>9. Predominant Land Use in the Vicinity of the Project</b> (check all that apply)	
<input checked="" type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> MANUFACTURING
<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE
<input type="checkbox"/> OTHER, specify:	

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**ATTACHMENT A: PROJECT DESCRIPTION**

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**INTRODUCTION**

The Applicant, Acadia Sherman Avenue LLC, an affiliate of Arcadia Realty Trust, is requesting a zoning map amendment from an R7-2 zoning district with a partial C2-4 commercial overlay to R9A and R8X zoning districts with a full C2-4 overlay affecting a 47,354 sf parcel located at 4650 Broadway on Block 2175, Lot 1 (the "Project Site") in the Inwood neighborhood in Manhattan, Community District 12 (Figure 1). In addition, the Applicant is requesting a zoning text amendment to modify Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH AREA) coterminous with the Project Site. The proposed zoning map and zoning text amendments (collectively, the "Proposed Action") would facilitate construction of a 7.8 FAR, 15-story mixed-use building with a total area of 431,725 gsf (the "Proposed Project").

Original Proposal

The Applicant's original application certified on January 19, 2016, requested (1) a zoning map amendment to rezone the Project Site to an R9/C2-4 zoning district, and (2) a zoning text amendment to establish an MIH AREA coterminous with the Project Site (the "R9 Rezoning Proposal"). An EAS for the original application was completed on January 15, 2016 and a Negative Declaration was issued on January 19, 2016. In response to comments received during the public review process and at the request of DCP, the Applicant modified the Proposed Action from an R9 zoning district to R9A/C2-4 and R8X/C2-4 zoning districts under the current application. The originally proposed zoning text amendment related to establishing a MIH AREA remains unchanged. In addition, the Applicant also provided additional information related to the likely development that could occur on the Project Site absent the Proposed Action and the intended massing and program (see Attachment B, "CEQR Analysis Framework"). This Revised EAS considers a revised application and an updated analysis framework consistent with the Applicant's revisions to the proposed rezoning and the revised No-Action Condition (see Attachment B, "CEQR Analysis Framework"). As discussed in the Revised EAS, the revised proposal is not expected to result in any significant adverse environmental impacts, and the conclusions identified in the original EAS dated January 15, 2016 and Negative Declaration dated January 19, 2016 would remain unchanged.

Revised Proposal

For the purpose of presenting a conservative analysis, the future With-Action Condition in this Revised EAS analyzes a building massing at 17-stories that differs from the Applicant's proposed, 15-story project. Both the building in the 17-story building in the With-Action Condition and the Applicant's Proposed Project, a 15-story building, include ground floor retail at an FAR of 0.32, ground floor community facility uses at an FAR of 0.53, residential on the upper floors at an FAR of 6.96 and a below-grade parking garage. The difference between the two buildings is that the 17-story building maximizes the permitted base height and building height under the proposed R9A/C2-4 and R8X/C2-4 zoning districts, 105 feet and 175 feet, respectively. However, the Applicant's Proposed Project will consist of a building with a maximum building height of 155 feet.

Accordingly, the With-Action Condition would consist of a 17-story mixed-use building envelope, with a total area of approximately 431,725 gsf.<sup>5</sup> The proposed With-Action development would include:

- (1) Approximately 350,871 gsf (6.96 FAR) (413 dwelling units) of mixed-income residential use on floors 2 through 17 (top floor), of which 30 percent (124 dwelling units) would be permanently affordable for residents with incomes averaging 80 percent Area Median Income (AMI) (\$62,150 per year for a family of three) in compliance with the Mandatory Inclusionary Housing (MIH) Option (2) in combination with the Deep Affordability Option;
- (2) Approximately 25,000 gsf (0.53 FAR) of ground floor retail space;
- (3) Approximately 15,000 gsf (0.32 FAR) of ground floor community facility space; and
- (4) Approximately 40,854 gsf of accessory parking in the cellar (174 parking spaces) that would be accessed via a new curb cut along Sherman Avenue.

## PROJECT SITE

The Project Site is an approximately 47,354 sf lot located at the intersection of Broadway and Sherman Avenue, at 4650 Broadway (Block 2175, Lot 1) in the Borough of Manhattan (Figures 2 and 3). The Project Site is bounded by five-to-six story apartment buildings to the north and east, Sherman Avenue to the south and Broadway to the west. The site is directly east, across Broadway from Fort Tryon Park, a 67-acre park that is listed on the State and National Register of Historic Places (S/NR) and is a designated NYC Scenic Landmark (NYCSL).<sup>6</sup> The Project Site is situated at approximately 40 feet ground elevation, which is significantly lower elevation than the highest ground elevation in the park at 206 feet.<sup>7</sup>

### History of the Project Site

The Project Site is currently developed with a two-story, 135,773 gsf building (the “Packard Building”) that was formerly used as a showroom for the Packard Motor Car Company.<sup>8</sup> Constructed in 1928, noted industrial architect Albert Kahn designed the Packard Building. Kahn was known particularly for his use of reinforced concrete, natural light, and ventilation through the installation of large windows, roof monitors, and skylights.<sup>9</sup> Regarded as the “father of modern factory design” Kahn’s success was seen primarily throughout Detroit, Michigan, though he designed a handful of buildings in New York City as well. Kahn’s buildings primarily included efficient yet conservative manufacturing facilities; however none of his buildings in New York City were intended for manufacturing use. Today, three Kahn designed buildings exist in New York City:

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<sup>5</sup> It should be noted that in the future with the Proposed Action, the Project Site could be redeveloped with a range of building typologies. The With-Action Condition analyzed in the Revised EAS is a conceptual building envelope for the Applicant’s proposed program that reflects the maximum permitted FAR, building height and base height under the proposed R9A/C24 and R8X/C2-4 zoning districts and the MIH program.

<sup>6</sup> A detailed description of the Fort Tryon Park and its status as a historic landmark is provided in Attachment G, “Historic and Cultural Resources.”

<sup>7</sup> Ground elevation is elevation above sea level.

<sup>8</sup> <http://www.nytimes.com/2006/10/01/realestate/01scap.html> (Accessed June 10, 2016)

<sup>9</sup> <http://quod.lib.umich.edu/b/bhlead/umich-bhl-0420?view=text> (Accessed June 10, 2016)

(1) The New York Times buildings' west wing at 217-247 West 43rd Street, (2) the Packard Motor Car Company service building at 787 11th Avenue, and (3) the Packard Showroom building at 4650 Broadway (the Project Site).<sup>10</sup> None of these three New York City buildings are listed on the S/NR as historic landmarks; the New York Times building is a New York City Landmark (NYCL), designated by the Landmark Preservation Commission (LPC) in 2001. The New York Times Building was designed and built in three stages, each with a different architect. The first stage was in the neo-Gothic style by Mortimer J. Fox; the second was designed in the French Renaissance style by the architectural firm Ludlow and Peabody; and the third stage of the west wing was designed by Albert Kahn that maintained the building's neo-Gothic character. The entire building is landmarked and is one of Time Square's oldest and best-preserved non-theatrical structures, has been designated as a landmark by the LPC. Kahn's automotive buildings in New York City have not been so designated.

During the Second World War, in 1944, B'nai B'rith opened a three-room recreation center at the Project Site for use by the 716th Military Police Battalion.<sup>11</sup> This was the 102nd such recreation center opened. The 716th Military Police Battalion was first constituted on January 10th, 1942 in Fort Wadsworth, New York (Staten Island), and a month later the battalion began conducting Area Security Operations out of Jersey City, New Jersey. Shortly after the Second World War, the 716th Military Police Battalion permanently relocated to Fort Dix, New Jersey. Currently the battalion operates out of Fort Campbell, Kentucky.

### Existing Building

#### *Historical Uses*

The Packard Building on the Project Site once served as an automobile showroom and is currently used as a 24-hour parking garage, with offices used by a tenant unrelated to the parking garage on the second floor. The existing "Packard" building on the Project Site was constructed in 1928, and designed by noted industrial architect Albert Kahn to house a Packard Motor Car Company automobile dealership. Since its construction in 1928, 4650 Broadway has experienced a number of tenants with different uses. Initially designed and used as a Packard Motor Car Company dealership, it was used primarily as an automobile showroom and garage until approximately the early 1950s. In 1944, the 716th Military Battalion occupied three rooms on the second floor of the existing building for use as a recreation center. In 1958, the use was changed to include a garage, bowling alleys, bar, restaurant, locker room, kitchen, lunch counter, and offices. These uses apparently continued for approximately the next decade when, in 1968, the Certificate of Occupancy (CO) authorized a garage and a welfare center. Since 1968, various New York City agency offices have occupied the northern portion of the building, and a parking garage has occupied the full basement as well as the southern portion of site on the upper floors. The 24-hour parking garage has occupied a portion of the existing building since February 12, 2012.

The original Packard Building has undergone extensive alterations so that the appearance of the building is no longer reminiscent of its original architecture. The original Packard Building included architectural features such as large and ornamental windows, ornamental balustrade on the roof, and the Packard signage on the roof. As shown in Figure 4, the large windows, a feature that defined

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<sup>10</sup> <http://www.nytimes.com/2006/07/09/realestate/09scap.html> (Accessed June 10, 2016)

<sup>11</sup> The New York Times, dated March 27, 1944

Kahn's architectural style and significance, have since been covered and the identifying Packard sign removed from atop the building. The features that remain from the original design include the columns and capitals. The LPC has determined that the Packard Building at 4650 Broadway does not appear to be eligible for listing on the S/NR or as a NYCL (letter dated June 14, 2016; see Appendix D).

### Current Zoning

The Project Site is zoned R7-2 with a partial C2-4 commercial overlay (Figure 5). The R7-2 zoning district allows residential uses at a maximum FAR of 3.44 for Height Factor Buildings and 4.0 under the Quality Housing option. When mapped in an R7-2 district, the C2-4 commercial overlay allows commercial uses at a FAR of 2.0. Community facility uses are allowed at a maximum of 6.5 FAR. (Site photographs of the Project Site and surrounding study area are included in Appendix A: Project Site Photographs.)

### **DESCRIPTION OF THE PROPOSED ACTION**

The Proposed Action includes:

- A zoning map amendment pursuant to the ZR of the City of New York to rezone a single lot from an R7-2 zoning district with a partial C2-4 overlay to an R9A and R8X zoning districts with a full C2-4 overlay, and
- A zoning text amendment to Appendix F of the ZR to establish a MIH AREA.<sup>12</sup>

The existing R7-2 zoning district permits a development at a maximum FAR of 6.5 for community facility use (Use Group 3 and 4)<sup>13</sup>. Residential uses are limited to a maximum FAR of 3.44 for Height Factor regulations and a maximum FAR of 4.0 for wide street frontages under the optional Quality Housing regulations. Height Factor regulations for R7 districts typically facilitate lower apartment building heights on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. Height factor regulations do not limit the maximum building height; a complimentary range of height factors, FARs, and open space ratios determines the building bulk.<sup>14</sup> For example, for residential use at a maximum FAR of 3.44, the minimum required open space ratio is 22.0. The open space ratio is expressed as a percentage of the total residential floor area on the zoning lot. Further, under the Height Factor regulations, the building height is controlled by a sky exposure plane, which requires the building wall above a height of 60 feet to set back at least 1-foot for every 5.6 feet in height, on a wide street; and to set back at least 1-foot for every 2.7 feet in height, on

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<sup>12</sup> Figure F-2 in Appendix F presents a Mandatory Inclusionary Housing Area map for the Project Site.

<sup>13</sup> Use Group 3 includes community facility uses such as schools, libraries, museums, college dormitories, nursing homes, and residential facilities for special needs populations. Use Group 4 includes community facility uses such as houses of worship, community centers, hospitals, ambulatory health care facilities and non-profit without sleeping accommodations.

<sup>14</sup> ZR §23-151: Basic regulations for R6 through R9 Districts (Table: Minimum Required Open Space Ratio and Maximum Floor Area Ratio R6 through R9 Districts)

a narrow street.<sup>15</sup> As an alternative, the optional Quality Housing regulations in R7 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. With an FAR that is equal to or greater than can be achieved in height factor buildings, the optional Quality Housing regulations produce new buildings in keeping with the scale of many traditional neighborhoods in the East Village and upper Manhattan, the west Bronx, and sections of Queens and Brooklyn.

When mapped in an R7-2 district, the C2-4 commercial overlay permits commercial uses (Use Groups 5 through 9)<sup>16</sup> at a maximum FAR of 2.0 and limited to the first floor in a building that contains residential or community facility uses.

The proposed R9A zoning district would be mapped on the western portion of the Project Site to a depth of 100 feet east of Broadway, and proposed R8X zoning district would be mapped on the remaining eastern portion of the Project Site. (See Figure 5) The proposed R9A zoning district would permit a building at a maximum FAR of 8.5 for residential use with permanently affordable housing under the MIH program and community facility use would be limited to an FAR of 7.5. The proposed R8X zoning district would permit a building a maximum FAR of 7.2 for residential use under the MIH program and community facility use would be limited to an FAR of 6.0. The proposed C2-4 commercial overlay would be mapped on the entire Project Site and would permit commercial use on the site, both along Broadway and Sherman Avenue at a maximum FAR of 2.0, in a building that contains residential or community facility use it is limited to the first two floors in the R9A portion of the site, and to the first floor in the R8X portion.

R9A and R8X zoning districts are contextual districts governed by Quality Housing<sup>17</sup> bulk regulations which set height limits and allow high lot coverage buildings that are set at or near the street line. Both R9A districts along wide streets and R8X districts permit a maximum building height of 175 feet or 17 stories for Quality Housing Buildings; providing on-site affordable housing through the MIH program; and the maximum base height is limited to 125 feet and 105 feet in R9A and R8X zoning districts, respectively.

#### **PURPOSE AND NEED**

The Project Site is currently improved with a 2-story building, approximately 135,773-gsf (2.88 FAR), primarily used as a 24-hour commercial parking garage. The existing R7-2 zoning district permits a development at a maximum FAR of 6.5 for community facility use

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<sup>15</sup> ZR §23-641, Basic Height and Setback Requirements (Front Setbacks); Pursuant to ZR §23-641, in an R7-2 zoning district, buildings on a narrow street must set back above a height of 60 feet above the street line at a ratio of 2.7 to 1 (vertical distance to horizontal distance); and on a wide street at a ratio of 5.6 to 1 (vertical distance to horizontal distance).

<sup>16</sup> Use Groups 5 through 9 includes local retail and service establishments that serve local shopping needs, such as food and small clothing stores, drug stores, restaurants, beauty parlors, and dry cleaners.

<sup>17</sup> The Quality Housing Program, mandatory in contextual R6 through R10 zoning districts, encourages development consistent with the character of many established neighborhoods. The Quality Housing Program also requires amenities relating to interior space, recreation areas and landscaping.

and 3.44 for residential uses. The existing C2-4 commercial overlay is mapped on a portion of the Project Site, thus limiting ground floor commercial use to locate only along Broadway. The existing building is underbuilt in terms of permitted building bulk under the current R7-2 zoning district. In the Applicant's opinion even though the existing parking garage is well used, it is not economically feasible to maintain it as its current use on the Project Site. Moreover, the underlying zoning allows for a larger building with residential and community facility uses. While the existing zoning does not preclude the development of affordable housing on the Project Site, it also does not require any affordable housing to be built on the Project Site. The Proposed Action would establish an MIH AREA coterminous with the boundaries of the Project Site and allow a higher residential FAR of 7.8 (as compared to 3.44 under the existing R7-2 district). The proposed C2-4 overlay would be mapped on the entire site, which would permit greater flexibility in locating commercial uses on the site, both along Broadway and Sherman Avenue at a maximum FAR of 2.0, limited to the first and second floors in the R9A portion of the Project Site and to the first floor in the R8X portion of the Project Site. The commercial uses must be located below a residential use. As a result, the proposed zoning would create additional ground level retail and community facility opportunities along Broadway and Sherman Avenue. The expanded residential FAR with MIH, and commercial FAR would provide new mixed income housing opportunities and create new retail at the street level.

#### Zoning for Quality and Affordability (ZQA)<sup>18</sup> and Mandatory Inclusionary Housing (MIH)<sup>19</sup>

On March 22, 2016, the City Council adopted the ZQA and MIH programs that are aimed at promoting affordable and better quality housing in NYC. The ZQA and MIH programs require a share of new housing to be permanently affordable. The primary goals of the ZQA and MIH programs are to: (1) support the creation of new affordable housing and senior care facilities, (2) help deploy public resources devoted to affordable housing more efficiently, and (3) encourage better residential buildings that are more in keeping with their surroundings and which help enliven the pedestrian environment.

The ZQA and MIH programs are applicable in moderate and high density zoning districts (in Manhattan Community District 12 these districts include R7-2, R6-R10) and their commercial equivalents (C6-2) and are designed to target the specific needs of each community district.

Under the ZQA and MIH programs, the City Planning Commission (CPC) and ultimately, the City Council can choose to apply either one or both of these two basic options to each MIH AREA:

**Option (1)** – At least 25 percent of residential floor area within an MIH development must be for affordable housing units. At least 10 percent of the affordable residential floor area shall be for residents with incomes averaging 40 percent AMI (\$31,080 per year for a family of three), and no income band shall exceed 130 percent AMI. Additionally, the weighted

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<sup>18</sup> <http://www1.nyc.gov/site/planning/plans/zqa/zoning-for-quality-and-affordability.page> (Accessed May 9, 2016)

<sup>19</sup> <http://www1.nyc.gov/site/planning/plans/mih/mandatory-inclusionary-housing.page> (Accessed May 9, 2016)

average of all income bands for affordable housing units shall not exceed 60 percent of AMI, and there shall be no more than three income bands; and

**Option (2)** – At least 30 percent of residential floor area within an MIH development must be for affordable housing units with incomes averaging 80 percent AMI (\$62,150 per year for a family of three). No income band shall exceed 130 percent AMI.

CPC and the City Council may also add one or both of two other options:

**Deep Affordability Option** – At least 20 percent of residential floor area within an MIH development must be for affordable housing units with incomes averaging 40 percent AMI (\$31,080 per year for a family of three), with subsidies allowed only where they are necessary to support more affordable housing; and

**Workforce Option** – For MIH development utilizing this option, at least 30 percent of residential floor area must be for affordable housing units with incomes averaging 115 percent AMI (\$89,355 per year for a family of three), and no income band shall exceed 133 percent AMI. At least 5 percent of the residential floor area within such MIH development shall be affordable for residents with incomes at 70 percent AMI (\$54,390 per year for a household of three); and 5 percent shall be for residents with incomes at 90 percent AMI (\$69,930 per year for a household of three). Such MIH development shall not utilize public funding and the Workforce Option shall expire 10 years after it is adopted in any MIH AREA.

The Proposed Action would facilitate a development with affordable and market rate housing and the Applicant intends to work in conjunction with the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC) to provide affordable housing in the proposed development. The affordable housing program will comply with MIH **Option (2)** in combination with the **Deep Affordability Option**. Under the Proposed Action, 30 percent of residential floor area (124 dwelling units) would be allocated to affordable housing units for residents with incomes averaging 80 percent AMI (\$62,150 per year for a family of three). In addition, the Applicant intends to provide additional affordable housing above the MIH requirement for moderate and middle-income families. The program, including the AMI breakdown, will be determined in conjunction with HPD and HDC.

The Proposed Action would create permanent affordable housing opportunities for the Inwood neighborhood. Under the Mayor's *Housing New York: A Five-Borough, Ten-Year Plan (Housing New York)*, the creation and preservation of affordable housing in New York City is necessary to maintain and encourage greater economic diversity within neighborhoods. In consideration of the demand for affordable housing in New York City, the Proposed Project would redevelop a currently underutilized site and provide permanent affordable housing.

## **SURROUNDING AREA**

The area surrounding the Project Site is characterized by a mix of residential and commercial uses and parkland (Figure 6). Broadway, Sherman Avenue, and Nagle Avenue feature multi-family residential buildings with ground floor commercial uses. The area to the east and north of the Project Site is comprised primarily of mid-rise, multi-family walk-up and elevator residential



buildings. The City College Academy of the Arts, a 6th through 12th grade public school run by the NYC Department of Education (DOE), is at 4600 Broadway, one block south of the site. The Inwood Mental Health Clinic, at 26 Sherman Avenue, is located to the east, within the same block as the Project Site. Our Lady Queen of Martyrs Roman Catholic Church is at 91 Arden Street, one block east of the Project Site.

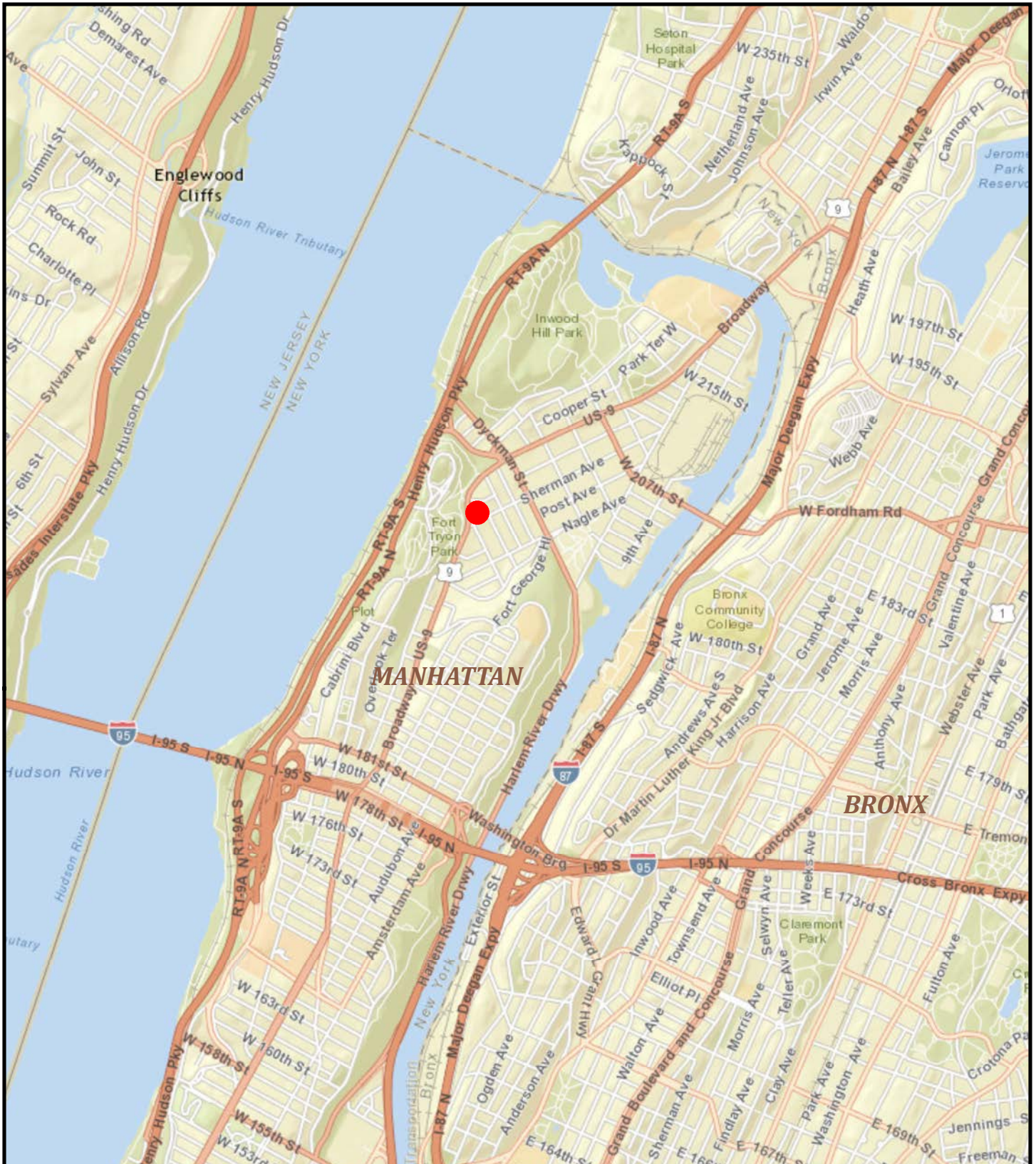
Fort Tryon Park, a 67-acre public park, is directly west across Broadway from the Project Site. Built in 1917 by Frederick Law Olmstead, Jr., the park is listed on the S/NR and is also a designated NYCSL. The park contains the Cloisters, also listed on the S/NR and a designated NYCL, located at the top of a hill in the northern end of the park. The Cloisters is a branch of the Metropolitan Museum of Art and houses nearly 5,000 medieval works in a reconstructed medieval monastery.<sup>20</sup> The hill on which it is situated, offers views of the Inwood neighborhood, Palisades, and the lower Hudson Valley. A detailed description of the Fort Tryon Park and the Cloisters is included in Attachment G, "Historic and Cultural Resources."

As shown in Figure 6, the predominant zoning classification in the vicinity of the Project Site is the residential zoning district R7-2, with C2-4 and C1-4 commercial overlays on Broadway, Sherman Avenue, and Nagle Avenue. Other zoning districts in the surrounding area include a C8-3 district along the southern side of Dyckman Street, north of the Project Site, and a C4-4 zoning district, east of the Project Site, also along Dyckman Street.

The Project Site and surrounding area are well-served by New York City Transit (NYCT), including the 'A' line subway stop at Dyckman Street, two blocks to the north, and the '1' train at a separate Dyckman Street station, two blocks to the south. The Bx7 and M100 buses stop adjacent to the Project Site on Broadway.


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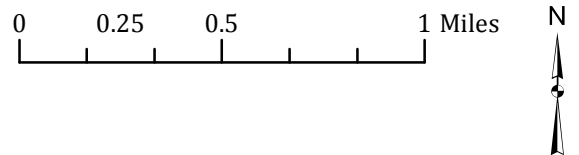
<sup>20</sup> <http://www.nycgovparks.org/parks/fort-tryon-park> (Accessed on January 11, 2016)



**FIGURE 1: REGIONAL LOCATION MAP**

**SHERMAN PLAZA**

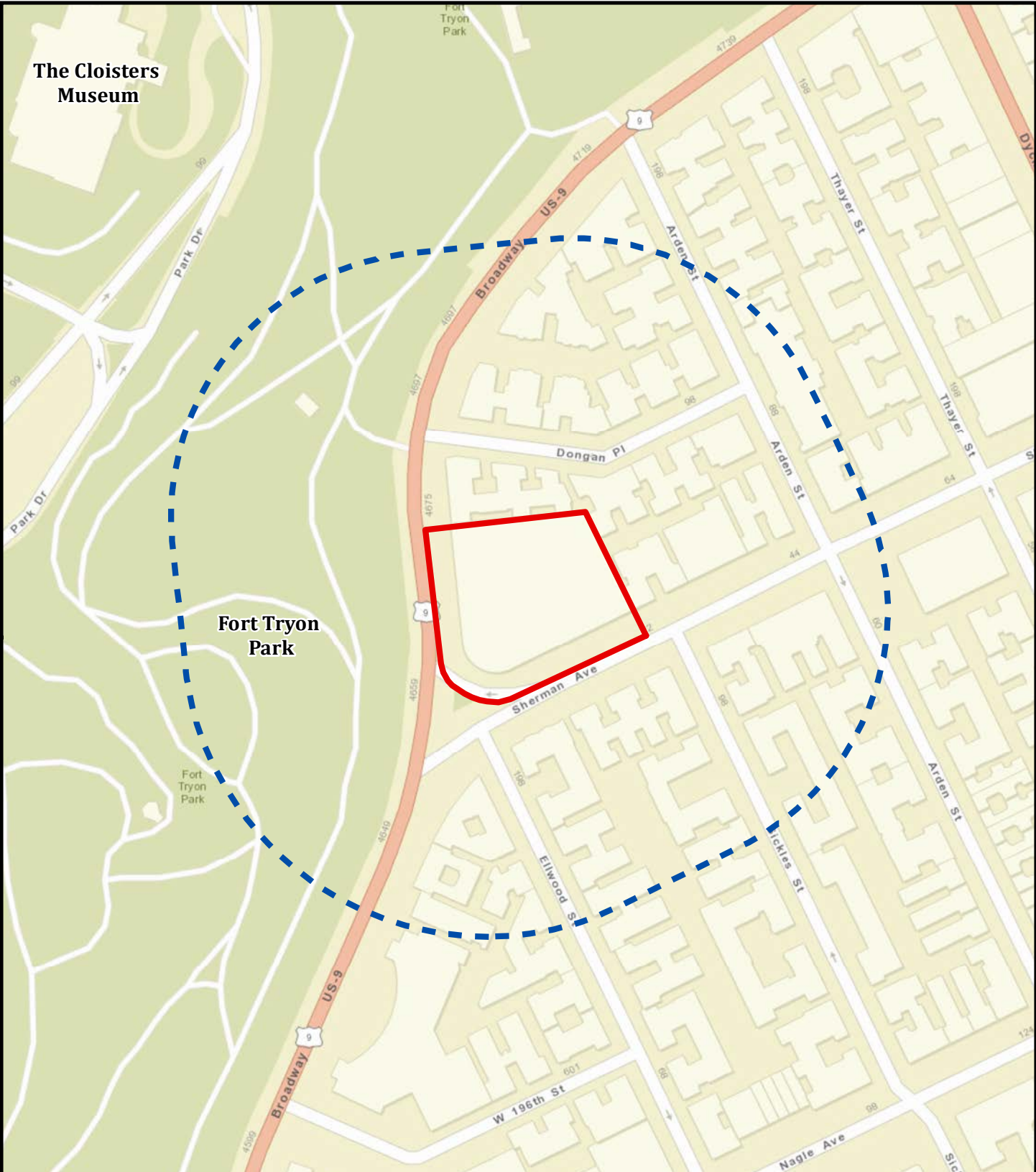
 Project Site



**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Map Reference: ESRI Basemap

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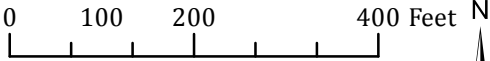
**FIGURE 2: PROJECT SITE LOCATION MAP**

**SHERMAN PLAZA**

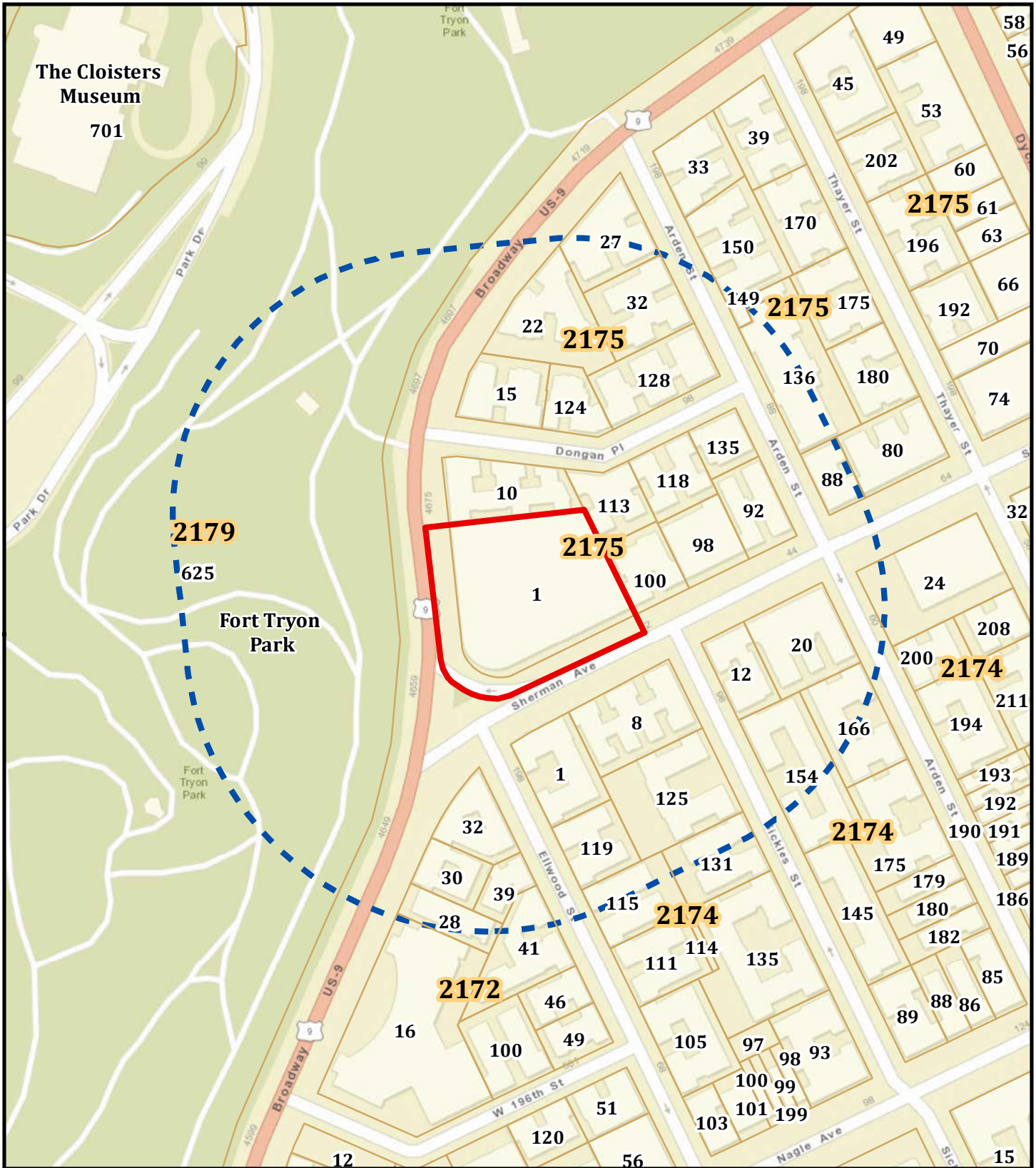
**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

*Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO*

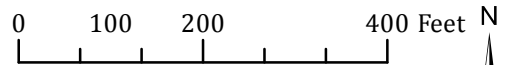
-  Project Site
-  400-foot radius (Study Area)



**LANGAN**



**FIGURE 3: TAX MAP**  
**SHERMAN PLAZA**



- Project Site
- 400-foot radius (Study Area)
- 2175 Block
- 1 Tax Lot

**WASHINGTON HEIGHTS/INWOOD**  
**MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

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Packard Showroom at 4650 Broadway, New York, NY, 1928



Existing Building at 4650 Broadway, New York, NY, 2016

**FIGURE 4: PACKARD BUILDING (OLD AND EXISTING BUILDING)  
SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Source: Myinwood.net and Langan Engineering

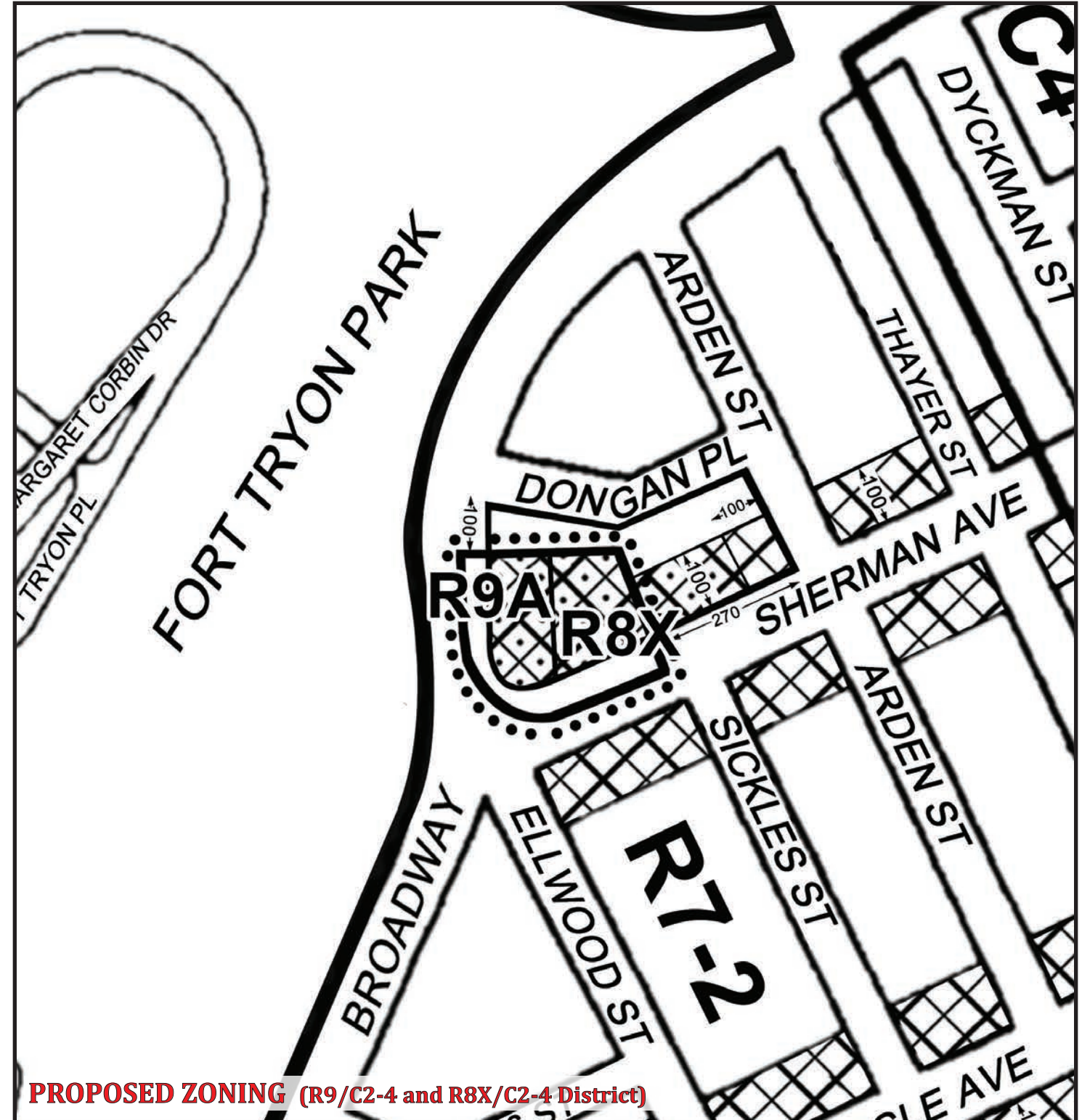
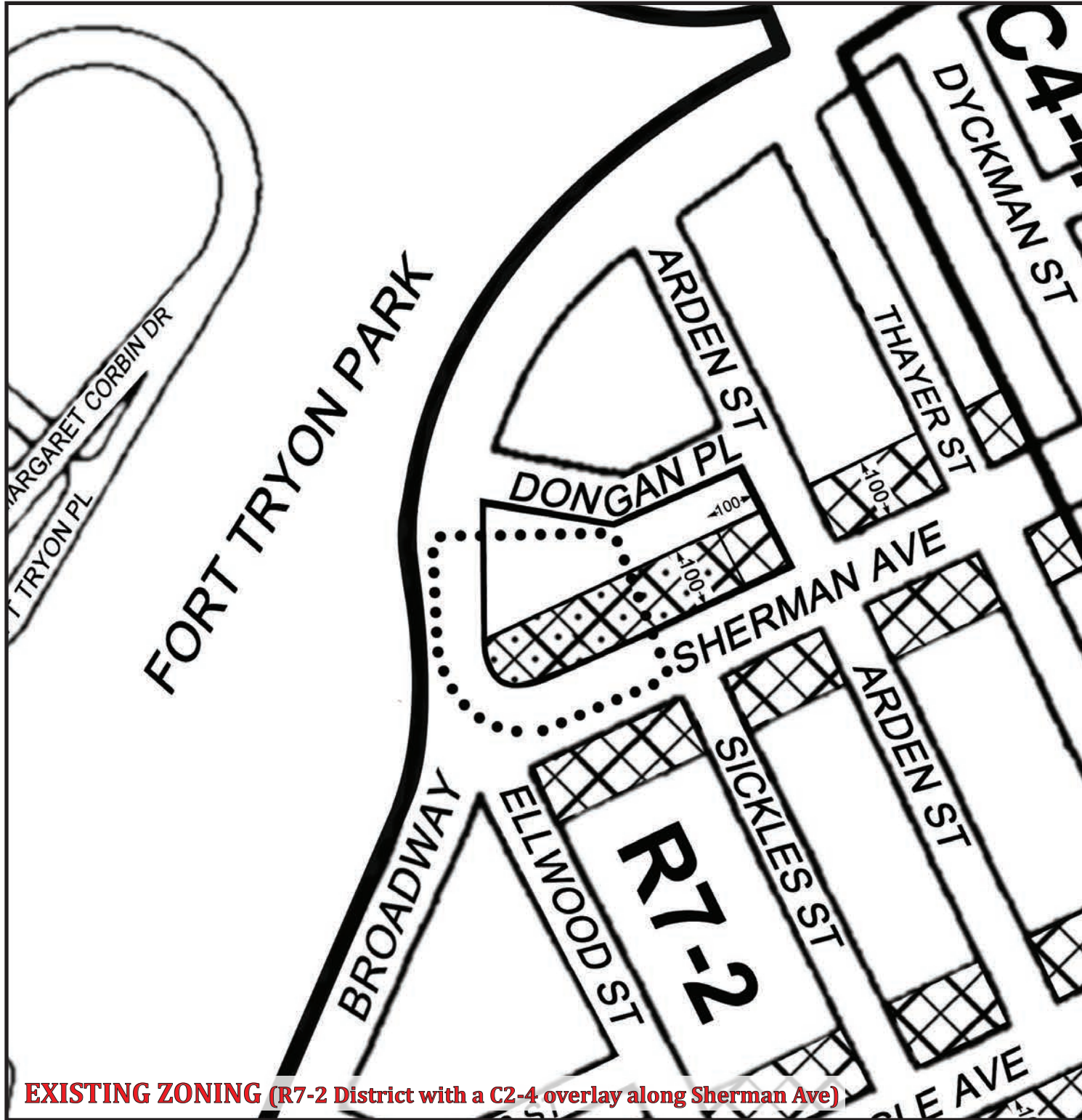


**LANGAN**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 600' RADIUS

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

# ZONING CHANGE MAP



**FIGURE 5: EXISTING AND PROPOSED ZONING  
SHERMAN PLAZA**

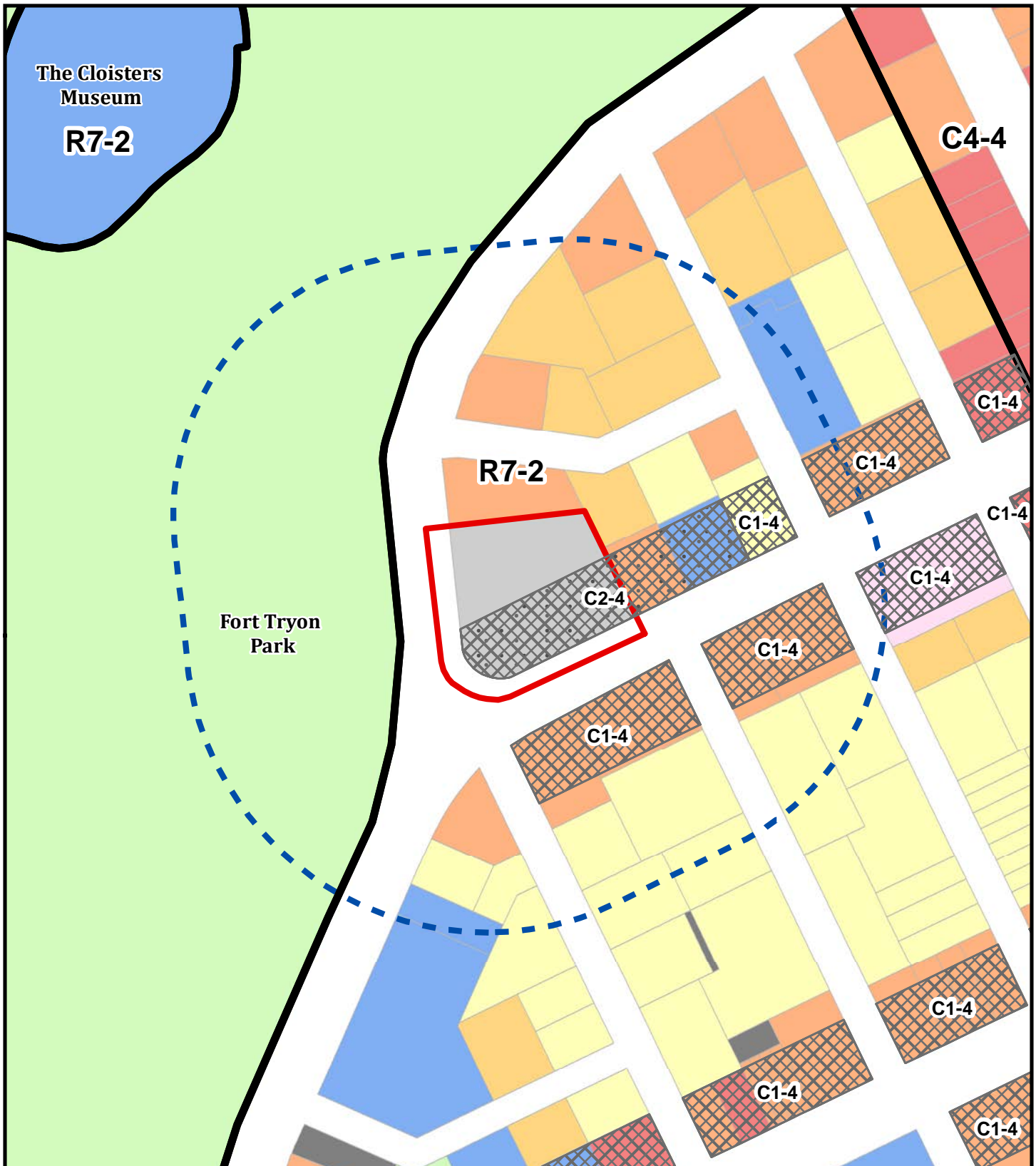
Project Site

WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY

Map Reference: Existing Zoning Map: NYC Department of City Planning



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**FIGURE 6: LAND USE MAP**  
**SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD**  
**MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

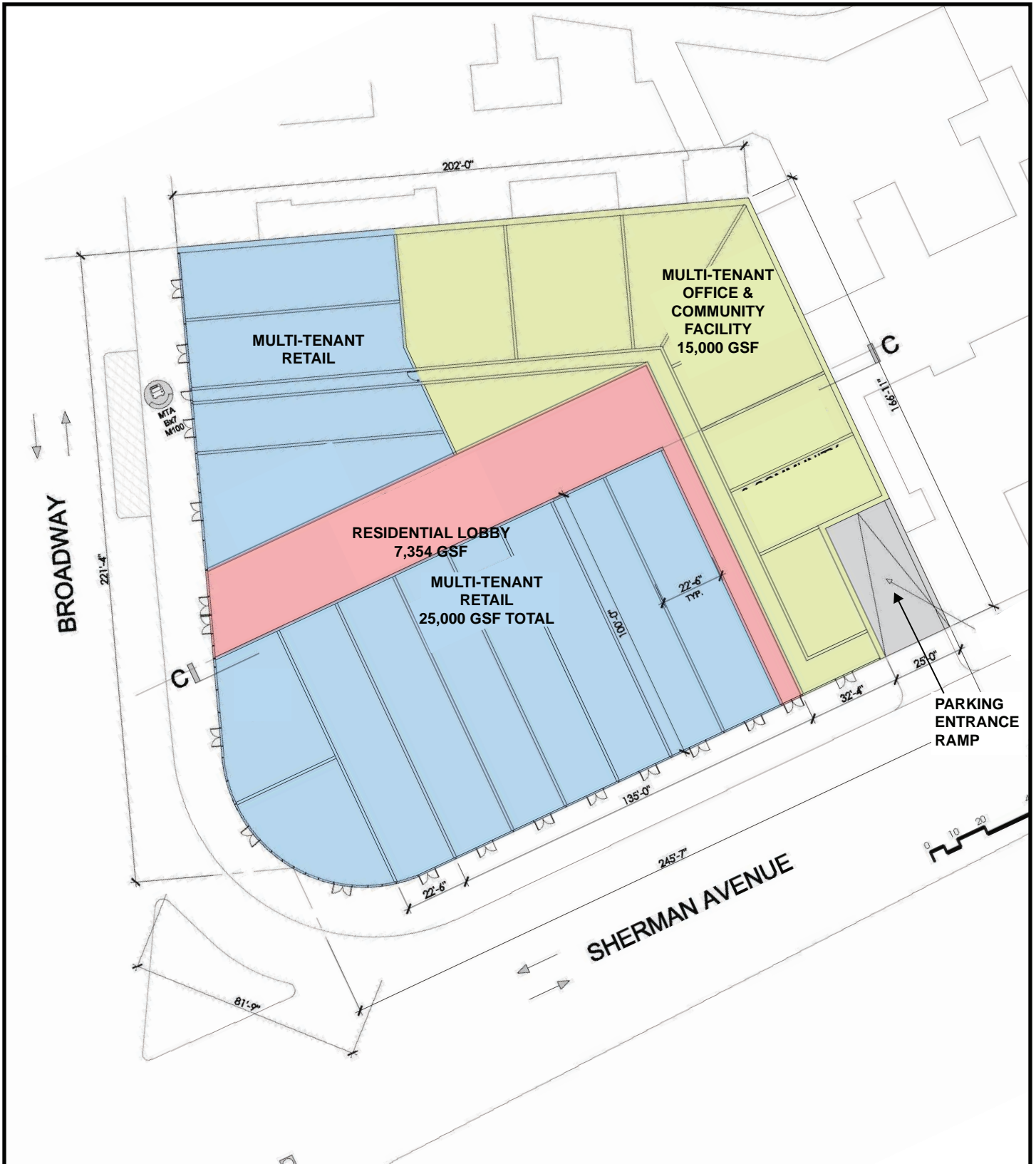
Project Site Study Area  
 (400-foot radius)

**Land Use**

- |                                  |                                |             |
|----------------------------------|--------------------------------|-------------|
| One & Two Family Residences      | Commercial/Office Uses         | Open Space  |
| Multi Family Walkup Residences   | Industrial/Manufacturing       | Parking     |
| Multi Family Elevator Residences | Transportation/Utility         | Vacant Land |
| Mixed Residential/ Commercial    | Public Facilities/Institutions |             |



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**FIGURE 7: PROPOSED PROJECT SITE PLAN**  
**SHERMAN PLAZA**

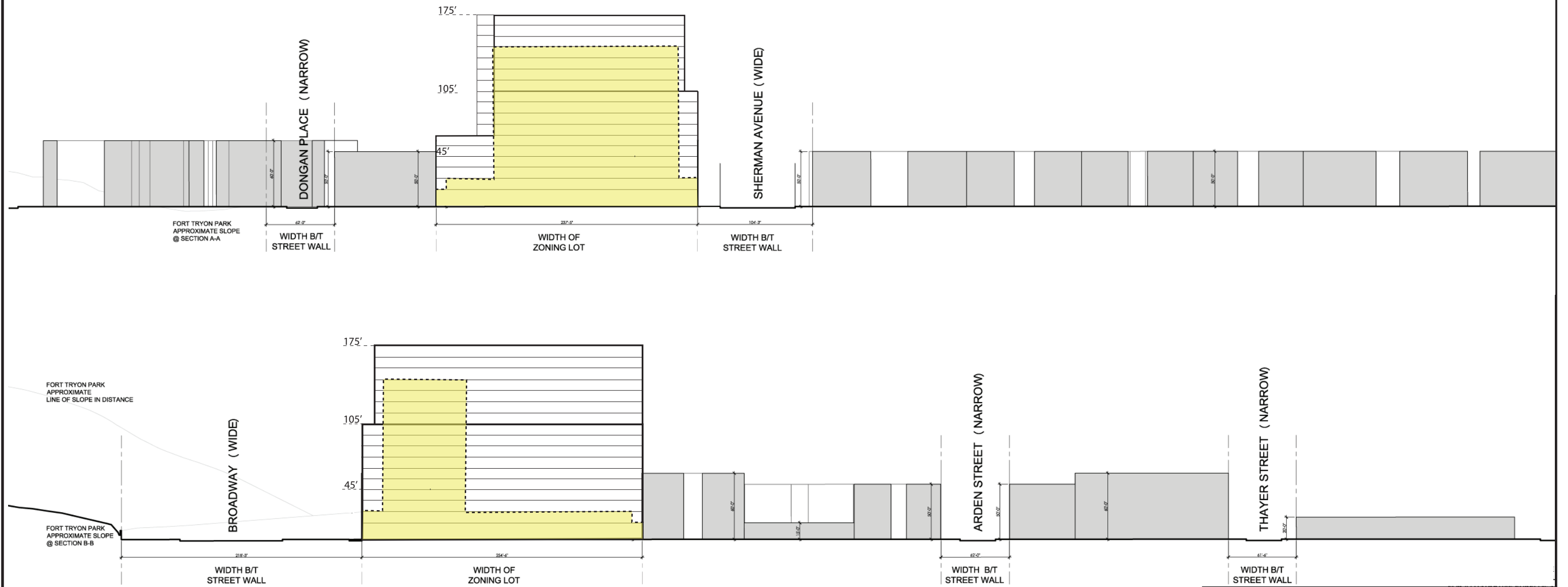
WASHINGTON HEIGHTS/INWOOD  
 MANHATTAN, NY

Source: Acadia Sherman Avenue LLC

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N-S STREET ELEVATION @ SECTION A-A



For Illustrative Purposes Only

NOTE: INFORMATION OUTSIDE THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT INFORMATION ON SURROUNDING PROPERTIES.

**FIGURE 8: AS-OF-RIGHT (NO-ACTION) AND WITH-ACTION CONDITION SITE ELEVATIONS**

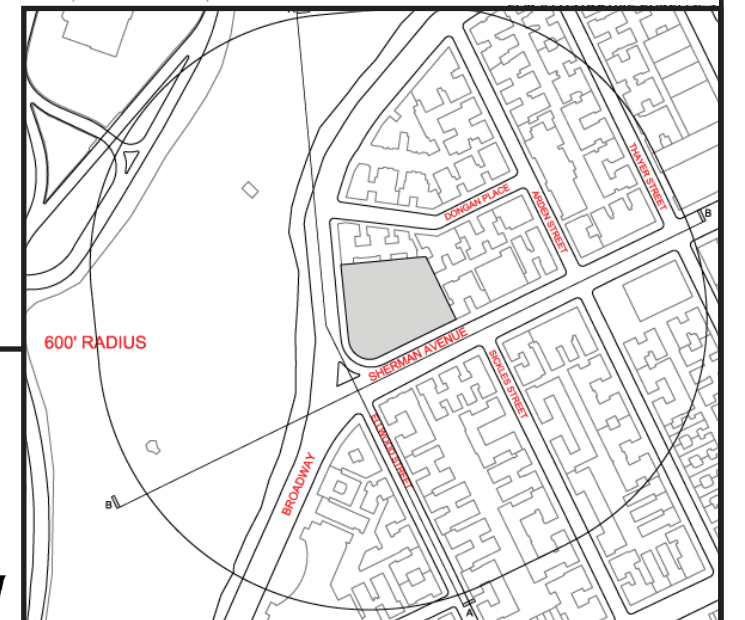
**SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Source: Acadia Sherman Avenue LLC

- As-of-Right/No-Action Building Elevation
- Proposed Project/With-Action Building Elevation

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Proposed Project  
Building Height  
(15-story)

**FIGURE 9: WITH-ACTION DEVELOPMENT RENDERING (17-STORY BUILDING)  
SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

*Source: KPA Architects*

*For Illustration Purposes Only*

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**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>LAND USE</b>				
<b>Residential</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	n/a	14-story building with residential on floors 3 through 14 <sup>21</sup> ;	17-story residential use on floors 2 through 17;	
No. of dwelling units	n/a	199 Units	413 Units	214 Units
No. of low- to moderate-income units	n/a	0	207 Units	207 Units
Gross floor area (sq. ft.)	n/a	169,183 gsf	350,871 gsf	181,688 gsf
<b>Commercial</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Primarily a 24-hour Parking Garage, with offices on second floor.	Retail on first floor	Retail on first floor	
Gross floor area (sq. ft.)	135,773 gsf	25,000 gsf	25,000 gsf	0 gsf
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	n/a	n/a	n/a	
Gross floor area (sq. ft.)	n/a	n/a	n/a	
Open storage area (sq. ft.)	n/a	n/a	n/a	
If any unenclosed activities, specify:	n/a	n/a	n/a	
<b>Community Facility</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	n/a	Offices on floors 1 and 2	Offices on the first floor	
Gross floor area (sq. ft.)	n/a	57,914 gsf	15,000 gsf	-42,914 gsf
<b>Vacant Land</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	n/a	n/a	n/a	
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	n/a	n/a	n/a	
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	n/a	n/a	n/a	
<b>PARKING</b>				
<b>Garages</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	400 spaces	0	0	
No. of accessory spaces	0	174 (40,854 gsf)	174 (40,854 gsf)	0 (0 gsf)
Operating hours	24-hours	n/a	n/a	
Attended or non-attended	Attended	Attended	Attended	

<sup>21</sup> See Project Description (Attachment A) and Analysis Framework (Attachment B) for a description of the revised No-Action RWCDs project.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	n/a	n/a	n/a	
No. of accessory spaces	n/a	n/a	n/a	
Operating hours	n/a	n/a	n/a	
<b>Other</b> (includes street parking)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	n/a	n/a	n/a	
<b>POPULATION</b>				
<b>Residents</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:		535	1,111	576
Briefly explain how the number of residents was calculated:	2.69 residents per dwelling unit (Average household size of renter-occupied unit in Manhattan Census Tract 287, 20110-2014 American Community Survey)			
<b>Businesses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	Commercial parking garage	Retail, Offices	Retail, Offices	
No. and type of workers by business	3	253	125	-129
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Employment estimated based on the following: 3 employees per 1,000 square feet of retail; 1 employee for every 10,000 square feet of parking; 1 employee per 300 square feet of community facility/institutional; .04 employees per 25 residential units.			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If any, specify type and number:	n/a	n/a	n/a	
Briefly explain how the number was calculated:				
<b>ZONING</b>				
Zoning classification	R7-2/C2-4	R7-2/C2-4	R9A/C2-4 and R8X/C2-4	
Maximum amount of floor area that can be developed	307,801 zsf	307,801 zsf	369,789 zsf	61,988 zsf
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Development area comprises of a mix of residential and commercial uses. Broadway, Sherman Avenue, and Nagle Avenue feature multi-residential buildings with ground floor commercial uses.	Development area comprises of a mix of residential and commercial uses. Broadway, Sherman Avenue, and Nagle Avenue feature multi-residential buildings with ground floor commercial uses.	Development area comprises of a mix of residential and commercial uses. Broadway, Sherman Avenue, and Nagle Avenue feature multi-residential buildings with ground floor commercial uses.	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**Part II: TECHNICAL ANALYSIS**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning? See Attachment C	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. See Appendix B: Consistency Assessment Form (CAF)		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> . See Appendix B		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. See Attachment C If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
o Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>v. Effects on Industry</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES:</b> <a href="#">CEQR Technical Manual Chapter 6</a>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a> ) Only 30 percent of the total residential floor area (124 units) would be allocated to affordable units for income at or below 80 percent of AMI. Based on this the With-Action Condition would generate approximately 14 eligible children under age 6.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the additional population impair the delivery of library services in the study area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE:</b> <a href="#">CEQR Technical Manual Chapter 7</a>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an under-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the <a href="#">Bronx</a> , <a href="#">Brooklyn</a> , <a href="#">Manhattan</a> , <a href="#">Queens</a> , or <a href="#">Staten Island</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
o If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? See Attachment E	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
<b>(a)</b> Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(b)</b> Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
(c) If “yes” to either of the above questions, attach supporting information explaining whether the project’s shadow would reach any sunlight-sensitive resource at any time of the year. See Attachment F		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See Attachment G and Appendix C		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If “yes” to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . See Attachment H		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If “yes,” were Recognized Environmental Conditions (RECs) identified? Briefly identify: Petroleum bulk storage, historic fueling and service station use and open spill, on subject property and surrounding properties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? See Attachment I and Appendix E	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
<b>11. SOLID WASTE AND SANITATION SERVICES: <a href="#">CEQR Technical Manual Chapter 14</a></b>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 23,263 Pounds Per Week		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY: <a href="#">CEQR Technical Manual Chapter 15</a></b>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 53.62 Billion BTUs		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION: <a href="#">CEQR Technical Manual Chapter 16</a></b>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ? See Attachment J	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop? See Attachment J and Appendix G	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>14. AIR QUALITY: <a href="#">CEQR Technical Manual Chapter 17</a></b>		
(a) Mobile Sources: Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Stationary Sources: Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Attachment K		
<b>15. GREENHOUSE GAS EMISSIONS: <a href="#">CEQR Technical Manual Chapter 18</a></b>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	<input type="checkbox"/>	<input type="checkbox"/>
<b>16. NOISE: <a href="#">CEQR Technical Manual Chapter 19</a></b>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>




	YES	NO
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Attachment J (Transportation) and Attachment L (Noise) indicating no additional mobile source noise evaluation is required.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise? See Attachment M	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. See Attachment O		

**20. APPLICANT'S CERTIFICATION**

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.


Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this Revised EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Michael Keane, AICP		06/20/2016

**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.**

## Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.	Potentially Significant Adverse Impact	
	YES	NO
<b>IMPACT CATEGORY</b>		
Land Use, Zoning, and Public Policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Socioeconomic Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community Facilities and Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shadows	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Historic and Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Urban Design/Visual Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water and Sewer Infrastructure	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Greenhouse Gas Emissions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Health	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Neighborhood Character	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?  If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Check determination to be issued by the lead agency:		
<input type="checkbox"/> <b>Positive Declaration:</b> If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a <i>Positive Declaration</i> and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).		
<input type="checkbox"/> <b>Conditional Negative Declaration:</b> A <i>Conditional Negative Declaration</i> (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.		
<input checked="" type="checkbox"/> <b>Negative Declaration:</b> If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a <i>Negative Declaration</i> . The <i>Negative Declaration</i> may be prepared as a separate document (see <a href="#">template</a> ) or using the embedded <i>Negative Declaration</i> on the next page.		
<b>4. LEAD AGENCY'S CERTIFICATION</b>		
TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY New York City Department of City Planning	
NAME Olga Abinader	DATE June 20, 2016	
SIGNATURE 		

## **PART II: ENVIRONMENTAL (CEQR) ANALYSIS**

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**ATTACHMENT B: CEQR ANALYSIS FRAMEWORK**

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**INTRODUCTION**

The proposed zoning map and zoning text amendments (collectively the “Proposed Action”) are discretionary CPC approvals that are subject to the New York City Environmental Quality Review (CEQR) process, which implements the New York State Environmental Quality Review Act (SEQRA). In accordance with CEQR, the New York City Department of City Planning (DCP), acting as lead agency on behalf of CPC, will analyze the Proposed Action to determine whether it has the potential to generate any significant adverse environmental impacts. This Environmental Assessment Statement (EAS) has been prepared pursuant to Mayoral Executive Order No. 91 of 1977, as amended, the CEQR Rules of Procedure, set forth in Title 62 RCNY Chapter 5, and the implementing regulations for SEQRA set forth in 6 NYCRR Part 617.

**ANALYSIS FRAMEWORK**

The framework for the Revised EAS analysis is based on the guidelines established in the 2014 edition (most recent) of the CEQR Technical Manual (*CEQR Technical Manual*). For each subject area of environmental review, the *CEQR Technical Manual* establishes thresholds, which, if met or exceeded, would require a more detailed technical environmental analysis. Accordingly, preliminary screening analyses were undertaken for all potentially relevant subjects of environmental review to determine if any thresholds would be met or exceeded by the Proposed Action and thus trigger a more detailed technical analysis. The following sections of this Revised EAS report include additional analyses and information for technical categories listed in Part II of the Revised EAS for which CEQR thresholds were determined to have been met or exceeded, or for categories as to which additional information was utilized to complete the analysis.

In order to assess the potential environmental impacts of the Proposed Action under the revised application, a Reasonable Worst-Case Development Scenario (RWCDs) for both future without the Proposed Action (No-Action Condition), and future with the Proposed Action (With-Action Condition), was analyzed for Build Year 2018. For the purpose of presenting a conservative analysis, the future With-Action Condition in this Revised EAS analyzes a building that maximizes the permitted base height (105 feet) and building height (175 feet) of the projected development on the Project Site under the proposed R9A/C2-4 and R8X/C2-4 zoning districts. However, as set forth in Attachment A, “Project Description,” the actual Proposed Project would be lower than the development in the With-Action Condition, both in terms of the proposed base and building heights. Both the With-Action Condition, as well as the lower Proposed Project would maximize the permitted FAR under the proposed R9A/C2-4 and R8X/C2-4 zoning district and per the MIH, and would include an identical mix of land uses with the same gross floor areas. Both the buildings would include ground floor retail use at an FAR of 0.32; ground floor community facility at an FAR of 0.53; residential use on the upper floors at an FAR of 6.96; and below-grade parking with 174 spaces.

The With-Action Condition is compared to the future without the Proposed Action (No-Action Condition) in order to determine whether the Proposed Action has the potential to generate any significant adverse environmental impacts. The No-Action Condition is the development projection

for the Project Site under the existing R7-2 zoning district regulation for 2018 Build Year that would occur without the Proposed Action. The No-Action Condition is predicated upon the existing conditions on the Project Site, as well as expected future growth and development in accordance with the extant zoning and neighborhood land development trends.

The With-Action Condition is assessed and compared to the No-Action Condition, first undertaking the preliminary screening and thresholds established in the *CEQR Technical Manual* and, when such thresholds are met or exceeded, then undertaking further technical analysis. This assessment is undertaken performed for the all the CEQR technical areas, using the same study areas. The potential environmental impacts of the Proposed Action are based on the incremental differences between the No-Action and With-Action conditions.

### **REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)**

#### Revised No-Action Condition

In the absence of the Proposed Action, the existing R7-2 zoning district and the partial C2-4 commercial overlay along Sherman Avenue would govern any future development on the Project Site. An R7-2 zoning district permits a development at a maximum floor area ratio (FAR) of 6.5 for community facility use (Use Groups 3 and 4).<sup>22, 23</sup> Residential use is limited to a maximum FAR of 3.44.<sup>24</sup> A C2-4 commercial overlay, when mapped within an R7-2 zoning district, permits commercial use at a maximum FAR of 2.0, limited to the first two floors in an R9A zoning district and to the first floor in an R8X zoning district. The commercial use must be located below a residential use. An R7-2 zoning district is a non-contextual district that is governed by height factor regulations that permit a variety of building configurations with varying building massing, heights and setbacks. Height factor regulations do not limit the maximum building height, and the building bulk is determined by a complimentary range of height factors, FARs, and open space ratios.<sup>25</sup> For residential use at a maximum FAR of 3.44, the minimum required open space ratio is 22.0. The open space ratio is expressed as a percentage of the total residential floor area on the zoning lot. Under the Height Factor regulations, the building height is controlled by a sky exposure plane, which requires the building wall above a height of 60 feet to set back at least 1-foot for every 5.6 feet in height, on a wide street;<sup>26</sup> and to set back at least 1-foot for every 2.7 feet in height, on a narrow street.<sup>27</sup> As an alternative, the optional Quality Housing regulations in R7 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line with an FAR that is equal to or greater than can be achieved in height factor buildings.

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<sup>22</sup> ZR Section (§) 24-11: Maximum Floor Area and Percentage of Lot Coverage (Article II, Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts)

<sup>23</sup> ZR §22-00, §22-13, and §22-14 (Article II: Residence District Regulations, Chapter 2 - Use Regulations)

<sup>24</sup> ZR §23-151: Basic regulations for R6 through R9 Districts

<sup>25</sup> ZR §23-151: Basic regulations for R6 through R9 Districts (Table: Minimum Required Open Space Ratio and Maximum Floor Area Ratio R6 through R9 Districts)

<sup>26</sup> ZR §23-641, Basic Height and Setback Requirements (Front Setbacks)

<sup>27</sup> Pursuant to ZR §23-641, in an R7-2 zoning district, buildings on a narrow street must set back above a height of 60 feet above the street line at a ratio of 2.7 to 1 (vertical distance to horizontal distance); and on a wide street at a ratio of 5.6 to 1 (vertical distance to horizontal distance).

The R7-2 zoning district permits a building at a maximum FAR of 6.5 (307,801 zsf) for community facility uses, however the existing community facility uses in the vicinity of the Project Site are between 13,000 sf and 74,000 square feet.<sup>28</sup> Therefore, for the purpose of presenting an analysis that is consistent with the established land use trends in the neighborhood, and in the absence of a specific community facility tenant with a requirement for a larger community facility space, the proposed No-Action program does not maximize the community facility FAR permitted under the existing R7-2 zoning district and assumes that in an as-of-right redevelopment, a smaller than permitted community facility would be built. Accordingly, the proposed No-Action program includes commercial use (0.53 FAR), community facility use (1.22 FAR), and residential use (3.44 FAR) at a total FAR of 5.2, which is less than the maximum permitted FAR of 6.5 on the Project Site under the existing R7-2 zoning. The No-Action program, therefore, is conservative and represents a development that is approximately 140,000 gsf smaller than the most recent as-of-right proposal for the Project Site.<sup>29</sup>

#### Original No-Action Condition – 10-story building (Original No-Action Condition)

The Applicant's original application dated January 19, 2016, requested a zoning map amendment to rezone the Project Site to an R9/C2-4 zoning district (the, "R9 Rezoning Proposal"). In response to the comments received during the public review process and at the request of DCP, the Applicant modified the Proposed Action from an R9 zoning district to an R9A/C2-4 and R8X/C2-4 zoning districts under the current proposal. The No-Action Condition considered in the Original EAS, dated January 15, 2016 prepared in connection with the original R9 Rezoning Proposal, consisted of a 5.05 FAR, 10-story building, approximately 292,249 gsf mixed-use building consisting of approximately 172,066 gsf of residential space (202 dwelling units) on floors 2 through 10; 40,968 gsf of commercial space on the ground floor and cellar level; approximately 51,915 gsf of community facility space on floors 1 and 2; and a 27,300 gsf below-grade parking garage with 122 spaces (the "Original No-Action Condition").<sup>30</sup> (Figure 10-A)

After further analysis, the Applicant has determined that the minimum height of the No-Action building would be 14-stories (approximately 150 feet). The program proposed in the Original No-Action Condition was found to be economically infeasible and at odds with the existing R7-2 zoning district requirements related to open space with a height factor development. As show on Figure 10-A, the Original No-Action Condition consisted of a 10-story building with very large, approximately 43,000 sf base floors on floors 3 and 4 that were expected to include residential units, which would not comply with applicable zoning regulations related to open space requirements. Pursuant to ZR Section 23-151 the required open space on a zoning lot under the R7-2 Height Factor Regulations is correlated to the Height Factor and the residential FAR utilized. The proposed No-Action program includes residential use at an FAR of 3.44 at a height factor of 15, which would require an open space of 35,710 sf (22 percent of the residential floor area) that must be maintained below residential floors containing any dwelling units in order to provide residents

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<sup>28</sup> Existing land use information is based on the NYC Department of City Planning, MapPLUTO database.

<sup>29</sup> It should be noted, however, that in 2007 the Applicant proposed a 6.5 FAR, 17-story, 433,000 gsf mixed-use building on the Project Site. The 2007 proposal was related to a specific tenant at the time and because that specific business transaction became infeasible and the developer stopped pursuing it, the Project Site was not redeveloped with the proposed 17-story building.

<sup>30</sup> This Revised EAS supersedes the Original EAS for the original application certified on January 19, 2016.

with light, air, and the required open space. This open space requirement of 35,710 sf cannot be met within a 10-story building envelope because the larger size of the residential floor plates (floors 3 and 4) would not allow for the open space requirement to be met. In order to meet this open space requirement, the maximum size of the residential floor would be limited to approximately 13,000 sf, and a total proposed residential floor area of 162,321 zsf would result in a 12-story residential tower above the 2-story building base.

Even if there was not an open space requirement, as illustrated by Figure 10, the resultant residential floor plates of approximately 43,000 sf on floors 3 and 4, necessitated by a 10-story building would produce an inefficient floor plate for residential use because, as shown in Figure 10 approximately 17,429 sf of the floor plate would be unusable for residential dwelling units. As shown on Figure 10, only the perimeter of the floor plate is usable for residential dwelling units. The center of the floor plate is unusable for residential dwelling units because by building code all residential dwelling units must have windows. This unusable space would need to be built but would not generate a space that can be rented, and the space is too large (approximately 17,429 sf per floor) to be used for residential amenities. Therefore, the inefficient floor plates would constitute a financial barrier for the building to be built.

As stated before, the R7-2 Height Factor Regulations do not limit the maximum building height. Based on the R7-2 zoning district height factor regulations, the open space required for residential use at a 3.41 FAR is 23 percent of the residential floor area. Therefore, in order to meet this open space requirement, the maximum size of the residential floor would be limited to approximately 13,000 sf, and a total residential use of 161,321 sf would result in a 12-story residential tower above the 2-story building base. Accordingly, the height of the No-Action condition could be higher than 14-stories with smaller residential floor plates, but would not be a reasonably lower building with smaller residential plate because of the aforementioned open space requirement and the need to create an efficient residential floor plate. Therefore, a 14-story, 292,951-gsf building is conservative for analysis purposes.

As stated in the *CEQR Technical Manual*, in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. In such circumstances, the No-Action assessment should present a range of possibilities, describe the likelihood of the occurrence of each, and identify a corresponding range of increments between the various No-Action and With-Action scenarios. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, this Revised EAS will compare the With-Action Condition to the 10-story building in the Original No-Action Condition that was previously analyzed for the Applicant's original R9 Rezoning Proposal, as well as a reasonable 14-story building in the, " Revised No-Action Condition, for all technical analyses where building height is a factor that could potentially result in significant impact.

#### Revised No-Action Condition – 14-story building (Revised No-Action Condition)

As described earlier, the Revised No-Action Condition described below does not maximize the community facility FAR of 6.5 permitted under the existing R7-2 zoning district. Given the smaller sized community facility uses in the vicinity of the Project Site, for the purpose of presenting an analysis that is consistent with the established land use trends in the neighborhood, and in the

absence of a specific community facility tenant with a requirement for a larger community facility space, the proposed community facility space in the Revised No-Action Condition analyzed below is limited to an FAR of 1.22, which is consistent with the existing community facility uses in the neighborhood. Furthermore, even though the R7-2 zoning district does not limit the maximum building height, for the purpose of conservative, reasonable analysis the building height of the Revised No-Action development is limited to 14-stories (150 feet). In order to meet this open space requirement, the maximum size of the residential floor would be limited to approximately 13,000 sf, and a total residential use of 161,321 sf would result in a 12-story residential tower above the 2-story building base. A shorter building would be more conservative in that it would allow for a larger increment in height when compared to the With-Action Condition. The potential environmental impacts of the Proposed Action are based on the incremental differences between the Revised No-Action and With-Action conditions.

Pursuant to the existing R7-2/C2-4 zoning district regulations, in the Revised No-Action Condition, the existing 2-story building on the Project Site would be demolished and replaced with a 14-story, approximately 292,951 gsf mixed-use building (5.2 FAR). As shown in Table B-1, based on the development program provided by the Applicant, the Revised No-Action development would include approximately 169,183 gsf of residential space (199 dwelling units) at an FAR of 3.41 on floors 3 through 14;<sup>31</sup> approximately 25,000 gsf of commercial space on the ground floor at an FAR of 0.53; approximately 57,914 gsf of community facility space on floors 1 and 2 at an FAR of 1.22; and a 40,854 gsf below-grade parking garage with 174 spaces. The No-Action development would reach a maximum height of 150 feet above the mean curb level. (Figure 10-B)

Research of available resources, including DCP's Land Use & CEQR Application Tracking System (LUCATS), NYC Mayor's Office of Environmental Coordination's (MOEC) CEQR Access, and the Manhattan Community Board 12 webpage, shows no rezoning actions or any other information that would indicate a particular development trend in the area.

#### With-Action Condition

In the future with the Proposed Action, the With-Action Condition would maximize the permitted FAR under the proposed R9A/C2-4 and R8X/C2-4 zoning districts and the MIH program. An R9A zoning district, with MIH, permits a building at a maximum FAR of 8.5 for residential use, and limits community facility use at an FAR of 7.5. An R8X zoning district, with MIH, permits a building a maximum FAR of 7.2 for residential use and community facility use is limited to an FAR of 6.0. The C2-4 commercial overlay permits commercial use at a maximum FAR of 2.0, and is limited to the first two floors in an R9A district and to the first floor in an R8X district. R9A and R8X zoning districts are contextual districts governed by Quality Housing bulk regulations that set height limits and allow high lot coverage buildings that are set at or near the street line.<sup>32</sup> Both R9A and R8X districts permit a maximum building height of 175 feet or 17 stories under the Quality Housing regulations; and the base height is limited to 105 feet.

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<sup>31</sup> Estimated dwelling units based on 850 gross square feet per dwelling unit.

<sup>32</sup> The Quality Housing Program, mandatory in contextual R6 through R10 zoning districts, encourages development consistent with the character of many established neighborhoods. The Quality Housing Program also requires amenities relating to interior space, recreation areas and landscaping



Pursuant to the proposed R9A/C2-4 and R8X/C2-4 zoning districts, and the ZQA and MIH programs, in the With-Action Condition, the existing 2-story building on the Project Site would be demolished and replaced with a 17-story, approximately 431,725 gsf mixed-use building built at an FAR of 7.8. As shown in Table B-1, based on the development program provided by the Applicant, the With-Action building would include approximately 350,871 gsf of residential space on floors 2 through 17 at an FAR of 6.96, which would include 413 dwelling units, 50 percent of which (207 affordable units) would be permanently affordable for low, moderate, to middle income families and pursuant to the MIH program (at least 30 percent of the residential floor area, 124 units, would be affordable for families at or below 80 percent AMI); approximately 25,000 gsf of ground floor retail space at an FAR of 0.53; approximately 15,000 gsf of ground floor community facility space at a FAR of 0.32; and an approximately 40,854 gsf below-grade parking garage with 174 spaces. The With-Action building analyzed would reach a maximum height of 175 feet above the mean curb level.

#### Incremental Difference between No-Action and With-Action Conditions

The incremental difference between the Revised No-Action and With-Action conditions is the basis by which the potential environmental impacts of the Proposed Action are evaluated in this Revised EAS. As discussed earlier, the Original No-Action Condition includes residential, commercial and community facility uses at the same gross square footage as the Revised No-Action Condition. Therefore, the incremental difference in terms of gross square feet between the Original No-Action and With-Action conditions is exactly the same as between the Revised No-Action and the With-Action conditions. As shown in Table B-1, the With-Action Condition would result in a net *increase* of 181,688 gsf of residential space, approximately 214 dwelling units; and a net *decrease* of 42,914 gsf of community facility space as compared to both the Original and the Revised No-Action conditions. The retail space and below-grade parking in all three conditions is identical. The development in the With-Action Condition would result in an overall increment of 138,774 gsf as compared to both the Original and the Revised No-Action conditions.

Based on the permitted FAR and the Height Factor regulations of the R9A/C2-4 and R8X/C2-4 zoning districts, the development in the With-Action Condition would result in a net *increase* in height of approximately 25 feet as compared to the Revised No-Action Condition, and a net *increase* in height of approximately 65 feet as compared to the Original No-Action Condition.

Further, based on *CEQR Technical Manual* guidelines this Revised EAS also includes the employees generated by the Proposed Actions. Based on standard employee space utilization rates included in the *CEQR Technical Manual*, in the With-Action Condition, the Proposed Action would result in approximately 125 workers, which would be a net *decrease* of 129 workers in comparison to the both the January and Revised No-Action condition.

**Table B-1: No-Action and With-Action Conditions**

<b>Land Use</b>	<b>Revised No-Action Condition (gsf)</b>	<b>With-Action Condition (gsf)</b>	<b>Increment (gsf)</b>
Residential (Total Dwelling Units)	199	413	214
<i>Total Affordable Dwelling Units</i>	<i>0</i>	<i>207</i>	<i>207</i>
Residential (gsf)	169,183	350,871	181,688
Commercial (gsf)	25,000	25,000	0
Community Facility (gsf)	57,914	15,000	-42,914
Accessory Parking (gsf)	40,854 (174 spaces)	40,854 (174 spaces)	0 (0 spaces)

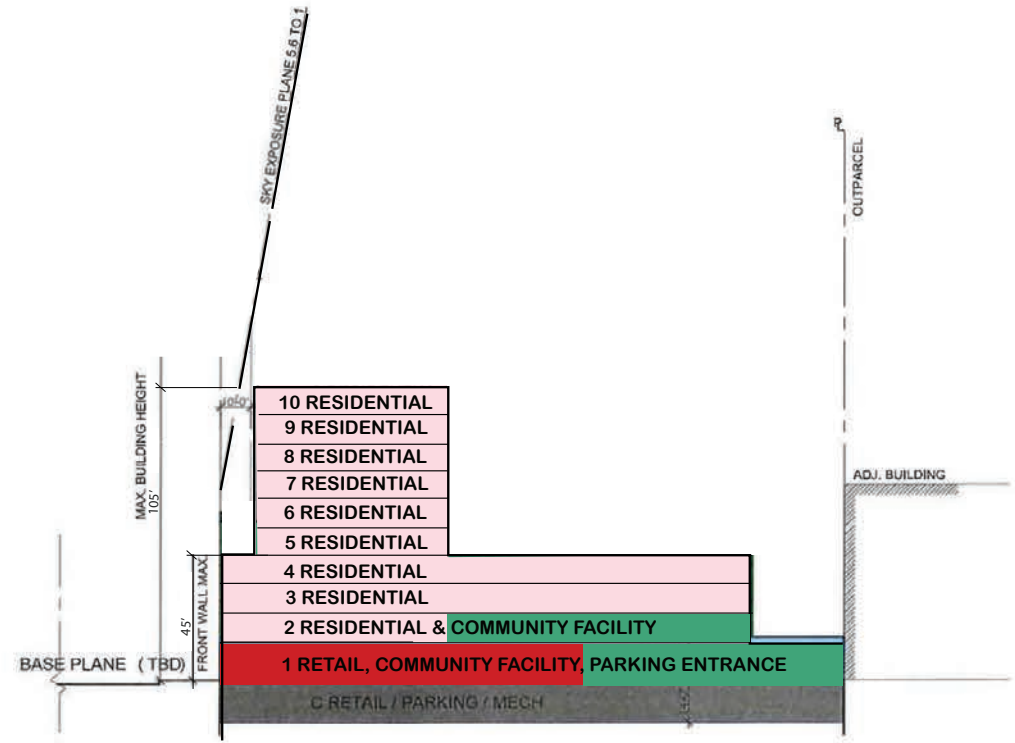
Notes:

1. Revised No-Action and With-Action conditions are based on development programs provided by Acadia Sherman Ave, LLC.
2. The With-Action Condition represents a development that maximizes the permitted FAR under the proposed R9A/C2-4 and R8X/C2-4 zoning districts with additional FAR for affordable housing under the ZQA and MIH programs.
3. The estimated dwelling units are based on 850 gsf per dwelling unit.
4. Based on *CEQR Technical Manual* guidelines, for the purpose of CEQR analysis only dwelling units allocated as affordable for families at or below 80 percent AMI are considered.

The potential adverse environmental impacts that may result from the net incremental difference between the two development conditions are evaluated in the following sections of this Revised EAS report.



PLAN



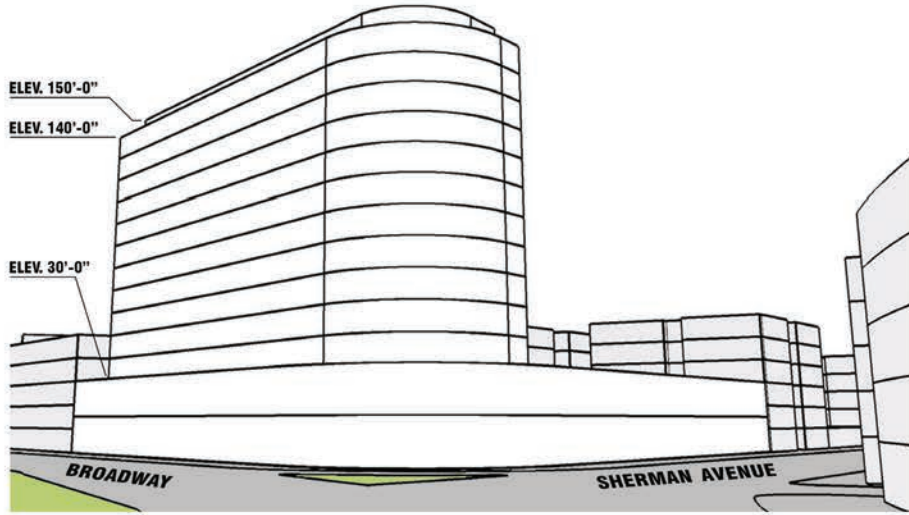
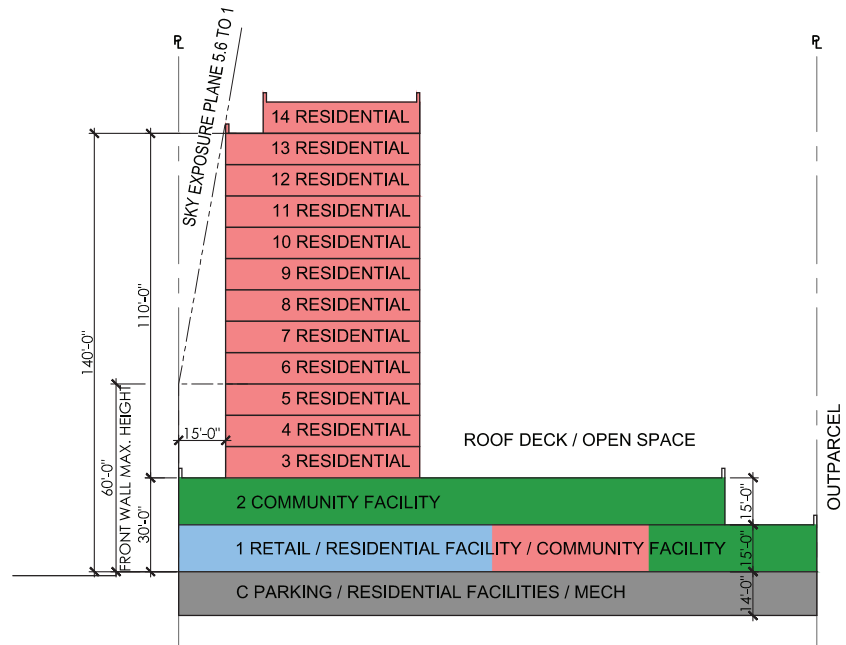
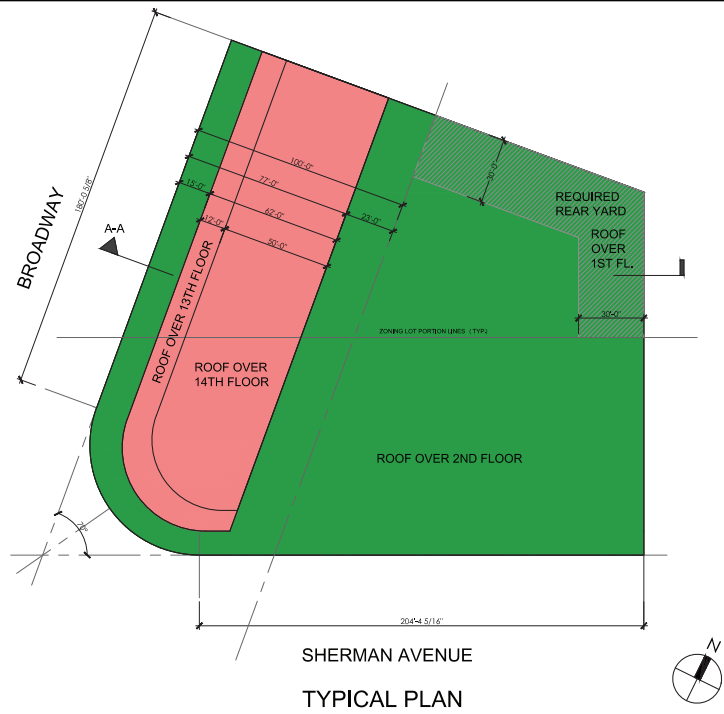
SECTION

**FIGURE 10-a: ORIGINAL NO-ACTION CONDITION (10-STORY BUILDING)  
SHERMAN PLAZA**

*For Illustration Purposes Only*

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**  
Source: KPA Architects



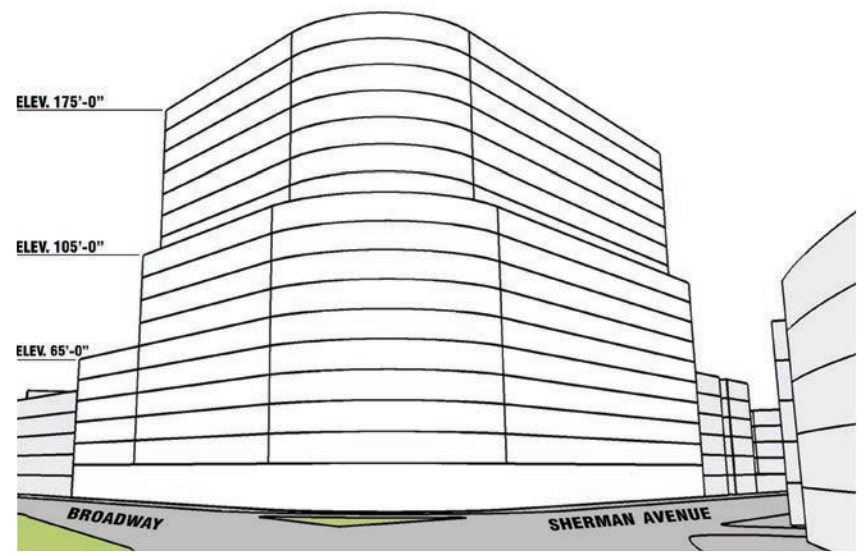
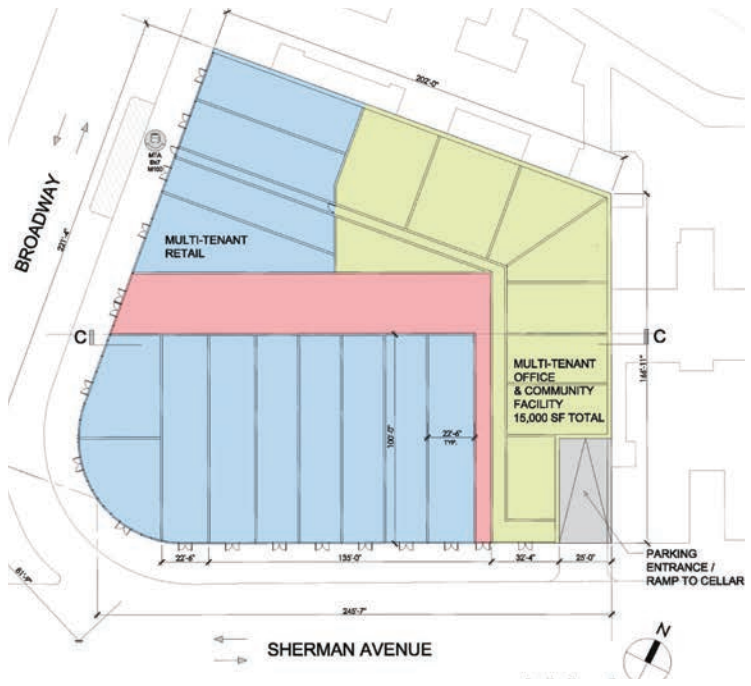


**FIGURE 10-b: REVISED NO-ACTION CONDITION (14-STORY BUILDING)  
SHERMAN PLAZA**

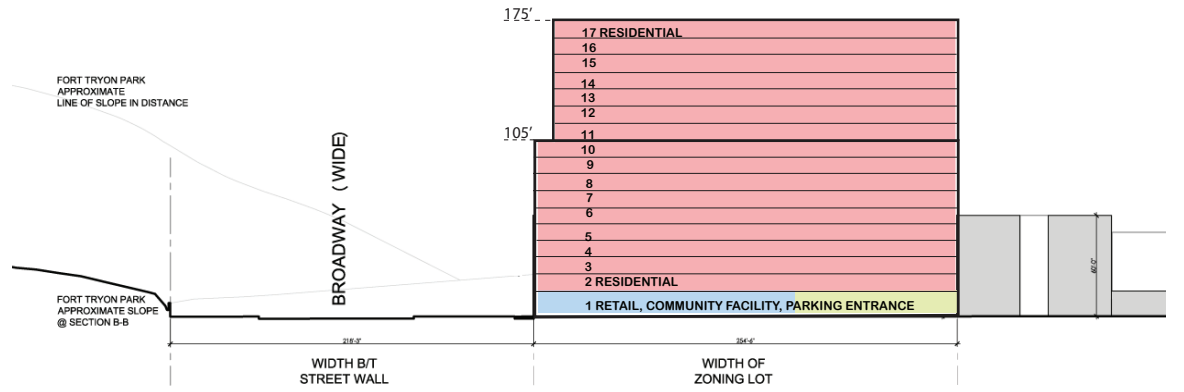
*For Illustration Purposes Only*

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**  
Source: KPA Architects





E-W STREET ELEVATION @ SECTION B-B

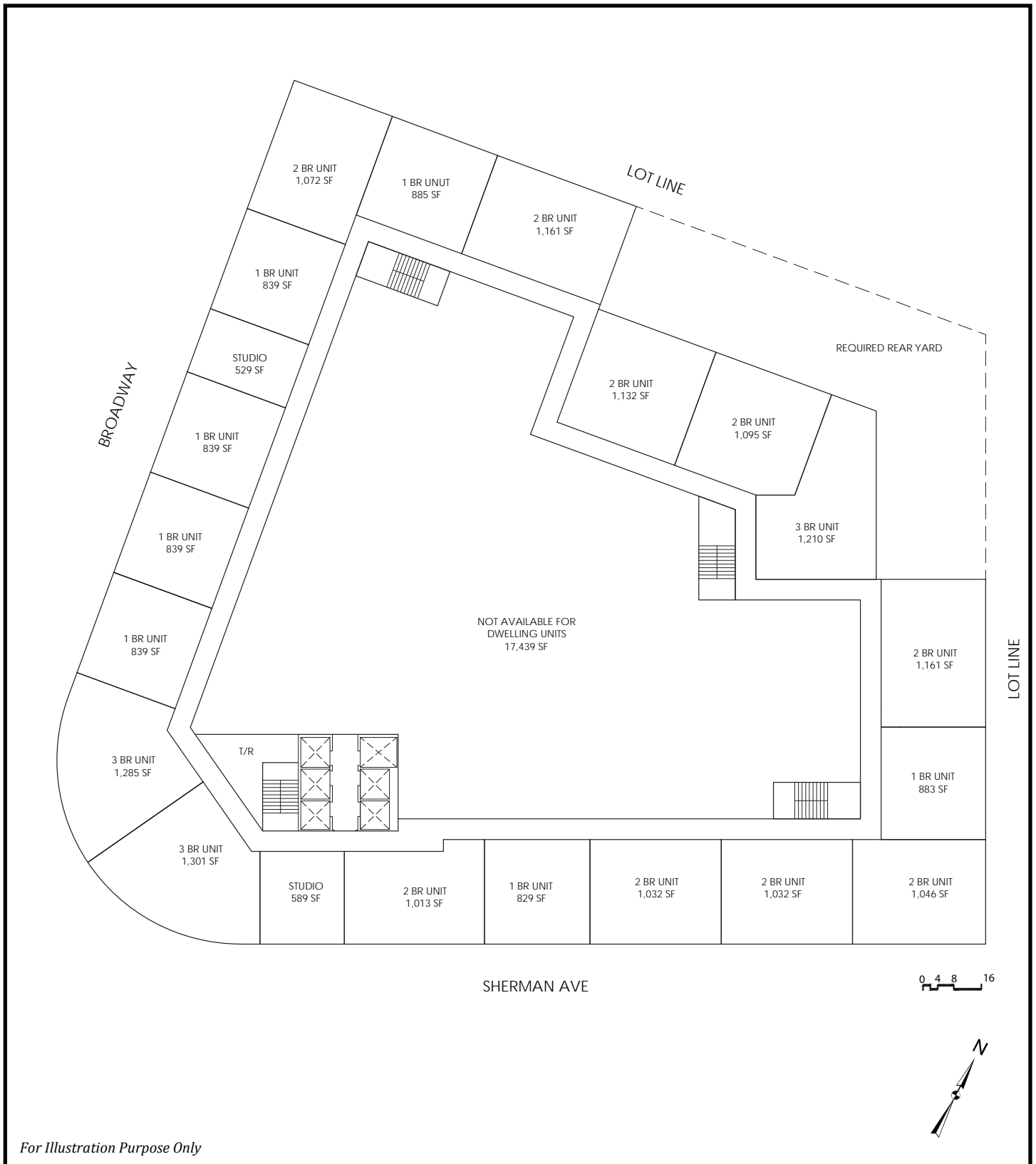


**FIGURE 10-c: WITH-ACTION CONDITION (17-STORY BUILDING)**  
**SHERMAN PLAZA**

*For Illustration Purposes Only*

**WASHINGTON HEIGHTS/INWOOD**  
**MANHATTAN, NY**  
 Source: KPA Architects





For Illustration Purpose Only

**FIGURE 10-d: SAMPLE RESIDENTIAL FLOOR PLAN - ORIGINAL NO-ACTION CONDITION  
SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Source: KennethPark Architects

**LANGAN**

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**ATTACHMENT C: LAND USE, ZONING AND PUBLIC POLICY**

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**INTRODUCTION**

According to the *CEQR Technical Manual* guidelines, a land use analysis assesses the uses and development trends in the area that may be affected by a proposed project, and determines whether that proposed project is compatible with those conditions or may affect them. Similarly, the analysis considers the project's compliance with, and effect on, the area's zoning and other applicable public policies.

The Proposed Action includes:

- A zoning map amendment pursuant to the ZR of the City of New York to rezone a 47,354-sf lot from an R7-2 zoning district with a partial C2-4 overlay to R9A and R8X zoning districts with a full C2-4 overlay;
- A zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing Area (MIH AREA).<sup>33</sup>

The Proposed Action would facilitate construction of an approximately 431,725 gsf mixed-use development on the Project Site (With-Action Condition).

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulation or policies governing land use. Because the Proposed Action is a modification of the underlying zoning regulations affecting the Project Site and the mapping of an MIH AREA, this section includes a detailed analysis of existing land uses and zoning within the rezoning area and the broader study area. Under *CEQR Technical Manual* guidelines, a detailed analysis identifies the existing land uses and any development trends in the area that may be affected by a proposed project, describes the zoning and public policies that guide development, and determines whether a proposed project is compatible with those conditions and policies or whether it may affect them. An assessment of zoning is typically performed in conjunction with a land use analysis when an action would change the zoning on the site or result in the loss of a particular use.

**METHODOLOGY**

The analysis methodology is based on the guidelines in the *CEQR Technical Manual* and involves an assessment of the Proposed Action's consistency with land use patterns and development trends, zoning regulations, including the recently adopted ZQA and MIH programs (adopted March 22, 2016), and applicable public policies. Based on *CEQR Technical Manual* guidelines, the detailed analysis describes the existing conditions related to land use, zoning, and public policy.

The land use, zoning, and public policy analysis focuses on a 400-foot study area around the Project Site (Figure 6: Land Use Map). Existing conditions were identified through field studies of the 400-

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<sup>33</sup> Figure F-1 in Appendix F shows a Mandatory Inclusionary Housing Area map for the Project Site.

foot study area and research of available resources, including DCP's Land Use & CEQR Application Tracking System (LUCATS) and Primary Land Use Tax Lot Output (PLUTO™) data files; NYC Mayor's Office of Environmental Coordination's (MOEC) CEQR Access; and the Manhattan Community Board 12 webpage. The NYC ZR, and DCP's web-based Zoning and Land Use Application (ZOLA) were utilized to identify and describe existing zoning districts in the study area and for the zoning evaluation of the future Revised No-Action and With-Action conditions. The analysis also examined available information regarding the ZQA and MIH programs including the City's website and direct correspondence with DCP.<sup>34</sup> Relevant public policy documents were examined to assist in identifying and describing existing public policies that have the potential to affect the Project Site and study area.

Further, as discussed in Attachment B, "CEQR Analysis Framework," based on the *CEQR Technical Manual*, in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, in addition to the Revised No-Action and With-Action conditions, this section discusses the Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the original R9 Rezoning Proposal. The Original No-Action Condition included a 10-story building with an identical mix of land uses as the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. Both the buildings would include ground floor retail use at an FAR of 0.53; community facility use on floors 1 and 2, at an FAR of 1.22; residential use on the upper floors at an FAR of 3.44; and below-grade parking with 174 spaces.

## LAND USE

### Existing Conditions

The Project Site is located at 4650 Broadway (Block 2175, Lot 1) in the Washington Heights/Inwood neighborhood of Manhattan. (Figure 1) The site is a partially rounded lot located at the intersection of two wide streets, Broadway to the west, and Sherman Avenue to the south. The areas north and east of the Project Site are characterized by mid-rise apartment buildings. The site is directly east across Broadway from Fort Tryon Park, a 67-acre public park that is listed on the S/NR and is also a designated NYCSL. Photographs of the Project Site and the 400-foot study area are included in Appendix A.

As shown in Figure 6, land uses within 400-feet of the Project Site consist primarily of parkland and residential and commercial uses associated with multi-family apartment buildings with ground floor commercial uses along Broadway, Sherman Avenue, and Nagle Avenue. The area to the north and east of the Project Site consists of primarily residential and features mid-rise, multi-family walk-up and elevator apartment buildings. Community facilities in the study area include the City College Academy of the Arts, a 6th through 12th grade public school at 4600 Broadway, one block south of the site; Inwood Mental Health Clinic, located at 26 Sherman Avenue, two buildings east of

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<sup>34</sup> NYC Department of City Planning Zoning for Quality and Affordability (ZQA) and Mandatory Inclusionary Housing (MIH) programs

(<http://www1.nyc.gov/site/planning/plans/zqa/zoning-for-quality-and-affordability.page>;  
<http://www1.nyc.gov/site/planning/plans/mih/mandatory-inclusionary-housing.page>; Accessed on June 10, 2016)



the Project Site within the same block; and Our Lady Queen of Martyrs Roman Catholic Church, located at 91 Arden Street, one block east of the Project Site. The western portion of the 400-foot study area includes Broadway (US Route 9) and a part of the eastern portion of Fort Tryon Park.

## **ASSESSMENT**

### Revised No-Action Condition

In the Revised No-Action Condition, in the absence of the Proposed Action, the Project Site would be developed pursuant to the existing R7-2/C2-4 zoning district regulations. The existing 2-story building on the Project Site would be replaced with a 14-story, approximately 292,951 gsf mixed-use building (5.2 FAR). The Revised No-Action building would include retail use (Use Group 6) on the ground, community facility use (Use Group 4) on floors 1 and 2, and residential use on floors 3 through 10. The uses would be consistent with the existing predominant residential neighborhood with ground floor commercial along major streets, and various community facilities within the study area. Therefore, the development in the Revised No-Action Condition is compatible with the existing land uses in the surrounding neighborhood.

### *Original No-Action Condition*

The Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the R9 Rezoning Proposal included a 10-story building with an identical mix of land uses as the Revised No-Action Condition analyzed in this revised EAS, with approximately the same gross floor areas. The Original No-Action Condition would be compatible and consistent with the predominantly residential neighborhood, with ground floor commercial along major streets, and various community facilities within the study area.

### With-Action Condition

In the With-Action Condition, the existing 2-story building would be demolished and the Project Site would be redeveloped with a 17-story, approximately 431,725 gsf, mixed-use building (7.8 FAR). The With-Action building would include ground floor retail (Use Group 6) and community facility use (Use Group 3); residential use on floors 2 through 17, which would include 413 dwelling units, 30 percent of which (124 affordable units) would be permanently affordable pursuant to the MIH program Option 2 in combination with the Deep Affordability Option; and a below-grade parking garage with 174 spaces. The proposed uses would be consistent with the existing residential and commercial uses in the immediate surrounding neighborhood. In addition, the proposed community facility use would include health-care related offices, which is consistent with community facility uses in the vicinity of the Project Site. As a result of the proposed land uses, the development in the With-Action Condition would be compatible with the existing land uses in the surrounding neighborhood. The Proposed Action would result in an overall increase in residential use on the Project Site in comparison to the future without the Proposed Action. Furthermore, unlike the Revised No-Action Condition, the mapping of an MIH area under the With-Action Condition would add 30 percent permanent, mixed-income affordable dwelling units to the immediate area surrounding the Project Site.

## Conclusion

Under the With-Action Condition, the Proposed Action would result in a predominately residential mixed-use building that would include ground floor retail and community facility uses. The development would not directly displace any current land uses that would result in an adverse impact on the surrounding land uses, or generate land uses that would be incompatible with current land uses within the 400-foot study area.

In the future With-Action Condition, the proposed development would include land uses that are compatible and consistent with other mixed-use developments and existing residential, commercial, and community facility uses in the study area. The Proposed Action would not result in a change of land uses as compared to the Revised No-Action and the Original No-Action conditions. The With-Action Condition would result in an overall increase in residential use on the Project Site in comparison to the Revised No-Action and the Original No-Action conditions, which is consistent with the surrounding primarily residential neighborhood. Therefore, the Proposed Action would be consistent with the existing residential and mixed-use land uses in the study area and would not result in adverse land-use impacts.

Further, the Proposed Action would establish an MIH AREA conterminous with the Project Site, and pursuant to the MIH program's Option 2 in combination with the Deep Affordability Option the With-Action Condition would provide 30 percent of the residential floor area for permanent affordable dwelling units (124 dwelling units). The 124 permanently affordable dwelling units in the future with the Proposed Action would provide the area with a mix of new mixed-income affordable housing and market rate units, and, according to the Applicant, would support the City's efforts to increase the amount of affordable housing.

## **ZONING**

### Existing Conditions

As shown in Figure 6, the predominant zoning classification within the 400-foot study area is the R7-2 residential zoning district, with C1-4 and C2-4 commercial overlays along Broadway, Sherman Avenue, and Nagle Avenue. The western portion of the study area consists of the eastern portion of Fort Tryon Park, along Broadway. The area northeast of the Project Site, along 10th Avenue, is zoned M1-1.

The existing R7-2 zoning district permits a development at a maximum FAR of 6.5 for community facility use (Use Group 3 and 4). Residential uses are limited to a maximum FAR of 3.44 under Height Factor regulations and a maximum FAR of 4.0 under the optional Quality Housing regulations. Height Factor regulations for R7 districts typically facilitate lower apartment building heights on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, the optional Quality Housing regulations allow lower building heights with greater lot coverage. When mapped in an R7-2 district, the C1-4 and C2-4 commercial overlays when mapped in an R7-2 district permit commercial uses at a maximum FAR of 2.0, limited to the first two floors and that must be located below a residential use.

As discussed in Attachment A, "Project Description," the ZQA and MIH programs adopted by the City Council on March 22, 2016, are aimed at promoting affordable and better quality housing in NYC. The ZQA and MIH programs require, through zoning actions, a share of new housing to be permanently affordable. The primary goals of the ZQA and MIH programs are to: (1) support the creation of new affordable housing and senior care facilities, (2) help deploy public resources devoted to affordable housing more efficiently, and (3) encourage better residential buildings that are more in keeping with their surroundings and which help enliven the pedestrian environment. The ZQA and MIH programs are applicable in moderate and high density zoning districts (in Manhattan Community District 12 these districts include R7-2, R6-R10) and their commercial equivalents (C6-2), and are designed to target the specific needs of each community district.

Under the ZQA and MIH programs, the City Planning Commission (CPC) and ultimately, the City Council can choose to apply either one or both of these two basic options to each MIH AREA:

**Option (1)** – At least 25 percent of residential floor area within an MIH development must be for affordable housing units. At least 10 percent of the affordable residential floor area shall be for residents with incomes averaging 40 percent AMI (\$31,080 per year for a family of three), and no income band shall exceed 130 percent AMI. Additionally, the weighted average of all income bands for affordable housing units shall not exceed 60 percent of AMI, and there shall be no more than three income bands; and

**Option (2)** – At least 30 percent of residential floor area within an MIH development must be for affordable housing units with incomes averaging 80 percent AMI (\$62,150 per year for a family of three). No income band shall exceed 130 percent AMI.

CPC and the City Council may also add one or both of two other options:

**Deep Affordability Option** – At least 20 percent of residential floor area within an MIH development must be for affordable housing units with incomes averaging 40 percent AMI (\$31,080 per year for a family of three), with subsidies allowed only where they are necessary to support more affordable housing; and

**Workforce Option** – For MIH development utilizing this option, at least 30 percent of residential floor area must be for affordable housing units with incomes averaging at 115 percent AMI (\$89,355 per year for a family of three), and no income band shall exceed 133 percent AMI. At least 5 percent of the residential floor area within such MIH development shall be affordable for residents with incomes at 70 percent AMI (\$54,390 per year for a household of three); and 5 percent shall be for residents with incomes at 90 percent AMI (\$69,930 per year for a household of three). Such MIH development shall not utilize public funding and the Workforce Option shall expire 10 years after it is adopted in any MIH AREA.

## ASSESSMENT

### Revised No-Action Condition

In the Revised No-Action Condition, the Project Site would be developed with an as-of-right development pursuant to the existing R7-2/C2-4 zoning district regulations. Pursuant to the R7-2

Height Factor regulations the Revised No-Action Condition would result in a 14-story, approximately 292,951 gsf mixed-use building at an FAR of 5.2. While the R7-2 district height factor regulations do not limit the maximum building height, for the purpose of conservative, reasonable analysis the building height of the Revised No-Action development is limited to 14-stories (150 feet). The Revised No-Action development would include approximately 169,183 gsf of residential space at an FAR of 3.41 on floors 3 through 14, with approximately 199 dwelling units;<sup>35</sup> approximately 57,914 gsf of community facility space at an FAR of 1.22 on floors 1 and 2; approximately 25,000 gsf of ground floor commercial space at an FAR of 0.53; and a below grade parking garage with 174 spaces. The development would reach a maximum height of 150 feet above the mean curb level.

#### *Original No-Action Condition*

The Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the R9 Rezoning Proposal included a 10-story building with an identical mix of land uses and at approximately the same FAR's as the Revised No-Action Condition analyzed in this Revised EAS.

#### With-Action Condition

In the With-Action Condition, the Project Site would be redeveloped pursuant to the proposed R9A and R8X zoning districts with a C2-4 overlay, and in conformance with the ZQA and MIH programs. As a result, the Proposed Action would result in a 7.8 FAR, 17-story, approximately 431,725 gsf mixed-use building, with 30 percent permanently affordable dwelling units (124 dwelling units).

The proposed R9A and R8X zoning district regulations permit a residential development at a maximum FAR of 7.52 and 6.02, respectively. Community facility uses (Use Groups 3 and 4) are limited to an FAR of 7.5 and 6.0, respectively. Under the MIH program, the maximum residential FAR in an R9A zoning district would be 8.5 and in an R8X zoning district would 7.2, which is equivalent to the bonus FAR for both districts in voluntary Inclusionary Housing Designated Areas. R9A and R8X zoning districts are contextual districts governed by Quality Housing bulk regulations which set height limits and allows high lot coverage buildings that are set at or near the street line.<sup>36</sup> The Quality Housing program establishes minimum and maximum base heights, maximum building height, permitted lot coverage, and controls the minimum percentage of the street wall that is required to be located within eight feet of the street line. Under these controls the Proposed Project in the With-Action Condition would reach a maximum height of 175 feet above the mean curb level. The proposed C2-4 overlay would be mapped on the entire site and would permit commercial use (Use Group 6) at a maximum FAR of 2.0 on the first and second floors of the R9A portion of the Project Site, and on the first floor of the R8X portion of the site.

In conformance with the proposed zoning district regulations and in compliance with the ZQA and MIH programs, development in the With-Action Condition would include approximately 350,871

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<sup>35</sup> Estimated dwelling units based on 850 gross square feet per dwelling unit.

<sup>36</sup> The Quality Housing Program, mandatory in contextual R6 through R10 zoning districts, encourages development consistent with the character of many established neighborhoods. The Quality Housing Program also requires amenities relating to interior space, recreation areas and landscaping

gsf of residential use at a 6.8 FAR on floors 2 through 17 (413 dwelling units);<sup>37</sup> approximately 25,000 gsf of ground floor retail space at a 0.53 FAR; approximately 15,000 gsf of ground floor community facility space at a 0.32 FAR; and a below-grade parking garage with 174 spaces.

Under the MIH program **Option 2** in combination with the **Deep Affordability Option**, 30 percent of the proposed residential floor area (124 dwelling units) would be allocated to permanently affordable units for families with incomes averaging 80 percent AMI. The program, including the AMI breakdown, will be determined in conjunction with the NYC Department of Housing Preservation and Development (HPD) and the NYC Housing Development Corporation (HDC).

As shown in Figures 10-a through 10-c, the development under the Proposed Action would be taller and bulkier as compared to the existing buildings in the vicinity of the Project Site and the Original No-Action and Revised No-Action buildings. Although the Proposed Action would allow residential uses at a density higher than permitted under the existing R7-2 zoning district, the proposed uses would be compatible with the predominantly residential and commercial uses in the vicinity of the Project Site. In addition, of the total 413 residential units in the With-Action Condition, 124 units would be permanently affordable at 80 percent AMI per MIH Option 2 in combination with the Deep Affordability Option. As compared to Revised No-Action development, which would not include any affordable residential units the development in the With-Action Condition would comply with ZQA and MIH programs and support the City's efforts to increase the amount of affordable housing.

### Conclusion

In the With-Action Condition, the Proposed Action would result in the rezoning of the Project Site from the existing R7-2/partial C2-4 zoning district to the proposed R9A and R8X zoning districts with a C-4 commercial overlay on the entire site. The proposed R9A and R8X zoning districts would allow residential use at a higher FAR than permitted under the existing R7-2 zoning district. However, the proposed With-Action building would be consistent with the surrounding primarily residential neighborhood. Therefore, the Proposed Action would be consistent with the existing residential and mixed-use land uses in the study area and would not result in adverse land-use impacts.

Furthermore, in conformance with the ZQA and MIH programs, the additional residential floor area would include 124 permanently affordable dwelling units for families at with incomes averaging at 80 percent AMI. This would provide the area with a mix of new mixed-income affordable housing and market rate units, and, according to the Applicant, would support the City's efforts to increase the amount of affordable housing. Public Policy

According to the *CEQR Technical Manual*, a proposed project located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy identifies and describes any public policies, including formal plans or published reports, which pertain to the study area. If the proposed action could potentially alter or

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<sup>37</sup> Estimated dwelling units based on 850 gross square feet per dwelling unit.

conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

Other public policies applicable to portions of the primary and secondary study areas include OneNYC, ZQA and MIH programs, the NYC Waterfront Revitalization Program (WRP), and the Food Retail Expansion to Support Health (FRESH) Program.

### OneNYC

*OneNYC*, originally released in 2007 as *PlaNYC*, is a groundbreaking development policy document designed to address the City's long-term challenges, including a projected population of 9 million residents by 2040, changing climate conditions, an evolving economy, and aging infrastructure. *OneNYC* was released in 2015 to address New York City's long-term challenges previously identified in *PlaNYC*, the City's previous long-term plan. *OneNYC* builds upon *PlaNYC* and focuses on four guiding principles: growth, equity, sustainability, and resiliency. The Proposed Project is consistent with several initiatives detailed herein that are included in the *OneNYC* citywide plan. Although the development in the With-Action Condition may not be applicable to all *OneNYC* policies, it is consistent with the plan's goals and specific principles.

The project facilitated by the Proposed Action supports several goals related to growth, and equity, identified in *OneNYC*. These goals fall under Vision 1, to create the world's most dynamic urban economy. Under Vision 1, the With-Action development would support the goals of "Housing" and "Thriving Neighborhoods." Below is an assessment of the Proposed Action's consistency with the relevant *OneNYC* goals.

### *Housing*

Goal: New Yorkers will have access to affordable, high-quality housing coupled with robust infrastructure and neighborhood services.

To ensure that all New Yorkers have access to housing they can afford, OneNYC's goal for housing is to produce and preserve affordable units, increase the overall supply of all types of new housing, and coordinate with regional partners to stimulate production of more housing to meet demand.<sup>38</sup>

The Proposed Action would support the following sub-goals under this initiative:

- Efforts by the private market to produce 160,000 units of market rate housing over ten years to accommodate a growing population; and
- Efforts to create new housing and jobs throughout the region.

Under the Proposed Action, the development in the With-Action Condition would include 413 dwelling units, of which 207 dwelling units would be permanently affordable pursuant to the City's MIH program Option 2 in combination with the Deep Affordability Option. By creating permanently affordable housing, the Proposed Action would support a diverse residential population. In addition, the Proposed Action would also create additional housing options within commuting

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<sup>38</sup> *OneNYC* - <http://www1.nyc.gov/html/onenyc/visions/thriving/goal-3.html> (Accessed June 10, 2016)

distance to midtown Manhattan, which would help strengthen the city's future economy while increasing local options for places to live for the city's workforce.

### *Thriving Neighborhoods*

Goal: New York City's neighborhoods will continue to thrive and be well served.

There are three core principles that will guide the City's neighborhood planning efforts: supporting vibrant, mixed-use communities that align transit, housing, and jobs and offer residents access to essential retail and services, proactively planning for current and future growth, and engaging New Yorkers in the planning process.<sup>39</sup> In particular, this initiative looks at how neighborhood planning, including zoning changes, has the potential to create a wide range of opportunities for mixed-use neighborhoods. The Proposed Action would rezone the Project Site from an R7-2 zoning district with a partial C2-4 overlay to R9A and R8X zoning districts with a C2-4 overlay on the entire site. The expanded residential and commercial FAR under the Proposed Action is designed to provide the area with new housing opportunities and, with the addition of new community facility and retail uses, activate the Project Site at the street level.

### Housing New York: A Five-Borough, Five-Year Plan

*Housing New York* is the City's comprehensive housing development policy plan that seeks, as a primary goal, to build and preserve 200,000 units of high-quality affordable housing over the next decade. Framed by the policy goals and objectives in *Housing New York*, the DCP is launching a proposal for the MIH program that would require, through zoning actions, a share of new housing to be permanently affordable. *Housing New York* was developed in conjunction with the HPD to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods.

The primary components of *Housing New York* include:

- Mandatory affordable housing, not voluntary. Production of affordable housing would be a condition of residential development when developers build in an area zoned for MIH, whether rezoned as part of a City neighborhood plan or a private rezoning application.
- Affordable housing would be permanent. There would be no expiration to the affordability requirement of apartments generated through MIH, making them a long-term, stable reservoir of affordable housing.

*Housing New York*, and the recently adopted (March 22, 2016) ZQA and MIH programs are aimed at promoting affordable and better quality housing in NYC. The primary goals of the ZQA and MIH programs are to: (1) support the creation of new affordable housing and senior care facilities, (2) help deploy public resources devoted to affordable housing more efficiently, and (3) encourage better residential buildings that are more in keeping with their surroundings and which help enliven the pedestrian environment.

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<sup>39</sup> *OneNYC* – <http://www1.nyc.gov/html/onenyc/visions/thriving/goal-4.html> (Accessed June 10, 2016)

The Proposed Action would support the policies and goals of *Housing New York* by establishing a MIH AREA on the Project Site, which would require development in the With-Action Condition to include permanent affordable dwelling units. Pursuant to the MIH **Option (2)** in combination with the **Deep Affordability Option**, 50 percent of residential floor area (207 dwelling units) in the With-Action Condition would be allocated to affordable housing units for low, moderate, and middle-income families. The program, including the AMI breakdown, will be determined in conjunction with HPD and HDC.

The 207 affordable dwelling units under the With-Action Condition would provide the area with a much needed mix of new affordable housing and market rate units and would support the City's efforts to increase the overall amount of affordable housing. Based on this information, the development under the With-Action Condition would be consistent with the policy goals and objectives of *Housing New York*.

#### New York Waterfront Revitalization Program (WRP) (WRP #15-069)

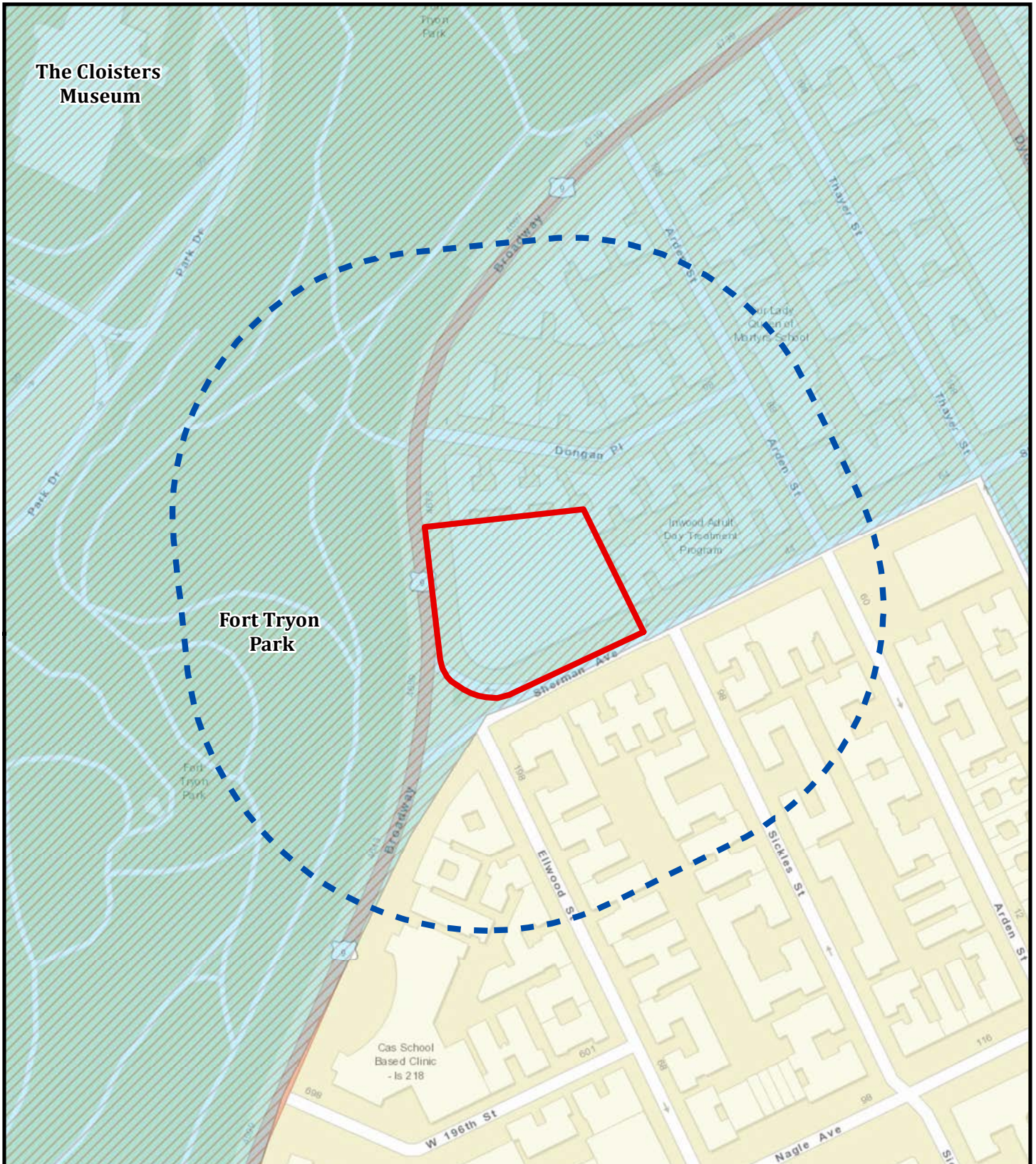
The Project Site is within the New York City regulated Coastal Zone (Figure 11) and is subject to review for its consistency with the policies of the City's Waterfront Revitalization Program (WRP).

The *New York City Waterfront Revitalization Program* (WRP) is the City's principal coastal management tool. Originally adopted in 1989 and subsequently revised, the WRP establishes the City's policies for development and use of the waterfront, while also providing a framework for evaluating consistency of all discretionary actions in the coastal zone with WRP policies. The WRP underwent City Council approved revisions on October 30, 2013. On February 3, 2016, the New York State Department of State (NYS DOS) approved revisions to the WRP. The revisions to the WRP proactively advance the long-term goals laid out in *Vision 2020: The New York City Comprehensive Waterfront Plan*, released in 2011. They promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. Additionally, these revisions solidify New York City's leadership in the area of sustainability and climate resilience planning.

#### *Coastal Assessment*

A preliminary evaluation of the Proposed Action's consistency with the policies of the City's WRP was undertaken in accordance with the guidelines of the *CEQR Technical Manual*. This preliminary evaluation required completion of the Consistency Assessment Form (CAF), which was developed by DCP to help applicants identify which WRP policies apply to a specific action. The questions in the CAF are designed to screen out those policies that would have no bearing on a consistency determination for a proposed action. For any questions that "promote" or "hinder" the WRP policy or for which an answer is ambiguous, an assessment as to the proposed action's consistency with the noted policy or policies is required. The project CAF is included in Appendix B. The CAF and supporting WRP documentation included in this Revised EAS will be submitted to NYC DCP Waterfront Division for review for consistency concurrence.





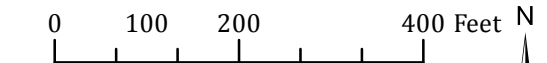


**FIGURE 11: COASTAL ZONE MAP**  
**SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD**  
**MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning WRP Geodatabase

-  Project Site
-  400-foot radius (Study Area)



 NYC Coastal Zone Boundary



**LANGAN**

Per the WRP and as identified in Section C of the CAF, the following policies warranted further assessment: 1.1, 1.2, 1.4, 4.4, 6.2, 7.2, 8.2, 9, 10.1, and 10.2. The Proposed Action's consistency with these policies is evaluated below.

***Policy 1.1: Encourage commercial and residential redevelopment in appropriate coastal zone areas.***

The Proposed Action would facilitate the construction of a 17-story 431,725 gsf mixed-use, predominantly residential building in the Washington Heights/Inwood neighborhood of Manhattan. The building in the With-Action Condition would include retail and community facility uses on the ground floor and residential use on the upper floors. Accordingly, the Proposed Action would encourage and facilitate residential and commercial development on a currently underutilized property within the City's coastal zone. Additionally, the Project Site is not located within a Significant Maritime or Industrial area, and is absent from any unique or significant natural features.

Based on this information, the Proposed Action would promote this policy

***Policy 1.2: Encourage non-industrial development that enlivens the waterfront and attracts the public.***

The Proposed Action would encourage non-industrial uses by redeveloping the Project Site with a 431,725 gsf mixed-use building, which would include retail and community facility space on the first floor and residential dwelling units on the upper floors. Although the Project Site is not located along the waterfront, the With-Action development would enliven the surrounding area by increasing the activity at the street-level with commercial and community facility uses, which are anticipated to attract the public to the Project Site.

Based on this information, the Proposed Action would promote this policy.

***Policy 1.3: Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.***

The Proposed Action would facilitate a mixed-used development at a density that would be compatible with the capacity of the surrounding area. The Project Site is well served by public transit with access to the A and 1 subway lines within 0.25mile as well as access to the M100 and Bx7 busses within one block of the Project Site. In addition, there is a Metro-North Railroad (MNR) station across the Harlem River in the University Heights neighborhood of the Bronx. The Project Site is also well served by public schools – Middle School 322, City College Academy of Arts, and P.S 152- Dyckman Valley are located within 1/2-mile of the Project Site.

Based on this information, the Proposed Action would promote this policy.

***Policy 4.4: Identify, remediate, and restore ecological functions within Recognized Ecological Complexes.***

According to the NYC WRP Recognized Ecological Complex map for Manhattan, the Project Site is directly east of the Fort Tryon Park Recognized Ecological Complex (No. 80).<sup>40</sup> Based on comments received January 8, 2015 from the New York State Department of Environmental Conservation (NYSDEC) Natural Heritage Program, there are two endangered species of freshwater fish (Shortnose Sturgeon and Atlantic Sturgeon) within 0.5 mile of the Project Site. The Proposed Action would not result in any adverse impacts on these natural resources or the natural and self-regulating ecological systems within the Recognized Ecological Complex. Therefore, it is anticipated the Proposed Action would not require remediation or restoration of ecological functions within the Fort Tryon Park Recognized Ecological Complex.

Based on this information, the Proposed Action will neither promote nor hinder this policy.

***Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the city's Coastal Zone.***

According to the GIS Data from the Department of Information Technology & Telecommunications (DoITT) the Project Site has a ground elevation of 40 feet. By the highest estimate (90th percentile) taken from the New York City Panel on Climate Change 2015 Report, Chapter 2, sea levels would rise by 75 inches by the year 2100. With an elevation roughly 480 inches above sea level, by the most generous estimates it is anticipated that the Project Site would not be negatively affected by the implications of sea level rise.

Based on this information, the Proposed Action will neither promote nor hinder this policy.

***Policy 7.2: Prevent and remediate discharge of petroleum products.***

A Phase I Environmental Site Assessment (ESA) was conducted for the Project Site in May 2014. According to the ESA report, one Recognized Environmental Condition (REC) was found: "Petroleum Bulk Storage, Historic Fueling and Service Station Use and Open Spill on Subject Property." Remedial action was conducted in 2009 and the underground storage tanks and petroleum-impacted soil were removed. Although the spill remains open, in the With-Action Condition the Project Site would be remediated in accordance with state and federal regulations, including NYSDEC spill reporting and registration requirements. These activities would ultimately result in protecting the environment, safety, and general welfare of the public.

Based on this information, the Proposed Action would promote this policy.

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<sup>40</sup> [http://www1.nyc.gov/assets/planning/download/pdf/applicants/wrp/revisions/wrp\\_partIII\\_rec\\_eco\\_comp.pdf](http://www1.nyc.gov/assets/planning/download/pdf/applicants/wrp/revisions/wrp_partIII_rec_eco_comp.pdf) (Accessed June 12, 2016)

***Policy 8.2: Incorporate public access into new public and private development where compatible with proposed land use and coastal location***

Although the Project Site is not a waterfront property and is not located directly along New York City's coastal waters, the Proposed Action would not adversely affect public access to any coastal waters along the New York City waterfront.

Based on this information, the Proposed Action would neither promote nor hinder this policy.

***Policy 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.***

As noted in the landmark designation reports, the views from the park and the Cloisters to the west of the George Washington Bridge, Hudson River, and New Jersey Palisades are integral to the public's enjoyment of these both these landmarks. The Project Site is located within a 0.5 mile to the east of the park and the Cloisters, therefore the development in the With-Action condition would not affect views of the George Washington Bridge, Hudson River or New Jersey Palisades from either of the two landmarks.

Based on this information, the Proposed Action would neither promote nor hinder this policy.

***Policy 10.1: Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.***

Fort Tryon Park, a 67-acre public park, is directly west across Broadway from the Project Site. The park is a designated NYCSL and is listed on the S/NR. The park is home to the Cloisters museum, a designated NYCL. The Cloisters is a portion of the Metropolitan Museum of Art and houses a significant amount of the museum's medieval art collection within a Romanesque monastery. The development in the With-Action Condition would not result in any significant adverse impacts on Fort Tyron Park or the Cloisters. Furthermore, the development in the With-Action Condition would not affect public enjoyment of Fort Tyron Park or the Cloisters or affect the cultural legacy of the NYC coastal area.

Based on this information, the Proposed Action is consistent with this policy.

***Policy 10.2: Protect and preserve archaeological resources and artifacts.***

Based on Landmarks Preservation Commission (LPC) letter dated [(December 17,2014)], the Project Site does not contain any archeological resources.

Based on this information, the Proposed Action would neither promote nor hinder this policy.

***Conclusion***

Based on the coastal consistency analysis, we anticipate the Proposed Action would be consistent with all the applicable policies of the WRP.

The Proposed Action would be consistent with the applicable policies of the WRP.

FRESH Program

The FRESH program provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in communities that lack full-line grocery stores throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that would be leased by a full-line grocery store operator. Stores that benefit from the program must fall within designated FRESH-eligible areas. Stores that benefit from the FRESH program must also meet the following criteria:

- Provide a minimum of 6,000 square feet (sf) of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption and utilization;
- Provide at least 50 percent of a general line of food products intended for home preparation, consumption, and utilization;
- Provide at least 30 percent of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish and frozen foods; and
- Provide at least 500 sf of retail space for fresh produce.

To facilitate and encourage FRESH food stores in the designated neighborhoods, one additional square foot of residential floor area is permitted in a mixed-use building for every square foot provided for a FRESH food store up to a maximum of 20,000 sf.

The Project Site is located within a designated FRESH-eligible area. However, the development facilitated by the Proposed Action would not include a grocery store and therefore no zoning or financial incentives are being sought.

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**ATTACHMENT D: SOCIOECONOMIC CONDITIONS**

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**INTRODUCTION**

According to the *CEQR Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activity. Even when socioeconomic change may not result in environmental impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. According to the *CEQR Technical Manual*, a socioeconomic assessment considers whether development resulting from a proposed project could result in significant adverse impacts on the socioeconomic character of the area as a result of (i) direct displacement of the residential population on the project site; (ii) indirect displacement of the residential population within the project area; (iii) direct displacement of existing businesses from the project site; (iv) indirect displacement of businesses within the project area; and/or (v) adverse effects on specific industries.

The Proposed Action would not result in direct displacement of the residential population in the With-Action Condition. However, the Proposed Action would result in the displacement of the existing commercial garage and U-Haul operation on the Project Site, which would result in direct displacement of three employees.<sup>41</sup> The amount of employment associated with that displacement does not exceed the 100-employee threshold outlined in the *CEQR Technical Manual*. Therefore, an assessment of direct displacement of existing businesses is not necessary.

The development in the With-Action Condition would include a total of 413 dwelling units, resulting in a net increase of 214 dwelling units from the development in the No-Action Condition, which exceeds the *CEQR Technical Manual* threshold of 200 residential units and warrants a preliminary socioeconomic analysis. Accordingly, this section examines the potential indirect impacts of the increase in residential population resulting from the With-Action Condition on the socioeconomic character of the project study area.

Further, as discussed in Attachment B, “CEQR Analysis Framework,” based on the *CEQR Technical Manual*, in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, in addition to the Revised No-Action and With-Action conditions, this section discusses the Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the original R9 Rezoning Proposal. The Original No-Action Condition included a 10-story building with an identical mix of land uses as the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. Both the buildings would include ground floor retail use at an FAR of 0.53; community facility use on floors 1 and 2, at an FAR of 1.22; residential use on the upper floors at an FAR of 3.44; and below-grade parking with 174 spaces. Therefore, the net increase in dwelling units would remain the same (approximately 214 dwelling units) in the two development scenarios. Therefore, the lower height of the building in the Original No-Action Condition would not affect socioeconomic analysis.

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<sup>41</sup> The existing employee numbers are provided by the Applicant.

## **METHODOLOGY**

According to the *CEQR Technical Manual*, an assessment of socioeconomic conditions typically separates the socioeconomic conditions of area residents from those of area businesses, although a proposed project may affect both in similar ways. A proposed project may directly displace residents or businesses, or change the area's socioeconomic conditions that may indirectly displace residents or businesses.

The *CEQR Technical Manual* defines direct displacement as an involuntary displacement of residents or businesses from a project site or sites directly affected by a proposed project. Indirect displacement is the involuntary displacement of residents, businesses, or employees that results from a change in socioeconomic conditions in a particular study area created by the proposed project.

### Study Area

According to the *CEQR Technical Manual*, the socioeconomic conditions study area is typically the same as the land use study area, and should reflect the scale of the project relative to the area's population. The *CEQR Technical Manual* states that for projects that would increase the population by more than 5 percent within a 1/4-mile study area compared to the projected population in the future without the proposed action, a 1/2-mile study area would be appropriate for analysis purposes. As shown in the Preliminary Assessment below, the 1/4-mile study area was chosen for this analysis based on the With-Action Condition resulting in an increase in population of 4.18 percent in the study area. The study area is defined by those census tracts with at least 50 percent of each tract's land area falling within a 1/4-mile. For this analysis, these include Manhattan Census Tracts 283, 285, 287.

## **PRELIMINARY ASSESSMENT**

In the Future with the Proposed Action, the With-Action development would displace one existing business (the existing parking and U-Haul truck rental facility) and three workers. The existing parking facility on the Project Site would be replaced by retail and community facility uses that would generate 125 employees in the With-Action Condition and 253 employees in the No-Action Condition. The *CEQR Technical Manual* states that an adverse impact on socioeconomic conditions would result if a Proposed Action displaces more than 100 employees or displaces a business that is unusually important because its products or services are dependent on its location. The Proposed Action would not displace more than 100 employees, and the services offered by the existing parking lot are not dependent on its location. Because the existing parking facility will not remain in the With-Action Condition, it is anticipated that several parking facilities within a 1/2-mile radius would receive the additional parking demand. There are 7 parking facilities located within a 1/2-mile radius of the Project Site that could potentially absorb the demand for parking from the No-Action and With-Action developments.<sup>42</sup> Based on this information, further evaluation is not warranted.

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<sup>42</sup> The 7 parking facilities within the 1/2-mile radius of the Project Site are: (1) JTE Service Station Inc. at 242 Dyckman Street; (2) Edison NY Parking, LLC at 270 Dyckman Street; (3) Diamond NY Parking Garage, Inc. at 284 Dyckman Street; (4) Power

As shown in Table D-1, the With-Action development would result in an increment of 214 new dwelling units. Of the total 413 dwelling unit proposed in the With-Action Condition, 124 units (30 percent of the residential floor area) would be permanently affordable for families with incomes averaging 80 percent AMI. Assuming that the average household size for the study area would not change, the additional 214 dwelling units would result in an increase of 576 residents within the 1/4-mile study area. Accordingly, the additional residents in the With-Action Condition would increase the total population in the study area by 3 percent to 19,989 by 2018, as compared to the No-Action Condition.

**Table D-1: Residential Population and Dwelling Units – 1/4-mile Study Area**

	<b>Existing Condition (2015)</b>	<b>Revised No-Action Condition (Build Year 2018)</b>	<b>With-Action Condition (Build Year 2018)</b>	<b>Increment between Revised No-Action and With-Action (Build Year 2018)</b>
Population	18,878	19,413	19,989	576
Dwelling Units	7,732	7,931	8,145	214

Source: Existing population is from US Census Bureau, 2010 Census; and existing Housing Units is from US Census Bureau, 2009-2013 American Community Survey (ACS) for Selected Census Tract(s) within 1/4-mile: Manhattan 283, 285, 287.

In accordance with *CEQR Technical Manual* guidelines, since the anticipated population increase within the 1/4-mile study area would be less than 5 percent, the 1/4-mile study area is used to analyze the Proposed Action’s potential to result in indirect residential displacement.

Indirect Residential Displacement

According to the *CEQR Technical Manual*, an assessment of a particular project’s potential to result in indirect residential displacement considers the following questions:

- Would the expected average incomes of the new population exceed the average incomes of the study area population?
- If yes, would the increase in population represent more than 5 percent of the primary study area population or otherwise potentially affect real estate market conditions?
- If yes, would the study area have a significant number of unprotected rental units?

**ASSESSMENT**

In order to determine if the expected average incomes of the new residents in the development in the With-Action Condition would exceed the average incomes of the population in the study area, this analysis examines the new population expected for the proposed affordable and market-rate dwelling units and the expected incomes of that population. According to the US Census Bureau 2010-2014 American Community Survey 5-year Estimates, the existing average (median) household income in the 1/4-mile of the Project Site is \$46,104.<sup>43</sup> The average household size

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Parking Corp. at 164 Dyckman Street; (5) BK Parking Group Inc. at 4566 Broadway; (6) Community Parking Corp. at 21-23 Hillside Avenue; (7) Inwood NY Garage, LLC. at 4501 Broadway.

<sup>43</sup> US Census Bureau 2010-2014 American Community Survey 5-Year Estimates for Selected Manhattan Census Tracts 283, 285, and 287.



within the 1/4-mile study area for renter-occupied units is 2.79.<sup>44</sup> The Proposed Project would include an additional 214 dwelling units as compared to the building in the No-Action Condition. Pursuant to the Mandatory Inclusionary Housing (MIH) **Option 2** in conjunction with the **Deep Affordability Option**, 30 percent of the total residential floor area (124 dwelling units) in the With-Action Condition would be allocated for affordable housing units for residents with incomes averaging at 80 percent AMI (\$62,150 per year for a family of three) according to the U.S. Department of Housing and Urban Development (HUD). The With-Action Condition would include additional affordable units over the MIH requirement for moderate and middle-income families. The program, including the AMI breakdown of the additional affordable units will be determined in conjunction with HPD and HDC. Based on this, the average income anticipated for the new population that would qualify for affordable housing in the With-Action development is expected to be approximately \$62,150 for a family of three, which is higher than the existing average (median) household income in the 1/4-mile study area.

The remaining 206 dwelling units in the With-Action development would be provided at the market rate. In order to determine if the expected average incomes for the 554 incremental residents for the market rate units would exceed average incomes in the study area, the analysis first examined market rate rents in the study area to determine the prevalent Fair Market Rate (FMR).<sup>45</sup> Based on current information for existing market-rate rentals within the Washington Heights/Inwood neighborhood provided by the Applicant, the 7 incremental market-rate rentals proposed under the With-Action Condition would be provided at a FMR of 145 percent of the AMI (\$112,665 per year for a family of three), which is consistent with the area's prevailing FMR for market-rate rentals. Based on this information, the expected average incomes for the new population for the market-rate units in the With-Action Condition would be higher than the median household income of the study area.

Although the expected average incomes of the incremental population under the With-Action Condition would be higher than the average incomes in the study area, the total population in the With-Action Condition would result in less than a 5 percent increase in the study area population from the Revised No-Action Condition. Furthermore, the development in the With-Action Condition would ensure that 30 percent of the total dwelling units (124 dwelling units) would remain permanently affordable for families averaging at 80 percent AMI, whereas the development under the Revised No-Action Condition would not include any affordable dwelling units. Consequently, based on the small increase in study area population and the addition of 30 percent permanent affordable dwelling units (124 dwelling units) for families averaging at 80 percent AMI, it is unlikely that the development in the With-Action Condition would introduce a trend or accelerate a trend of a change in the residential real estate market that would potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

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([http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_14\\_5YR\\_DP03&prodType=table](http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_14_5YR_DP03&prodType=table);  
Accessed May 16, 2016)

<sup>44</sup> US Census Bureau 2010-2014 American Community Survey 5-Year Estimates for Selected Manhattan Census Tracts 283, 285, and 287. (<http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmlk>; Accessed May 16, 2016)

<sup>45</sup> Population estimate based on a household size of 2.69. (2010-2014 American Community Survey Average household size of renter-occupied unit for selected Manhattan Census Tract 287)

**CONCLUSION**

The direct displacement of the existing parking garage would not result in any adverse impacts because of the availability of parking at other facilities within a 1/2-mile radius of the Project Site. The direct displacement of the three workers at the existing parking facility and U-Haul operation would not result in any adverse direct impacts. Furthermore, in contrast to the Revised No-Action Condition, in which all new residential units would be provided at the market rate, the Proposed Action would facilitate a new residential development that would include a mix of market-rate and permanently affordable dwelling units. The development in the With-Action Condition would be consistent with the other market-rate residential developments in the neighborhood. The 3 percent increase in population in the study area that would result from the Proposed Action would be unlikely to affect real estate market conditions to the extent that it would result in indirect displacement of residents or businesses in comparison to the Revised No-Action Condition. Moreover, given that the increase in population is less than 5 percent of the study area, and 30 percent of the total dwelling units (124 dwelling units) would be permanently affordable for families with incomes averaging 80 percent AMI under the MIH program, the Proposed Action is unlikely to increase incomes in the area to the extent that it would potentially displace a vulnerable population and adversely affect the socioeconomic character of the neighborhood.

Based on the preliminary analysis above, the Proposed Action is not expected to result in the indirect displacement of existing residents or businesses in the study area, and a detailed socioeconomic analysis is not warranted. Therefore, the development resulting from the Proposed Action would not result in any significant adverse impacts on the socioeconomic conditions of the neighborhood.

**ATTACHMENT E: OPEN SPACE**

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**INTRODUCTION**

According to the *CEQR Technical Manual*, an open space assessment is necessary to determine whether or not a proposed project would result in the displacement or physical alteration of a highly utilized open space (direct impact) and/or result in an increase in population that would overburden available open space (indirect impact). The *CEQR Technical Manual* defines open space as publicly or privately owned land that is publicly accessible and designated for leisure, play, or sport, or land set aside for the protection and/or enhancement of the natural environment. Under the *CEQR Technical Manual* guidelines, the threshold for requiring an analysis of a project's indirect effects varies depending on whether a project site is located in an area identified as well-served, underserved, or neither, by open space. According to the *CEQR Technical Manual* (Open Space Map – Manhattan, for Community District 12), the Project Site is located in an area identified as well-served by open space.<sup>46</sup> For projects located in a well-served area a preliminary open space assessment should be conducted if that project would generate more than 350 residents or 750 workers.

Although the Proposed Action would not displace or alter any existing open space, development facilitated by the Proposed Action (With-Action Condition) would result in a net increase of 214 dwelling units as compared to the 2018 No-Action Condition. Based on an average household size of 2.69 residents per dwelling unit in the Project Site Census Tract (Manhattan Census Tract 287), the increment in dwelling units would result in a net increase of 576 residents, which exceeds the *CEQR Technical Manual* threshold for a detailed open space analysis.<sup>47</sup> Therefore, the open space analysis in this section focuses on the potential indirect impacts of the increased residential population on the open space resources in the project study area. In addition to the analysis provided in this section, Attachment F, "Shadows," provides an assessment of the shadow effects of the development in the With-Action Condition on open space resources.

Further, and as discussed in Attachment B, "CEQR Analysis Framework," in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, in addition to the Revised No-Action and With-Action conditions, this section discusses the Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the original R9 Rezoning Proposal. The Original No-Action Condition included a 10-story building with an identical mix of land uses as the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. Both the buildings would include ground floor retail use at an FAR of 0.53; community facility use on floors 1 and 2, at an FAR of 1.22; residential use on the upper floors at an FAR of 3.44; and below-grade parking with 174 spaces. Therefore, the With-Action Condition as compared to the

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<sup>46</sup> *CEQR Technical Manual*, Open Space – Chapter 7, Part 220 Indirect Effects ([http://www.nyc.gov/html/oec/downloads/pdf/open\\_space\\_maps/manhattan/2010\\_ceqr\\_tm\\_open\\_space\\_map\\_manhattan12.pdf](http://www.nyc.gov/html/oec/downloads/pdf/open_space_maps/manhattan/2010_ceqr_tm_open_space_map_manhattan12.pdf); Accessed on June 14, 2016)

<sup>47</sup> The Project Site is located within Manhattan Census Tract 287. Based on the 2010-2012 American Community Survey, the average household size of renter-occupied units for Manhattan Census Tract 287 is 2.69.

Original No-Action Condition would also result in the same net increment of 576 residents, as compared to the Revised No-Action Condition. Based on this, the lower height of the building in the Original No-Action Condition would not affect the open space analysis.

## **METHODOLOGY**

The analysis methodology is based on the guidelines in the *CEQR Technical Manual*. The first step in the analysis is defining a study area. Once the study area is defined, the adequacy of open space resources in the study area is assessed using a ratio of the amount of usable open space acreage within the study area to the study area population (Open Space Ratio). The percentage change in the Open Space Ratio between the No-Action and the With-Action conditions determines whether or not the Proposed Action would result in indirect impacts on open space resources in the project study area.

### Study Area

According to the *CEQR Technical Manual*, an open space study area is generally defined by a reasonable walking distance that users would travel to reach local open space and recreation areas—typically a 1/2-mile radius for residential projects and a 1/4-mile radius for commercial projects with a worker population. Because the worker population generated by the Proposed Action falls well below the threshold of 750 additional employees, a 1/2-mile radius is used as an appropriate study area boundary. Based on *CEQR Technical Manual* guidelines, the open space study area includes all census tracts with at least 50 percent of their area within the 1/2-mile and all publicly accessible open spaces within that area. As shown in Figure 12, the open space study area includes Manhattan Census Tracts 277, 279, 281, 283, 285, 287, 291, and 295. The entire Fort Tryon Park and Monsignor Kett Playground are within the open space study area. Only a portion of the Fort Washington, Inwood Hill, Highbridge, Sherman Creek, and Gorman parks are within the 0.5-mile radius.

### Open Space Ratio (OSR)

The *CEQR Technical Manual* defines Open Space Ratio (OSR) as the amount of open space acreage per 1,000-user population. Based on the *CEQR Technical Manual*, because local open space ratios vary widely in New York City, as a planning goal, an OSR of 2.5 acres per 1,000 residents represents an area well served by open space, and is consequently used as an optimal benchmark for residential populations in large-scale plans and proposals.<sup>48</sup> According to the *CEQR Technical Manual*, if the OSR would increase or remain substantially the same in the With-Action Condition compared to the Revised No-Action Condition, no further analysis of open space is needed. If there is a decrease in the OSR that approaches or exceeds five percent, it is generally considered to be a substantial change warranting more detailed analysis. However, according to the *CEQR Technical Manual*, a greater percentage of change (more than five percent) may be tolerated if open space in the area exceeds the planning goal of 2.5 acres of open space per 1,000 residents.

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<sup>48</sup> According to the *CEQR Technical Manual*, the City's planning goal of 2.5 acres of active open space per 1,000 residents is based, in part, on National Recreation and Park Association guidelines of 1.25 to 2.5 acres per 1,000 residents of neighborhood parks within one-half mile.

## EXISTING CONDITIONS

The Project Site is in the Washington Heights/Inwood neighborhood of Manhattan. As shown in Figure 12, the publicly accessible open space in the vicinity of the Project Site includes Fort Tryon Park, described in Attachment A, “Project Description,” directly west across Broadway from the Project Site, Inwood Hill Park, 0.25-mile to the north, Fort Washington Park, to the west along the Hudson River, Highbridge Park and Sherman Creek Park, to the east along the Harlem River, Gorman Park to the south, and Monsignor Kett Playground to the east (Figure 12).

The open space study area contains approximately 170 acres of publicly accessible open space. This includes Fort Tryon Park (67 acres), Inwood Hill Park (33 acres), Fort Washington Park (41.4 acres), Highbridge Park (19.8 acres), Sherman Creek Park (7 acres), Gorman Park (1.4 acres), and Monsignor Kett Playground (1 acre). With an existing population of approximately 57,352, the study area has an overall existing OSR of 2.96 acres of open space per 1,000 residents.<sup>49</sup>

The publicly accessible open space resources in the open space study area are described below.

### Fort Tryon Park

Fort Tryon Park is a 67-acre, city-owned public park located directly west of the Project Site, across from Broadway. Built in 1917 by Frederick Law Olmstead, Jr., the park is a designated New York City Scenic Landmark (NYCSL) and also listed on the State and National Register of Historic Places (S/NR). The Park features extensive walking paths and stone terraces; sloping lawns, meadows, and towering trees; and is home to Sir William’s Dog Run, Manhattans largest dog run.<sup>50</sup> The park is also used for picnics, family gatherings, and weddings. The park is home to the Cloisters, which is not individually listed on the S/NR, but is a designated NYCL located at the top of a hill in the northern end of the Park. The Cloisters is a branch of the Metropolitan Museum of Art and houses nearly 5,000 medieval works in a reconstructed medieval monastery.<sup>51</sup> The park offers views of the George Washington Bridge, Hudson River, New Jersey Palisades, and the lower Hudson Valley.

### Inwood Hill Park

Inwood Hill Park is a 196-acre, city-owned public park located along the Hudson River between Dyckman Street and the northern tip of Manhattan. The park features densely folded, glacially-scoured topography and contains the largest remaining forest land on Manhattan Island.<sup>52</sup> Much of the park includes an understory of witch-hazel, spice bush, and dogwood.<sup>53</sup> The central portion of the Park rises steeply into a rocky ridge (Inwood Hill), approximately 230 feet above sea level. The western border of the park is the Hudson River and offers views of the Palisades in New Jersey. The park’s rock outcroppings and caves offer evidence of use by Native Americans in the 17<sup>th</sup> century.

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<sup>49</sup> US Census Bureau, 2010 Census, Manhattan Census Tract(s): 277, 279, 281, 283, 285, 287, 291, and 295.

<sup>50</sup> <http://www.nycgovparks.org/parks/fort-tryon-park> (Accessed on June 14, 2016)

<sup>51</sup> *ibid*

<sup>52</sup> <http://www.nycaudubon.org/manhattan-birding/inwood-park> (Accessed on June 14, 2016)

<sup>53</sup> *ibid*

### Fort Washington Park

Fort Washington Park is an approximately 184-acre, city-owned public park located along the Hudson River between West 155th Street and Dyckman Street, in the Washington Heights section of Manhattan. The park features views of the New Jersey Palisades and George Washington Bridge and includes pedestrian and greenway paths, baseball fields, basketball courts, tennis courts, volleyball courts, a soccer field, and a playground. The park's recent renovations include a new ADA ramp connecting the Henry Hudson Parkway and Dyckman Street, a new playground, a portion of greenway path and five volleyball courts, as well as improved pathways, landscaping and waterfront access points.<sup>54</sup>

### Highbridge Park

Highbridge Park is an approximately 130-acre city-owned public park located along the west bank of the Harlem River between West 155th Street and Dyckman Street in the Washington Heights section of Manhattan. The park features three designated NYC Landmarks: High Bridge, the oldest bridge in NYC, Highbridge Water Tower, and Highbridge Play Center. The park features open vistas, large rock outcroppings, pathways, bike trails, greenways, the Highbridge Recreation Center and Pool, several playgrounds, and ball fields.<sup>55</sup>

### Sherman Creek Park

Sherman Creek Park is a 15-acre, city-owned public park area located along the western bank of the Harlem River, near 10<sup>th</sup> Avenue, in the Inwood section of Manhattan. The park includes Sherman Creek inlet, the Riley-Levin Children's Garden, and Peter Jay Sharp Boathouse.<sup>56</sup>

### Gorman Park

Gorman Park is a 1.89-acre, city-owned public park located on a steep hill rising from Broadway to Wadsworth Terrace, between West 189<sup>th</sup> and West 190<sup>th</sup> Streets in the Washington Heights section of Manhattan. The land rises more than a hundred feet in a steep incline from Broadway to Wadsworth. The park features a path that winds through the upland areas.<sup>57</sup>

### Monsignor Kett Playground

Monsignor Kett Playground is a one-acre, city-owned neighborhood park located on West 204<sup>th</sup> Street between 10<sup>th</sup> and Nagle Avenue in the Inwood neighborhood of Manhattan. The park includes basketball courts, handball courts, playgrounds, and spray showers.<sup>58</sup>

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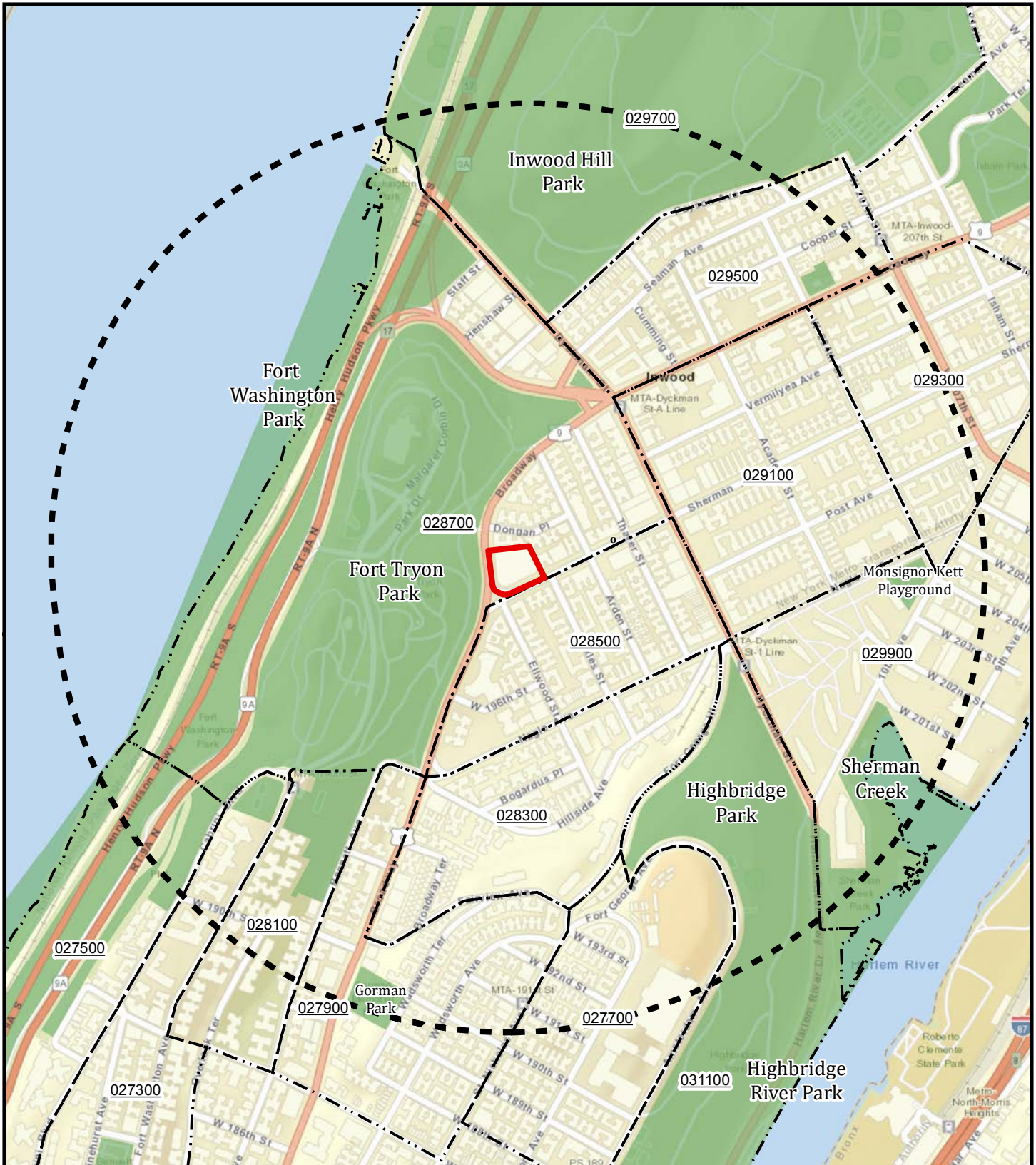
<sup>54</sup> <http://www.nycgovparks.org/parks/fort-washington-park> (Accessed on June 14, 2016)

<sup>55</sup> <http://www.nycgovparks.org/parks/highbridge-park> (Accessed on June 14, 2016)

<sup>56</sup> <https://www.nyrp.org/green-spaces/park-details/sherman-creek-park> (Accessed on June 14, 2016)

<sup>57</sup> <http://www.nycgovparks.org/parks/gorman-park/history> (Accessed on June 14, 2016)

<sup>58</sup> <http://www.nycgovparks.org/parks/monsignor-kett-playground> (Accessed on June 14, 2016)



**FIGURE 12: OPEN SPACE MAP**  
**SHERMAN PLAZA**



- Project Site
- Open Space Study Area (1/2-mile radius)
- Open Space
- Census Tracts

**WASHINGTON HEIGHTS/INWOOD**  
**MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning

**LANGAN**

## ASSESSMENT

### Direct Impacts

Development under both the Revised No-Action and With-Action conditions would not result in the physical loss or alteration of a public open space, and therefore, an analysis of direct effects is not warranted.

Further, the 10-story building in the Original No-Action Condition also includes an identical mix of land uses as the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. Therefore, the building in the Original No-Action Condition would also not result in the physical loss or alteration of a public open space, and therefore, an analysis of direct effects related to the Original No-Action Condition is not warranted.

### Indirect Impacts

The development in the With-Action Condition would result in a net increase of 214 dwelling units in comparison to the 2018 Revised No-Action Condition. Based on an average household size of 2.69 residents per dwelling unit in Manhattan Census Tract 287, the incremental increase in dwelling units would result in an increase in population in the open space study area by an additional 576 residents.<sup>59</sup> According to the US Census Bureau 2010 Decennial Census, the existing population within the study area is 57,352. As shown in Table E-1, based on approximately 170 acres of publicly accessible open space within a 0.5-mile of the Project Site and a total With-Action residential population of 58,463, the study area would have an OSR of 2.91 acres per 1,000 residents in the With-Action Condition, which exceeds the planning goal of 2.5 acres of open space per 1,000 residents. According to the *CEQR Technical Manual*, a decrease in the OSR of more than five percent is generally considered to be a substantial change warranting more detailed analysis. The With-Action Condition would result in a decrease of 1.9 percent in the OSR as compared to the OSR in the Revised No-Action Condition, and the OSR would remain well above the planning goal of 2.5 acres per 1,000 residents for an area well served by open space. Therefore, the With-Action Condition would not result in any adverse indirect impact on publicly accessible open space in the study area.

Further, the mix of land uses in the 10-story building in the Original No-Action Condition were identical to the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. Therefore, the development in the With-Action Condition as compared to the Original No-Action Condition would also result in a decrease of 1.9 percent in the OSR as compared to the OSR in the Original No-Action Condition, and the OSR would remain well above the planning goal of 2.5 acres per 1,000 residents for an area well served by open space. Therefore, the With-Action Condition as compared to the Original No-Action Condition would also not result in any adverse indirect impact on publicly accessible open space in the study area.

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<sup>59</sup> The Project Site is located within Manhattan Census Tract 287. Based on the 2010-2012 American Community Survey, the average household size of renter-occupied units for Manhattan Census Tract 287 is 2.69



**Table E-1: Open Space Ratio Calculations**

Existing Population within 0.5 mile	57,352
Revised/ Original No-Action Population within 0.5 mile	57,887
With-Action Population within 0.5 mile	58,463
Total Open Space within 0.5 mile (acres)	170
Revised/Original No-Action Open Space Ratio (acres per 1000 residents)	2.96
With-Action Open Space Ratio (acres per 1000 residents)	2.91
<b>Change in Open Space Ratio (%)</b>	<b>-1.90%</b>

Notes:

- (1) With Action Open Space Ratio = Acres of Open Space/ population \* 1000
- (2) Existing Population Sources: US Census Bureau, 2010 Census, Population Division – NYC DCP (Selected Census Tract(s): Manhattan 287, 285, 283, 279, 277, 281, 291, 295)
- (3) Total Open Space Source: *MapPluto Data Copyrighted by New York City Department of City Planning*

**CONCLUSION**

According to the *CEQR Technical Manual*, significant impacts on open space resources include direct impacts, when a project would displace/alter existing open space within the study area; and indirect impacts, when a project would result in reduction of the open space ratio and consequently result in the overburdening of existing open spaces within the study area. The With-Action Condition would not directly displace or alter an existing open space and there would be no direct open space impacts.

Per *CEQR Technical Manual* guidelines, the planning goal of 2.5 acres of open space per 1,000 residents represents an area well served by open space. The development in the With-Action Condition would add 576 additional residents to the study area as compared to the Revised No-Action Condition (and the Original No-Action Condition). As shown in Table E-1, the OSR in the With-Action Condition would be reduced from 2.96 to 2.91, a 1.90 percent decrease. Because the resulting decrease would be less than five percent, in accordance with *CEQR Technical Manual* guidelines, and the OSR would remain above 2.5 acres per 1,000 residents, the Proposed Action would not result in any adverse indirect open space impacts.

In addition, based on the findings of the shadow analysis in Attachment F, the With-Action development would not result in any significant adverse shadow impacts on Fort Tryon Park, a sun-sensitive open space and historic resource in the project area.

**ATTACHMENT F: SHADOWS**

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**INTRODUCTION**

According to the *CEQR Technical Manual*, a shadow assessment is appropriate when a proposed action would result in new structures or additions to existing structures that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The *CEQR Technical Manual* defines a shadow as a condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space, or feature. Using the criteria in the *CEQR Technical Manual*, an adverse shadow impact may occur when a shadow from a proposed project falls on a publicly accessible open space, historic landscape, or other historic resource that depends on sunlight for its enjoyment by the public, or its architecture and historic integrity (e.g., stained glass windows). An adverse shadow impact would also occur if shadows from a proposed project would fall on an important natural feature and adversely affects its use and/or important landscaping and vegetation. Shadows occurring on other non-significant buildings (city streets, sidewalks, other buildings, and privately open space resources) or within an hour and a half of sunrise or sunset generally are not considered significant under CEQR.

The No-Action Condition would result in a 14-story building that would reach a height of 150 feet. The With-Action Condition would result in a 17-story building that would reach a height of 175 feet, for an incremental addition of 25 feet. Because the Project Site is located across Broadway from Fort Tryon Park, a sunlight-sensitive open space resource listed on the State and National Register of Historic Places (S/NR) and a designated New York City Scenic Landmark (NYCSL), a shadow assessment is required pursuant to CEQR guidelines and is provided in this chapter.

Further, as discussed in Attachment B, "CEQR Analysis Framework," based on the *CEQR Technical Manual*, in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, in addition to the Revised No-Action and With-Action conditions, this section discusses the Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the original R9 Rezoning Proposal. The Original No-Action Building included a 10-story, 110 feet tall building with an identical mix of land uses as the Revised 14-story No-Action building, analyzed in this Revised EAS, with approximately the same gross floor areas. Both the buildings would include ground floor retail use at an FAR of 0.53; community facility use on floors 1 and 2, at an FAR of 1.22; residential use on the upper floors at an FAR of 3.44; and below-grade parking with 174 spaces. The current 17-story, With-Action building pursuant to the proposed R9A/R8X zoning would result in a height increment of 65 feet compared to the Original No-Action Condition, and a height increment of 25 feet compare to the Revised No-Action Condition.

**METHODOLOGY**

The analysis methodology is based on the guidelines of the *CEQR Technical Manual*, which includes conducting a preliminary assessment to determine whether shadows resulting from a proposed project could reach any sunlight-sensitive resource at any time of year. The preliminary screening assessment consists of Tier 1 and Tier 2 screening assessments. A Tier 1 screening assessment

identifies the shadow study area based on the height of the structure in the future with the proposed action and the longest shadow a proposed structure could cast, which in New York City is 4.3 times the height of the structure. If there are any sunlight-sensitive resources within the shadow study area, a Tier 2 screening assessment is warranted. As stated in the *CEQR Technical Manual*, because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. If the area outside this triangular area contains any sunlight-sensitive resource further analysis is necessary. The Tier 3 screening assessment is a detailed assessment that further refines the analysis once sunlight-sensitive resources have been identified by analyzing specific representative days of the year and determining the maximum extent of shadows over the course of each representative day on these sunlight-sensitive resources.

Based on the guidelines of the *CEQR Technical Manual*, if the three-tiered screening analysis described above does not rule out the possibility that project-generated shadows would reach any sunlight-sensitive resources, a detailed shadow analysis is warranted.

### **PRELIMINARY SCREENING ASSESSMENT**

According to the *CEQR Technical Manual*, the longest shadow a structure will cast in New York City is 4.3 times its height. The area surrounding the structure is defined as the shadow study area and is used to determine which sunlight-sensitive resources could be affected by the incremental shadows cast from the proposed development. According to the *CEQR Technical Manual*, a public open space and a designated historic landmark are considered sunlight-sensitive resources.

The Proposed Action would result in a building with a height of 175 feet, which is greater than the CEQR threshold of 50 feet, therefore a three-tiered shadow screening analysis in accordance with *CEQR Technical Manual* guidelines is required in order to determine if the incremental shadows resulting from the With-Action building would significantly affect any sunlight sensitive resources within the shadow study area. The results of the screening are discussed below.

#### Tier 1 Screening Assessment

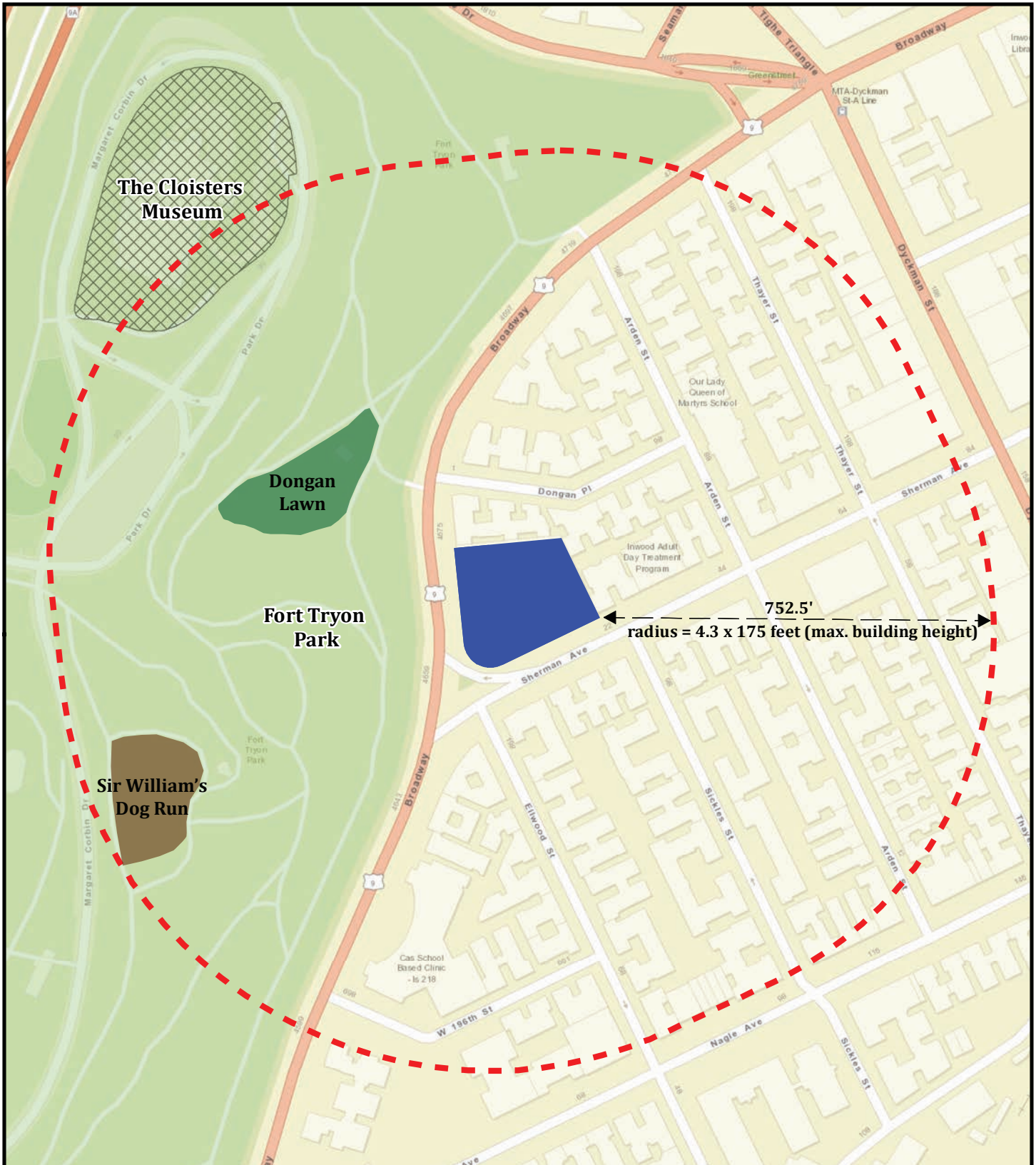
As shown in Figure 13, the With-Action building would cast a shadow extending over a maximum radius of 752.5 feet (Shadow Study Area). The Shadow Study Area includes two sunlight-sensitive historic resources: Fort Tryon Park and the Cloisters. These resources are described in detail in Attachment A, "Project Description" and Attachment G, "Historic and Cultural Resources." Based on the results of the Tier 1 screening, further screening is warranted to determine whether these two sunlight-sensitive resources would be adversely affected by incremental shadows generated by the With-Action building.

#### Tier 2 Screening Assessment

The purpose of the Tier 2 screening is to determine if Fort Tryon Park and the Cloisters lie within the Shadow Study Area that potentially could be shaded by the incremental shadows of the building in the With-Action Condition. According to the *CEQR Technical Manual*, shadows cast by a proposed building fall to the north, east, and west depending on the day and time. In New York City, the shadow area is between -108 degrees from true north and +108 degrees from true north.

Conversely, any area lying to the south of a site outside these angles cannot be shaded by a proposed project. As shown in Figure 13, Fort Tryon Park and the Cloisters fall within the area of the shadow radius in which a shadow could occur.

Based on the results of the Tier 2 screening, a Tier 3 screening assessment was needed to determine if the incremental shadows resulting from the proposed building in the With-Action Condition could reach Fort Tryon Park and the Cloisters during the representative analysis days and result in an adverse impact.



**FIGURE 13: TIER 1 SCREENING ASSESSMENT**

**SHERMAN PLAZA**

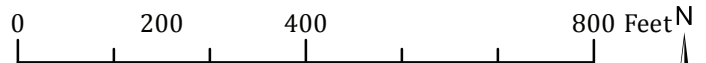
**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

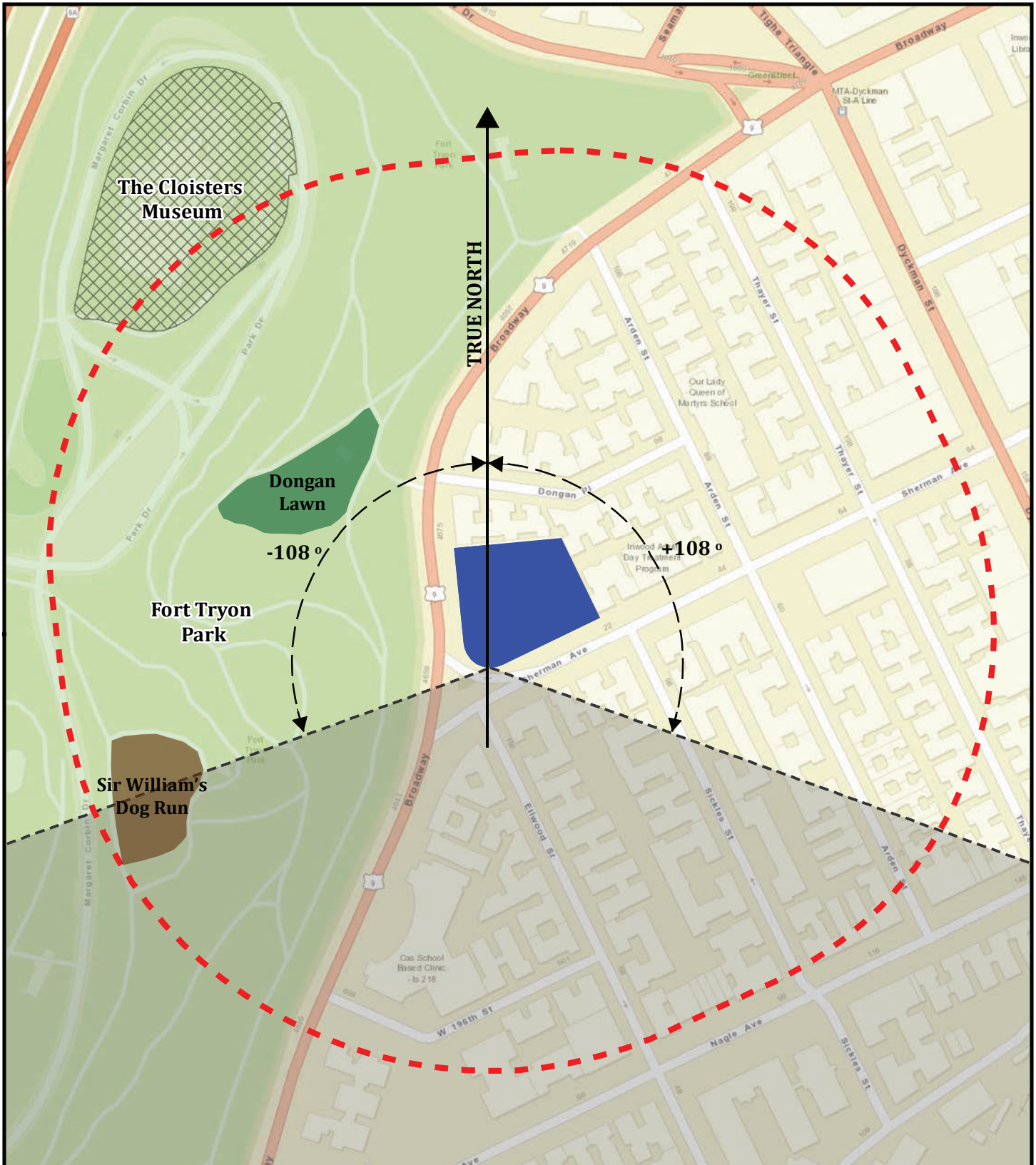
- With-Action Building
- Shadow Study Area
- Existing Buildings

**Sunlight Sensitive Resources**

- Fort Tryon Park
- The Cloisters Museum

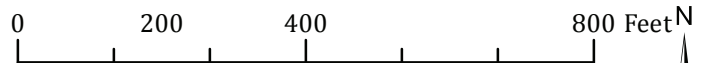


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**FIGURE 14: TIER 2 SCREENING ASSESSMENT**

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- With-Action Building
  - Shadow Study Area
  - Existing Buildings
- Fort Tryon Park
  - The Cloisters Museum
  - Area that Cannot be Shaded by the With-Action Building

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

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### Tier 3 Screening Assessment

Tier 3 screening used 3D computer modeling software to calculate the shadow patterns of the Proposed Project within the shadow study area. The shadow model utilized 3D representations of the elements of the base maps used in the Tier 1 and Tier 2 analysis, including topographical elevations in Fort Tryon Park, to determine the incremental shadow and shadow duration between the No-Action and With-Action conditions on the two sunlight-sensitive resources. The results of the Tier 3 screening are summarized in the section below.

### **DETAILED ANALYSIS OF SHADOW IMPACTS**

#### Incremental Shadow Assessment

A shadow analysis was performed in accordance with the guidelines in the *CEQR Technical Manual* of Fort Tryon Park and the Cloisters for four representative days of the year: March 21, the vernal equinox (which is equivalent to September 21, the autumnal equinox); May 6, the midpoint between the summer solstice and the equinox (and equivalent to August 6); June 21, the summer solstice and longest day of the year, and December 21, the winter solstice and shortest day of the year. The shadow analysis shows the incremental difference in the shadow impacts between the No-Action and With-Action conditions (Figures 15 and 17). In addition, the shadow analysis also shows the incremental difference in the shadows between the Original No-Action Condition, a 10-story, 110 foot tall building and the With-Action Condition (Figures 16 and 18).

In accordance with *CEQR Technical Manual* guidelines, all times reported herein are Eastern Standard Time and do not reflect adjustments for daylight savings time that is in effect from mid-March to early November. The three-dimensional shadow analysis considers the times when the building in the With-Action Condition would increase shadows falling on the two resources identified as sunlight-sensitive. As the earth rotates around the sun, shadows fall in a curve on the ground opposite the sun. When the sun rises, shadows fall to the west. As the sun travels across the southern part of the sky throughout the day, shadows move in a clockwise direction until they stretch east as the sun sets in the west. Midday shadows are always shorter than those at other times because the sun is highest in the sky at that time. Because of the tilt of the earth's axis, the angle at which the sun's rays strike the earth varies throughout the year, so that during the summer, the sun is higher in the sky and shadows are shorter than during the winter. Because the sun is low in the sky, winter shadows, although longest, move the most quickly along their paths (because of the earth's tilt) and do not affect the growing season of outdoor trees and plants. The With-Action Condition represents the worst-case development scenario for environmental analysis and was used for all three-dimensional computer modeling of shadows.

The shadow analysis used the maximum height of development in the Revised No-Action Condition, the Original No-Action Condition, and the With-Action Condition to determine the shadows on the four representative days of the year. In order to determine the incremental shadows in the future with the Proposed Action, shadows from the With-Action Condition were compared to the shadows from the building in the Revised No-Action Condition (Figures 15 and 17) and to the shadows from the building in the Original No-Action Condition (Figures 16 and 18). The incremental shadows resulting from the building in the With-Action Condition are shown in dark gray in Figures 15 through 18. The results of the shadow analysis are discussed below.

Table F-1 shows the duration of incremental shadows created by the proposed building in the With-Action Condition as compared to the No-Action Condition and the Original No-Action Condition. These durations are represented in Figures 15 through 18. As shown, incremental shadows would reach Fort Tryon Park on all four analysis days but would not reach the Cloisters on any analysis day. As shown in Figures 15 through 18, the area affected by the incremental shadows on Fort Tryon Park includes foot paths; tree canopy; and the Dongan Lawn, a small open area in the eastern portion of the park near Broadway used by visitors for picnicking, sunning, and other passive recreational activities.

**Table F-1: Incremental Shadow Durations**

CEQR Analysis Days			Shadow Enter/Exit	Original No-Action Condition (10-stories)	Revised No-Action Condition (14-stories)	With-Action Condition (17-stories)	With-Action Condition and Original No-Action Condition (10-stories)	With-Action Condition and Revised No-Action Condition (14-stories)	Original No-Action Condition (10-stories) and Revised No-Action (14-stories)
			Fort Tryon Park			INCREMENTS			
MARCH 21st	Start	7:36 AM	Enter	7:36 AM	7:36 AM	7:36 AM			
	End	4:29 PM	Exit	9:26 AM	9:42 AM	10:12 AM			
<b>Total Shadow Duration</b>				<b>1:50</b>	<b>2:06</b>	<b>2:36</b>	<b>46 minutes</b>	<b>30 minutes</b>	<b>-16 minutes</b>
MAY 6th	Start	6:27 AM	Enter	6:27 AM	6:27 AM	6:27 AM			
	End	5:18 PM	Exit	8:43 AM	9:08 AM	9:43 AM			
<b>Total Shadow Duration</b>				<b>2:16</b>	<b>2:41</b>	<b>3:16</b>	<b>60 minutes</b>	<b>35 minutes</b>	<b>-25 minutes</b>
JUNE 21st	Start	5:57 AM	Enter	5:57 AM	5:57 AM	5:57 AM			
	End	6:01 PM	Exit	8:30 AM	9:01 AM	9:40 AM			
<b>Total Shadow Duration</b>				<b>2:33</b>	<b>3:04</b>	<b>3:43</b>	<b>70 minutes</b>	<b>39 minutes</b>	<b>-31 minutes</b>
DECEMBER 21st	Start	8:51 AM	Enter	8:51 AM	8:51 AM	8:51 AM			
	End	2:53 PM	Exit	10:32 AM	11:10 AM	11:19 AM			
<b>Total Shadow Duration</b>				<b>1:41</b>	<b>2:19</b>	<b>2:28</b>	<b>47 minutes</b>	<b>9 minutes</b>	<b>-38 minutes</b>

**THE FUTURE WITH THE PROPOSED ACTION**

According to the *CEQR Technical Manual*, the uses associated with open space that rely on sunlight include passive uses, such as sitting or sunning, and active uses, such as using playfields or paved courts, gardening, or playing in children’s wading pools and sprinklers. Vegetation requiring direct sunlight includes tree canopies, flowering plants, and plots in community gardens. Four to six hours a day of sunlight, particularly in the growing season (defined in the *CEQR Technical Manual* as March to October), is a minimum requirement. Shade created by trees and other natural features is not considered to be shadow of concern for the impact analysis; however, incremental shadow on a tree-shaded environment may create an adverse impact as the incremental shadow is not redundant with tree shade, and the tree canopy may be considered a sunlight-sensitive resource.



### March 21st

As shown in Table F-1, on March 21st the time period for shadows analysis begins at 7:36 AM and continues until 4:29 PM. As shown in Figure 15, the building in the With-Action Condition would cast a shadow on Fort Tryon Park beginning at 7:36 AM and ending at 10:12 AM, for a maximum duration of two hours and thirty-six minutes. The shadow cast by the With-Action building would be present for 30 minutes longer than the shadow from the 14-story building in the No-Action Condition. As shown in Figure 15, the incremental shadow cast on this analysis day would cover a small area containing footpaths, and tree canopy. The incremental shadows would not reach the Dongan Lawn picnic area. Based on the short duration of incremental shadows, neither public enjoyment nor the vegetation in the park at the beginning of the growing season would be significantly affected by the incremental shadows from the building in the With-Action Condition. Additionally, because the residential tower in the Revised No-Action Condition is located entirely along Broadway, the shadows in the Revised No-Action Condition would reach the Dongan Lawn and would cover portion of the park that would not be shaded by the building in the With-Action Condition. This is shown as the “Negative Shadow Increment” in white in Figures 15 through 18. Furthermore, no incremental shadows would reach the Cloisters museum on this analysis day.

#### *Original No-Action Condition*

As shown in Table F-1, the incremental shadow cast on March 21st from the building in the With-Action Condition would be present forty-six minutes longer than shadows from the 10-story building in the Original No-Action Condition. As shown in Figure 16, the incremental shadow cast on this analysis day would cover a small area containing footpaths and tree canopy. Based on this short duration, neither public enjoyment nor the vegetation in the lawn area would be significantly affected by the incremental shadows from the building in the With-Action Condition. In addition, the incremental shadows would not reach the Cloisters museum on this analysis day.

The building in the Original No-Action Condition would cast a shadow on Fort Tryon Park beginning at 7:36 AM and ending at 9:26 AM, for a maximum duration of one hour and fifty minutes; and the 14-story building in Revised No-Action Condition would cast a shadow on park beginning at 7:36 AM and ending at 9:42 AM, for a maximum duration of two hours and six minutes. The shadow cast by the 14-story No-Action building would be present for an additional 16 minutes as compared to the 10-story Original No-Action Condition.

Based on this analysis, on the March 21st analysis day, the building in the With-Action Condition would not result in a significant adverse incremental shadow impact on Fort Tryon Park when compared to either the Original No-Action or the Revised No-Action and no incremental shadow would reach the Cloisters museum.

### May 6th

As shown in Table F-1, on May 6th the time period for shadows analysis begins at 6:27 AM and continues until 5:18 PM. As shown in Figure 15, the building in the With-Action Condition would cast a shadow on Fort Tryon Park beginning at 6:27 AM and ending at 9:43 AM, for a maximum duration of three hours and sixteen minutes. The shadow cast by the With-Action building would be present for thirty-five minutes longer than the shadow of the 14-story Revised No-Action building.

As shown in Figure 15, the incremental shadow cast on this analysis day would affect an area containing foot paths, and tree canopy, and would not shade any open space within the park that is used for passive and active uses that rely on sunlight for their enjoyment by the public. During the growing season, March to October, tree canopy requires direct sunlight for at least four-to-six hours. The incremental shadow cast on the tree canopy on May 6th would be present for thirty-five minutes in the morning, which would not result in a substantial reduction in available sunlight. Additionally, because the residential tower in the Revised No-Action Condition is located entirely along Broadway, the shadows in the Revised No-Action Condition would cover a portion of the park that would not be shaded by the building in the With-Action Condition. This is shown as the “Negative Shadow Increment” in white in Figures 15 through 18. Furthermore, no incremental shadows would reach the Cloisters museum on this analysis day.

#### *Original No-Action Condition*

As shown in Table F-1, the incremental shadow cast on May 6th from the building in the With-Action Condition would be present for sixty minutes longer than the shadows from the 10-story building in the Original No-Action Condition. As shown in Figure 16, the incremental shadow cast on this analysis day would cover a small area containing foot paths, and tree canopy, and would not shade any open space that is used for passive and active uses that rely on sunlight for their enjoyment by the public. During the growing season, March to October, tree canopy requires direct sunlight for at least four-to-six hours. The incremental shadow cast on the tree canopy on May 6th would be present for sixty minutes in the morning, which would not result in a substantial reduction in available sunlight. In addition, no incremental shadows would reach the Cloisters museum on this analysis day.

The building in the Original No-Action Condition would cast a shadow on Fort Tryon Park beginning at 6:27 AM and ending at 8:43 AM, for a maximum duration of two hours and sixteen minutes; and the 14-story building in Revised No-Action Condition would cast a shadow on park beginning at 6:27 AM and ending at 9:08 AM, for a maximum duration of two hours and forty-one minutes. The shadow cast by the 14-story No-Action building would be present for an additional 25 minutes as compared to the 10-story Original No-Action Condition.

Based on this analysis, on the May 6th analysis day, the building in the With-Action Condition would not result in a significant adverse shadow impact on Fort Tryon Park and no incremental shadow would reach the Cloisters museum.

#### June 21st

As shown in Table F-1, on June 21st, the summer solstice (the longest day of the year), the time period for shadows analysis begins at 5:57 AM and continues until 6:01 PM. As shown in Figure 17, the building in the With-Action Condition would cast a shadow on Fort Tryon Park beginning at 5:57 AM and ending at 9:40 AM, for a maximum duration of three hours and forty-three minutes. The shadow cast by the With-Action building would be present for an additional thirty-nine minutes than would the shadow of the 14-story Revised No-Action building. The incremental shadow cast on this analysis day would affect an area containing footpaths and tree canopy, but would not shade any open space that is used for passive and active uses that rely on sunlight for their enjoyment by the public. During the growing season, March to October, tree canopy requires

direct sunlight for at least four-to-six hours. The incremental shadow cast on the tree canopy would be present for thirty-nine minutes in the morning, which would not result in a significant reduction in available sunlight. Additionally, because the residential tower in the No-Action Condition is located entirely along Broadway, the shadows in the Revised No-Action Condition would cover a portion of the park that would not be shaded by the building in the With-Action Condition. This is shown as the “Negative Shadow Increment” in white in Figures 15 through 18. Furthermore, no incremental shadows would reach the Cloisters museum on this analysis day.

#### *Original No-Action Condition*

As shown in Table F-1, the incremental shadow cast on May 6th from the building in the With-Action Condition would be present for seventy minutes longer than the shadows from the 10-story building in the Original No-Action Condition. As shown in Figure 18, the incremental shadow cast on this analysis day would cover a small area containing foot paths and tree canopy and would not shade any open space that is used for passive and active uses that rely on sunlight for their enjoyment by the public. March to October is considered growing season and tree canopy during this time requires direct sunlight for at least four-to-six hours. The incremental shadow cast on the tree canopy on May 6th would be present for seventy minutes in the morning, which would not result in a substantial reduction in available sunlight. In addition, no incremental shadows would reach the Cloisters museum on this analysis day.

The building in the Original No-Action Condition would cast a shadow on Fort Tryon Park beginning at 5:57 AM and ending at 8:30 AM for a maximum duration of two hours and thirty-three minutes; and the 14-story building in Revised No-Action Condition would cast a shadow on the park beginning at 5:57 AM and ending at 9:01 AM, for a maximum duration of three hours and four minutes. The shadow cast by the 14-story No-Action building would be present for an additional 31 minutes as compared to the 10-story Original No-Action Condition.

Based on this analysis, on the June 21st analysis day, the building in the With-Action Condition would not result in a significant adverse shadow impact on Fort Tryon Park and no incremental shadow would reach the Cloisters museum.

#### December 21st

As shown in Table F-1, on December 21st, the winter solstice (the shortest day of the year), the time period for shadows analysis begins at 8:51 AM and continues until 2:53 PM. As shown in Figure 17, the building in the With-Action Condition would cast shadows on Fort Tryon Park beginning at 8:51 AM and ending at 11:19 AM, for a maximum duration of two hours and twenty-eight minutes. The shadow cast by the With-Action building would be present for nine minutes longer than the shadow cast from the 14-story building in the Revised No-Action Condition. As shown in Figure 17, the incremental shadow cast on this analysis day would cover an area containing footpaths, tree canopy, and Dongan Lawn picnic area. The incremental shadows would affect only a small portion of the Dongan Lawn picnic area for a period of nine minutes, between 8:51 AM and 9:00 AM. Therefore, the lawn area would not be significantly affected by the incremental shadows in the With-Action Condition. Although the tree canopy within the park would be shaded for nine minutes, December is not considered a growing season, therefore the tree canopy would not be adversely affected by the incremental shadow. Based on the short duration of incremental shadows on the

park, neither public enjoyment nor the vegetation in the park would be significantly affected by the incremental shadows from the building in the With-Action Condition. Additionally, because the residential tower in the Revised No-Action Condition is located entirely along Broadway, the shadows in the Revised No-Action Condition would cover a portion of the park that would not be shaded by the building in the With-Action Condition. This is shown as the “Negative Shadow Increment” in white in Figures 15 through 18. In addition, no incremental shadows would reach the Cloisters museum during this analysis day.

#### *Original No-Action Condition*

As shown in Figure 18, the incremental shadow cast on December 21st from the building in the With-Action Condition would be present for forty-seven minutes longer than the shadows from the 10-story building in the Original No-Action Condition. As shown in Figure 18, the incremental shadow cast on this analysis day would cover an area containing footpaths, tree canopy, and the Dongan Lawn picnic area. The incremental shadows would affect only a small portion of the Dongan Lawn picnic area for a period of fifty-five minutes, between 8:51 AM and 9:46 AM. However, in December because of the reduced number of visitors to the park, the incremental shadows on the lawn area would not affect a significant number of users. Although the tree canopy within the park would be shaded for forty-seven minutes, December is not considered a growing season, therefore the tree canopy would not be adversely affected by the incremental shadow. Based on this analysis, neither public enjoyment nor the vegetation in the lawn area would be significantly affected by the incremental shadows from the building in the With-Action Condition as compared to the 10-story Original No-Action Condition. In addition, the incremental shadows would not reach the Cloisters museum on this analysis day.

The building in the Original No-Action Condition would cast a shadow on Fort Tryon Park beginning at 8:51 AM and ending at 10:32 AM, for a maximum duration of one hour and forty-one minutes; and the 14-story building in the Revised No-Action Condition would cast a shadow on park beginning at 8:51 AM and ending at 11:10 AM, for a maximum duration of two hours and nineteen minutes. The shadow cast by the 14-story No-Action building would be present for an additional thirty-eight minutes compared to the 10-story Original No-Action Condition.

Based on this analysis, on the December 21st analysis day, the building in the With-Action Condition would not result in a significant adverse shadow impact on Fort Tryon Park and no incremental shadow would reach the Cloisters museum.

#### **CONCLUSION**

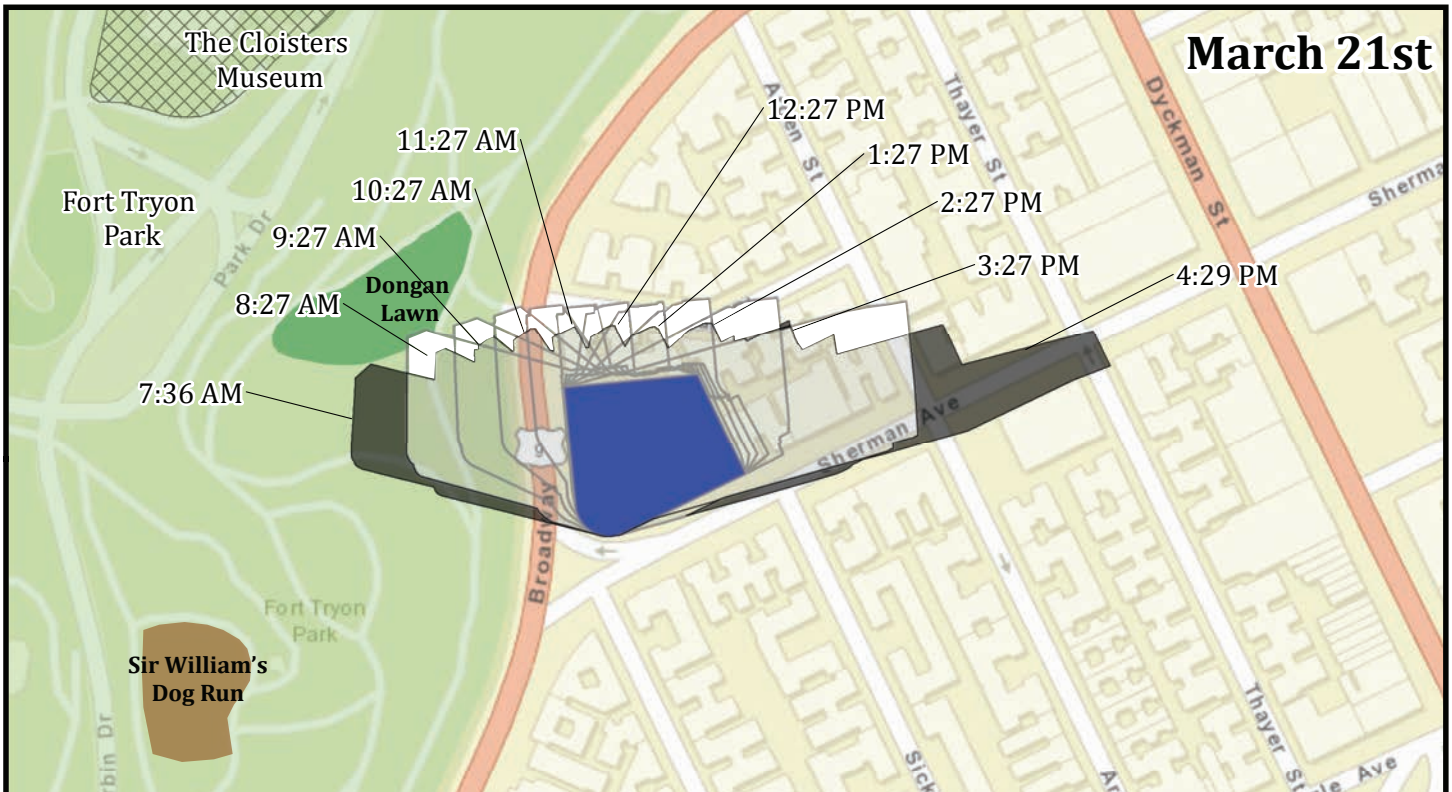
The results of the Tier 3 shadow screening analysis indicate that the building in the With-Action Condition would not result in any significant adverse shadow impacts on Fort Tryon Park or Dongan Lawn Area or the Cloisters museum on any analysis day.

On the March 21st, May 6th, and June 21st CEQR analysis days, which under *CEQR Technical Manual* guidelines are considered the growing season, the incremental shadow would be short in duration, the longest of which would last 39 minutes during the June analysis day as compared to the 14-story building in the No-Action Condition; and 70 minutes during the June analysis day as compared to the 10-story building Original No-Action Condition. Accordingly, the building in the

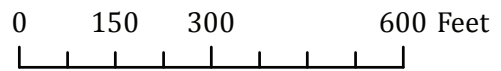
With-Action Condition would not result in a substantial reduction in available sunlight that would adversely affect the survival of vegetation (grass, tree canopy). Based on *CEQR Technical Manual* guidelines, the With-Action Condition would allow a minimum of four to six hours a day of sunlight on the park. In addition, as shown in the shadow analysis figures, the incremental shadows resulting from the building in the With-Action Condition would not affect a substantial area on any of the analysis days.

Although incremental shadows would reach the Dongan Lawn picnic area on the December 21st analysis day, because of the reduced number of visitors to the park during winter season and since the incremental shadows would occur early in the morning, the incremental shadows would not affect a significant number of users or last for long durations of the day. Therefore, it is also not expected that the incremental shadow on the Dongan Lawn area on the December 21st analysis day would adversely affect public enjoyment of the Dongan Lawn picnic area or other areas of the park used for passive public enjoyment.

Accordingly, the building in the With-Action Condition would not result in a substantial reduction in sunlight available for public enjoyment or appreciation of Fort Tryon Park and the Cloisters museum building, and would not result in a substantial reduction in the usability of open space as a result of incremental shadows. In addition, the building in the With-Action Condition would not result in a substantial reduction of the required 4- to-6-hours of sunlight during the growing season. Based on this analysis, the With-Action Condition is not expected to result in any significant adverse shadow impacts on sunlight-sensitive resources of concern within the shadow study area.



**FIGURE 15: TIER 3 SHADOW SCREENING ASSESSMENT FOR MARCH 21st AND MAY 6th (14-story No-Action)**



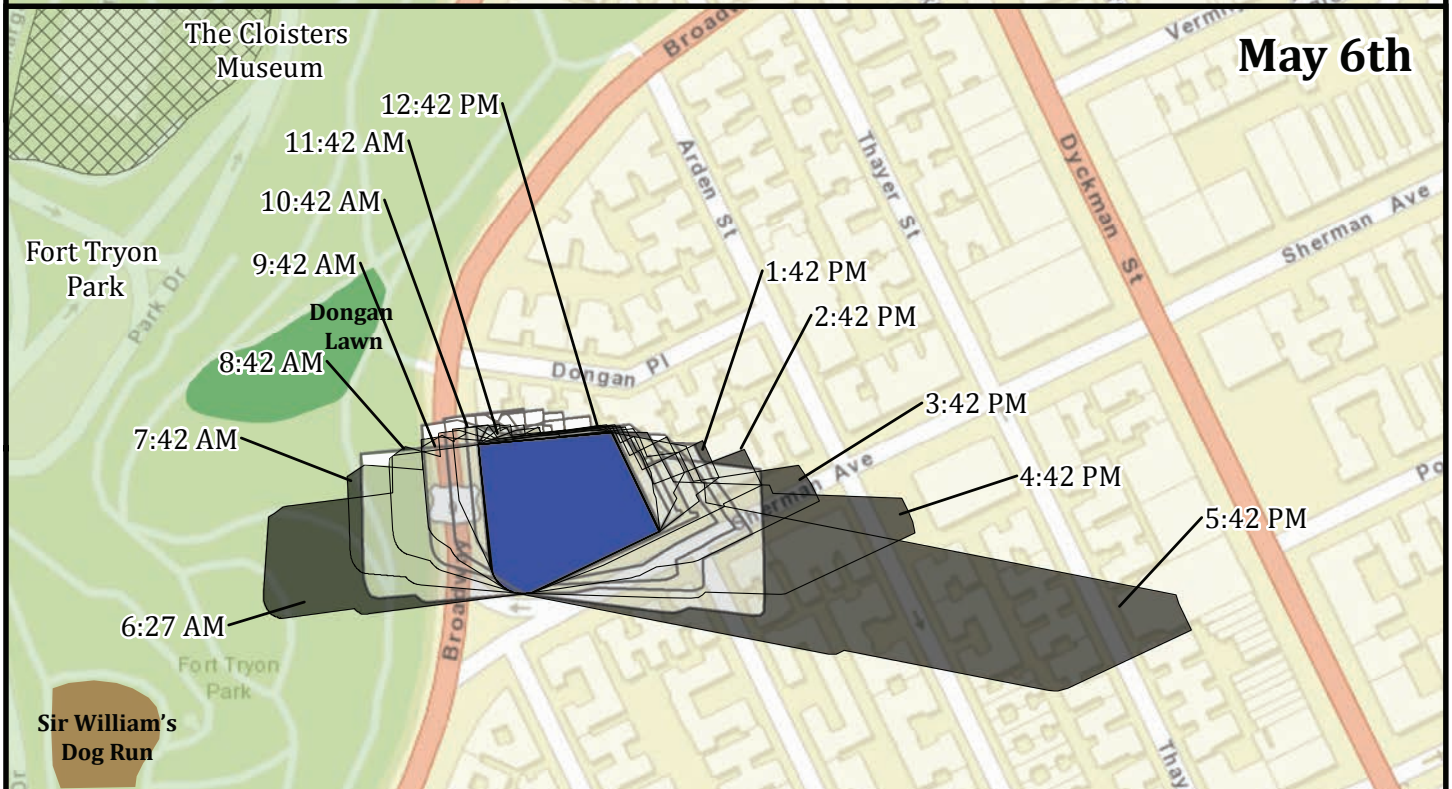
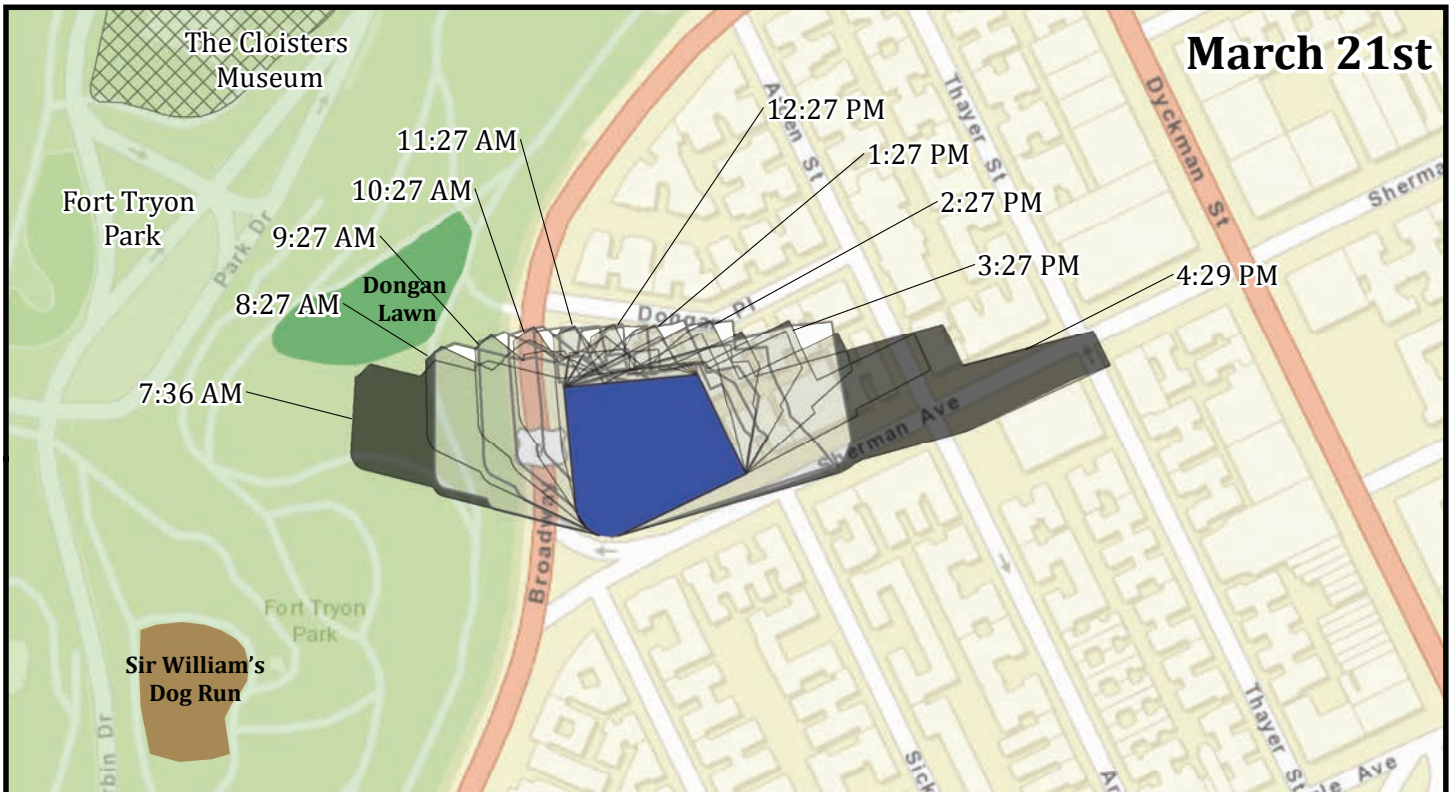
- Proposed Building
- Sunlight-Sensitive Receptor: Fort Tryon Park
- Sunlight-Sensitive Receptor: Dongan Lawn, Picnic Area
- The Cloisters Museum
- Existing Buildings
- Incremental Shadow
- No-Action/With-Action Building Shadow
- Negative Shadow Increment

**SHERMAN PLAZA**

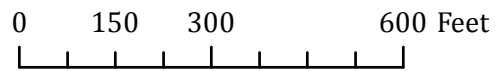
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**FIGURE 16: TIER 3 SHADOW SCREENING ASSESSMENT FOR MARCH 21st AND MAY 6th (10-story No-Action)**



- Proposed Building
- Sunlight-Sensitive Receptor: Fort Tryon Park
- Sunlight-Sensitive Receptor: Dongan Lawn, Picnic Area
- The Cloisters Museum
- Existing Buildings
- Incremental Shadow
- No-Action/With-Action Building Shadow
- Negative Shadow Increment

**SHERMAN PLAZA**

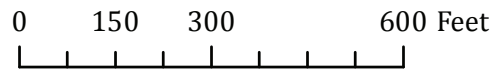
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**FIGURE 17: TIER 3 SHADOW SCREENING ASSESSMENT FOR JUNE 21st AND DECEMBER 21st (14-story No-Action)**



- Proposed Building
- Sunlight-Sensitive Receptor: Fort Tryon Park
- Sunlight-Sensitive Receptor: Dongan Lawn, Picnic Area
- The Cloisters Museum
- Existing Buildings
- Incremental Shadow
- No-Action/With-Action Building Shadow
- Negative Shadow Increment

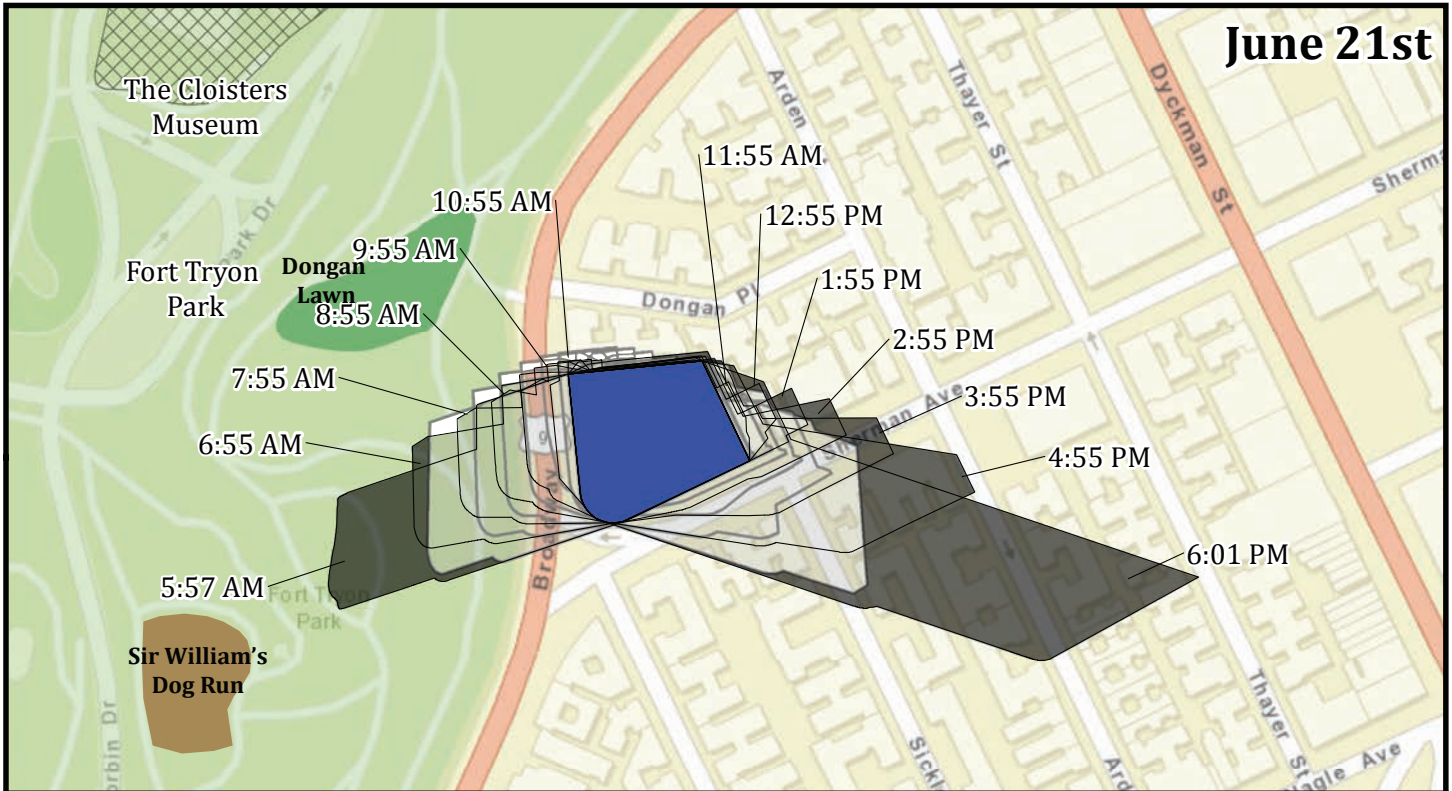
**SHERMAN PLAZA**

WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

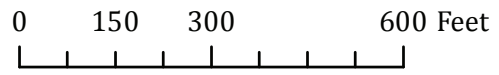
Map Reference: Map PLUTO © by NYC Department of City Planning; Street basemap through Langan's ©ESRI ArcGIS software licensing







**FIGURE 18: TIER 3 SHADOW SCREENING ASSESSMENT FOR JUNE 21st AND DECEMBER 21st (10-story No-Action)**



- Proposed Building
- Sunlight-Sensitive Receptor: Fort Tryon Park
- Sunlight-Sensitive Receptor: Dongan Lawn, Picnic Area
- The Cloisters Museum
- Existing Buildings
- Incremental Shadow
- No-Action/With-Action Building Shadow
- Negative Shadow Increment

**SHERMAN PLAZA**

WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

Map Reference: Map PLUTO © by NYC Department of City Planning; Street basemap through Langan's ©ESRI ArcGIS software licensing



## **ATTACHMENT G: HISTORIC AND CULTURAL RESOURCES**

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### **INTRODUCTION**

According to the *CEQR Technical Manual*, an assessment of architectural and archaeological resources is typically required for any project involving new construction, demolition, or any ground disturbance. The *CEQR Technical Manual* defines architectural resources as historically important buildings, structures, objects, sites, and districts. These include designated New York City Landmarks (NYCLs); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the S/NR or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks (NHL); and properties not identified by one of the programs listed above, but that meet their eligibility requirements as determined by New York State Historic Preservation Office (SHPO).

The *CEQR Technical Manual* identifies archaeological resources as physical remains, usually subsurface, of the prehistoric, Native American, and historic periods.

### **METHODOLOGY**

Based on *CEQR Technical Manual* guidelines, the first step in evaluating if a proposed project may affect historic resources is to consider what area the project might affect and then identify historic resources, whether officially recognized or eligible for such recognition, within that area. The *CEQR Technical Manual* recommends that consultation with LPC is done as early as possible in the CEQR process to assist in identifying the area to be evaluated. Accordingly, to assess the potential impacts of the Proposed Action on historic resources, an inventory of historic resources within a 400-foot radius study area from the Project Site was compiled using the SHPO's *Cultural Resource Information System (CRIS)* database. This was supplemented by consultation with LPC in the form of an environmental review request for comment on the architectural and archaeological significance of the Proposed Project and potential resources in the Study Area. All correspondence with LPC is included in Appendix D.

The following section presents an evaluation of the potential impacts of the Proposed Action and thereby the building facilitated by the Proposed Action (With-Action Condition) on historic resources within the project study area.

### **EXISTING CONDITIONS**

Based on online environmental review resources (SHPO) and the aforementioned correspondence from LPC, the Project Site does not contain any historic or cultural resources. However, as shown in Figure 19, the Project Site is directly across the street from Fort Tryon Park, which is a designated NYCSL and is listed on the S/NR. As described throughout this Revised EAS, the 400-foot study area surrounding the Project Site is bisected by Broadway, which runs south to north. The study area consists primarily of a mix of residential and commercial uses along Broadway, Sherman Avenue, and Nagle Avenue. The area to the north and east of the Project Site is primarily residential. The western portion of the 400-foot study area includes Broadway (US Route 9) and a part of the

eastern portion of Fort Tryon Park. Other than Fort Tryon Park, no historic resources, either S/NR or LPC, are identified in the 400-foot study area.

### The Project Site

The existing “Packard” building on the Project Site was constructed in 1928, and designed by noted industrial architect Albert Kahn to house a Packard Motor Car Company automobile dealership. Kahn was known particularly for his use of reinforced concrete, natural light, and ventilation through the installation of large windows, roof monitors, and skylights. Regarded as the “father of modern factory design,” Kahn’s success was seen primarily throughout Detroit, Michigan, where a number of Kahn designed automotive factories are recognized on the S/NR, such as the Ford Piquette Avenue Plant, the Ford River Rouge Complex, the Highland Park Ford Plant. Other S/NR properties designed by Kahn include his Detroit residence and Detroit office buildings such as the Fisher and New Center Buildings and the General Motors headquarters building that are related to the automobile industry. Kahn is sometimes dubbed the “Father of Detroit Architecture.” Although a number of Kahn buildings that appear on the S/NR and are automobile-related, none appear to be examples of automobile showrooms. Further, LPC has found that the building at 4650 Broadway does not appear to be eligible for listing on the S/NR or as a NYCL (letter dated June 14, 2016; see Appendix D).

Albert Kahn designed a handful of buildings in New York City as well. Although recognized for his efficient and conservative manufacturing facilities, as exemplified by his Detroit plants, Kahn’s buildings in New York City were neither intended nor used for manufacturing. The Kahn designed structures remaining in New York City are 217-247 West 43rd Street – the New York Times building’s west wing; 787 11th Avenue – Packard Motor Car Company service building; and 4650 Broadway (existing project site and initially a Packard Motor Car Company showroom). Both latter buildings were designed for Packard. None of his New York City buildings are S/NR-listed. The New York Times Building was designed and built in three stages, each with a different architect. The first stage was in the neo-Gothic style by Mortimer J. Fox; the second was designed in the French Renaissance style by the architectural firm Ludlow and Peabody; and the third stage of the west wing was designed by Albert Kahn that maintained the building’s neo-Gothic character. The entire building is landmarked and is one of Time Square’s oldest and best-preserved non-theatrical structures, has been designated as a landmark by the LPC. Kahn’s automotive buildings in New York City have not been so designated.

Since its construction in 1928, 4650 Broadway has experienced a number of tenants with different uses. Initially designed and used as a Packard Motor Car Company dealership, it was used primarily as an automobile showroom and garage until approximately the early 1950s according to the building’s Certificates of Occupancy (CO). Until approximately 1958, the COs continues to show use as a public garage for more than 150 vehicles. In 1958, the CO shows a change of use to “garage, bowling alleys, bar, restaurant, locker room, kitchen, lunch counter, and offices.” These uses apparently continued for approximately the next decade when, in 1968, the CO authorized a garage and a welfare center.

Currently 4650 Broadway is used as a 24-hour parking garage with offices unrelated to the garage on the second floor. The current parking facility has operated since February 12, 2012.

### 716th Military Police Battalion

According to military history records, the 716th Military Police Battalion has not been headquartered at 4650 Broadway (Appendix C).<sup>60</sup>

An association between the 716th and 4650 Broadway was reported on March 27, 1944 in the New York Times (Appendix C) when B'nai B'rith opened a three-room recreation center for the 716th. Constituted on January 10th, 1942, in the Army of the United States as the 716<sup>th</sup> Military Police Battalion, it was activated in Fort Wadsworth, New York (Staten Island) on January 15, 1942. The first troops arrived [at Fort Wadsworth] on January 22, 1942. In February, the 716th Military Police Battalion moved to the Jersey City (NJ) Armory with its mission to guard the railroad yards and installations containing stockpiles of war materials. During the next four years, the 716<sup>th</sup> provided security at Newark Airport and guarded troop transports and Fort Jay on Governors Island. In 1946, the battalion moved from Fort Wadsworth to Fort Dix permanently. Currently the 716<sup>th</sup> operates out of Fort Campbell, Kentucky (Appendix C).

### Alterations to 4650 Broadway

It is noted that the original 1928 building has been extensively altered so that the appearance of the building is no longer reminiscent of the original architecture. The large windows, a feature that defined Kahn's architectural style and significance, have been covered and reduced in area from large panes on both the first and second floors to a single course of windows at the top of the first floor and a double course of windows at the top of the second floor. The remaining areas of original fenestration have been removed and filled-in. The decorative panels appearing at the bottom of the second floor windows have been removed or covered and are not currently visible. Due to these changes, the colors and type of surface materials have also been changed.

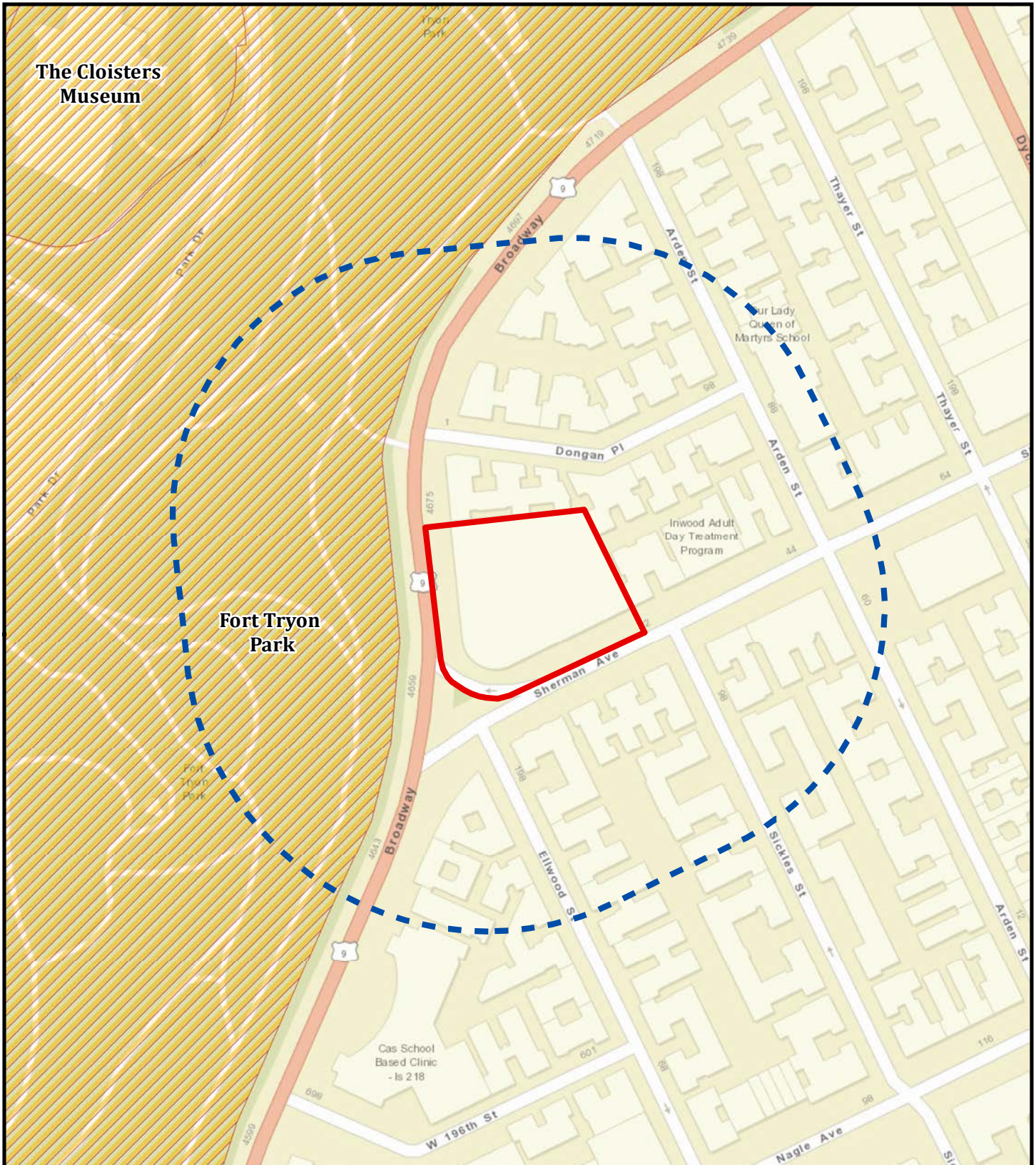
Further, the identifying Packard sign has been removed from the roof of the building, as has the decorative balustrade that lined the edge of the roofline. It is not known when these changes to the building occurred, but it is likely the roof sign was removed sometime in the late 1940s. A Certificate of Occupancy issued on April 28, 1948 had the explicit statement: "Note: No sign shall be erected on the roof or on the walls of the building except a flat wall sign not over 3 ft. by 8 ft. placed against the wall of the building near the corner of Broadway and Sherman Avenue." (CO No.33947 (Temporary) in Appendix C)

Photographs of the original building and of the current building illustrate the alterations (Figure 20). The columns and capitals from the original building appear to be the only major characteristics that remain on the building.

The LPC has determined that the building does not appear LPC or S/NR eligible. (See LPC letter dated June 14, 2016 in Appendix D)

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<sup>60</sup> <http://www.readbag.com/716mpvietnam-linked-zz716th-mp-history> (Accessed June 17, 2016)





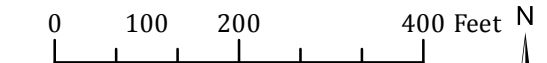
**FIGURE 19-a: HISTORIC AND CULTURAL RESOURCES**

**SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

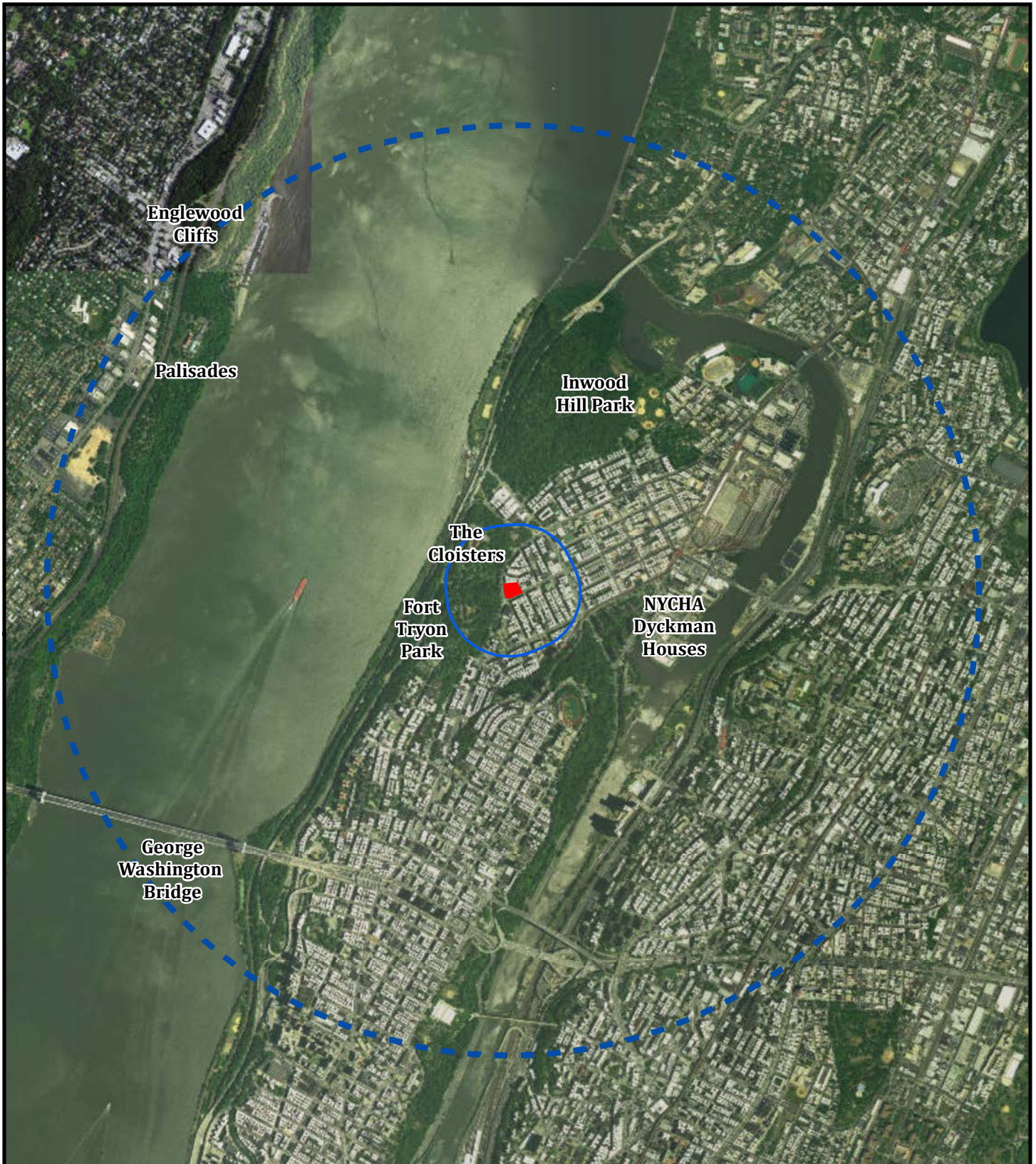
Map Reference: ESRI Basemap; NYC Department of City Planning; New York State Historic Preservation Office (SHPO)

-  Project Site
-  400-foot radius (Study Area)



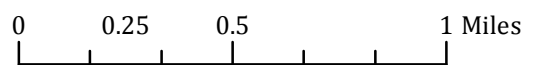
 Historic Resources  
*\*Fort Tryon Park and the Cloisters are listed on the National Register of Historic Places (NRHP) and are designated New York City Landmarks (NYCSL)*

**LANGAN**



**FIGURE 19-b: AERIAL MAP OF VIEWSHEDS (1.5-mile radius)**

**SHERMAN PLAZA**



■ Project Site

  1000-foot radius (Visual Resources Study Area)

1.5-mile radius

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

**LANGAN**



Packard Showroom at 4650 Broadway, New York, NY, 1928



Existing Building at 4650 Broadway, New York, NY, 2016

**FIGURE 20: PACKARD BUILDING (OLD AND EXISTING BUILDING)  
SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

*Source: Myinwood.net and Langan Engineering*



**LANGAN**

### Fort Tryon Park and the Cloisters

Fort Tryon Park, a 67-acre public park is a designated NYCSL and the Park is listed on the S/NR. Built in 1917 in the Upper Manhattan neighborhoods of Inwood, Hudson Heights, and Washington Heights, the park is home to the Cloisters, which is not individually listed on the S/NR, but is a designated NYCL, located at the top of a hill in the northern portion of the Park. The Cloisters is a branch of the Metropolitan Museum of Art and houses nearly 5,000 medieval works in a reconstructed medieval monastery.<sup>61</sup> The hill on which it is situated offers views of the Hudson River, George Washington Bridge, the Palisades, and the lower Hudson Valley to the west (Figure 20). Views to the east are obstructed by dense foliage for most of the year, and when visible during winter months when there are not leaves on trees, views available through the bare trees are of the urban landscape of Inwood, the Bronx, and western Queens.

#### *Fort Tryon Park*

Designed by the famed Olmstead Brothers, Fort Tryon Park was completed in 1935 and designated by the New York City Landmarks Preservation Commission (LPC) as a scenic landmark in September 1983. The park itself, a gift from John D. Rockefeller to the City of New York, has a history of significance, as it is the site of a Revolutionary War battle. Fort Tryon Park, at the time referred to as Fort Washington, was the last major U.S. stronghold in Manhattan during the Revolutionary War, and eventually fell to the British on November 16, 1776. While vacated from British occupancy after the war, Fort Tryon Park derives its name from Sir William Tryon, the last British colonial Governor of New York. Many years later, Rockefeller employed the help of the Olmstead Brothers, and a preliminary design plan for the park was developed in 1930. After agreeing to improve the property on his own, the City of New York agreed to acquire the property from Rockefeller; under the condition certain stipulations are maintained. The park is now recognizable by its 18th century English naturalistic romantic landscape, as well as the presence of the Cloisters. According to the LPC's designation report (Appendix D), "This design recognized that the primary function of the park was as a "landscape park occupying a site of extraordinary landscape interest," a preserve of open land with spectacular views of the Hudson River . . . A secondary function was as a setting for the Cloisters..." Ultimately, "the park was designed to present a variety of landscape experience [sic]." Further, the designation report (page 7) states the Park was designed following the 18th century English naturalistic romantic landscape tradition:

"The four landscape styles found within this tradition are readily apparent in Fort Tryon Park: the "beautiful" in its small open lawns, the "picturesque" in its wooded slopes, the "sublime" in the views of the Hudson River and Palisades of New Jersey, and the "gardenesque" in the Heather Garden."

The LPC designated Fort Tryon Park a scenic landmark, in part because [reference designation report]:

"The design of Fort Tryon Park is a brilliant response to the topographic difficulties of its rocky site and represents a skill-full integration of its various elements, including views of the Hudson River, manipulation of landforms,

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<sup>61</sup> <http://www.nycgovparks.org/parks/fort-tryon-park> (Accessed on January 11, 2016)



surviving remains of 19th century estates, artful plantings, circulation system, and architecture.”

Olmstead spoke further to the parks’ scenic value when he said [need reference]:

“Each unit in this intricate series of places should offer a picture of as great perfection as can be contrived, using the same great distant views over the Hudson and over the city again and again but framing them differently, presenting them with constantly differing types of foreground, some intricate and intimate, some grandiose and simple, some richly architectural or gardenesque, some picturesquely naturalistic; and, by way of contrast, some presenting wholly self-contained scenes.”

The primary purpose of the design of Fort Tryon Park was to preserve views looking west over the Hudson River and to the Palisades in New Jersey. While it is acknowledged that other views included those over the city, the primary emphasis is on the western vista. It is also apparent that the Olmsted Brothers recognized that change would occur and deliberately designed the park in such a manner that these changes would not interfere with the objectives of the park recognizing that “constantly differing types of foreground...” would be framed differently. While views to the east are now mostly obscured by the dense tree growth and foliage that have flourished since the 1930s, the limited unobstructed views look over the urban fabric of northern Manhattan and into the Bronx, including a number of tall buildings that have been constructed since the Park was designed and built.

### *The Cloisters*

The Cloisters is an LPC designated landmark. It is not individually listed on the S/NR.

Designed by Charles Collens of Allen, Collens and Willis, the Cloisters was completed in 1938. The Cloisters resides upon a hill top in Fort Tryon Park, and can be identified by its French-Romanesque architectural construct. In 1930, when he donated Fort Tryon Park to the City of New York, John D. Rockefeller also reserved a four-acre site at the north end of the park for a museum building. This four-acre site is where Rockefeller intended the Metropolitan Museum of Art to house a large portion of the Museum’s medieval art collection. The collection was acquired by the Metropolitan Museum of Art from sculptor George Grey Barnard in 1925 as the result of a large donation, again from Rockefeller. Rockefeller envisioned the Cloisters to be “a structure... integrated with its monuments and objects, the reciprocal relationship being fundamental to the whole.” The Cloisters museum is comprised of a number of unique cloisters from around the world.

The Cuxa Cloister, which forms the core of the Cloisters structure, is the most notable of the cloisters. Its medieval architectural elements are from the Benedictine monastery of Saint-Michel-de-Cuxa near Prades in the French Pyrenees, one of the most important abbeys in the Roussillon region of southern France and northern Spain in Romanesque times. Dating from about mid-12th century, the capitals, carved with plants, grotesque figures, and animals, are the most unique elements of the arcades enclosing the courtyard.

The Saint-Guilhem Cloister, at the northwest corner of the structure, has been planned around a series of capitals, shafts, and columns from the cloister of the Benedictine abbey of Saint-Guilhem-le-Desert near Montpellier. The elaborately carved double columns supporting intricate twin capitals date from the late 12th century. The courtyard is covered by a skylight which allows natural illumination.

The Trie Cloister, on the south side of the building and adjoining the Bonnefont Cloister, contains capitals on three sides of its arcade, which came from the convent of Trie-en-Bigorre near Toulouse. These Gothic capitals, dating from between 1484 and 1490, contain religious scenes and coats of arms from families in the area of the convent. The most prominent feature on the north side of the building is the Fuentiduera apse from the church of San Martin in Fuentiduera in Segovia, dated circa 1157. The semi-circular apse, built of smooth-faced golden limestone, projects from and contrasts with the simple rough-faced wall of the main building. Capitals carved with real and imaginary birds and beasts, are fine examples of the Romanesque vocabulary. These capitals crown the exterior engaged columns and support the window arches.

A number of years after its construction, on March 18th, 1974 the Landmarks Preservation Commission designated the Cloisters a landmark. Citing (Designation Report, Appendix D), "among its important qualities, the Cloisters houses a large part of The Metropolitan Museum of Art's famed medieval art collection, that the architect Charles Collens designed a structure which blends effectively with the medieval architectural features, that among these features are the various cloisters which are responsible for the name of the museum, and that the building is beautifully situated in Fort Tryon Park on a hilltop, in keeping with medieval precedent." Among the list of notable qualities of the Cloisters, it "commands excellent views of the Hudson River, the New Jersey Palisades, and the George Washington Bridge."

## **ASSESSMENT**

The following section addresses the Proposed Project's potential for adverse direct and indirect effects on Fort Tryon Park. Also, based on letters dated December 11, 2014, December 9, 2015, and June 14, 2016, LPC indicated that the Project Site does not have any architectural or archaeological significance and that the building at 4650 Broadway does not appear eligible for listing on the S/NR or for designation by LPC. All correspondence with LPC is included in Appendix D.

### Architectural Resources

#### *Direct Impacts*

According to the *CEQR Technical Manual*, direct impacts on architectural resources occur when a project results in new construction, demolition, or significant physical alteration to any landmarked

or landmark-eligible historic building, structure, or object. The LPC has determined that 4650 Broadway, the Project Site, does not appear LPC or S/NR eligible; therefore, there would be no direct impacts on architectural resources on the Project Site and no further analysis is warranted.

There are no designated LPC or S/NR landmarked structures within the 400-foot study area. Just at the study area boundary, at approximately 400 feet from the project site to the northeast, the building at 96 Arden Street is shown on SHPO's CRIS database to have an "undetermined" status, but carries no designation. Well outside the designated study area (beyond 800 feet) is the Cloisters, a NYCL. The Proposed Project will not result in any physical alteration, new construction, or demolition to either the building at 96 Arden Street or the Cloisters. Therefore, the Proposed Action would not have any direct impact on any historic resource.

A portion of the eastern edge Fort Tryon Park does fall within the 400-foot study area. Again, the Proposed Action would not result in any new construction, demolition, or physical alteration to the Park. Therefore, the Proposed Action would not result in the loss of parkland or open space or any other adverse direct impact on Fort Tryon Park.

### *Indirect Impacts*

According to the *CEQR Technical Manual*, a project may result in adverse indirect impacts on historic resources when it affects its context or visual prominence and if the change is likely to alter or eliminate the significant characteristics of the resource that make it an important resource. Indirect impacts include those that result from construction, action-generated shadows, or other effects on historic resources in the study area once construction is completed.

Potential impacts of a proposed project on historic resources during demolition and construction are typically evaluated when a project would be constructed within 90 feet of a historic structure, based on NYC Department of Buildings (DOB) guidelines.<sup>62</sup> Because the Proposed Action would not occur within 90 feet of an historic structure, no evaluation regarding construction impacts on historic resources is necessary.

### *Shadows*

The results of the shadow analysis in Attachment F indicate that the building in the With-Action Condition would not result in any adverse incremental shadow impacts on Fort Tryon Park or the Cloisters.

The analysis shows that shadows from the 14-story Revised No-Action building would never reach the Cloisters on any of the analysis days – March 21st, May 6th, June 21st, and December 21st. For comparison purposes, the 10-story Original No-Action building that was analyzed in the January 15, 2016 EAS was also analyzed and shown not to cast shadows on the Cloisters on any of the analysis days. In the With-Action condition, again no shadows are cast on the Cloisters on any of the analysis days. Because neither the 14-story Revised No-Action building nor the 10-story Original No-Action building cast shadows on the Cloisters on any of the analysis days, nor does the With-Action

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<sup>62</sup> NYC Department of Buildings, Technical Policy and Procedure Notice #10/88

Condition building cast any shadows, there are no incremental shadows generated and, therefore, there are no significant adverse shadow impacts on the Cloisters.

On the March 21st, May 6th, and June 21st analysis days, the incremental shadows from the With-Action Condition and 14-story Revised No-Action Condition would reach Fort Tryon Park, but would not adversely affect any areas (e.g., the Dongan Lawn) that depend on direct sunlight for its enjoyment by the public and/or any playgrounds within the park, or last for long durations of the day. Although incremental shadows would reach tree canopy during some analysis periods, the shadows would be short in duration during the growing season, ranging from approximately 30 to 39 minutes. This short duration would not significantly reduce the 4 to 6 hours of sunlight considered a minimum during the growing season. Further, the shadows move across the tree canopy and lawn so that the actual duration at any given point is less than the 30 to 39 minute total duration.

For comparison purposes on the December 21st analysis day, the incremental shadows due to the With-Action Condition and 10-story Original No-Action Condition would reach Fort Tryon Park and the Dongan Lawn. The incremental shadow in the With-Action Condition as compared to the Original No-Action Condition would be for the duration of approximately 9 minutes and would occur before 9:00 am in the morning. Because of the short incremental shadow duration and the time of day it occurs, it would not be considered a significant impact. It is unlikely that the Dongan Lawn would be used for active or passive recreation at this hour of the morning on December 21 and, therefore, would minimally affect users, and not adversely affect the public enjoyment of the park. Further, this incremental shadow would not adversely affect vegetation because it is during the non-growing season.

Therefore, there would be no incremental shadow impacts on either the Cloisters or on Fort Tryon Park when the With-Action Condition was analyzed in either the Revised No-Action Condition or the Original No-Action Condition.

### *Urban Design*

As described in Attachment H, the Proposed Action would not result in any significant adverse impacts on urban design or visual resources.

It should be noted that as a result of the unique alignment of Broadway as it traverses the eastern boundary of Fort Tryon Park, the 1,000-foot study area does not feature a traditional street grid pattern.

Although the With-Action Condition development would be larger in bulk and 25 feet taller than the Revised No-Action development, from a pedestrian's perspective, the development in the With-Action Condition would conform to the existing shape and contour of the Project Site, especially along the unique rounded contour at the intersection of Broadway and Sherman Avenue. The With-Action development, in addition to both the Original No-Action and Revised No-Action Conditions, would follow the existing block form and would not alter the street patterns or street hierarchies in the vicinity of the Project Site.

In addition, the Project Site is at approximately 40-foot ground elevation, which is a significantly lower elevation than the highest ground elevation in the park at 206 feet. In the With-Action Condition, the roof height of the proposed building would be approximately 215 feet, which would be approximately 9 feet higher than the highest ground elevation in the Park, and approximately 76 feet lower than the height of the Cloisters building, which is 291 feet above sea level. Therefore, the height of the proposed building as compared to the Cloisters is not expected to result in any adverse visual impacts.

From a pedestrian's perspective looking north along Broadway, the base of the building in the With-Action Condition would be similar to the existing "Packard" building, as well as to the Original No-Action and Revised No-Action buildings, conforming to the existing curvature of the street. However, the proposed base height in the With-Action Condition would be approximately 50 feet higher along Sherman Avenue, and 20 feet higher along Broadway, as compared to the base heights of the adjacent buildings. The Revised No-Action condition would result in a building with a street wall of approximately 30 feet, while the Original No-Action Condition would result in a building with an approximately 60 foot street wall. Given the fact that both Sherman Avenue and Broadway are wide streets, the difference in street wall heights would not be considered an adverse impact.

The proposed residential, commercial, and community facility uses under the With-Action development would activate the existing street wall. The proposed curb cuts and loading areas along the Project Site perimeter would not affect ground floor pedestrian activity or view corridors along Sherman Avenue to the extent that an adverse impact on neighborhood character would occur. This street wall activation would be the same for both the Original No-Action Condition and the Revised No-Action Condition.

### *Visual Resources*

Based on photo simulations of the Project Site from various locations in the project area, the Proposed Action would not obstruct important view corridors, or adversely affect the natural and built visual features of Fort Tryon Park or pedestrian views from Fort Tryon Park (an historic scenic resource), the Cloisters, or the existing street network. With the exception of the winter months, views to the east from Fort Tryon Park and the Cloisters would be obstructed by dense foliage for most of the year, and the views to east during the winter months would be of the urban landscape of Inwood, faintly visible behind the winter tree-canopy. According to the LPC's designation report (Appendix D), the primary purpose of the design of Fort Tryon Park was to preserve views looking west over the Hudson River and to the Palisades in New Jersey. Because the Project Site is located to the west of the Park and, recognizing that the Cloisters and the overall landscape context is an important characteristic of this park, the western views from the two historic and visual resources would not be affected by the proposed building in the With-Action Condition.

The results of the Urban Design and Visual Resource analysis in Attachment H demonstrate that the Proposed Project does not affect views of the Cloisters at any point from the limited viewsheds in the Inwood neighborhood. To summarize, publicly accessible viewshed corridors were determined to be Ellwood Street, Sherman Avenue, Dongan Place, Arden Street, and Broadway, which also provided views of the project site. Photographs taken from various vantage points (Attachment H)

demonstrate that the Cloisters tower is visible only from the Ellwood Street corridor where views are directed toward the Cloisters by the orientation of the street grid.

View corridors in Sherman Avenue, Dongan Place, and Arden Street, because of the orientation of the street grids, are not directed toward the Cloisters and, therefore, have no line-of-sight views. Along the Broadway corridor, the tower of the Cloisters is not visible due to the steep embankment of the Park along this corridor.

The top of the Cloisters tower is clearly visible from the intersection of Ellwood Street and Hillside Avenue and remains visible along the Ellwood Street corridor at the intersection of Nagle Avenue, and views are reduced in this corridor between Nagle Avenue and the intersection of Sherman Avenue where the view is totally obstructed by the intervening Park. The existing building provides definition of the Ellwood Street corridor viewshed at Sherman Avenue and Broadway. In the With-Action Condition, the proposed building would occupy the same footprint as the existing building; the views from the Ellwood Street corridor would remain unchanged and not be obstructed in the With-Action Condition. Therefore, the With-Action development would not have a significant adverse impact on the Ellwood Street view corridor.

### Archaeological Resources

#### *Direct or Indirect Impacts*

Although, according to the CRIS database, the Project Site is located in an archaeologically sensitive area, letters dated December 11, 2014 and December 9, 2015 from LPC (Appendix D) state that the Project Site has no archaeological significance and did not identify any archaeological resources on the Project Site. No additional examination of archaeological resources in the study area was required. Because only the Project Site would undergo disturbance during construction, the Proposed Action would not result in any adverse direct or indirect impacts on archaeological resources in the vicinity of the Project Site.

### **CONCLUSION**

The Project Site does not contain any historic architectural or archaeological resources. With the exception of a small portion of the eastern edge of Fort Tryon Park, the Study Area does not contain any historic resources.

Although significantly outside the 400-foot study area, the Cloisters was included in the assessment of historic resources because it is a NYCL and can be seen from limited publicly accessible points in the vicinity of the Project Site. View corridors in Sherman Avenue, Dongan Place, and Arden Street, because of the orientation of the street grids, are not directed toward the Cloisters and, therefore, have no line-of-sight views. Along the Broadway corridor, the tower of the Cloisters is not visible due to the steep embankment of the Park along this corridor.

The only view corridor that provides views of the Cloisters (only the tower) is the Ellwood Street corridor. The top of the Cloisters tower is clearly visible from the intersection of Ellwood Street and Hillside Avenue and remains visible along the Ellwood Street corridor at the intersection of Nagle Avenue, and views are reduced in this corridor between Nagle Avenue and the intersection of

Sherman Avenue where the view is totally obstructed by the intervening Park. The existing building provides definition of the Ellwood Street corridor viewed at Sherman Avenue and Broadway. In the With-Action Condition, the proposed building would occupy the same footprint as the existing building; and the views from the Ellwood Street corridor would remain unchanged and not be obstructed in the With-Action Condition. Therefore, the development in the With-Action Condition would not have a significant adverse impact on the Ellwood Street view corridor. Because none of the other potential view corridors have views of the Cloisters because of the arrangement of the street grid, they would not impact either.

Archaeological resources can only be affected by in-ground disturbance on the Project Site. There would be no construction, demolition, or physical alteration to either the Park or the Cloisters; therefore, there are no direct or indirect impacts on historic architectural resources.

As demonstrated in Attachment F, there would be no shadow impacts on either Fort Tryon Park or the Cloisters. Attachment H demonstrates that views of the Cloisters from the vicinity of the Project Site would not be obstructed by the development in the With-Action Condition. It is also noted that views from the vicinity of the Project Site are limited to the Ellwood Street corridor. Therefore, the Proposed Action would not result in any significant adverse impacts due to incremental shadows, urban design, or visual resources on historic and cultural resources in the vicinity of the Project Site.

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**ATTACHMENT H: URBAN DESIGN AND VISUAL RESOURCES**

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**INTRODUCTION**

This chapter assesses the potential effects on urban design and visual resources that could result from the Proposed Action. According to the *CEQR Technical Manual*, a preliminary analysis 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 the existing zoning, including the following: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed as-of-right or in the No-Action Condition. CEQR requires a detailed analysis for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

In the future with the Proposed Action, the building in the With-Action Condition would be a 17-story, 431,725-gsf mixed-use development that would reach a height of 175 feet, and would have a street-wall height of 105 feet. The building in the No-Action Condition would be a 14-story, approximately 292,951-gsf mixed-use building that would reach a height of 150 feet, and would have a street-wall height of 30 feet. The 17-story, With-Action building would result in a height increment of 25 feet compared to the Original No-Action Condition. Therefore, based on the contrast in the two development scenarios, the development in the With-Action Condition has the potential to alter the arrangement, appearance, and functionality of the built environment and, consequently, change the experience of a pedestrian in the project study area. The assessment in this section considers the potential for the building in the With-Action Condition to affect the urban design characteristics and visual resources of the Project Site and the project area.

Further, as discussed in Attachment B, "CEQR Analysis Framework," based on the *CEQR Technical Manual*, in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, in addition to the Revised No-Action and With-Action conditions, this section discusses the Original No-Action Condition that was analyzed in the Original EAS dated January 15, 2016 for the original R9 Rezoning Proposal. The Original No-Action Condition included a 10-story building with an identical mix of land uses as the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. Both the buildings would include ground floor retail use at an FAR of 0.53; community facility use on floors 1 and 2, at an FAR of 1.22; residential use on the upper floors at an FAR of 3.44; and below-grade parking with 174 spaces. The current 17-story, With-Action building pursuant to the proposed R9A/R8X zoning would result in a height increment of 65 feet compared to the Original No-Action Condition, and a height increment of 25 feet as compare to the Revised No-Action Condition.

**METHODOLOGY**

Based on the guidelines and definitions in the *CEQR Technical Manual*, the assessment of urban design and visual resources considers the effect of the Proposed Action on one or more of the



following elements that collectively form an area's urban design and may affect a pedestrian's experience of public space:

- (1) Street Pattern and Streetscape — this urban design component refers to the arrangement and orientation of streets (the “Street Grid”) that defines the location and flow of activity in an area, sets street views, and creates the blocks on which buildings and open spaces are organized. The Streetscape elements are physical features that make up a streetscape, such as building street walls, building entrances, sidewalks, street trees, street furniture, and other permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands are critical to making a successful streetscape;
- (2) Buildings — Buildings support the Street Grid and the Streetscape, by conveying a sense of the overall form and design of a block or a larger area. A building's street wall forms the most common backdrop in the city for public space and includes a building's size, shape, setbacks, lot coverage, and placement on the zoning lot and block; the orientation of active uses; and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape;
- (3) Visual Resources — A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources;
- (4) Open Space —For the purpose of urban design, open space includes public and private areas that do not include structures, including parks and other landscaped areas, cemeteries, and parking lots;
- (5) Topography and Natural Features — Topography and natural features help define the overall visual character of an area and may include vegetation and aquatic features, rock outcroppings, steep slopes or varied ground elevations, beaches, or wetlands may help define the overall visual character of an area; and
- (6) Wind — Channelized wind pressure from between tall buildings and down-washed wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety. According to the CEQR Technical Manual, a study of wind conditions is only warranted for projects involving construction of multiple buildings. Therefore, wind conditions were not analyzed for the Proposed Action.

## **STUDY AREA**

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 (400-foot study area). However, in many cases where significant visual resources exist, it may be appropriate to look beyond the land use study area to encompass views outside of this area, as is often the case with waterfront sites or sites within or near historic districts. The Project Site is directly across from the Fort Tryon Park, a designated NYCSL and listed on the S/NR, and home to the Cloisters, also a NYCL. Both the Park and the Cloisters are considered significant visual resources within the Inwood neighborhood, and also offer superior eastern views of the neighborhood and western views of the George Washington Bridge, the Hudson, and the

Palisades. As such, the urban design and visual resources analysis focuses on a 1,000-foot study area around the Project Site. The visual resource analysis considers viewsheds from the neighborhood towards the Park and the Cloisters, and viewsheds from the Park and the Cloisters looking at the proposed development in the With-Action Condition. The 1,000-foot study area does not contain any other historic or visual resources.

The analysis of urban design and visual resources is based on field visits, photography, and photo simulations of the With-Action Building.

## **EXISTING CONDITIONS**

### Project Site

The 47,354-sf Project Site is located at the intersection of two wide streets, Broadway and Sherman Avenue, at 4650 Broadway (Block 2175, Lot 1) in the Washington Heights/Inwood neighborhood of Manhattan. The Project Site is roughly square, with a curved edge along the southwestern boundary at the intersection of Broadway and Sherman Avenue. The areas to the north and east of the Project Site are characterized by five-to-six story multi-family residential buildings with commercial uses on the ground floor. As shown in Figure 21, the site is located directly east, and across the street from Fort Tryon Park, a 67-acre park that is listed on S/NR and is a designated NYCSL. The Project Site is at approximately 40-foot ground elevation, which is significantly lower elevation than the highest ground elevation in the park at 206 feet.<sup>63</sup>

### Existing Street Pattern and Buildings Heights

The Project Site is a “corner lot” located on a block bounded by: (a) Broadway to the west, a two-way, approximately 60-foot wide street that runs north-south and is lined with approximately 18-foot and 23-foot wide sidewalks for a total of approximately 101 feet at the narrowest point; (b) Sherman Avenue to the south, also a two-way, approximately 60-foot wide street that runs east from the Project Site and is lined with approximately 18-foot wide sidewalks on either side for a total of approximately 96 feet at the narrowest point; and Arden Street and Dongan Place, to the east and north, respectively, are both one-way, approximately 33-foot narrow streets with approximately 10-foot wide sidewalks.<sup>64</sup> There is an approximately 27-foot wide existing curb cut on Sherman Avenue, approximately 76 feet to the midpoint of the rounded sidewalk corner at the roadway edge.

Because of the unique alignment of Broadway as it traverses the eastern boundary of Fort Tryon Park, the 1,000-foot study area does not feature a traditional grid. As shown in Figure 24, Broadway runs north to south in an S-shape and largely bisects the 1,000-foot study area into a western area, containing Fort Tryon Park and an eastern area, containing the Street Grid that includes Dongan Place and Sherman Avenue that run east from Broadway, and Ellwood Avenue and Arden Street that run north/south. The intersection of Broadway and Sherman Avenue follows the unique rounded contour at the southern boundary of the Project Site, which creates an angled “V” shape where the two wide streets meet. The Street Grid in the eastern portion of the 1,000-foot study area

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<sup>63</sup> Ground elevation is above sea level; based on LIDAR GIS data.

<sup>64</sup> Based on GIS Data from Department of Information Technology & Telecommunications (DoITT)

does not follow a traditional linear north-south, east-west grid pattern. As shown in Figure 24, Ellwood Avenue, Sickles Street, and Arden Street run in a southeast to northwest diagonal grid pattern south and east of the Project Site; and Dongan Place, north of the Project Site runs perpendicular from Arden Street westerly to mid-block where it angles to its intersection with Broadway.

KEY MAP

SITE SECTION AA'

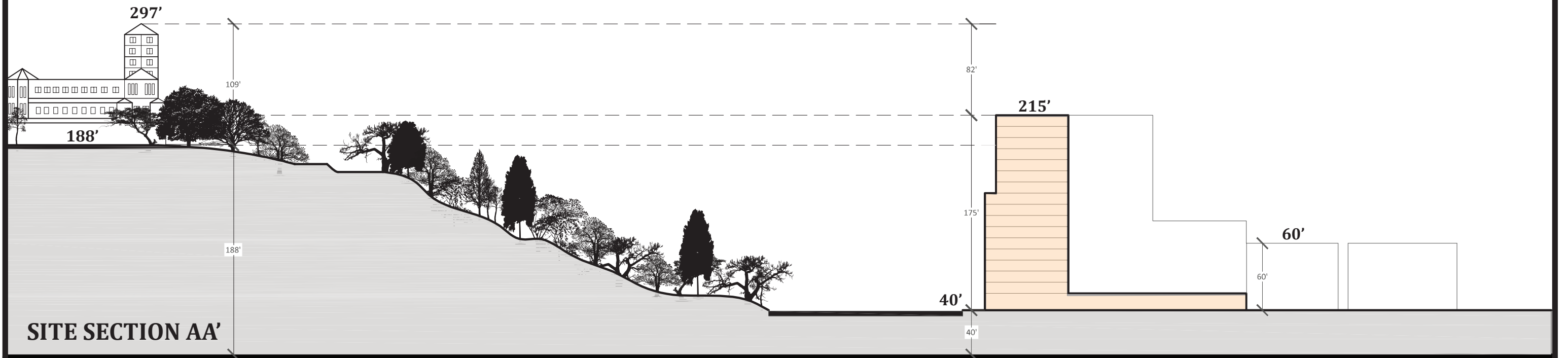
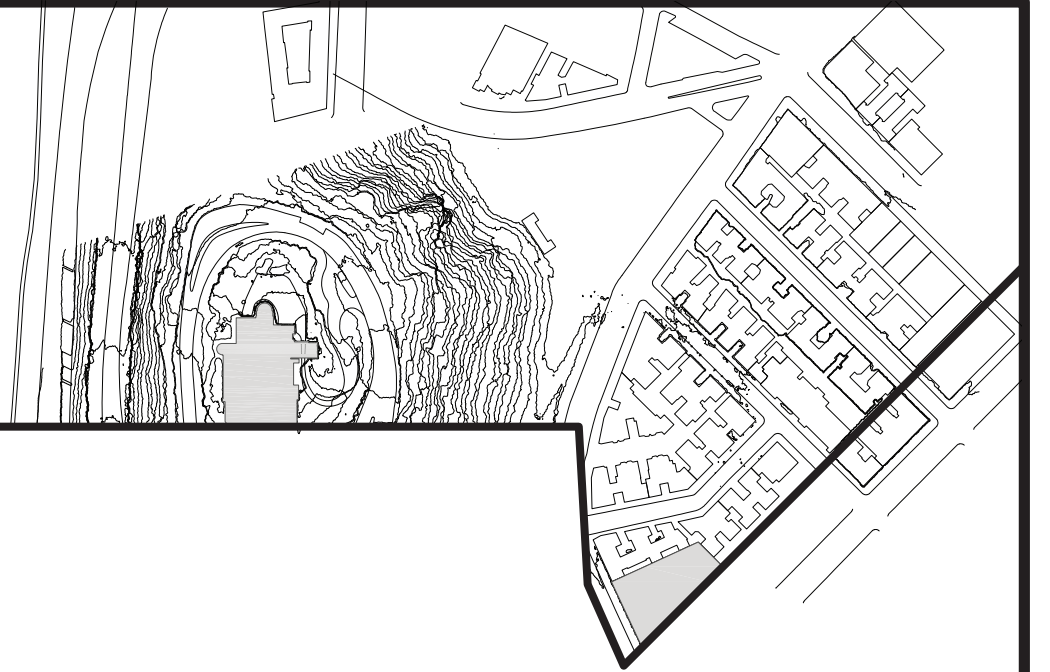


FIGURE 21: SITE SECTION - FORT TRYON PARK AND THE PROJECT SITE

17-STORY (175 feet) WITH-ACTION BUILDING

### Visual Resources

The 1,000-foot study area includes two historic and visual resources, the Fort Tryon Park and the Cloisters. Fort Tryon Park is a 67-acre public park that is a designated NYCSL and is listed on the S/NR. Built in 1917 in the Upper Manhattan neighborhoods of Inwood, Hudson Heights, and Washington Heights, the park is home to the Cloisters, which is not individually listed on the S/NR, but is a designated NYCL. The Cloisters is a branch of the Metropolitan Museum of Art and is located at the top of a hill in the northern portion of the Park. Both the Park and the Cloisters are considered significant historic and visual resources within the Inwood neighborhood, and also offer superior western views of the George Washington Bridge, the Hudson, and the Palisades. In months when leaves are on trees, views to the east are obstructed by dense foliage, and if visible, there are views of the urban landscape of Inwood and the Bronx. There are no other notable visual resources located within the study area.

### **URBAN DESIGN ASSESSMENT**

The development in the With-Action Condition would consist of a 17-story (175 foot), approximately 431,725 gsf mixed-use building, and would include ground floor retail and community facility use, residential use on the upper floors, and a below-grade parking garage. The proposed building would feature two residential entrances along Broadway and Sherman Avenue, one entrance for community facilities and offices on Sherman Avenue, and multiple entrances distributed throughout the ground floor for retail uses. The development in both the Original No-Action and the Revised No-Action conditions would consist of an approximately 292,951 gsf mixed-use building, and would include ground floor retail use, community facility use on floors 1 and 2, residential use on the upper floors, and a below-grade parking garage. The Original No-Action Condition included a 10-story building at 110 feet building height and the Revised No-Action Condition would include a 14-story building at 150 feet building height.

#### *Street Pattern and Streetscape*

Because the development in all three development scenarios would be built within the existing building footprint on the Project Site, the proposed building in the With-Action, Original No-Action, and Revised No-Action conditions would not alter or disrupt the existing street grid or change the arrangement and orientation of streets. In addition, as illustrated in Figures 22 and 23, the massing of the development in the With-Action Condition would conform to the existing rounded contour of the lot at the intersection of Broadway and Sherman Avenue, and the building base would follow the existing curvature of the Project Site.

The Proposed Action would not permanently alter the existing sidewalks that bound the Project Site to the east, south, and west. Furthermore, existing street furniture and other permanent fixtures, including plantings, streetlights, fire hydrants, or newsstands would not be affected by the Proposed Action. The only permanent change to the sidewalk would be the creation of an approximately 25-foot curb cut on Sherman Avenue approximately 236 feet to the midpoint of the rounded sidewalk corner at the roadway edge (Figure 7). The curb cut is necessary to provide a parking entrance and ramp to the cellar of the proposed building. This feature would not alter the alignment of the street or sidewalk or add additional curb cut along the Project Site.

Overall, the development in the With-Action Condition would not alter the existing streets, street grid, streetscape, and sidewalks in the project area.

### *Building Height*

The building in the With-Action Condition would result in a 17-story, approximately 175 foot tall building that is larger in scale and height than the 10-story building in the Original No-Action Condition, the 14-story building in the Revised No-Action Condition, and the existing buildings in the immediate study area, which are typically five-to-six stories, approximately 55-to-65 feet tall. As discussed in Attachment C, "Land Use, Zoning, and Public Policy," the underlying R7-2 zoning district regulations do not limit the overall building and permit a variety of building configurations with varying building massing, heights and setbacks. Accordingly, because an as-of-right building on the Project Site could be higher than the typical five-to-six story building in the immediate study area, the taller With-Action building would be consistent with the building height permitted under the underlying R7-2 zoning district regulations.

As shown in Figure 22 and 23, the With-Action building would be larger in bulk, and 65 feet taller than the building in the Original No-Action Condition and 25 feet taller than the building in the Revised No-Action Condition. As shown, the bulk of the tower above the base height in the development in the Revised No-Action Condition would be massed towards Broadway to the west and Dongan Place to the north within the existing building footprint. In contrast, the tower in the development in the With-Action Condition would be uniformly massed towards the southern portion of the Project Site, facing the wide intersection of Broadway and Sherman Avenue. Although the building in the With-Action Condition would be larger and taller than the mid-rise multi-family residential and commercial buildings north of the Project Site, the tower of the proposed building would be uniformly massed towards the wide-street intersection, unlike the development in the Revised No-Action Condition in which the tower is massed towards the north side of the Project Site, closer in proximity to the residential and commercial buildings in the north portion of the project area. In addition, as discussed in Attachment A, "Project Description" the additional residential floor area in the With-Action building would provide the opportunity to produce permanently affordable housing in the future with the Proposed Action.

In addition, the Project Site is at approximately 40-foot ground elevation, which is significantly lower elevation than the highest ground elevation in the park at 206 feet.<sup>65</sup> The ground elevation at the base of the Cloisters museum building is 182 feet, and the roof height (the Cloisters tower) of the museum building is approximately 291 feet above the sea level. In the With-Action Condition, the roof height of the proposed building would be approximately 215 feet, which would be approximately 9 feet higher than the highest ground elevation in the Park, and approximately 76 feet lower than the height of the Cloisters building. The highest point within the Cloisters building that offers publicly accessible views is the open south-facing terrace on the second floor at a ground elevation of approximately 202 feet and the Project Site is not visible from this vantage point. The tower at the Cloisters building is not accessible to the general public. Therefore, the height of the proposed building as compared to the Cloisters is not expected to result in any adverse visual impacts.

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<sup>65</sup> Ground elevation is above sea level; based on LIDAR GIS data.

*Street Wall*

As shown in Figure 23, from a pedestrian's perspective looking north along Broadway, the base of the building in the With-Action Condition would be similar in design as the existing "Packard" building, conforming to the existing curvature of the street. The proposed base height, however, would be approximately 50 feet higher along Sherman Avenue, and 20 feet higher along Broadway, as compared to the base heights of the adjacent buildings. As shown, the base height of the Revised No-Action building would be approximately 30 feet along both Broadway and Sherman Avenue. Although the With-Action development would be larger in scale, bulk, and height than the Revised No-Action development, because the Project Site is located on a wide intersection the With-Action building would not significantly affect pedestrian views along Broadway and Sherman Avenue.

In addition, the With-Action building would include active retail uses along Broadway and Sherman Avenue. In comparison to the existing parking facility, these retail uses would activate a currently underused site at the street level and improve the visual quality of the streetscape. As such, the Proposed Action would enhance the existing commercial corridor and view corridors along Broadway and Sherman by adding activating the streetscape and promoting pedestrian activity.



Broadway and Sherman Avenue (Looking Northeast at Project Site) - NO-ACTION CONDITION



Broadway and Sherman Avenue (Looking Northeast at Project Site) - WITH-ACTION CONDITION

**FIGURE 22-a: URBAN DESIGN AND VISUAL RESOURCES**  
**SHERMAN PLAZA**

WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

*For Illustrative Purposes Only*  
*Image Source: Acadia Sherman Avenue LLC*

**LANGAN**





Broadway and Sherman Avenue (Looking Northeast at Project Site) - ORIGINAL NO-ACTION CONDITION



Broadway and Sherman Avenue (Looking Northeast at Project Site) - WITH-ACTION CONDITION

**FIGURE 22-b : URBAN DESIGN AND VISUAL RESOURCES**

Original No-Action/With-Action Building

*For Illustrative Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**



Broadway Looking North - NO-ACTION CONDITION



Broadway Looking North - WITH-ACTION CONDITION

**FIGURE 23-a: URBAN DESIGN & VISUAL RESOURCES**

- No-Action/With Action Building
- Existing Street Wall
- Proposed Street Wall

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**



Broadway Looking North - NO -ACTION CONDITION



Broadway Looking North - WITH-ACTION CONDITION

**FIGURE 23-b: URBAN DESIGN & VISUAL RESOURCES**

- Original No-Action/With Action Building
- Existing Street Wall
- Proposed Street Wall

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

## VISUAL RESOURCE ASSESSMENT

As stated under Existing Conditions, the Fort Tryon Park and the Cloisters are the only visual resources of significance within the Inwood/Washington Heights neighborhood. In addition, both the Park and the Cloisters also offer superior eastern views of the neighborhood and western views of the George Washington Bridge, the Hudson, and the Palisades.

As such, for visual resource assessment, the viewsheds and view corridors include: (1) viewsheds along the neighborhood Street Grid from which the Park and the Cloisters are publicly viewable – the Broadway Corridor Viewshed, the Ellwood Corridor Viewshed, and the Sherman Corridor Viewshed (Figures 25 through 31), (2) views towards the Park and the Cloisters, from adjacent streets, and various neighborhood street intersections (Figures 32 through 35), and (3) eastern and western viewsheds from the Park and the Cloisters (Figures 36 through 43).<sup>66</sup>

### Views of Fort Tryon Park and the Cloisters

#### *Broadway Corridor Viewshed*

Broadway is a two-way wide street that runs north-south to the west of the Project Site, with the Park to the west and existing five-to-six story buildings to the east.

As shown in Figure 25, the Project Site is not visible from the section of the Broadway Corridor between Thayer and Arden Street, looking south. Therefore, the development in the With-Action Condition would not affect the existing views of the Park along this section of Broadway.

As shown, in Figure 26, the Project Site is visible from the intersection of Dongan Place and Broadway, looking south; and from the intersection of Broadway and Sherman Avenue, looking north. As illustrated, even though development in the With-Action Condition is considerably taller than the existing building on the Project Site and the adjacent five-story building at the intersection of Broadway and Dongan place, the proposed building would not block existing views of the Park along the Broadway Corridor. Furthermore, as noted earlier, the 1,000-foot study area does not contain any other historic or visual resources.

#### *Ellwood Corridor Viewshed*

Ellwood Street is a one-way narrow street that runs north-south between Hillside Avenue to the south, and Sherman Avenue to the north. The Ellwood Corridor consists of four-to-six story residential buildings on both sides of the street, with ground floor retail use at street intersections. As shown in Figures 27 and 28, the Ellwood Corridor offers unobstructed northwest views of the Fort Tryon Park and the Cloisters. It should also be noted however, that while the Park is visible from more than one street corridor in the neighborhood, the Ellwood Corridor is the only street corridor in the 1,000-foot study area that offers views of the Cloisters. As shown in Figures 26 and 27, as you walk north along the Ellwood Corridor the view of the Cloisters diminishes considerably and at the intersection of Sherman Avenue is completely obstructed by the dense tree canopy in the Fort Tryon Park during months when trees are in bloom. In addition, the proposed building in the

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<sup>66</sup> CEQR only contemplates views from public and publicly-accessible locations. As such, views from private residences or places of business are not considered as part of this analysis.

With-Action Condition maintains the existing street wall along Ellwood Street, and therefore would not block existing views of the Park and the Cloisters along the Ellwood Corridor.

#### *Sherman Corridor Viewshed*

Sherman Avenue is a two-way wide street that runs east-west from Broadway and consists of five-to-six story residential buildings interspersed with ground floor retail use. As shown in Figures 29 through 31, the Sherman Corridor offers unobstructed views of the Fort Tryon Park to the west; the view of the Cloisters, however, is either obstructed by the dense tree-canopy in the Park or the existing buildings in the neighborhood. The proposed building in the With-Action Condition maintains the existing street wall along Sherman Avenue; therefore the building in the With-Action Condition would not block the existing views of the Park and the Cloisters along the Sherman Corridor.

#### *Views of the Park along Adjacent Streets and Major Intersections*

Fort Tryon Park occupies the western half of the 1,000-foot study and is bound by Riverside Drive to the North and Broadway to the east. As shown on Figure 32, Riverside Drive has unobstructed views of the Park to the south; however because of the high elevation of the Park, the Project Site is not visible from Riverside Drive. Therefore, the development in the With-Action Condition would not affect the existing views of the Park from Riverside Avenue.

As described earlier, Broadway runs along the eastern edge of the Park and offers unobstructed views of the Park. Accordingly, as shown in Figures 33 through 35, the Park is visible from all street intersections along Broadway; however, as shown in Views 20 and 21 (in Figure 34), because of the completely built-out neighborhood, the Park is not visible from any other major intersections in the neighborhood. The Project Site is only visible from the intersection of Sherman Avenue and Broadway, looking north; and as shown before from the intersection of Dongan Place and Broadway, looking south. Therefore, the proposed building will not block views of the western park-facing views from any intersections along Broadway.

As shown in Figure 33, the view of the top of the Park's tree-canopy that is visible from the intersection of Sickles Street and Sherman Avenue would be blocked by the building in the With-Action Condition. It should be noted however, that the Park is visible from more than one street corridor in the neighborhood, and Riverside Drive and Broadway offer unobstructed views of the Park. Although the proposed building in the With-Action Condition would block the view of the Park from the intersection of Sickles Street and Sherman Avenue, the Park would remain visible from multiple different street corridors in the neighborhood and there would be no significant adverse effects on neighborhood views of the Park.

In addition, because of the high elevation of the Park and the dense tree-canopy, the Cloisters building would not be visible from the adjacent street or any street intersections in the neighborhood. The Ellwood Corridor is the only street corridor in the 1,000-foot study area that offers views of the Cloisters and that view would not be affected in the With-Action Condition.

## Views from the Fort Tryon Park and the Cloisters

### *Eastern Views*

As shown in Figures 36 through 42, with the exception of winter months, views to the east are obstructed by dense foliage for most of the year; if visible, views would be of the urban landscape of Inwood and the Bronx.

**View 28** – Figure 36 shows the view of the proposed building in the With-Action Condition from the lowest elevation in the Park. The proposed building is larger and taller than the existing building on the Project Site, and the adjacent mid-rise residential buildings, however, there are no historic or visual resources in the neighborhood east of the Project Site that would be blocked by the proposed With-Action building.

**View 29 and 30 from Dongan Lawn** – Figure 37 shows the view of the proposed building in the With-Action Condition from the Dongan Lawn. Dongan Lawn is a small open area in the eastern portion of the park near Broadway used by visitors for picnicking, sunning, and other passive recreational activities. The lawn is at a slightly higher elevation than the Project Site (approximately 60 ground elevation at the highest point), and even though the proposed building in the With-Action Condition would be visible above the tree-canopy from the Dongan Lawn, as illustrated in Figure 37, the 175-foot proposed building height would not overshadow the view from the lawn.

**View 31 from the Cloisters Driveway** – Figure 38 shows the eastern view from the Cloisters driveway looking towards the Project Site. As illustrated, with the exception of winter months, views to the east from the driveway would be obstructed by dense foliage for most of the year, and the views to east during the winter months would be of the urban landscape of Inwood, faintly visible behind the winter tree-canopy.

**View 32 from the Cloisters Driveway** – Figure 39 shows the eastern view from the highest point on the Cloisters driveway looking towards the Project Site. As illustrated, with the exception of winter months, views to the east from the driveway would be obstructed by dense foliage for most of the year, and the views to east during the winter months would be of the urban landscape of Inwood, faintly visible behind the winter tree-canopy.

**View 33 from the Margaret Corbin Bridge** – Figure 40 shows the eastern view from the Margaret Corbin bridge looking towards the Project Site. As illustrated, with the exception of winter months, views to the east from the driveway would be completely obstructed by dense foliage for most of the year, and the views to east during the winter months would be of the urban landscape of Inwood, faintly visible behind the winter tree-canopy.

**View 34 from the Cloisters Lawn** – Figure 41 shows the eastern view from the Cloisters lawn looking towards the Project Site. As illustrated, the eastern view from the lawn area would be completely obstructed by dense foliage for most of the year, and the views to east during the winter months would show only the top 4-stories of the proposed building in the With-Action Condition.

**View 35 from the Linden Terrace** – Figure 42 shows a panoramic view (in winter and spring) looking north and northeast, from the Linden Terrace. As illustrated, the top of the proposed

building in the With-Action Condition would be visible from the Linden Terrace, and most of the proposed building would be blocked by the dense foliage in the Park and by the higher ground elevation of the park. As shown in Figure 42, even during the winter months the Cloisters are very faintly visible to the north.

#### *Western Views*

As discussed Attachment G, “Historic and Cultural Resources,” the primary purpose of the design of Fort Tryon Park was to preserve views looking west over the Hudson River and to the Palisades in New Jersey. According to the LPC’s designation report (Appendix D), the park was designed with the primary function to be a “preserve of open land with spectacular views of the Hudson River. While it is acknowledged that other views included those over the city, the primary emphasis is on the western vista (Figure 35).

the Cloisters is located on top of a hill in the northern portion of the Park, and offers views of the Hudson River, the George Washington Bridge, the Palisades, and the lower Hudson Valley to the west. Citing (Designation Report, Appendix D), “among its important qualities, the Cloisters houses a large part of The Metropolitan Museum of Art’s famed medieval art collection, that the architect Charles Collens designed a structure which blends effectively with the medieval architectural features, that among these features are the various cloisters which are responsible for the name of the museum, and that the building is beautifully situated in Fort Tryon Park on a hilltop, in keeping with medieval precedent.” Among the list of notable qualities of the Cloisters, it “commands excellent views of the Hudson River, the New Jersey Palisades, and the George Washington Bridge.” (Figure 35)

As the Project Site is located to the west of the Park and the Cloisters, the western views from the two historic and visual resources would not be affected by the proposed building in the With-Action Condition.

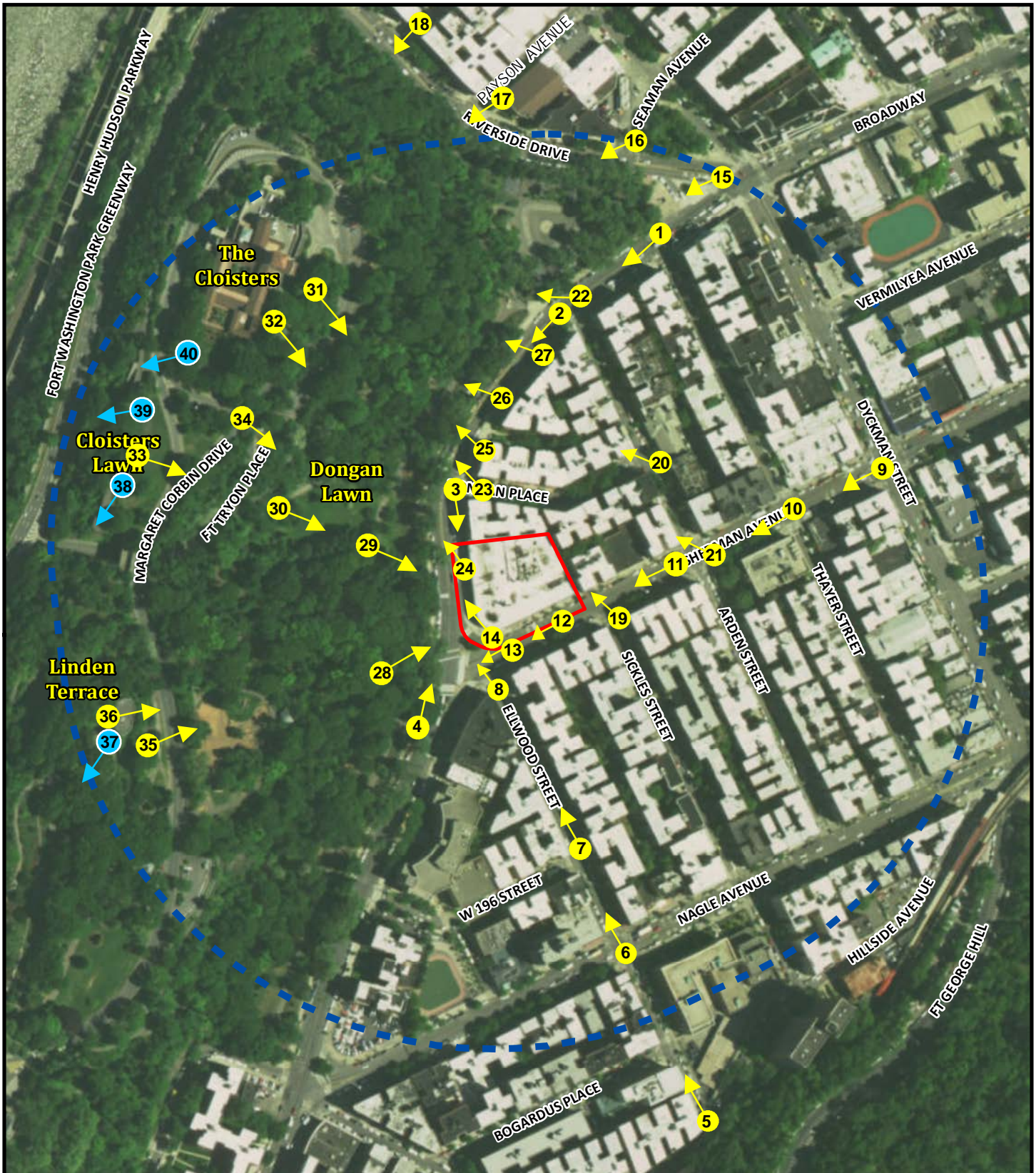
#### **CONCLUSION**

Although the development in the With-Action Condition would be larger and taller than the development in the No-Action Condition and existing buildings in the project area, the Proposed Action would not result in any significant adverse impacts on buildings in the study area’ view corridors, the natural and built visual features of Fort Tryon Park, pedestrian views from key scenic resources (Fort Tryon Park and the Cloisters), or the existing street network and grid. The With-Action development would conform to the unique shape and contours of the Project Site and the intersection of Broadway and Sherman Avenue. The bulk of building would be massed away from adjacent buildings in the With-Action Condition and toward the wide intersection of Sherman Avenue and Broadway. Furthermore, it is the intention of the Applicant that the With-Action Condition would include commercial uses on the ground floor along both Sherman Avenue and Broadway, which could activate the existing street wall at the street level by increasing pedestrian traffic. Although the Proposed Action would result in a building that is larger in height and bulk (scale) than those found in the neighborhood, from a pedestrian’s perspective, the building would not obstruct important view corridors within the 1,000-foot study area.

Additionally, with the exception of winter months, views to the east are obstructed by dense foliage for most of the year; if visible, views would be of the urban landscape of Inwood and the Bronx. The western view from the Park and the Cloisters would not be affected by the proposed building in the With-Action Condition.

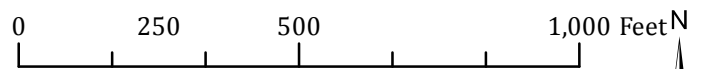
Therefore, the development in the With-Action Condition would not result in any significant adverse impacts on urban design and visual resources in the project study area.





**FIGURE 24: VIEWSHED LOCATION MAP**

**SHERMAN PLAZA**



- Project Site
- 1000-foot radius (Visual Resources Study Area)

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

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View 1 - Broadway and Thayer Street



View 2 - Broadway and Arden Street



**FIGURE 25: BROADWAY CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 3 - Broadway and Dongan Street



View 4 - Broadway and Sherman Avenue



**FIGURE 26: BROADWAY CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 5 - Ellwood Street and Hillside Avenue



View 6 - Ellwood Street and Nagle Avenue



**FIGURE 27: ELLWOOD CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**



View 7 - Ellwood Street between 196th Street and Sherman Avenue



View 8 - Ellwood Street and Sherman Avenue

**FIGURE 28: ELLWOOD CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 9 - Sherman Avenue and Dyckman Street



View 10 - Sherman Avenue and Thayer Street



**FIGURE 29: SHERMAN CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 11 - Sherman Avenue and Arden Street



View 12 - Sherman Avenue between Sickles Street and Arden Street



**FIGURE 30: SHERMAN CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 13- Sherman Avenue and Broadway



View 14 - Sherman Avenue and Broadway



**FIGURE 31: SHERMAN CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**





View 15

Intersection of Riverside Dr., Dyckman St., and Broadway



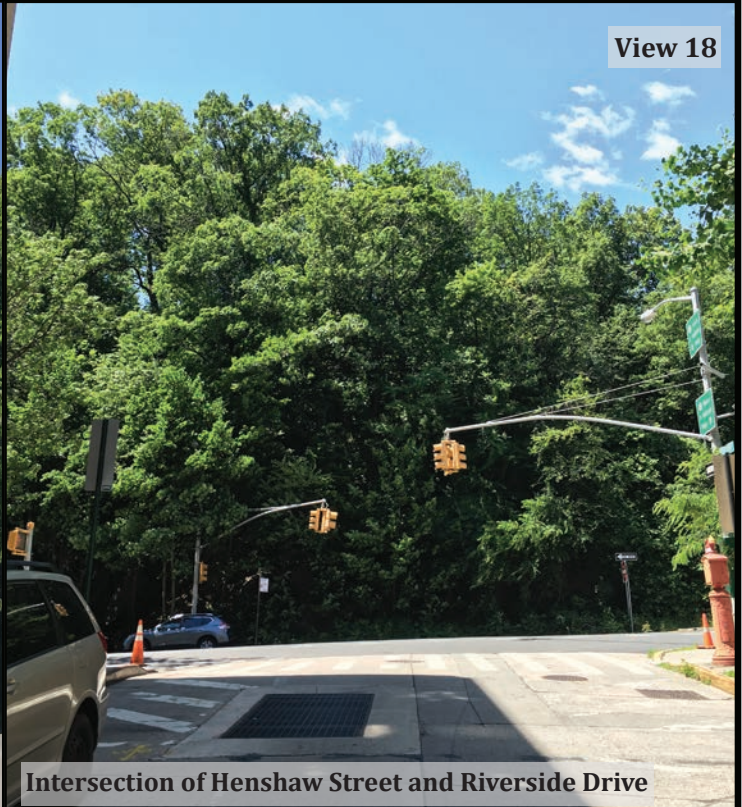
View 16

Intersection of Seaman Avenue and Riverside Drive



View 17

Intersection of Payson Avenue and Riverside Drive



View 18

Intersection of Henshaw Street and Riverside Drive

**FIGURE 32: VIEWS LOOKING TOWARD THE CLOISTERS FROM RIVERSIDE DRIVE**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*



**FIGURE 33: VIEWS LOOKING TOWARD THE CLOISTERS AT NEIGHBORHOOD INTERSECTIONS**

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**LANGAN**

View 22



Intersection of Arden Street and Broadway

View 23



Intersection of Dongan Place and Broadway

**FIGURE 34: VIEWS LOOKING TOWARD THE CLOISTERS AT NEIGHBORHOOD INTERSECTIONS**

**SHERMAN PLAZA**

WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**LANGAN**



View 24

On Broadway between Sherman Avenue and Dongan Place



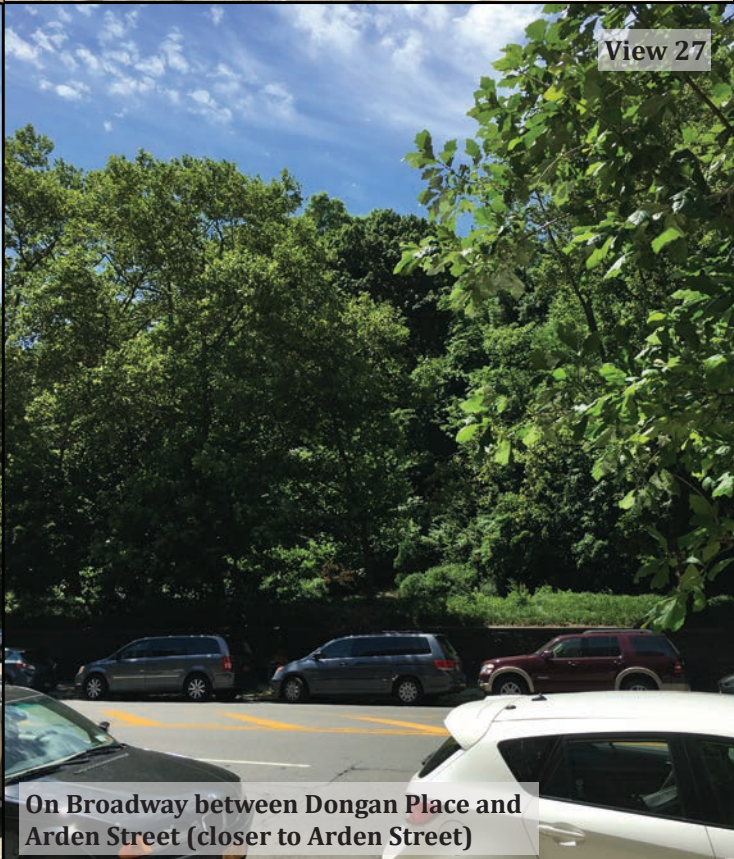
View 25

On Broadway between Dongan Place and Arden Street (closer to Dongan Place)



View 26

On Broadway Midblock between Dongan Place and Arden Street



View 27

On Broadway between Dongan Place and Arden Street (closer to Arden Street)

**FIGURE 35: VIEWS ON BROADWAY LOOKING TOWARD THE CLOISTERS**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

View 28 - Spring Season





View 28 - Winter Season



**FIGURE 36: VIEW FROM THE PARK TOWARD THE PROJECT SITE**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

-  17-story (175 feet) With-Action building
-  17-story (175 feet) With-Action building

**LANGAN**



View 29



View 30

**FIGURE 37: VIEW FROM DONGAN LAWN TOWARD THE PROJECT SITE**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY  
SHERMAN PLAZA

 17-story (175 feet) With-Action Building

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**LANGAN**

View 31 - Spring Season



View 31 - Winter Season



**FIGURE 38: VIEW FROM THE CLOISTERS DRIVEWAY TOWARD THE PROJECT SITE**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

■ 17-story (175 feet) With-Action building

**LANGAN**

View 32 - Spring Season





View 32 - Winter Season



**FIGURE 39: VIEW FROM THE CLOISTERS DRIVEWAY TOWARD THE PROJECT SITE**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

-  17-story (175 feet) With-Action Building
-  17-story (175 feet) With-Action Building

**LANGAN**





View 33 - Winter Season



View 33 - Spring Season

**FIGURE 40: VIEW FROM MARGARET CORBIN DRIVE, BRIDGE TOWARD THE PROJECT SITE**  
**SHERMAN PLAZA**  
 WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

- 17-story (175 feet) With-Action Building
- 17-story (175 feet) With-Action Building

*For Illustration Purposes Only*  
*Image Source: Site visit conducted by Langan*



View 34



**FIGURE 41: VIEW FROM THE CLOISTERS LAWN TOWARD THE PROJECT SITE**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

■ 17-story (175 feet) With-Action building

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY



View 35 - Winter and Spring Season

**FIGURE 42: VIEW FROM LINDEN TERRACE TOWARD THE PROJECT SITE**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY  
**SHERMAN PLAZA**

 17-story (175 feet) With-Action Building

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**LANGAN**



Linden Terrace Looking West



Southern Cloisters Lawn Looking West



Northern Cloisters Lawn Looking West



Cloisters Looking West

**FIGURE 43: VIEWSHEDS TO THE WEST FROM THE CLOISTERS**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

## ATTACHMENT I: HAZARDOUS MATERIALS

---

### INTRODUCTION

The *CEQR Technical Manual* defines hazardous materials as any substances that pose a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi volatile organic compounds (VOCs, including petroleum constituents and chlorinated solvents, and SVOCs), methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically active, ignitable, corrosive, or toxic).

The potential for significant impacts from hazardous materials occurs when hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials. Because a project in the future with and without the proposed action would have the same impact regarding hazardous materials, the analysis applies to both development scenarios.

A *Phase I Environmental Site Assessment (ESA)* was conducted on the Project Site in May 2014 by Langan Engineering, Environmental, Surveying, and Landscape Architecture, DPC (Langan) to determine whether the Proposed Project could lead to increased exposure of people or the environment to hazardous materials, and if the increased exposure would result in significant adverse environmental impacts.

### METHODOLOGY

In accordance with *CEQR Technical Manual* guidelines, the first step in evaluating potential hazardous materials on a Project Site is to conduct a Phase I ESA. Accordingly, a Phase I ESA was conducted for the Project Site in May 2014 in accordance with the ASTM Practice E1527-13.

### PHASE I ENVIRONMENTAL SITE ASSESSMENT

A *Phase I Environmental Site Assessment (ESA)* was prepared in accordance with the ASTM Practice E1527-13 (Standard Practice for ESA: *Phase I* ESA Process) and the USEPA All Appropriate Inquiry (AAI) Rule. The purpose of the ESA was to identify the presence or likely presence, use, or release on the Project Site of hazardous substances or petroleum products as defined in ASTM E1527-13 as Recognized Environmental Condition (REC). A copy of the May 2014 report is included in Appendix C.

The specific scope of the ESA included the following:

- (1) A site reconnaissance to inspect onsite conditions and assess the location of the Project Site with respect to surrounding property uses and natural surface features. Photographs taken as part of the site reconnaissance are provided in Appendix A of the Phase I report.
- (2) As per ASTM E1527-13, questionnaires were provided to the Owner to obtain information related to the Project Site. Copies of the completed questionnaires are provided in Appendix B of the Phase I report.

- (3) A review of previous environmental reports for the Project Site, provided by the Owner. Copies of the reports are included in Appendix C of the Phase I report.
- (4) A review of available environmental databases maintained by the United States Environmental Protection Agency (USEPA), state, and local agencies. The environmental database report is prepared by Environmental Data Resources, Inc. (EDR) and a copy of the report is included in Appendix D of the Phase I report.
- (5) Freedom of Information Act (FOIA) requests were sent to federal, state, and local agencies. As of the date of this Phase I report, FOIA responses were not received. Any FOIA responses received that alter the conclusions made in this report will be documented in an addendum to this report. Copies of the FOIA requests and responses received to-date are included in Appendix E of the Phase I report.
- (6) New York City Department of Buildings (DOB) records and a Planning Commission Zoning Map were reviewed. Available DOB records and Zoning Map are included in Appendices F and G of the Phase I report, respectively.
- (7) A review of the physical characteristics of the Project Site through referenced sources for topographic, geologic, soils, and hydrologic data.
- (8) A review and interpretation of aerial photographs, Sanborn Fire Insurance Maps (Sanborn Maps), historical topographic maps, and city directories to identify previous activities on and in the vicinity of the Project Site. Copies are included in Appendices H, I, J, and K of the Phase I report, respectively.
- (9) A review of an Environmental Lien search for the Project Site. A copy of the environmental lien search report is included in Appendix L of the Phase I report.
- (10) A review of published radon occurrence maps to determine if the Project Site is located in an area with a propensity for elevated radon levels.

#### Recognized Environmental Conditions (RECs)

The *Phase I* report identified the following RECs and HREC's at the Project Site.

#### REC 1- Petroleum Bulk Storage, Historic Fueling and Service Station Use and Open Spill on Subject Property

The New York City Department of Buildings (DOB) classified the Project Site as a G1-Garage/Gas Station, and historical Sanborn maps indicated that it was previously used as a service station and garage. Two underground storage tanks (UST), each containing No. 2 fuel, identified at the Project Site were closed and removed in 1998. One aboveground storage tank (AST) containing No. 4 oil and three gasoline USTs were closed and removed in 2009. During the 2009 UST removals, petroleum impacts were observed in soil and groundwater, a spill was reported to the New York State Department of Environmental Conservation (NYSDEC), and spill number 0902240 was assigned.

Remedial action was undertaken in 2009 to address the spill. After the USTs were decommissioned and removed, the petroleum-impacted soil was removed and RegenOx® (chemical oxidant) injection was performed to treat impacted groundwater. Groundwater was monitored for two years following the remedial action. The groundwater test results did not show contaminant reductions that met NYSDEC standards, and the spill remains open.

#### REC 2- Historic Use, Open Spill and Petroleum Bulk Storage on Adjoining and Surrounding Properties

Around 1935, a gasoline filling station was located at 4706 Broadway, which is located approximately 250 feet north of the Project Site. Around 1927, a manufacturing facility was located at 1 Sherman Avenue, adjacent to the Project Site to the south. NYSDEC spill No. 089967 is associated with 1 Sherman Plaza that was closed on November 22, 2013. As indicated in the database listing the soil impacted by the spill remains on site, and no groundwater sampling is available for review. In addition, the property is listed on the PBS database (Facility ID 2-189472). There is one 4,500-gallon AST listed as “in service.”

#### **E-DESIGNATION FOR HAZARDOUS MATERIALS**

The New York City Department of Environmental Protection (DEP) issued a letter on 30 June 2015 to the DCP confirming that they reviewed the May 2014 Phase I ESA summarized above. Based on the review of the submitted documentation, DEP recommended that an E-designation (E-374) for hazardous materials be placed on the zoning map pursuant to Section 11-15 of the NYC Zoning Resolution for the Project Site. According to the letter, the E-designation (E-374) will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance on the Project Site. In addition, DEP acknowledged that there is an active status spill (Spill No. 0902240) on the Project Site, and further materials assessments must be conducted through the Mayor's Office of Environmental Remediation (OER).

The E-designation text related to hazardous materials is as follows:

##### **Task 1-Sampling Protocol**

**The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.**

**Task 2-Remediation Determination and Protocol**

**A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.**

**If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.**

With the assignment of the proposed E-designation (E-374), no significant adverse impacts related to hazardous materials would result from the proposed actions.

**CONCLUSION**

The Phase I ESA completed in May 2014 identified two RECs that will be subject to a subsequent Phase II Environmental Site Investigation (ESI), which will also address the active status spill (Spill No. 0902240) on the Project Site. Based on review of the Phase I ESA, DEP has recommended that an E-designation related to hazardous materials be assigned to the Project Site to ensure that all site contamination will be remediated prior to development. Upon completion of the Phase II ESI, it is expected that DEC spill reporting and registration requirements for DEC spill number 0902240 will have been met and the remaining environmental conditions at the Project Site would be addressed per DEC regulations. Upon approval from DEC that all applicable environmental requirements have been met, including the anticipated E-designation (E-374) for hazardous materials, the measures taken to address on-site environmental conditions would protect the environment and ensure the safety and general welfare of the public. Based on the E-designation (E-374) and prior to any site development, OER will approve the remediation plan and CHASP. All environmental requirements associated with the E-designation (E-374) will be completed prior to or in conjunction with the Proposed Action as approved by OER.

With the assignment of the proposed E-designation (E-374), no significant adverse impacts related to hazardous materials would result from the proposed actions.



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**ATTACHMENT J: TRANSPORTATION**

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**INTRODUCTION**

The Proposed Site is located in the Washington Heights/Inwood neighborhood of Manhattan (Figure 1), on a corner lot at the intersection of Broadway and Sherman Avenue. The Project Site is bounded by five-six story apartment buildings to the north and east, Sherman Avenue to the south and Broadway to the west (Figure 2). The building in the With-Action Condition would become fully operational by the year 2018 (Build Year) and would generate additional person and vehicle trips through the study area intersections, pedestrian facilities, and transit services.

**METHODOLOGY**

For transportation analysis purposes, the incremental difference in trip generation between the No-Action and the With-Action conditions provides the basis for assessing transportation conditions in the study area. As discussed in Attachment B, "CEQR Analysis," the With-Action Condition would result in a net *increase* of 214 dwelling units (30 percent of total dwelling units in the With-Action Condition will be permanently affordable) and net *decrease* of 42,914 gsf of community facility uses (Table B-1) as compared to both the Original and the Revised No-Action conditions. The size for commercial (retail and office) use under the Original No-Action, Revised No-Action, and With-Action conditions would be identical; and therefore, would not result in an incremental difference in trip generation. A summary of the 2014 ACS Journey to Work data for Manhattan Census Tracts 283, 285, 287 and 291 by transportation mode is located in Appendix G: ACS 2014 Journey to Work.

**TRANSPORTATION SCREENING ASSESSMENT**

The *CEQR Technical Manual* describes a two-tier screening process to determine if quantified analyses of transportation conditions are warranted. The preliminary assessment starts with a trip generation analysis (Level 1) to estimate the volume of person and vehicle trips attributable to the Project. According to the *CEQR Technical Manual*, if the increment in the With-Action Condition is expected to result in fewer than 50 peak hour vehicle trips and fewer than 200 peak hour transit or pedestrian trips, further quantified analyses are not warranted. When these thresholds are exceeded, detailed trip assignments (Level 2) are performed to estimate the incremental trips that could be incurred at specific transportation elements and to identify potential locations for further analyses. If the trip assignments show that the With-Action Condition would generate an increment of 50 or more peak hour vehicle trips at an intersection, 200 or more peak hour subway trips at a station, 50 or more peak hour bus trips in one direction along a bus route, or 200 or more peak hour pedestrian trips traversing a pedestrian element, then further quantified analyses may be warranted to assess transportation conditions in the study area.

**Level 1 Screening Assessment**

A Level 1 screening assessment was conducted to determine if the increment in the With-Action Condition would exceed CEQR thresholds for conducting quantified transportation analyses. To undertake this assessment, a trip generation analysis was conducted for the weekday AM, midday, PM, and Saturday midday peak hours. Trip estimates were developed for the residential and

community facility components for the Revised No-Action and With-Action Conditions. Transportation planning assumptions used in trip generation analysis are summarized in Table J-1 and are based on information provided in the *CEQR Technical Manual*, East Midtown Rezoning FEIS 2013 (CEQR No. 13DCP011M), 2010-2014 U.S. Census Bureau's American Community Survey (ACS) database, and West Harlem Rezoning FEIS 2012 (CEQR No. 12DCP070M).

Trip generation for the Revised No-Action Condition, the With-Action Condition, and the resulting Net Incremental trips are shown in Tables J-2, J-3, and J-4, respectively. As summarized in Table J-4, the With-Action Condition is estimated to generate approximately 62, -56 44, and 50 net incremental person trips, and 8, -9, 4, and 6 net incremental vehicle trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively.

**Table J-1: Transportation Planning Assumptions**

Use	Residential (DU)				Community Facility (Recreation)				
<b>Total Daily Person Trip</b>	(1)				(4)				
	Weekday 8.075	SAT 9.6		Weekday 44.7	SAT 26.6		Trips/ KSF		
<b>Trip Linkage</b>	0%				0%				
<b>Net Daily Person Trip</b>	(1)				(4)				
	Weekday 8.075	SAT 9.6		Weekday 44.7	SAT 26.6		Trips/ KSF		
<b>Temporal</b>	<b>AM</b>	<b>MD</b>	<b>PM</b>	<b>SAT</b>	<b>AM</b>	<b>MD</b>	<b>PM</b>	<b>SAT</b>	
	(1)				(4)				
	10%	5%	11%	8%	6%	7%	8%	10%	
<b>Direction</b>	(2)				(4)				
	In	15%	50%	70%	50%	66%	58%	34%	58%
	Out	85%	50%	30%	50%	34%	42%	66%	42%
	Total	100%	100%	100%	100%	100%	100%	100%	100%
<b>Modal Split</b>	(3)				(4)				
	<b>All</b>				<b>All</b>				
	Auto	14.9%			4.0%				
	Taxi	1.2%			9.0%				
	Subway	63.7%			12.0%				
	Bus	9.0%			5.0%				
	Railroad	1.5%			0.0%				
	Walk	9.7%			70.0%				
Total	100.0%			100.0%					
<b>Vehicle Occupancy</b>	(2)(3)				(4)				
	Auto	1.20			1.40				
	Taxi	1.40			1.40				
<b>Daily Delivery Trip Generation Rate</b>	(1)				(4)				
	Weekday 0.06	SAT 0.02		Weekday 0.04	SAT 0.01		Delivery Trips/ KSF		
<b>Delivery Temporal</b>	<b>AM</b>	<b>MD</b>	<b>PM</b>	<b>SAT</b>	<b>AM</b>	<b>MD</b>	<b>PM</b>	<b>SAT</b>	
	(1)				(4)				
	12.0%	9.0%	2.0%	9.0%	7.7%	11.0%	2.0%	11.0%	
<b>Delivery Direction</b>	(1)				(4)				
	In	50%	50%	50%	50%	50%	50%	50%	
	Out	50%	50%	50%	50%	50%	50%	50%	
	Total	100%	100%	100%	100%	100%	100%	100%	

**Sources**

- (1) 2014 CEQR Technical Manual
- (2) *East Midtown Rezoning FEIS*, 2013 (CEQR No. 13DCP011M)
- (3) Journey to Work, U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates (using weighted average of census tract 283, 285, 287, 291 of New York county, New York.)
- (4) *West Harlem Rezoning FEIS*, 2012 (CEQR No. 12DCP070M)

**Table J-2: Transportation Demand Forecast, No-Action Condition**

Use	Peak Hour	In/Out	Person Trips							Vehicle Trips			
			Auto	Taxi	Subway	Bus	Railroad	Walk	Total	Auto	Taxi	Delivery	Total
Residential (DU)	Weekday AM	In	4	0	15	2	0	2	24	3	1	1	5
		Out	20	2	87	12	2	13	137	17	1	1	19
		Total	24	2	102	14	2	16	161	20	2	1	23
	Weekday Midday	In	6	0	26	4	1	4	40	5	1	1	6
		Out	6	0	26	4	1	4	40	5	1	1	6
		Total	12	1	51	7	1	8	80	10	1	1	12
	Weekday PM	In	18	1	79	11	2	12	124	15	2	0	17
		Out	8	1	34	5	1	5	53	7	2	0	8
		Total	26	2	113	16	3	17	177	22	3	0	25
	Saturday Midday	In	11	1	49	7	1	7	76	10	1	0	11
		Out	11	1	49	7	1	7	76	10	1	0	11
		Total	23	2	97	14	2	15	153	19	3	0	22
Community Facility (Recreation)	Weekday AM	In	4	9	12	5	0	69	99	3	10	0	13
		Out	2	5	6	3	0	36	51	1	10	0	11
		Total	6	14	18	8	0	105	150	4	19	0	24
	Weekday Midday	In	4	10	13	6	0	78	111	3	12	0	16
		Out	3	7	10	4	0	56	80	2	12	0	15
		Total	8	17	23	10	0	134	192	5	25	0	30
	Weekday PM	In	3	6	8	3	0	47	67	2	13	0	15
		Out	5	12	16	6	0	91	130	4	13	0	16
		Total	8	18	24	10	0	138	197	6	25	0	31
	Saturday Midday	In	4	8	11	4	0	63	89	3	10	0	12
		Out	3	6	8	3	0	45	65	2	10	0	12
		Total	6	14	18	8	0	108	154	4	20	0	24
Total	Weekday AM	In	8	9	27	7	0	72	123	6	10	1	17
		Out	22	6	93	15	2	49	188	18	10	1	30
		Total	30	15	120	22	2	121	311	24	21	2	47
	Weekday Midday	In	10	10	39	9	1	82	151	8	13	1	22
		Out	9	8	35	8	1	60	121	7	13	1	21
		Total	20	18	74	17	1	142	272	15	26	1	43
	Weekday PM	In	21	8	87	14	2	59	191	17	14	0	32
		Out	13	12	49	11	1	96	183	10	14	0	25
		Total	34	20	136	26	3	155	374	28	28	0	56
	Saturday Midday	In	15	9	59	11	1	70	166	12	11	0	24
		Out	14	7	56	10	1	53	141	11	11	0	23
		Total	29	16	116	21	2	123	307	23	22	0	46

Note: In and Out volumes may not sum to Total volumes due to rounding.

**Table J-3: Transportation Demand Forecast, With-Action Condition**

Use	Peak Hour	In/Out	Person Trips							Vehicle Trips			
			Auto	Taxi	Subway	Bus	Railroad	Walk	Total	Auto	Taxi	Delivery	Total
Residential (DU)	Weekday AM	In	7	1	32	5	1	5	50	6	2	1	10
		Out	42	3	181	26	4	27	283	35	2	1	39
		Total	50	4	212	30	5	32	333	42	4	3	48
	Weekday Midday	In	12	1	53	8	1	8	83	10	1	1	13
		Out	12	1	53	8	1	8	83	10	1	1	13
		Total	25	2	106	15	3	16	167	21	3	2	26
	Weekday PM	In	38	3	164	23	4	25	257	32	3	0	35
		Out	16	1	70	10	2	11	110	14	3	0	17
		Total	55	4	234	33	6	36	367	46	6	0	53
	Saturday Midday	In	24	2	101	14	2	15	159	20	3	0	23
		Out	24	2	101	14	2	15	159	20	3	0	23
		Total	47	4	202	29	5	31	317	40	5	1	46
Community Facility (Recreation)	Weekday AM	In	1	2	3	1	0	18	26	1	3	0	3
		Out	1	1	2	1	0	9	13	0	3	0	3
		Total	2	4	5	2	0	27	39	1	5	0	6
	Weekday Midday	In	1	3	3	1	0	20	29	1	3	0	4
		Out	1	2	3	1	0	15	21	1	3	0	4
		Total	2	4	6	2	0	35	50	1	6	0	8
	Weekday PM	In	1	2	2	1	0	12	17	0	3	0	4
		Out	1	3	4	2	0	24	34	1	3	0	4
		Total	2	5	6	3	0	36	51	1	7	0	8
	Saturday Midday	In	1	2	3	1	0	16	23	1	3	0	3
		Out	1	2	2	1	0	12	17	0	3	0	3
		Total	2	4	5	2	0	28	40	1	5	0	6
Total	Weekday AM	In	8	3	35	6	1	23	76	7	4	2	13
		Out	43	5	182	26	4	37	297	36	4	2	42
		Total	51	8	217	32	5	60	372	43	9	3	54
	Weekday Midday	In	14	4	57	9	1	28	112	11	5	1	17
		Out	13	3	56	9	1	23	104	11	5	1	17
		Total	27	6	112	17	3	51	216	22	9	2	34
	Weekday PM	In	39	5	166	24	4	37	274	33	6	0	39
		Out	18	4	74	12	2	34	144	15	6	0	21
		Total	57	9	240	36	6	71	418	47	13	1	61
	Saturday Midday	In	25	4	104	15	2	32	182	20	5	0	26
		Out	24	3	103	15	2	27	175	20	5	0	26
		Total	49	7	207	31	5	59	357	41	11	1	52

Note: In and Out volumes may not sum to Total volumes due to rounding.

**Table J-4: Transportation Demand Forecast, Net Incremental (With-Action minus No-Action)**

Use	Peak Hour	In/Out	Person Trips							Vehicle Trips			
			Auto	Taxi	Subway	Bus	Railroad	Walk	Total	Auto	Taxi	Delivery	Total
Residential (DU)	Weekday AM	In	4	0	17	2	0	3	26	3	1	1	5
		Out	22	2	94	13	2	14	147	18	1	1	20
		Total	26	2	110	16	3	17	173	22	2	2	25
	Weekday Midday	In	6	1	28	4	1	4	43	5	1	1	7
		Out	6	1	28	4	1	4	43	5	1	1	7
		Total	13	1	55	8	1	8	86	11	1	1	13
	Weekday PM	In	20	2	85	12	2	13	133	17	2	0	18
		Out	8	1	36	5	1	6	57	7	2	0	9
		Total	28	2	121	17	3	18	190	24	3	0	27
	Saturday Midday	In	12	1	52	7	1	8	82	10	1	0	12
		Out	12	1	52	7	1	8	82	10	1	0	12
		Total	24	2	105	15	2	16	164	20	3	0	24
Community Facility (Recreation)	Weekday AM	In	-3	-7	-9	-4	0	-51	-73	-2	-7	0	-9
		Out	-2	-3	-5	-2	0	-26	-38	-1	-7	0	-8
		Total	-4	-10	-13	-6	0	-78	-111	-3	-14	0	-18
	Weekday Midday	In	-3	-7	-10	-4	0	-58	-82	-2	-9	0	-12
		Out	-2	-5	-7	-3	0	-42	-60	-2	-9	0	-11
		Total	-6	-13	-17	-7	0	-99	-142	-4	-18	0	-22
	Weekday PM	In	-2	-4	-6	-2	0	-35	-50	-1	-9	0	-11
		Out	-4	-9	-12	-5	0	-67	-96	-3	-9	0	-12
		Total	-6	-13	-17	-7	0	-102	-146	-4	-19	0	-23
	Saturday Midday	In	-3	-6	-8	-3	0	-46	-66	-2	-7	0	-9
		Out	-2	-4	-6	-2	0	-34	-48	-1	-7	0	-9
		Total	-5	-10	-14	-6	0	-80	-114	-3	-15	0	-18
Total	Weekday AM	In	1	-6	8	-1	0	-49	-48	1	-6	1	-4
		Out	20	-2	89	11	2	-12	109	17	-6	1	12
		Total	21	-8	97	10	3	-61	62	18	-12	1	8
	Weekday Midday	In	3	-7	18	0	1	-53	-39	3	-8	0	-5
		Out	4	-5	20	1	1	-38	-16	4	-8	0	-4
		Total	7	-12	38	1	1	-91	-56	7	-17	1	-9
	Weekday PM	In	18	-3	79	9	2	-22	83	15	-8	0	8
		Out	5	-8	25	0	1	-62	-39	4	-8	0	-3
		Total	22	-11	104	10	3	-84	44	20	-15	0	4
	Saturday Midday	In	10	-5	44	4	1	-38	16	8	-6	0	3
		Out	10	-3	47	5	1	-26	34	9	-6	0	3
		Total	20	-8	91	9	2	-64	50	17	-12	0	6

Note: In and Out volumes may not sum to Total volumes due to rounding.

**TRAFFIC**

As presented in Table J-4, the With-Action Condition would not generate net incremental vehicle trips exceeding the CEQR Level 1 trip generation threshold during the four peak periods. Compared to the No-Action Condition, the With-Action Condition would result in approximately 8, -9, 4, and 6 incremental vehicle trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively. Therefore, no additional analyses are warranted and the With-Action Condition would not result in any adverse impacts on traffic conditions in the study area.

**TRANSIT**

The Project Site is well served by various public transit options (Figure 44). These include the M100 and Bx7 local bus routes, and the A and 1 subway lines. Both bus routes have bus stops along Broadway less than one block from the Project Site for picking-up and dropping-off passengers. The closest subway stations to the Project Site are the Dyckman Street stations of the A and 1 subway lines, located along Dyckman Street at the corners of Broadway and Nagle Avenue, respectively. In addition, there is a Metro-North Railroad (MNR) station just across the Harlem River in the University Heights section of the Bronx (an approximately 20-minute walk).

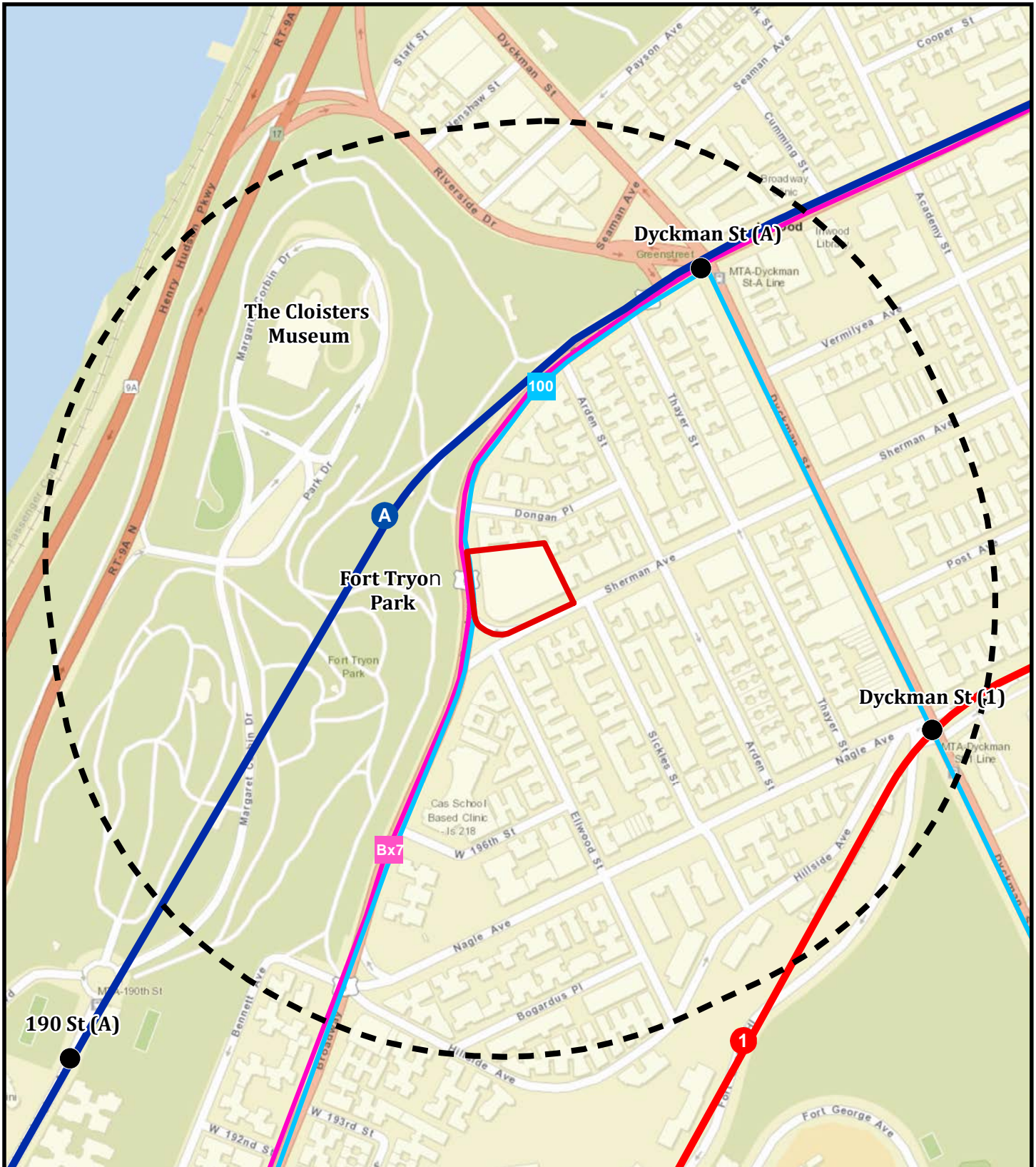
As presented in Table J-4, the With-Action Condition would not generate net incremental transit trips exceeding the CEQR Level 1 trip generation threshold during the four peak periods. Compared to the No-Action Condition, the With-Action Condition would result in approximately 97, 38, 104, and 91 incremental subway trips and 10, 1, 10, and 9 incremental bus trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively. Therefore, further quantified transit analysis is not warranted, and the With-Action Condition is not expected to adversely affect the transit conditions in the study area.

**PEDESTRIAN**

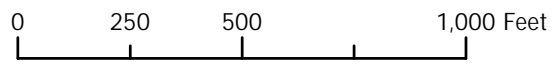
As presented in Table J-4, the With-Action Condition would not generate net incremental person trips exceeding the CEQR Level 1 trip generation threshold during the four peak periods. Compared to the No-Action Condition, the With-Action Condition would result in approximately 62, -56, 44, and 50 net incremental person trips in the weekday AM, midday, PM, and Saturday midday peak hours, respectively. Therefore, no additional analyses are warranted and With-Action Condition would not result in any adverse impacts on traffic conditions in the study area.

**CONCLUSION**



Based on the results of this assessment, the With-Action Condition would not exceed CEQR thresholds for undertaking detailed traffic, parking, pedestrian, and transit analyses during any of the given peak hours. Therefore, the With-Action Condition would not adversely affect the traffic, parking, pedestrian, and transit conditions in the study area.

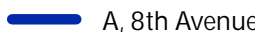
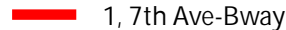




**FIGURE 44: TRANSIT MAP**  
**SHERMAN PLAZA**



**WASHINGTON HEIGHTS/INWOOD**  
**MANHATTAN, NY**

-  Project Site
-  1/4-mile radius

- Subway Routes**
-  A, 8th Avenue
  -  1, 7th Ave-Bway

- Bus Routes**
-  M100
  -  Bx7

Map Reference: ESRI Basemap; NYC Department of City Planning; New York State Historic Preservation Office (SHPO)

**LANGAN**



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**ATTACHMENT K: AIR QUALITY**

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**INTRODUCTION**

According to the guidelines provided in the *CEQR Technical Manual*, an air quality analysis is conducted in order to assess the effect of a proposed action on ambient air quality (i.e., the quality of the surrounding air), or effects on a proposed project because of ambient air quality. Air quality can be affected by *mobile sources* (pollutants produced by motor vehicles), and by *stationary sources* (pollutants produced by fixed facilities). According to the *CEQR Technical Manual*, an air quality assessment should be carried out for actions that can result in either significant adverse mobile source or stationary source air quality impacts.

As indicated on the EAS Full Form, an analysis of air quality mobile sources has been screened out in accordance with *CEQR Technical Manual* screening thresholds. However, the Proposed Action may result in the conditions outlined in Section 220 in Chapter 17 of *CEQR Technical Manual* for stationary sources. According to the *CEQR Technical Manual*, projects may result in stationary source air quality impacts if the project would result in a single building that would use fossil fuels (i.e., fuel oil or natural gas) for heating/hot water, ventilation, and air conditioning systems.

This section evaluates the potential for significant adverse air quality impacts that may result from stationary sources generated by the Proposed Action and the potential adverse impacts from surrounding existing sources.

**METHODOLOGY**

The analysis methodology is based on the guidelines in the *CEQR Technical Manual*. The first step in performing an air quality analysis is to determine the appropriate study area. Study areas for the analysis of stationary source impacts depend on the magnitude of the pollutant emission rates from the new source(s), the relative harmfulness of the compounds emitted, the characteristics of the systems that would discharge such pollutants (e.g., stack heights, stack exhaust velocities), and the surrounding topography relative to these sources (e.g., tall residential buildings near shorter stacks). The study area for a preliminary screening analysis includes nearby buildings with heights similar to or greater than the stack.

The Proposed Action would facilitate a single building with a maximum building height of 175 feet. However, because there are no nearby buildings of equal or greater height than the proposed stack location in the development in the With-Action Condition, a detailed air quality assessment is not warranted.

**EXISTING CONDITIONS**

The study area surrounding the Project Site does not contain buildings that are of equal or greater height in comparison to the With-Action development. In addition, based on project area field studies (conducted on 21 November 2014, 25 November 2014, 4 February 2015, and 4 August 2015), GIS mapping, and online database search resources provided by the U.S. Environmental Protection Agency (EPA), there are no industrial or manufacturing uses within the 400-foot study

area.<sup>67</sup> Figure 45 shows the locations of dry cleaner establishments that are within the 400-foot radius the Project Site. The figure also shows three dry cleaner establishments that are directly outside the study area.

#### **ASSESSMENT**

According to the CEQR Technical Manual, because there are no nearby buildings of equal or greater height in comparison to the With-Action development, emissions from proposed roof stacks from the development in the With-Action Condition would not trigger a stationary source air quality analysis. The top of the With-Action building is above the topography of Fort Tryon Park for nearly the first 1,000 feet from the project site. At the Cloisters, the top of the tower is above the top of the With-Action building, but is more than 1,000 feet from the project site. Because this is beyond the 400-foot study area, no stationary source analysis is required.

As determined by project area field studies, GIS mapping, and online database searches, there are no industrial or manufacturing uses within the study area. Based on correspondence with DCP, an additional field study was performed on 24 November 2015 to determine the existence of dry cleaners within the 400-foot radius of the Project Site. The field study identified one dry cleaner in the study area (La Rancherita Laundromat) located at 21 Sherman Avenue, south of the Project Site; however, this establishment is no longer operational as a dry cleaner. Another dry cleaning operation, Miss Bubble, located approximately 530 feet north of the Project Site at 4710 Broadway, functions as a laundromat and drop-off location for dry cleaning. However, no dry cleaning processing occurs at this location.

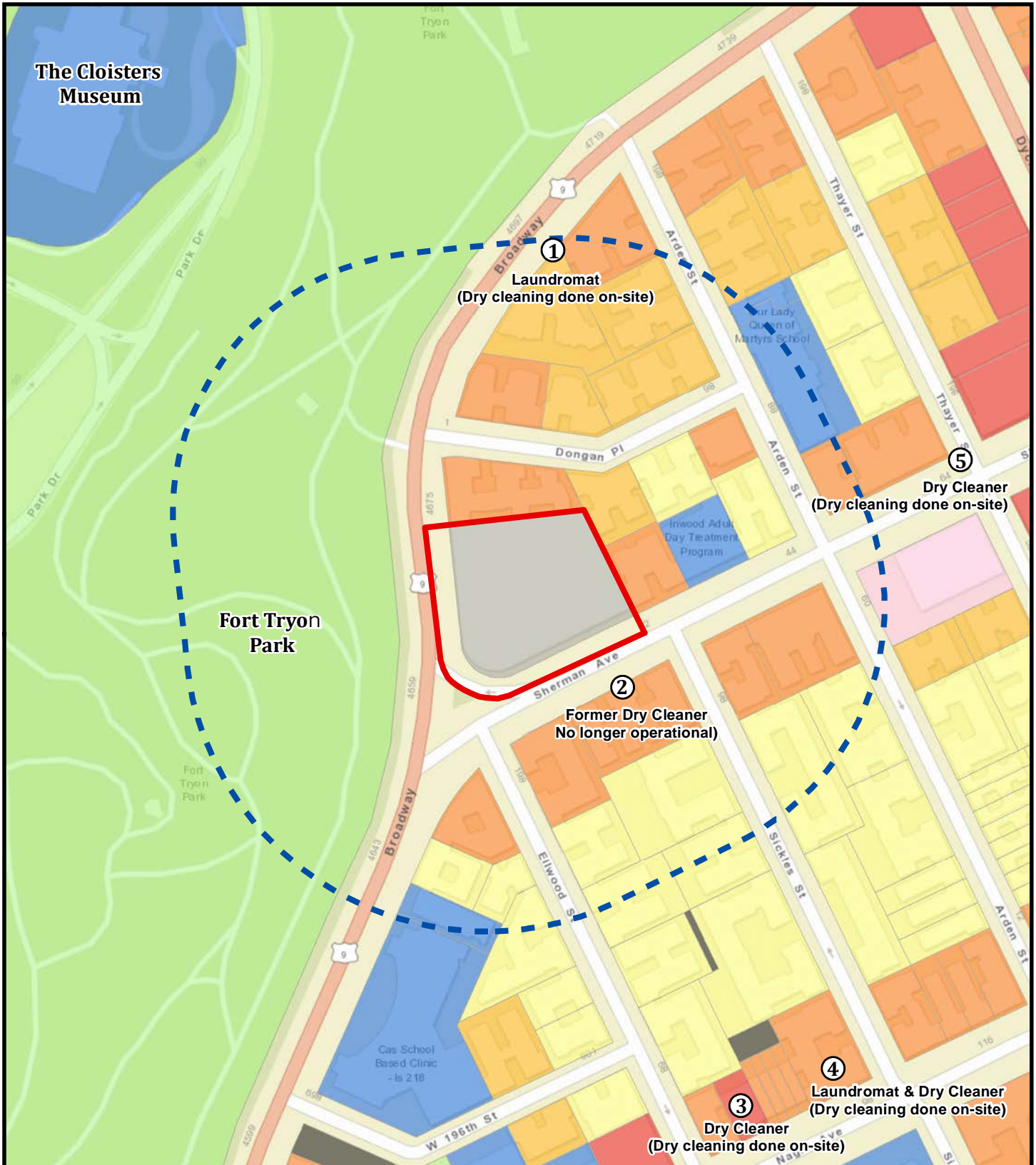
The Proposed Project would have an indoor parking garage in the basement. According to *CEQR Technical Manual* guidelines, because the Proposed Project would not generate sufficient traffic to warrant a detailed traffic analysis and, therefore, would also not warrant a mobile source garage analysis (see Attachment J – Transportation).

#### **CONCLUSION**

The Proposed Action would not result in any significant adverse mobile or stationary source air quality impacts. The Proposed Action would not result in traffic such that it would trigger CEQR thresholds requiring additional mobile source air quality analysis. Because there are no nearby buildings or areas of Fort Tryon Park that are of equal or greater height in close proximity to the development under the Proposed Action, no adverse stationary source air quality effects would be expected. The Proposed Action would not create a new stationary air quality source that would adversely affect the surrounding area. Additionally, the project study area does not include any industrial or manufacturing uses. Based on this assessment, the Proposed Action would not result in any adverse air quality impacts.

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<sup>67</sup> EPA (2014) <http://www3.epa.gov/enviro/> (Accessed on November 23, 2015)



**FIGURE 45: INDUSTRIAL SOURCE LOCATION MAP**

**SHERMAN PLAZA**

**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO

Project Site  Study Area  
(400-foot radius)

**Land Use**

- |  |  |   |
|--|--|---|
| <span style="background-color: #fff9c4; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> One & Two Family Residences      | <span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Commercial/Office Uses         | <span style="background-color: #c8e6c9; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Open Space  |
| <span style="background-color: #ffcc99; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Multi Family Walkup Residences   | <span style="background-color: #e0e0e0; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Industrial/Manufacturing       | <span style="background-color: #cccccc; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Parking     |
| <span style="background-color: #ff9966; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Multi Family Elevator Residences | <span style="background-color: #fce4ec; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Transportation/Utility         | <span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Vacant Land |
| <span style="background-color: #ff9966; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Mixed Residential/ Commercial    | <span style="background-color: #bbdefb; border: 1px solid black; display: inline-block; width: 15px; height: 10px; vertical-align: middle;"></span> Public Facilities/Institutions |   |



**LANGAN**

**ATTACHMENT L: NOISE**

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**INTRODUCTION**

According to the *CEQR Technical Manual*, the goal of a CEQR noise assessment is to determine both (1) a proposed project's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable), and at open spaces, and (2) the effects of ambient noise levels on new sensitive uses introduced by a proposed project. If significant adverse impacts are identified, CEQR requires such impacts to be mitigated or avoided to the greatest extent practicable.

According to the *CEQR Technical Manual*, initial impact screening considers whether a proposed project would: (1) generate any mobile or stationary sources of noise; and/or (2) be located in an area with existing high ambient noise levels. For a mobile source analysis to be triggered, a project must impact vehicular traffic noise, aircraft noise, and/or train noise. Because the Project Site is not located near aircraft noise or train noise, the Proposed Action would need to affect vehicular traffic noise for a detailed analysis to be warranted. Based on the *CEQR Technical Manual*, an initial noise assessment on vehicular traffic noise is necessary if a proposed project would (1) generate or reroute traffic; or (2) introduce a new receptor near a heavily trafficked thoroughfare. In order for a stationary source analysis to be triggered, a proposed project must either (1) cause a substantial stationary source to be operating within 1,500 feet of a receptor, with direct line of sight to that receptor; or (2) introduce a receptor in an area with high ambient noise levels resulting from stationary sources, such as enclosed manufacturing activities or other loud uses.

According to the *CEQR Technical Manual*, a mobile source noise assessment is required if a proposed project results in an increase in passenger car equivalent (PCE) values by 100 percent or more, which is the equivalent of 3 dBA or more. Based on the traffic analysis in Attachment J, "Transportation," the Proposed Action would not result in an increase in PCE values by 100 percent, therefore a mobile source noise analysis is not required. In addition, the Proposed Action would not result in residential, commercial, and community facility uses that would generate a substantial stationary noise source, for example, from mechanical equipment. Based on an initial impact screening noise analysis, the Proposed Action would not generate a significant noise impact at a receptor or be significantly affected by high ambient noise levels.

Noise measurements and analysis from the Columbia University Baker Field EAS (CEQR No. 10DCP030M) were utilized to evaluate potential noise impacts resulting from the Proposed Action. The Baker Field site is less than a mile from the Broadway and Sherman Avenue intersection and is a location with similar characteristics in that it is in a neighborhood with an area of residential buildings and containing the open space of Baker Field. Both are on Broadway with transit routes for buses. This is similar to the project site that is situated at the edge of a residential neighborhood and across from Fort Tryon Park and, therefore, would be expected to have similar levels of traffic, the main contributor to ambient noise. This information includes required attenuation values to achieve acceptable interior noise levels, estimates of existing noise levels in the vicinity of the Project Site, and anticipated attenuation measures that would be applied to the development in the No-Action and With-Action conditions.

**NOISE STANDARDS AND CRITERIA**

New York CEQR Noise Standards

The *CEQR Technical Manual* defines attenuation requirements for buildings based on exterior noise levels (Table L-1: Required Attenuation Values to Achieve Acceptable Interior Noise Levels). Recommended noise attenuation values for buildings are designed to maintain interior noise levels of 50 dB(A) or lower for commercial office spaces and meetings rooms, and are determined based on exterior  $L_{10(1)}$  noise levels.<sup>68</sup>

**Table L-1: Required Attenuation Values to Achieve Acceptable Interior Noise Levels**

Noise Level With-Action Condition	Marginally Unacceptable				Clearly Unacceptable
	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Attenuation <sup>(1)</sup>	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	$36 + (L_{10} - 80)^{(2)}$ dB(A)

**Note:** <sup>(1)</sup> The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All of the above categories require a closed window situation and hence an alternate means of ventilation. <sup>(2)</sup> Required attenuation values increase by 1 dB(A) increments for  $L_{10}$  values greater than 80 dBA.

**Source:** *CEQR Technical Manual*, Chapter 19: Noise

**EXISTING NOISE LEVELS**

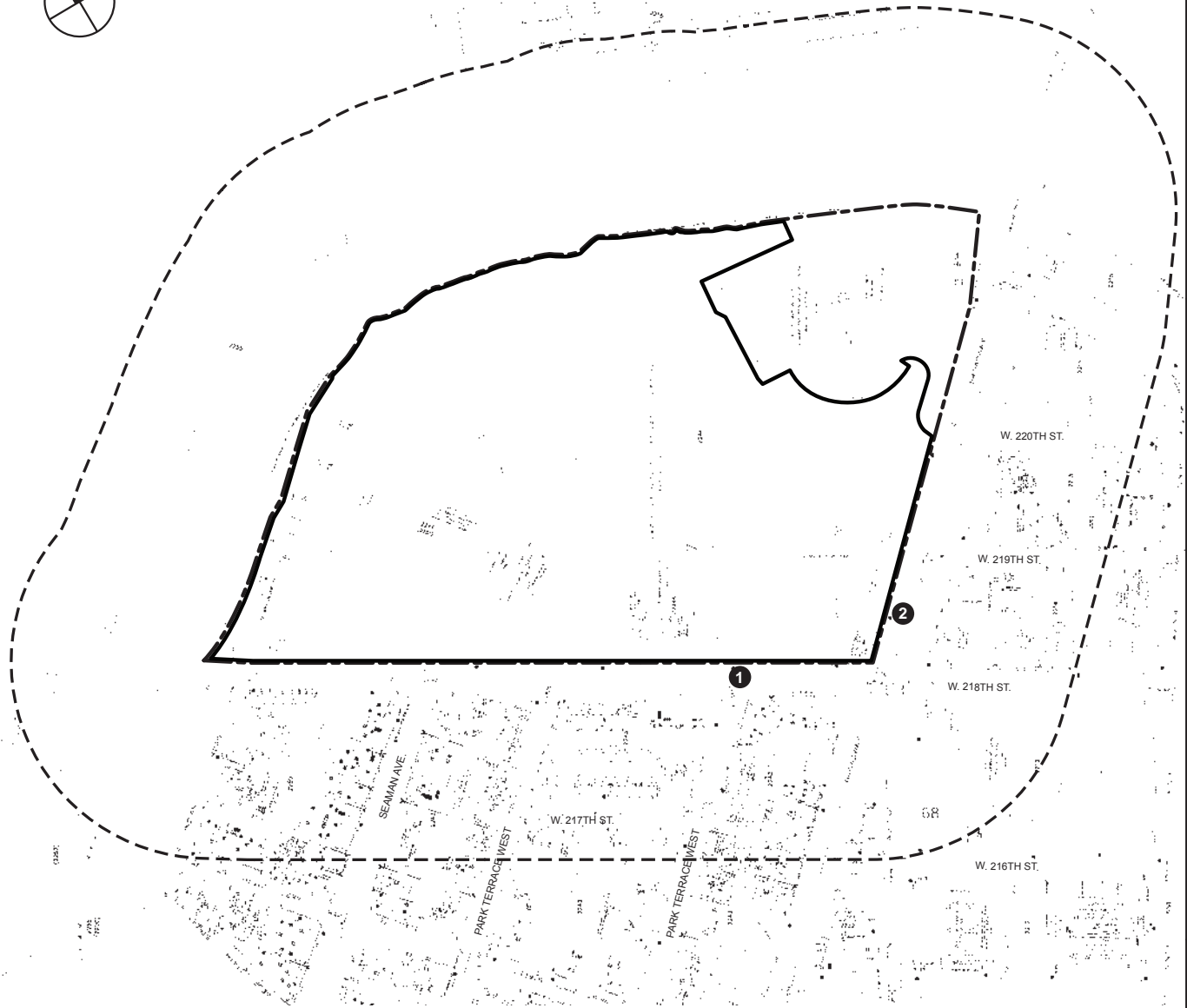
Based on the Columbia University Baker Field EAS noise measurement methodology, existing noise levels were measured for 20-minute periods during the three weekday peak periods – AM (7:15 - 8:45 AM), midday (MD) (12:00 - 2:00 PM), and PM (4:15 – 5:45PM) peak periods on March 5, 2009 and March 12, 2009 at two receptor sites adjacent to the Baker Field project site. Site 1 was located on West 218th Street between Broadway and Park Terrace West and Site 2 was located on Broadway between West 218th and West 219th Streets (Figure 46: Noise Receptor Locations).




According to the Columbia University Baker Field EAS, the instrumentation used for the 20-minute noise measurements was a Brüel & Kjær Type 4176 ½-inch microphone connected to a Brüel & Kjær Model 2260 Type 1 (according to ANSI Standard S1.4-1983) sound level meter. This assembly was mounted at a height of five feet above the ground surface on a tripod and at least six feet away from any large sound-reflecting surface to avoid major interference with sound propagation. The meter was calibrated before and after readings with a Brüel & Kjær Type 4231 sound-level calibrator using the appropriate adaptor. Measurements at each location were made on the A-scale (dB(A)). The data were digitally recorded by the sound level meter and displayed at the end of the measurement period in units of dB(A). Measured quantities included  $L_{eq}$ ,  $L_1$ ,  $L_{10}$ ,  $L_{50}$ , and  $L_{90}$ . A windscreen was used during all sound measurements except for calibration. All measurement procedures conformed to the requirements of ANSI Standard S1.13-2005.<sup>69</sup>

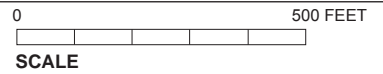
The results of the measurements of existing noise levels are summarized in Table L-2.

<sup>68</sup> Columbia University Baker Field EAS (CEQR No. 10DCP030M) (2010), Attachment E: Noise.

<sup>69</sup> *ibid.*



-  Project Site Boundary
-  Zoning Lot Boundary
-  Study Area Boundary (400-foot Perimeter)
- 1** and **2** Noise Receptor Locations



**FIGURE 46: NOISE RECEPTOR LOCATIONS PER COLUMBIA UNIVERSITY BAKER FIELD EAS (CEQR NO. 10DCP030M)**

**SHERMAN PLAZA**

WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

Image Source: Columbia University Baker Field EAS (CEQR No. 10DCP030M)

**Table L-2: Existing Noise Levels at Sites 1 and 2 (in dBA)**

Site	Measurement Location	Time	L <sub>eq</sub>	L <sub>1</sub>	L <sub>10</sub>	L <sub>50</sub>	L <sub>90</sub>
1	West 218 <sup>th</sup> Street between Broadway and Park Terrace West	AM	65.5	74.1	69.0	62.4	56.8
		MD	65.2	77.3	67.0	60.2	53.2
		PM	64.5	71.7	67.9	61.9	56.1
2	Broadway between West 218 <sup>th</sup> and West 219 <sup>th</sup> Streets	AM	80.6	91.9	84.1	69.5	61.2
		MD	77.2	88.8	80.3	68.1	58.8
		PM	78.6	91.3	80.1	68.2	62.3

**Note:** Field measurements were performed by AKRF, Inc. on March 5, 2009 and March 12, 2009.

The Columbia University Baker Field EAS indicated that traffic noise was the dominant noise source at all monitoring sites. Measured noise levels are moderate to high and reflect the level of vehicular activity on the adjacent streets. Based on the required attenuation values indicated in Table L-1, the existing noise levels at Site 1 would be below the “Marginally Unacceptable” category and Site 2 would be in the “clearly unacceptable” category.

### NOISE ATTENUATION MEASURES

According to *CEQR Technical Manual* guidelines, for the purpose of determining a significant impact during daytime hours, it is reasonable to consider 65 dB(A) L<sub>eq(1)</sub> as an absolute noise level that should not be significantly exceeded. Nighttime (between 10 PM and 7 AM) is a particularly critical time period relative to potential nuisance values for noise level increases. Therefore, irrespective of the total nighttime noise levels, an increase of 3 dB(A) L<sub>eq(1)</sub> is typically considered a significant impact during nighttime hours.<sup>70</sup>

Based upon the L<sub>10(1)</sub> values measured at the Baker Field project site, as discussed above, the noise levels at the Baker Field site are anticipated to be a conservative surrogate for those at the Project Site given the similar characteristics of the neighborhoods and street conditions. In order to ensure interior noise levels are at or below 45 dBA, the assignment of an (E)-designation to the Project Site that requires a minimum of 40 dBA window/wall attenuation on all facades is warranted. As a result, no significant adverse impacts related to noise would be expected to occur and no further analysis is required.

Therefore, the Proposed Action would not warrant a detailed analysis of mobile and stationary source noise impacts.

### CONCLUSION

Based on this assessment, in order to preclude future significant adverse impacts related to noise, an E-Designation (E-374) for noise attenuation would be assigned to the Project Site (Block 2175, Lot 1).

The E-designation text related to noise is as follows:

**To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a**

<sup>70</sup> *CEQR Technical Manual* (2014) Chapter 19: Noise

**minimum of 40 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning.**

With the assignment of the proposed (E)-designation, no significant adverse impacts related to noise would be expected to occur as a result of the Proposed Action and no further analysis is warranted.



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**ATTACHMENT M: NEIGHBORHOOD CHARACTER**

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**INTRODUCTION**

According to the *CEQR Technical Manual*, neighborhood character is an amalgam of various elements that give neighborhoods their distinct personalities. These elements may include a neighborhood's land use, socioeconomic conditions, open space, historic resources, urban design and visual resources, shadows, transportation, and/or noise. A neighborhood character analysis considers how elements of the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. Neighborhood character impacts are rare and as stated in the *CEQR Technical Manual*, ordinarily, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects to the neighborhood would not result in a significant adverse impact to the neighborhood character. Moreover, a significant impact identified in one of the technical areas that contribute to a neighborhood's character is not automatically equivalent to a significant impact on neighborhood character. A moderate effect is generally defined as an effect that is reasonably close to the significant adverse impact threshold for a particular technical analysis area.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in any technical area presented below, or when the project may have moderate effects on several of the elements that define a neighborhood's character. Potential effects on neighborhood character may include:

- (1) Land Use – Development resulting from a proposed action could alter neighborhood character if it introduces new land uses, conflicts with land use policy or other public plans for the area, changes land use character, or generates significant land use impacts;
- (2) Socioeconomic Conditions – Changes in socioeconomic conditions have the potential to affect neighborhood character when they result in substantial direct or indirect displacement or addition of population, employment, or businesses; or substantial differences in population or employment density.
- (3) Open Space – When an action would result in a reduction or removal of Open Space (direct impact) or result in additional residences or workers that would place an additional demand on Open Space in a project area (Indirect Impacts) that could affect neighborhood character;
- (4) Historic Resources – When an action would result in substantial direct changes to a historic resource or substantial changes to public views of a resource, or when a historic resource analysis identifies a significant impact in this category, there is a potential to affect neighborhood character;
- (5) Urban Design and Visual Resources – In developed areas, urban design changes have the potential to affect neighborhood character by introducing substantially different building bulk, form, size, scale, or arrangement. Urban design changes may also affect block forms, street patterns, or street hierarchies, as well as streetscape elements such as street walls,

landscaping, curb cuts, and loading docks. Visual resource changes could affect neighborhood character if they directly alter key visual features such as unique and important public view corridors and vistas, or block public visual access to such features;

- (6) Shadows – When a proposed development would cast an incremental shadow on a sun-sensitive resource (i.e., open space, park, or historic resource that has sunlight-sensitive features such as a stained glass window) there is a potential to affect neighborhood character;
- (7) Transportation – Changes in traffic and pedestrian conditions can affect neighborhood character in a number of ways. For traffic to have an effect on neighborhood character, it must be a contributing element to the character of the neighborhood (either by its absence or its presence), and it must change substantially as a result of the action. According to the *CEQR Technical Manual*, such substantial traffic changes can include: changes in level of service (LOS) to C or below; change in traffic patterns; change in roadway classifications; vehicle mixes, substantial increase in traffic volumes on residential streets; or significant traffic impacts. For pedestrians, when a proposed action would result in substantially different pedestrian activity and circulation, it has the potential to affect neighborhood character;
- (8) Noise – According to the *CEQR Technical Manual*, for an action to affect neighborhood character with respect to noise, it would need to result in a significant adverse noise impact and a change in acceptability categories.

As described in Attachment A, “Project Description,” the Proposed Action would result in the redevelopment of an underbuilt property that is currently occupied by a parking garage and offices on a portion of the second floor. The development in the With-Action Condition would be a new 17-story, mixed-use, primarily residential building compared to the 14-story, mixed-use, primarily residential building in the Revised No-Action Condition. The design of the proposed building in the With-Action Condition would preserve the existing curved street wall and street edge along the Project Site, while adding compatible uses to an area with a residential population.

Further, based on the *CEQR Technical Manual*, in rare circumstances, trends and the other factors may indicate a strong possibility of more than one clearly distinct future No-Action scenario. Therefore, although a 14-story building is a reasonable and likely minimum size to accommodate the specific No-Action program, in addition to the Revised No-Action and With-Action conditions this section discusses the Original No-Action Condition that was analyzed in the January 15, 2016 EAS for the R9 Rezoning Proposal. The Original No-Action Condition included a 10-story building with an identical mix of land uses as the No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. The current 17-story, With-Action building pursuant to the proposed R9A/R8X zoning would result in a height increment of 65 feet compared to the Original No-Action Condition, and a height increment of 25 feet as compare to the Revised No-Action Condition.

The neighborhood character analysis relies on the analyses of all of the contributing elements of neighborhood character as analyzed elsewhere in this Revised EAS. As described in earlier sections of this Revised EAS, the Proposed Action would not result in any significant adverse impacts

regarding land use, socioeconomic conditions, historic resources, urban design and visual resources, transportation, or noise. Accordingly, the principal conclusion for this analysis is the Proposed Action would not result in any adverse impacts to neighborhood character.

## **METHODOLOGY**

In accordance with the *CEQR Technical Manual*, the first step of a neighborhood character analysis is identifying defining features of the neighborhood and then determining whether a project has the potential to adversely affect these defining features, either through the potential for a significant adverse impact in any relevant technical area, or a combination of moderate effects to several elements that could cumulatively adversely affect neighborhood character. If the assessment concludes that a proposed project has the potential to adversely affect defining features of the neighborhood, a detailed analysis is necessary. A detailed analysis would use information from the preliminary assessment as a baseline for analysis, and then the No-Action and With-Action conditions are projected and compared to determine whether a project would result in a significant adverse impact on neighborhood character.

This analysis draws from assessments on land use, socioeconomic conditions, historic resources, urban design and visual resources, transportation, and noise to determine the effects of the Proposed Action on neighborhood character. According to the *CEQR Technical Manual*, the EAS analysis focuses on a 400-foot study area; however, in many cases where significant visual resources exist, it may be appropriate to look beyond the 400-foot study area to encompass views outside of this area the neighborhood character. The Project Site is directly across from the Fort Tryon Park, a designated NYCSL and listed on the S/NR, and home to the Cloisters, also a NYCL. Both the Park and the Cloisters are considered significant visual resources within the Inwood Neighborhood. As such, consistent with the urban design and visual resources analysis the assessment of neighborhood character focuses on a 1,000-foot study area around the Project Site.

## **EXISTING CONDITIONS**

The area within the 1,000-foot radius surrounding the Project Site is generally bounded by Broadway and Fort Tryon Park to the west, Sherman Ave to the south, and mid-rise apartment buildings to the north and east. The Project Area is bisected by Broadway, which traverses the Project Area in an S-shape in a north to south direction. Fort Tryon Park, located at a high elevation west across Broadway from the Project Site, is the predominant defining characteristic of the neighborhood.

The existing two-story building (the “Packard Building”) on the Project Site was formerly used as a showroom for the Packard Motor Car Company.<sup>71</sup> Constructed in 1928, the Packard Building was designed by renowned industrial architect Albert Kahn. During the Second World War, in 1944, B’nai B’rith opened a three-room recreation center at the Project Site for use by the 716th Military Police Battalion. Since the 1960s, various New York City agency offices have occupied the northern portion of the building, and a parking garage has occupied the full basement as well as the southern portion of site on the upper floors. The Packard Building is currently used as a 24-hour parking garage, which has occupied the building since February 12, 2012, with offices on the second floor.

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<sup>71</sup> <http://www.nytimes.com/2006/10/01/realestate/01scap.html> (Accessed June 10, 2016)

The neighborhood character is also partially defined by the different available travel options. Within the Project Area, there is moderate foot traffic on the sidewalks and crosswalks surrounding the Project Site, and automobile, taxi service, and bus service traffic on the streets. The M100 and Bx7 local bus routes have bus stops along Broadway, less than one block from the Project Site. Pedestrian activity in the neighborhood is primarily associated with residents and local workers, and is concentrated along the eastern side of the Project Area, along Dongan Place, Arden Street and Sherman Avenue.

## **ASSESSMENT**

### Revised No-Action Condition

In the Revised No-Action Condition, the Project Site would be developed pursuant to the current R7-2/C2-4 zoning district regulations, and the existing 2-story parking facility would be replaced with a 14-story mixed-use building. The Revised No-Action building would include retail use (Use Group 6) on the ground and cellar level, community facility use (Use Group 4) on floors 1 and 2, and residential use on floors 2 through 14. The character of the neighborhood, including the areas of Fort Tyron Park within the study area, and the surrounding residential and commercial low-to-mid-rise buildings would remain unchanged.

### Original No-Action Condition

The Original No-Action Condition that was analyzed in the January 15, 2016 EAS for the R9 Rezoning Proposal included a 10-story building with an identical mix of land uses as the Revised No-Action Condition analyzed in this Revised EAS, with approximately the same gross floor areas. The character of the neighborhood, including the areas of Fort Tyron Park within the study area, and the surrounding residential and commercial low-to-mid-rise buildings would remain unchanged.

### With-Action Condition

In the With-Action Condition, the existing 2-story building would be replaced with a 17-story, residential and commercial building. Under the With-Action Condition, the proposed building would include 30 percent of the residential floor area as permanently affordable per the MIH program. The With-Action building would include ground floor retail and community facility and residential uses on the upper levels. As a predominantly residential, mixed-use building, the development in the Proposed Action would be consistent with each of the technical areas that contribute to the character of the neighborhood and study area.

### *Land Use*

As illustrated in Figure 6, land uses within 400-feet of the Project Site consist primarily of parkland and residential and commercial uses associated with multi-family apartment buildings with ground floor commercial uses along Broadway, Sherman Avenue, and Nagle Avenue. The area to the north and east of the Project Site consists of primarily residential and features mid-rise, multi-family walk-up and elevator apartment buildings. Community facilities in the study area include the City College Academy of the Arts, a 6th through 12th grade public school at 4600 Broadway, one block

south of the site; Inwood Mental Health Clinic, located at 26 Sherman Avenue, two buildings east of the Project Site within the same block; and Our Lady Queen of Martyrs Roman Catholic Church, located at 91 Arden Street, one block east of the Project Site. The western portion of the 400-foot study area includes Broadway (US Route 9) and a part of the eastern portion of Fort Tryon Park.

Under the With-Action Condition, the Proposed Action would result in a predominately residential mixed-use building that would include ground floor retail and community facilities. In addition, the proposed community facility use would include health-care related offices, which is consistent with community facility uses in the vicinity of the Project Site. In the future With-Action as compared to the Original No-Action and Revised No-Action conditions, the proposed development would not result in a change in land use and would be consistent with other mixed-use developments and existing residential, commercial, and community facility uses in the study area. Furthermore, the With-Action Condition would result in an identical mix of land uses, as compared to both No-Action conditions. The development in the With-Action Condition would result in an overall increase in residential use on the Project Site in comparison to both No-Action conditions, which is consistent with the surrounding primarily residential neighborhood.

The Proposed Action would not directly displace any current land uses that would result in an adverse impact on neighborhood character, or generate land uses that would be incompatible with current land uses within the study area that would affect neighborhood character. Furthermore, the Proposed Action would not result in any conflicts with applicable land use policy or other public plans for the area that would adversely affect neighborhood character.

#### *Socioeconomic Conditions*

The Proposed Action would not result in substantial direct or indirect displacement or addition of population, workers, or businesses, or substantial differences in population or employment density that would result in adverse impacts on neighborhood character. The With-Action Condition would result in the displacement of three workers associated with the existing parking garage/U-Haul facility. The Proposed Action would result in a 4.18 percent increase in population in the 1/4-mile study area. Because the increase would be less than five percent, it is unlikely to affect real estate market conditions to the extent that it would result in indirect displacement of residents or businesses in comparison to the both the Original and the Revised No-Action conditions, or otherwise affect socioeconomic conditions in the project area.

In contrast to both the Original and Revised No-Action conditions, in which all new residential units would be market rate, the Proposed Action would facilitate a new residential development that would include a mix of market rate and permanently affordable dwelling units. The development in the With-Action Condition would be consistent with the other market-rate residential developments in the neighborhood. In conformance with the proposed MIH program requirements, the Proposed Action would help foster a vibrant and diverse neighborhood by ensuring 30 percent permanently affordable dwelling units which would allow a range of low-and moderate-income residents. As a result, the Proposed Action would respond to the demand for affordable housing in the Inwood/Washington Heights neighborhood and support a diverse housing market. Therefore, the Proposed Action would not result in any adverse impacts on socioeconomic conditions that would adversely affect neighborhood conditions.

### *Open Space*

As described in Attachment E, “Open Space” and illustrated in Figure 12, the publicly accessible open space in the vicinity of the Project Site includes Fort Tryon Park, directly west of the Project Site, Inwood Hill Park, 0.25-mile to the north, Fort Washington Park, to the west along the Hudson River, Highbridge Park and Sherman Creek Park, to the east along the Harlem River, Gorman Park to the south, and Monsignor Kett Playground to the east. The open space study area contains approximately 170 acres of publicly accessible open space. With an existing population of approximately 57,352, the study area has an overall existing Open Space Ratio (OSR) of 2.96 acres of open space per 1,000 residents.

The Proposed Action would not displace or alter open space resources in the project study area (direct impact), or add new residents or workers to the project study area that would overburden existing open spaces within the study area to the extent that an adverse impact on neighborhood character would occur.

The development in the With-Action Condition would add approximately 814 additional residents to the study area as compared to the Original No-Action and Revised No-Action conditions. As shown in Table E-1 in Attachment E, “Open Space,” the OSR in the With-Action Condition would be reduced from 2.90 to 2.86, a 1.37 percent decrease. Because the resulting decrease would be less than five percent, in accordance with *CEQR Technical Manual* guidelines, and the OSR would remain above 2.5 acres per 1,000 residents, the Proposed Action would not result in any adverse indirect open space impacts.

Fort Tryon Park, directly west of the Project Site, is the largest open space resource, and the defining feature in the study area. Although the development in the With-Action Condition would be larger in bulk and height than the development in both No-Action conditions, it would not significantly affect views looking to and from Fort Tryon Park. In addition, although the development facilitated by the Proposed Action would cast incremental shadows on Fort Tryon Park and small areas of the Cloisters, the results of the shadow analysis in Attachment F show that no significant adverse shadow impacts would result. Therefore, the Proposed Action would not result in any impacts on open space that would adversely affect neighborhood character in the project area.

### *Historic Resources*

Based on online environmental review resources (SHPO) and correspondence from LPC, the Project Site does not contain historic or cultural resources. However, as described in Attachment G, “Historic and Cultural Resources” and illustrated in Figure 19, the Project Site is directly across the street from Fort Tryon Park, which is a designated NYCSL and is listed on S/NR. The park is home to the Cloisters, which is not individually listed on the S/NR, but is a designated NYCL. In addition, according to the CRIS database, the Project Site is located in an archaeologically sensitive area. LPC confirmed that there are no archaeological resources on the Project Site and no additional evaluation of archaeological resources is necessary.

A portion of the eastern edge Fort Tryon Park does fall within the 400-foot study area. However, the Proposed Project would not result in any new construction, demolition, or physical alteration to the

Park. In terms of historic resources, the Proposed Action would not result in any direct or indirect impacts to Fort Tryon Park or the Cloisters, the defining features of the neighborhood, during construction or operation. In addition, there are no designated LPC or S/NR landmarked structures within the 400-foot study area.

As described in Attachment F, “Shadows” and summarized below, the With-Action development as compared to the Original No-Action and Revised No-Action conditions, would not result in any adverse incremental shadow impacts on Fort Tryon Park or the Cloisters that may result in impacts to neighborhood character. Furthermore, as analyzed in Attachment H, “Urban Design, and Visual Resources,” the With-Action Condition would not affect views of the Cloisters at any point in the limited viewsheds in the Inwood/Washington Heights neighborhood. Therefore, the Proposed Action would not result in any significant adverse impacts on historic and cultural resources that would affect neighborhood character.

#### *Urban Design and Visual Resources*

The Project Site is roughly square, with a curved edge along the southwestern boundary at the intersection of Broadway and Sherman Avenue. The areas to the north and east of the Project Site are characterized by five-to-six story, multi-family residential buildings with commercial uses on the ground floor. The Project Site is directly east, across Broadway from Fort Tryon Park. The Cloisters is a branch of the Metropolitan Museum of Art and is located at the top of a hill in the northern portion of the Park. Both the Park and the Cloisters are considered significant historic and visual resources within the Inwood Neighborhood, and also offer superior western views of the George Washington Bridge, the Hudson, and the Palisades.

As further described in Attachment H, “Urban Design, and Visual Resources,” as a result of the unique alignment of Broadway as it traverses the eastern boundary of Fort Tryon Park, the 1,000-foot study area does not feature a traditional grid.

As shown in Figures 49 and 50, although the With-Action Condition development would be larger in bulk and 25 feet taller than the Revised No-Action development and 65 feet taller than the Original No-Action development. However, from a pedestrian’s perspective, the development in the With-Action Condition would conform to the existing shape and contour of the Project Site, especially along the unique rounded contour at the intersection of Broadway and Sherman Avenue. The With-Action development in addition to both the Original No-Action and Revised No-Action conditions would follow the existing block form and would not alter the street patterns or street hierarchies in the Project Area.

In addition, the Project Site is at approximately 40-foot ground elevation, which is significantly lower elevation than the highest ground elevation in the park at 206 feet.<sup>72</sup> In the With-Action Condition, the roof height of the proposed building would be approximately 215 feet, which would be approximately 9 feet higher than the highest ground elevation in the Park, and approximately 76 feet lower than the height of the Cloisters building, which is 291 feet above sea level. Therefore, the height of the proposed building as compared to the Cloisters is not expected to result in any adverse visual impacts.

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<sup>72</sup> Ground elevation is above sea level; based on LIDAR GIS data.

As shown in Figures 49 and 50, from a pedestrian's perspective looking north along Broadway, the base of the building in the With-Action Condition would be similar in design as the existing "Packard" building, conforming to the existing curvature of the street. However, as shown in Figures 51 through 57,<sup>73</sup> the proposed base height would be approximately 50 feet higher along Sherman Avenue, and 20 feet higher along Broadway, as compared to the base heights of the adjacent buildings. The proposed residential, commercial, and community facility uses under the With-Action development would activate the existing street wall. The proposed curb cuts and loading areas along the Project Site perimeter would not affect ground floor pedestrian activity or view corridors along Sherman Avenue to the extent that an adverse impact on neighborhood character would occur.

In addition, based on photo simulations in Figure 51 through 57 of the Project Site from various locations in the project area, the Proposed Action would not obstruct important view corridors, or adversely affect the natural and built visual features of Fort Tryon Park or pedestrian views from Fort Tryon Park (an historic scenic resource), the Cloisters, or the existing street network. As illustrated, with the exception of winter months, views to the east from Fort Tryon Park and Cloisters would be obstructed by dense foliage for most of the year, and the views to east during the winter months would be of the urban landscape of Inwood, faintly visible behind the winter tree-canopy (Figure 58). According to the LPC's designation report (Appendix D), the primary purpose of the design of Fort Tryon Park was to preserve views looking west over the Hudson River and to the Palisades in New Jersey. As the Project Site is located to the west of the Park and the Cloisters, the western views from the two historic and visual resources would not be affected by the proposed building in the With-Action Condition (Figure 59).<sup>74</sup>

Therefore, the development in the With-Action Condition would not result in any significant adverse impacts on urban design and visual resources as they relate to neighborhood character in the Project Area.

### *Shadows*

The results of the Tier 3 shadow screening analysis in Attachment F, "Shadows" and as illustrated in Figures 13 and 14, the With-Action building would cast a shadow extending over a maximum radius of 752.5 feet (Shadow Study Area). Although the Shadow Study Area includes two sunlight-sensitive historic resources: Fort Tryon Park and the Cloisters, the incremental shadow in the With-Action development as compared to the Original No-Action and Revised No-Action conditions would not result in any significant adverse shadow impacts on Fort Tryon Park, the Dongan Lawn Area, or the Cloisters museum during any analysis days that would adversely affect neighborhood character.

Although incremental shadows would reach the Dongan Lawn picnic area on the December 21st analysis day, the incremental shadows would not adversely affect the enjoyment by the public of these features or last for long durations of the day. On the March 21st, May 6th, and June 21st CEQR analysis days, which under *CEQR Technical Manual* guidelines are considered the growing season,

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<sup>73</sup> The location of viewsheds shown in Figures 51 through 57 are illustrated in Figure 24 of Attachment H, "Urban and Visual Resources."

<sup>74</sup> The location of viewsheds shown in Figures 51 through 57 are illustrated in Figure 24 of Attachment H, "Urban and Visual Resources."



the incremental shadow would be short in duration, the longest of which would last 39 minutes during the June analysis day as compared to the 14-story building in the No-Action Condition; and 70 minutes during the June analysis day as compared to the 10-story



Broadway and Sherman Avenue (Looking Northeast at Project Site) - NO-ACTION CONDITION



Broadway and Sherman Avenue (Looking Northeast at Project Site) - WITH-ACTION CONDITION

**FIGURE 47-a: URBAN DESIGN AND VISUAL RESOURCES**  
**SHERMAN PLAZA**

WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

*For Illustrative Purposes Only*  
*Image Source: Acadia Sherman Avenue LLC*

**LANGAN**




Broadway and Sherman Avenue (Looking Northeast at Project Site) - ORIGINAL NO-ACTION CONDITION



Broadway and Sherman Avenue (Looking Northeast at Project Site) - WITH-ACTION CONDITION

**FIGURE 47-b : URBAN DESIGN AND VISUAL RESOURCES**

 Original No-Action/With-Action Building

*For Illustrative Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**



Broadway Looking North - NO-ACTION CONDITION



Broadway Looking North - WITH-ACTION CONDITION

**FIGURE 48-a: URBAN DESIGN & VISUAL RESOURCES**

- No-Action/With Action Building
- Existing Street Wall
- Proposed Street Wall

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**



Broadway Looking North - NO-ACTION CONDITION



Broadway Looking North - WITH-ACTION CONDITION

**FIGURE 48-b: URBAN DESIGN & VISUAL RESOURCES**

- Original No-Action/With Action Building
- Existing Street Wall
- Proposed Street Wall

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 1 - Broadway and Thayer Street



View 2 - Broadway and Arden Street



**FIGURE 49: BROADWAY CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 3 - Broadway and Dongan Street



View 4 - Broadway and Sherman Avenue



**FIGURE 50: BROADWAY CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 5 - Ellwood Street and Hillside Avenue



View 6 - Ellwood Street and Nagle Avenue



**FIGURE 51: ELLWOOD CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**





View 7 - Ellwood Street between 196th Street and Sherman Avenue



View 8 - Ellwood Street and Sherman Avenue

**FIGURE 52: ELLWOOD CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 9 - Sherman Avenue and Dyckman Street



View 10 - Sherman Avenue and Thayer Street



**FIGURE 53: SHERMAN CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 11 - Sherman Avenue and Arden Street



View 12 - Sherman Avenue between Sickles Street and Arden Street



**FIGURE 54: SHERMAN CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 13- Sherman Avenue and Broadway



View 14 - Sherman Avenue and Broadway



**FIGURE 55: SHERMAN CORRIDOR VIEWSHED**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

**LANGAN**

View 32 - Spring Season



View 32 - Winter Season



**FIGURE 56: VIEW FROM THE CLOISTERS DRIVEWAY TOWARD THE PROJECT SITE**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

**SHERMAN PLAZA**  
WASHINGTON HEIGHTS/INWOOD, MANHATTAN, NY

- 17-story (175 feet) With-Action Building
- 17-story (175 feet) With-Action Building

**LANGAN**



Linden Terrace Looking West



Southern Cloisters Lawn Looking West



Northern Cloisters Lawn Looking West



Cloisters Looking West

**FIGURE 57: VIEWSHEDS TO THE WEST FROM THE CLOISTERS**

*For Illustration Purposes Only  
Image Source: Site visit conducted by Langan*

building Original No-Action Condition. Accordingly, the building in the With-Action Condition would not result in a substantial reduction in available sunlight that would adversely affect the survival of vegetation (grass, tree canopy). Based on *CEQR Technical Manual* guidelines, the With-Action Condition would allow a minimum of four to six hours a day of sunlight on the park. In addition, as shown in the shadow analysis figures, the incremental shadows resulting from the building in the With-Action Condition would not affect a substantial area on any of the analysis days.

Therefore, the With-Action building would not result in a substantial reduction in sunlight available for public enjoyment or appreciation of Fort Tryon Park and the Cloisters museum, and would not result in a substantial reduction in the usability of open space as a result of incremental shadows.

### *Transportation*

Based on the results of the assessment in Attachment J, "Transportation," the With-Action development would not result in any adverse impacts with regard to traffic, parking, pedestrians, or transit that would result in an adverse impact on neighborhood character.

### *Noise*

Based on a noise assessment conducted in Attachment L, in order to preclude future significant adverse impacts related to noise, an E-Designation for noise attenuation would be placed on the Project Site (Block 2175, Lot 1). As a result, the development in the With-Action Condition would be designed in conformance with the requirements of the E-Designation regarding window/wall attenuation. To ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 40 dBA window/wall attenuation on all façades to maintain an interior noise level of 45 dBA. Based on the results of the assessment in Attachment L, "Noise," the development in the With-Action Condition would not result in any adverse impacts with regard to mobile or stationary source noise on sensitive receptors in the area that would affect neighborhood character.

## **CONCLUSION**

The Proposed Action would result in the replacement of an existing 2-story parking facility on the Project Site with a 17-story, approximately 431,725 gsf mixed-use building in which 30 percent of the residential floor area would be permanently affordable (142 dwelling units) under the proposed ZQA and MIH programs. The With-Action development would not result in any adverse impacts on neighborhood character based on the relevant evaluations for land use, open space, socioeconomic conditions, urban design and visual resources, historic resources, shadows, noise, and transportation, especially with regard to Fort Tryon Park and the Cloisters, two defining features of the project area.

The Proposed Action would not directly displace any current land uses, indirectly or directly displace residents or workers within the study area, or result in adverse impacts regarding open space, historic and cultural resources, and shadows that would result in an overall adverse impact to the neighborhood character of the area. In addition, the proposed ground floor retail uses would be consistent with the ground floors uses found in the surrounding area. Therefore, from a

pedestrian's perspective, the Proposed Action would not adversely affect urban design and visual resources in the project area as it would conform with the existing street grid and unique project site boundaries, and would not obstruct view corridors. Based on the results of the transportation and noise assessments, the With-Action development would not result in any adverse impacts with regard to mobile or stationary source noise on sensitive receptors in the area or traffic, parking, pedestrians, and transit that would affect neighborhood character.

Furthermore, the With-Action development would not result in a combination of moderate effects to the neighborhood that would result in an adverse impact to neighborhood character. Accordingly, the Proposed Action would not result in any adverse impacts to neighborhood character.



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**ATTACHMENT N: CONSTRUCTION**

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**INTRODUCTION**

According to the *CEQR Technical Manual*, construction activities, although temporary, may sometimes result in significant impacts. Construction duration, which is a critical measure to determine a project's potential for adverse impacts during construction, is categorized as short-term (less than two years) and long-term (two or more years). Where the duration of construction is expected to be short-term, any impacts resulting from the short-term construction generally do not require a detailed assessment. However, there are instances where a potential impact may be of short duration, but nonetheless significant, because it raises specific issues of concern. In addition, there are technical areas such as air quality, where the duration of construction alone is not a sufficient indicator of the need for a detailed assessment, and other factors should be considered.

The Proposed Action would facilitate an approximately 431,725 gsf mixed-use development (With-Action Condition) on the Project Site located in the Washington Heights/Inwood neighborhood of Manhattan. It is anticipated that the redevelopment of the Project Site would commence in 2016 and be completed in 2018. The development in the With-Action condition would be built in a single phase over a period of 18 months. Although the anticipated duration of construction is less than 2 years, the Project Site is directly across the street from Fort Tryon Park, which is listed on the S/NR and is a designated NYCSL. Therefore, a preliminary assessment of the construction activities related to the With-Action development is included in this section.

**METHODOLOGY**

According to the *CEQR Technical Manual*, in order to determine the potential for adverse impacts during construction of the With-Action building, several factors were considered, including the location and setting of the proposed building in relation to the surrounding uses and the intensity of construction activities, even though short-term. Because the Project Site is directly across the street from an historic resource, Fort Tryon Park, and the construction activities in the With-Action Condition would result in in-ground disturbances or vibrations, the following analysis discusses any potential impacts of the proposed construction activities on Fort Tryon Park.

**EXISTING CONDITIONS**

As shown in Figure 19, the Project Site is directly across the street from Fort Tryon Park, which is listed on the S/NR and is a designated NYCSL. As described throughout this Revised EAS, the 400-foot radius study area surrounding the Project Site is bisected by Broadway, which runs south to north. The study area consists primarily of a mix of residential and commercial uses along Broadway, Sherman Avenue, and Nagle Avenue. The area to the north and east of the Project Site is primarily residential. The western portion of the 400-study area includes Broadway (US Route 9) and a part of the eastern portion of Fort Tryon Park.

### Fort Tryon Park and the Cloisters

Fort Tryon Park is a 67-acre, city-owned public park located directly west of the Project Site, across from Broadway. Built in 1917 by Frederick Law Olmstead, Jr., the park is a designated NYCSL and also listed on the S/NR and features extensive walking paths and stone terraces, sloping lawns and meadows, and towering trees.<sup>75</sup> The park is used for picnics, family gatherings, weddings and is home to Manhattans largest dog run<sup>76</sup>. The park is also home to the Cloisters, which is not individually listed on the S/NR, but is a designated NYCL located at the top of a hill in the northern end of the Park. the Cloisters is a branch of the Metropolitan Museum of Art and houses nearly 5,000 medieval works in a reconstructed medieval monastery.<sup>77</sup> The park offers views of the George Washington Bridge, Hudson River, New Jersey Palisades and the lower Hudson Valley. As described in Attached E, "Shadows," there are no historic resources on the Project Site.

### **ASSESSMENT**

According to the *CEQR Technical Manual*, if a project's construction activities are located within 400-feet of a historic resource, potential hazards, such as impact on character-defining elements of the historic structure, including but not limited to rooftops or stained glass windows, that could be impacted by falling objects from an adjacent construction site should be analyzed. Although the Project Site is directly across the street from Fort Tryon Park, which is listed on the S/NR and is a designated NYCSL, there are no historic structures within the park that are within the 400-foot radius of the Project Site.

### **CONCLUSION**

Based on *CEQR Technical Manual* guidelines, the construction analysis was required based on Fort Tryon Park's location within the 400-foot radius around the Project Site. Construction of the With-Action building would not affect any structure within Fort Tryon Park, (including the Cloisters, which is outside the 400-foot study area), or any structural elements within the park, or the park itself. Further, because there are no historic structures within 90 feet of the Project Site, it is not expected that a construction protection plan in accordance with NYSDOT guidelines (*Technical Policy and Procedure Notice #10/88*) would be required. Accordingly, the Proposed Action would not result in any adverse impact to historic resources within 400-feet of the Project Site during construction or any other adverse impacts during construction.

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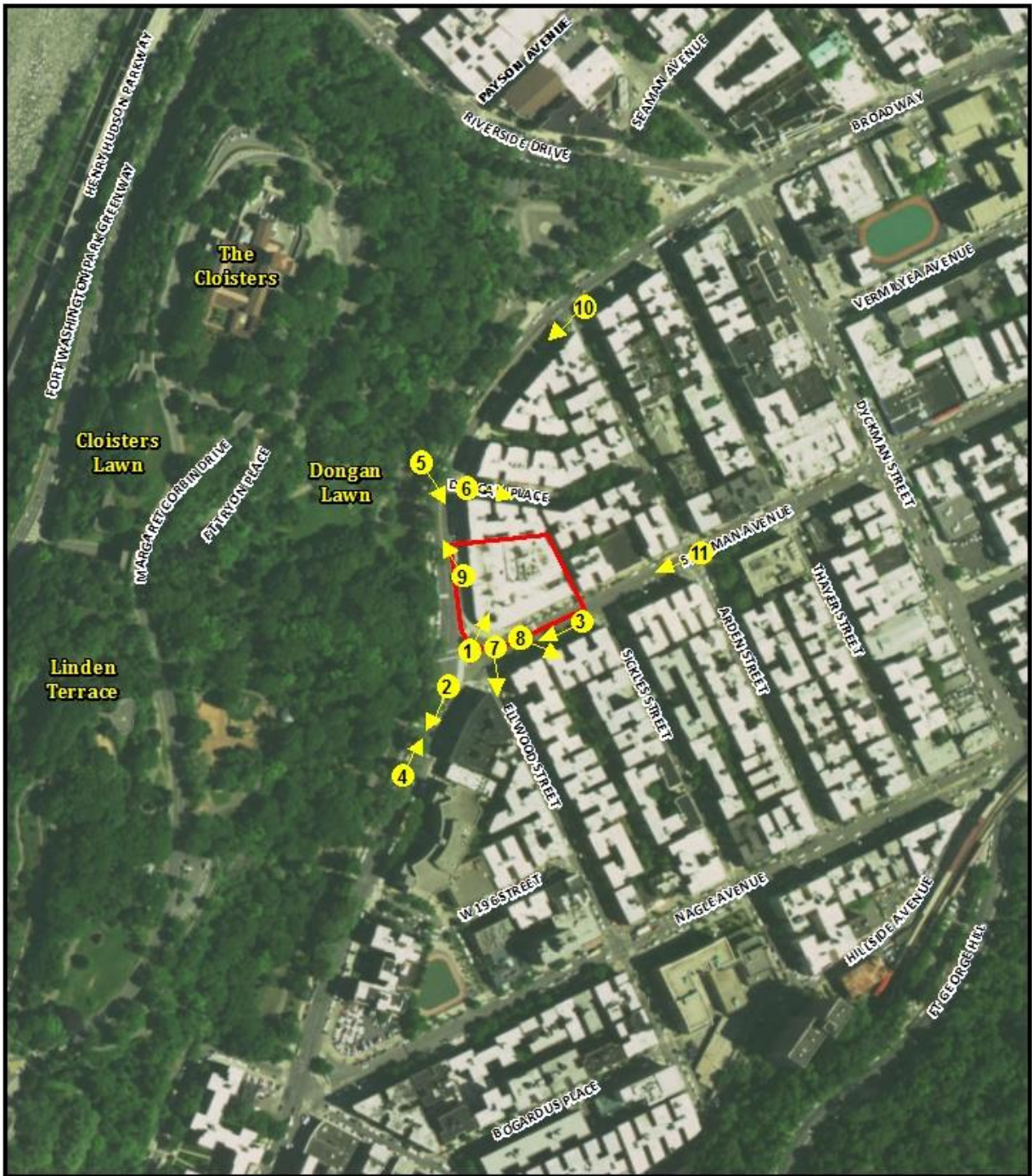
<sup>75</sup> <http://www.nycgovparks.org/parks/fort-tryon-park> (Accessed on June 14, 2016)

<sup>76</sup> *ibid*

<sup>77</sup> *ibid*

**PART III: APPENDICES**


**APPENDIX A: PROJECT SITE PHOTOGRAPHS**  
**(Photographs taken November 2014 and June 2016)**



**FIGURE A-1: Photograph Location map  
SHERMAN PLAZA**



**WASHINGTON HEIGHTS/INWOOD  
MANHATTAN, NY**

 Project Site

*Map Reference: ESRI Basemap; NYC Department of City Planning MapPLUTO*

**Site Photographs**  
(Photographs taken in November 2014 and June 2016)



**Photograph 1: Broadway and Sherman Avenue (looking northeast at Project Site -2016)**



**Photograph 2: Broadway and Sherman Avenue (looking south down Broadway -2014)**



**Photograph 3: Sherman Avenue between Ellwood Street and Sickles Street  
(looking west - 2016)**



**Photograph 4: Sherman Avenue and Broadway (looking north along Broadway - 2016)**



**Photograph 5: Entrance to Fort Tryon Park (looking southeast at Project Site - 2014)**



**Photograph 6: Broadway and Dongan (looking east down Dongan - 2014)**





**Photograph 7: Sherman Avenue and Broadway (looking south towards Ellwood - 2014)**



**Photograph 8: Project Site between Ellwood and Sickles (looking southeast - 2014)**



**Photograph 9: Project Site between Dongan and Sherman  
(looking north west towards Fort Tryon Park - 2016)**



**Photograph 10: Broadway and Arden Street (looking south)**



**Photograph 11: Sherman and Arden (looking west - 2016)**

**APPENDIX B: LWRP CONSISTENCY ASSESSMENT FORM (CAF)**

## 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 Coastal Zone, must be reviewed and assessed for their consistency with the [New York City Waterfront Revitalization Program](#) (WRP) which has been approved as part of the State's Coastal Management Program.

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, the New York City Department of City Planning, or other city or state agencies in their review of the applicant's certification of consistency.

### A. APPLICANT INFORMATION

Name of Applicant: Acadia Sherman Avenue LLC

Name of Applicant Representative: Aron Gooblar (Washington Square Partners)

Address: 675 Third Avenue, 25th Floor, New York, NY 10017

Telephone: (212) 906-9090 Email: AGooblar@washsquare.com

Project site owner (if different than above): \_\_\_\_\_

### B. PROPOSED ACTIVITY

*If more space is needed, include as an attachment.*

#### 1. Brief description of activity

The Applicant, Acadia Sherman Avenue LLC, is requesting a zoning map amendment to rezone a 47,354-square foot (sf) property from an R7-2 zoning district with a partial C2-4 commercial overlay to an R9A and R8X zoning districts with a full C2-4 commercial overlay. The proposed R9A zoning district would be mapped to a depth of 100 feet east of Broadway, and the remaining eastern portion of the parcel would be mapped R8X. The affected property is a single tax lot, Block 2175, Lot 1, located at 4650 Broadway in the Washington Heights/Inwood neighborhood of Manhattan, Community District 12 (the "Project Site"). In addition to the zoning map amendment, the Applicant is also requesting a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing Area (MIHA).

The proposed zoning map and zoning text amendments (collectively, the "Proposed Action") would facilitate construction of a 7.8 FAR, 15-story mixed-use building with a total area of 431,725 gsf (the "Proposed Project"). The Proposed Project would include retail (Use Group 6) and community facility use (Use Group 3) on the ground floor, and residential use on the upper floors.

#### 2. Purpose of activity

The Applicant intends to redevelop a large underutilized site with a mixed-use, predominantly residential building that will include retail and community facility uses on the ground floor and residential dwelling units on the upper floors. The redevelopment would help achieve local neighborhood and citywide policy objectives by increasing the supply of affordable residential units in the neighborhood, provide opportunities for new small business and create jobs.

**C. PROJECT LOCATION**

Borough: Manhattan Tax Block/Lot(s): 2175/1

Street Address: 4650 Broadway, Manhattan, New York

Name of water body (if located on the waterfront): Not located on waterfront

**D. REQUIRED ACTIONS OR APPROVALS**

*Check all that apply.*

**City Actions/Approvals/Funding**

**City Planning Commission**

Yes  No

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> City Map Amendment               | <input type="checkbox"/> Zoning Certification        | <input type="checkbox"/> Concession        |
| <input checked="" type="checkbox"/> Zoning Map Amendment  | <input type="checkbox"/> Zoning Authorizations       | <input type="checkbox"/> UDAAP             |
| <input checked="" type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Acquisition – Real Property | <input type="checkbox"/> Revocable Consent |
| <input type="checkbox"/> Site Selection – Public Facility | <input type="checkbox"/> Disposition – Real Property | <input type="checkbox"/> Franchise         |
| <input type="checkbox"/> Housing Plan & Project           | <input type="checkbox"/> Other, explain: _____       |  |
| <input type="checkbox"/> Special Permit                   |  |  |
- (if appropriate, specify type:  Modification  Renewal  other) Expiration Date: \_\_\_\_\_

**Board of Standards and Appeals**

Yes  No

- Variance (use)
- Variance (bulk)
- Special Permit
- (if appropriate, specify type:  Modification  Renewal  other) Expiration Date: \_\_\_\_\_

**Other City Approvals**

- |  |   |
|--|---|
| <input type="checkbox"/> Legislation                       | <input type="checkbox"/> Funding for Construction, specify: _____ |
| <input type="checkbox"/> Rulemaking                        | <input type="checkbox"/> Policy or Plan, specify: _____           |
| <input type="checkbox"/> Construction of Public Facilities | <input type="checkbox"/> Funding of Program, specify: _____       |
| <input type="checkbox"/> 384 (b) (4) Approval              | <input type="checkbox"/> Permits, specify: _____                  |
| <input type="checkbox"/> Other, explain: _____             |   |

**State Actions/Approvals/Funding**

- State permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- Funding for Construction, specify: \_\_\_\_\_
- Funding of a Program, specify: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

**Federal Actions/Approvals/Funding**

- Federal permit or license, specify Agency: \_\_\_\_\_ Permit type and number: \_\_\_\_\_
- Funding for Construction, specify: \_\_\_\_\_
- Funding of a Program, specify: \_\_\_\_\_
- Other, explain: \_\_\_\_\_

Is this being reviewed in conjunction with a [Joint Application for Permits?](#)  Yes  No

## E. LOCATION QUESTIONS

1. Does the project require a waterfront site?  Yes  No
2. Would the action result in a physical alteration to a waterfront site, including land along the shoreline, land under water or coastal waters?  Yes  No
3. Is the project located on publicly owned land or receiving public assistance?  Yes  No
4. Is the project located within a FEMA 1% annual chance floodplain? (6.2)  Yes  No
5. Is the project located within a FEMA 0.2% annual chance floodplain? (6.2)  Yes  No
6. Is the project located adjacent to or within a special area designation? See [Maps – Part III](#) of the NYC WRP. If so, check appropriate boxes below and evaluate policies noted in parentheses as part of WRP Policy Assessment (Section F).
  - Significant Maritime and Industrial Area (SMIA) (2.1)
  - Special Natural Waterfront Area (SNWA) (4.1)
  - Priority Martine Activity Zone (PMAZ) (3.5)
  - Recognized Ecological Complex (REC) (4.4)
  - West Shore Ecologically Sensitive Maritime and Industrial Area (ESMIA) (2.2, 4.2)

## F. WRP POLICY ASSESSMENT

Review the project or action for consistency with the WRP policies. For each policy, check Promote, Hinder or Not Applicable (N/A). For more information about consistency review process and determination, see **Part I** of the [NYC Waterfront Revitalization Program](#). When assessing each policy, review the full policy language, including all sub-policies, contained within **Part II** of the WRP. The relevance of each applicable policy may vary depending upon the project type and where it is located (i.e. if it is located within one of the special area designations).

For those policies checked Promote or Hinder, provide a written statement on a separate page that assesses the effects of the proposed activity on the relevant policies or standards. If the project or action promotes a policy, explain how the action would be consistent with the goals of the policy. If it hinders a policy, consideration should be given toward any practical means of altering or modifying the project to eliminate the hindrance. Policies that would be advanced by the project should be balanced against those that would be hindered by the project. If reasonable modifications to eliminate the hindrance are not possible, consideration should be given as to whether the hindrance is of such a degree as to be substantial, and if so, those adverse effects should be mitigated to the extent practicable.

		Promote	Hinder	N/A
<b>I</b>	<b>Support and facilitate commercial and residential redevelopment in areas well-suited to such development.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.1	Encourage commercial and residential redevelopment in appropriate Coastal Zone areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.2	Encourage non-industrial development with uses and design features that enliven the waterfront and attract the public.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.3	Encourage redevelopment in the Coastal Zone where public facilities and infrastructure are adequate or will be developed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1.4	In areas adjacent to SMIA's, ensure new residential development maximizes compatibility with existing adjacent maritime and industrial uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
1.5	Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
<b>2</b>	<b>Support water-dependent and industrial uses in New York City coastal areas that are well-suited to their continued operation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.1	Promote water-dependent and industrial uses in Significant Maritime and Industrial Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.2	Encourage a compatible relationship between working waterfront uses, upland development and natural resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.3	Encourage working waterfront uses at appropriate sites outside the Significant Maritime and Industrial Areas or Ecologically Sensitive Maritime Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.4	Provide infrastructure improvements necessary to support working waterfront uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2.5	Incorporate consideration of climate change and sea level rise into the planning and design of waterfront industrial development and infrastructure, pursuant to WRP Policy 6.2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>3</b>	<b>Promote use of New York City's waterways for commercial and recreational boating and water-dependent transportation.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.1.	Support and encourage in-water recreational activities in suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.2	Support and encourage recreational, educational and commercial boating in New York City's maritime centers.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.3	Minimize conflicts between recreational boating and commercial ship operations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.4	Minimize impact of commercial and recreational boating activities on the aquatic environment and surrounding land and water uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.5	In Priority Marine Activity Zones, support the ongoing maintenance of maritime infrastructure for water-dependent uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>4</b>	<b>Protect and restore the quality and function of ecological systems within the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.1	Protect and restore the ecological quality and component habitats and resources within the Special Natural Waterfront Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.2	Protect and restore the ecological quality and component habitats and resources within the Ecologically Sensitive Maritime and Industrial Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3	Protect designated Significant Coastal Fish and Wildlife Habitats.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.4	Identify, remediate and restore ecological functions within Recognized Ecological Complexes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.5	Protect and restore tidal and freshwater wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.6	In addition to wetlands, seek opportunities to create a mosaic of habitats with high ecological value and function that provide environmental and societal benefits. Restoration should strive to incorporate multiple habitat characteristics to achieve the greatest ecological benefit at a single location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.7	Protect vulnerable plant, fish and wildlife species, and rare ecological communities. Design and develop land and water uses to maximize their integration or compatibility with the identified ecological community.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.8	Maintain and protect living aquatic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



		Promote	Hinder	N/A
<b>5</b>	<b>Protect and improve water quality in the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.1	Manage direct or indirect discharges to waterbodies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.2	Protect the quality of New York City's waters by managing activities that generate nonpoint source pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.3	Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.4	Protect the quality and quantity of groundwater, streams, and the sources of water for wetlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5.5	Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>6</b>	<b>Minimize loss of life, structures, infrastructure, and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.1	Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.2	Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in <i>New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms</i> ) into the planning and design of projects in the city's Coastal Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.3	Direct public funding for flood prevention or erosion control measures to those locations where the investment will yield significant public benefit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6.4	Protect and preserve non-renewable sources of sand for beach nourishment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>7</b>	<b>Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environment and public health and safety.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.1	Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7.2	Prevent and remediate discharge of petroleum products.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.3	Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8</b>	<b>Provide public access to, from, and along New York City's coastal waters.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.1	Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.2	Incorporate public access into new public and private development where compatible with proposed land use and coastal location.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.3	Provide visual access to the waterfront where physically practical.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.4	Preserve and develop waterfront open space and recreation on publicly owned land at suitable locations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Promote	Hinder	N/A
8.5	Preserve the public interest in and use of lands and waters held in public trust by the State and City.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8.6	Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>9</b>	<b>Protect scenic resources that contribute to the visual quality of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.1	Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9.2	Protect and enhance scenic values associated with natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>10</b>	<b>Protect, preserve, and enhance resources significant to the historical, archaeological, architectural, and cultural legacy of the New York City coastal area.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.1	Retain and preserve historic resources, and enhance resources significant to the coastal culture of New York City.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.2	Protect and preserve archaeological resources and artifacts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## G. CERTIFICATION

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

"The proposed activity complies with New York State's approved 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."

Applicant/Agent's Name: Acadia Sherman Avenue LLC

Address: 675 Third Avenue, 25th Floor, New York, NY 10017

Telephone: (212) 906-9090

Email: AGooblar@washsquare.com

Applicant/Agent's Signature: 

Date: 06/17/2016

## Submission Requirements

For all actions requiring City Planning Commission approval, materials should be submitted to the Department of City Planning.

For local actions not requiring City Planning Commission review, the applicant or agent shall submit materials to the Lead Agency responsible for environmental review. A copy should also be sent to the Department of City Planning.

For State actions or funding, the Lead Agency responsible for environmental review should transmit its WRP consistency assessment to the Department of City Planning.

For Federal direct actions, funding, or permits applications, including Joint Applicants for Permits, the applicant or agent shall also submit a copy of this completed form along with his/her application to the [NYS Department of State Office of Planning and Development](#) and other relevant state and federal agencies. A copy of the application should be provided to the NYC Department of City Planning.

The Department of City Planning is also available for consultation and advisement regarding WRP consistency procedural matters.

### **New York City Department of City Planning**

Waterfront and Open Space Division  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271  
212-720-3525  
[wrp@planning.nyc.gov](mailto:wrp@planning.nyc.gov)  
[www.nyc.gov/wrp](http://www.nyc.gov/wrp)

### **New York State Department of State**

Office of Planning and Development  
Suite 1010  
One Commerce Place, 99 Washington Avenue  
Albany, New York 12231-0001  
(518) 474-6000  
[www.dos.ny.gov/opd/programs/consistency](http://www.dos.ny.gov/opd/programs/consistency)

## Applicant Checklist

- Copy of original signed NYC Consistency Assessment Form
- Attachment with consistency assessment statements for all relevant policies
- For Joint Applications for Permits, one (1) copy of the complete application package
- Environmental Review documents
- Drawings (plans, sections, elevations), surveys, photographs, maps, or other information or materials which would support the certification of consistency and are not included in other documents submitted. All drawings should be clearly labeled and at a scale that is legible.

**APPENDIX C: HISTORIC AND CULTURAL RESOURCES**

DEPARTMENT OF HOUSING AND BUILDINGS

AR/BOROUGH OF MANHATTAN

CITY OF NEW YORK

No. 83017

Date April 28, 1948

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 32284-TEMPORARY

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~building~~ building-premises located at  
4650-4664 Broadway, 2-16 Sherman Avenue

Block 2175 Lot One

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~Order~~ No. 347-1925

Construction classification— Class 1  
Fireproof 25 feet.

Occupancy classification— Commercial

Height 2 stories,

Date of completion— June 25, 1927

Located in Business and Residential District.

B Area 1; times Height Zone at time of issuance of permit 1565-26; 1976-26; 2243-2

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

Cal. 681-25-BZ  
Cal. 74-33-BZ

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Basement	on ground	25	—	25	Automobile Manufacturers' sales-rooms, showroom, distributing and service station, and garage for more than five (5) motor vehicles each floor - basement, 1st and 2d.  Note: Gasoline shall be sold only for cars stored in the building, and not to the public generally.  Note: No sign shall be erected on the roof or on the walls of the building except a flat wall sign not over 3 ft. by 8 ft. placed against the wall of the building near the corner of Broadway and Sherman Avenue.  Sprinkler system approved by Fire Department November 18, 1946. Gasoline tanks, Fuel Oil system, and Garage Use approved by the Fire Department April 7, 1948.  This is a <u>TEMPORARY</u> Certificate of Occupancy issued for a period of five (5) years commencing February 5, 1946.
1st floor	120	25	6	31	
2d floor	120	50	—	50	

BOROUGH SUPERINTENDENT  
 APR 29 1948  
 673rd

*Arthur J. Sullivan*  
Borough Superintendent.

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

Unless an approval for the same has been obtained from the Borough Superintendent, no change or rearrangement in the structural parts of the building, or affecting the light and ventilation of any part thereof, or in the exit facilities, shall be made; no enlargement, whether by extending on any side or by increasing in height shall be made; nor shall the building be moved from one location or position to another; nor shall there be any reduction or diminution of the area of the lot or plot on which the building is located.

The building or any part thereof shall not be used for any purpose other than that for which it is certified.

The superimposed, uniformly distributed loads, or concentrated loads producing the same stresses in the construction in any story shall not exceed the live loads specified on reverse side; the number of persons of either sex in any story shall not exceed that specified when sex is indicated, nor shall the aggregate number of persons in any story exceed the specified total; and the use to which any story may be put shall be restricted to that fixed by this certificate except as specifically stated.

This certificate does not in any way relieve the owner or owners or any other person or persons in possession or control of the building, or any part thereof from obtaining such other permits, licenses or approvals as may be prescribed by law for the uses or purposes for which the building is designed or intended; nor from obtaining the special certificates required for the use and operation of elevators; nor from the installation of fire alarm systems where required by law; nor from complying with any lawful order for additional fire extinguishing appliances under the discretionary powers of the fire commissioner; nor from complying with any lawful order issued with the object of maintaining the building in a safe or lawful condition; nor from complying with any authorized direction to remove encroachments into a public highway or other public place, whether attached to or part of the building or not.

If this certificate is marked "Temporary", it is applicable only to those parts of the building indicated on its face, and certifies to the legal use and occupancy of only such parts of the building; it is subject to all the provisions and conditions applying to a final or permanent certificate; it is not applicable to any building under the jurisdiction of the Housing Division unless it is also approved and endorsed by them, and it must be replaced by a full certificate at the date of expiration.

If this certificate is for an existing building, erected prior to March 14, 1916, it has been duly inspected and it has been found to have been occupied or arranged to be occupied prior to March 14, 1916, as noted on the reverse side, and that on information and belief, since that date there has been no alteration or conversion to a use that changed its classification as defined in the Building Code, or that would necessitate compliance with some special requirement or with the State Labor Law or any other law or ordinance; that there are no notices of violations or orders pending in the Department of Housing and Buildings at this time; that Section 646F of the New York City Charter has been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent, and that, so long as the building is not altered, except by permission of the Borough Superintendent, the existing use and occupancy may be continued.

"§ 646 F. No certificate of occupancy shall be issued for any building, structure, enclosure, place or premises wherein containers for combustibles, chemicals, explosives, inflammables and other dangerous substances, articles, compounds or mixtures are stored, or wherein automatic or other fire alarm systems or fire extinguishing equipment are required by law to be or are installed, until the fire commissioner has tested and inspected and has certified his approval in writing of the installation of such containers, systems or equipment to the Borough Superintendent of the borough in which the installation has been made. Such approval shall be recorded on the certificate of occupancy."

Additional copies of this certificate will be furnished to persons having an interest in the building or premises, upon payment of a fee of fifty cents per copy.

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## **Military Police Get Center**

A three-room recreation center at 4650 Broadway was opened yesterday by B'nai B'rith for the 716th Military Police Battalion. Five hundred guests at the dedication were addressed by former Municipal Court Justice Myron Sulzberger, president of District Grand Lodge 1. This was the 102d such center opened.

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**The New York Times**

Published: March 27, 1944

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## Lineage And Honors Information

Lineage and Honors Information as of 12 December 2013

### **HEADQUARTERS AND HEADQUARTERS DETACHMENT 716TH MILITARY POLICE BATTALION**

Constituted 10 January 1942 in the Army of the United States as the 716th Military Police Battalion

Activated 15 January 1942 at Fort Wadsworth, New York

Allotted 27 October 1950 to the Regular Army

(Companies A, B, and C inactivated 29 March 1973 in Vietnam)

#### CAMPAIGN PARTICIPATION CREDIT

##### Vietnam

Defense

Counteroffensive

Counteroffensive, Phase II

Counteroffensive, Phase III

Tet Counteroffensive

Counteroffensive, Phase IV

Counteroffensive, Phase V

Counteroffensive, Phase VI

Tet 69/Counteroffensive

Summer-Fall 1969

Winter-Spring 1970

Sanctuary Counteroffensive

Counteroffensive, Phase VII

Consolidation I

Consolidation II

Cease-Fire

##### Southwest Asia

Defense of Saudi Arabia

Liberation and Defense of Kuwait

Cease-Fire

##### War on Terrorism

*Afghanistan:*

Consolidation I

*Iraq:*

Iraqi Surge



(Additional campaigns to be determined)

## DECORATIONS

Presidential Unit Citation (Army), Streamer embroidered SAIGON-TET OFFENSIVE

Presidential Unit Citation (Navy), Streamer embroidered IRAQ 2003

Meritorious Unit Commendation (Army), Streamer embroidered AMERICAN THEATER

Meritorious Unit Commendation (Army), Streamer embroidered VIETNAM 1966

Meritorious Unit Commendation (Army), Streamer embroidered VIETNAM 1968

Meritorious Unit Commendation (Army), Streamer embroidered VIETNAM 1968-1969

Meritorious Unit Commendation (Army), Streamer embroidered SOUTHWEST ASIA 1990-1991

Meritorious Unit Commendation (Army), Streamer embroidered IRAQ 2003-2004

Meritorious Unit Commendation (Army), Streamer embroidered AFGHANISTAN 2004-2005

Meritorious Unit Commendation (Army), Streamer embroidered IRAQ 2007-2008

Meritorious Unit Commendation (Army), Streamer embroidered AFGHANISTAN 2012

Navy Unit Commendation, Streamer embroidered SAIGON

Republic of Vietnam Cross of Gallantry with Palm, Streamer embroidered VIETNAM 1965-1968

Republic of Vietnam Cross of Gallantry with Palm, Streamer embroidered VIETNAM 1968-1973

BY ORDER OF THE SECRETARY OF THE ARMY:

ROBERT J. DALESSANDRO  
Director, Center of Military History

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**[Return to Branch Index](#)**

## **HISTORY OF THE 716<sup>TH</sup> MILITARY POLICE BATTALION**

### **OUR MOTTO: LEX ET ORDO – LAW AND ORDER**

The 716<sup>th</sup> Military Police Battalion was activated in accordance with General Orders No. 2, Headquarters, Second Corps Area; Fort Wadsworth, New York dated 15 January 1942, and actually came into being on 22 January 1942, when the first troops arrived. The 716<sup>th</sup> Military Police Battalion was one of the first military police battalions activated in the Army of the United States.

In February, the battalion moved to the Jersey City Armory with the mission of guarding the railroad yards and installations containing tremendous stockpiles of war materials. Some of the duties performed by the battalion during this period and for the next four years were: Security at Newark Airport, guarding troop transports and Fort Jay, Governors Island, New York. The battalion provided honor guards for visiting dignitaries, escorted General Officer Prisoners of War to places of confinement and supervised prisoner of war movements to all parts of the United States.

In the summer of 1946, the battalion moved from Fort Wadsworth to Fort Dix on a permanent change of station. Elements of the battalion were dispatched to various Army posts in Massachusetts, New York and New Jersey. Their mission continued to be general military police duties including duty at post stockades and burial detail duties. While serving at Fort Dix, our platoon was detailed as Honor Guard for President Truman and Governor Dewey at the dedication of the United Nations building in New York City.

During the years 1951 to 1955, the battalion was assigned the additional mission of training personnel in basic and MP subjects prior to assignments to other units in the First Army Area. However, it remained responsible for certain special missions such as burial details, honor guards and ceremonial troops.

On November 15th, 1956, the battalion was moved to Camp Kilmer, J.J. to take over post military police operations, and to control "Operation Mercy". During Operation Mercy, 22,000 Hungarian refugees were shuttled through Camp Kilmer. When the mission was completed the battalion was moved back to Fort Dix, J.J. and continued the mission for all military police patrol activities and support operations at the post stockade.

On 29 September 1962, the battalion received the movement order dispatching them to Oxford, Mississippi to provide military police support during the civil rights upheaval prompted by the enrollment of James Meredith, a Negro, in the University of Mississippi. The battalion was to be part of the federal effort to ensure equal rights for all men. The battalion remained on station in Oxford, Mississippi until the closing of Camp USAFOX in 1963.

**NEW YORK TIMES BUILDING (originally the Times Annex)**, 217-247 West 43rd Street, Buchman & Fox, 1912-13; Ludlow & Peabody, 1922-24; Albert Kahn, Inc., 1930-32, architects; George A. Fuller Co., builders.

Landmark Site: Borough of Manhattan Tax Map Block 1015, lot 12, in part consisting of the land beneath the original 1912-13 building and the 1922-24 and 1930-32 additions known as 217-247 West 43<sup>rd</sup> Street.

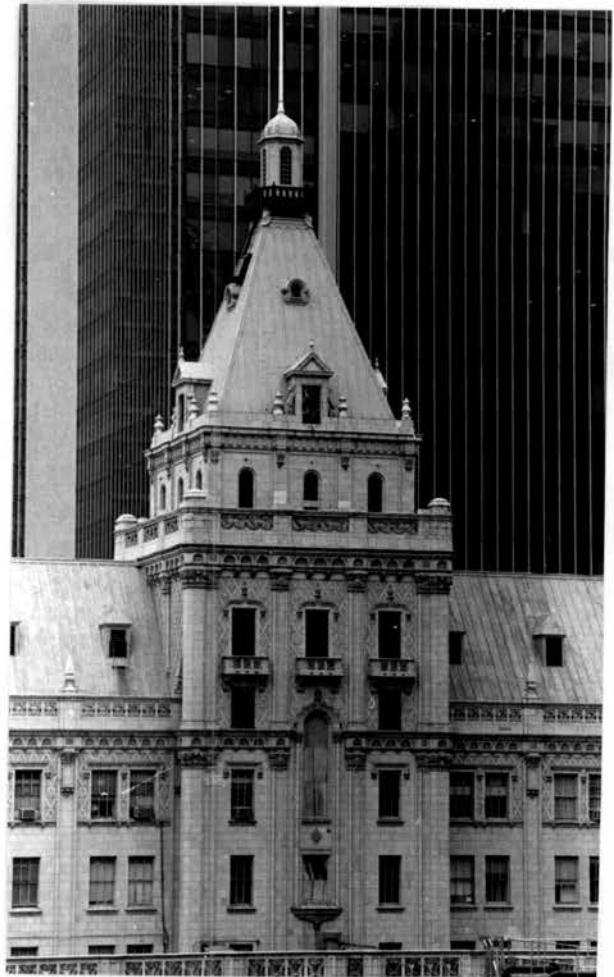
On March 27, 2001, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the New York Times Building (originally the Times Annex), and the proposed designation of the related Landmark Site (Item No.1). The hearing had been duly advertised in accordance with provisions of law. Four witnesses, a representative of the New York Times and representatives of the Historic Districts Council, the Municipal Art Society, and the Landmarks Conservancy, spoke in support of designation. The Commission received one letter in support of designation. The Commission previously held a public hearing on the New York Times Building (LP-1560) on November 12, 1985. This hearing was continued on December 10, 1985.

### Summary

Built in three stages between 1912 and 1932, the New York Times Building reflects both the development of the Times Square neighborhood and the history of one of the most highly-respected newspapers in the United States. Founded on Nassau Street in 1851, the *Times* moved to West 42<sup>nd</sup> Street in 1905, constructing a skyscraper headquarters at the crossing of Broadway and Seventh Avenue, which had been named Times Square the previous year. The newspaper quickly outgrew the so-called Times Tower and in 1912-13 the eleven-story Times Annex was constructed about two hundred feet away on the north side of West 43<sup>rd</sup> Street, between Seventh and Eighth Avenues. Architect Mortimer J. Fox, of the firm Buchman & Fox, closely patterned the tripartite neo-Gothic elevations on the 1905 building, designing a limestone base and brick shaft, crowned by a richly embellished terra-cotta cornice and parapet. The Annex became the newspaper's headquarters, accommodating editorial and executive departments, as well as new printing presses and mechanical equipment. The editors christened their new headquarters the "monarch of Times Square" and claimed it was the largest newspaper plant in the world.

In 1922, the *Times* filed plans to double the plant's capacity. Ludlow & Peabody designed the one hundred-foot long addition, which consisted of an expanded staff entrance, five identical bays to the west, and a five-story setback attic level in the style of the French Renaissance. At the center of the hipped roof attic, which extended across both buildings, was a seven-story tower, capped by a pyramidal roof and slender lantern. This Chateausque feature gave the expanded Annex a dignified and conspicuous presence in an increasingly incandescent Times Square, making the building visible from all corners of the entertainment district.

The west wing was constructed in 1930-32. Albert Kahn, the noted Detroit-based architect, designed the plan and maintained the building's primarily neo-Gothic vocabulary, adding three additional bays, a second lobby, and roof-top studio. In recognition of its importance to the newspaper, the Annex was renamed the New York Times Building in 1942. The New York Times Building is one of Times Square's oldest and best preserved non-theatrical structures. Extending 318 feet along the north side of West 43<sup>rd</sup> Street, the exterior survives largely intact, and the building continues to serve as the newspaper's editorial and business offices.



## DESCRIPTION AND ANALYSIS

### The New York Times<sup>1</sup>

For one hundred and fifty years, *The New York Times* has been one of the world's best-known and highly respected newspapers. Established by Henry Jarvis Raymond, George Jones and Edward B. Welsey in 1851, the newspaper flourished in a series of increasingly prominent Manhattan structures, including sites in the financial district, along Park Row, and since 1905, in Times Square. The *Times* initially leased space at 113 Nassau Street, but it soon moved to a larger structure at the southeast corner of Nassau and Beekman Streets. In 1856, the owners acquired the Old Brick Presbyterian Church and graveyard "at the northern apex of the triangle formed by Park Row and Nassau and Beekman Streets," which they replaced with a five-story, eighty-foot tall, building designed in the Italianate style by the architect Thomas R. Jackson (1826-1901).<sup>2</sup> The floor plan provided a model for future *Times* structures: the heavy presses and printing equipment were housed in the basement, while staff offices were located above, on the first, fourth, and fifth stories. To provide space for future expansion, the second and third stories were temporarily leased to outside tenants.

The early 1880s were a prosperous period for the *Times* and in 1886 George Jones proposed to build "the largest and handsomest newspaper office in the world."<sup>3</sup> With few sites available in the immediate area, he decided to construct an entirely new building at the same location while retaining as much of the existing structure as possible. Credit for this technological feat went to the architect-engineer George B. Post (1837-1913) who planned and supervised construction of a twelve-story building without interfering with daily operations. Completed in 1889, the granite and limestone Romanesque Revival headquarters (a designated New York City Landmark) was described in *King's Handbook of New York* (1892) as "the Times expressed in stone."<sup>4</sup>

The *Times* struggled financially during the early 1890s due to competition from "penny" papers, such as the *Journal* and *World*, as well as the financial panic of 1893. Despite hopes that rental income from vacant floors would supplement circulation revenue, in 1893 the newspaper was sold to the New York Times Publishing Company, a corporation headed by *Times* editor Charles R. Miller. Three years later, in August 1896, Adolph S. Ochs (1858-1935) became publisher, and by August 1900, the company's major shareholder.

Soon after taking full control of the *Times*, he added the familiar slogan "All the News that's Fit to Print" to the masthead, signaling his intention to maintain the newspaper's traditional high standards.

### Times Square

New York City's population experienced a dramatic rise in the last decades of the nineteenth century, inspiring fierce competition among daily newspapers. While some lowered prices and ran sensational headlines to attract readers, others, like the *Tribune*, built lofty skyscrapers to provide office space and rental revenue, as well as to serve as highly visible symbols of each company's success.

In the late 1890s, Ochs developed plans to build a new headquarters. As publisher of the *Chattanooga Times*, Ochs undertook a similar, though far more modestly-sized project in 1891, constructing the city's tallest structure. Crowned by a domed corner pavilion, the six-story Romanesque Revival building attracted considerable attention in Chattanooga and ten thousand people attended the dedication.<sup>5</sup> Ochs recognized that a new Manhattan headquarters would offer numerous benefits. In addition to providing additional office space, an impressive structure would generate invaluable publicity for the *Times*.

Several sites were considered, including a large plot on lower Broadway, between Barclay and Murray Streets, but escalating real estate prices in the City Hall area convinced him to choose a less costly location. The *Herald* was the first major newspaper to abandon Printing House Square, acquiring a full-block site bounded by Broadway and Sixth Avenue, West 35<sup>th</sup> and 36<sup>th</sup> Streets. Constructed in 1892-95, the two-story Renaissance Revival structure (McKim, Mead & White, demolished) was notable for its height and handsome glazed loggia, which permitted views into the pressroom.

In July 1901, Ochs assembled a similarly prominent trapezoidal site at the center of Longacre Square. Real estate developers were the first group to recognize the area's potential. During the 1850s, brownstone rowhouses and churches began to dominate the blocks west of Broadway, attracting a "superior class of residents."<sup>6</sup> Modest hotels and multiple dwellings followed, as well as a large concentration of stables, harness shops, and carriage manufacturers. Because of these establishments the neighborhood became known as Longacre Square, recalling a similar

commercial district in London. In 1882, the Metropolitan Opera House (J. C. Cady, demolished) opened on Broadway, between West 39<sup>th</sup> and 40<sup>th</sup> Streets. The presence of this elite institution, filling an entire city block and accommodating more than three thousand listeners, would help Longacre Square become the city's primary entertainment district.

In subsequent years, a significant group of theaters were built close-by, including the Casino (Francis H. Kimball & Thomas Wisedell, 1882, demolished), the Broadway (J. B. McElfatrick, 1887-88, demolished) Hammerstein's Olympia (J. B. McElfatrick, 1895, demolished), and the New Amsterdam (Herts & Tallent 1903, a designated New York City Landmark and Interior), as well as such luxury hotels as the Astor (Clinton & Russell, 1904-9, demolished) and the Knickerbocker (Marvin & Davis with Bruce Price, 1901-6, a designated New York City Landmark).

These new buildings, along with construction of the IRT subway, between 1901 and 1904, convinced Ochs that his new headquarters would stand at the center of a major urban crossroads.<sup>7</sup> Measuring 58 feet at the southern end, 20 feet at the northern end, and 138 and 143 feet on the sides, the wedge-shaped building would be located at the intersection of Broadway and Seventh Avenue, between West 42<sup>nd</sup> and 43<sup>rd</sup> Streets. The architects Eidlitz & McKenzie (C. L. W. Eidlitz and Andrew C. McKenzie) were responsible for the design, and it was, for a brief period, the city's second tallest structure. Consisting of a twenty-five story shaft set on a sixteen-story base, the so-called Times Tower was constructed by the George A. Fuller Company, with Purdy & Henderson as structural engineers.<sup>8</sup> Inspired by "Giotto's Tower" (begun 1334) in Florence, Italy, the limestone, brick and terra-cotta elevations originally featured neo-Gothic and Renaissance Revival details, produced by the Perth Amboy Terra Cotta Co.<sup>9</sup>

The tower's upper stories housed editorial offices, while the lower stories were divided between various departments and outside tenants. Due to the building's slender profile and small footprint, there were few interior rooms and most offices had two windows. The *Times* claimed that "There is probably not another building in New York City, probably in the world, so saturated with fresh air and sunlight."<sup>10</sup> In the basement were various presses as well as the platforms of the recently completed IRT subway. On April 8, 1904 the New York City Board of Alderman named the station and the "previously nameless" intersection Times Square, forever linking the newspaper with the neighborhood.<sup>11</sup>

### The Times Annex

The *Times* quickly outgrew the 42<sup>nd</sup> Street tower, with no possibility of expansion onto an adjoining site. Despite escalating real estate prices in the immediate neighborhood "it did not occur to anyone to suggest that the [newspaper] should desert Times Square."<sup>12</sup> The owners viewed the midtown location as "strategic" -- at the center of the entertainment district and at the intersection of various existing and proposed transit routes.

In 1912, the New York Times Company acquired two lots on the north side of West 43<sup>rd</sup> Street, between Seventh and Eighth Avenues, including a one hundred by one hundred-foot lot purchased from Lee Shubert for \$300,000 -- a "record price for property west of Broadway in the Times Square District" -- and a forty-three by one hundred-foot lot leased from the Astor estate.<sup>13</sup>

The Times Annex would be the newspaper's sixth building. It was designed by Mortimer J. Fox (1874-1948) of the architectural firm Buchman & Fox.<sup>14</sup> Albert C. Buchman (1859-1936) and Fox founded their partnership in 1899. A native New Yorker, Fox studied at the College of the City of New York (now City College) and at the Columbia School of Mines (later the Columbia School of Architecture). The firm was responsible for many private residences and commercial buildings, including Saks & Company (1901-2, altered, now Herald Center), the Leonori Apartments (1901, part of the Upper East Side Historic District), and the terra-cotta clad World's Tower Building (1914) on West 40<sup>th</sup> Street.<sup>15</sup> In 1917, Fox left the firm to become a director and vice president of the Columbia Bank (later part of Manufacturer's Trust). After ten years, he retired to pursue a successful career as a landscape painter. Buchman, a graduate of Cornell University, was associated with Ely Jacques Kahn after 1919.<sup>16</sup>

Fox designed the Annex in the neo-Gothic style, patterning the general configuration and decorative vocabulary on that of the Times Tower. In September 1911, an unidentified *Times* writer declared:

No one will be able to doubt after the most cursory glance that the Times Building and its Annex are related, and that, separated though they be by Seventh Avenue, they yet house branches of the same institution.<sup>17</sup>

Rising to a height of 170 feet, the building consisted of an eleven-story tower set beside a four-story extension.<sup>18</sup> This "mounted" tower configuration, like that of the Times Tower, not only gave the Annex the

appearance of greater height, but it ensured employees that their new offices would “enjoy as much light and air” as their previous ones. The elevations that were most visible from Broadway – the south and east facades – were treated identically, clad in Indiana limestone, light-colored Kittanning-faced brick and mat-faced terra cotta. The crown, marked by a multi-story arcade, projecting cornice and parapet, was the building’s most prominent feature, closely resembling that of the former headquarters. To accentuate the relationship between the Times Tower and the Annex, the upper stories were encrusted with identical terracotta tablet flowers, composite capitals, shells, and scroll-like reliefs. The fenestration was also similar, juxtaposing groups of triple one-over-one double-hung windows with deep reveals to single one-over-one double-hung windows with label moldings.

Construction began in March 1912 and was completed in August 1913.<sup>19</sup> The George A. Fuller Company, the contractor for the Times Tower, again served as builder. Established in Chicago in 1882, the firm specialized in steel-frame construction, erecting such distinguished commercial structures in New York City as the Fuller (aka Flatiron) Building (1901-3), Pennsylvania Station (demolished), the Plaza Hotel (1905-07, 1921) and the Seagram Building (1955-58). At the time of construction, the Fuller Company was among the most successful builders in the United States, with offices in seven cities.

The Annex had a considerably larger footprint than its predecessor, with a total of 170,000 square feet of space. Staff and visitors passed through a neo-Gothic portico with revolving doors into a marble-clad lobby. Immediately east of this entrance were three loading bays, two storefronts, and a twenty-five foot wide arcade leading to Weber & Field’s Music Hall (William Albert Swasey, 1911-12, demolished) on West 44<sup>th</sup> Street.<sup>20</sup> To alleviate street congestion, the three bays opened onto a fifty-eight by thirty-eight-foot brick paved freight hall where wagons could be loaded and unloaded from raised platforms. The name of the newspaper was found in four locations, carved into the cornice between the second and third stories, on an illuminated sign above the main entrance, on globe-shaped lighting fixtures between each of the loading bays, and on the roof where one-story-tall letters, facing east, spelled “TIMES ANNEX.”

The first issue was printed in the Annex on March 3, 1913. Once the new plant was fully operational, the newspaper’s link to the Times Tower became primarily symbolic. With nearly all floors leased to outside tenants,<sup>21</sup> only the publication and subscription offices

remained in the former headquarters, which were connected to the Annex by means of a four hundred-foot long concrete conduit beneath Seventh Avenue, housing steam and electric cables, as well as a pneumatic tube.<sup>22</sup> The *Times*, nonetheless, chose to retain ownership of the Times Tower until 1961, using it as a highly visible venue for such special events as the annual New Year’s celebration, as well as to display various illuminated signs and the world-famous electronic news zipper.<sup>23</sup>

A staff of six hundred persons worked in the Annex, making the *Times* one of the largest employers in the area. As in the Times Tower, the executive and editorial offices were located in the crown. At the eleventh story was Ochs’ private office and an assembly hall for lectures and large meetings. On the tenth story was the main library and subject “morgue.” The fifth story was devoted to recreation, with showers and dining rooms, and the sixth, seventh, and eighth stories were “reserved for growth.” Of particular significance was the steel frame, which was engineered at “above code standards” to support additional floors should they be required.<sup>24</sup>

#### Ludlow & Peabody and the 1922-24 Addition

Circulation continued to grow throughout the late 1910s, reaching 331,000 copies a day in 1921. While rival newspapers built large printing plants in areas where property values were significantly lower, such as the *New York American* and *Evening Journal* (Charles E. Birge, 1927) at 210 South Street, the *Evening Graphic* (1927) at 346 Hudson Street, the *New York Evening Post* (Horace Trumbauer, 1926) at 75 West Street, and the *Daily News* (Raymond M. Hood, 1929-30, a designated New York City Landmark) at 220 East 42<sup>nd</sup> Street (near Second Avenue), the *Times* remained committed to publishing in the heart of Times Square and the Annex would become a significant expression of the newspaper’s presence and influence.<sup>25</sup>

In January 1922, the *Times* filed plans with the Department of Buildings to double the plant’s printing capacity. Six years earlier, the newspaper had acquired five five-story flats on 43<sup>rd</sup> Street, immediately west of the recently completed Annex. These structures were subsequently demolished, providing a one hundred by one hundred foot lot for a “14 story fireproof storage + workroom + office” structure.<sup>26</sup> The architectural firm Ludlow & Peabody was hired to design the addition. William Orr Ludlow (c. 1871-1954) was trained at the Stevens Institute of Technology in Hoboken, New Jersey. After graduating in 1892, he joined the firm of Carerre & Hastings where he worked as a draftsman

until 1895. From about 1895 to 1908 he was associated with Charles A. Valentine and Lawrence Valk. In 1909, he formed a partnership with Charles S. Peabody (1880-1935). A native of Brooklyn, Peabody studied architecture at Columbia University and the Ecole des Beaux Arts in Paris. Their partnership lasted for more than twenty years, with the firm designing numerous residential, corporate and institutional buildings throughout the United States.<sup>27</sup> In New York City the firm was responsible for the Prospect branch of the People's Trust Company in Brooklyn (1919-20), the Johns-Manville Building at 292 Madison Avenue (1924), forty-eight-story 10 East 40<sup>th</sup> Street (1928), and thirty-eight-story Chase National Bank Headquarters (1928) at 20 Pine Street.

The scale and density of Times Square increased dramatically following construction of the Annex. Grand movie palaces like the Capitol (1914, demolished) and Loew's State (1920, demolished) lined both sides of Seventh Avenue and Broadway, seating as many as five thousand persons. Many prominent skyscrapers were also built in the area during this period, such as the neo-Gothic World's Tower and the Spanish Renaissance-style Candler Building (Willauer, Shape & Bready, 1914-20) on West 42<sup>nd</sup> Street. Notable for their height and sumptuous use of terracotta ornament, these light-colored towers may have provided inspiration for the upper stories of Ludlow & Peabody's addition.

Construction began in January 1922 and was completed in October 1924.<sup>28</sup> The addition featured an eleven-story base and a four-story attic level surmounted by a seven-story tower. Clad in limestone, brick and terra cotta, the one hundred foot-long addition was designed to give the impression that the two structures had been built at the same time. To accomplish this effect, Ludlow & Peabody obtained permission to build a five-bay structure that would match the height of the Annex and to extend the projecting cornice onto the new facade.<sup>29</sup> The terra cotta used to clad the base and the lower floors was closely modeled on the Annex,<sup>30</sup> which explicitly referred back to the Times Tower. For reasons that are unknown, the facade's consistency and reference to the original Times Tower and Annex was diminished by the fenestration, in which steel three-over-three double-hung windows were installed instead of the one-over-one double-hung windows used in the Times Tower and Annex. This choice of windows somewhat undermined the intended coherence of the 43<sup>rd</sup> Street elevations.

Above the base was the four-story attic level extending across both structures. This part of the 1922-

24 addition, which is largely hidden from view on 43<sup>rd</sup> Street because of the deep setback and parapet, was designed in the style of the French Renaissance. At the center of the hipped roof is a seven-story tower with balconies, capped by a pyramidal roof and slender lantern. The Chateausque feature gave the expanded Annex a dignified and conspicuous presence in an increasingly incandescent Times Square, making it visible to the thousands who congregated in the entertainment district each night. On the four sides of the seventeenth story were one-story tall neon letters that spelled out "TIMES" and at the top of the lantern was a flagpole that flew the newspaper's logo.<sup>31</sup>

The expanded Annex enclosed nearly 318,000 square feet of floor space.<sup>32</sup> Inside, the general floor arrangement was retained. Most of the lower floors continued to function as offices and the new fourteenth story became the executive wing, with spacious mahogany-paneled offices for Ochs and various vice presidents, as well as a library and private dining room.<sup>33</sup>

#### Albert Kahn and the West Wing<sup>34</sup>

Times Square reached its zenith in the late 1920s. The district became nationally famous, celebrated in both Hollywood films and live musical revues. The *Times* prospered and circulation increased, reaching 431,000 daily copies in 1929. Many editorial improvements were made to the newspaper during these years, including expanded coverage of financial news, as well as the introduction of a Sunday magazine supplement and book review section.

Despite a modest decline in readership following the stock market crash of October 1929, and a significant drop in advertising lines, Ochs continued to develop plans for a \$2 million plant on Third Avenue, between Pacific and Dean Streets, in downtown Brooklyn, as well as a seventy-five foot long addition to the Annex.<sup>35</sup> Both buildings were designed by Albert Kahn, Inc., Architects and Engineers. Founded by Albert Kahn (1869-1942) in 1902, the Detroit-based firm specialized in industrial buildings, producing such important works as the Ford River Rouge Plant (1917-1939) and the Chrysler Corporation Half-Ton Truck Plant (1938). The firm also designed several newspaper plants, including the *Detroit News* (1915), *Detroit Free Press* (1925) and *Detroit Times* (1930).<sup>36</sup> In March 1930, Moritz Kahn, a member of the firm, published an essay on the design of newspaper buildings. While much of the discussion focused on interior planning, considerable attention was also paid to decoration and construction materials. He advised:

The newspaper publisher . . . is under a certain obligation to the public so far as the appearance of his plant is concerned. There is, to a certain degree, a bond between architecture and newspaper publication in that both are chroniclers of current events. Both are of importance in moulding the character and developing the culture of the public. Consequently, while the planning of the interior of a newspaper building must be done with a keen eye for efficiency, the exterior of the building should possess architectural merit.<sup>37</sup>

By the late 1920s, West 43<sup>rd</sup> Street had changed considerably. The Annex was flanked by two large structures, the fifteen-story Times Square Hotel to the west, and the south elevation of the thirty-three-story Paramount Building (Rapp & Rapp, a designated New York City Landmark) to the east. Crowned by a two-story tall clock with faces on four sides and an illuminated glass sphere that flashed to indicate the hour, the Paramount Building became one of the most visible structures in Times Square, overshadowing the Annex, the recently completed addition, and even the Times Tower.<sup>38</sup>

In August 1930, the newspaper filed plans to alter and expand the Annex. The west wing was built on the former site of the Yandis Court Apartments, located between Ludlow & Peabody's 1922-24 addition and the Ascension Memorial Church and rectory (both demolished). Directly across the street, the site faced the Lyric (Victor Hugo Koehler, 1903), Apollo (Eugene DeRosa, 1920), and Selwyn (George Keister, 1918, demolished) theaters, as well as the Hotel Dixie (later Carter Hotel).<sup>39</sup>

Construction commenced November 16, 1930 and was officially completed January 7, 1932.<sup>40</sup> The fifteen-story west wing, which cost more than \$1 million, exclusive of equipment, was designed to "permit the expansion of practically all departments... without rearrangement of space in the present structure."<sup>41</sup> While Kahn used a modern classical vocabulary in the award-winning Brooklyn plant, on 43<sup>rd</sup> Street his firm adopted a more contextual approach, duplicating the neo-Gothic crown, shaft, and base of the earlier Annex and addition.

In contrast to many recent office towers, his design emphasized the building's horizontal character, directing the eye rhythmically west along the projecting cornice, rather than toward the sky. Perhaps in anticipation of future construction, the building's west facade was treated sparsely, with unadorned fenestration

and simple two-tone brickwork. Only minor changes were made to the elevations: above the two entrances, between the third and fourth floors, a neo-Gothic clock was installed in 1931, as well as a series of glass globe lighting fixtures beside each delivery bay.<sup>42</sup>

With opening of the west wing in August 1931, the Annex stretched 318 feet along West 43<sup>rd</sup> Street. *Times*' historian Meyer Berger described the building as "a spreading white monument."<sup>43</sup> Eighteen stories tall, 221 feet high, it was valued at \$3.05 million. In recognition of the building's importance to the newspaper, the Annex was renamed the New York Times Building in 1942.<sup>44</sup>

### Subsequent History

Under Ochs' successor, Arthur Hays Sulzberger (1891-1961), the east section of the building was expanded to the north, occupying the former site of the 44<sup>th</sup> Street Theater, which the *Times* acquired in 1943.<sup>45</sup> Designed by the architects Shreve, Lamb & Harmon, the 1947 addition (not part of this designation) obscured much of the north elevation which was mostly dismantled to link the structures. At this time, fifteen new presses were installed in the basement increasing the plant's capacity by fifty percent, and bedrooms were built on the fourteenth floor to provide overnight accommodations for executives during emergencies.<sup>46</sup>

The main entrance was redesigned by the architects Shreve, Lamb & Harmon in 1946. In addition to stripping the west and center porticos of various neo-Gothic arches and other details, a third public entrance (with expanded lobby) was added to the east, replacing a single delivery bay. The new entrance had a revolving door and a grid of windows, surmounted by an Art Deco relief. Removed from the facade of the Brooklyn plant, which closed in the mid-1930s and was sold to the *Brooklyn Eagle* in 1945, the bronze sculpture depicts two muscular figures flanking an image of the earth with the motto "ALL THE NEWS THAT'S FIT TO PRINT" below.

In December 1946, a simple ceremony marked the opening of the redesigned entrance. It was reported at the time that no key could be found to lock the original 1913 entrance and that an "old-timer" recalled that when the Annex opened "it was decided to throw the key away on the theory that the *Times* would never close its doors."<sup>47</sup> The radio station WQXR, which was purchased by the *Times* in 1944, moved to new studios on the ninth and tenth stories in 1950. A new auditorium was also constructed on the ninth story, designed by Shreve, Lamb & Harmon.<sup>48</sup>



After World War II, Times Square entered an significant period of decline. Hurt by the middle-class exodus to the suburbs and the growing popularity of television, the entertainment district began to lose its luster. Despite such changes and plans for construction of a new three-block long printing plant on the Upper West Side (Egger & Higgins, 1957-59), the *Times* continued to publish the daily paper on West 43<sup>rd</sup> Street.<sup>49</sup> A pamphlet, issued by the newspaper, dramatically described each evening's activity:

. . . on the ground floor of its building in Forty-third Street, is a fleet of trucks, waiting to speed the paper to readers in all parts of the world . . . So when the presses start and the papers start coming up the carriers in a swift stream . . . becomes a maelstrom of activity . . . Out of the doors on the street roll the trucks no matter what the weather . . . some to catch planes, some to catch trains, some to meet other trucks and divide up their burdens for runs into the country, some for local delivery – all of them hastening on schedule, loaded with news of the world.<sup>50</sup>

To better manage the growing number of delivery trucks, in 1951 the roadbed on West 43<sup>rd</sup> Street was repaved and widened by two feet, and in 1962 the seven delivery bays to the west were also widened (Egger & Higgins). Large quartz floodlights were installed over each bay in 1967. The stone facing on the rusticated columns was removed, and east of the entrances the arches were squared-off and the columns replaced by steel pillars.

In 1963, a fire destroyed the original clock which was replaced with a seven by seven-foot tall digital “jump” clock.<sup>51</sup> Two years later, in 1965, the building was recognized by Sigma Delta Chi, a society devoted to professional journalism, as an “Historic Site in Journalism.” As the twenty-first site identified by the society, the members placed a rectangular bronze plaque dedicated to Ochs between the west and center entrances.<sup>52</sup>

During the 1980s, the west end of the attic level was altered to enclose an audio visual center and auditorium. At this time, a large window wall was cut into the attic's north face. In 1997, the presses came to a halt and the balance of printing operations were moved to a new printing plant (Polshek Partnership, 1994-97) at 26-50 Whitestone Expressway in College Point, Queens. The *Times* is currently planning to build a new skyscraper headquarters on the east side of Eighth Avenue, between West 40<sup>th</sup> and 41<sup>st</sup> Streets,

designed by the Italian architect Renzo Piano.

### Description

The New York Times Building occupies a 318 by 100 foot site on West 43<sup>rd</sup> Street, between Seventh and Eighth Avenues. Based on French Gothic, and French and Italian Renaissance sources, the eighteen-story structure is faced in Indiana limestone, tan brick, and cream-colored terra cotta. The building is divided into three major parts: a four-story east section, an eleven-story main section (1912-13, 1922-24, 1930-32), a five-story set-back attic level and seven-story tower (1922-24). The fenestration in the 1912-13 portion of the building consists of one-over-one double-hung, steel sash. The 1924 and 1931 additions have a combination of mostly three-over-three and six-over-six double-hung, steel windows. Replacement windows are either steel or aluminum.

The **south elevation** faces West 43<sup>rd</sup> Street and consists of a two-story limestone base, a brick shaft, and richly-embellished terra-cotta crown. The first story is divided into sixteen bays, of which twelve are used as delivery bays. These twelve bays have been stripped, widened, and framed by non-historic steel columns (c. 1962). To the west of the entrances, the arches above each bay have been retained, while to the east, they have been squared. Attached to each column is a globe-shaped lighting fixture (c. 1962) modeled on those installed before 1922. The non-historic delivery bay doors are painted blue. Most of the second-story windows, except for one at the west end and four at the east end, are arranged in pairs and share a common sill. These windows are surmounted by a continuous shell frieze and cornice. Non-historic lighting fixtures are attached above the cornice and directed toward each delivery bay.

Three entrance porticoes are located at the center of the first story. Whereas the two unused entrances at the west are framed by the original porticoes and pilasters (1930-32), the east or main staff and visitors entrance (1946) consists of two revolving doors surmounted by a grid of six windows and a rectangular bronze relief. The west entrance is flanked by globe-shaped lighting fixtures, while to either side of the main entrance are non-historic slender bronze-and-glass lighting fixtures (1985) attached to the wall. A bronze plaque dedicated to Adolph S. Ochs is attached to the facade between the main and center entrance. The west and center entrances have bronze doors surmounted by windows. Above the left door of the west entrance is an air conditioner. Above each entrance, at the second story, are three recessed triple-hung windows,

surmounted by a frieze with relief panels, each with a pair of griffins grasping a shield. Two flagpoles extend from each sill above the center and main entrance. A single gargoyle projects between the west and center entrance. Between the third and fourth stories, aligned between the west and main entrance is a digital "Times" clock (1967) projecting over the sidewalk.

The four-story east section (1912-13) is clad in brick above the second story. It has three single-hung windows on each floor. The fourth story windows are crowned by ogee moldings with finials. Above the fourth story is a richly embellished terra-cotta cornice supported by four decorative corbels. A terra-cotta parapet extends across roof.

*Floors 3 through 9* are clad in brick. From east to west, the fenestration is arranged as follows: a single window with ogee molding, three pairs of recessed windows, a single window with ogee molding (1911), a single window with ogee molding, three pairs of recessed windows, a single window with ogee molding (1922-24), three recessed windows, and a single window with ogee molding (1930-32). Between the ninth and tenth story extends a continuous entablature interrupted by decorative terra-cotta capitals with small cartouches crowning brick pilasters that rise from the base of the third story.

The tenth and eleventh stories are treated as a single composition in terra cotta, with three groups of three triple windows framed by arches springing from decorative capitals and flanked by pilasters faced with tablet flowers. To accentuate the southeast corner, these pilasters repeat near the end of the south and east facades. The triple windows are divided by thin metal columns resting on squat pedestals. At the eleventh story, the windows rest on decorative metal spandrels. Each group of windows is flanked by a single window at the tenth story and a single window with balcony crowned by an ogee molding with finial at the eleventh story. Crowned by a continuous bracketed terra-cotta cornice, the eleventh story is surmounted by a decorative shell frieze, which extends onto the east facade. A decorative parapet, alternating three-dimensional decorative relief panels and pedestals, extends across the roof.

Set back from the street is the five-story *attic level* (1920-22) with a hipped roof and dormer windows. The fourteenth story is faced with fleur-de-lys reliefs within raised interlaced diagonal bands. Directly above is a bracketed terra-cotta cornice, a decorative frieze, and parapet. Atop each of the parapet's pedestals is a small obelisk. Towards the west end of the fourteenth story, a section of the parapet has been removed and a small

addition has been made into the roof (1985). The hipped roof is covered to give the appearance of standing seam terne metal.

The *tower* is divided into the three bays. At the seventeenth story, each window has a small balcony and is crowned by a ogee molding. In the central bay, a single (sealed) window rises from the fourteenth to the fifteenth story. The fifteenth and sixteenth story is faced with low fleur-de-lys reliefs set within raised interlaced diagonal bands. The tower sets back at the eighteenth story and is enclosed by a terra-cotta parapet with three-dimensional relief panels. Behind the parapet, each facade has three arched windows between pilasters. The eighteenth story has a pedimented dormer on each facade, flanked by scrolls and finials. The pyramidal roof, covered to give the appearance of standing seam terne metal, rises to a slender lantern, enclosed by an arched railing resting on shell-like objects. Directly below the lantern, on all sides, aligned with the pedimented dormer, is a round-arched dormer.

The brick **east elevation** (1912) is visible above the four-story extension. From east to west, the fenestration is arranged as follows: a single window with ogee molding, three pairs of recessed windows, and a single window with ogee molding. The tenth and eleventh stories are faced in terra cotta and treated as a single composition, with three groups of triple windows framed by arches springing from decorative capitals and flanked by pilasters faced with tablet flowers. The triple windows are divided by thin metal columns resting on squat pedestals. At the eleventh story, the windows rest on decorative metal spandrels. Each group of windows is flanked by a single window at the tenth story and a single window with balcony crowned by an ogee arch with finial. The eleventh story is crowned by a continuous bracketed cornice, surmounted by a decorative shell frieze. Extending across the roof is a decorative parapet, alternating squat pedestals with sets of five three-dimensional decorative panels.

The *attic level* sets back at the twelfth story. At center, a section of the parapet has been replaced by a pair of non-historic windows. The thirteenth and fourteenth stories have paired central windows with ogee moldings flanked by a single window with sills. The fourteenth story is faced with fleur-de-lys reliefs set within raised interlaced diagonal bands. The east facade is crowned by a bracketed terra-cotta cornice, a decorative frieze, and parapet. Obelisks rise from each of the pedestals. At the north end of the parapet rises a terra-cotta-clad chimney with chimney cap.

The **west elevation** (1930-32) is visible above the

adjacent garage and from Eighth Avenue. Brown and beige brickwork frames the double and triple hung windows, as well as the blind windows, on the fifth through eleventh stories. At the top of the eleventh story is a terra-cotta parapet and decorative reliefs. The *attic level* sets back at the twelfth story. The thirteenth and fourteenth stories each have a single two-over-two window at either end. At the fourteenth story, the windows and a wide central panel are decorated with fleur-de-lys reliefs set within raised interlaced diagonal panels. Decorative parapets mark the base of the fifteenth and sixteenth stories. Above the fifteenth story is a *small tower* capped by a hipped roof treated to give the appearance of standing seam terne metal with a metal dormer containing three round-arched double-hung windows. Below each window are decorative chevrons. Small finials mark the top of the dormer and roof.

The **north facade** visible above the ninth story. Up to the eleventh story, the facade is clad in light-colored brick or terra cotta. The windows are arranged in groups of three, with delicate sills and lintels on the eleventh story. The eleventh story is crowned by a simple cornice with a decorative shell frieze. The *attic*

*level* sets back at the twelfth story. Across the thirteenth and fourteenth story, from west to east, the fenestration is arranged as follows: a single window with ogee molding, three groups of triple windows with shared sills, a single window with ogee molding, three pairs of windows with sills, a single window with sill, and two slender windows (the windows to the east are not visible). The fourteenth story is faced with fleur-de-lys reliefs set within raised interlaced diagonal bands, and crowned by a bracketed terra-cotta cornice, a decorative frieze, and parapet. Atop each of the pedestals is a small obelisk. Near the east end rises the central tower (see previous description). The upper stories of the tower only are visible from the north end of Shubert Alley, at 45<sup>th</sup> Street. Toward the west end of the facade, several sections of the parapet have been removed and replaced by glass walls (1985). The *small tower* has a single window, squat chimney, and hipped roof rising from the parapet at the sixteenth story.

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#### Notes

1. There are a number of histories of the *New York Times*, including Elmer Davis, *History of the New York Times 1851-1921* (New York: New York Times, 1921); Meyer Berger, *The Story of the New York Times 1851-1951* (New York: Simon & Schuster, 1951); and Susan E. Tifft and Alex S. Jones, *The Trust: The Private and Powerful Family Behind the New York Times* (Little, Brown & Company, 1999). Additional information on the building was found in two unpublished manuscripts prepared for the Landmarks Preservation Commission: "The New York Times Building" by the Legal Department of the New York Times Company, December 10, 1985, and "New York Times Building 1947 Addition: Historical Background Notes (In Progress)," by Higgins & Quasebarth, December 27, 2000.
2. Berger, 21-22. Thomas R. Jackson trained in the office of Richard Upjohn. He designed such significant works as Tammany Hall, the Academy of Music, and the Jerome Mansion (all demolished). Surviving works can be found in the SoHo, Tribeca East, and Tribeca West Historic Districts.
3. Landmarks Preservation Commission, *(Former) New York Times Building* (LP-2031), report by Gale Harris (New York: City of New York, 1999), 3.
4. *Ibid.*, 5.
5. Tifft and Jones, 26.
6. Quoted in Alexander J. Reichel, *Reconstructing Times Square* (Lawrence: University of Kansas, 1999), 48. Also see the various essays in William R. Taylor, editor, *Inventing Times Square* (Baltimore and London: John Hopkins University Press, 1991) and Matthew A. Postal, "Times Square from Its Origins to the Early 1990s," *Casabella* (December 1999), 18-21.

7. The decision to locate in Longacre Square was not entirely without risk. At the time of the purchase, 43<sup>rd</sup> Street, between Seventh and Eighth Avenues, was known as “Soubrette Row” for its extraordinary concentration of brothels. Timothy J. Gilfoyle, “Policing Sexuality,” in *Inventing Times Square*, 300.
8. Sarah B. Landau and Carl W. Conduct, *The Rise of the New York Skyscraper 1865-1913* (New Haven & London: Yale University Press, 1996), 312. For additional information on Purdy & Henderson, see Landmarks Preservation Commission, *A. T. Demarest & Company and Peerless Motor Car Company Buildings (later General Motors Corporation Building)*(LP-2082), report by Jay Shockley (New York: City of New York, 2000), 4-5.
9. Established in 1879, the Perth Amboy Company Terra Cotta Co. was one of the nation’s leading manufacturers of terra cotta, furnishing details for such well known buildings as the Long Island (now Brooklyn) Historical Society, the Bayard Building, and the interiors of the New Amsterdam Theater (all designated New York City Landmarks). In 1907, it merged with the Excelsior (1894) and Atlantic (1897) terra-cotta companies. In 1908, the new company acquired the Atlanta Terra Cotta Company (1895). For more information on Perth Amboy and related firms, see Susan Tunick, *Terra Cotta Skyline* (New York: Princeton Architectural Press, 1997).
10. *The Times Annex: A Wonderful Workshop* (New York: New York Times, 1913), 2.
11. Davis, 326; Tift and Jones, 71.
12. *The Times Annex*, 27.
13. *New York Times*, March 29, 1911, 1.
14. According to *Times* editor and historian Elmer Davis, Fox was the building’s designer. See Davis, 327. In 1915, at the height of his career, Fox left the firm to become president of the Columbia Bank. He later became a landscape painter. Obituary in *New York Times*, May 17, 1948.
15. Buchman & Fox also designed additions to Bloomingdales, B. Altmans Dry Goods Store, (1909, part of the Ladies Mile Historic District) and the Joseph Loth & Company Silk Factory (1904, a designated New York City Landmark).
16. Buchman & Kahn collaborated on many Manhattan buildings, most notably the Film Center (1928-29, a designated New York City Landmark Interior) and the Sherry Netherland Hotel (with Schulze & Weaver, 1926-27).
17. “Measure of This Newspaper’s Growth Since Its Foundation,” *New York Times*, September 18, 1911, part 2, 4.
18. The four-story extension was slightly taller than the adjoining row of brownstone buildings to the east.
19. New York City Department of Buildings, New Building permit 542 [19]11.
20. Built by the Shubert family, Weber & Field’s Music Hall was renamed the 44<sup>th</sup> Street Theater in December 1913. The property was purchased by the New York Times Company in 1940 and demolished in 1945.
21. Philip Paneth, *Times Square, Crossroads of the World* (New York: Living Books, 1965), 142.
22. This conduit was approved by the New York City Board of Estimate on September 26, 1912. See Buchman & Fox drawings (1978.001.01701) at the Avery Library, Columbia University.
23. The news zipper was installed in 1928. By 1960, the *Times* retained only a fourth floor office in the building to run the zipper. See Tift and Jones, 227, 344. For information on the sale of the Times Tower to Douglas Leigh and its subsequent redesign in 1965 by Smith, Haines, Lundberg & Waehler, see Paneth, *Crossroads of the World*, 142-44, and Robert Stern et al, *New York 1960* (New York: Monacelli Press, 1995), 1103.
24. The writer observed “no one can tell at the present what will be the future demands on space.” For a detailed description of each floor and its use, see *The Times Annex*, 16, 34.

25. See W. Parker Chase, *New York, The Wonder City* (New York: Wonder City Publishing Co., Inc.), 72-75.
26. New York City Department of Buildings, New Building permit, 48-1922.
27. According to *Who Was Who in America*, Ludlow's various partnerships resulted in more than 400 buildings, including 40 college buildings and 30 churches. For additional information on Peabody, see Withey, 462; obituaries in the *New York Times* and *Herald Tribune* (clippings, New York Public Library, Art & Architecture Division); and American Architect's Biographies ([www.sah.org/aame/biop.html](http://www.sah.org/aame/biop.html)).
28. New Building permit, 48-1922.
29. For additional information, see "The New Building for the New York Times," *Architecture* (July 1924), 236.
30. The 1922-24 addition is difficult to view as a unified whole. While the eleventh-story base is visible along 43<sup>rd</sup> Street, due to the deep setback at the twelfth story, the upper floors and the tower are best seen from a block or more away. Thus, the addition's base and the Annex continue to be read as referring back to the Times Tower, while the attic level, with its new vocabulary, is primarily seen from a distance, and as cut off from the base.
31. In 1912, the flag was described as having blue letters on a white field. See "Times Flag Flown on New Times Annex," *New York Times*, June 25, 1912, 11. Flashing neon signs were installed in 1951, with letters eight and ten feet tall. *Times Talk*, January 1951. These four signs were removed by 1970. They replaced an earlier "TIMES" sign originally located on the roof of the Annex. "New York Times Building" (New York Times Company: Legal Department, 1985), 9.
32. Higgins & Quaesbarth, 9.
33. Tifft and Jones, 129.
34. "Albert Kahn," *MacMillan Encyclopedia of Architects* (New York: Free Press, 1982), 535-37; Federico Bucci, *Albert Kahn: Architect of Ford* (New York: Princeton Architectural Press, 1993); *The Legacy of Albert Kahn* (Detroit Institute of Fine Arts, 1970); and Grant Hildebrand, *Designing for Industry: The Architecture of Albert Kahn* (Cambridge, MA.: MIT Press, 1974).
35. Designed in a modern classical style, the \$2 million Brooklyn plant was built to serve readers in Brooklyn, Queens, and Long Island. The builder was the James Baird Construction Company. At the laying of the cornerstone in 1930, a photograph of the Annex was placed in a copper box. In 1941, the building was leased to the Board of Education, and in 1945 it was sold to the *Brooklyn Eagle*. It is currently used by Sarah J. Hale High School. See "The Times Opens a Brooklyn Plant For Wider Service," *New York Times*, November 4, 1930, 1; and Norval White and Elliot Willensky, *AIA Guide to New York City* (New York: Three Rivers Press, 2000), 692.
36. According to Federico Bucci, Kahn's earliest work in New York City was the Mergenthaler Linotype Company, built in Brooklyn in 1907.
37. Moritz Kahn, "Planned to Make Newspaper Work Easy," *The American Architect* (March 1930), 46.
38. Landmarks Preservation Commission, *Paramount Building* (LPC-1566), report by Elisa Urbanelli (New York: City of New York, 1988).
39. These three theaters all had entrances on 42<sup>nd</sup> Street. In 1996, the Livent corporation converted the Lyric and Apollo into a single theater known as the Ford Center for the Performing Arts. William Morrison, *Broadway Theaters: History and Architecture* (Mineola: Dover Publications, Inc., 1999), 37.
40. These dates reflect the docket books at the New York City Department of Buildings (ALT 1760-1930). According to Meyer Berger, the "west wing" opened on August 2, 1931. Berger, 381.
41. "The Times Files Plans For Addition to Annex," *New York Times*, August 12, 1930, 37.

42. Designed by Kahn, the enclosure for the one and a half ton, ten by seven-foot, clock was built by William H. Jackson Co., Brooklyn. The mechanism was manufactured by Seth Thomas. See *Times Talk* (November 1963), (June 1962), (November 1953), 12.
43. Berger, 365.
44. At this time, the original *Times* Building became known as the Times Tower. *New York Times*, May 22, 1942. Douglas Leigh acquired the Times Tower on March 3, 1961 and resold it, two years later, on April 16, 1963, to the Allied Chemical Company.
45. The *Times* hoped to use the site of the Little Theater (now the Helen Hayes Theater, Ingalls & Hoffman, 1912, a designated New York City Landmark) for a similar purpose in 1931. Located immediately north of the west wing, public criticism stopped the project and during the 1930s it continued to operate as a theater. During World War II, it was renamed *Times* Hall and used for a variety of lectures and public forums. It returned to use as a legitimate theater in 1963. Landmarks Preservation Commission, *Little Theater Designation Report* (LP-1347) (New York: City of New York, 1987), 15.
46. Tifft and Jones, 235.
47. *New York Times*, December 25, 1946, 46.
48. *Times Talk* (April 1950); (March 1952).
49. Sulzberger envisioned the plant with a twelve to twenty-story tower rising from center. Production began in July 1950. Tifft and Jones, 343.
50. *News, The Story of How It is Gathered and Printed* (New York: New York Times Company, 1945), 40.
51. Immune to pigeons, the large clock and its "old English" lettering was reportedly visible from a distance of one thousand feet. It was designed by Warren Palmer. *Times Talk* (November 1963).
52. The first site chosen by Sigma Delta Chi in 1954 was the original location of the *New York Times* on Nassau Street. See *Times Talk* (June 1965).

## FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, the architecture, and other features of this building, the Landmarks Preservation Commission finds that the New York Times Building (originally the Times Annex) has a special character and a special historical and aesthetic interest and value as part of the development, heritage, and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, the New York Times Building is a significant reminder of the origins of Times Square, that its design reflects both the development of the neighborhood and the history of one of the most highly-respected newspapers in the United States; that it was built in three stages between 1912 and 1932; that the neo-Gothic elevations of the first stage, designed by the architect Mortimer J. Fox, of the firm Buchman & Fox, are clad in limestone, brick and terra cotta; that the south elevation was closely patterned after the now altered New York Times Tower of 1903-5; that the Annex was planned as the newspaper's headquarters, accommodating the editorial and executive departments, as well as new printing presses and mechanical equipment; that the editors christened the building the "monarch of Times Square;" that in 1922-24 the *Times* doubled the plant's capacity with an eleven-story addition, and a five-story setback attic level designed by the architectural firm Ludlow & Peabody in style of the French Renaissance, featuring a seven-story tower, capped by a pyramidal roof and lantern; that this Chateausque feature gave the Annex a dignified and conspicuous presence in Times Square, making it visible throughout the entertainment district; that three identical bays, designed by Albert Kahn, Inc., were added at the west end of the building in 1930-32; that this addition maintained the building's primarily neo-Gothic character; that the building was officially renamed the New York Times Building in 1942; and that the three-hundred-foot long building, one of the oldest non-theatrical structures in Times Square, survives largely intact.

Accordingly, pursuant to the provisions of Chapter 74, Section 3020 of the Charter of the City of New York and Chapter 3 of Title 25 of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark the New York Times Building (originally the Times Annex), 217-247 West 43<sup>rd</sup> Street, Borough of Manhattan, and designates Manhattan Tax Map Block 1015, lot 12, in part, consisting of the land beneath the original 1912-13 building and the 1922-24 and 1930-32 additions known as 217-247 West 43<sup>rd</sup> Street, as its Landmark Site.

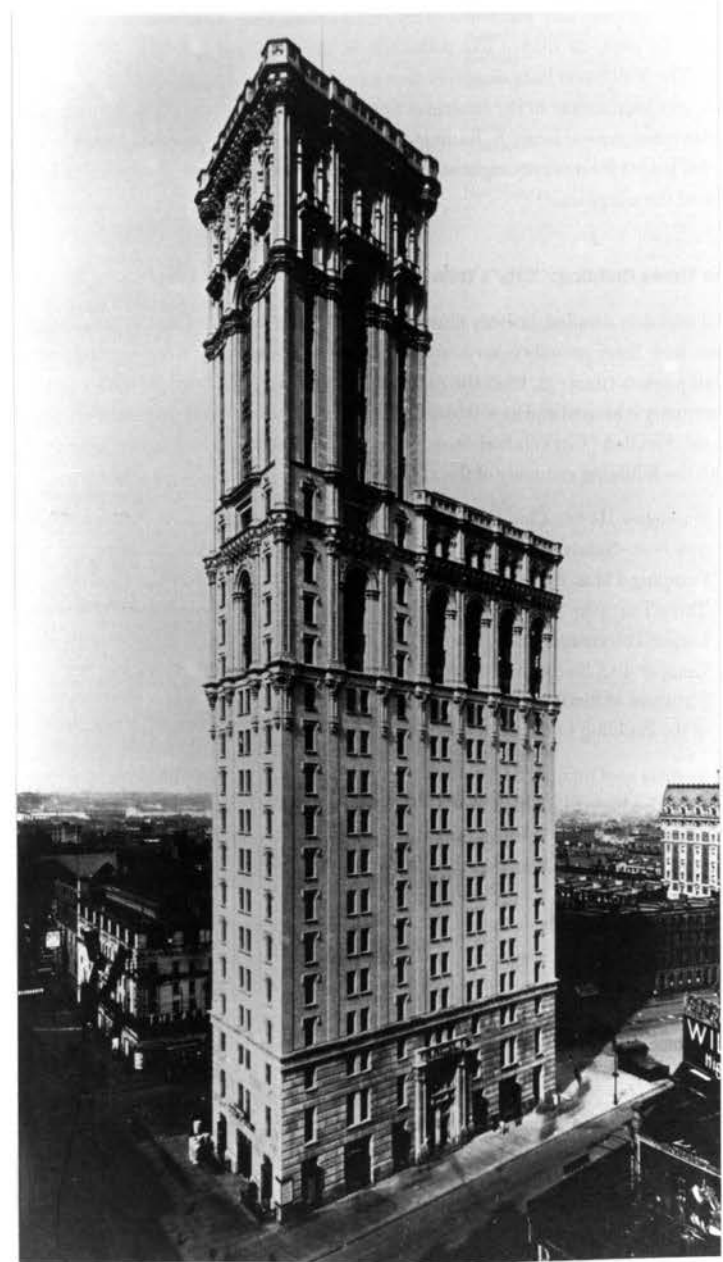


New York Times Building (originally Times Annex)  
43<sup>rd</sup> Street facade, upper stories  
Photo: Carl Forster





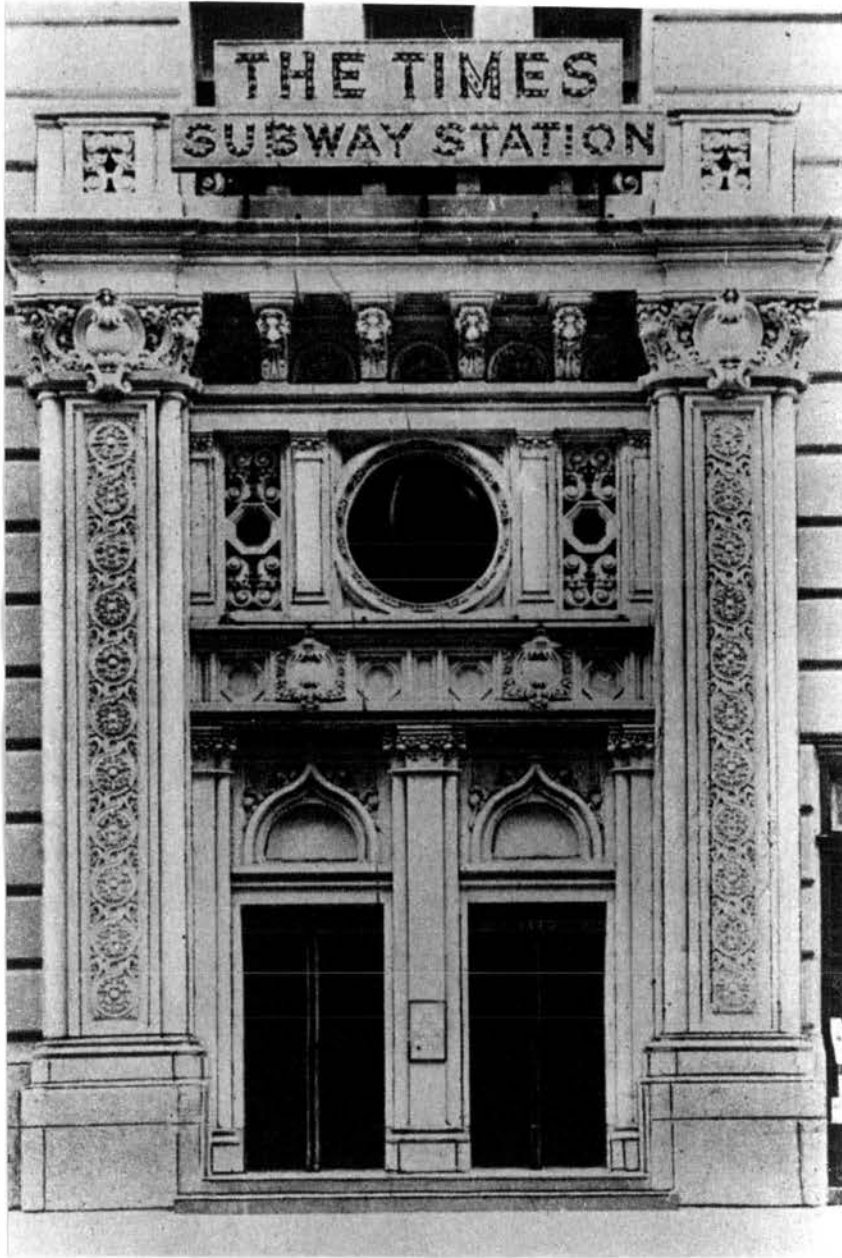
Chattanooga Times Building, Tennessee, 1892  
Source: *The Trust*



New York Times Building (aka Times Tower), 1903-5  
Source: *The Rise of the NY Skyscraper 1865-1911*



Rendering of Times Annex, 1911  
Source: Legal Department, New York Times Company



New York Times Building, Broadway entrance  
Source: *The History of the NY Times, 1851-1921* (1922)



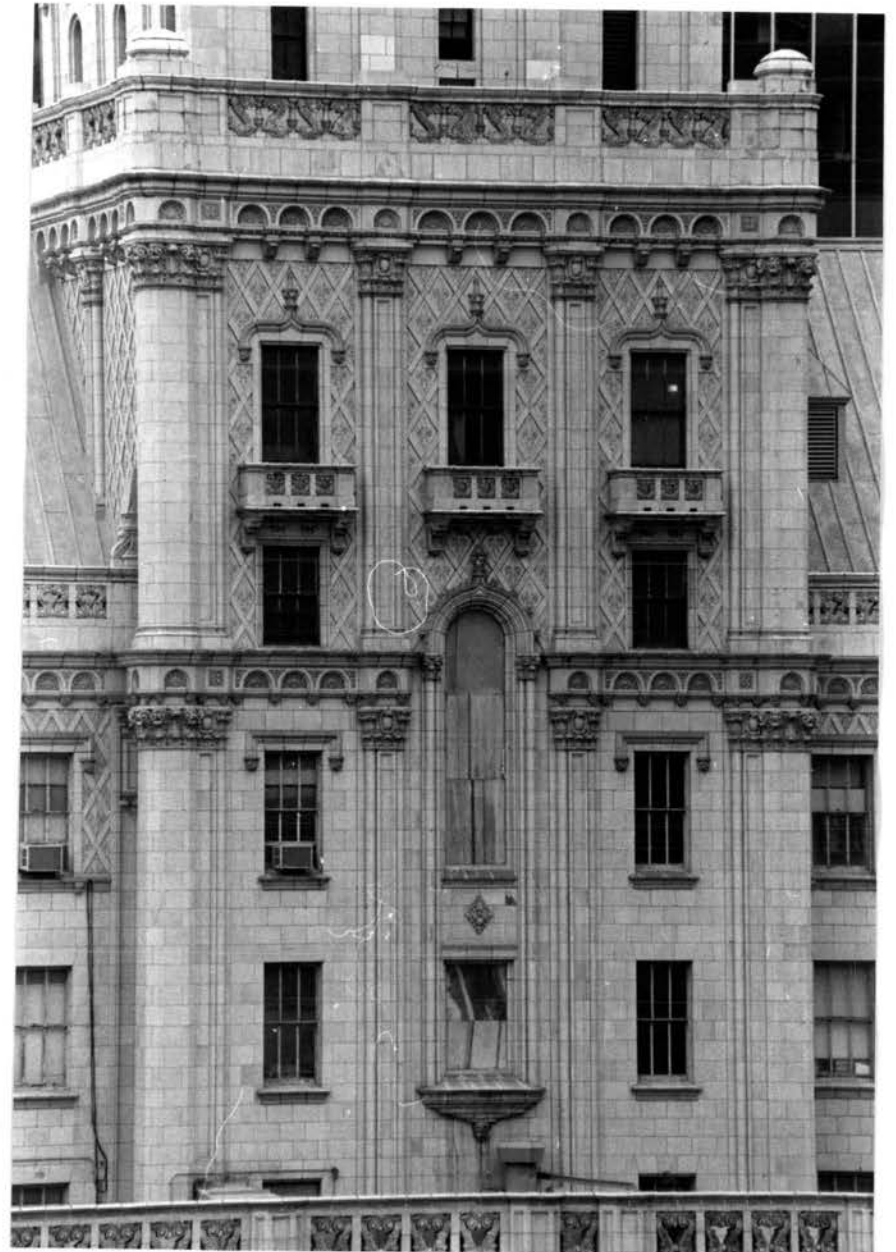
New York Times Building (originally Times Annex)  
43<sup>rd</sup> Street facade, detail  
Photo: Carl Forster



Times Annex, with 1922-24 addition, c. 1923  
Source: Legal Department, New York Times Company



New York Times Building (originally Times Annex)  
tower, 43<sup>rd</sup> Street facade  
Photo: Carl Forster



New York Times Building (originally Times Annex)  
tower, 43<sup>rd</sup> Street facade, detail  
Photo: Carl Forster



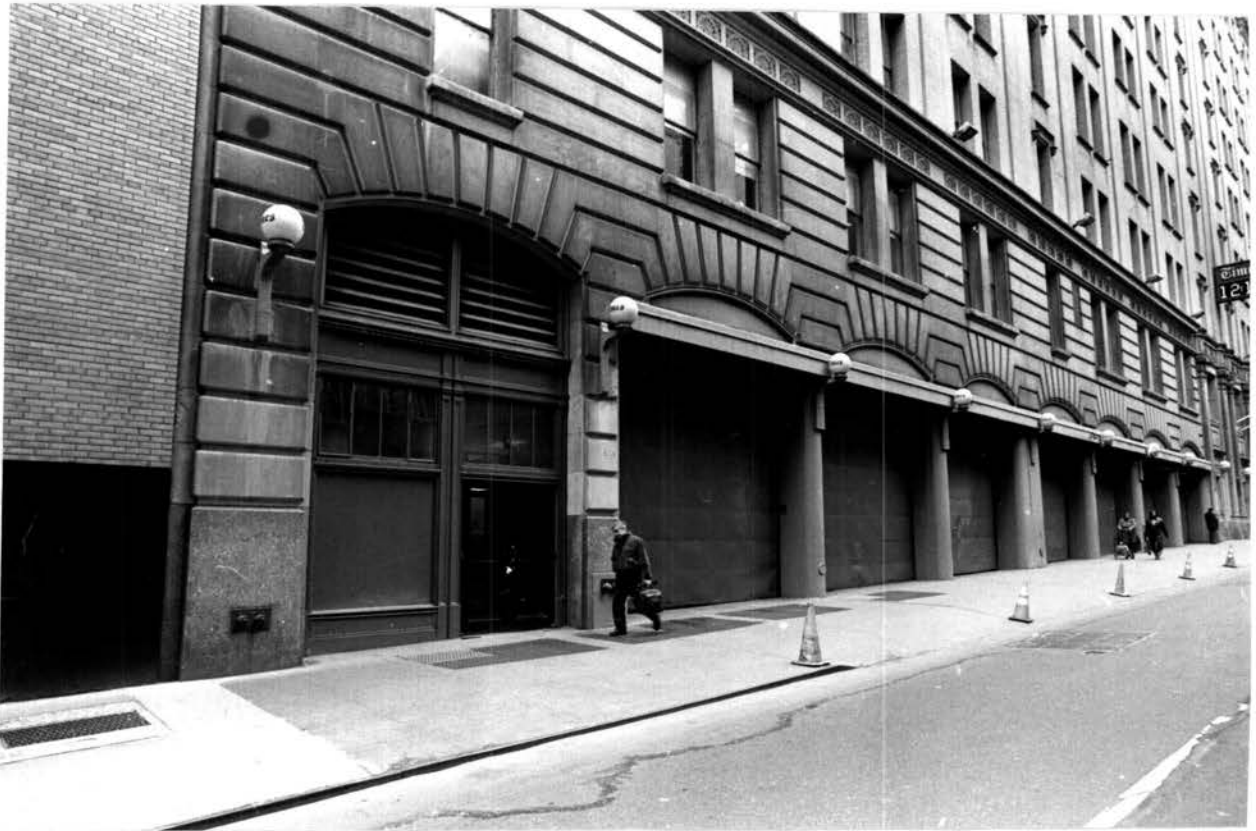
Times Annex, with west wing, September 1931  
Source: Legal Department, New York Times Company



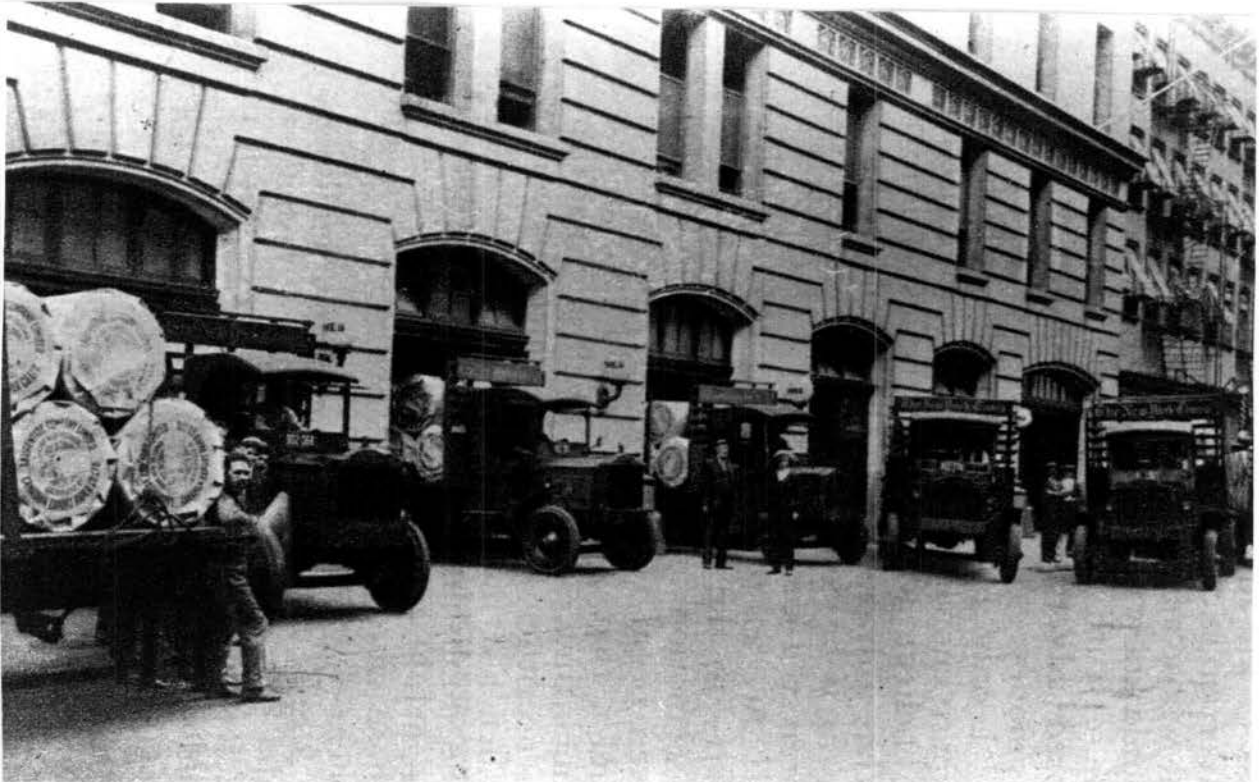
New York Times Building (originally Times Annex)  
view to west  
Photo: Carl Forster



New York Times Building (originally Times Annex)  
view to east  
Photo: Carl Forster



New York Times Building (originally Times Annex)  
43<sup>rd</sup> Street facade, west end  
Photo: Carl Forster



Times Annex, east end, before 1922  
Source: *History of the New York Times 1851-1921*(1922)

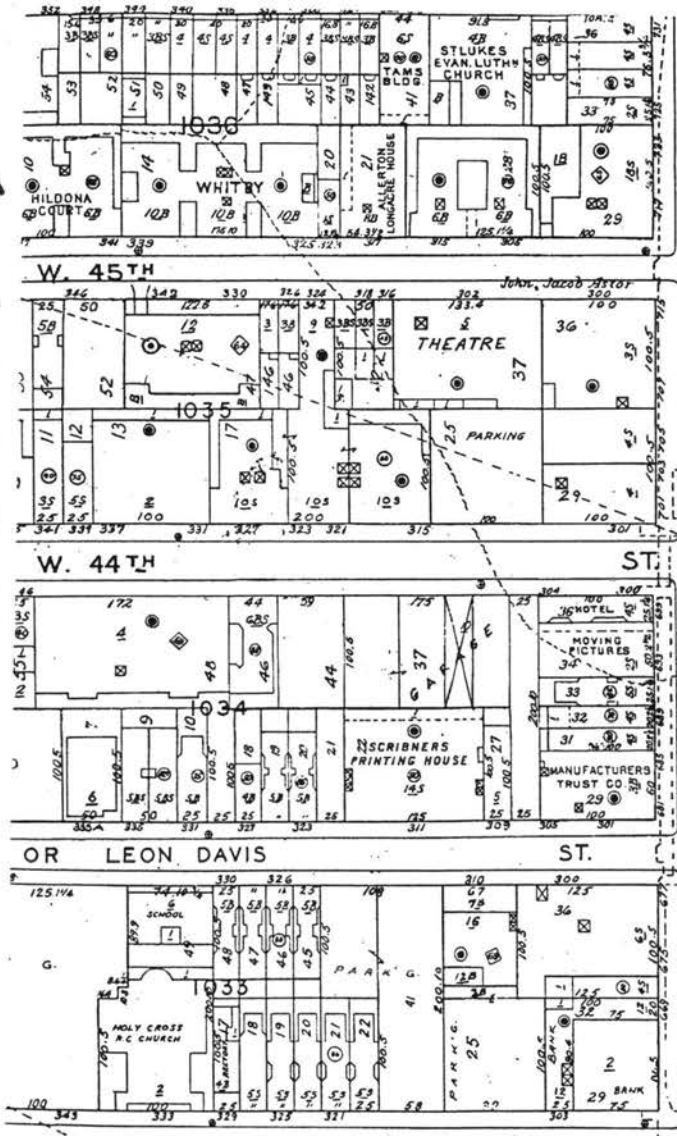




New York Times Building (originally Times Annex)  
43<sup>rd</sup> Street facade, first story, center  
Photo: Carl Forster



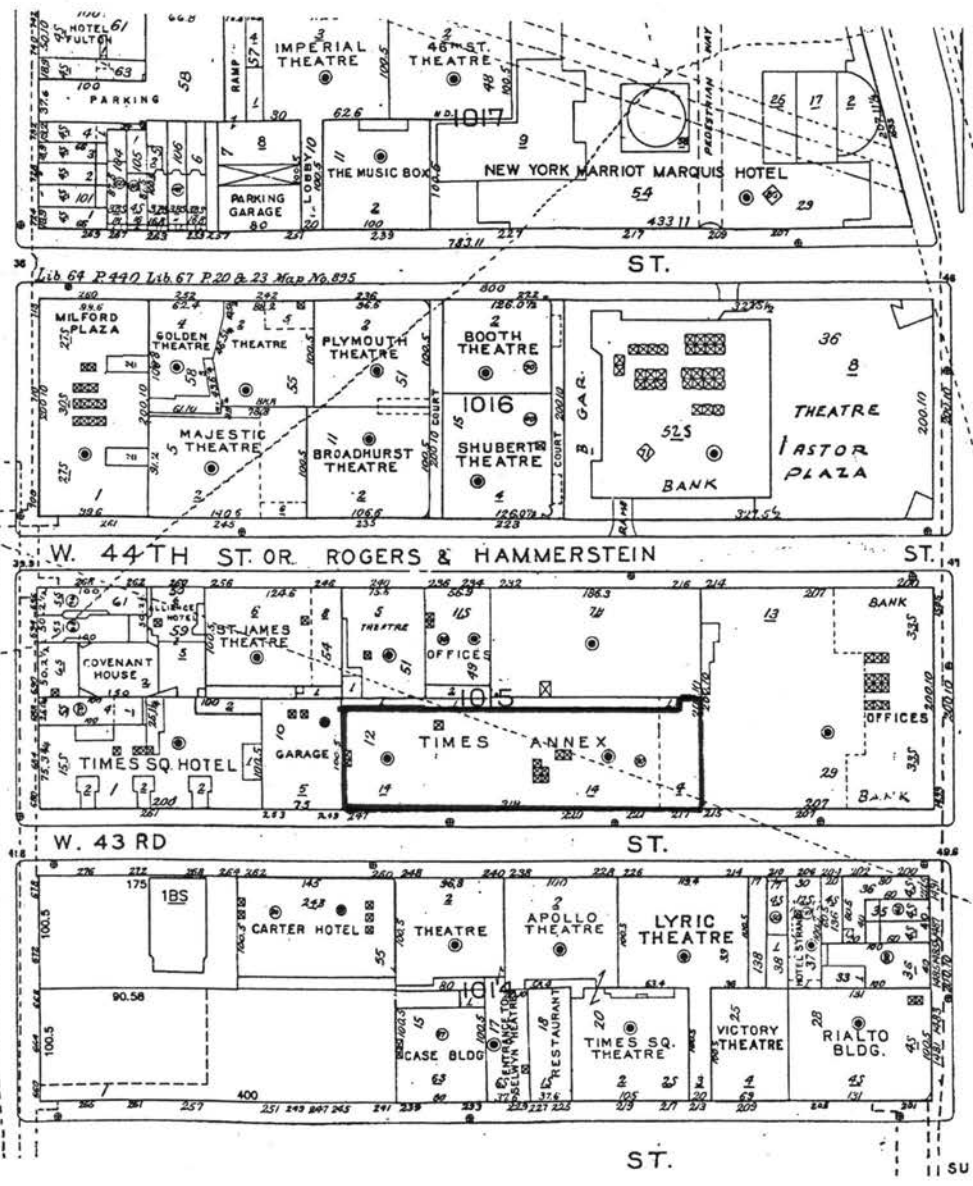
New York Times Building (originally Times Annex)  
relief above main entrance, c. 1932  
Photo: Carl Forster



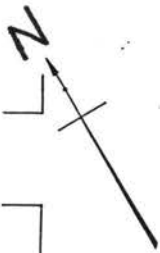
AVE.

STATION EIGHTH

SUBWAY



New York Times Building (originally Times Annex), 217-247 West 43<sup>rd</sup> Street, Manhattan  
Landmark Site: Borough of Manhattan Tax Map Block 1015, Lot 12, in part consisting of the land beneath the original 1912-13 building and the 1922-24 and 1930-32 additions known as 217-247 West 43<sup>rd</sup> Street  
Source: Sanborn, *Manhattan Land Book*, 1999-2000, plate 71



AVE.

EE VOL. 2

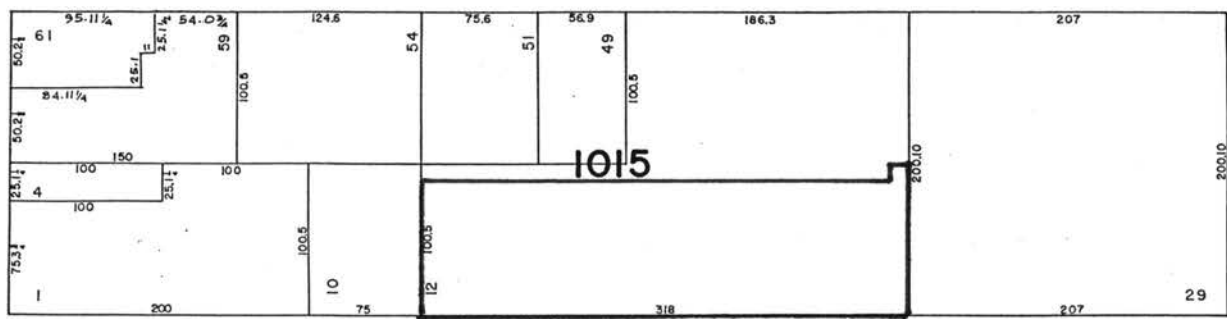
8<sup>TH</sup>

12

SEE PAGE 13

W. 44<sup>TH</sup> ST.

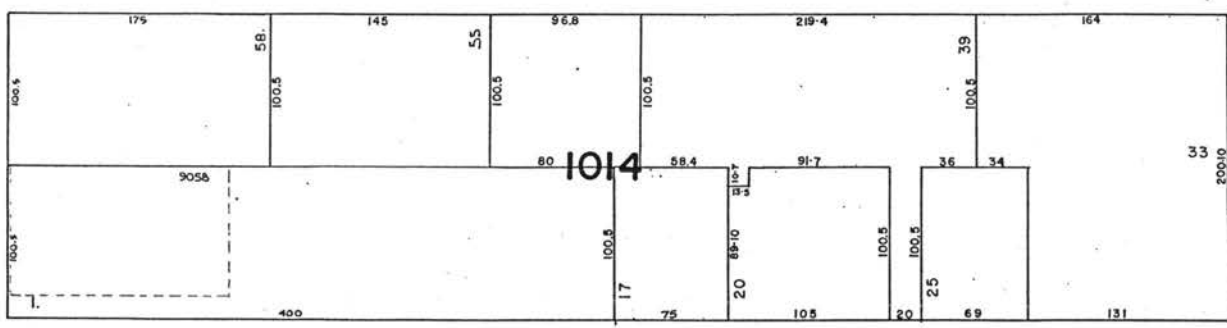
DATE: 7-7-00  
Block: 1015  
Lot: AFF: 12  
DROP: I.C.# A2405-D



BROADWAY

W. 43<sup>RD</sup> ST.

SEE PAGE 1



7<sup>TH</sup> AVE.

W. 42<sup>ND</sup> ST.

MA/12

SEE PAGE 11

New York Times Building (originally Times Annex), 217-247 West 43<sup>rd</sup> Street, Manhattan  
Landmark Site: Manhattan Tax Map Block 1015, Lot 12, in part consisting of the land beneath the original 1912-13 building  
and the 1922-24 and 1930-32 additions known as 217-247 West 43<sup>rd</sup> Street  
Source: Dept. of Finance, City Surveyor, Tax Map

FORT TRYON PARK, Borough of Manhattan. Preliminary General Plan 1930; Constructed 1931-35; Olmsted Brothers, Landscape Architects; Frederick Law Olmsted, Jr., Principal Designer; Planting Plan by James F. Dawson.

Landmark Site: Manhattan Tax Map Block 2179, Lots 600 and 625; Block 2180, Lots 558, 581, 582, and 742; and Block 2181, Lot 701

Boundaries: Fort Tryon Park is encompassed by a line extending northerly and easterly along the eastern and southern curb lines of Riverside Drive beginning at the northern end of Chittenden Avenue; southerly along the western curb line of Broadway; westerly and southerly along the northern and western curb lines of Bennett Avenue to a point 292.7 feet south of the northern curb line of West 192nd Street; westerly 155 feet; southerly 34.2 feet; westerly 34.1 feet; northerly 326.9 feet; and westerly along a line extending from the northern curb line of West 192nd Street to the point of beginning.

On January 11, 1983, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Scenic Landmark of Fort Tryon Park and the proposed designation of the related Landmark Site (Item No. 12). The hearing was duly advertised in accordance with the provisions of law. Three witnesses spoke in favor of designation. There were no speakers in opposition to designation.

#### DESCRIPTION AND ANALYSIS

Fort Tryon Park, one of New York City's most distinctive park designs, is an outstanding example of the landscape work of the notable firm of Olmsted Brothers. Constructed in 1931-35, the park represents a continuation of the picturesque New York City public park legacy begun in Central Park (1857 on) by Frederick Law Olmsted and Calvert Vaux. Located on some of the highest open public land in Manhattan, overlooking the Hudson River, the 66.6 acre site is rich with historic associations. The park and the Cloisters, located at the northern end, were gifts to New York City by John D. Rockefeller, Jr. Fort Tryon Park was the last great park in New York City designed by the Olmsted office.

#### History of the Site<sup>1</sup>

Northern Manhattan, including the area of Fort Tryon Park, was inhabited by Indians long before white colonization. The Wiechquaesgeck Indians were listed as living in northern Manhattan in 1616.<sup>2</sup> In spite of Dutch attempts to drive out and, in the case of Governor Kieft's War (1643-1645), annihilate the Indians of the lower Hudson Valley, some Wiechquaesgecks managed to survive and continue living in northern Manhattan.<sup>3</sup> Wiechquaesgeck Indians lived in the area of Fort Tryon Park and Washington Heights throughout the seventeenth century. The Indians' last occupation of Fort Tryon Park was about 1669 but the Indians did not completely relinquish their land claims there until 1715 when a fund was raised by special tax to make a final settlement with these Indians.<sup>4</sup>

The earliest name recorded for the high ridge of land running along the Hudson River, north of 176th Street (Fort Tryon Park is at the northern end), was the Dutch "Lange Berghe" (Long Hill). Long Hill remained part of the vacant lands of the town of Harlem until its subdivision in 1712. In 1711 orders were given to lay out a wagon road following the ridge (which survives approximately in the location of Fort Washington Avenue and the later mainparkdrive). This area remained largely wooded until the Revolutionary War, when the hills were cleared of trees for firewood and construction of military fortifications.

At the time of the Revolution, Long Hill was known as Mount Washington and the knob at the central portion of the park site as Forest Hill. Mount Washington was the location of northern Manhattan's major defenses during the Revolution; these defenses consisted of a string of fortifications along the ridge, collectively called (under the Americans) Fort Washington. Forest Hill was the site of Fort Washington's northernmost outwork, constructed in the summer of 1776. Fort Washington was Manhattan's last American stronghold, lost in the battle of November 16, 1776; for the duration of the war Manhattan was under British control. During that battle a Maryland and Virginia regiment held Forest Hill for several hours against a far larger force of British and Hessian soldiers. Margaret Cochran Corbin (1751-c. 1800) is believed to have been the first American female soldier in the Revolutionary War (and the first female war pensioner). Corbin aided her husband John by cleaning and loading his cannon during the fighting until he was killed, and then took his place until she was wounded and captured. Renowned American Revolutionary War historian Christopher Ward has stated that the battle at Fort Washington, involving thousands of soldiers in a fierce struggle, was "one of the greatest disasters of the war for the Americans."<sup>5</sup> The British later strengthened the American fortifications, naming that on Forest Hill Fort Tryon, after Sir William Tryon, last British colonial governor of New York (1771-1780) and major general of Provincial Forces of the Crown during the war. The British evacuated Fort Tryon in November 1783, and its military history came to an end. Strangely, the British name for the fort remained with the site, however, no visible above-ground evidence remains of the Revolutionary fort.

During the nineteenth century the land came into private ownership, and several estates of prominent persons with notable houses were established. The first of the major estates was assembled in 1818 by Dr. Samuel Watkins, son of a wealthy landowner and the founder of Watkins, New York. Watkins' land passed in 1844 to Lucius Chittenden, a merchant formerly of New Orleans. Part of the Chittenden property remained in the family until 1871. Several lots near Fort Tryon were later owned in 1896-1904 by William C. Muschenheim (just after that time proprietor of the Hotel Astor), who built a home called "Fort Tryon Terrace" (destroyed by fire in 1903). A section of the Chittenden estate had earlier been purchased by importer August C. Richards in 1855. Richards built a stone castle called "Woodcliff" (c. 1855) which was designed by architect Alexander Jackson Davis (1803-1892),<sup>6</sup> noted, among other things, for his Gothic Revival style residences along the Hudson River. Woodcliff was sold a number of times (presumably for use as a summer residence), first in 1869 to General Daniel Butterfield, a Union Army officer

who held it for less than a month, and next to William Marcy ("Boss") Tweed, notorious leader of Tammany Hall who owned it until 1871. Alexander T. Stewart, prominent department store merchant, purchased the property in 1872, and after his death in 1876 it went to his partner William Libbey. Alexander J. Davis remodeled the castle for Libbey and made several additions.<sup>7</sup> The Libbey family kept the property until 1904-05 and the mansion became widely known as "Libbey Castle." (It survived apparently until the construction of the park, near the site of the South Plaza entrance.)<sup>8</sup> In 1901-05 Cornelius Kingsley Garrison Billings, one of the country's wealthiest men and noted horseman from Chicago, assembled one of the last large "country" estates in Manhattan, primarily for horses and stables; it consisted of twenty-five acres of the former Chittenden, Muschenheim, and Libbey properties around Fort Tryon. Billings hired Boston architect Guy Lowell to design his Chateausque style mansion "Tryon Hall" (c. 1903) atop Fort Tryon; a swimming pool, formal gardens with pergola, as well as a large stable for trotting horses enhanced the estate, which was developed at a cost of \$2 million. The estate was entered via a winding brick road leading from Riverside Drive passing under and over a large stone arcade (which is still extant). Billings vacated the estate in 1915. Adjoining the Billings estate to the north was the property acquired c. 1842 by William Henry Hays; Hays' summer residence later became the "Abbey Inn." North of this was the property acquired in 1891 by Walter S. Sheaffer, state geologist of Pennsylvania.

#### John D. Rockefeller, Jr., and Fort Tryon Park

Wealthy financier and philanthropist John D. Rockefeller, Jr., had long been interested in purchasing the property around Fort Tryon, having an attachment to it since childhood when he had taken walks there with his father. With the intention of creating a park, Rockefeller purchased the twenty-five acres of Hays and Sheaffer estates in January 1917, and the twenty-five acre Billings estate soon after, for a total of just under \$2 million (substantially less than the city valuation). On June 13, 1917, he announced to Mayor John P. Mitchel his decision to give the property to the City as a park, with the following stipulations: that the City improve and maintain the park, that the City connect it by land purchases to Fort Washington Park (north of Riverside Park), and that the deed be given to the Palisades Interstate Park Commission. The plan was to connect this park by a ferry at Dyckman Street to the New Jersey Palisades, also preserved through land acquisitions by the Palisades Interstate Park Commission. The City accepted the offer; however, Mitchel's successor John F. Hylan was forced to refuse the gift due mainly to the unimproved nature of the land, which would have been very expensive to develop for park purposes, and the fact that the Palisades Commission was legally prohibited from accepting the deed. Thus, the park idea lay dormant for ten years.<sup>9</sup>

In 1925 the Metropolitan Museum of Art purchased "The Cloisters" and its collection of medieval art, located just south of the park site at Fort Washington Avenue and West 190th Street, through Rockefeller funds. First opened to the public in December 1914, this collection had been de-

veloped by noted sculptor George Grey Barnard (1863-1938), who later maintained a studio for fifteen years in the Billings estate stables. The Cloisters reopened in 1926 as a branch of the Metropolitan Museum of Art, with additional works of art from Rockefeller's collection. In 1926 the Billings mansion was destroyed by fire; only the walls were left standing.<sup>10</sup>

Rockefeller hired the firm of Olmsted Brothers, landscape architects of Brookline, Massachusetts, in 1927 to develop plans for a public park. A preliminary report was issued by Frederick L. Olmsted, Jr., in 1927, and an intensive study of the site was conducted in 1928-30. Olmsted, Jr., principal partner, also spent several months in Europe studying parks and estates with similar site problems of rocky topography and thin soil. The preliminary general plan for the park was completed in May 1930. On June 5, 1930, Rockefeller again officially offered the park to the city, this time to be improved at his own expense according to the plans of Olmsted Brothers. The property included 56 acres with four reserved for a new Cloisters building, also to be funded by Rockefeller. The name of the park was chosen by Rockefeller: "It seems appropriate that the park should be named Fort Tryon Park, perpetuating the Fort Tryon of Revolutionary days, which was located within its borders."<sup>11</sup> The City was obliged to align streets as necessary, and to provide paving, curbing, water, drainage, sewers, electricity, and telephones. Rockefeller also offered to fund the reconstruction of Claremont Park, north of Riverside Drive and West 122nd Street, adjoining the Rockefeller-funded Riverside Church, designed by architects Allen & Collens with Henry C. Pelton. Plans for Claremont Park had already been submitted by the Olmsted Brothers firm. These offers to the City were accepted by Mayor James J. Walker, and Fort Tryon Park was officially acquired by the City on December 28, 1931.

#### Olmsted Brothers

The Olmsted Brothers firm, the designers of Fort Tryon Park, was the contemporary successor to the original firm of Olmsted, Vaux & Co. (1857-72). Frederick Law Olmsted, Sr. (1822-1903) and architect Calvert Vaux (1824-1895) were instrumental in establishing the profession of landscape architecture in the United States through their many designs which continued the principles of the English naturalistic romantic landscape tradition. The original firm and its successors worked on hundreds of projects throughout the United States ranging from municipal and state parks, parkways, estates, and institutional grounds, to residential subdivisions. Olmsted & Vaux's first design (as well as the first designed American park) was Central Park (1857), now a designated New York City Scenic Landmark and National Historic Landmark; their other New York City projects included Riverside Park, Prospect Park, Ocean and Eastern Parkways, (all designated New York City Scenic Landmarks), and Morningside Park. After Olmsted's individual practice (1872-84) and move in 1883 from New York City to Brookline, Massachusetts, the firm continued as follows: F.L. & J.C. Olmsted (1884-89), with Olmsted Sr.'s nephew and stepson John C. Olmsted as partner; F.L.

Olmsted & Co. (1889-93), with Henry S. Codman, until his death; Olmsted, Olmsted & Eliot (1893-97), with Charles Eliot, until his death; and again F.L. & J.C. Olmsted (1897-98). Olmsted, Sr., in poor physical and mental health, retired from practice in 1895. Frederick L. Olmsted, Jr., joined his half-brother John C. in 1898 to form Olmsted Brothers. This firm operated after John C.'s death in 1920 under Olmsted, Jr., until around 1950 when it became Olmsted Associates. The firm was operated continuously until 1979 when the Brookline office and archives were acquired by the National Park Service. The Olmsted office was considered the leading American landscape architectural firm and achieved a high level of distinction in its many landscape projects over the years.

Olmsted Brothers became particularly known for its landscape designs for private estates and for the planning of residential communities, but the firm worked on a wide range of projects, including parks such as Fort Tryon Park and Claremont (Sakura) Park (1932-34). Communities planned by the firm include: Roland Park, Baltimore (1897 on); Forest Hills Gardens, Queens (1912 on); Kohler, Wisconsin (1913 on); Prospect Terrace, Waltham, Massachusetts; and Palos Verdes Estates, California (1923 on). Regional park and planning reports were produced for Baltimore, Boulder, New Haven, Newport, Pittsburgh, and Rochester. Other examples of the firm's work include: Brooklyn Botanic Garden (1910 on); U.S. Military Academy Grounds, West Point, New York; Alaska-Yukon-Pacific Exposition, Seattle (1909); Nethermuir (Henry De Forest Residence), Cold Spring Harbor, Long Island; Ormiston (J.E. Aldred Residence), Glen Cove, Long Island; and Planting Fields Arboretum (c. 1919-21), Oyster Bay, Long Island. Fort Tryon Park is considered one of the firm's finest designs.

Frederick Law Olmsted, Jr. (1870-1957), principal designer of Fort Tryon Park, continued his father's distinguished and prolific legacy and was considered one of the outstanding American landscape architects of his generation, as well as a noted planner and conservationist. Born on Staten Island as Henry Perkins Olmsted, he was renamed as a child by his father. Even by the time of his graduation from Harvard in 1894, he had become an apprentice to his father on such notable projects as the Stanford University Campus, Palo Alto, California; 1893 World's Columbian Exposition, Chicago; and Biltmore (George W. Vanderbilt estate), Asheville, North Carolina, gaining valuable experience for his multi-faceted career. In 1895, the year of his father's retirement, Olmsted entered the firm of Olmsted, Olmsted & Eliot as an assistant, and in 1898 formed Olmsted Brothers. That same year he was appointed landscape architect to Boston's Metropolitan Park Commission, serving until 1920. In 1899 he was a founder and Fellow of the American Society of Landscape Architects, serving as president in 1908-09 and 1919-23. He was chosen to head the first professional university program in landscape architecture at Harvard in 1900, and taught there from 1901 to 1914, thus having a major influence on the training of the next generation of landscape architects. Olmsted was chosen to be a member of the McMillan Commission charged with the re-implementation of L'Enfant's plan for Washington, D.C., and is largely credited with the creation of the Great Mall. During his long career he became involved in many of Washington's major landscape projects; he also



served as a member of the National Commission of Fine Arts (1910-18) and later on the National Capital Park and Planning Commission (1926-32). Olmsted is credited as largely responsible for the Congressional Act of 1916 which established the National Park Service. During World War I he turned his attention to housing problems. Later Olmsted served as a member of an advisory committee on Yosemite National Park (1928-56) and produced a state park study for California in 1929. Moving to California in 1950, he turned the firm over to his associates and devoted himself to conservation projects.

James Frederick Dawson (1874-1941) produced the planting plan for Fort Tryon Park.<sup>12</sup> Born at the Arnold Arboretum, Jamaica Plain, Massachusetts, he was the son of the superintendent. Educated at the Arboretum and Bussey Institution, Harvard, in 1894-96, Dawson entered the firm of Olmsted, Olmsted & Eliot in 1896. Studying abroad in 1900-02 and 1904, he became an associate member of Olmsted Brothers in 1906 and a full partner in 1922. Dawson became a member of the American Society of Landscape Architects in 1905 and a Fellow in 1914. His work, concentrating on private gardens, public parks (like Fort Tryon Park) and institutional grounds, included: Rockefeller Burial Ground, Tarrytown, New York; Alaska-Yukon-Pacific Exposition, Seattle (1909); Panama-California Exposition, San Diego (1911); University of Washington Arboretum, Seattle; State Colleges, Alabama; Capitol grounds, Montgomery, Alabama; Capitol grounds, Olympia, Washington; and the park systems of Seattle, Spokane, and Louisville. Dawson also worked on the plans of the communities of Broadmoor Heights, Colorado Springs, Colorado, and St. Francis Wood and Palos Verdes Estates, California.

At the time of the construction of Fort Tryon Park, Olmsted Brothers had three other partners. Percival Gallagher (c. 1874-1934) studied at Bussey Institution, Harvard, worked in the Olmsted office from 1894-1904, formed the firm of Pray & Gallagher, and returned to Olmsted Brothers as a partner in 1906. A member of the American Society of Landscape Architects in 1904, he became a fellow in 1910. Gallagher worked on the Rogers Estate, Southampton, Long Island; the Sesquicentennial Exposition, Philadelphia, (1926), and the park systems of Essex, Passaic, and Union Counties, New Jersey. Edward Clark Whiting (1881?-1962) graduated from Harvard College in 1903, studied for two years in Harvard's graduate landscape architecture program, began working for Olmsted Brothers in 1905, and later became a full partner. Henry V. Hubbard (1875-1947) was born in Taunton, Massachusetts, and received three degrees from Harvard, the latter in landscape architecture in 1901. Hubbard was widely known as an authority on planning and zoning, serving on the Harvard faculty from 1906 to 1941 (first in landscape architecture and later in regional planning); he was the founder and editor of Landscape Architecture and was an editor of City Planning Quarterly. Hubbard became a member of the American Society of Landscape Architects in 1905, a fellow in 1910, and served as president. He joined Olmsted Brothers in 1920, and was a member of the National Capital Park and Planning Commission (1934-47).

### Construction of the Park

Construction work by Olmsted Brothers, which began on Fort Tryon Park in August 1931, required a variety of procedures: demolition of the Billings mansion and stables; extensive rough grading of the site; layout and construction to sub-grade of the roads and paths with their retaining walls and parapets; construction of rock-filled slopes; construction of masonry arches, terrace and overlooks, wading pool and various structures; preparation of planting beds and lawns with loam and fertilizer; and planting of trees, shrubs, herbaceous areas and lawns (including the transplanting of some 180 mature trees on the site to avoid their destruction). A deep cut was made into the ridge of rock facing the Hudson River in order to build a drive which connected the park with Riverside Drive. The 36,000 cubic yards of gray Manhattan schist that were removed were employed in the construction of the architectural elements of the park, and a great deal of care went into the quality of the masonry. A workforce averaging 350 men worked on the site daily, under the supervision of Edward J. Carillo, Superintendent in Charge of Construction for Olmsted Brothers. Construction work was performed by the Arthur J. Johnson Corp. under contract with Marc Eidlitz & Son, General Contractors.<sup>13</sup> During construction, artifacts of the Revolutionary War were uncovered. The park as constructed was a refined version of the original preliminary general plan. A small parcel of land along Broadway from Bennett Avenue to West 196th Street was added to the park in 1933 through a gift of J.D. Rockefeller, Jr.<sup>14</sup>

The park's completion was delayed during the summer of 1934 due to the city's lack of funding to fulfill its obligations, and only the northern playground was placed in use. Mayor Fiorello LaGuardia and Parks Department Commissioner Robert Moses, finally obtaining Public Works Administration funds and emergency relief workers, spent \$800,000 to finish the paving and utilities. Construction of the new Cloisters building began in April 1935, according to the design of architect Charles Collens. Fort Tryon Park was officially dedicated on October 13, 1935, at a ceremony attended by Rockefeller, LaGuardia, Moses, Gen. Hugh S. Johnson, director of the Works Progress Administration, and George Blumenthal, president of the Metropolitan Museum of Art. The cost to Rockefeller for the construction of Fort Tryon Park was \$3.6 million.<sup>15</sup>

### The Design

The design for Fort Tryon Park represents a continuation of the legacy of public parks in New York City established by the Olmsted firm beginning with Central Park. These parks followed in the eighteenth-century English naturalistic romantic landscape tradition. The four landscape styles found within this tradition are readily apparent in Fort Tryon Park: the "beautiful" in its small open lawns, the "picturesque" in its wooded slopes, the "sublime" in the views of the Hudson River and Palisades of New Jersey, and the "gardenesque" in the Heather Garden. Fort Tryon, as a twentieth-century park, does not necessarily employ exactly the same design vocabulary as the nineteenth-century parks; however, the landscape principles are firmly rooted in the long tradition of the Olmsted office.

The site for Fort Tryon Park is magnificent, on some of the highest open land in Manhattan, with views in all directions: to the west, of the river and Palisades; northward, of Inwood Hill and the river towards Tarrytown; southward, of the river towards the George Washington Bridge; and eastward, of Inwood and the Bronx. It was, however, a site that was basically difficult to adapt for use as a public park, with its steep rocky topography and thin soil. Olmsted Brothers created an outstanding park design which, true to the Olmsted legacy, respected the uniqueness and natural landscape possibilities inherent in the site. This design recognized that the primary function of the park was as a "landscape park occupying a site of extraordinary landscape interest,"<sup>16</sup> a preserve of open land with spectacular views of the Hudson River, that was therefore to be used for "passive" recreation (except in one location on low ground at the northern edge of the park where a playground was placed). A secondary function was as the setting for the Cloisters, which Rockefeller wished to be the "culminating point of interest in the architectural design of the park."<sup>17</sup> Within these overall purposes, the park was designed to present a variety of landscape experience. As stated by Olmsted, Jr., in his preliminary report of 1927:

In general it seems obvious that, not only on the crest where the best outlooks are most readily obtainable, but especially upon the steep and generally rocky slopes below that crest, there should be provided a great number of interconnecting paths and sitting places and terraces, contrived at many levels, to present an almost endless succession and choice of places where people can walk and sit, singly and in groups, without crowding, without being overly conscious of the people on other walks and terraces, even in some cases with some approach to a sense of solitude. Each unit in this intricate series of places should offer a picture of as great perfection as can be contrived, using the same great distant views over the Hudson and over the City again and again but framing them differently, presenting them with constantly differing types of foreground, some intricate and intimate, some grandiose and simple, some richly architectural or gardenesque, some picturesquely naturalistic; and, by way of contrast, some presenting wholly self-contained scenes.<sup>18</sup>

The steep topography dictated many of the design decisions and features of the park. Stone retaining walls with parapets were employed extensively to retain soil as well as to keep pedestrians on the paths. The wooded slopes were an artful arrangement of the natural and artificial, with the addition of soil, rockwork, and extensive plantings to existing vegetation and rock forms. The relatively few flat areas available were reserved for the creation of small open lawns bordered by trees.

Many other principles of "Olmstedian" design are seen in Fort Tryon Park: the use of curvilinear paths, drives, and stairs; the separation of pedestrian and vehicular traffic, along with the use of arches; the separa-

tion of active and passive recreation; the variety and profuseness of carefully arranged plantings; the concepts of design variety, sequential experience, and surprise; the contrast of water, woods, lawn, and the gardenesque; the use of some formal elements within the naturalistic whole; and the subordination of architecture to the landscape, and the use of natural architectural materials (in this case Manhattan schist taken from the site). It is interesting to compare the design of Fort Tryon Park with two of its antecedents, the Rambles in Central Park and Morningside Park, where similar principles were employed on high rocky sites.

Certain elements of the design of Fort Tryon Park are different from the earlier Olmsted parks in New York City. These include the more "architectonic" character of the park with the Cloisters and the extensive use of stone retaining walls, the accommodation of automobile traffic with small parking lots and automobile overlook, the specific architectural character of the buildings, the formal design of the children's playground, and so prominent a use of a gardenesque feature, the Heather Garden.

#### Major Features of the Park

Circulation System. The main park drive (now Corbin Drive) begins at Corbin (South) Plaza at the north end of Fort Washington Avenue and curves northward to and around the Cloisters. Another drive enters the park off Riverside Drive through the rock cut and passes under the other drive (which is carried by a masonry arch) and joins it to the north. A small connecting section of drive south of the Cloisters also passes under the main drive (which is carried by a masonry arch) and allows traffic to travel back out to Riverside Drive. Several small parking lots are located along the drive, at the Concessions Building and around the Cloisters, and an automobile overlook is to the northwest of the Cloisters.

Several miles of pedestrian paths curve along and climb the sides of the ridge at various levels, and are constructed with stone steps flanked by carefully cut and placed natural stone edging, stone retaining walls, parapets, and overlooks, natural stone drinking fountains, and seating areas. Two pedestrian tunnels carry paths under the drive, at the rock cut and north of the Concessions Building, and the arch over the rock cut carries a path as well.

Plantings.<sup>19</sup> Before its construction the park site contained many trees, including areas of woodland as well as exotics which were remnants of various estates. Some 180 existing mature trees were transplanted, and Olmsted Brothers planted over 1600 species of trees, shrubs, and herbaceous plants, particularly species that could survive in rocky conditions, so that the park was given the aspect of a botanical garden. The predominant character of the park is naturalistic and wooded, and hundreds of mature trees were planted (few saplings were used). The park today contains a number of specimen trees. Considerations were given to varying the planting and seasonal character of areas of the park, by the use of evergreens, spring or summer

flowering species, and those exhibiting fall foliage color. Sections of the park offer a contrast to the wooded character, seen in the several small open lawns. The lawn to the east of the terrace was originally called the "Children's Play Lawn," and the small lawn to the northwest of that (now overgrown) was designated the "Picnic Grounds." There are also formally planted areas, including the trees at the playground, Corbin (South) Plaza, Promenade, and Terrace. Two areas of special planted character were the Heather Garden and Alpine Garden.

Corbin (South) Plaza. The park's major southern entrance is polygonal in plan, surrounded by a low stone wall with stone entrance posts and octagonal stone "police booth" (gatehouse), and is lined with rows of plane trees. A planted circle is in the center of the plaza. The IND Subway station building at the southeast was constructed c. 1930 and was apparently clad with stone several years later, with a hipped slate roof and iron grilles added.<sup>20</sup>

Promenade and Heather Garden. A formal Promenade lined with elms and recessed specially-designed seating areas runs between Corbin (South) Plaza and the Terrace. Running along side to the west the Heather Garden survives in altered form. This was conceived as a gardenesque area featuring the heathers and heaths, which thrive in barren open areas and whose low height would preserve views of the Hudson River from the Promenade.

Terrace. The Terrace is located at the north end of the Promenade and Heather Garden. Actually consisting of a main observation terrace and a lesser one (Northeast Terrace) connected by a masonry arch, this is the highest elevation in the park (at 250 feet) and was the location of Fort Tryon and the later Billings mansion, "Tryon Hall." The Terrace is raised and constructed with stone retaining walls with parapets (which are forty feet in height in places). The main terrace is extensively planted with elms and has a bronze plaque at the southern end commemorating Fort Tryon and Rockefeller's gift to the city. The lesser terrace has a flagpole with bronze base.

Fort Tryon Monument. Located north of the Concessions Building on the east side of the Northeast Terrace is the bronze monument erected in 1909 for the Hudson-Fulton Celebration to commemorate the role of the Maryland and Virginia regiment and Margaret Corbin in the battle on Forest Hill. The monument was donated by Cornelius K.G. Billings through the American Scenic and Historic Preservation Society, and was designed by architect Charles R. Lamb.

Remnants of the Billings Estate. A small frame and stucco gatehouse built on a tall stone base set into the cliff is located to the west of Corbin (South) Plaza. The original winding brick entrance road to the Billings estate from Riverside Drive is located to the north of the gatehouse. The granite gateposts at Riverside Drive are extant (the gates were removed). The road passes northward through a large stone arcade with tile vaults, then loops around southward to pass over the arcade and then doubles

back again northward. The road (its brick partially covered with asphalt) is used as a pedestrian path and the arcade continues to function as an overlook.

Concessions Building. Located to the northeast of Corbin (South) Plaza, this is a two-story stone building set into the hillside with slate hipped roof, three side pavilions (the southern one, originally open, is now enclosed), and arcade entrance. It was built to house a refreshment pavilion, park administrative headquarters, and restrooms.

Shelter Overlook. Located at the northeast corner of the lawn to the east of the Terrace, the Shelter Overlook is a simple open octagonal structure with octagonal roof supported by stone piers. A fire in recent years destroyed the original tile roof; it is now being restored with a slate roof.

The Cloisters. Constructed in 1935-38 from designs by architect Charles Collens, this branch of the Metropolitan Museum of Art for medieval art and a designated New York City Landmark, is a major focal point of the park. The site is surrounded by the loop of the park drive, and the building and courtyard (parking lot) are enclosed by rampart walls. An entrance for buses at the northeast and two drives that curve upward to the courtyard are paved with Belgian block. An apple orchard was planted along the south side, while denser plantings were used along the north and west. A northern addition to the Cloisters was constructed in 1961.

Alpine Garden. Along the top of the ridge east of the Cloisters is the area originally known as the Alpine Garden, which is now largely obscured by the growth of the woods. It still features tiny stone steps, narrow paths, and a grotto, but was originally planted with rock-loving Alpine species.

Fan Chamber. Located in the park near Broadway and Dongan Place is this plain two-story brick building (surrounded by a stone wall), which functions as a ventilating shaft for the underground subway line.

Comfort Stations. One comfort station, which takes the appearance of a small stone cottage with slate roof, is located in the park near Broadway and Sherman Avenue. The other is a low structure set into the hill below the drive and path north of the Cloisters.

Children's Playground. Located at the northeastern tip of the park, the playground was the only area designed for active recreation. Roughly triangular in shape, it has a large shallow wading pool in the center, is enclosed by a low stone wall with stone "police booth" (gatehouse) and entrance posts, and is formally planted with rows of plane trees. A low one-story stone fieldhouse with arcade entrance and flat rooftop viewing platform is set into the hillside at the southwest. A subway entrance is found to the northeast of the playground.

### Archaeology

Archaeological materials have been consistently unearthed in Fort Tryon Park from 1918 until the present. In 1918, professional archaeologist Alanson Skinner from the Museum of the American Indian explored the area (then called "Fort Washington Park") and found "traces of Indian shell heaps, fireplaces, and pits, indicating an ancient camping ground."<sup>21</sup> Even though extensive ground alteration occurred in the 1930s during the landscaping of the park, archaeological materials still lie buried in the ground. During the 1970s, fifty years after Skinner's discoveries, amateur archaeologist Michael Cohn from the Brooklyn Children's Museum reported finding pottery sherds, projectile points and clam and oyster shells on an embankment in the park.<sup>22</sup> If only projectile points had been found, they might have been from arrows aimed at (but missing) animals hunted by Indians far from their villages. However, the presence of sherds and shells indicate some type of habitation site.

In addition to the Indian materials, artifacts left by European colonists undoubtedly lie buried in the ground. Since there was a colonial road on the property, there is a high probability of finding archaeological material associated with transportation and trade as well as daily life. Because of the extensive and hard-fought battle at Fort Washington which included thousands of British, German mercenary, and American Patriot troops, there could be many musket balls, cannon balls, and other remnants of military equipment still in the ground. After the battle for Fort Washington, the British rebuilt and occupied the fort from 1776 until 1783, and there should be numerous artifacts associated with that garrison.

Materials from the seventeenth and eighteenth centuries have been found buried as deeply as ten feet below the present ground level at sites in the city. This indicates that twentieth century use of land has not necessarily destroyed earlier sites. In some cases, landscaping fill may have been added, thus protecting a site. Further documentary study is needed to determine specifically where any Indian and/or colonial European artifacts may still be buried.

### Conclusion

After the dedication of Fort Tryon Park in 1935, several additional parcels of land increased the size of the park by 10.5 acres.<sup>23</sup> In 1935, 1936, and 1937 three small parcels were acquired along Bennett Avenue. In 1936 the Metropolitan Museum of Art officially deeded the grounds around the Cloisters to the Parks Department. Two parcels of land along Fort Washington Avenue on the south side of Corbin (South) Plaza, originally intended for apartment buildings to complement the park, were given as gifts in 1941 and 1944. The easternmost of the two parcels, the gift in 1941 of J.D. Rockefeller, Jr., now contains steps for the subway building, paved areas with game tables and seating, and ornamental iron fence. The other parcel

has a children's playground.

The Cloisters was designated a New York City Landmark in March 1974. In 1977 the park's drive and South Plaza were named for Margaret Corbin, heroine of the battle on Forest Hill. The park and the Cloisters were listed on the National Register of Historic Places in December 1978. Although some of Fort Tryon Park's planting designs have been somewhat obscured by years of unmanaged growth, the park survives today in unaltered form as an outstanding work of the firm of Olmsted Brothers and one of New York City's most significant parks.

Report prepared by  
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Landmarks Preservation Commission Staff

Archaeology section by  
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Urban Archaeologist

Report typed by  
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FOOTNOTES

1. This section is largely based on: Raymond H. Torrey, "Fort Tryon Park," Scenic and Historic America, 4 (May 1936), 3-27, and Edward H. Hall, "Fort Tryon and Vicinity," Twenty-Second Annual Report of The American Scenic and Historic Preservation Society, 1917 (Albany: J.B. Lyon & Co., 1917), pp. 737-780.
2. Robert Steven Grumet, Native American Place Names in New York City (New York: Museum of the City of New York, 1981), p. 60.
3. Grumet, p. 61.
4. Reginald Pelham Bolton, New York City in Indian Possession: Indian Notes and Monographs, vol. 2, no. 7 (New York: Museum of the American Indian, Heye Foundation, 1975), pp. 20-21, reprint of 1920 edition.
5. Christopher Ward, The War of the Revolution, vol. 1 (New York: The Macmillan Company, 1952), p. 274.
6. This fact was established by piecing together information from: Hall; Roger H. Newton, Town & Davis Architects (New York: Columbia University Press, 1942), pp. 278-279; and John Zukowsky, "Castles on the Hudson," Winterthur Portfolio, 14 (Spring 1979), 84-85.
7. Newton, p. 279 (Newton's date is incorrect).
8. The castle appears in photographs dated 1927, Frederick Law Olmsted National Historic Site, National Park Service, Brookline, Massachusetts.
9. Torrey, pp. 16-17; New York Times and New York Herald Tribune, June 7, 1930.
10. New York Times, March 7, 1926; Photographs, F.L. Olmsted National Historic Site.
11. John D. Rockefeller, Jr., letter to Mayor James J. Walker, June 5, 1930, New York Times, June 7, 1930.
12. Olmsted Associates Papers, Manuscripts Division, Library of Congress, Job No. 529, File B42.
13. Olmsted Associates Papers.
14. New York City, Department of Parks, Record Map, Fort Tryon Park, M-29.
15. New York Times, October 13, 1935.

16. Frederick L. Olmsted, Jr., Preliminary Report for Fort Tryon Park, 1927, cited in Edward C. Whiting, edit., manuscript for article published in Parks and Recreation (April 1935), Olmsted Associates Papers, File B42.
17. Rockefeller Letter, op. cit.
18. Frederick Law Olmsted, Jr., op. cit.
19. A planting list for the southern part of the park appears in Torrey. The Landmarks Preservation Commission holds copies of planting plans and plant lists from the F.L. Olmsted National Historic Site.
20. Photograph, F.L. Olmsted National Historic Site.
21. Alanson Skinner, Archaeological Investigations on Manhattan Island, New York City: Indian Notes and Monographs, vol. 2, no. 6 (New York: Museum of the American Indian, Heye Foundation, 1920), p. 137.
22. Elizabeth Spencer-Ralph, "Fort Tryon Park and the Cloisters," National Register of Historic Places Inventory - Nomination Form (Albany: New York State Office of Parks and Recreation, Division of Historic Preservation, 1978).
23. New York City, Department of Parks, op. cit.

## FINDINGS AND DESIGNATION

On the basis of a careful consideration of the history, natural features, landscaping, architectural and other elements of this park, the Landmarks Preservation Commission finds that Fort Tryon Park has a special character, special history and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, Fort Tryon Park is one of New York City's most distinctive park designs; that the park is among the finest examples of the landscape work of the firm of Olmsted Brothers; that the park represents a continuation of the New York City public park legacy begun in Central Park by Frederick Law Olmsted and Calvert Vaux, and furthermore that Fort Tryon Park was the last great park in New York City designed by the Olmsted office; that the site of the park is rich in historic associations with the Revolutionary War and several large nineteenth-century estates; that the park, which was constructed and donated to the city through the generosity of John D. Rockefeller, Jr., is one of his major philanthropic ventures in New York City; that the park which provides a magnificent setting for the Cloisters is enhanced by its presence; and that the design of Fort Tryon Park is a brilliant response to the topographic difficulties of its rocky site and represents a skillful integration of its various elements, including views of the Hudson River, manipulation of landforms, surviving remains of nineteenth-century estates, artful plantings, circulation system, and architecture.

Accordingly, pursuant to the provisions of Chapter 21 (formerly Chapter 63) of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Scenic Landmark, Fort Tryon Park, which consists of the property bounded by a line extending northerly and easterly along the eastern and southern curb lines of Riverside Drive beginning at the northern end of Chittenden Avenue; southerly along the western curb line of Broadway; westerly and southerly along the northern and western curb lines of Bennett Avenue to a point 292.7 feet south of the northern curb line of West 192nd Street; westerly 155 feet; southerly 34.2 feet; westerly 34.1 feet; northerly 326.9 feet; and westerly along a line extending from the northern curb line of West 192nd Street, to the point of beginning; Borough of Manhattan, and designates Tax Map Block 2179, Lots 600 and 625; Block 2180, Lots 558, 581 and 742; and Block 2181, Lot 701, Borough of Manhattan as its Landmark Site.

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- \_\_\_\_\_, October 8, 1947. Henry V. Hubbard Obituary.
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- \_\_\_\_\_, April 25, 1941. James F. Dawson Obituary.
- \_\_\_\_\_, October 8, 1947. Henry V. Hubbard Obituary.
- \_\_\_\_\_, December 27, 1957. Frederick L. Olmsted, Jr., Obituary.

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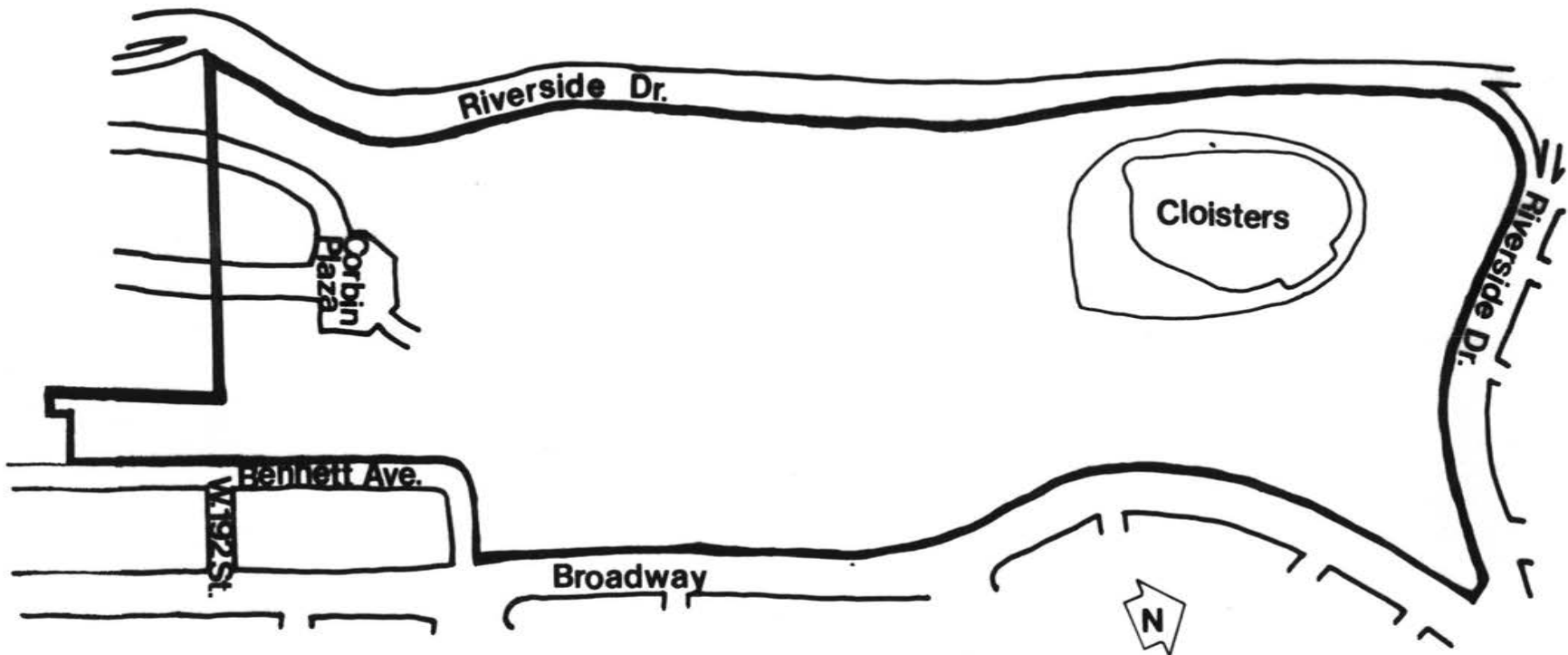
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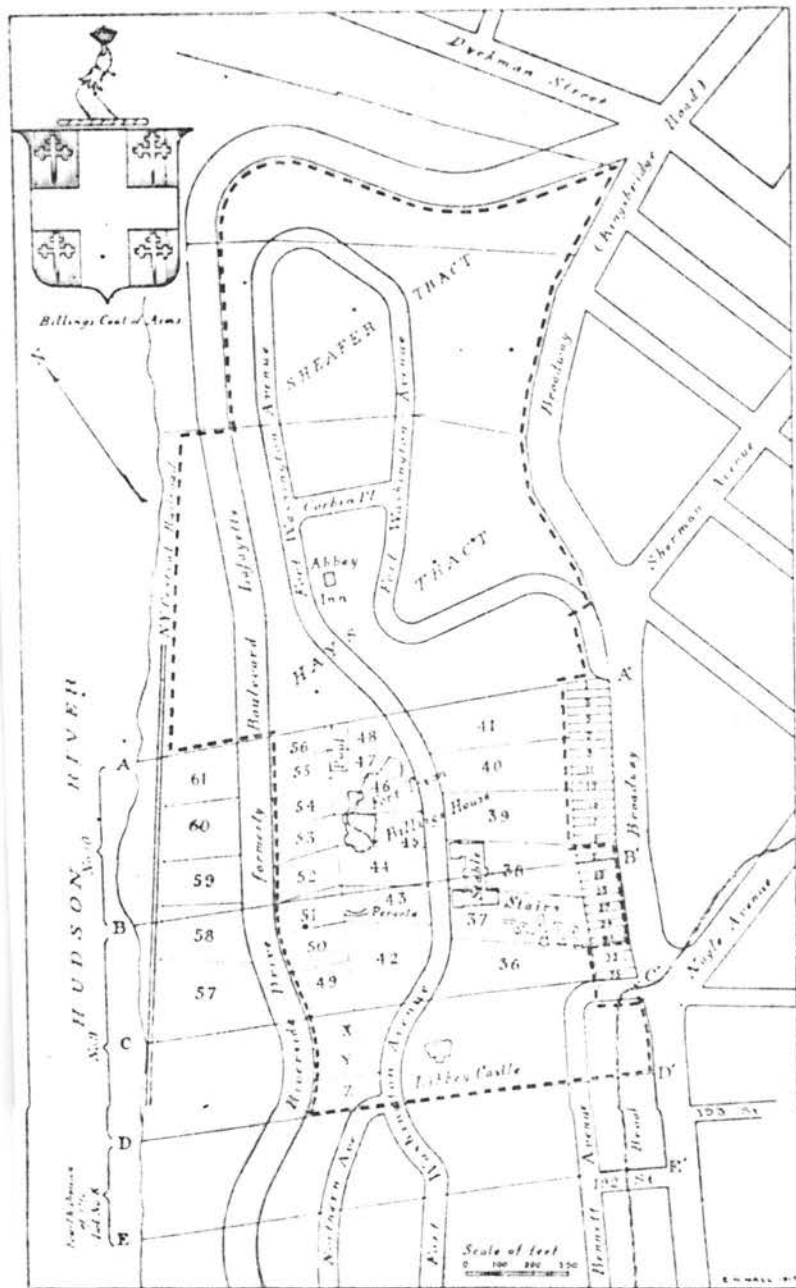
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FORT TRYON PARK  
Manhattan

Public Hearing 1/11/83

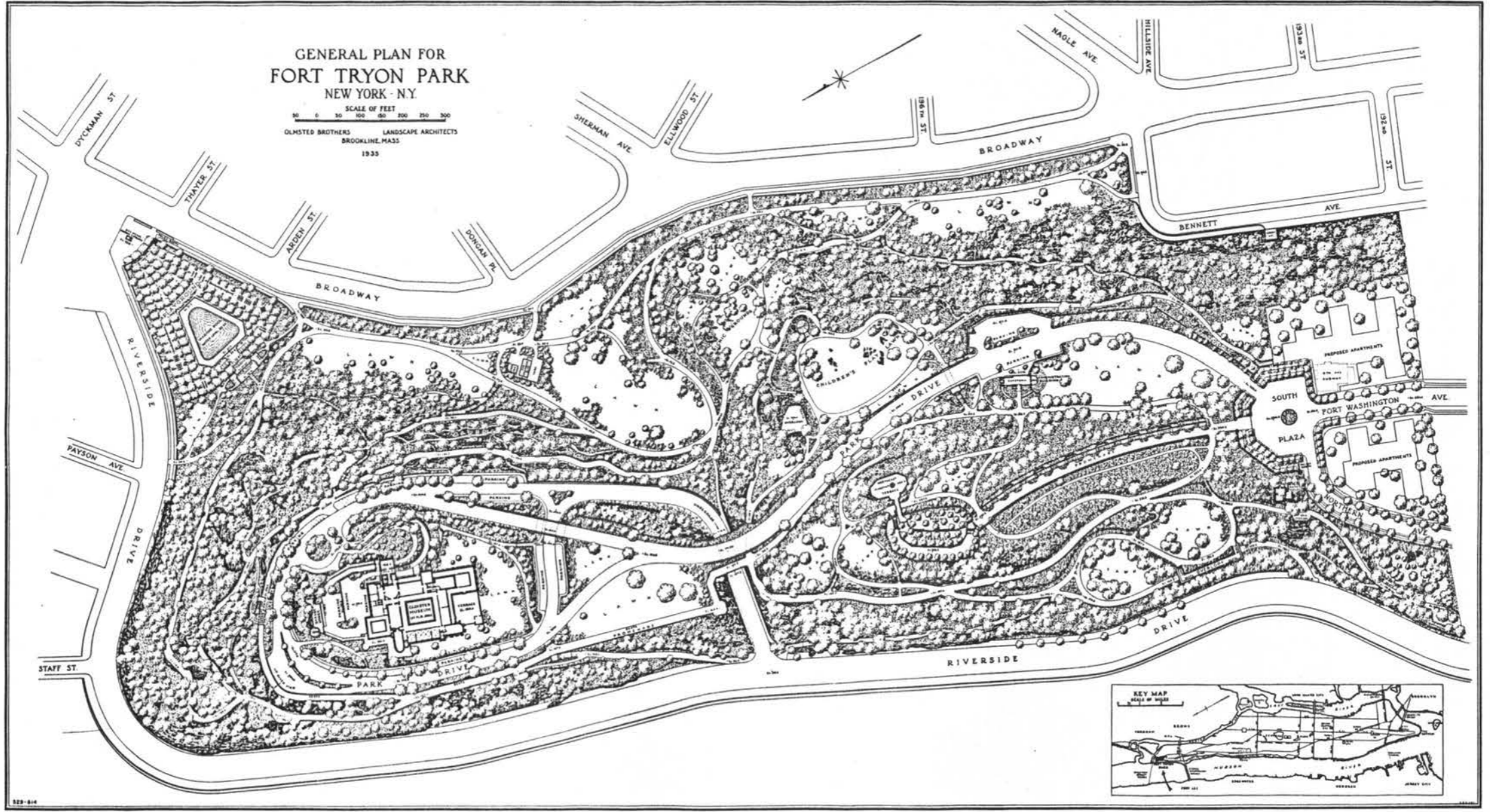


Fort Tryon Park Site, 1917

Source: Hall

GENERAL PLAN FOR  
FORT TRYON PARK  
NEW YORK - N.Y.

SCALE OF FEET  
0 50 100 150 200 250 300  
OLMSTED BROTHERS LANDSCAPE ARCHITECTS  
BROOKLINE, MASS.  
1935







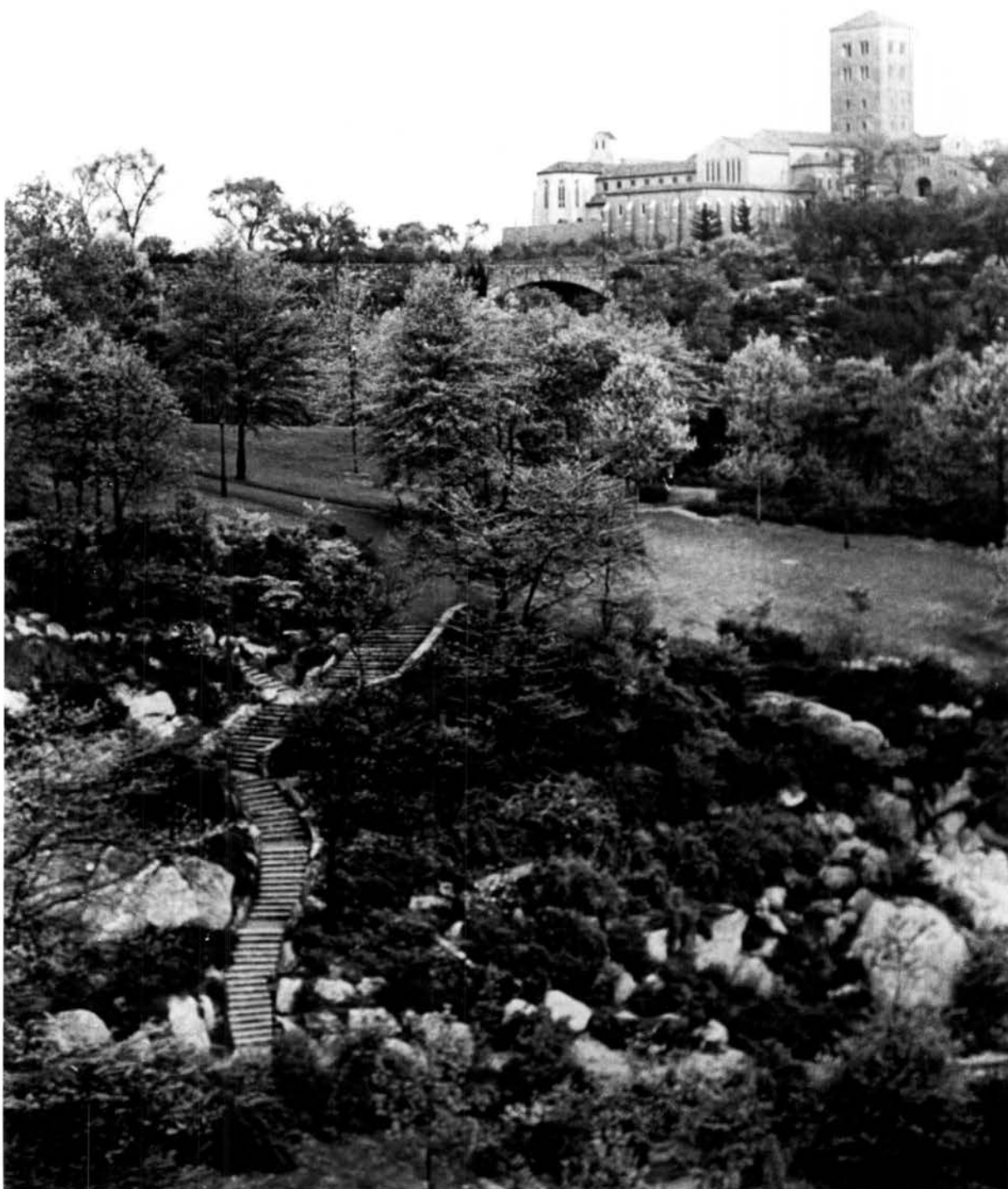
Aerial view of Cloisters  
and Fort Tryon Park, n.d.

Credit: F.L. Olmsted National  
Historic Site



Fort Tryon Park, view  
north from Terrace, n.d.

Credit: F.L.Olmsted  
National Historic Site



Fort Tryon Park, n.d.

Credit: F.L.Olmsted  
National Historic Site



Terrace, Fort Tryon Park  
1937

Credit: F.L.Olmsted  
National Historic Site



Terrace arch and Cloisters  
Fort Tryon Park, 1937

Credit: F.L.Olmsted  
National Historic Site



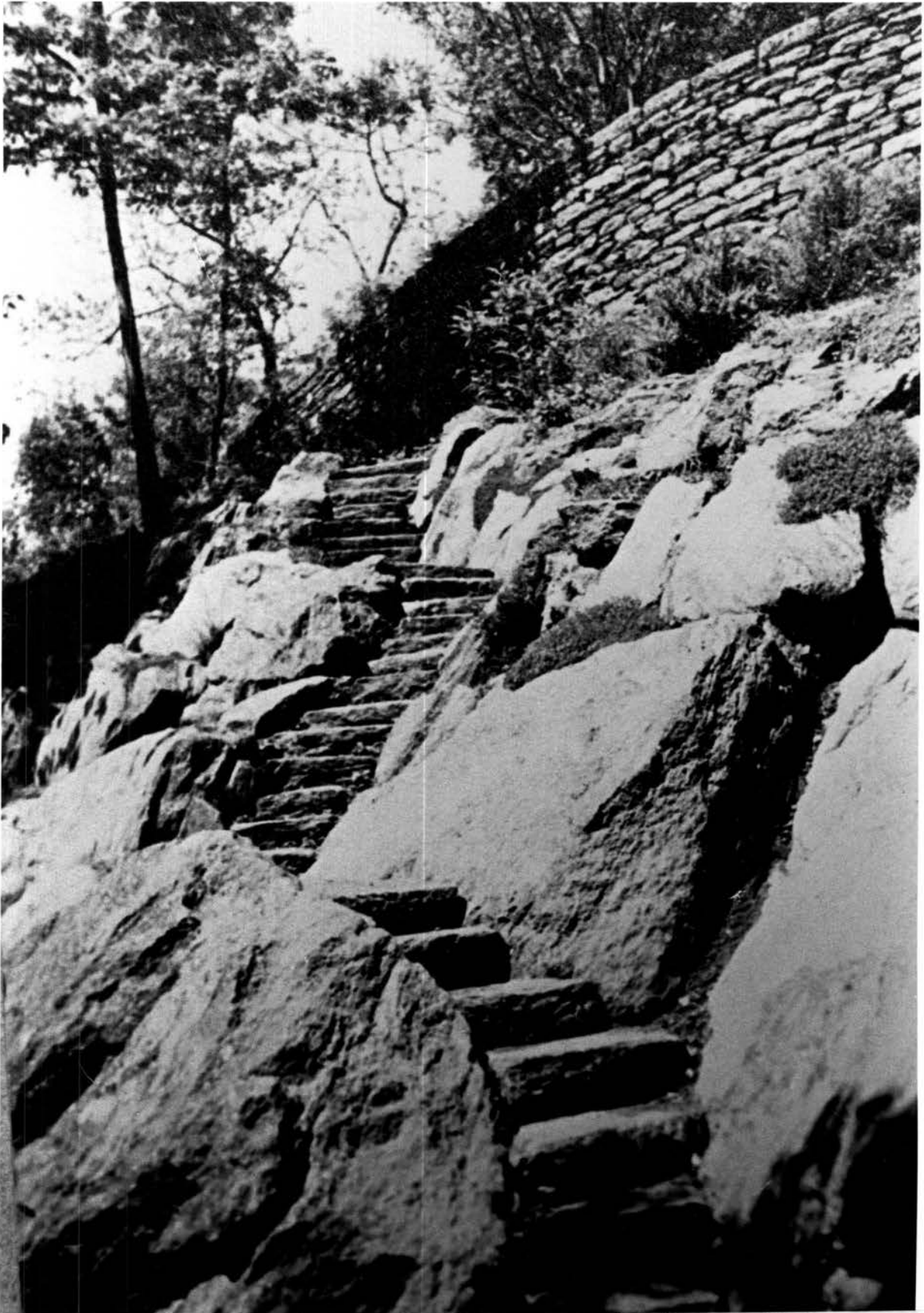
Arch over rock cut  
Fort Tryon Park, 1933

Credit: F.L.Olmsted  
National Historic Site



Promenade and Heather  
Garden, Fort Tryon Park  
1937

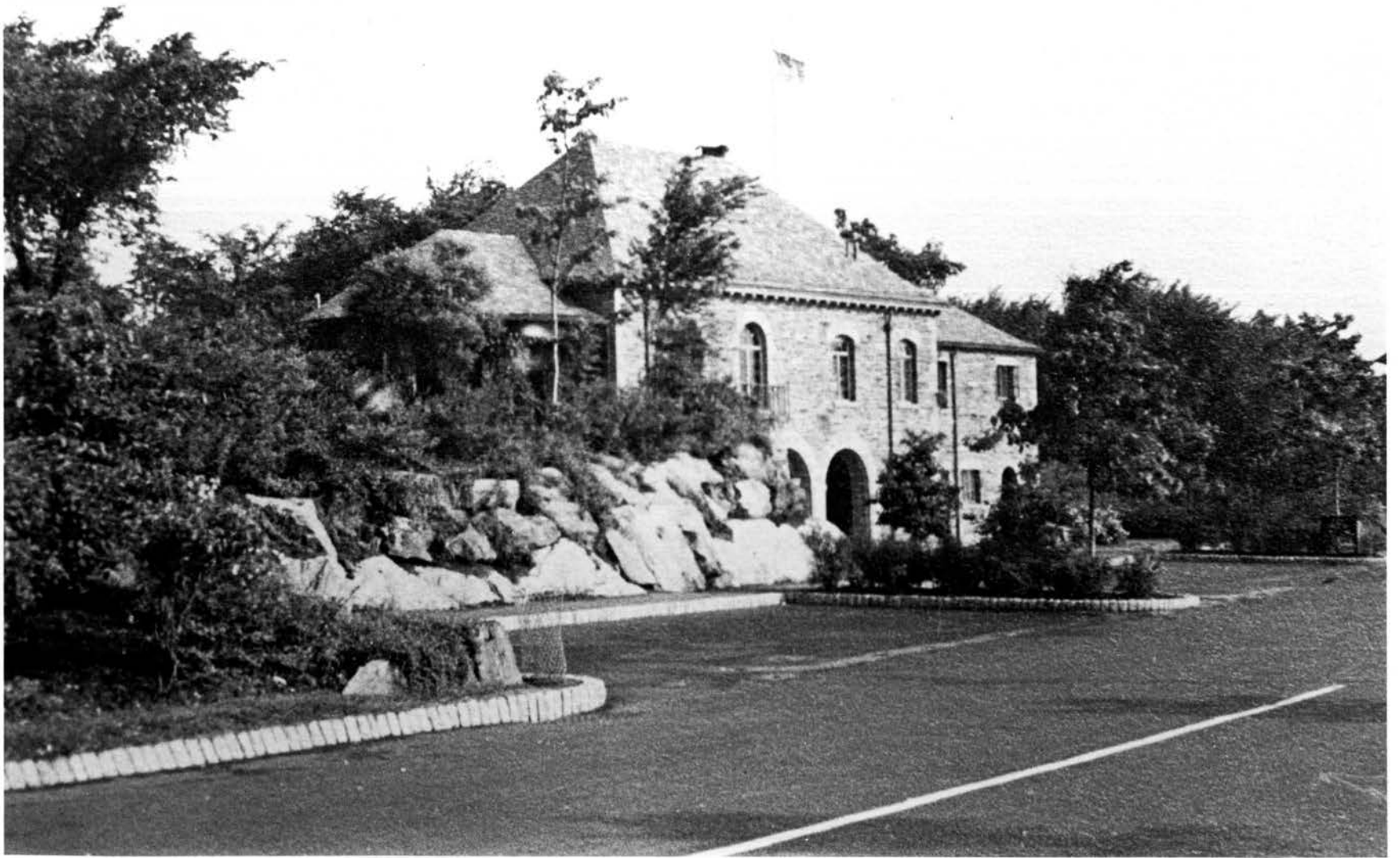
Credit: F.L.Olmsted  
National Historic Site



Alpine Garden  
Fort Tryon Park, 1936

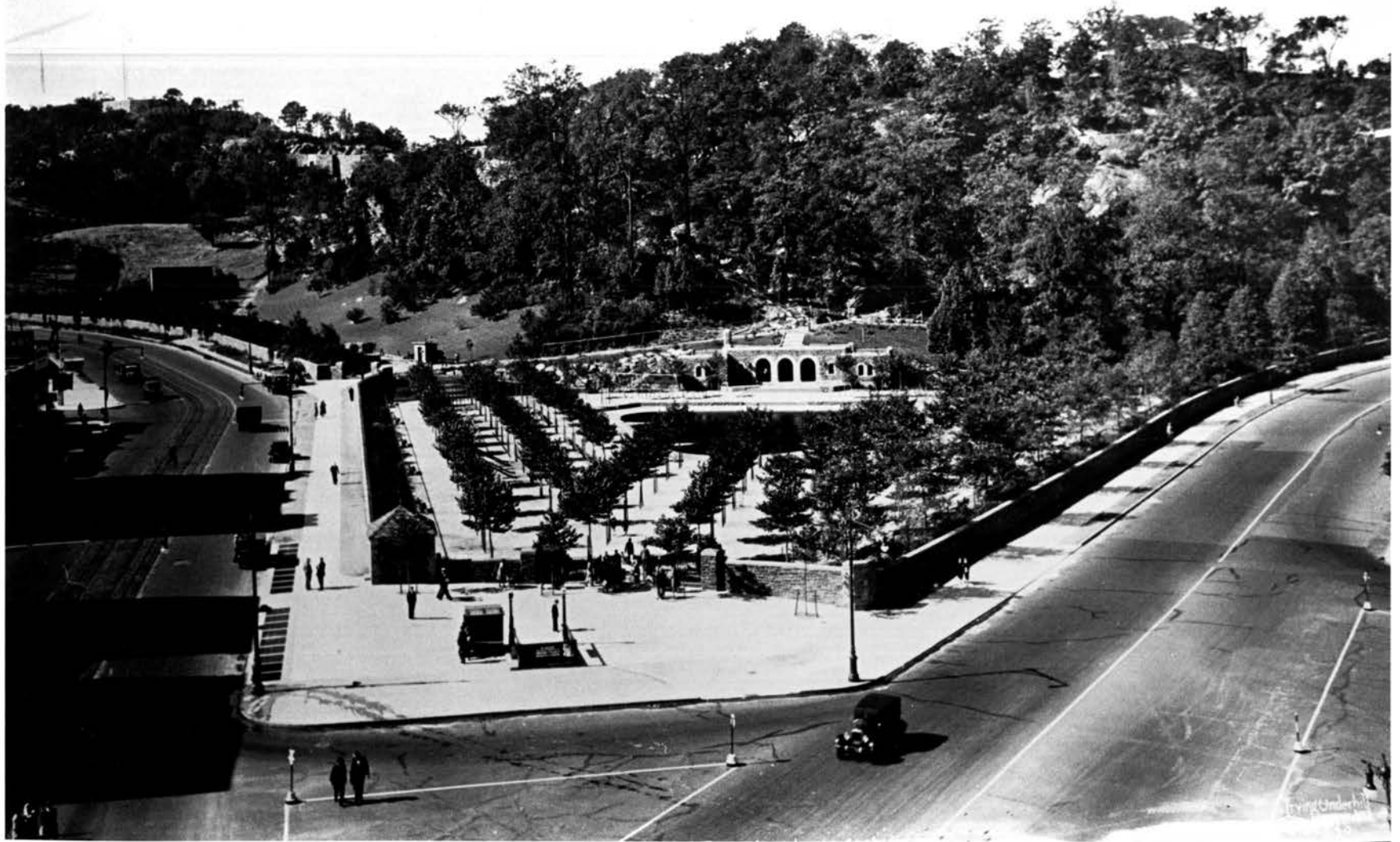
Credit: F.L.Olmsted  
National Historic Site





Concessions Building  
Fort Tryon Park, 1936

Credit: F.L. Olmsted  
National Historic Site



Playground  
Fort Tryon Park, 1934

Credit: F.L.Olmsted  
National Historic Site

Landmarks Preservation Commission  
March 19, 1974, Number 4  
LP-0835

THE CLOISTERS (Metropolitan Museum of Art), Fort Tryon Park, Borough of Manhattan. Built 1934-38; architect Charles Collens of Allen, Collens and Willis.

Landmark Site: Borough of Manhattan Tax Map Block 2179, Lot 701 in part, consisting of the land on which the described building is situated.

On September 25, 1973, the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of The Cloisters and the proposed designation of the related Landmark Site (Item No. 17). The hearing had been duly advertised in accordance with the provisions of law. Thomas Hoving, director of the Metropolitan Museum of Art, spoke in favor of designation as the representative of the Board of Trustees of the Museum. There were no speakers in opposition to designation.

In his testimony before the Commission, Thomas Hoving "heartily recommended that the Cloisters be made a Landmark for this city and its citizens", but he wanted to place on public record certain facts. Several years ago, because of air pollution, the Museum was forced to put up a temporary surrounding structure in order to preserve the stones of the Fuentiduena Apse which appeared to be wearing away. Mr. Hoving indicated that several studies have been done to find a solution to this problem, but as yet, no definitive answer has been found. He feels that it may be necessary "to put up some sort of a temporary structure of glass manufacture" to protect the stones until the air has been cleaned up. Although he recognizes that this would not be in keeping with the feeling of the Middle Ages that one gets from the architecture of the Cloisters, he believes that it is preferable to the deterioration of the stones.

In addition, Mr. Hoving mentioned that the Museum has been looking for a fine late or mid-14th century Chapel to replace the present Gothic Chapel built in 1938. He wishes the Commission "to look with sympathy upon getting something old, genuine and fine and putting it in place of something which is 1938 and fine."

#### DESCRIPTION AND ANALYSIS

The Cloisters, designed by architect Charles Collens of the Boston firm of Allen, Collens & Willis, was completed in May 1938. It is a part of the Metropolitan Museum of Art, and houses a large portion of the Museum's medieval art collection.

The collection at The Cloisters had its beginnings in the sculpture and architectural artifacts acquired by sculptor George Grey Barnard (1863-1938), who initially opened his collection to the public in 1914 in an exhibition building at 698 Fort Washington Avenue. In 1925, John D. Rockefeller, Jr., donated funds to the Metropolitan Museum of Art to enable it to purchase Barnard's collection, which was reopened in 1926 in the same building as a branch of the Metropolitan Museum and called "The Cloisters."

Rockefeller had purchased the Fort Tryon property--notable as the site of a Revolutionary War battle--and gave it to the City of New York in 1930, reserving a four-acre site at the north end of the park for a museum building.

Rockefeller wanted The Cloisters to be a place where people, who were not scholars of the Middle Ages, could enjoy and benefit from seeing superb examples of that period. At the same time, he wanted a museum where students and scholars could view the collections under ideal conditions, combining quiet study and good visibility. He wanted the objects to speak for themselves in harmonious surroundings that were not subject to modern whims or fashions. The Cloisters has been described: "as a structure...integrated with its monuments and objects, the reciprocal relationship being fundamental to the whole."

Rockefeller chose Charles Collens, the same architect whom he had commissioned to design Riverside Church, to carry out his conception for The Cloisters. Collens' perception of The Cloisters accorded with Rockefeller's, to whom he wrote in 1931: "...whoever does that building would have to work out all the

individual exhibits in such a way as to place them to the greatest advantage and give each one a setting which would minimize the fact that it was an exhibit, but a part of a composition and naturally fitted into the particular spot best adapted to the conditions under which it existed in its original state." With greatly enlarged collections, The Cloisters opened at its present location in May 1938, and in 1952 Rockefeller endowed The Cloisters with a large grant to assure its permanence.

One approaches The Cloisters from the south through the park, either on foot or via the driveway. The composition is dominated by a four-story square tower modeled after that at the Benedictine monastery of Saint-Michel-de-Cuxa. The tower with its arched openings and corbelling provides an effective focal point as it rises above the entrance lobby.

Loosely based on prototypes presented by medieval monasteries, the structure of The Cloisters incorporates into its design a number of diverse architectural elements, both Romanesque and Gothic in style, most notably parts of cloisters from five French monasteries--Saint-Michel-de-Cuxa, Saint-Guilhem-le-Desert, Bonnefont-en-Comminges, Trie-en-Bigorre, and Froville--which are responsible for the name. Other medieval architectural features are the chapter house from Pontaut, the stonework from the choir of the church at Langon, the apse from the church of San Martín at Fuentidueña, and about thirty doorways and windows from various buildings. The modern architectural setting was kept unobtrusive by following medieval precedents. The exterior walls are constructed of millstone granite from New London, Connecticut. The dimensions of the wall blocks were patterned after those of the church at Cornelle-de-Conflant near Cuxa. The interior stonework is of Doria limestone, quarried near Genoa, Italy. Sand-sawn, it has the appearance of weathered stone and harmonizes well with the medieval elements. The red roof and floor tiles were copies from examples excavated at Saint-Michel-de-Cuxa.

The various cloisters of the museum occupy a unique position architecturally. While enclosed within the building, all but one have open courtyards.

The Cuxa Cloister, which forms the core of the Cloisters structure, is the most notable of the cloisters. Its medieval architectural elements are from the Benedictine monastery of Saint-Michel-de-Cuxa near Prades in the French Pyrenees, one of the most important abbeys in the Roussillon region of southern France and northern Spain in Romanesque times. Dating from about mid-12th century, the capitals, carved with plants, grotesque figures, and animals, are the most unique elements of the arcades enclosing the courtyard.

The Saint-Guilhem Cloister, at the northwest corner of the structure, has been planned around a series of capitals, shafts, and columns from the cloister of the Benedictine abbey of Saint-Guilhem-le-Desert near Montpellier. The elaborately carved double columns supporting intricate twin capitals date from the late 12th century. The courtyard is covered over by a skylight which allows natural illumination.

The Trie Cloister, on the south side of the building and adjoining the Bonnefont Cloister, contains capitals on three sides of its arcade which came from the convent of Trie-en-Bigorre near Toulouse. These Gothic capitals, dating between 1484 and 1490, contain religious scenes and coats of arms from families in the area of the convent.

Adjoining the upper level entrance on the east side of the building is the Froville arcade formed by nine pointed, cusped arches from the 15th-century cloister of the Benedictine priory of Froville. Rising above the arcade and forming a clerestory are four pointed-arched 15th-century windows from the refectory of the Dominican convent at Sens in Champagne.

The most prominent feature on the north side of the building is the Fuentidueña apse from the church of San Martín in Fuentidueña in Segovia, dated c.1157. The semi-circular apse, built of smooth-faced golden limestone, projects from and contrasts with the simple rough-faced wall of the main building. Capitals

carved with real and imaginary birds and beasts, are fine examples of the Romanesque vocabulary. These capitals crown the exterior engaged columns and support the window arches. A temporary structure presently covers the apse to protect the stonework from pollution.

An apsidial projection, designed by Collens, effectively encloses the Langdon Chapel on the west side of the building. It rises impressively above the West Terrace.

The south facade, which is best seen from the park, presents a striking series of horizontal rooflines accented by several projecting features and dominated by the four-story tower. The Gothic Chapel at the southwest corner is constructed of smooth limestone and was inspired by two 13th-century French Gothic chapels. The pointed-arched windows, set between sturdy buttresses, are typical of this early phase of the Gothic style. Adjoining the Gothic Chapel to the east is the Bonnefont Cloister--the only cloister which is visible from the exterior of the building. The prominent pointed-arch arcades, supported on twin columns with capitals, were inspired by Gothic monasteries of the late 13th and 14th centuries in Toulouse. The twin capitals of gray-white marble, installed in the two sides of this cloister, originated in the ruins of the abbey of Bonnefont-en-Comminges. From behind the arcades, one looks out into a medieval-style garden. Immediately to the east, rising behind the north wall of the Trie Cloister, are six 15th-century stained-glass lancet windows, set within a broad gable, from the Carmelite church at Boppard on the Rhine.

The Cloisters, impressively situated on a hilltop at the north end of Fort Tryon Park, commands excellent views of the Hudson River, the New Jersey Palisades, and the George Washington Bridge. Rampart walls enclosing a courtyard provide a promenade on the north and west sides of the buildings. The courtyard and entrance driveway are paved with the original Belgian blocks from old New York streets. The extensive plantings, both on the exterior hillside and in the cloister gardens, are based on medieval sources.

#### FINDINGS AND DESIGNATIONS

On the basis of a careful consideration of the history, the architecture and other features of this building, the Landmarks Preservation Commission finds that The Cloisters has a special character, special historical and aesthetic interest and value as part of the development, heritage and cultural characteristics of New York City.

The Commission further finds that, among its important qualities, The Cloisters houses a large part of The Metropolitan's Museum of Art's famed medieval art collection, that the architect Charles Collens designed a structure which blends effectively with the medieval architectural features, that among these features are the various cloisters which are responsible for the name of the museum, and that the building is beautifully situated in Fort Tryon Park on a hilltop, in keeping with medieval precedent.

Accordingly, pursuant to the provisions of Chapter 63 of the Charter of the City of New York and Chapter 8-A of the Administrative Code of the City of New York, the Landmarks Preservation Commission designates as a Landmark The Cloisters, Fort Tryon Park, Borough of Manhattan and designates as its related Landmark Site that part of Borough of Manhattan Tax Map Block 2179, Lot 701 which contains the land on which the described building is situated.

**APPENDIX D: AGENCY CORRESPONDENCE**

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 16DCP072M  
**Project:** SHERMAN PLAZA  
**Address:** 4650 BROADWAY, **BBL:** 1021750001  
**Date Received:** 6/14/2016

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The LPC is in receipt of the preliminary Land Use, Zoning and Public Policy and Historic and Cultural Resources sections of the EAS dated 6/10/16. Upon the receipt of this additional information, LPC has determined that 4650 Broadway does not appear LPC or S/NR eligible. The EAS text should be changed to reflect this finding. The remainder of the EAS text appears acceptable.

*Gina Santucci*

6/14/2016

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 30119\_FSO\_GS\_06142016.doc

## ENVIRONMENTAL REVIEW

**Project number:** DEPARTMENT OF CITY PLANNING / 77DCP203M  
**Project:** SHERMAN PLAZA  
**Address:** 4650 BROADWAY, **BBL:** 1021750001  
**Date Received:** 11/17/2015

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**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

**Comments:**

The LPC is in receipt of the supplemental draft EAS of 11/8/15. The text is acceptable for historic and cultural resources.



12/9/15

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 30119\_FSO\_GS\_11302015.doc



## ENVIRONMENTAL REVIEW

**Project number:** NO LEAD AGENCY / NL-CEQR-M  
**Project:** SHERMAN PLAZA  
**Address:** 4650 BROADWAY, **BBL:** 1021750001  
**Date Received:** 12/11/2014

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**No architectural significance**

**No archaeological significance**

**Designated New York City Landmark or Within Designated Historic District**

**Listed on National Register of Historic Places**

**Appears to be eligible for National Register Listing and/or New York City Landmark Designation**

**May be archaeologically significant; requesting additional materials**

*Gina Santucci*

12/17/2014

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SIGNATURE  
Gina Santucci, Environmental Review Coordinator

DATE

**File Name:** 30119\_FSO\_DNP\_12172014.doc



June 30, 2015

Mr. Robert Dobruskin  
Director, Environmental Assessment and Review Division  
New York City Department of City Planning  
22 Reade Street, Room 4E  
New York, New York 10007

**Emily Lloyd**  
*Commissioner*

**Angela Licata**  
*Deputy Commissioner of Sustainability*

59-17 Junction Blvd.  
Flushing, NY 11373

Tel. (718) 595-4398  
Fax (718) 595-4479  
allicata@dep.nyc.gov

**Re: Broadway - Sherman Avenue Rezoning  
4650 Broadway  
Block 2175, Lot 1  
CEQR # 77DCP203M  
New York, New York**

Dear Mr. Dobruskin:

The New York City Department of Environmental Protection, Bureau of Environmental Planning and Analysis (DEP) has reviewed the May 2015 Environmental Assessment Statement and the May 2014 Phase I Environmental Site Assessment Report (Phase I) prepared by Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. on behalf of Acadia Sherman Plaza, LLC (applicant) for the above referenced project. It is our understanding that the applicant is requesting a zoning map amendment from the New York City Department of City Planning (DCP) to rezone a 47,354 square foot (sf) parcel in the Washington Heights/Inwood neighborhood of Manhattan Community District 12 from an R7-2 zoning district with a partial C2-4 overlay to an R9 zoning district with a full C2-4 overlay. The requested action will facilitate the redevelopment of the project site with a 436,038 gross square feet (gsf) mixed-use development consisting of 355,270 gsf of residential (335 dwelling units), 24,914 gsf of ground floor commercial, 15,000 gsf of community facility on the ground floor, and a 40,854 gsf, below-grade parking garage with 168 spaces. The project site is improved with a two-story commercial building and is located on the northeast corner lot at the intersection of Broadway and Sherman Avenue.

The May 2014 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including automobile sales and distribution, automobile service, a garage with two gasoline tanks, a bowling alley, a bar and restaurant, the NYC Welfare Office, commercial and residential buildings, parking facilities, churches, parks, a gas holder facility, a gasoline filling station, Electro Multi Lay Mfg Co, a dry cleaning facility, laundromats, the NYS Department of Mental Health, etc. Fluorescent lighting fixtures and electrical equipment may include polychlorinated biphenyl (PCB)-containing components and/or mercury containing components. Based on the age of the subject building, asbestos containing materials (ACM) and lead based paints (LBP) could be present in the

on-site structure. The New York State Department of Environmental Conservation (NYSDEC) SPILLS database identified one active status spill (Spill No. 0902240) on the subject property. In addition, to the reported spill on the subject property 28 spill incidents were identified within 1/8 mile of the subject property. The NYSDEC Leaking Tanks (LTANKS) database identified 62 LTANKS sites within a 1/2-mile of the subject property. One Voluntary Cleanup Program and two Brownfields sites were identified within 1/2-mile of the subject property and two manufactured gas plant sites were identified within 1 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

- Based on prior on-site and/or surrounding area land uses which could result in environmental contamination, DEP recommends that an "E" designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject property. The "E" designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance. It should be noted that there is an active status spill (Spill No. 0902240) on the subject property.

The applicant should be directed to coordinate further hazardous materials assessments through the Mayor's Office of Environmental Remediation. Future correspondence and submittals related to this project should include the following CEQR number **77DCP203M**. If you have any questions, you may contact Mr. Wei Yu at (718) 595-4358.

Sincerely,



Maurice S. Winter  
Deputy Director, Site Assessment

c: E. Mahoney  
M. Winter  
W. Yu  
T. Estes  
M. Wimbish  
O. Abinader – DCP  
Y. Robinson – DCP  
M. Bertini – OER  
File

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
**Division of Fish, Wildlife & Marine Resources**  
**New York Natural Heritage Program**  
625 Broadway, 5<sup>th</sup> Floor, Albany, New York 12233-4757  
**Phone:** (518) 402-8935 • **Fax:** (518) 402-8925  
**Website:** [www.dec.ny.gov](http://www.dec.ny.gov)



Joe Martens  
Commissioner

January 08, 2015

Thomas Devaney  
Langan  
21 Penn Plaza, 360 W. 31st Street, 8th Floor  
New York, NY 10001

Re: Sherman Plaza, Manhattan Block 2175 Lot 1 (Langan Project No.: 170287501)  
Town/City: New York. County: New York.

Dear Thomas Devaney :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

Enclosed is a report of rare or state-listed animals and plants, and significant natural communities, which our databases indicate occur, or may occur, on your site or in the immediate vicinity of your site.

For most sites, comprehensive field surveys have not been conducted; the enclosed report only includes records from our databases. We cannot provide a definitive statement as to the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

Our databases are continually growing as records are added and updated. If this proposed project is still under development one year from now, we recommend that you contact us again so that we may update this response with the most current information.

The presence of the plants and animals identified in the enclosed report may result in this project requiring additional review or permit conditions. For further guidance, and for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at [www.dec.ny.gov/about/39381.html](http://www.dec.ny.gov/about/39381.html).

Sincerely,

Andrea Chaloux  
Environmental Review Specialist  
New York Natural Heritage Program



**The following state-listed animals have been documented at your project site, or in its vicinity.**

The following list includes animals that are listed by NYS as Endangered, Threatened, or Special Concern; and/or that are federally listed or are candidates for federal listing. The list may also include significant natural communities that can serve as habitat for Endangered or Threatened animals, and/or other rare animals and rare plants found at these habitats.

**For information about potential impacts of your project on these populations, how to avoid, minimize, or mitigate any impacts, and any permit considerations, contact the Wildlife Manager or the Fisheries Manager at the NYSDEC Regional Office for the region where the project is located. A listing of Regional Offices is at <http://www.dec.ny.gov/about/558.html>.**

**The following species and habitats have been documented at or near the project site, generally within 0.5 mile. Potential onsite and offsite impacts from the project may need to be addressed.**

<i>COMMON NAME</i>	<i>SCIENTIFIC NAME</i>	<i>NY STATE LISTING</i>	<i>FEDERAL LISTING</i>	
<b>Fish</b>				
<b>Shortnose Sturgeon</b> <i>Freshwater</i>	<i>Acipenser brevirostrum</i>	Endangered	Endangered	1091
<b>Atlantic Sturgeon</b> <i>Freshwater</i>	<i>Acipenser oxyrinchus</i>	No Open Season	Endangered	11464

This report only includes records from the NY Natural Heritage databases. For most sites, comprehensive field surveys have not been conducted, and we cannot provide a definitive statement as to the presence or absence of all rare or state-listed species. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

If any rare plants or animals are documented during site visits, we request that information on the observations be provided to the New York Natural Heritage Program so that we may update our database.

Information about many of the listed animals in New York, including habitat, biology, identification, conservation, and management, are available online in Natural Heritage's Conservation Guides at [www.guides.nynhp.org](http://www.guides.nynhp.org), and from NYSDEC at [www.dec.ny.gov/animals/7494.html](http://www.dec.ny.gov/animals/7494.html).

5 November 2015

Jessica Fain  
Waterfront & Open Space Division  
NYC Department of City Planning  
22 Reade Street, 6E  
New York, NY 10007

**Re: New York City Local Waterfront Revitalization Program  
Consistency Assessment Form and Attachments  
Sherman Plaza ("Proposed Project")  
4650 Broadway, Manhattan, New York (Block 2175, Lot 1)  
Langan Project No.: 170287501**

Dear Ms. Fain:

On behalf of the Acadia Sherman Avenue, LLC, please find the enclosed New York City Waterfront Revitalization Program (WRP) Consistency Assessment Form (CAF) and Section C – Coastal Assessment for the proposed project located at 4650 Broadway, Manhattan, New York (Block 2175, Lot 1).

The proposed action is a zoning map amendment to rezone a single lot from an R7-2 zoning district with a partial C2-4 overlay, to an R9 zoning district with a full C2-4 overlay. The Project Site is located at the intersection of Broadway and Sherman Avenue, directly across from Fort Tryon Park in the Washington Heights/Inwood neighborhood of Manhattan (See attached Figures). The proposed action will facilitate a proposal by the applicant to redevelop the project site with a 540,635 gross square feet (gsf) mixed-use building (the "Proposed Project"). The proposed project will include commercial and community facility uses on the ground floor, and residential dwelling units on the upper floors.

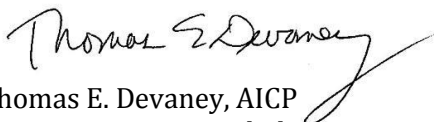
Because the proposed project will occur within the New York City-regulated coastal zone, the project must demonstrate consistency with the policies and intent of the NYC WRP. The proposed project is consistent with the city's goals to encourage commercial and residential redevelopment on underutilized lots within appropriate coastal zone areas. We anticipate that the project is consistent with the policies of the NYC WRP

We look forward to your review. Should have any questions regarding this matter, please do not hesitate to contact me at (212) 479-5566 or via email at TDevaney@langan.com.

Thank you for your assistance.

Sincerely,

**Langan Engineering, Environmental, Surveying  
and Landscape Architecture, D.P.C.**



Thomas E. Devaney, AICP  
Senior Environmental Planner

10 December 2014

NYSDEC-DFWMR  
NY Natural Heritage Program – Information Services  
625 Broadway, 5th Floor  
Albany, NY 12233-4757

**Re: Sherman Plaza (“Project”)  
Manhattan Block 2175 Lot 1  
New York, New York  
Langan Project No.: 170287501**

To Whom It May Concern:

On behalf of Acadia Sherman LLC, Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC (Langan) is requesting information to the likelihood that the proposed development at Sherman Plaza in the Inwood neighborhood of Manhattan has the potential presence of records for rare species or significant natural communities. The 47,374 square foot (sf) project site is at Block 2175 Lot 1 at the intersection of Broadway and Sherman Avenue, and is directly across the street from Fort Tryon Park. This request is made as part of a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS).

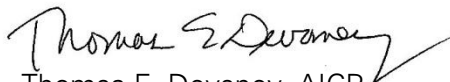
The applicant is requesting a zoning map amendment to rezone the site from an R7-2 zoning district with a partial C2-4 overlay to an R9 zoning district with a full C2-4 overlay. The requested action will facilitate the construction of an approximately 445,000 gross square feet (gsf) mixed-use development which would include 335 residential dwelling units, approximately 42,000 gsf of ground floor commercial and a below grade parking garage with 168 spaces.

We look forward to your review of the project. If you should have any questions regarding this matter, please do not hesitate to contact me at (212) 479-5566 or TDevaney@langan.com.

Thank you for your assistance.

Sincerely,

**Langan Engineering, Environmental, Surveying  
and Landscape Architecture, D.P.C.**

  
Thomas E. Devaney, AICP  
Senior Environmental Planner

TED/mc

Enclosure(s): Regional Location Map, Site Map

10 December 2014

Gina Santucci  
Environmental Review Coordinator  
NYC Landmarks Preservation Commission  
One Center Street  
9th Floor, North  
New York, New York 10007

**Re: Sherman Plaza ("Project")  
Manhattan Block 2175 Lot 1  
New York, New York  
Langan Project No.: 170287501**

Dear Ms. Santucci:

On behalf of Acadia Sherman LLC, the project applicant, Langan Engineering, Environmental, Surveying and Landscape Architecture, DPC (Langan) is requesting comments from your office as to the likelihood that the proposed development at Sherman Plaza in the Inwood neighborhood of Manhattan would result in any adverse impacts to potential archaeological and historic resources. The 47,374 square foot (sf) project site is at Block 2175 Lot 1 at the intersection of Broadway and Sherman Avenue, and is directly across the street from Fort Tryon Park. This request is made as part of a City Environmental Quality Review (CEQR) Environmental Assessment Statement (EAS).

The applicant is requesting a zoning map amendment to rezone the site from an R7-2 zoning district with a partial C2-4 overlay to an R9 zoning district with a full C2-4 overlay. The requested action will facilitate the construction of an approximately 445,000 gross square feet (gsf) mixed-use development which would include 335 residential dwelling units, approximately 42,000 gsf of ground floor commercial and a below grade parking garage with 168 spaces.

We look forward to your review of the project. If you should have any questions regarding this matter, please do not hesitate to contact me at (212) 479-5566 or TDevaney@langan.com.

Thank you for your assistance.

Sincerely,

**Langan Engineering, Environmental, Surveying  
and Landscape Architecture, D.P.C.**

  
Thomas E. Devaney, AICP  
Senior Environmental Planner

TED/mc





**APPENDIX E PHASE I ENVIRONMENTAL SITE ASSESSMENT:**

## The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings\*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

regulations on line at:

<http://nysparks.state.ny.us> then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

### ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

#### Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

#### Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

#### Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

*-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.*

*-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.*

**NOTE: Projects submissions will not be accepted via facsimile or e-mail.**

\***Undertaking** is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.

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**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**for**  
**SHERMAN PLAZA**  
**4650 BROADWAY**  
**NEW YORK, NEW YORK**

*Prepared For:*

**Washington Square Partners, Inc.**  
**675 Third Avenue**  
**New York, New York 10017**

*Prepared By:*

**Langan Engineering, Environmental, Surveying  
and Landscape Architecture, D.P.C.**  
**21 Penn Plaza**  
**360 West 31<sup>st</sup> Street, 8<sup>th</sup> Floor**  
**New York, New York 10001**



---

**Jennifer Armstrong, CHMM, LEED AP**  
**Project Scientist**



---

**Mimi S. Raygorodetsky**  
**Senior Project Manager**

**LANGAN**

**May 2014**  
**Langan Project No. 170287501**

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## **EXECUTIVE SUMMARY**

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) was retained by Washington Square Partners, Inc. (the "User") to prepare this Phase I Environmental Site Assessment (ESA) for the property located at 4650 Broadway (Block 2175, Lot 1) in New York, New York (the "Subject Property"). The User is a consultant for Acadia Sherman Avenue, LLC, the owner of the Subject Property. The Subject Property occupies an area of approximately 47,175 square feet and is located at the northeast side of the intersection of Broadway and Sherman Avenue (Sherman Plaza). The Subject Property is bound by a five-story mixed-use commercial and residential building to the north; two multi-story residential buildings to the east; Sherman Avenue to the south; and Broadway, followed by Fort Tryon Park, to the west. A two-story commercial building with one cellar level (constructed in 1928) occupies the Subject Property. The building spans the entire footprint of the property and is used partly as a parking garage with some vacant areas on each floor. This Phase I ESA was performed to satisfy City Environmental Quality Review (CEQR) requirement as part of a proposed rezoning of the Subject Property.

This Phase I ESA was conducted in accordance with the American Society for Testing Materials (ASTM) Practice E1527-13 (Standard Practice for ESA: Phase I ESA Process), which also satisfies the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiry (AAI) Rule needed to qualify for the bona fide prospective purchaser liability protections available under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The objective of this Phase I ESA was to identify the presence or likely presence, use, or release on the Subject Properties of hazardous substances or petroleum products as defined in ASTM E1527-13 as a recognized environmental condition (REC). Releases of volatile organic compounds to the subsurface may result in vapor intrusion into existing or future buildings.

The Phase I ESA identified the following RECs and HRECs:

### REC 1- Petroleum Bulk Storage, Historic Fueling and Service Station Use and Open Spill on the Subject Property

A New York State (NYS) Petroleum Bulk Storage (PBS) listing indicated a 2,500 gallon underground storage tank (UST) and a 5,000-gallon UST, each containing No. 2 fuel oil, were closed and removed from the Subject Property in 1998 and a 5,000-gallon No. 4 oil aboveground storage tank (AST) and three 550-gallon gasoline USTs were closed and removed from the Subject Property in 2009. The New York City Department of Buildings classified the Subject Property as G1-Garage/Gas Station and historical Sanborn maps indicated the property was used as a service station and garage. During the 2009 UST



removals, petroleum impacts were observed in soil and groundwater, a spill was reported to the New York State Department of Environmental Conservation (NYSDEC), and spill number 0902240 was assigned.

A review of previous environmental reports revealed that remedial action was undertaken in 2009 to address the spill. After the USTs were decommissioned and removed, petroleum-impacted soil was removed and a RegenOx<sup>®</sup> (chemical oxidant) injection was performed to treat impacted groundwater. The remedial excavation and Regeonx<sup>®</sup> injections were focused in the former tank areas proximate to the basement boiler room. Groundwater was monitored for two years following the remedial action; analytical results did not show contaminant reductions that satisfied NYSDEC and the spill remains open.

#### REC 2 – Historical Use, Open Spill and Petroleum Bulk Storage on Adjoining and Surrounding Properties

Around 1935, a gasoline filling station was located at 4706 Broadway, approximately 250 feet north (cross-gradient with respect to anticipated groundwater flow direction) of the Subject Property. Around 1927, a manufacturing facility was located at 1 Sherman Avenue (also identified as 107-119 Ellwood Street), a southern adjoining property across Sherman Avenue.

NYSDEC Spill No. 0809967 is associated with 1 Sherman Avenue. The spill was closed on November 22, 2013; however, the database listing indicates that impacted soil is still present on the site; no information related to groundwater sampling was available for review. In addition, the property is listed on the PBS database (Facility ID 2-189472). There is one 4,500-gallon AST listed as “in service.”

#### Historic RECs and De Minimis Concerns

A closed spill (NYSDEC Spill No. 0604479), related to a tank overfill on the sidewalk at the Subject Property, is considered a Historic REC (HREC). The incident was contained, cleaned up, and closed by the NYSDEC within one day.

Automobile staining on the basement floor is a de minimis concern as the concrete floor in these areas appeared to be in good condition. There are floor drains throughout the building; however none had petroleum staining around them. Storage of 55-gallon drums in the basement is a de minimis concern as the drums do not appear to be leaking.

Additional information related to RECs, HRECs, and de minimis concerns can be found in the body of this report.

## **1.0 INTRODUCTION**

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) was retained by Washington Square Partners, Inc. (the "User") to prepare this Phase I Environmental Site Assessment (ESA) for the property located at 4650 Broadway (Block 2175, Lot 1) in New York, New York (the "Subject Property"). The User is a consultant for Acadia Sherman Avenue, LLC, the owner of the Subject Property. The location of the Subject Property is shown on Figure 1. The Subject Property occupies an area of approximately 47,175 square feet and is located at the northeast side of the intersection of Broadway and Sherman Avenue (Sherman Plaza). The Subject Property is bound by a five-story mixed-use commercial and residential building to the north; two multi-story residential buildings to the east; Sherman Avenue to the south; and Broadway, followed by Fort Tryon Park, to the west. A two-story commercial building with one cellar level (constructed in 1928) occupies the Subject Property. The building spans the entire footprint of the property and is used partly as a parking garage with some vacant areas on each floor. This Phase I ESA was performed to satisfy City Environmental Quality Review (CEQR) requirement as part of a proposed rezoning of the Subject Property.

### **1.1 Purpose of the Phase I ESA**

The purpose of this Phase I ESA is to accomplish the following:

(1) Identify Recognized Environmental Conditions (RECs) in connection with the Subject Property, as defined in The Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13, which states: The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

(2) Satisfy the criteria of United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 312 Subpart C Standards and Practices §312.20 AAI Rule.

## **1.2 Scope of the Phase I ESA**

This Phase I ESA was conducted utilizing a standard of good commercial and customary practice that is consistent with American Society for Testing and Materials (ASTM) E1527-13. Any significant scope-of-work additions, deletions, or deviations to ASTM E1527-13 are noted in Section 8.0 of this report. In general, the scope of this assessment consisted of obtaining information from the Owner; reviewing reasonably ascertainable information and environmental data relating to the Subject Property; reviewing maps and records maintained by federal, state, and local regulatory agencies; interviewing persons knowledgeable about the Subject Property; and conducting a site inspection. The specific scope of this assessment included the following:

1. A site reconnaissance to characterize conditions and assess the Subject Property's location with respect to adjoining and surrounding property uses and natural surface features. The reconnaissance included the surrounding roads and observations of surrounding properties from public rights-of-way to identify obvious potential environmental conditions on neighboring properties. The site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the Subject Property and then progressing to adjacent and surrounding properties. Photographs taken as part of the site reconnaissance are provided in Appendix A.
2. As per ASTM E1527-13, questionnaires were provided to the Owner to obtain information related to the Subject Property. Copies of the completed questionnaires are provided in Appendix B.
3. A review of previous environmental reports for the Subject Property, provided by the Owner. Copies of the reports are included in Appendix C.
4. A review of environmental databases maintained by the United States Environmental Protection Agency (USEPA), state, and local agencies within the approximate minimum search distance. Environmental Data Resources, Inc. (EDR) prepared the environmental database report, which is included in Appendix D.
5. Freedom of Information Act (FOIA) requests were sent to federal, state, and local agencies. As of the date of this report, FOIA responses were not received. Any FOIA responses received that alter the conclusions made in this report will be documented in an addendum to this report. Copies of the FOIA requests and responses received to-date are included in Appendix E.

6. New York City Department of Buildings (NYCDOB) records and a Planning Commission Zoning Map were reviewed. Available NYCDOB records and Zoning Map are included in Appendices F and G, respectively.
7. Physical characteristics of the Subject Property were determined through referenced sources for topographic, geologic, soils, and hydrologic data.
8. A review and interpretation of aerial photographs, Sanborn Fire Insurance Maps (Sanborn Maps), historical topographic maps, and city directories to identify previous activities on and in the vicinity of the Subject Property. Copies are included in Appendices H, I, J, and K respectively.
9. A review of an Environmental Lien search for the Subject Property. A copy of the environmental lien search report is included in Appendix L.
10. A review of published radon occurrence maps to determine if the Subject Property is located in an area with a propensity for elevated radon levels.

### **1.3 Assumptions, Limitations, and Exceptions**

This Phase I ESA report was prepared for Washington Square Partners, Inc. for the Subject Property located at 4650 Broadway (Block 2175, Lot 1), in New York, New York. The report is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. Langan cannot assume responsibility for use of this report for any property other than the Subject Property addressed herein, or by any other third party without a written authorization from Langan.

Langan's scope of services, which is described in Section 1.2, was limited to that agreed to with the User and no other services beyond those explicitly stated are implied. The services performed and agreed upon for this effort comports to those prescribed in the ASTM Standard E1527-13. Intrusive sampling (e.g., soil borings and groundwater sampling) was not performed as part of this Phase I ESA.

This Phase I ESA was not intended to be a definitive investigation of possible environmental impacts at the Subject Property. The purpose of this investigation was limited to determining if there is reason to suspect the possibility of RECs at the Subject Property. It should be understood that even the most comprehensive Phase I ESA may fail to detect environmental liabilities at a particular Subject Property. Therefore, Langan cannot "insure" or "certify" that the Subject Property is free of environmental impacts. No expressed or implied representation or warranty is included or intended in this report, except that our services were performed, within

the limits prescribed by our client, with the customary standard of care exercised by professionals performing similar services under similar circumstances within the same jurisdiction.

The conclusions, opinions, and recommendations provided in this report are based solely on the specific activities as required for the performance of ASTM E1527-13 and are intended exclusively for the purpose stated herein, at the specified Subject Property as it existed at the time of our site visit.

## 2.0 SUBJECT PROPERTY DESCRIPTION

### 2.1 Location and Description

The Subject Property is located in the Washington Heights area of the Borough of Manhattan, New York and is bound by a five-story mixed-use commercial and residential building to the north; two multi-story residential buildings to the east; Sherman Avenue to the south; and Broadway, followed by Fort Tryon Park to the west. The Subject Property occupies an area of approximately 47,175 square feet on the northeast side of the triangular intersection of Broadway and Sherman Ave (Sherman Plaza). A two-story commercial building spans the entire footprint of the Subject Property. According to the United States Geological Survey (USGS) Central Park Quadrangle 7.5-minute Series Topographic Map, the Subject Property sits at an elevation of approximately 40 feet above mean sea level (msl). The topography of the Subject Property and surrounding area slopes east. Photographs showing the current condition of the Subject Property are provided in Appendix A.

Based on visual observations of the surrounding area made during the site reconnaissance, the Subject Property is located in an urban area primarily characterized by multi-story residential and commercial buildings. Surrounding Property usage is summarized in the following table:

Direction	Adjoining Properties	Surrounding Properties
North	Five-story mixed-use commercial and residential building (4672 Broadway)	Multiple-story residential and commercial buildings
East	Five-story residential building (19 Dongan Place) and a six-story mixed use residential and commercial building (20 Sherman Avenue)	Multiple-story residential and commercial buildings
South	Sherman Avenue followed by multiple-story mixed use commercial and residential buildings	Multiple-story residential and commercial buildings
West	Broadway followed by Fort Tryon Park	Park followed by the Hudson River

## 2.2 Description of Subject Property Improvements

Improvements at the Subject Property are summarized in the following table:

<b>Site Improvements</b>	
<b>Size of the Subject Property</b>	Approximately 47,175 square feet
<b>Buildings/Spaces/Structures</b>	Two-story concrete and concrete masonry unit (CMU) building with a full basement.
<b>Unimproved Areas</b>	None
<b>Surface Water</b>	None
<b>Potable Water Source</b>	New York City
<b>Sanitary and Storm Sewer Utilities</b>	New York City
<b>Electrical Utilities</b>	Consolidated Edison Company of New York, Inc.
<b>Construction Completion Date</b>	Circa 1928
<b>General Construction Type</b>	Concrete and CMU with flat roof
<b>Cooling and Ventilation System Type</b>	Ceiling mounted air conditioning ventilation units (inactive) throughout garage structure; offices use electric air conditioning
<b>Heating System Type</b>	Offices use electric heat and air conditioning. Out-of-service ceiling vents and an inactive basement boiler system were observed.
<b>Emergency Power</b>	None identified

### 2.3 Title Records

Langan researched ownership records for the Subject Property at [www.nyc.gov](http://www.nyc.gov). The New York City Department of Finance – Office of the City Register listed Acadia-P/A Sherman Avenue, LLC as the current owner. The following table provides available deed information for the Subject Property:

<b>Date Filed</b>	<b>Document Type</b>	<b>Party 1</b>	<b>Party 2</b>
10/8/2009	UCC3 Termination	Acadia-P/A Sherman Avenue, LLC	Bank of America, N.A.
10/8/2009	Satisfaction of Mortgage	Acadia-P/A Sherman Avenue, LLC	Bank of America, N.A.

Langan's review of ownership records did not indicate any ownership-related RECs at the Subject Property.



### **3.0 OWNER PROVIDED INFORMATION**

#### **3.1 User and Owner/Operator Questionnaires**

Tom Julius, of Acadia Sherman Avenue, LLC, completed a User Questionnaire and Gary Spindler, of Park It! Management, completed an operator questionnaire. Neither Mr. Julius nor Mr. Spindler is aware of any environmental cleanup liens, land use limitations, environmental cleanups, or environmental assessment reports associated with the Subject Property. The completed owner and operator questionnaires are included in Appendix B.

#### **3.2 Previous Environmental Reports**

Langan received the several previous environmental reports from the property owner. A summary of these reports is provided below, and copies are provided in Appendix C.

*Phase I ESA, prepared by Soil Mechanics Environmental Services, dated February 2003*

The Phase I was completed on behalf of Murray Hill Properties to evaluate site conditions, the presence of contamination, possible contamination sources, and potential environmental impairments at the Subject Property. Key findings are listed below.

- Prior to 1960 the building was used for automobile sales.
- The building was heated by a fuel oil boiler system.
- A concrete-encased 5,000-gallon aboveground storage tank (AST) within an empty containment dike was installed in 1998. New York State Department of Environmental Conservation (NYSDEC) and Fire Department of New York (FDNY) records indicated a 5,000-gallon and a 2,500-gallon underground storage tank (UST) were associated with the property. Documentation obtained from the Bermont Operating Corp indicated that three 550-gallon gasoline USTs were abandoned in-place (filled with concrete) in 1983. Building Dept. records included permits to install two gasoline tanks (one in 1934 and one in 1941) and permits to replace a 5,000-gallon and 2,500 gallon tanks with a 5,000-gallon tank in 1998.
- There was petroleum staining on floors.
- A review of surrounding properties revealed a dry cleaner in close proximity to the Subject Property.

*Asbestos Survey Report, prepared by CNS Management Corp, dated January 24, 2005*

This survey identified the following asbestos containing materials (ACM) present within the on-property structure: cooling tower fill, duct and wall tar, asphalt roof membrane, 2-foot by 4-foot ceiling tiles, pipe insulation, 1-foot by 1-foot vinyl floor tiles and spray-on fireproofing.

*2005 Limited Phase II Subsurface Investigation, prepared by CNS Management Corp. dated April 21, 2005*

This Phase II report was prepared for Acadia Realty Trust, the owner at the time of the report, to comply with NYSDEC Spill Guidance Manual. CNS advanced five soil borings to 3 to 15 feet below grade surface (bgs) around the boiler room and collected soil samples for analysis of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Several VOCs, commonly associated with petroleum contamination, were identified in soil east (down-gradient with respect to presumed groundwater flow direction) of the boiler room at concentrations above the contemporary standards (Technical and Administrative Guidance Manual [TAGM]). CNS concluded that soil impacts were related to gasoline range organics and recommended the three USTs (previously closed in place) be located with ground penetrating radar to evaluate if they are the source of the impacts.

*Letter from Peter Brighton (CNS) to Robert Scholem (Acadia Realty Trust), Dated September 28, 2005*

This letter transmitted a NYSDEC Petroleum Bulk Storage (PBS) registration for one 5,000-gallon AST and described typical inspections to be conducted for the tank. The letter also stated that to remove FDNY violations related to PBS tanks, an affidavit regarding the previous tank removals should be provided to the FDNY.

*Asbestos Operations and Maintenance Manual, prepared by CNS Management Corp., dated October 1, 2005*

This manual outlines work practices to avoid exposure to ACM, regulatory and employee notification systems, and emergency exposure procedures.

*Asbestos Abatement Specification, prepared by CNS Management Corp., dated November 2, 2007*

The specification outlines the abatement contractor bidding procedure, a summary of ACM in the building and details the necessary procedures for containment and proper removal of ACM.

*Air Monitoring Compliance Report, prepared by CNS Management Corp., dated May 14, 2009*

This report details the procedures followed during a multi-phase ACM removal conducted by Delta Environmental in March and April of 2009. CNS conducted daily air monitoring and site inspections and collected air samples. The removal project was completed in compliance with New York City Department of Environmental Protections (NYCDEP) Title 15 Chapter 1 asbestos regulations. The ACM abatement included removal of the following:

- 1,260 square feet (sq ft) of boiler insulation;
- 6,510 linear feet of pipe insulation;
- 88,252 sq ft of floor tiles;
- 4,264 sq ft of spray-applied fire proofing; and
- 122 sq ft of cooling tower fill.

The site inspection for this report identified vinyl floor tiles and ceiling tiles in the first floor offices which may contain asbestos.

*Remedial Action Plan, prepared by CNS Management Corp., dated June 12, 2009*

This Remedial Action Plan (RAP) was submitted to NYSDEC on behalf of Acadia P/A/ Sherman Avenue, LLC for the remediation of NYSDEC Spill No. 0902240. The RAP included a summary of soil and groundwater samples collected between March 30 and April 1, 2009; these samples were collected after removing the three gasoline USTs. Photoionization detector (PID) screening of soil resulted in readings of up to 1,153 parts per million (ppm). Analytical results revealed several VOCs in soil and groundwater above state standards.

CNS proposed the following remedial actions:

- Removal and closure of USTs in accordance with applicable regulations;
- Field screening of soils during removal;
- Stockpiling of petroleum-impacted soil;
- Endpoints sampling of soil;
- Off-site disposal of impacted soil;
- RegenOx® chemical application, by injection, to remediate impacted groundwater; and
- Groundwater monitoring to determine effectiveness of remedy.

*Remediation Report, prepared by CNS Management Corp., dated October 22, 2009*

CNS presented a Remedial Report (RR) to NYSDEC on behalf of Acadia P/A/ Sherman Avenue, LLC. The RR detailed implementation of the June 2009 RAP. The remediation described the following:

- Three 550-gallon USTs and associated piping were removed from the Subject Property. PBS registration was updated to reflect their removal;
- Petroleum-impacted soil was removed from the Subject Property;
- Endpoint soil samples were collected and results indicated that VOC concentrations were below state standards; and
- RegenOx® was injected into groundwater on the Subject Property, and subsequent groundwater samples showed an initial reduction of VOC and SVOC compounds in groundwater in three of four wells sampled. Levels gradually rose following the initial reduction.

CNS requested that no further action be required for soil and recommended continuing groundwater monitoring until quarter four of 2009.

*Groundwater Monitoring Reports for December 2009 – December 2011, prepared by CNS Management Corp*

CNS submitted a total of eight quarterly Groundwater Monitoring Reports between December 2009 and December 2011. The reports detail the collection of groundwater samples from four existing site wells and analysis for VOCs and SVOCs. Analytical results showed an initial reduction from baseline levels (prior to injections), but no trend of continuing reduction. In fact, VOCs were observed to increase, in monitoring well MW-4 (southeast/down-gradient with respect to presumed groundwater flow direction) of the boiler room beginning in June 2010, where concentrations were either non-detect or below standards in the baseline sample but above the standards during the three subsequent quarters of sampling. In the October 20011 report, CNS stated that the next sampling event would be in December 2011.

**Conclusions Based on Review of Previous Reports**

Petroleum bulk storage at the Subject Property and related open spill (No. 09-02240) are considered a REC. Based on the most recent groundwater sample results, the 2009 remedy does not appear to have been effective in remediating groundwater and results from monitoring well MW-4 indicate impacts may be migrating further down-gradient. In addition, reports conclude that all USTs have been removed, but based on groundwater analytical data it is possible that USTs remain.

## 4.0 RECORDS REVIEW

### 4.1 Environmental Records

A copy of regulatory database information was provided by EDR and is included in Appendix D. The EDR report is a listing of sites identified on select federal and state standard source environmental databases within the approximate search radius specified by ASTM Standard Practice for E1527-13. Langan reviewed each environmental database on a record-by-record basis to determine if certain sites identified in the report are suspected to represent a potential impact to the Subject Property. Langan also reviewed "Orphan Sites" listed within the report. Orphan sites are those Sites that could not be mapped due to inadequate address information. No Orphan sites were identified by Langan within the ASTM search radii, either during the Subject Property reconnaissance or by cross-referencing to mapped listings. All distances to adjacent properties are measured from the perimeter of the Subject Property.

The following table lists the number of sites by database within the prescribed search radius appearing in the EDR Report.

<b>Database Record Summary</b>			
<b>Database Reviewed (Date of government version)</b>	<b>Minimum Search Area</b>	<b>Subject Property listed</b>	<b>Number of Sites Within Minimum Search Area</b>
<b>USEPA DATABASES</b>			
National Priorities List (NPL) (10/25/2013)	1 Mile Radius	No	1
Delisted NPL (10/25/2013)	1/2 Mile Radius	No	0
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERCLIS No Further Remediation Action Planned (NFRAP) (10/25/2013)	1/2 Mile Radius	No	1
Resource Conservation and Recovery Act (RCRA) Corrective Reports (CORRACTS) (9/10/2013)	1 Mile Radius	No	0
RCRA Treatment, Storage, and Disposal Facilities (TSDf) (9/10/2013)	1/2 Mile Radius	No	0
RCRA Generators (9/10/2013)	Subject Property and Adjoining	No	2
Facility Information System (FINDS) Database (3/8/2013)	Subject Property	No	0
Environmental Response Notification System (ERNS) (9/30/2013)	Subject Property	No	0
Engineering Controls (EC) Site Lists (12/17/2013)	Subject	No	0

<b>Database Record Summary</b>			
<b>Database Reviewed (Date of government version)</b>	<b>Minimum Search Area</b>	<b>Subject Property listed</b>	<b>Number of Sites Within Minimum Search Area</b>
	Property		
Institutional Controls (IC) Site Lists (12/17/2013)	Subject Property	No	0
<b>New York State Department of Environmental Conservation (NYSDEC) DATABASES</b>			
Inactive Hazardous Waste Disposal Site (SHWS) (11/13/2013)	1 Mile Radius	No	1
Hazardous Substance Waste Disposal Site Inventory (HSWDS) (1/1/2003)	1/2 Mile Radius	No	0
Solid Waste or Landfill Facilities (SWF/LF) (12/12/2013)	1/2 Mile Radius	No	0
Leaking Tanks (LTANKS) (2/17/2014)	1/2 Mile Radius	Yes	62
SPILLS Information Database (NY SPILLS) (11/19/2013)	1/8 Mile Radius	Yes	29
EC Site Lists (11/13/2013)	Subject Property	No	0
IC Subject Site Lists (11/13/2013)	Subject Property	No	0
Voluntary Cleanup Program (VCP) (11/13/2013)	1/2 Mile Radius	No	1
Brownfields (11/13/2013)	1/2 Mile Radius	No	1
Petroleum Bulk Storage Facilities (PBS) Underground Storage Tanks (UST) and Aboveground Storage Tanks (AST) Databases (12/30/2013)	Subject Property and Adjoining	Yes	5
Chemical Bulk Storage (CBS) UST and AST Databases (12/30/2013)	Subject Property and Adjoining	No	0
Major Oil Storage Facilities (MOSF) UST and AST Databases (12/30/2013)	Subject Property and Adjoining	No	0
Registered and Historical Drycleaners (DRYCLEANERS) (1/21/2014)	1/4 Mile Radius	No	4
<b>EDR (PROPRIETARY) DATABASES</b>			
EDR Former Manufactured Gas Plant (MGP) Site (NA)	1 Mile Radius (N/A)	No	2

NA Not Applicable; databases with a "Not Applicable" Minimum Search Radius are databases reviewed as part of the Phase I ESA but not required as per ASTM E1527-13.

A description of the reviewed databases is provided in the EDR Report (Appendix D). A summary of Subject Property database listings and other sites identified within the prescribed search area is presented below.

#### **4.1.1 Federal Agency Database Findings**

The Subject Property and/or sites within their respective minimum search distances as specified by ASTM E1527-13, were not listed in the following Federal Agency databases: Delisted NPL, CERCLIS-NFRAP, RCRA CORRACTS, RCRA TSDF, FINDS, ERNS, EC, or IC.

The following summary describes the sites that were identified within the designated search radii:

##### **NPL Database**

The NPL database identifies sites for priority cleanup under the Superfund Program. The Site was not listed in the NPL database, but the Hudson River PCBs Cleanup was included. Although a 200-mile section of the Hudson River is included as part of the Superfund Site, the dredging work is focused north of Albany, New York. Based on the nature of this NPL listing, it is not considered a REC.

##### **CERCLIS NFRAP Database**

The CERCLIS list is a compilation of known and suspected uncontrolled or abandoned hazardous waste sites, which are, or were, under investigation by USEPA but have not been elevated to the status of a Superfund (NPL) site. Former CERCLIS sites that have been granted the status of NFRAP are also included in this database. The Subject Property was not listed in the CERCLIS or CERCLIS-NFRAP database; however, one CERCLIS site was identified within the search criteria. The Hudson River PCBs Cleanup was identified as a CERCLIS site. As discussed above, the Hudson River PCB cleanup is not a REC.

##### **RCRA Generators**

The RCRA Info database is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous Waste Amendments (HSWA) of 1984. The database includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste or over 1 kg of acutely hazardous waste per month; small quantity generators (SQGs)

generate between 100 kg and 1,000 kg of hazardous waste per month; conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month, and RCRA Non-Gen, or former hazardous waste generators no longer generate hazardous waste. The Subject Property was not listed in the RCRA Generator database; however, two adjoining properties were included and are discussed below:

**Site Name:** Con Edison

**Site Address:** 4670 Broadway and Dongan Street

**Location:** This site adjoins the Subject Property to the north.

**Description:** This facility was listed as a CESQG in 2009. Waste type was not specified and no violations were reported.

**Site Name:** Con Edison Manhole 28153

**Site Address:** Broadway and Dongan Street

**Location:** This site adjoins the Subject Property to the north.

**Description:** This facility was listed as a CESQG in 2011. Waste type was not specified and no violations were reported.

Based on the lack of violations, these RCRA CESQGs are not considered a REC.

#### **4.1.2 State Agency Database Findings**

The Subject Property and sites within the respective minimum search distances as specified by ASTM E1527-13 were not listed in the following State Agency databases: HSWDS, SWF, EC, IC, CBS or MOSF. The following summary describes the sites that were identified within the designated search radii:

##### **SHWS Database**

The SHWS database is a comprehensive listing of inactive hazardous waste sites that are the state's equivalent to CERCLIS. The Subject Property was not listed in the SHWS database; however, one site, NYCDGS – PUBLIC SCHOOL IS 229X, was identified within the minimum search distance. This SHWS site is located cross-gradient and more than 4,150 feet from the Subject Property; therefore, it is not considered a REC.

##### **Leaking Underground Storage Tanks Database**

The LTANKS database contains an inventory of reported leaking storage tank incidents, including leaking USTs and ASTs. As per ASTM E1527-13, the approximate minimum search



distance required for LTANK incidents is within ½ mile of the Subject Property. The Subject Property (identified as “at Dykman St” – 4660 Broadway) was listed in the LTANKS database. The incident was reported on March 28, 2002 and was given spill number 0112246. The spill was the result of a tank overfill from the sidewalk fill port. The spill was cleaned to the satisfaction of NYSDEC and the spill number was closed on March 29, 2002. This incident is considered an HREC.

Sixty-one other LTANK incidents were also identified within a ½-mile radius of the Subject Property. Fifty-nine of these incidents have been closed by the NYSDEC and the two open spills are either located more than 300 feet down-gradient or more than 2,500 feet cross-gradient from the Subject Property. Based on the regulatory status, distance from the Subject Property, and/or cross- or down-gradient location, the off-site LTANK incidents are not considered RECs.

### **Spills Database**

The Spills database, maintained and updated by NYSDEC, is an inventory of sites where spills have been identified and reported to the NYSDEC. The Subject Property was listed in the Spills database in relation to Spill No. 0902240, which was reported on May 26, 2009 when three 550-gallon USTs were discovered at the Subject Property. Laboratory analysis of soil and groundwater samples indicate that the soil was “heavily contaminated.” The report further states that “cleanup is pending,” and the spill was not closed. An open spill on site with documented impacts to soil and groundwater is considered a REC. The spill may have also adversely impacted soil vapor. Further information regarding Spill No. 0902240 is presented in Section 3.2 of this report.

In addition to the reported spill on the Subject Property, 28 spill incidents were identified at surrounding properties within 1/8 mile of the Subject Property. Based on the EDR report, 26 of the 28 incidents were closed. Based on further research on the NYSDEC website, we concluded that the remaining two spills (No. 0809967 and No. 1304645) have also been closed. Spill no. 0809967 was a No. 2 fuel oil spill that occurred at 107-119 Ellwood Street (also known as 1 Sherman Ave), which adjoins the Subject property. The spill was closed on November 22, 2013; however, EDR report only included information on spills up to November 19, 2013. The most recent information included in the EDR report indicated that, as of October 2009, soil at this location contained petroleum-related VOCs at concentrations above relative standards and groundwater data was not provided. This closed spill is considered a REC because no information related to groundwater sampling was available for review and the potential for impacts to groundwater or soil vapor at the Subject Property from this spill could not be ruled out.

## Voluntary Cleanup Program Sites

The VCP database lists Voluntary Cleanup Agreements associated with a State voluntary remedial program that uses private monies to get contaminated sites remediated to levels allowing for the sites' productive use. One site was identified within the minimum search criteria of ½-mile of the Subject Property. CE-Broadway/Dyckman Street Station Site at 12 Dongan Place is approximately 100 feet north (cross-gradient) of the Subject Property. This location was formerly occupied by a large gas holding facility. During the investigation phase, no significant MGP impacts were identified and the NYSDEC issued a No Further Action letter and a Covenant not to Sue. Based on information contained in the database listing and the regulatory status, this VCP is not considered a REC.

## Brownfield Sites

A Brownfield is any real property where re-development or re-use may be complicated by the presence or potential presence of a hazardous waste, petroleum product, pollutant, or contaminant. The Subject Property was not listed as a Brownfield site; however, two brownfield sites (one state and one federal) were identified within 1/2 mile of the Subject Property. The listed brownfield sites are located more than 1,000 feet from the Subject Property at a cross-gradient locations with respect to presumed groundwater flow direction and are not considered RECs.

## Petroleum Bulk Storage Facilities UST and AST Databases

The PBS database is a listing of USTs and ASTs registered with the NYSDEC. The minimum search radius for PBS facilities includes the Subject Property and adjoining properties. The Subject Property was listed in the database. The PBS Registration number is 2-077666, and it is currently listed as "unregulated." The registration lists the following tanks in association with the Subject Property:

<b>Tank No.</b>	<b>Capacity (gallons)</b>	<b>UST or AST</b>	<b>Contents</b>	<b>Status</b>
001	5,000	UST	No. 2 Fuel Oil	Closed-Removed 9/1/1998
002	2,500	UST	No. 2 Fuel Oil	Closed-Removed 9/1/1998
003	5,000	AST	No. 4 Fuel Oil	Closed-Removed 8/7/2009
004	550	UST	Gasoline	Closed-Removed 8/7/2009
005	550	UST	Gasoline	Closed-Removed 8/7/2009
006	550	UST	Gasoline	Closed-Removed 8/7/2009

As there is an open spill at the Subject Property related to USTs, former petroleum bulk storage at the site is a REC.

Five adjoining properties were also listed as PBS facilities and are discussed below and are discussed below:

**Site Name:** 19 DONGAN PLACE

**Site Address:** 19 Dongan Place (PBS Facility ID No. 2-153729)

**Location:** This site adjoins the Subject Property to the east.

**Description:** A 5,000-gallon UST containing No. 6 fuel oil was installed in January 1946 and is listed as "in service." The UST was noted to be within a vault and no violations were reported. As there are no open spills or LTANK listings for this site, it is not considered a REC.

**Site Name:** 4672 BROADWAY

**Site Address:** 4672 Broadway (PBS Facility ID No. 2-612077)

**Location:** This site adjoins the Subject Property to the north.

**Description:** A 5,000-gallon AST containing No. 6 fuel oil was installed in November 1924 and is listed as "in service." The AST was noted to be within a vault and no violations were reported. As there were no violations and this location is not associated with an open spill or LTANK incident, this PBS facility is not considered a REC.

**Site Name:** 9 – 21 SHERMAN AVE

**Site Address:** 9 – 21 Sherman Ave (PBS Facility ID No. 2-334499)

**Location:** This site adjoins the Subject Property to the south across Sherman Avenue.

**Description:** A 5,000-gallon AST containing No. 4 fuel oil was installed in November 1924, has no noted secondary containment, and is listed as "in service." As there were no violations and this location is not associated with an open spill or LTANK incident, this PBS facility is not considered a REC.

**Site Name:** 20 SHERMAN AVE

**Site Address:** 20 Sherman Ave (PBS Facility ID No. 2-234626)

**Location:** This site adjoins the Subject Property to the east.

**Description:** A 5,000-gallon AST containing No. 2 fuel oil was installed in February 1999 and is listed as "in service." The AST was noted to be within diking and no violations were reported. As there were no violations and this location is not associated with an open spill or LTANK incident, this PBS facility is not considered a REC.

**Site Name:** GATEWAY VENTURES, LLC

**Site Address:** 1 Sherman Ave/107-119 Ellwood Street (PBS Facility ID No. 2-611123)

**Location:** This site adjoins the Subject Property to the south across Sherman Avenue.

**Description:** A 3,000-gallon AST containing No. 2 fuel oil was removed in July 2009 and is listed as "closed/removed." The AST was noted to be within a vault and no violations were reported. This location is also associated with Spill No. 0809967 and is considered a REC.

#### **4.1.3 Other Database Findings**

##### **Manufactured Gas Plant Sites**

The MGP sites database is a proprietary database that includes records of manufactured coal gas plants compiled by EDR. The Subject Property was not listed in the MGP database; however, two MGP sites were identified within 1 mile. One facility is located approximately 1 mile from the Subject Property at down-gradient location and is not considered a REC. The second site Con Edison – Broadway/Dyckman is located at 12 Dongan Place, approximately 100 feet from the Subject Property. This facility is discussed above under VCP sites and is not considered a REC as it was investigated and no significant impacts were found.

#### **4.1.4 Local Regulatory Agency Findings**

##### **Freedom of Information Act Requests**

FOIA requests were submitted to the following federal, state, and local agencies via written correspondence on March 31, 2014:

- New York City Department of Environmental Protection (NYCDEP);
- New York City Department of Health (NYCDOH);
- New York City Fire Department (FDNY);
- New York State Department of Health (NYSDOH);
- NYSDEC; and
- USEPA, Region 2.

Complete responses to the FOIA requests have not yet been received. Copies of the FOIA requests and any responses received are included in Appendix E. Should pending responses alter the conclusions provided within this report, we will issue the modified conclusions as an addendum.

## **New York City Department of Buildings**

Langan conducted a records search through the NYCDOB online query system on April 3, 2014 for 4650 Broadway. Copies of reviewed NYCDOB records are provided in Appendix F. The records search identified one building on the Lot. The Department of Finance building classification for the Subject Property is G1-GARAGE/GAS STAT'N. Classification of the Subject Property as a garage/gas station is a REC.

There were 22 Environmental Control Board (ECB) violations between 1992 and 2012, 7 of which were listed as "open." A description of the active violations is provided below:

- 34932152K – Working without a permit (issued 8/20/2012);
- 38108093J – Failure to maintain the elevator (issued 10/3/2000);
- 34244043M – Failure to maintain building (issued 3/22/2000);
- 38223839K – Failure to maintain building up to code (issued 10/12/2012);
- 38228661P – Failure to maintain the elevator (issued 9/24/2012);
- 34986753J – Failure to comply with vacate order (issued 8/16/2012); and
- 34932151Z – Failure to update sprinkler system (issued 8/20/2012).

Due to the nature of these violations they are not considered a REC.

Certificate of Occupancy records were available for 1927 to 1969 and indicated building use for automobile sales and distribution, automobile service, a garage, a bowling alley, a bar and restaurant and the NYC Welfare Office. The certificate dated May 24, 1951 limits oil and gasoline sales "to be confined to building" and indicates that a fuel oil tank was installed on March 15, 1951. The certificate dated April 19, 1956 indicates that a fuel oil tank installation was approved by the FDNY on January 2, 1956. Use of the Subject Property for sales of oil and gasoline and fuel storage is a REC.

## New York City Planning Commission Zoning Department

According to the New York City Planning Commission (NYCPC) Zoning Map 3a, dated September 8, 1988, the Subject Property is located within a R7-2 residential district with a partial C2-4 commercial overlay. "R7 districts are medium-density apartment house districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn," according to the New York City Department of City Planning website. The Subject Property has a C2-4 overlay, which is a "commercial overlay mapped within residence districts. Mapped along streets that serve local retail needs." A copy of the zoning map is provided in Appendix G.

## **4.2 Physical Setting Sources**

### **4.2.1 Topography**

According to the United States Geological Survey (USGS) Central Park Quadrangle 7.5-minute Series Topographic Map, the Subject Property sits at an elevation of approximately 40 feet above mean sea level (msl). The topography of the Subject Property and surrounding area slopes east. Properties east of the Subject Property are considered down-gradient with respect to presumed groundwater flow direction, and properties west of the Subject Property are considered up-gradient with respect to presumed groundwater flow direction.

### **4.2.2 Geology**

Geological surface features (e.g., rock outcroppings) were not observed on the Subject Property; however, there is a large hill (within Fort Tryon Park) located directly to the west. Soil and bedrock stratigraphy throughout Manhattan typically consists of a layer of historical fill that overlies glacial till, decomposed unconsolidated bedrock, and bedrock. Based on a review of the "Bedrock and Engineering Geologic Maps of New York County and parts of Kings and Queens Counties, New York, and Parts of Bergen and Hudson Counties, New Jersey" (Baskerville Map), dated 1994 and prepared by Charles A. Baskerville, the Site is underlain by the lower Ordovician to Cambrian Inwood Marble bedrock, which consists of four interbedded units of white to bluish-grey calcitic and dolomitic marble.

The Baskerville Map indicates that bedrock in the vicinity of the Site is located approximately 20 feet below sidewalk grade (about 8-10 feet below the basement).

### **4.2.3 Hydrology**

Groundwater flow is typically topographically influenced, as shallow groundwater tends to originate in areas of topographic highs and flows toward areas of topographic lows, such as rivers, stream valleys, ponds, and wetlands. A broader, interconnected hydrogeologic network often governs groundwater flow at depth or in the bedrock aquifer. Groundwater depth and flow direction are also subject to hydrogeologic and anthropogenic variables such as precipitation, evaporation, extent of vegetation cover, and coverage by impervious surfaces. Other factors influencing groundwater include depth to bedrock, the presence of artificial fill, and variability in local geology and groundwater sources or sinks.

The Subject Property is generally flat but the surrounding area slopes towards the east with up-gradient properties to the west. Based on information obtained during a Limited Phase II Subsurface Investigation, performed by CNS Management Corp in April of 2005, groundwater

is approximately 5 feet beneath the cellar level. Based on the local topography, groundwater under the Subject Property is expected to flow east toward the Harlem River.

### 4.3 Historical Use Information

Langan reviewed available historic resources (including aerial photographs, Sanborn and topographic maps, and city directories) dated 1893 to 2013. Findings of the reviews are presented below.

#### 4.3.1 Aerial Photographs

Langan reviewed aerial photographs of the Site and surrounding areas for the years 1924, 1954, 1966, 1975, 1984, 1994, 1995, 2006, 2009 and 2011. The photographs indicate that the Subject Property was improved with a building within a mostly developed urban area by 1924. By 1954 the site was improved with a multi-story building that spanned the entire site and surrounding properties were fully developed, except for a park on the west side of Broadway. The site and surrounding area have been largely unchanged since 1954. Langan's review of historical aerial photographs did not reveal evidence of RECs relative to the Subject Property. Copies of the aerial photographs are included in Appendix H.

#### 4.3.2 Sanborn Fire Insurance Maps

A search for historical fire insurance maps for the Site and surrounding properties was conducted by EDR and reviewed by Langan. Sanborn Maps constitute a database of prior site uses of real property for many cities and towns in the United States. Copies of the maps are in Appendix I. The following table presents descriptions and interpretations from the historical fire insurance map review. Descriptions presented in bold font are discussed as possible RECs below.

Year	Comments
1893	<b>Subject Property:</b> The Subject Property appears to be unimproved. <b>Surrounding Properties:</b> The surrounding area is mostly vacant. There is a structure labeled "Gas Holder," approximately 100 feet north (cross-gradient) of the Subject Property. This gas holder location coincides with the Con Edison Broadway/Dykyman Station discussed above in on Section 4.1.1. This facility was investigated under NYSDEC oversight, significant impacts were not found, and a letter of No Further Action Was issued. Based on information contained in the regulatory listing and the regulatory status of this former gas holder facility, it is not a REC in relation to the Subject Property.
1900	<b>Subject Property:</b> The Subject Property still appears vacant; however, the map shows several lot sub-division lines.

Year	Comments
	<p><b>Surrounding Properties:</b> Surrounding properties are primarily unchanged, except that lot lines are shown and there are isolated residential buildings a block south of the Subject Property.</p>
1913	<p><b>Subject Property:</b> The Subject Property appears to be unimproved.</p> <p><b>Surrounding Properties:</b> Surrounding properties are largely unchanged from the previous map, except that Arden Street (previously not shown), is now present to the east of the Subject Property.</p>
1935	<p><b>Subject Property:</b> The Subject Property is improved with a two-story building of unspecified use.</p> <p><b>Surrounding Properties:</b> Surrounding properties are primarily occupied by multi-story residential and commercial buildings, some with stores, a church, and park land. The following REC was identified:</p> <ul style="list-style-type: none"> <li>• A gasoline filling station with four gasoline tanks and grease pits is located at 4706 Broadway, approximately 250 feet north (cross-gradient) of the site.</li> </ul>
1950	<p><b>Subject Property:</b> The Subject Property appears primarily unchanged from the 1935 Sanborn map, except a portion along Broadway is identified as a garage and service station. Use of the western part of the Subject Property as a service station is a REC.</p> <p><b>Surrounding Properties:</b> Surrounding properties are primarily occupied by multi-story residential and commercial buildings, some with stores, churches, and park land.</p>
1968 and 1969	<p><b>Subject Property:</b> The northern part of the building is occupied by offices of the City Dept. of Welfare Services and the southern part of the building is occupied by a garage.</p> <p><b>Surrounding Properties:</b> Surrounding properties are primarily occupied by multi-story residential and commercial buildings, some with stores, churches, and park land.</p>
1977, 1979, 1980, 1981, 1983, 1985, 1986, 1988, 1989, 1991, 1992, 1994, 1995, 1996, 2001, 2002, 2003, 2004 and 2005	<p><b>Subject Property:</b> The Subject Property appears primarily unchanged, except that two gasoline tanks are shown in the southern portion of the garage on most maps (intermittently) for these years. On-site gasoline tanks are a REC.</p> <p><b>Surrounding Properties:</b> The area surrounding the Subject Property remains generally unchanged from the 1969 map.</p>

Based on the review of the Sanborn Maps, the Subject Property appears to have a history of commercial use, including government offices, a service station, and a garage with two



gasoline tanks. Surrounding properties have been occupied by mostly residential and commercial buildings, some with stores, churches, and park land.

The Sanborn review revealed the following on-site RECs:

- A service station was located in the western part of the property in 1950.
- A garage with two gasoline tanks was located in the southern part of the property between 1977 and 1994.

The above uses may have resulted in leaks or spills of petroleum products or solvents that may have adversely impacted soil, groundwater, and/or soil vapor at the Subject Property.

The below off-site REC was also identified.

- 4706 Broadway, approximately 250 feet north (cross-gradient) of the Subject Property, was occupied by a gasoline filling station with USTs in 1935. Leaks or spills of petroleum at this facility may have adversely impacted groundwater and/or soil vapor at the Subject Property.

### **4.3.3 Historical USGS Topographic Quadrangles**

Langan reviewed historical USGS Topographic Quadrangles obtained from EDR for information regarding past uses of the Subject Property. Quadrangle maps were available for the years 1897, 1947, 1956, 1966, 1979, and 1995. The Subject Property and immediately surrounding land appear undeveloped in 1897, when a stream, which emptied into the Harlem River, was located to the south of the property. The Subject Property and surrounding area were fully developed within an urban street grid as early as 1947 with park land to the west of Broadway. The review of the historic topographic maps did not reveal evidence of RECs. Copies of the topographic maps are provided in Appendix J.

### **4.3.4 City Directories**

The City Directory Abstract, obtained from EDR, is a review of available business directories, including city, cross-reference, and telephone directories, at approximately five-year intervals for the years spanning 1920 through 2013. The Subject Property was listed as various commercial entities and offices, including a service station, garage, and/or automotive-related businesses between 1934 and 1950. Use of the Subject Property for these automotive-related businesses is a REC, as leaks or spills of petroleum products or solvents associated with this use may have adversely impacted soil, groundwater, and or soil vapor at the property.

Surrounding properties were listed as residences and various commercial businesses. In 1927, the directory lists the Electro Multi Lay Mfg Co, and apparent manufacturing facility, at 1 Sherman Avenue. Leaks or spills of solvents or petroleum at this facility may have adversely impacted groundwater and/or soil vapor at the Subject Property. This is considered a REC. This property was also listed in the NY Spills and PBS databases.

A copy of the City Directory Abstract is provided in Appendix K.

#### **4.3.5 Environmental Lien Search**

Langan contracted EDR to conduct an Environmental Lien search for the Subject Property. The results of the search, which included a compilation of available data and verification of the findings with the appropriate regulatory authorities, revealed that there are no Environmental Liens or other Activity and Use Limitations (AUL) associated with the Subject Property. A copy of the Environmental Lien Search is provided in Appendix L.

## **5.0 SITE RECONNAISSANCE**

### **5.1 Methodology and Limiting Conditions**

The site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the Subject Property and then progressing to the adjacent and surrounding properties.

The assessment of the adjacent and surrounding properties was limited to identifying, if possible, any indications of past or current use that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products; noting the general type of current use; the general topography of the surrounding area; and providing a general description of adjoining or adjacent structures.

### **5.2 Date and Time of Inspections**

The site reconnaissance was performed at 3:00 pm on April 1, 2014 by Mimi S. Raygorodetsky and J. Patrick Diggins, of Langan, in the company of Gary Spindler, an employee of Park It! Management, the current building tenant. The weather at the time of the inspection was sunny and approximately 60°F.

### **5.3 General Site Setting and Reconnaissance Observations**

The Subject Property is occupied by a two-story concrete and CMU building with a full cellar that spans the entire property footprint. The entire cellar and approximately half of the first and second floors are used as a commercial parking garage. The remaining portions of the first and second floors are either vacant or used to store decommissioned car lifts and abandoned antique cars. Inactive ceiling mounted heating and air conditioning units were observed on the second floor. According to Park It! Employees, only the offices (along Sherman Avenue) are heated and cooled with electric units. Below is a description of notable findings in each building area.

The cellar contains exposed piping and floor drains. A boiler room, containing three out-of-service boilers was identified along the southern wall of the cellar. An employee stated that the boilers were not active. Two possible fill port structures were identified on the concrete floor near the boiler room. Standing water was observed on the cellar floors. A hydraulic elevator room was identified along the north wall; significant black staining was observed on the floor of the elevator room; however, no visible cracks were observed in the floor. Several areas of the floor showed evidence of excavation and backfilling as evidenced by patchwork. Most of the patched areas were approximately 3 feet by 2 feet. A larger patched area, approximately 20 feet long by 10 feet wide, was identified next to the boiler room. This area

corresponds to the portion of the building where four vent pipes were observed from the sidewalk. Two 55-gallon drums with unknown contents were found along the north cellar wall. Several electrical boxes were also observed in the cellar.

Two offices, occupied by *Park It!* and *U-Haul*, are located in the southern corner of the first floor and are constructed of wood with sheet rock wall partitions. Two-foot by 4-foot dropped ceiling tiles and 1-foot by 1-foot vinyl floor tiles were observed throughout the first floor office space.

There was automobile staining on the floors throughout the second story and standing water in several places.

The roof was not accessible for inspection during the site reconnaissance.

### **Pits, Ponds, Lagoons**

Pits, ponds and lagoons were not observed at the Subject Property.

### **Pools of Liquid**

Langan observed pools of standing water in the cellar and in the garage portion of the second floor.

### **Storm Drains, Wells, and Cisterns**

Storm drains, wells, and/or cisterns were not observed on the Subject Property.

### **Polychlorinated Biphenyl (PCB) Transformers and Suspect Equipment**

A transformer was observed on the Sherman Avenue sidewalk, immediately adjacent to the Subject Property. Fluorescent light ballasts and window caulking was observed in the building and may contain PCBs.

### **Storage Containers and Drums**

Storage containers were not observed; however, two 55-gallon drums with unknown contents were found along the north cellar wall. The drums appeared to be in good condition and no staining was noted on the floors around the drums.

### **Air Emissions or Wastewater Discharges**

Evidence of air or wastewater discharges was not observed at the Subject Property.

### **Floor Drains, Sumps, and Sewage Ejector Pit**

Floor drains were observed throughout the building. Evidence of staining, corrosion, or other impacts was not observed within the vicinity of the floor drains.

### **USTs or ASTs**

Two potential fill ports, indicative of USTs were observed adjacent to the boiler room. Three-foot by 2-foot patches and a 20-foot by 10-foot patch in the floor were also observed in this area, indicative of UST removal operations.

One vent pipe on the sidewalk and three vents on the roof, indicative of existing or former petroleum bulk storage tanks, were observed on the sidewalk at the Sherman Avenue entrance to the building.

### **Stained or Discolored Soil**

Stained or discolored soil was not observed.

### **Leachate or Seeps**

Leachate or seeps were not observed at the Subject Property.

### **Adjoining and Surrounding Property Uses**

The Subject Property is adjoined by a five-story mixed-use commercial and residential building to the north; multi-story residential buildings to the east; Sherman Avenue, followed by multi-story residential and commercial buildings to the south; and Broadway, followed by Fort Tryon Park, to the west. Beyond adjoining properties, the area is primarily comprised of multi-story commercial and residential buildings, parking facilities, churches, and parks.

### **Site Reconnaissance Conclusions**

Our conclusions based on the Site Reconnaissance are listed below:

- The observed fill ports, vent pipes, and patch work in the floor adjacent to the cellar boiler room are indicative of current and/or former petroleum bulk storage. As stated in Section 4.1.1 there is an open spill related to USTs at the Subject Property; therefore, on-site petroleum bulk storage (current or former) is considered a REC.

- Based on the age of the building, building materials may contain ACM, lead-based paint (LBP), and PCBs. Potential ACM, LBP, and PCBs is considered an additional (non-ASTM) environmental concern.
- Stored chemicals and black staining on the basement floor is a de minimis concern as the concrete floor in these areas appeared to be in good condition.

## **6.0 INTERVIEWS**

### **6.1 Subject Property Owner**

Tom Julius, of Acadia Sherman Avenue, LLC (the Owner), completed an owner questionnaire. Mr. Julius is not aware of any environmental cleanups, environmental assessments, environmental cleanup liens, land use limitations, associated with the Subject Property. The information provided in the Owner Questionnaire is described in Section 3.1 of this report and the completed questionnaire is included in Appendix B.

### **6.2 Subject Property Occupant**

Gary Spindler, a representative of Park It! Management, a tenant of the Subject Property building, completed an operator questionnaire and provided answers to questions pertaining to the Subject Property during the site reconnaissance. The information provided in the Owner/Occupant Questionnaire is described in Section 3.1 of this report and the completed questionnaire is included in Appendix B.

### **6.3 Owners/Tenants of Adjacent Properties**

During site reconnaissance, interview with an employee of a laundromat, at 22 Sherman Avenue, was conducted to determine whether dry cleaning occurred on-site; the employee indicated that it did not.

## **7.0 ADDITIONAL SERVICES**

### **7.1 Radon**

Radon is a colorless, odorless radioactive gas that results from the natural breakdown of uranium minerals in soil, rock, and water, which subsequently enters the atmosphere. It can concentrate in buildings, entering through cracks and other penetrations of a building

foundation. Some areas are more likely to have elevated concentrations of radon than others, reflecting subsurface lithologic conditions.

According to the USEPA Radon Zone Map, the Subject Property is located in Zone 3, which indicates a predicted average indoor radon screening level less than 2 pico Curies per Liter (pCi/L). NYSDOH maintains a database of radon test results on a local and county level. According to the NYSDOH, 114 radon tests have been conducted within residential basements in New York County, with results for 89% of residential basements below 4.0 pCi/L (the USEPA action level for radon); and 58 radon tests have been conducted within the first floor of residences in New York County, with results for 98% of the first floor of residences below 4.0 pCi/L. Based on the available information, it is unlikely that elevated levels of radon gas are present at the Subject Property.

## **8.0 DEVIATIONS AND DATA GAPS**

### **8.1 Deviations**

Langan has performed a Phase I ESA of the Subject Property utilizing a standard of good commercial and customary practice that is consistent with the ASTM E1527-13. Significant deviations were not made to the above referenced standards.

### **8.2 Data Gaps**

In order to address data gaps, additional sources of information may be consulted. According to ASTM E 1527-13, Section 8.3.2.3, "historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for the exclusion."

This Phase I ESA was completed without data gaps except for the following:

- Responses to all FOIA requests have not been received.
- The building roof of the Subject Property was not accessible for inspection.

The above listed data gaps are not expected to impact the overall conclusions of this Phase I ESA.



## 9.0 FINDINGS, CONCLUSIONS, AND OPINIONS

This Phase I ESA was conducted in accordance with the American Society for Testing Materials (ASTM) Practice E1527-13 (Standard Practice for ESA: Phase I ESA Process), which also satisfies the United States Environmental Protection Agency's (USEPA) All Appropriate Inquiry (AAI) Rule needed to qualify for the bona fide prospective purchaser liability protections available under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). The objective of this Phase I ESA was to identify the presence or likely presence, use, or release on the Subject Property of hazardous substances or petroleum products as defined in ASTM E1527-13 as a recognized environmental condition (REC). Releases of volatile organic compounds to the subsurface may result in vapor intrusion into existing or future buildings.

The Phase I ESA identified the following RECs and HRECs:

### REC 1- Petroleum Bulk Storage, Historic Fueling and Service Station Use and Open Spill on the Subject Property

A New York State (NYS) Petroleum Bulk Storage (PBS) listing indicated a 2,500 gallon underground storage tank (UST) and a 5,000-gallon UST, each containing No. 2 fuel oil, were closed and removed from the Subject Property in 1998 and a 5,000-gallon No. 4 oil aboveground storage tank (AST) and three 550-gallon gasoline USTs were closed and removed from the Subject Property in 2009. The New York City Department of Buildings classified the Subject Property as G1-Garage/Gas Station and historical Sanborn maps indicated the property was used as a service station and garage. During the 2009 UST removals, petroleum impacts were observed in soil and groundwater, a spill was reported to the New York State Department of Environmental Conservation (NYSDEC), and spill number 0902240 was assigned.

A review of previous environmental reports revealed that remedial action was undertaken in 2009 to address the spill. After the USTs were decommissioned and removed, petroleum-impacted soil was removed and a RegenOx<sup>®</sup> (chemical oxidant) injection was performed to treat impacted groundwater. The remedial excavation and RegenOx<sup>®</sup> injections were focused in the former tank areas proximate to the basement boiler room. Groundwater was monitored for two years following the remedial action; analytical results did not show contaminant reductions that satisfied NYSDEC and the spill remains open.

## REC 2 – Historical Use, Open Spill and Petroleum Bulk Storage on Adjoining and Surrounding Properties

Around 1935, a gasoline filling station was located at 4706 Broadway, approximately 250 feet north (cross-gradient with respect to anticipated groundwater flow direction) of the Subject Property. Around 1927, a manufacturing facility was located at 1 Sherman Avenue (also identified as 107-119 Ellwood Street), a southern adjoining property across Sherman Avenue.

NYSDEC Spill No. 0809967 is associated with 1 Sherman Avenue. The spill was closed on November 22, 2013; however, the database listing indicates that impacted soil is still present on the site; no information related to groundwater sampling was available for review. In addition, the property is listed on the PBS database (Facility ID 2-189472). There is one 4,500-gallon AST listed as “in service.”

## Historic RECs and De Minimis Concerns

A closed spill (NYSDEC Spill No. 0604479), related to a tank overfill on the sidewalk at the Subject Property, is considered a Historic REC (HREC). The incident was contained, cleaned up, and closed by the NYSDEC within one day.

Automobile staining on the basement floor is a de minimis concern as the concrete floor in these areas appeared to be in good condition. There are floor drains throughout the building; however none had petroleum staining around them. Storage of 55-gallon drums in the basement is a de minimis concern as the drums do not appear to be leaking.

Additional information related to RECs, HRECs, and de minimis concerns can be found in the body of this report.

## 10.0 REFERENCES

The following references were reviewed as part of this Phase I ESA:

1. Environmental Data Resources, Inc., Inquiry Number: 3889416.12, March 27, 2014. Aerial Photo Decade Package.
2. Environmental Data Resources, Inc., Inquiry Number: 3889416.5, March 24, 2014. City Directory Abstract.
3. Environmental Data Resources, Inc., Inquiry Number: 3889416.4, March 25, 2014. Historical Topographic Map Report.
4. Environmental Data Resources, Inc., Inquiry Number: 3889416.2s, March 24, 2014. Radius Map with GeoCheck.
5. Environmental Data Resources, Inc., Inquiry Number: 3889416.3, March 25, 2014. Sanborn Map Report.
6. Environmental Data Resources, Inc., Inquiry Number: 3889416.7, March 27, 2014. Environmental Lien Search.
7. Environmental Data Resources, Inc., Inquiry Number: 3889416.8, March 24, 2014. Building Permit Report.
8. Environmental Data Resources, Inc., Inquiry Number: 3889416.6, March 24, 2014. Property Tax Map Report.
9. Environmental Protection Agency, [USEPA Map of Radon Zones](#).
10. New York City Department of Buildings, Building Information System, <http://www.nyc.gov/html/dob/html/bis/bis.shtml>, retrieved April 4, 2014.
11. New York City Planning Commission. September 8, 1988. Zoning Map 3a.
12. Baskerville, Charles A., United States Geologic Survey, Bedrock and Engineering Geologic Maps of Bronx County and Parts of New York and Queens Counties, New York, dated 1992.
13. NYC Oasis Maps: <http://www.oasisnyc.com/map.aspx>.
14. Phase I ESA, prepared by Soil Mechanics Environmental Services, dated February 2003
15. Asbestos Survey Report, prepared by CNS Management Corp, dated January 24, 2005
16. 2005 Limited Phase II Subsurface Investigation, prepared by CNS Management Corp. dated April 21, 2005

17. Letter from Peter Brighton (CNS) to Robert Scholem (Acadia Realty Trust), Dated September 28, 2005
18. Asbestos Operations and Maintenance Manual, prepared by CNS Management Corp., dated October 1, 2005
19. Asbestos Abatement Specification, prepared by CNS Management Corp., dated November 2, 2007
20. Air Monitoring Compliance Report, prepared by CNS Management Corp., dated May 14, 2009
21. Remedial Action Plan, prepared by CNS Management Corp., dated June 12, 2009
22. Remediation Report, prepared by CNS Management Corp., dated October 22, 2009
23. Groundwater Monitoring Reports for December 2009 – December 2011, prepared by CNS Management Corp

## **11.0 STATEMENT OF QUALIFICATIONS AND SIGNATURES**

Langan declares that, to the best of its professional knowledge and belief, the personnel who performed this Phase I ESA meet the definition of Environmental Professional as defined in Subsection 312.10 of 40 CFR 312 and that they have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Properties. They have developed and performed the Phase I ESA in conformance with the standards and practices set forth in ASTM Practice E1527-13, which also satisfies the USEPA AAI Rule. Resumes outlining the qualifications of the Environmental Professionals who performed this Phase I ESA are provided in Appendix M.

# FIGURES



# LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor  
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Langan Engineering, Environmental, Surveying and  
Landscape Architecture, D.P.C.  
Langan Engineering and Environmental Services, Inc.  
Langan CT, Inc.  
Langan International LLC  
Collectively known as Langan

Project

## SHERMAN SQUARE

BLOCK No. 2175, LOT No. 1

NEW YORK

NEW YORK

Drawing Title

## SITE LOCATION PLAN

Project No.  
170287501

Date  
05/09/2014

Scale

Drawn By  
JPD

Submission Date

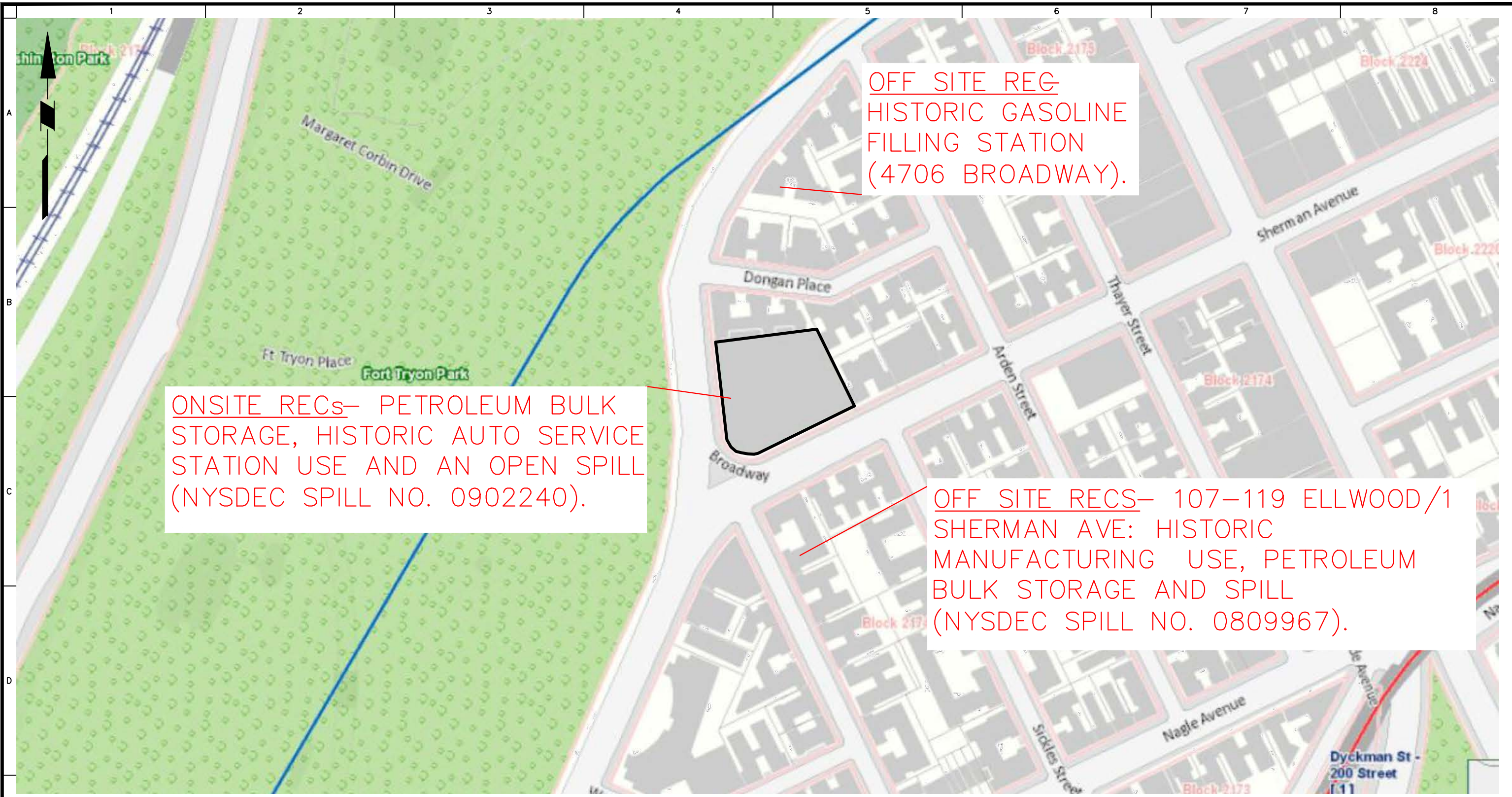
Drawing No.

1

Checked By  
-

-

Sheet 1 of 2



OFF SITE REG  
 HISTORIC GASOLINE  
 FILLING STATION  
 (4706 BROADWAY).

ONSITE RECS- PETROLEUM BULK  
 STORAGE, HISTORIC AUTO SERVICE  
 STATION USE AND AN OPEN SPILL  
 (NYSDEC SPILL NO. 0902240).

OFF SITE RECS- 107-119 ELLWOOD /  
 SHERMAN AVE: HISTORIC  
 MANUFACTURING USE, PETROLEUM  
 BULK STORAGE AND SPILL  
 (NYSDEC SPILL NO. 0809967).

— SITE BOUNDARY

NOTE: BASE MAP FROM NEW YORK CITY OASIS MAP.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

**LANGAN**  
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 Langan CT, Inc.  
 Langan International LLC  
 Collectively known as Langan

Project  
**SHERMAN PLAZA**  
 BLOCK No. 2175, LOT No. 1  
 NEW YORK NEW YORK

Drawing Title  
**RECOGNIZED  
 ENVIRONMENTAL  
 CONDITIONS  
 MAP**

Project No. 170287501	Drawing No.
Date 05/06/2014	2
Scale nts	
Drawn By JPD	Checked By JA
Submission Date -	Sheet 2 of 2



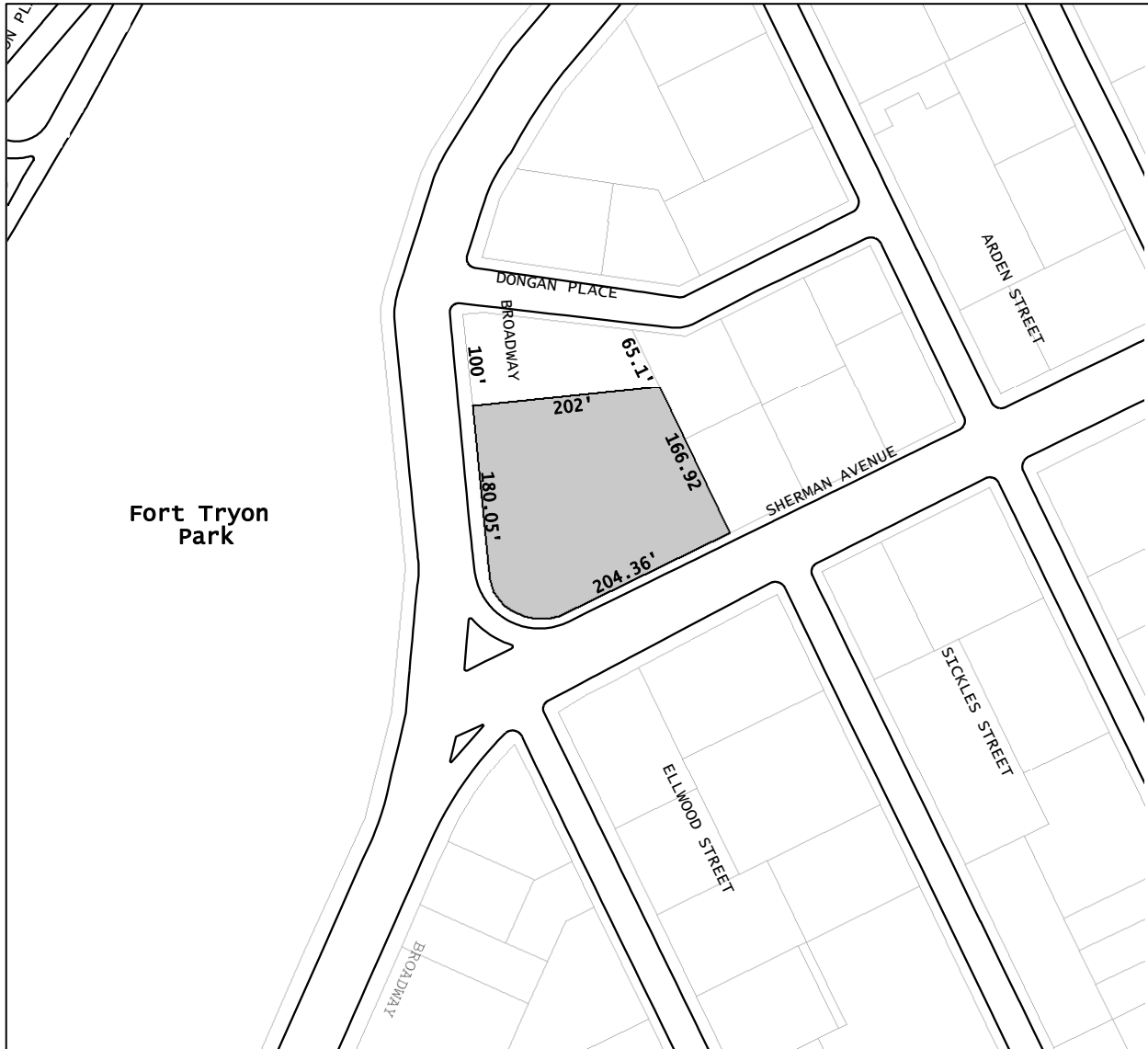
**APPENDIX F: CONCEPTUAL MIH AREA MAP**

**Manhattan Community District 12**

In the R9A/R8X District within the area shown on the following Map 1:

**Map 1:** [date of adoption]

**[PROPOSED MAP]**



 Mandatory Inclusionary Housing Area (MIHA)

**1** [Date of Adoption] MIH Program Option 2, 3 [Section 23-154(d)(3)]

Portion of Community District 12, Manhattan

\* \* \*

**APPENDIX G: ACS JOURNEY TO WORK DATA**

**B08301: Means Of Transportation to Work - Universe: Workers 16 years and over (2010-2014 American Community Survey 5-Year Estimates)**

	Census Tract 283, New York County, New York		Census Tract 285, New York County, New York		Census Tract 287, New York County, New York		Census Tract 291, New York County, New York	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	4,254	+/-476	2,947	+/-456	2,211	+/-307	4,760	+/-590
Car, truck, or van:	356	+/-213	347	+/-175	281	+/-99	982	+/-323
Drove alone	356	+/-213	180	+/-118	244	+/-101	713	+/-261
Carpooled:	0	+/-16	167	+/-118	37	+/-33	269	+/-155
In 2-person carpool	0	+/-16	94	+/-95	22	+/-23	71	+/-59
In 3-person carpool	0	+/-16	0	+/-16	0	+/-11	20	+/-32
In 4-person carpool	0	+/-16	30	+/-48	15	+/-23	40	+/-51
In 5- or 6-person carpool	0	+/-16	15	+/-24	0	+/-11	70	+/-116
In 7-or-more-person carpool	0	+/-16	28	+/-44	0	+/-11	68	+/-74
Public transportation (excluding taxicab):	3,149	+/-442	2,104	+/-352	1,664	+/-221	2,899	+/-432
Bus or trolley bus	286	+/-142	101	+/-72	177	+/-117	629	+/-274
Streetcar or trolley car (carro publico in	0	+/-16	0	+/-16	0	+/-11	0	+/-18
Subway or elevated	2,776	+/-458	1,954	+/-365	1,469	+/-198	2,227	+/-381
Railroad	87	+/-86	49	+/-47	18	+/-22	43	+/-52
Ferryboat	0	+/-16	0	+/-16	0	+/-11	0	+/-18
Taxicab	79	+/-74	13	+/-21	26	+/-32	34	+/-45
Motorcycle	0	+/-16	0	+/-16	0	+/-11	0	+/-18
Bicycle	35	+/-50	0	+/-16	0	+/-11	0	+/-18
Walked	343	+/-193	274	+/-201	130	+/-100	539	+/-209
Other means	118	+/-155	30	+/-48	20	+/-26	77	+/-66
Worked at home	174	+/-102	179	+/-135	90	+/-54	229	+/-166

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Workers include members of the Armed Forces and civilians who were at work last week.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates