City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 600 Columbus Avenue

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency) 16DCP152M	BSA REFERENCE NUMBER (if applicable)
ULURP REFERENCE NUMBER (if applicable) M920493(K)ZAM; N170302CMM	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY Department of City Planning			NAME OF APPLICANT Columbus Townhouse Associates		
NAME OF LEAD AGENCY CONTACT PERSON Robert Dobruskin			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Equity Environmental Engineering LLC		
ADDRESS 120 Broadway, 30th Floor			ADDRESS 500 International Drive, Suite 150		
CITY New York	STATE NY	ZIP 10271	CITY Mount Olive	STATE NJ	ZIP 07828
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 973-527-7451	EMAIL james.heinemann@equityenvironmental.com	

5. *Project Description*

The applicant, Columbus Townhouse Associates, is seeking a modification, pursuant to ZR Section 78-06(b)(3), of the previously approved West Side Large Scale Residential Development (CP-18505, "LSRD") within the former West Side Urban Renewal Area ("WSURA"), involving 600 Columbus Avenue (the "Development Site" or the "Site"), which is known as Site 35-1. The proposed modification involves changes to the amount of community facility and commercial floor area on the first and second floors of the existing mixed-use building at the Site, which amounts were approved pursuant to a previous modification under ULURP No. M 920493 ZAM. The applicant additionally requests to modify a Restrictive Declaration pertaining to the site that was recorded in 1987 in connection with an authorization (N 870595 ZAM). The Restrictive Declaration limits the amount of community facility and commercial floor area permitted in accordance with the plans approved at the time. The proposed modification to the Restrictive Declaration would make the limits on non-residential floor area contained in the Restrictive Declaration consistent with the proposed modification to the Large Scale Residential Development.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 7	STREET ADDRESS 600 Columbus Avenue
TAX BLOCK(S) AND LOT(S) Block 1220, Lot 29		ZIP CODE 10025
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS West side of Columbus Avenue between West 89th Street and West 90th Street		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C1-9 and R7-2, Large Scale Residential Development		ZONING SECTIONAL MAP NUMBER 5D

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

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

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☐ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE

☐ HOUSING PLAN & PROJECT ☒ OTHER, explain: Modification of West Side Urban Renewal Area Large Scale Residential Development

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

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***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

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

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

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:
☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

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:

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

7. *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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 32,931
Waterbody area (sq. ft) and type: 0
Roads, buildings, and other paved surfaces (sq. ft.):
Other, describe (sq. ft.): 1st and 2nd story floor area

8. *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): 34,219 including existing floor area. Increment of 1,288 sq ft
NUMBER OF BUILDINGS: 1
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 34,219
HEIGHT OF EACH BUILDING (ft.): 25'4" to top of second floor
NUMBER OF STORIES OF EACH BUILDING: 1st and 2nd of 14 story building

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

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO

If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: sq. ft. (width x length) VOLUME OF DISTURBANCE: cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	149,109	25,000	6,625	
Type (*e.g.,* retail, office, school)	166 units	retail	medical office	

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 0 NUMBER OF ADDITIONAL WORKERS: 3

Provide a brief explanation of how these numbers were determined: assume 2 community facility staff per additional 1,000 sf

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2020

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18-24

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO | IF MULTIPLE PHASES, HOW MANY?

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Construction would be limited to alterations of existing 1st and 2nd floor space and filling in of double height space

10. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

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 Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
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?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	☐	☒
o Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
o Directly displace more than 500 residents?	☐	☒
o Directly displace more than 100 employees?	☐	☒
o Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
o **Child Care Centers:** 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 Chapter 6)	☐	☒
o **Libraries:** 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 Chapter 6)	☐	☒
o **Public Schools:** 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 Chapter 6)	☐	☒
o **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the proposed project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
o If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	☐	☒
(c) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
o If "yes," would the proposed project generate more than 350 additional residents or 750 additional employees?	☐	☒
(d) If the project in located an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
5. *SHADOWS*: CEQR Technical Manual Chapter 8		

	YES	NO
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(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?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(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 GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(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.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(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?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(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?	☐	☒
(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?	☐	☒
(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 Appendix 1 (including nonconforming uses)?	☐	☒
(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?	☐	☒
(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)?	☐	☒
(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?	☐	☒
(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?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(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?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, 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?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 33		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(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?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 278,594		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the screening analyses, attach appropriate 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?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***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 Chapter 16 for more information.*	☐	☐
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☒
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 trips per station or line?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
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?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(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?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☒
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) 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?	☐	☒
(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?	☐	☒
(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?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒

	YES	NO
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(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?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. No adverse impacts would occur to any of the constituent elements of neighborhood character.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☐	☒
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
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?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "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. All construction activities would be performed in compliance with relevant DOT and DOB regulations.		

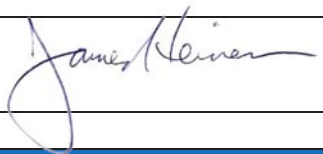
20. *APPLICANT'S CERTIFICATION*

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 EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
James Heineman	November 9, 2017

SIGNATURE



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.

IMPACT CATEGORY	Potentially Significant Adverse Impact: YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

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? ☐ YES ☒ NO

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.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: 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 *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (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.

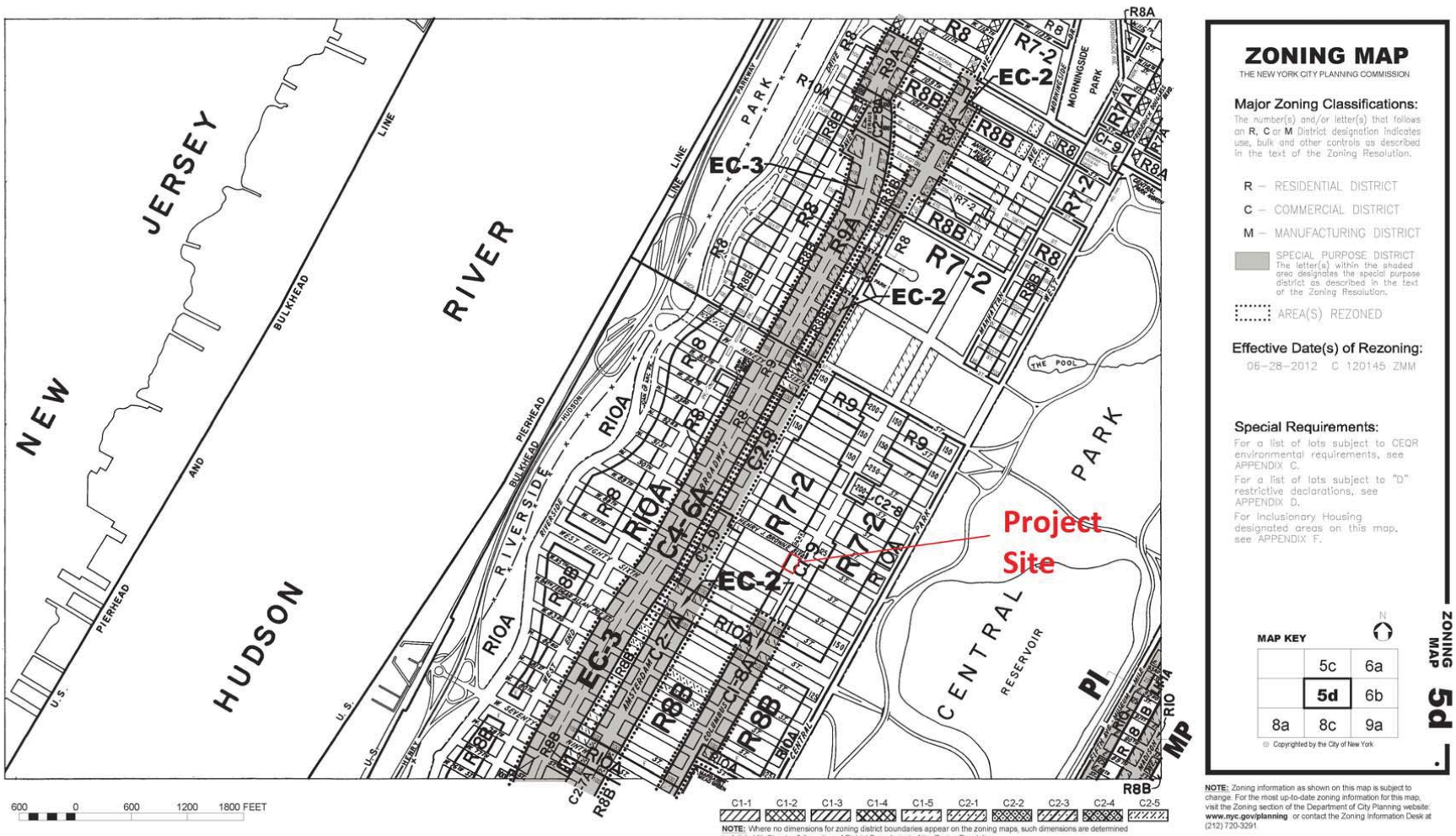
☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Director, Envionmental Assessment & Review Division	New York City Department of City Planning
NAME	**DATE**
Robert Dobruskin, AICP	November 9, 2017

SIGNATURE

Robert Dobruskin



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

06-28-2012 C 120145 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

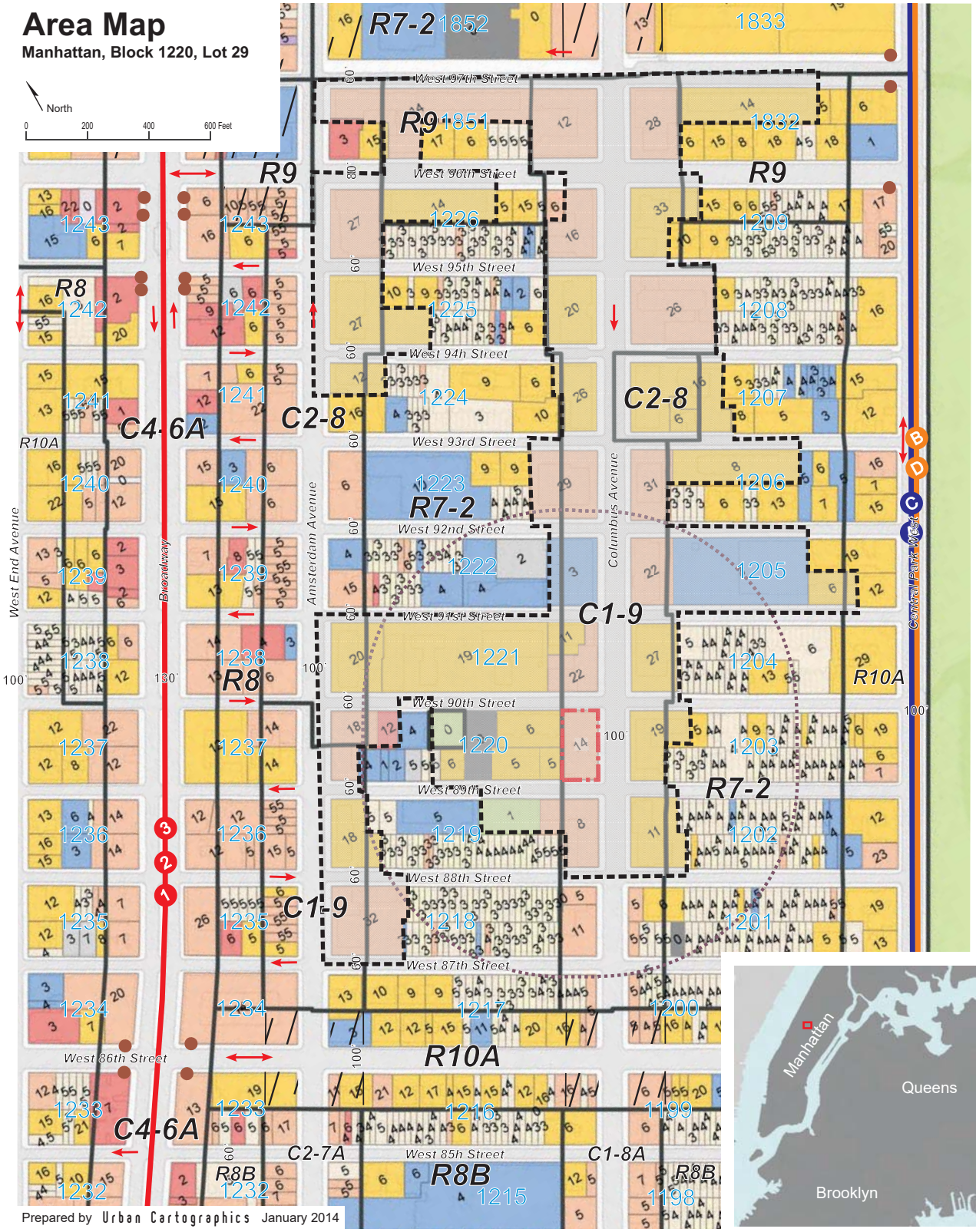
	5c	6a
	5d	6b
8a	8c	9a

ZONING MAP **5d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Area Map

Manhattan, Block 1220, Lot 29



Prepared by Urban Cartographics January 2014

Project Information

- 600' Buffer
- Development Site
- Project Area
- Urban Renewal Area

Existing Zoning Districts

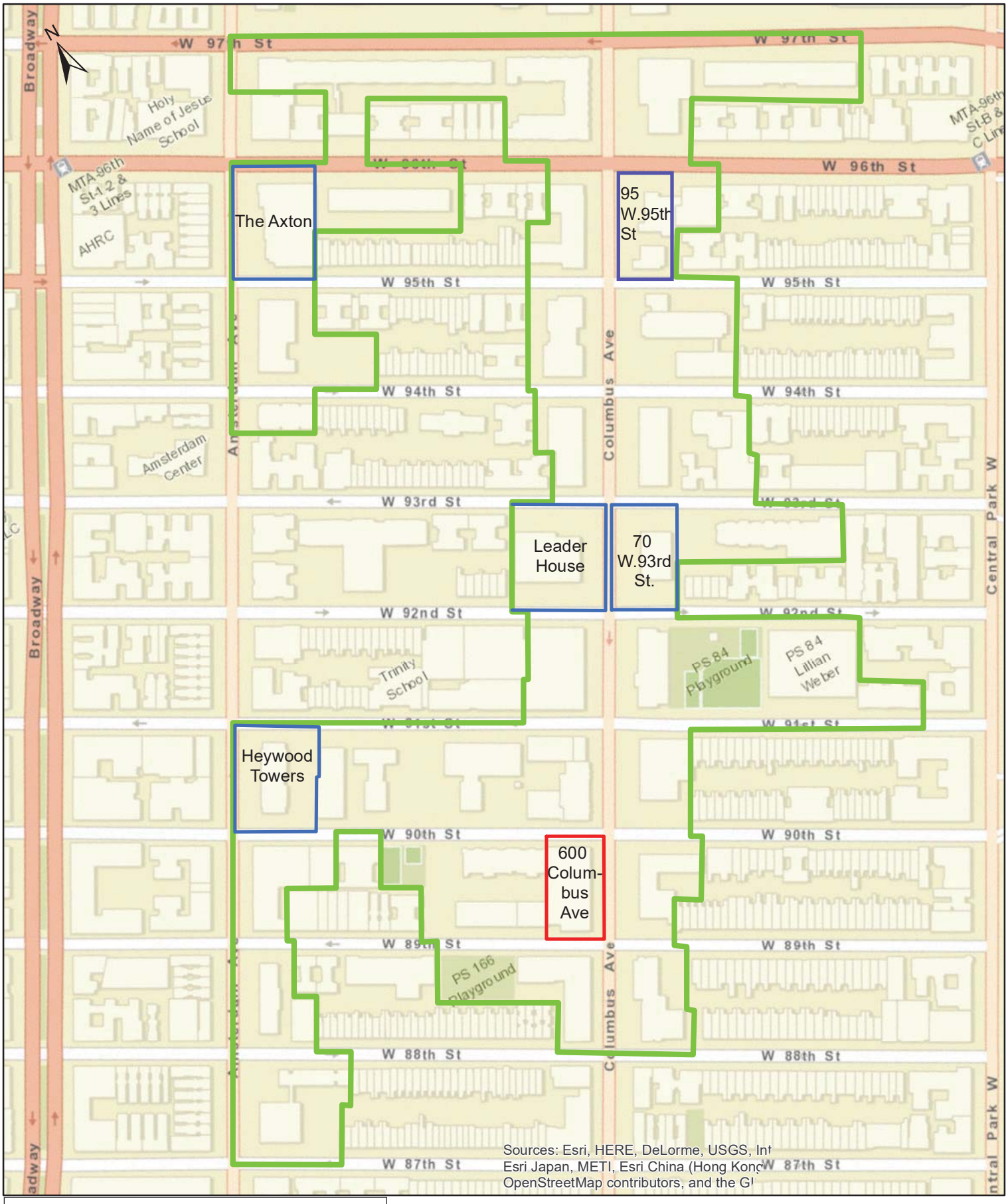
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



Legend

- Study Site
- Project Site
- Former West Side Urban Renewal Area Boundary

0 105 210 420 630 840 Feet

1 inch = 399 feet

WSURA Modification Sites

1. View of West 89th Street facing northwest (Site at right)

600 Columbus Avenue, Manhattan

2. View of Columbus Avenue facing northeast (Site at left).

3. View of Site facing north from West 89th Street.

4. View of Site facing east from West 89th Street.

600 Columbus Avenue, Manhattan

5. View of West 89th Street facing southeast (Site at left).

6. View of the sidewalk along the north side of West 89th Street facing southeast (Site at left).

7. View of West 89th Street facing west from the Site.

600 Columbus Avenue, Manhattan

8. View of West 89th Street facing south from the Site.

9. View of the sidewalk along the north side of West 89th Street facing northwest (Site at right).

10. View of the sidewalk along the west side of Columbus Avenue facing northeast (Site at left).

600 Columbus Avenue, Manhattan

11. View of Columbus Avenue facing south from the Site.

12. View of Columbus Avenue facing east from the Site.

13. View of the sidewalk along the west side of Columbus Avenue facing southwest (Site at right).

600 Columbus Avenue, Manhattan

14. View of the sidewalk along the south side of West 90th Street facing northwest (Site at left).

15. View of the sidewalk along the south side of West 90th Street facing southeast (Site at right).

16. View of West 90th Street facing east from the Site.

600 Columbus Avenue, Manhattan

17. View of West 90th Street facing north from the Site.

18. View of West 90th Street facing southeast (Site at right).

19. View of the Site facing south from West 90th Street.

600 Columbus Avenue, Manhattan

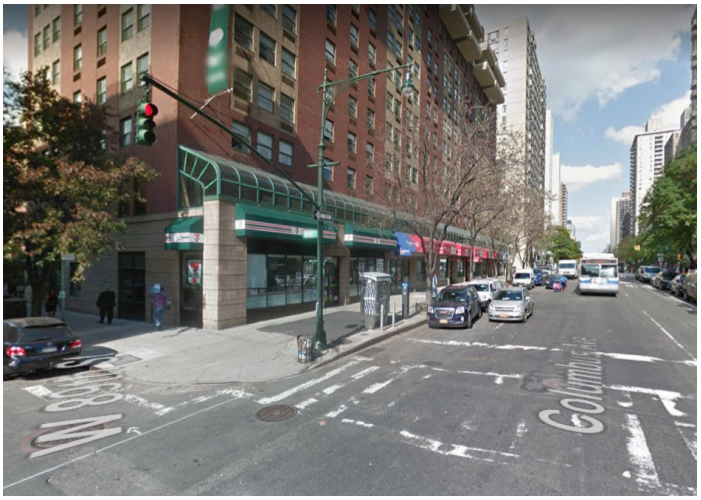
20. View of the Site facing west from West 90th Street.

21. View of Columbus Avenue facing southwest (Site at right).

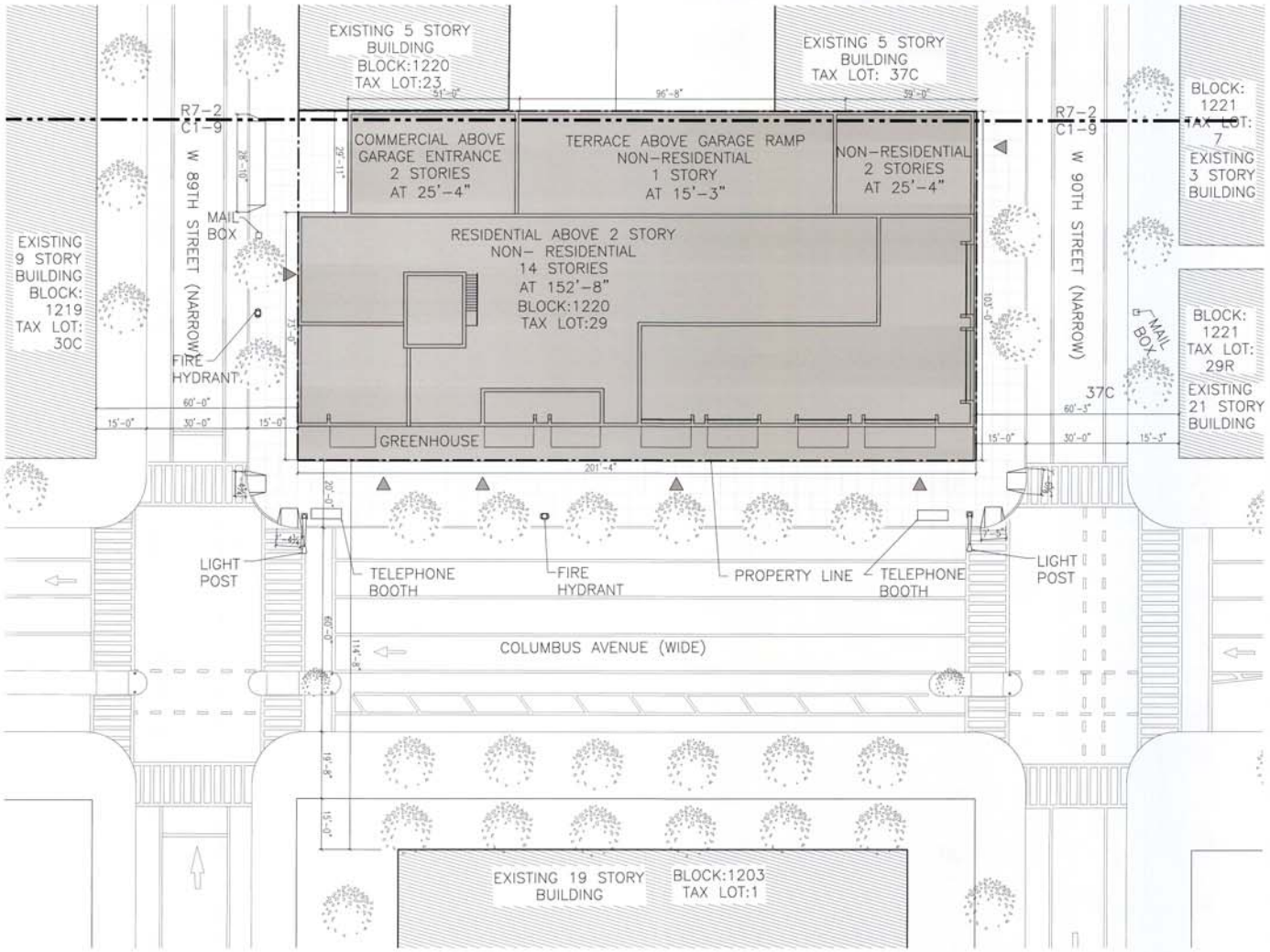
22. View of West 90th Street facing northwest (Site at left).

600 Columbus Avenue, Manhattan

23. View of the Site facing west from Columbus Avenue.



24. View of the Site facing north from Columbus Avenue.



1 SITE PLAN
SCALE: 1/16"= 1'-0"
0 25 50
SCALE IN FEET

NOTE: INFORMATION OUTSIDE OF 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.

LEGEND

- ADJACENT BUILDING
- ZONING DISTRICT BOUNDARY
- PROPERTY LINE
- TRAFFIC DIRECTION
- BUILDING ENTRANCE
- EXISTING TREE
- BUILDING FOOTPRINT

N

ARCHITECT
WASA
ARCHITECTURE / ENGINEERING / INTERIORS / PRESERVATION
740 BROADWAY, NEW YORK, NY 10003
TEL: 212.420.1160 FAX: 212.420.1163

OWNER
COLUMBUS TOWNHOUSE ASSOCIATES
600 COLUMBUS AVENUE
NEW YORK, NY 10024

OWNER'S REPRESENTATIVE
KB COMPANIES
350 FIFTH AVENUE, SUITE 6900,
NEW YORK, NY 10118
TEL: 212 465 6448

LOCATION PLAN

BLOCK NO. 1220 LOT NO. 29

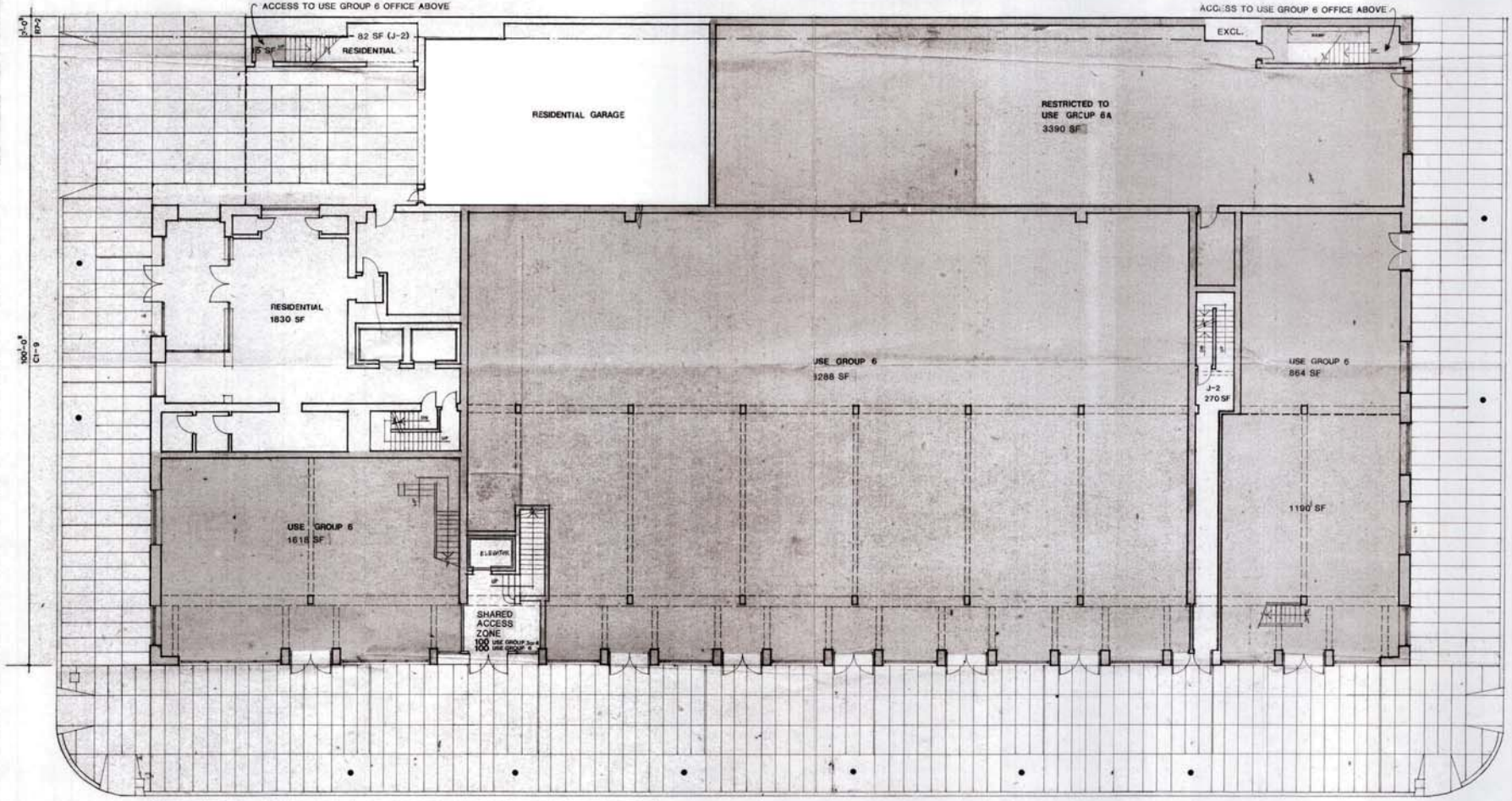
NO.	SUBMISSIONS/ REVISIONS	DATE
11	DCP SUBMISSION	10.16.2017
10	OWNER REVIEW	07.22.2016
9	OWNER REVIEW	11.10.2015
8	OWNER REVIEW	11.09.2015
7	OWNER REVIEW	11.05.2015
6	OWNER REVIEW	07.31.2015
5	OWNER REVIEW	07.27.2015
4	OWNER REVIEW	07.24.2015
3	OWNER REVIEW	08.27.2014
2	OWNER REVIEW	08.07.2014
1	OWNER REVIEW	01.21.2014

PROJECT NORTH
REFERENCE BAR SEE DRAWINGS FOR SCALE DESIGNATION

PROJECT
600 COLUMBUS AVENUE
600 COLUMBUS AVENUE
NEW YORK, NY 10024
ZONING

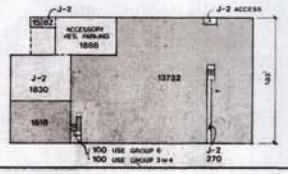
DRAWING NAME
SITE PLAN

DATE 11.10.2015
PROJECT No. 62094.2
SCALE AS NOTED
DRAWN BY TS / BB
CHECKED BY SS
DWG No. A-100.10
SHEET COUNT 2 OF 7



	TOTAL				C1-9			R7-2		
	RESID.	ACCESS RES. (PARKING)	USE GROUP 6/6A	USE GROUP 3&4	RES.	ACCESS RES. (PARKING)	USE 3 GROUP 4&6	RES.	ACCESS RES. (PARKING)	USE GROUP 6A
GROUND FLOOR	2182	1888	15,465	100	2182	1813	15,229	0	75	336 *
2nd FL.	430	45	9,531	5223	430	0	14,754	0	45	0
TOTAL	2612	1933	24996	5323	2,612	1818	29,983	0	120	336

* PERMITTED USE IN R7-2 DISTRICT WHEN DESIGNATED BY LARGE SCALE PLAN.



COLUMBUS TOWNHOUSE

600 COLUMBUS

SITE 35

WEST SIDE URBAN RENEWAL AREA

HOBERMAN & WASSERMAN
1133 BROADWAY
NEW YORK, NY 10010
(212) 989-5300

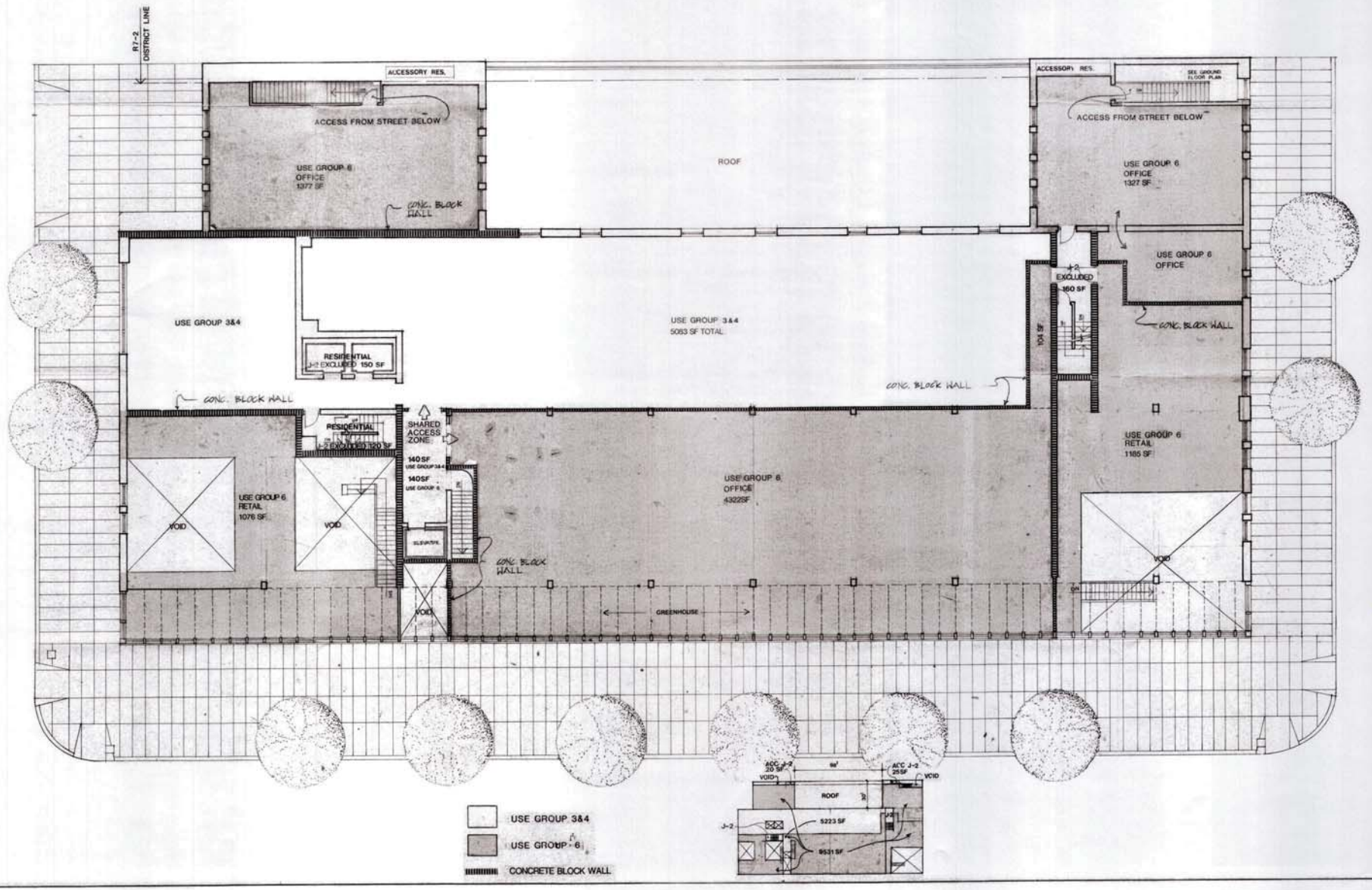
REVISED 7.13.87
REVISED 5.15.87
REVISED 5.8.87
SIMPLIFY CHART
HPD SUB: 11-25-86

GROUND FLOOR

COMMERCIAL SPACE

SCALE: 1/8" = 1'-0"

DWG 3



COLUMBUS TOWNHOUSE

600 COLUMBUS

WEST SIDE URBAN RENEWAL AREA

SITE 35

HOBERMAN & WASSERMAN
1133 BROADWAY
NEW YORK, NY 10010
(212) 989-5300

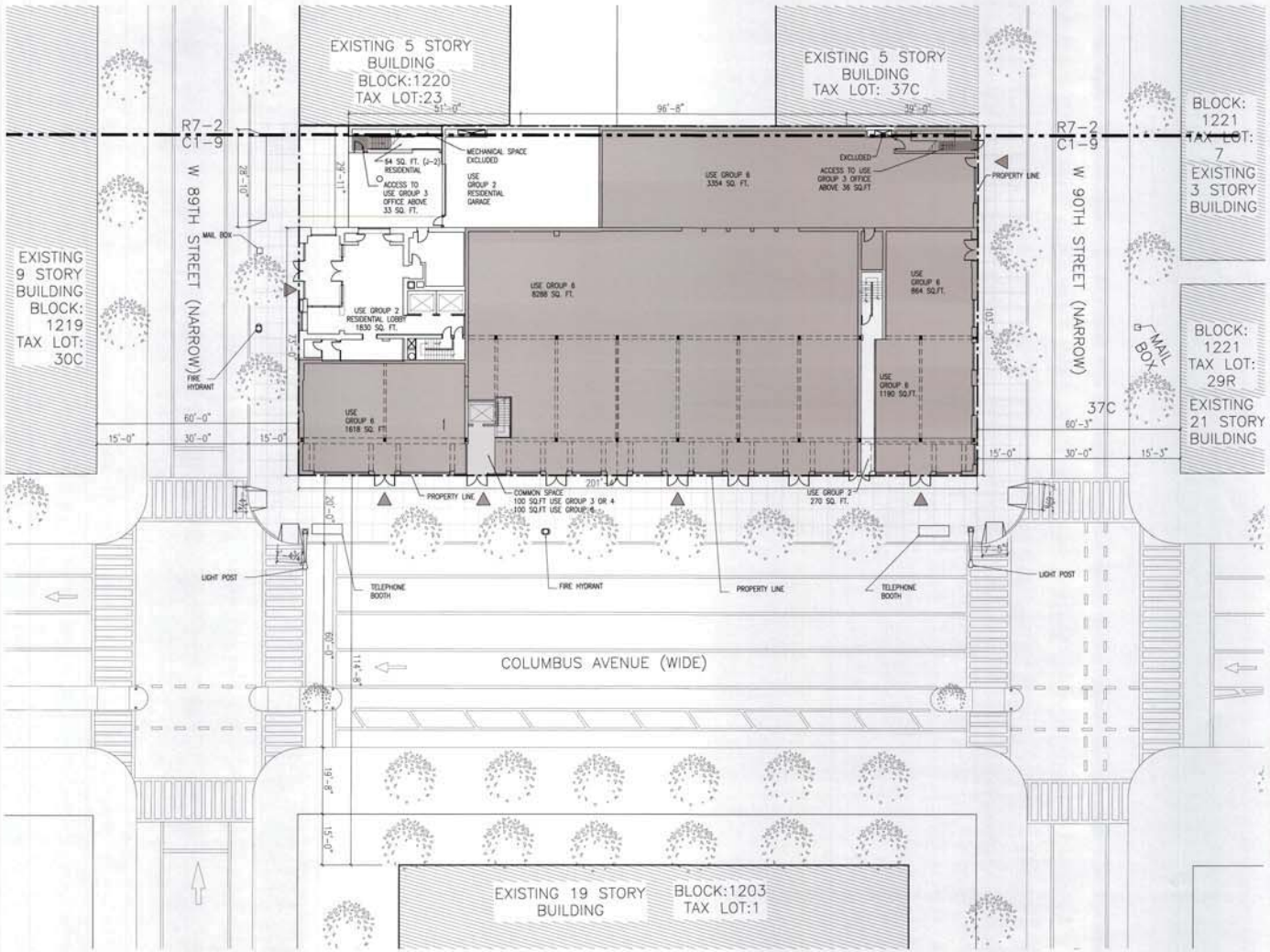
REVISED: 7.13.87
REVISED: 5.13.87
REVISED: 5.8.87
ESTIMATE SPECIFIC USE GROUP AREA INDICATION
HPD Eys 11-25-86

2nd FLOOR

COMMERCIAL SPACE

SCALE: 1/8"=1'-0"

DWG. 4



1 PROPOSED GROUND FLOOR PLAN

SCALE: 1/16"= 1'-0"

0 25 50

SCALE IN FEET

NOTE: INFORMATION OUTSIDE OF 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.

N

LEGEND

- ADJACENT BUILDING
- ZONING DISTRICT BOUNDARY
- PROPERTY LINE
- TRAFFIC DIRECTION
- BUILDING ENTRANCE
- EXISTING TREE

- COMMON BUILDING CIRCULATION SPACE = 2164 SQ.FT.
- USE GROUP 3 = 169 SQ.FT.
- FORMERLY USE GROUP 6 = 51 SQ. (INCLUDED IN THE USE GROUP 3 TOTAL ABOVE) THAT IS TO BE CONVERTED TO USE GROUP 3
- USE GROUP 6 = 15414 SQ.FT.
- COMMON SPACE INCLUDED (AT 50% EACH) IN THE USE GROUP 3 AND 6 TOTALS ABOVE = 200 SQ. FT.
- PROPERTY LINE

ARCHITECT

WASA

ARCHITECTURE / ENGINEERING / INTERIORS / PRESERVATION

740 BROADWAY, NEW YORK, NY 10003
TEL: 212.420.1160 FAX: 212.420.1163

OWNER

COLUMBUS TOWNHOUSE ASSOCIATES

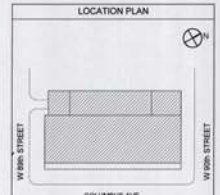
600 COLUMBUS AVENUE
NEW YORK, NY 10024

OWNER'S REPRESENTATIVE

KB COMPANIES

350 FIFTH AVENUE, SUITE 6900,
NEW YORK, NY 10118
TEL: 212 465 8448

LOCATION PLAN



BLOCK NO. 1220 LOT NO. 29

NO.	SUBMISSIONS/ REVISIONS	DATE
11	DCP SUBMISSION	10.16.2017
10	OWNER REVIEW	07.22.2016
9	OWNER REVIEW	11.10.2015
8	OWNER REVIEW	11.09.2015
7	OWNER REVIEW	11.05.2015
6	OWNER REVIEW	07.31.2015
5	OWNER REVIEW	07.27.2015
4	OWNER REVIEW	07.24.2015
3	OWNER REVIEW	08.27.2014
2	OWNER REVIEW	08.07.2014
1	OWNER REVIEW	01.21.2014

PROJECT NORTH

REFERENCE BAR SEE DRAWINGS FOR SCALE DESIGNATION

600 COLUMBUS AVENUE

600 COLUMBUS AVENUE
NEW YORK, NY 10024

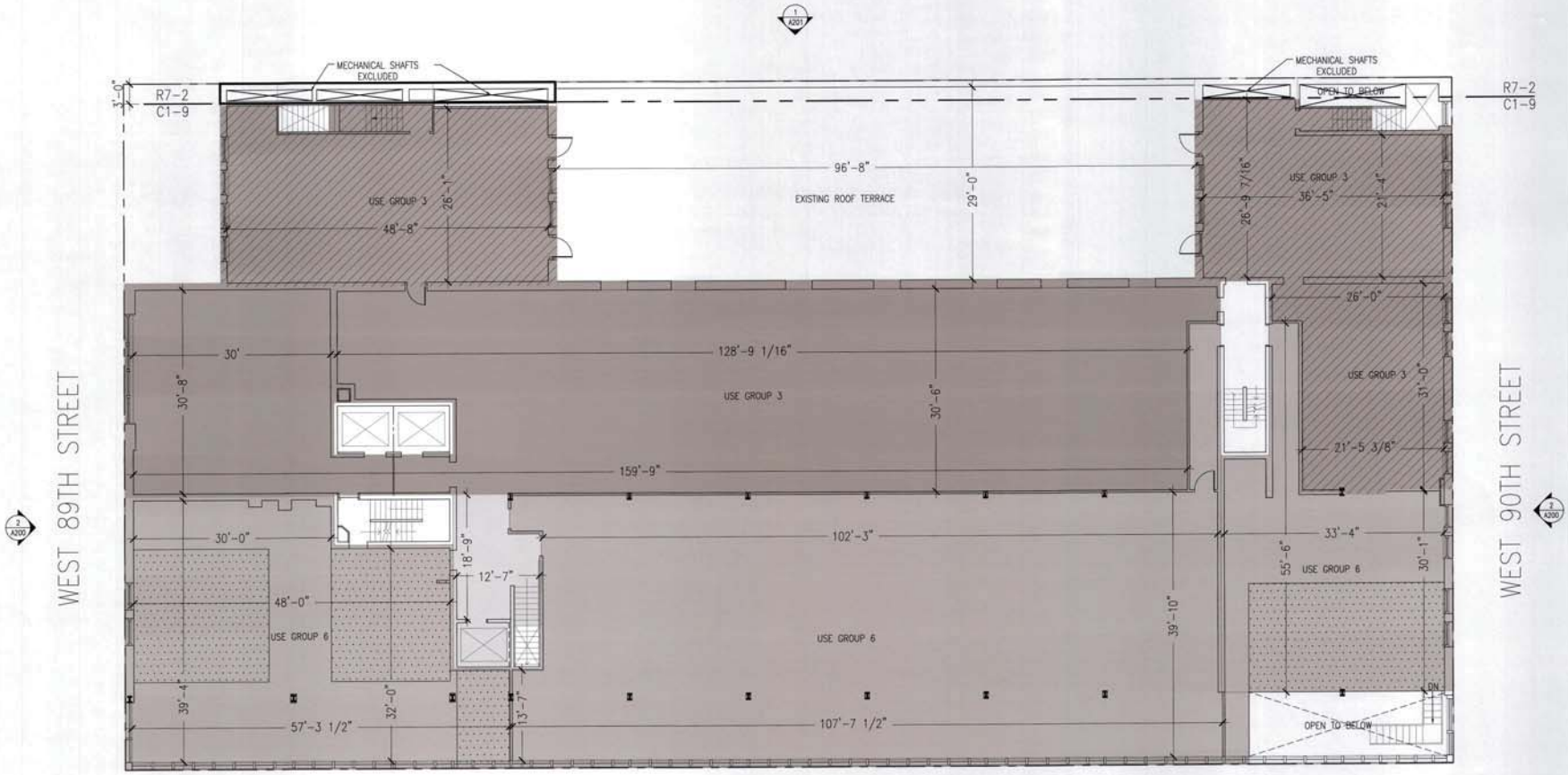
ZONING

PROPOSED GROUND FLOOR PLAN

	11.10.2015
	62054.2
SCALE	AS NOTED
DRAWN BY	TS / BB
CHECKED BY	SS

A-102.20

3 OF 7



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8"= 1'-0"
0 8 16
SCALE IN FEET

LEGEND

- COMMON BUILDING CIRCULATION SPACE = 430 SQ. FT.
- USE GROUP 3 = 7,000 SQ. FT.
- FORMERLY USE GROUP 6 = 1,841 SQ. (INCLUDED IN THE USE GROUP 3 TOTAL ABOVE) THAT IS TO BE CONVERTED TO USE GROUP 3
- USE GROUP 6 = 9,042 SQ. FT.
- NEW FLOOR AREA (PREVIOUS VOIDS) INCLUDED IN THE USE GROUP 6 TOTAL ABOVE = 1,362 SQ. FT.
- COMMON SPACE INCLUDED (AT 50% EACH) IN THE USE GROUP 3 AND 6 TOTALS ABOVE = 260 SQ. FT.
- PROPERTY LINE

ARCHITECT
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ARCHITECTURE / ENGINEERING / INTERIORS / PRESERVATION
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TEL: 212.420.1160 FAX: 212.420.1163

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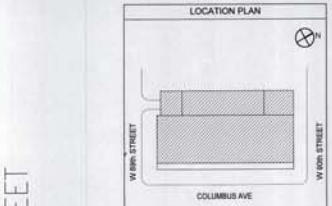
600 COLUMBUS AVENUE
NEW YORK, NY 10024

OWNER'S REPRESENTATIVE
KB COMPANIES
350 FIFTH AVENUE, SUITE 6900,
NEW YORK, NY 10118
TEL: 212 465 6449

LOCATION PLAN


BLOCK NO. 1220 LOT NO. 29

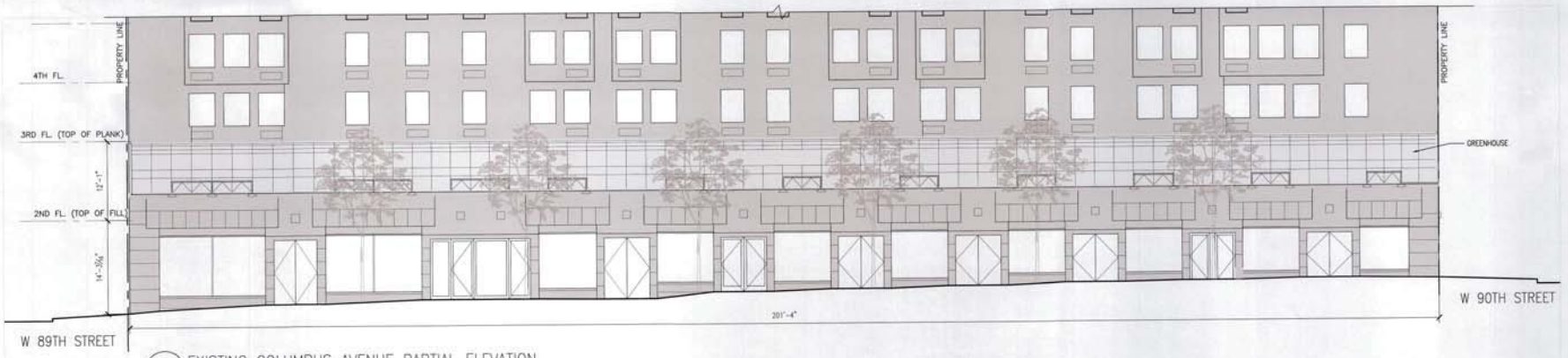
NO.	SUBMISSIONS/ REVISIONS	DATE
11	DCP SUBMISSION	10.16.2017
10	OWNER REVIEW	07.22.2016
9	OWNER REVIEW	11.10.2015
8	OWNER REVIEW	11.09.2015
7	OWNER REVIEW	11.05.2015
6	OWNER REVIEW	07.31.2015
5	OWNER REVIEW	07.27.2015
4	OWNER REVIEW	07.24.2015
3	OWNER REVIEW	08.27.2014
2	OWNER REVIEW	08.07.2014
1	OWNER REVIEW	01.21.2014

PROJECT NORTH
REFERENCE BAR SEE DRAWINGS FOR SCALE DESIGNATION

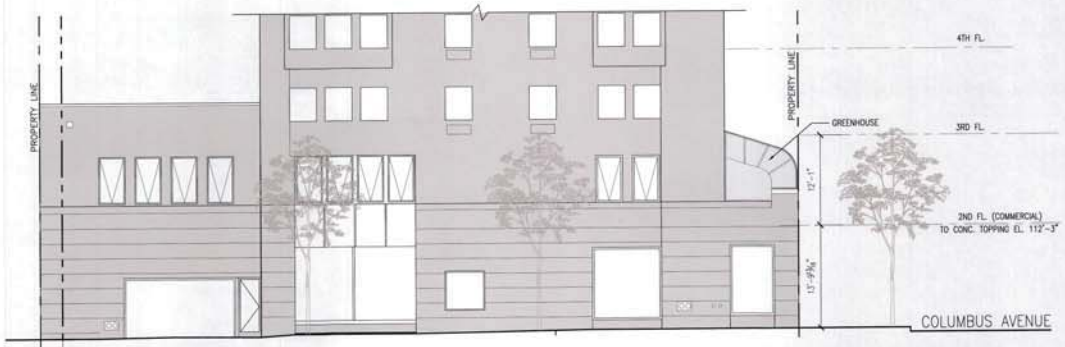
PROJECT
600 COLUMBUS AVENUE
600 COLUMBUS AVENUE
NEW YORK, NY 10024
ZONING

PROPOSED SECOND FLOOR PLAN

DATE:	11.10.2015
PROJECT No:	620562.2
SCALE:	AS NOTED
DRAWN BY:	TS / BB
CHECKED BY:	SS
DWG No:	A-103.00
SHEET:	6 OF 7



1 EXISTING COLUMBUS AVENUE PARTIAL ELEVATION
SCALE: 1/8"= 1'-0"
0 8 16
SCALE IN FEET



2 EXISTING W 89TH STREET PARTIAL ELEVATION
SCALE: 1/8"= 1'-0"
0 8 16
SCALE IN FEET

LEGEND

- MASONRY
- TRANSPARENT GLASS
- CLEAR GLASS (GREENHOUSE) WITH REFLECTED FILM

NOTES: THERE ARE NO PROPOSED CHANGES TO THE BUILDING'S EXTERIOR.

3 EXISTING W 90TH STREET PARTIAL ELEVATION
SCALE: 1/8"= 1'-0"
0 8 16
SCALE IN FEET

ARCHITECT
WASA
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140 BROADWAY, NEW YORK, NY 10005
TEL: 212.420.1160 FAX: 212.420.1163

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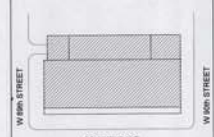
600 COLUMBUS AVENUE
NEW YORK, NY 10024

OWNER'S REPRESENTATIVE
KB COMPANIES
350 FIFTH AVENUE, SUITE 6900,
NEW YORK, NY 10118
TEL: 212.465.8448

LOCATION PLAN



BLOCK NO. 1220 LOT NO. 29

NO.	SUBMISSIONS/ REVISIONS	DATE
11	DCP SUBMISSION	10.16.2017
10	OWNER REVIEW	07.22.2016
9	OWNER REVIEW	11.10.2015
8	OWNER REVIEW	11.09.2015
7	OWNER REVIEW	11.05.2015
6	OWNER REVIEW	07.31.2015
5	OWNER REVIEW	07.27.2015
4	OWNER REVIEW	07.24.2015
3	OWNER REVIEW	08.27.2014
2	OWNER REVIEW	08.07.2014
1	OWNER REVIEW	01.21.2014

PROJECT NORTH
REFERENCE BAR SEE DRAWINGS FOR SCALE DESIGNATION

PROJECT
600 COLUMBUS AVENUE
600 COLUMBUS AVENUE
NEW YORK, NY 10024
ZONING

DRAWING NAME
EXISTING COLUMBUS AVENUE AND W 89TH STREET PARTIAL ELEVATIONS

DATE 11.10.2010
WASA PROJECT No. 62058.2
SCALE AS NOTED
DRAWN BY TS / BB
CHECKED BY SS
DWG No. A-200.00
SHEET COUNT 7 OF 7

1. Project Description

Actions Necessary to Facilitate the Proposal:

The applicant, Columbus Townhouse Associates, is seeking a modification pursuant to ZR Section 78-06(b)(3) of the previously approved West Side Large Scale Residential Development (CP-18505, "LSRD") within the former West Side Urban Renewal Area ("WSURA"), affecting 600 Columbus Avenue (the "Development Site" or the "Site"), also known as Site 35-1 in the LSRD. The proposed modification involves changes to the first and second floors of the existing mixed-use building at the Site, which were approved pursuant to a previous modification under ULURP No. M920493 ZAM. In addition, the applicant requests to modify a previously approved Restrictive Declaration (N 870595 ZAM) that limits the amount of community facility and commercial floor area permitted in accordance with the plans approved at the time. The modification would adjust the floor area limits of the Restrictive Declaration to be consistent with the modified Large Scale Residential Development. Collectively, the proposed actions would change controls related to non-residential uses within the existing building on the development site, including the location and amount of commercial and community facility uses.

The proposed action would facilitate a proposal by the applicant to expand and reconfigure the first and second floors of the existing building located at the Development Site. Under the applicant's proposal, the amount of residential floor area would decrease by 18 gross square feet, from 149,115 square feet to 149,097 square feet due to reconfiguration that would reduce first floor lobby space from 2,182 square feet to 2,164 square feet.

The proposed development would result in a decrease in the amount of commercial floor area by 540 zoning and gross square feet, from 24,996 square feet to 24,456 square feet. This decrease would consist of a 51-foot reduction in first floor commercial space and a 489-square foot reduction in second floor commercial space. Due to double counting of floor space in the original approval, the actual commercial floor area reduction is 530 square feet.

As proposed, the amount of community facility space would increase by 1,846 square feet from 5,323 gross square feet to 7,169 gross square feet. This would consist of a 69-foot increase in first floor community facility space and a 1,777-square foot increase in second floor community facility space. Due to double counting of floor space in the original approval, the actual community facility floor area increase is 1,910 square feet.

The attached site plans illustrate the applicant's intended development that would be permitted by the proposed action.

Background and Site History:

The Development Site was designated Site 35-1 in the West Side Urban Renewal Plan (the "WSURP" or the "Plan"). The WSURP, which was adopted in 1962 and expired in 2002, included twenty blocks bounded by West 87th Street to the south, West 97th Street to the north, Amsterdam Avenue to the west and Central Park West to the east. The Large-Scale Residential Development ("LSRD") Plan was approved by the City Planning Commission ("CPC") in conjunction with the WSURP in 1963 and has been revised several times.

The Plan was implemented to encourage rehabilitation and redevelopment of this area of Manhattan. Specifically, the WSURP supported high-rise residential development with a limited amount of retail and community facility floor area at the street level. The LSRD Plan stipulates the amount of commercial and community facility FAR for all parcels in the West Side LSRD, including Site 35-1. The maximum FARs for these uses were set significantly lower than what underlying zoning allowed at that time in order to encourage primarily residential development.

As the WSURP expired in 2002, WSURP sites are now governed only by the LSRD plan and underlying zoning requirements, as applicable. Although the WSURP has expired, the LSRD is still in place. In July 2008, the City Planning Commission adopted a text amendment to the ownership provisions of the LSRD regulations. This text amendment in ZR Section 78-06(b)(3), allowed individual owners of the LSRD sites to

seek modification of the LSRD controls in order to develop enlargements or conversions that utilize available commercial and community facility floor area in accordance with underlying zoning.

An authorization to modify the LSRD plan to increase the community floor area at the Site (N 870595 ZAM) was adopted in 1987. This modification restricted the amount of community facility floor area to 5,523 square feet and commercial floor area to 24,996 square feet in accordance with the plans approved at that time

When the existing building at the Site was originally constructed, portions of the second floor were carved out to create areas of "double height" above the first floor commercial space. This floor area from the second floor portion of the commercial space was eliminated just prior to the onset of construction to avoid the requirement for a loading berth, which would be required for commercial space over 25,000 square feet.

Description of the Proposed Development Site:
The Development Site is identified as 600 Columbus Avenue (Block 1220, Lot 29). The Development Site is located in the Upper West Side section of Manhattan Community District 7 and occupies the entire eastern block front of Columbus Avenue, between West 89th Street and West 90th Street. The Development Site is a full block front site from West 89th Street to West 90th Street with a lot depth of 103 feet and approximately 201 feet of frontage along Columbus Avenue.

The Development Site has a lot area of 20,746 square feet and is developed at an FAR of 8.73. The Development Site is improved with a 14-story building containing 166 dwelling units, 30,319 gross and zoning square feet of non-residential space located on the first and second floors, and a 101 car parking garage that is located in the cellar. The first floor is entirely Use Group 6 retail space, except for the lobby and core space that leads to the upper floors. The second floor contains a Use Group 3 community facility pre-school and Use Group 6 commercial office space. Formerly Use Group 6 retail spaces on the second floor are now vacant.

The building occupying the development site currently contains 149,115 gross square feet of residential floor area, 5,323 gross square feet of community facility floor area, and 24,996 gross square feet of commercial floor area. The building contains 101 accessory parking spaces.

Description of the Surrounding Area:
The Project Site is located in the Upper West Side section of Manhattan Community District 7. The land uses in the Surrounding Area are predominately mixed residential, commercial and community facility uses. Columbus Avenue is a busy commercial thoroughfare. The portion of the lot within 100 feet of Columbus Avenue is within a C1-9 zoning district. A small portion at the rear of the lot extends into an R7-2 district. The site is identified as Site 35-1 of the Large Scale Residential Development adopted within the former West Side Urban Renewal Area.

The land uses in the Surrounding Area are predominately mixed residential, commercial and community facility uses. Block 1220, on which the Development Site is located, within the R7-2, C1-9 and C2-8 zoning districts, is improved with commercial, multi-family residential, community facility, open space, and parking uses. There are three 5- and 6-story multi-family buildings located directly west of the Development Site. The West Side Community Garden, built by the Applicant in 1987, occupies 17,296 square feet in the midblock portion of Block 1220. The community garden space is located on a through lot that fronts along both West 89th and West 90th streets. The St. Gregory the Great School and St. Gregory's Playground (a 10,070 square foot park adjacent to the community garden) front on West 90th Street. Monterey Garage, a 5,034 square foot parking garage, fronts along West 89th Street. The Claremont Riding Academy, formerly known as the Claremont Stables, is a 4-story, 7,553 square foot building fronting West 89th Street and was designated as a landmark site in 1990.

The blocks located north of the Development Site, within the R7-2, C1-9 and C2-8 zoning districts, are primarily developed with multi-family residential, 1 & 2 family residential, commercial, and community facility buildings. Blocks located east of the Development Site, within the R7-2, C1-9 and R10, are primarily developed with multi-family residential and 1 & 2 family residential buildings. The 1 & 2 family residential buildings range from 3- to 6-stories height, whereas the multi-family buildings range from 4- to 29-stories in height. The multi-family buildings with larger bulk are generally located along Columbus Avenue and Central

Park West.

The blocks located south of the Subject Site, within the R7-2 and C1-9 zoning districts, are primarily developed with 1 & 2 family residential and commercial buildings, and taller buildings on the avenue frontages. There is an 8-story mixed residential and commercial building which occupies the entire eastern block front of Columbus Avenue between West 89th Street and West 88th Street, located directly across the street from the Subject Site. Two mixed residential and commercial buildings, 5- and 11-stories in height, occupy and front the entirety of the block between West 88th Street and West 87th Street.

Description of the Proposed Development:
The proposed modification, pursuant to ZR Section 78-06(b)(3), seeks to amend the LSRD plan to permit the reallocation of existing floor area within the second floor of 600 Columbus Avenue and the creation of 1,362 square feet of new floor area by extending the second floor within existing double height sections of the building that were previously left unbuilt.

With the proposed modification, the building could contain up to 31,625 zoning square feet of non-residential floor area. Up to 25,000 square feet of this non-residential floor area could be commercial space. Commercial space in excess of this amount would trigger a requirement for an off-street loading dock, which is infeasible to provide. The balance of the non-residential floor area, 6,625 zoning square feet, would be community facility space. While this is the maximum development that would be permitted under the proposed modification, the applicant's intended project would result in 24,456 zoning square feet (24,456 gross square feet) of commercial space, a 540-square foot reduction as compared to existing and no-action conditions, and 7,169 zoning square feet (7,169 gross square feet) of community facility space, a 1,846 square foot increase as compared to existing conditions.

The proposed condition is illustrated in the attached site plan.

The requested action includes a corresponding modification of the Restrictive Declaration recorded in 1987 in connection with application No. N 870595 ZAM, which restricts the amount of community facility and commercial floor area permitted in accordance with the plans approved at that time. The modification would make the limitations contained within the Restrictive Declaration consistent with those in the Large Scale Residential Development.

1.5 Build Year:
It is anticipated that public review would be completed in 2018 and that the proposed project would be completed in 2020.

1.6 Purpose and Need:
The proposed action will facilitate the expansion and reconfiguration of the building's current first and second floor uses to meet the applicant's desired programming needs. The requested modification will allow a mix of uses within the building that comply and conform with the Development Site's zoning. Under the current LSRD regulations governing the site, community facility floor area is limited to 5,523 square feet and commercial floor area to 24,996 square feet in accordance with the plans approved at that time. The proposed modification would allow for additional community facility space that would serve local needs.

1.7 No-Action Scenario:
In the no-action condition, the building occupying the subject site would continue to be occupied as permitted under the present controls adopted as ULURP #N870595ZAM. No changes to existing conditions could occur. The building occupying the development site currently contains 149,115 gross square feet of residential floor area, 5,323 gross square feet of community facility floor area, and 24,996 gross square feet of commercial floor area. The building contains 101 accessory parking spaces.

1.8 With-Action Scenario:
The proposed modification would permit the reallocation of existing floor area within the second floor of 600 Columbus Avenue and the creation of 1,288 square feet of new floor area by extending the second floor within existing double height sections of the building that were previously left unbuilt. No exterior

modifications or physical enlargement to the building's exterior are proposed.

While the project description above indicates the applicant's intent, the proposed modification would allow a total non-residential floor area on the Site of 31,625 zoning square feet. The requirement for a loading dock if commercial floor area exceeds 25,000 square feet precludes commercial development in excess of this amount.

For the purposes of a conservative analysis, the future with action scenario will consider non-residential floor area that goes above and beyond the applicant's proposal. The maximum allowable non-residential floor area is 31,625 zsf. Given neighborhood trends it is expected that the expansion and reconfiguration could result in approximately 25,000 zsf of commercial uses (the maximum achievable without providing a loading dock) and the remaining allowable 6,625 zsf of non-residential floor area would be occupied with community facility uses.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	X YES NO	X YES NO	X YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multiple dwelling	Multiple dwelling	Multiple dwelling	
No. of dwelling units	166	166	166	0
No. of low- to moderate-income units				
Gross floor area (sq. ft.)	149,115	149,115	149,097	(18)
Commercial	X YES NO	X YES NO	X YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail and office	Retail and office	Retail and office	
Gross floor area (sq. ft.)	24,996	24,996	25,000	4
Manufacturing/Industrial	YES X NO	YES X NO	YES X NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	X YES ☐ NO	X YES ☐ NO	X YES ☐ NO	
If "yes," specify the following:				
Type	Pre-school	Pre-school	Pre-school	
Gross floor area (sq. ft.)	5,323	5,323	6,625	1,302
Vacant Land	☐ YES X NO	☐ YES X NO	☐ YES X NO	
If "yes," describe:				
Other Land Uses	☐ YES X	☐ YES X NO	☐ YES X NO	
If "yes," describe:				
PARKING				
Garages	X YES ☐ NO	X YES ☐ NO	X YES ☐ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces	101	101	101	
Lots	YES X NO	YES X NO	YES X NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
ZONING				
Zoning classification	C1-9 and R7-2	C1-9 and R7-2	C1-9 and R7-2	
Maximum amount of floor area that can be developed	10 FAR residential, 2 FAR commercial in C1-9; up to 3.44 FAR in R7-2	10 FAR residential, 2 FAR commercial in C1-9; up to 3.44 FAR in R7-2	10 FAR residential, 2 FAR commercial in C1-9; up to 3.44 FAR in R7-2	
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	C1-9 and R7-2; mix of residential, local commercial, community facility	C1-9 and R7-2; mix of residential, local commercial, community facility	C1-9 and R7-2; mix of residential, local commercial, community facility	

2 Analysis Framework and Screening Analysis

Based on the answers provided in the EAS Form, the proposed action warrants assessment of Land Use, Zoning, and Public Policy. Additionally, as required by ZR Section 78-06(b)(3), an assessment of the potential for the proposed action, considered in combination with developments or enlargements previously the subject of modifications under this zoning section, are considered.

The proposed action would not result in any exterior physical changes or ground disturbance to the Development Site that could result in potential impacts to site-specific aspects of the environment including Urban Design and Visual Resources, Shadows, Historic Resources, Natural Resources, Hazardous Materials. The proposed action would not introduce a new sensitive noise receptor that is not currently allowed under LSRD and Zoning regulations, and therefore does not warrant analysis of noise.

The proposed enlargement would occur within existing double-height spaces and would not increase the building volume to be heated and cooled and therefore would not increase emissions associated with the building's HVAC system. The building was converted to natural gas in 2016, prior to the proposed modification. As described in the attached letter from the building's mechanical engineer, the proposal would not add any additional cubic feet to the building, and the building's boiler and other mechanical equipment have always heated the double-height space to be filled in. Therefore, there would be no additional fuel consumption or boiler emissions associated with the proposed action.

The increase of four square feet of retail space and 1,302 square feet of community facility space under the analysis scenario would be below the relevant size thresholds for density related impacts to socioeconomic conditions, community facilities, open space, water and sewer infrastructure, solid waste and sanitation, energy, and greenhouse gas emissions and climate change.

Because action-induced construction would be limited to interior work the proposed action does not have the potential for adverse impacts related to construction activity. No potential impacts to any of the constituent elements of neighborhood character or public health would occur.

3 Land Use, Zoning, and Public Policy

According to the 2014 CEQR Technical Manual, a preliminary assessment of existing and future land use and zoning should be provided for all projects that would affect land use or would change the zoning on a site. Since the proposed action includes a modification to a Large Scale Residential Development (LSRD), which is a discretionary action that would affect land use and zoning, a preliminary land use and zoning assessment was performed.

Additionally, an assessment of public policy should accompany the land use and zoning assessment as well, according to CEQR Technical Manual guidelines. Accordingly, because this project is located in the former West Side Urban Renewal Area (WSURA) this analysis includes a discussion of the West Side Urban Renewal Plan (WSURP).

This preliminary analysis of land use, zoning, and public policy follows the guidelines set forth in the 2014 CEQR Technical Manual for a preliminary assessment (Section 320). According to the Manual, a preliminary land use and zoning assessment includes a basic description of existing and future land uses and zoning, and describes any changes in zoning that could cause changes in land use. It also characterizes the land use development trends in the area surrounding the project site that might be affected by the proposed actions, and determines whether the proposed project is compatible with those trends or may affect them.

3.1 Land Use

3.1.1 Existing Conditions

Development Site: The Development Site is identified as 600 Columbus Avenue (Block 1220, Lot 29). The Development Site is located in the Upper West Side section of Manhattan Community District 7 and occupies the entire western block front of Columbus Avenue, between West 89th Street and West 90th Street. The Development Site is a full block front site from West 89th Street to West 90th Street with a lot depth of 103 feet and approximately 201 feet of frontage along Columbus Avenue.

The Development Site has a lot area of 20,746 square feet and is developed at an FAR of 8.73. The Development Site is improved with a 14-story building containing 166 dwelling units, 30,319 gross and zoning square feet of non-residential space located on the first and second floors, and a 101 car parking garage that is located in the cellar. The first floor is entirely Use Group 6 retail space, except for the lobby and core space that leads to the upper floors. The second floor contains a Use Group 3 community facility pre-school and Use Group 6 commercial office space. Formerly Use Group 6 retail spaces on the second floor are now vacant.

The building occupying the development site currently contains 149,115 gross square feet of residential floor area, 5,323 gross square feet of community facility floor area, and 24,996 gross square feet of commercial floor area. The building contains 101 accessory parking spaces.

Study Area: The land uses in the Surrounding Area are predominately mixed residential, commercial and community facility uses. Columbus Avenue is a busy commercial thoroughfare.

Block 1220, on which the Development Site is located, within the R7-2, C1-9 and C2-8 zoning districts, is improved with commercial, multi-family residential, community facility, open space, and parking uses. There are three 5- and 6-story multi-family buildings located directly west of the Development Site. The West Side Community Garden, built by the Applicant in 1987, occupies 17,296 square feet in the midblock portion of Block 1220. The community garden space is located on a through lot that fronts along both West 89th and West 90th streets. The St. Gregory the Great School and St. Gregory's Playground (a 10,070 square foot park adjacent to the community garden) front on West 90th Street. Monterey Garage, a 5,034 square foot parking garage, fronts along West 89th Street. The Claremont Riding Academy, formerly known as the Claremont Stables, is a 4-story, 7,553 square foot building fronting West 89th Street and was designated as a landmark site in 1990.

The blocks located north of the Development Site, within the R7-2, C1-9 and C2-8 zoning districts, are primarily developed with multi-family residential, 1 & 2 family residential, commercial, and community facility buildings. Block 1221, directly north of the Development Site, contains a 100,350 square foot lot improved with three multi-family elevator residential buildings (Sondra Thomas Apartments, Stephen Wise Towers Building, and the Wise Houses Children's Center which is also improved with the Goddard Riverside Daycare Center), all owned by the New York City Housing Authority. The three buildings range from 12-19 floors and contain a total of 1,197 dwelling units. The eastern portion Block 1221, fronting Columbus Avenue directly north of the Development Site, is improved with a 22-story mixed residential and commercial building containing 231 dwelling units and an FAR of 7.93. Blocks 1222 and 1205 in the Surrounding Area's outer boundary, are comprised primarily of community facility and residential uses. Approximately 93,156 square feet of Block 1222 is improved with the Trinity School building for children in kindergarten through 4th grade. The Trinity School was designated as a landmark site in 1989 under the Trinity School and the Former St. Agnes Parish House Designation. The western portion of Block 1222 is improved with the Central Baptist Church of New York City. The remaining buildings on Block 1222 include a 15-story mixed residential and commercial building and 3- to 6-story residential and commercial buildings. Block 1205 is improved with a 22-story mixed residential and commercial building (Wise Towers, WSURA Site B) owned by the New York City Housing Authority. The Sol Bloom Playground and New York City Public School 84 are located in the mid-block portion of Block 1205. The remaining buildings on the western portion of Block 1205 are improved with 19-, 12- and 6-story multi-family residential buildings.

Blocks 1204, 1203, 1202 and 1201 located east of the Development Site, within the R7-2, C1-9 and R10, are primarily developed with multi-family residential and 1 & 2 family residential buildings. The 1 & 2 family residential buildings range from 3- to 6-stories height, whereas the multi-family buildings range from 4- to 29-stories in height. The multi-family buildings with larger bulk are generally located at either end of blocks 1204, 1203, 1202 and 1201 facing Columbus Avenue and Central Park West. Lot 1 on Block 1203, located directly across the street from the Development Site, is improved with an 19-story multi-family residential building with ground floor commercial use. The Dwight School is located on Block 1203, and is 7 stories in height. Block 1202 is improved with the St. Dumitru Roman Orthodox Church, The Trevor School, and a branch of The Dwight School.

The blocks located south of the Subject Site, within the R7-2 and C1-9 zoning districts, are primarily developed with 1 & 2 family residential and commercial buildings. There is an 8-story mixed residential and commercial building which occupies the entire eastern block front of Block 1219, fronting Columbus Avenue

between West 89th Street and West 88th Street, located directly across the street from the Subject Site. Block 1219 is also improved with New York City Public School 166, designated as a landmark building in 2000, and Playground Eighty Nine, both the school and playground front on West 89th Street. 1 & 2 family residential buildings, ranging from 3- to 5-stories in height, front along West 88th Street on Blocks 1219 and 1218. Block 1218 is improved with two mixed residential and commercial buildings, 5- and 11-stories in height, which occupy and front the entirety of the block between West 88th Street and West 87th Street. Block 1218 is also improved with a church and school that each front on West 87th Street.

3.1.2 Future No-Action Conditions

Development Site: In the no-action condition, the building occupying the development site would continue to be occupied as permitted under the present controls adopted as ULURP #N870595ZAM. No changes to existing conditions could occur. The building occupying the development site currently contains 149,115 gross square feet of residential floor area, 5,323 gross square feet of community facility floor area, and 24,996 gross square feet of commercial floor area. The building contains 101 accessory parking spaces.

Study Area: In the future without the proposed action, land use patterns in the surrounding area are expected to remain essentially unchanged. There are five projects within the former WSURA that have received similar LSRD modification approvals and are expected to be developed and occupied in the same time frame as the development proposed for 600 Columbus Avenue. These projects are:

- Leader House – 100 Columbus Avenue (between 92nd and 93rd Streets)
- 70 West 93rd Street (east side of Columbus Avenue between 92nd and 93rd Streets)
- The Axton – 733 Amsterdam Avenue (between 95th and 96th Streets)
- The Heywood – 175 West 90th Street (east side of Amsterdam Avenue between 90th and 91st Streets)
- Columbus House – 95 West 95th Street (east side of Columbus Avenue between 95th and 96th Streets)

These developments would permit changes in non-residential development on these sites that is consistent with the sites' underlying zoning, but is not permitted by the LSRD which governs development of WSURA sites.

The modification for Leader House, located on the west side of Columbus Avenue between 92nd and 93rd streets, allows the addition of approximately 17,870 zoning square feet of new retail floor area, and 16,272 zoning square of new community facility floor area. Additional retail floor space, in the amount of 18,870 square feet, would be provided in the cellar level below ground by reducing the size of the existing accessory parking garage. In addition, a previously-approved modification would permit The Axton, located on Amsterdam Avenue between 95th and 96th Streets, to add approximately 8,323 zoning square feet of new retail floor area, and 7,610 zoning square feet of new community facility floor area. A previously approved modification permits the creation of 14,730 square feet of new commercial floor area, to be occupied by restaurant and retail uses, at 70 East 93rd Street, located on the east side of Columbus Circle between 92nd and 93rd Street. The modification approved for the Heywood, at 175 West 90th Street, allows the creation of 2,635 square feet of new commercial space. The modification recently approved for 95 West 95th Street allows the creation of 20,819 square feet of new commercial space and 11,941 square feet of community facility space.

3.1.3 Future With-Action Condition:

Subject Site: The proposed modification would permit the reallocation of existing floor area within the second floor of 600 Columbus Avenue and the creation of 1,288 square feet of new floor area by extending the second floor within existing double height sections of the building that were previously left unbuilt. Incremental development would include four feet of commercial space and 1,302 square feet of community facility space, and a reduction of 18 feet of accessory residential space. No exterior modifications or physical enlargement to the building's exterior are proposed.

3.1.4 Conclusion:

The With-Action development that would occur on the subject site would not introduce new land uses to the

study area. The With-Action development would reflect and be compatible with the existing residential, local commercial, and community facility land use patterns of the surrounding area. The use and size of the spaces proposed is typical to the use patterns in the area, as seen along Columbus Avenue on the blocks to the north and south of the project site which are characterized by small-scale commercial uses such as neighborhood retail, restaurants and community facilities. Therefore, the proposed action would not adversely affect the land use character of the study area and would not result in significant adverse land use impacts.

3.2 Zoning and Public Policy

3.2.1 Existing Conditions:

Subject Site: The portion of the Subject Site within 100 feet of Columbus Avenue is within a C1-9 zoning district. A small portion at the rear of the lot extends into an R7-2 district. The site is identified as Site 35-1 of the Large Scale Residential Development adopted within the former West Side Urban Renewal Area. The LSRD for the site limits commercial development of the site to 24,996 square feet and community facility development to 5,323 square feet.

Study Area: The area within a 600' radius from the center of the Development Site (the "Surrounding Area") is zoned R7-2, C1-9 and C2-8 as shown on the Area Map submitted with this application.

The R7 residential zoning district consists mainly of medium-density apartment houses. R7-2 zoning districts are mapped primarily in upper Manhattan and have lower parking requirements. The FAR in R7 districts range from 0.87 to 3.44 and the open space ratio ranges from 15.5 to 25.5.

The C1-9 and C2-8 zoning districts are commercial zoning districts that are predominantly residential in character. C1-9 and C2-8 zoning districts are mapped along major thoroughfares in medium- and higher-density areas, such as Columbus Avenue and Amsterdam Avenue. Typical retail uses within these zoning districts include grocery stores, dry cleaners, drug stores, restaurants, and local clothing stores that cater to the daily needs of the immediate residential neighborhood. There are only minor differences between C1 and C2 districts, with a slightly wider range of uses permitted in C2 districts. Residential uses in the C1-9 and C2-8 zoning districts are governed by the R10 residential district equivalent FAR of 10.0. The maximum commercial FAR for C1-9 and C2-8 zoning districts is 2.0.

The former West Side Urban Renewal Area was adopted in 1962 and encompassed 37 redevelopment sites bounded by West 87th Street, West 97th Street, Amsterdam Avenue and Central Park West. The Development Site was designated as Site 35-1 within the former WSURA. The Large Scale Residential Development plan was adopted in 1963 (CP-18505) and has been revised several times since it was adopted. The former WSURA expired in 2002.

3.2.2 Future Without the Proposed Action:

No changes to zoning and public policy are anticipated in the future without the proposed action. As described previously under the discussion of Land Use, previously approved modifications of the LSRP governing the former WSURA would allow new development of five former WSURA sites.

3.2.3 Future With the Proposed Action:

Under the proposed action, no changes to zoning would occur. The proposed modification of the LSRP would allow for a modest increase in non-residential floor area within the existing envelope of 600 Columbus Avenue. The development would be well within the maximum amount allowed under the site's C1-9 and R7-2 zoning. The proposed action would only apply to the Development Site and would not affect any other sites in the study area.

As proposed by the applicant, the proposed action will allow for the conversion of underutilized commercial space to be used for community facility space that will serve the needs of the Surrounding Area, and will create new commercial space by filling in double-height space. For purposes of providing a conservative analysis, a development scenario that maximizes development potential under the proposed action is considered. This scenario would consist of a four-foot increase in commercial space and an 802-square foot increase in community facility space. The requested modification will allow a mix of uses within the building that comply and conform with the Development Site's zoning and the neighborhood's needs.

3.2.4 Conclusion:

The proposed action would not alter zoning patterns in the area, or introduce uses that are incompatible with existing zoning designations. Public policy for the West Side LSRD includes the ability of the City Planning Commission to approve modifications to the LSRD controls to allow sites to develop enlargements or conversions that utilize available commercial and community facility floor area in accordance with underlying zoning. By meeting the required findings for this modification, as specified in Z.R. Section 78-06(b)(3), the proposed modification's consistency with land use policy for the area is demonstrated, and no impacts would occur.

4 Air Quality

The proposed enlargement would allow for a net increase in floor area within the building occupying the subject site. That increase in floor area would occur within existing double-height spaces and would not increase the building volume to be heated and cooled and therefore would not increase emissions associated with the building's HVAC system. The building was converted to natural gas in 2016, prior to the proposed modification. As described in the attached letter from the building's mechanical engineer, the proposal would not add any additional cubic feet to the building, and the building's boiler and other mechanical equipment have always heated the double-height space to be filled in. Therefore there would be no additional boiler emissions associated with the proposed action and no potential for significant adverse impacts related to air quality.

5. Cumulative Analysis

Section78-06(d) of the Zoning Resolution provides that: "any significant adverse impacts resulting from a development or enlargement to such modifications, considered in combination with developments or enlargements within the former urban renewal area listed in paragraph (b)(2), previously the subject of modifications under this paragraph (b)(3), shall have been avoided or minimized to the maximum extent practicable by incorporating as conditions to the modification those mitigative measures that have been identified as practicable."

Under the proposed action, existing floor area would be reallocated between commercial and community facility uses on the first and second floors of the existing building at 600 Columbus Avenue, and additional second floor space would be created within existing double-height sections of the building. Ground floor residential circulation space would be decreased by eighteen square feet. As a consequence, the amount of community facility space at 600 Columbus Avenue would increase by 1,302 square feet and the amount of commercial space would increase by four square feet, from 24,996 square feet to 25,000 square feet. The amount of residential floor area would decrease by 18 square feet. Overall there would be an increase in floor area of 1,288 square feet. This cumulative analysis considers the potential for impacts resulting from the proposed action in combination with other developments or enlargements that were subject of modifications under this section of the zoning resolution.

A previously-approved modification permitted Leader House, located on the west side of Columbus Avenue between 92nd and 93rd streets, to add approximately 35,740 gross square feet of new retail floor area, and 11,722 zoning and gross square of new community facility floor area. A previously approved modification for the Heywood, at 175 West 90th Street, would allow a 2,635-gross square foot increase in retail floor area. A previously-approved modification for The Axton, located on Amsterdam Avenue between 95th and 96th Streets, would allow approximately 8,323 zoning square feet of new retail floor area, and 7,610 zoning square feet of new community facility floor area. A previously approved modification for 70 East 93rd Street permits the creation of 14,730 square feet of new commercial floor area, to be occupied by restaurant and retail uses. A recently approved modification for 95 West 95th Street allows development and reallocation of floor area resulting in the creation of 20,819 gross square feet of commercial floor area and 11,941 gross square feet of community facility floor area.

Project Name	Build Year	Development Size (GSF)		
		Retail	Community Facility	Total
Leader House (100 Columbus Avenue)	2008	36,740	11,722	48,462
The Axton (733 Amsterdam Avenue)	2009	8,323	7,610	15,933
The Heywood (175 West 90th Street)	2014	2,635	0	2,635
70 West 93rd Street	2017	14,730	0	14,730
Columbus House (95 West 95th Street)	2019	20,819	11,941	32,760
600 Columbus Avenue (proposed project)	2020	4	1,302	1,306
TOTAL		83,251	32,575	115,826

Incremental development permitted under the proposed action and previous modifications of the West Side LSRD under Z.R. Section 78-06(b)(3) would result in increased commercial and community facility space. This cumulative development could affect those aspects of the environment that are affected by increased density of development within a particular geographic area, including socioeconomic conditions, community facilities, open space, transportation, and air quality.

Cumulative development under the proposed action and previously approved and currently in-review modifications would total 83,251 square feet of commercial space and 32,575 square feet of community facility space.

This level of induced commercial development would be below the relevant CEQR threshold of 200,000 square feet for an assessment of socioeconomic conditions.

Cumulative development would not increase residential population and therefore would not require a detailed assessment of socioeconomic conditions.

Cumulative development would result in the addition of approximately 264 new employees to the area. This level of daytime population increase is below the relevant CEQR threshold of 750 workers for an area identified as being well-served for open space resources.

As described below, vehicular trip generation resulting from cumulative development would be below the relevant CEQR threshold of 170 hourly vehicular trips and therefore would not require a detailed assessment of mobile source air quality.

4.1 Transportation

To determine the net number of peak hour person trips associated with the proposed increase in retail space and increase in community facility space, trip generation and travel mode assumptions were made based on travel demand criteria accepted for use in the EAS for the §78-06 text amendment and Leader House modification (CEQR No. 05DCP071M), and The Axton modification (CEQR No. 09DCP885M), as modified to reflect recent NYC DOT guidance regarding travel mode for local retail travel. The relevant trip assumptions are presented in Tables 1 and 2 below:

Table 1: Commercial Trip Generation (four square foot increase in commercial space)

				Retail Trip Generation												
											Peak Hour Trips					
										a.m.	3.1%					
										midday	19.0%					
	Floor area (1000 square foot)			0.004						p.m.	9.6%					
	Daily visitors (per 1000 ft)			205						Sat	10.0%					
	Daily visitors			1												
	Sat visitors (per 1000 ft)			240												
	Sat visitors			1												
								Peak Hour PersonTrips					Net Peak Hour PersonTrips			
							Inbound	Outbound	Total				Inbound	Outbound	Total	
	AM Trips			0		a.m.	0	0	0		a.m.		0	0	0	
	Midday Trips			0		midday	0	0	0		midday		0	0	0	
	PM Trips			0		p.m.	0	0	0		p.m.		0	0	0	
	Sat peak Trips			0		Sat	0	0	0		Sat		0	0	0	
		weekday	Saturday				Net Peak Hour Subway Trips						Net Peak Hour Bus Trips			
Percent Auto Use =		2.5%	7.0%				Inbound	Outbound	Total				Inbound	Outbound	Total	
Auto Occupancy =		2	2			a.m.	0	0	0		a.m.		0	0	0	
Percent Taxi Use=		0.5%	0.0%			midday	0	0	0		midday		0	0	0	
Taxi Occupancy=		2	2			p.m.	0	0	0		p.m.		0	0	0	
Percent Bus Use=		4.0%	9.0%			Sat	0	0	0		Sat		0	0	0	
Percent Subway Use=		16.5%	21.0%													
Percent Walk=		76.5%	63.0%				Net Peak Hour Auto Trips						Net Peak Hour Taxi Trips			
							Inbound	Outbound	Total				Inbound	Outbound	Total	
						a.m.	0	0	0		a.m.		0	0	0	
						midday	0	0	0		midday		0	0	0	
						p.m.	0	0	0		p.m.		0	0	0	
						Sat	0	0	0		Sat		0	0	0	
		Truck Trips					Net Peak Hour Walk-Only Trips									
	AM	0					Inbound	Outbound	Total							
	Midday	0				a.m.	0	0	0							
	PM	0				midday	0	0	0							
	Sat	0				p.m.	0	0	0							
						Sat	0	0	0							

Table 1 shows that the addition of four feet of retail space has essentially no effect on trip generation. No new trips are attributable to this very small increase in floor area.

Table 2: Community Facility Trip Generation

			Community Facility Trip Generation									
Floor area (1000 square foot)			1.3			Percent Auto Use =		30%				
Daily trips (per 1000 ft)			127			Vehicle Occupancy =		1.5				
Daily Trips			165			Percent Taxi Use =		2%				
						Vehicle Occupancy=		1.5				
						Percent Walk Only =		17%				
						Percent Subway =		33%				
						Percent Bus =		18%				
Temporal Distribution				Peak Hour PersonTrips					Peak Hour Subway Trips			
				Arriving	Departing	Total			Arriving	Departing	Total	
AM	4%		AM	6	0	7		a.m.	2	0	2	
Midday	11%		Midday	9	9	18		midday	3	3	6	
PM	12%		PM	2	17	20		p.m.	1	6	7	
Directional Distribution					Peak Hour Auto Trips				Peak Hour Taxi Trips			
	Arriving	Departing		Arriving	Departing	Total			Staff	Visitors	Total	
AM	94%	6%	AM	1	0	1		a.m.	0	0	**0**	
Midday	50%	50%	Midday	2	2	4		midday	0	0	**0**	
PM	12%	88%	PM	0	3	4		p.m.	0	0	**0**	
				Peak Hour Bus Trips					Peak Hour Walk-only Trips			
	Truck Trips			Arriving	Departing	Total			Arriving	Departing	Total	
AM	0		a.m.	1	0	**1**		a.m.	1	0	**1**	
Midday	2		midday	2	2	**3**		midday	2	2	**3**	
PM	0		p.m.	0	3	**4**		p.m.	0	3	**3**	

Table 2 shows that the addition of 1,302 square feet of community facility space would generate a maximum of twenty hourly trps, including six person-trips by vehicle (four vehicular trips), seven subway trips, four bus trips, and three walk-only trips. There would be fourteen trips that include a pedestrian component – subway, bus, and walk-only.

Table 3 – Net Trip Generation

Floor area (1000 square foot)			1.304										
Daily visitors			128										
						Peak Hour PersonTrips				Net Peak Hour PersonTrips			
						Inbound	Outbound	Total		Inbound	Outbound	Total	
					a.m.	6	0	7	a.m.	6	0	7	
					midday	9	9	18	midday	9	9	18	
					p.m.	2	17	20	p.m.	2	17	20	
					Sat	0	0	0	Sat	0	0	0	
						Net Peak Hour Subway Trips				Net Peak Hour Bus Trips			
						Inbound	Outbound	Total		Inbound	Outbound	Total	
					a.m.	2	0	2	a.m.	1	0	1	
					midday	3	3	6	midday	2	2	3	
					p.m.	1	6	7	p.m.	0	3	4	
					Sat	0	0	0	Sat	0	0	0	
						Net Peak Hour Auto Trips				Net Peak Hour Taxi Trips			
						Inbound	Outbound	Total		Inbound	Outbound	Total	
					a.m.	1	0	1	a.m.	0	0	0	
					midday	2	2	4	midday	0	0	0	
					p.m.	0	3	4	p.m.	0	0	0	
					Sat	0	0	0	Sat	0	0	0	
	Truck Trips					Net Peak Hour Walk-Only Trips				Total Net Trips With Pedestrian Component			
AM	0					Inbound	Outbound	Total		Inbound	Outbound	Total	
Midday	0				a.m.	1	0	1	a.m.	4	0	5	
PM	0				midday	2	2	3	midday	6	6	12	
Sat	0				p.m.	0	3	3	p.m.	2	12	14	
					Sat	0	0	0	Sat	0	0	0	

As can be seen in table 3, the proposed modification at 600 Columbus Avenue would generate a total of 7, 18, 20, and 0 net peak hour person trips in the AM, midday, PM and Saturday peak hours, respectively. The following sections will detail the cumulative effects of the 600 Columbus Avenue modification, in conjunction with other modification projects in the former West Side Urban Renewal Area, on operational traffic, parking, transit, and pedestrian conditions.

Trip generation for the other former WSURA sites enlarging pursuant to ZR Section 78-06(b)(3) was taken from the EAS completed for 95 West 95th Street. This information is presented in the following tables:

TABLE 4 VEHICLE TRIP GENERATION

Development	Mode	Weekday AM			Weekday Midday			Weekday PM			Saturday Midday		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
600 Columbus Avenue	Autos	1	0	1	2	2	4	2	2	4	0	0	0
	Taxis	0	0	0	0	0	0	0	0	0	0	0	0
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**1**	**0**	**1**	**2**	**2**	**4**	**2**	**2**	**4**	0	0	0
95 West 95th Street	Autos	11	2	13	19	18	37	18	20	38	15	21	36
	Taxis	1	1	2	6	6	12	5	5	10	5	5	10
	Truck	0	0	0	1	1	2	0	0	0	0	0	0
	Total	**12**	**3**	**15**	**26**	**25**	**51**	**23**	**25**	**48**	**20**	**26**	**46**
70 West 93rd Street**	Autos	0	0	0	2	2	4	1	0	1	1	0	1
	Taxis	0	0	0	3	3	6	1	1	2	3	3	6
	Truck	1	1	2	1	1	2	0	0	0	0	0	0
	Total	**1**	**1**	**2**	**6**	**6**	**12**	**2**	**1**	**3**	**4**	**3**	**7**
Leader House**	Autos	9	2	11	9	8	17	3	10	13	4	4	8
	Taxis	7	7	14	15	15	30	10	10	20	8	8	16
	Truck	1	1	2	1	1	2	0	0	0	0	0	0
	Total	**17**	**10**	**27**	**25**	**24**	**49**	**13**	**20**	**33**	**12**	**12**	**24**
The Axton**	Autos	6	0	6	4	4	8	1	5	6	2	2	4
	Taxis	4	4	8	9	9	18	7	7	14	3	3	6
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**10**	**4**	**14**	**13**	**13**	**26**	**8**	**12**	**20**	**5**	**5**	**10**
Heywood Towers**	Autos	0	0	0	0	0	0	0	0	0	0	0	0
	Taxis	0	0	0	1	1	2	0	0	0	0	0	0
	Truck	0	0	0	0	0	0	0	0	0	0	0	0
	Total	**0**	**0**	**0**	**1**	**1**	**2**	**0**	**0**	**0**	**0**	**0**	**0**
Cumulative – All Projects	**Autos**	**27**	**4**	**31**	**36**	**34**	**70**	**25**	**37**	**62**	**22**	**27**	**49**
	Taxis	**12**	**12**	**24**	**34**	**34**	**68**	**23**	**23**	**46**	**19**	**19**	**38**
	Truck	**2**	**2**	**4**	**3**	**3**	**6**	**0**	**0**	**0**	**0**	**0**	**0**
	Total	**41**	**18**	**59**	**73**	**71**	**144**	**48**	**60**	**108**	**41**	**46**	**87**

***Numbers taken from each respective project's approved Transportation study/EAS.*

TABLE 5 PERSON TRIP GENERATION

Development	Mode	Weekday AM			Weekday Midday			Weekday PM			Saturday Midday		
		In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
600 Columbus (Project Site)	Bus	1	0	1	2	2	4	2	2	4	0	0	0
	Subway	2	0	2	3	3	6	3	3	6	0	0	0
	Walk/Other	1	0	1	2	2	4	2	2	4	0	0	0
	Total	**4**	**0**	**4**	**7**	**7**	**14**	**7**	**7**	**14**	**0**	**0**	**0**
95 West 95th Street	Bus	11	3	14	25	25	50	21	22	43	19	24	43
	Subway	24	9	33	69	68	137	49	52	101	48	57	105
	Walk/Other	32	24	56	156	156	312	87	88	175	99	104	203
	Total	**67**	**36**	**103**	**250**	**249**	**499**	**157**	**162**	**319**	**166**	**185**	**351**
70 West 93rd Street**	Bus	1	0	1	8	6	14	4	3	7	5	4	9
	Subway	4	2	6	32	22	54	17	12	29	21	15	36
	Walk/Other	14	7	21	112	78	190	60	42	102	72	52	124
	Total	**19**	**9**	**28**	**152**	**106**	**258**	**81**	**57**	**138**	**98**	**71**	**169**
Leader House**	Bus	13	4	17	23	23	46	10	18	28	13	13	26
	Subway	26	13	39	80	80	160	38	49	87	48	48	96
	Walk/Other	46	41	87	253	253	506	127	131	258	156	156	312
	Total	**85**	**58**	**143**	**356**	**356**	**712**	**175**	**198**	**373**	**217**	**217**	**434**
The Axton**	Bus	7	1	8	7	7	14	3	8	11	4	4	8
	Subway	12	3	15	21	21	42	9	16	25	12	12	24
	Walk/Other	12	10	22	59	59	118	29	31	60	36	36	72
	Total	**31**	**14**	**45**	**87**	**87**	**174**	**41**	**55**	**96**	**52**	**52**	**104**
Heywood Towers**	Bus	0	0	0	1	2	3	1	1	2	1	1	2
	Subway	1	1	2	5	5	10	2	3	5	3	3	6
	Walk/Other	3	3	6	18	18	36	9	9	18	11	11	22
	Total	**4**	**4**	**8**	**24**	**25**	**49**	**12**	**13**	**25**	**15**	**15**	**30**
Cumulative – All Projects	Bus	33	8	41	66	65	131	41	54	95	42	46	88
	Subway	69	28	97	210	199	409	118	135	253	132	135	267
	Walk/Other	108	85	193	600	566	1166	314	303	617	374	359	733
	Total	**210**	**121**	**331**	**876**	**830**	**1706**	**473**	**492**	**965**	**548**	**540**	**1088**

Vehicular Traffic

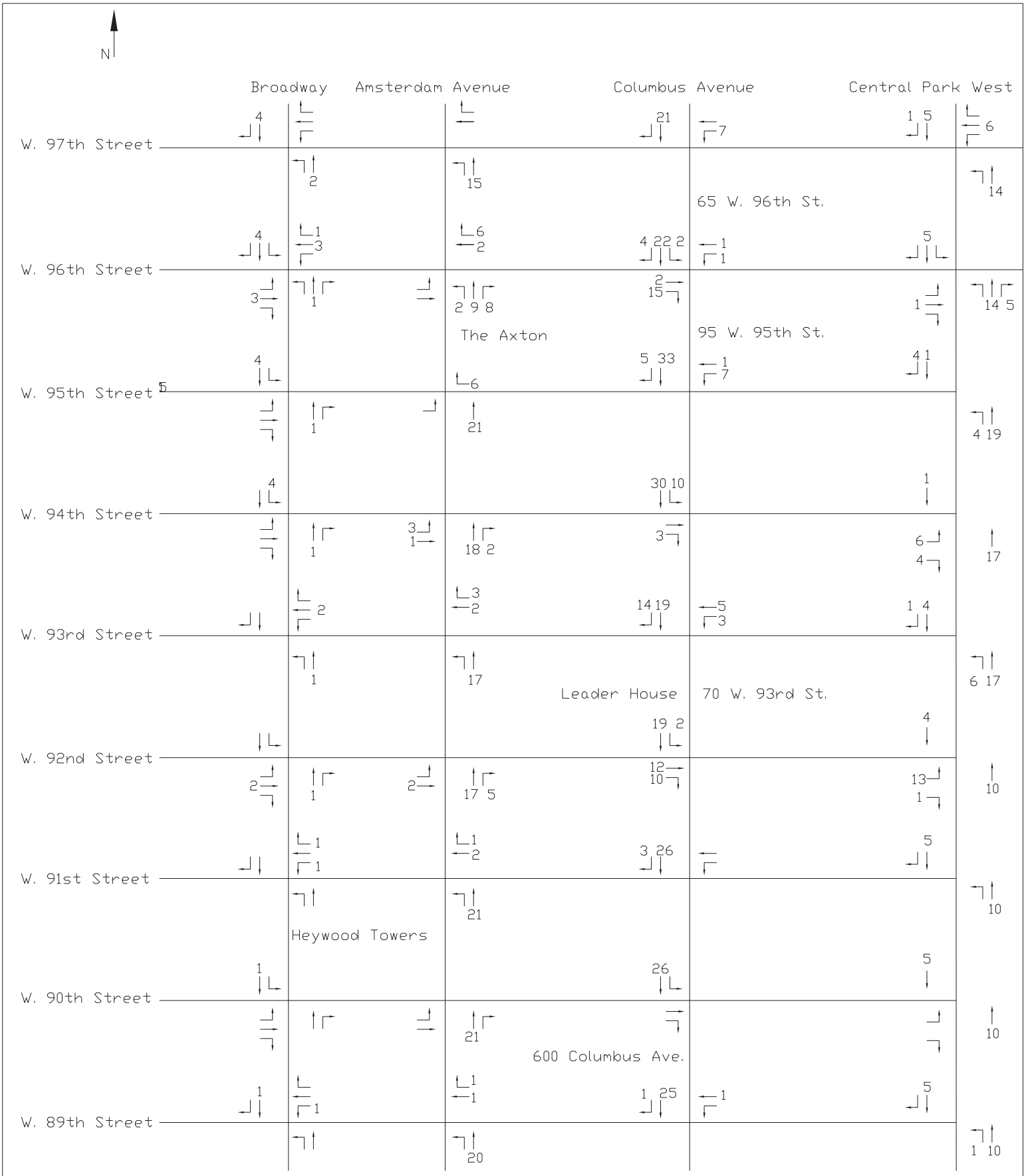
Based on the trip generation factors presented in table 1, the proposed addition of 1,306 square feet of community facility and four square feet of commercial space would generate 4 vehicle trips – 2 inbound and 2 outbound - per hour during the midday and PM peak hours. For each peak hour, the number of vehicular trips is far below the fifty-vehicle threshold identified by the 2014 *CEQR Technical Manual* as potentially warranting a detailed traffic assessment.

The assessment of the potential for the combined traffic generated by the previously approved Heywood Towers, Leader House, Axton, 70 West 93rd Street and 95 West 95th Street developments was taken from the EAS prepared for the 95 West 95th Street modification, the most recently conducted WSURA analysis. This document reports that the previously approved projects, and current 600 Columbus Avenue proposal, would generate a total of 144 trips, consisting of 73 inbound and 71 outbound, during the peak period of traffic generation, the midday period.

Because the total traffic generated by these actions would exceed 50 vehicles during the AM, midday, PM and Saturday peak periods, the CEQR Level 1 threshold is exceeded. Therefore, it is necessary to determine whether there would be significant traffic impacts at any locations by performing a traffic assignment. Heywood Towers is located on Amsterdam Avenue, between 90th and 91st street. The Axton is located on Amsterdam Avenue, between 95th and 96th Streets. Leader House is located on the west side of Columbus Avenue, between 92nd and 93rd Streets, and 70 West 93rd Street is located on the east side of Columbus Avenue, between 92nd and 93rd Streets. 95 West 95th Street is on the east side of Columbus Avenue between 95th and 96th Streets. Columbus Avenue is a one-way southbound avenue, and Amsterdam is one-way northbound. Central Park West, one block east of Columbus, and Broadway, one block west of Amsterdam, are both two-way avenues. Crosstown streets in the vicinity are generally one-way: 90th and 92nd streets are eastbound, and 89th and 91st streets are westbound.

Traffic generated by the new developments was assigned to the local street network based on these likely arrival and departure routes. For all development sites, it was assumed that approximately 40% of vehicular traffic would come from the north, 40% from the south, 10% from east of Central Park via the 86th or 97th Street Transverses, and 10% from the west. All vehicles were assigned directly to their destination; 50 percent of vehicles were assumed to park on the street near their destination and 50 percent of vehicles were routed past their destination to on- or off-street parking on adjacent streets.

Based on the traffic assignment performed for the 95 West 95th Street EAS, the area intersection likely to receive the highest amount of traffic volume from the combination of Heywood Towers, Leader House, 70 West 93rd Street the Axton, 95 West 95th Street, and 600 Columbus Avenue was Columbus Avenue and West 95th Street. The traffic associated with new development pursuant to authorizations under ZR 78-06(b)(3) would increase volumes by a maximum of 47 vehicles during the midday peak period, at the intersection of Columbus Avenue and West 95th Street. The following Figure Cumulative-1 shows trip assignment for the cumulative traffic generated by WSURA modifications including 600 Columbus Avenue.



Cumulative-1
Total Cumulative Vehicle Increment Volumes
Weekday Midday Peak Hour
95 West 95th Street EAS

Parking

The proposed modification would not affect the amount of accessory parking at 600 Columbus Avenue. The net addition of 1,362 square feet of new community facility and commercial space at 600 Columbus Avenue would not affect parking availability. Based on the trip generation analysis, it is not expected to generate significant parking demand when considered cumulatively with other projects in the former WSURA. The traffic analysis indicated that the amount of project-generated vehicular traffic at any single location would be below the fifty per hour threshold warranting a detailed traffic study, and therefore does not warrant a detailed assessment of parking demand.

Transit

Net transit trip generation for the project is identified in Table 3 above. As indicated, the proposed modification would result in the generation of three bus and six subway trips during the midday peak period and four bus and seven subway trips during the PM peak period.

Although the peak hour for transit trip generation from 600 Columbus Avenue would be the PM period, the project increment would be far below the CEQR Technical Manual threshold for transit impacts. The peak period for total cumulative transit ridership from the projects approved under this zoning text is the Midday period. Therefore this is the period that is considered.

Based on the environmental reviews conducted for previously approved modifications pursuant to ZR 78-06(b)(3) and the current project in public review trips generated by the proposed modifications, inclusive of 600 Columbus Avenue, total midday transit trip generation from modifications under ZR 78-06(b)(3) would be 141 bus trips and 409 subway trips. The combined subway trips would exceed the 200-trip Level 1 threshold, therefore warranting further assessment.

The six project sites are located between two MTA NYCT subway lines: the 7th Avenue IRT on Broadway, where the 1, 2, and 3 trains operate during all weekday peak hours, and the 8th Avenue IND on Central Park West, where the A, B, C, and D trains operate during all weekday peak hours. It is likely that subway trips would be distributed between these two lines, based on trip origin points. 600 Columbus Avenue would generate six additional subway travel during the midday period. It is located on Columbus Avenue between 89th and 90th streets, located between the 86th Street and 96th street stations on the 7th Avenue line, located slightly closer to the 86th Street station then to the 96th Street station. However, the 96th Street station has both local and express train services. Therefore, it is assumed that 600 Columbus subway trips would be split evenly between these two stations, with three trips using the station at Broadway and 86th Street and three using the station at Broadway and 96th Street. The Heywood Towers are located between the 86th Street and 96th street stations on the 7th Avenue line, located slightly closer to the 86th Street station then to the 96th Street station. However, the 96th Street station has both local and express train services. Therefore, it is assumed that the Heywood Towers subway trips would be split evenly between these two stations. Trips to the Axton would likely use the 96th Street station of the 7th Avenue line and the 96th Street station on the 8th Avenue line, so these trips are divided evenly between these two stations. Trips associated with Leader House and 70 West 93rd Street would be dispersed between the 86th Street and 96th Street stations of the 7th Avenue line, and the 86th Street and 96th Street stations of the 8th Avenue line, depending on whether the trips are coming from uptown or downtown. It is assumed trips from Leader House and 70 West 93rd Street would be evenly distributed between the four subway stations. 95 West 95th Street is on the east side of Columbus Avenue between 95th and 96th Streets. Subway trips from this project would be spit between the 96th Street stations of the 7th Avenue and 8th Avenue lines. This dispersion of subway trips would result in no single subway station receiving in excess of 200 action-generated trips. The greatest incremental ridership attributable to modifications under ZR 78-06(b)(3)

would be 152 trips, at the Broadway and 96th Street station. In addition, no single subway line would receive greater than 200 peak hour subway trips in any direction. Therefore the proposed development, in combination with the previously-approved and currently proposed enlargements, the proposed enlargement of 600 Columbus Avenue is not expected to create significant impacts with respect to Subway transportation.

		Midday Peak Hour Subway Assignment				
Project	Subway Trips		Bway/ 96th	Bway/ 86th	CPW/ 96th	CPW/ 86th
Leader House	160		40	40	40	40
The Axton	42		21	0	21	0
Heywood Tower	10		5	5	0	0
70 West 93rd St	54		14	13	14	13
95 West 95th St	137		69	0	68	
600 Columbus	6		3	3	0	0
TOTAL	409		152	61	143	53

There are a number of bus routes located within a half-mile of the former WSURA development sites. These include the M7, M10, M11, M86, M96, and M106 bus routes. It is anticipated that bus trips will be distributed amongst these different routes. Since there are less than 200 bus trips generated by the seven developments that would be built pursuant to modifications under ZR 78-06(b)(3), no significant impacts with respect to bus transportation are anticipated.. Therefore, no significant cumulative impacts with regard to bus line-haul are expected.

Pedestrians

Pursuant to the *CEQR Technical Manual,* pedestrian conditions are evaluated by adding the walk-only trips to the bus and subway trips. As identified in Table 3 above, the proposed modification at 600 Columbus Avenue would generate up to 12 trips with a pedestrian component in the midday period and 14 in the PM period. This increment is far below the relevant *CEQR Technical Manual* threshold of 200 hourly pedestrian trips. Trips associated with transit would be directed to and from the closest transit service. Bus trips would be directed to the 89th street stops of the M7 or M11 for uptown/downtown service at Amsterdam and Columbus avenues respectively. Subway trips would be to or from the

Peak travel hour for the five previous projects and 600 Columbus Avenue that are the subject of this cumulative assessment is the midday. As indicated, the proposed modification of the commercial and community facility space at 600 Columbus Avenue would generate an increment of fourteen midday pedestrian trips, inclusive of transit trips, as compared to current conditions. The Heywood Towers development would generate up to 49 pedestrian trips in the Midday peak hour. The Leader House and the Axton are anticipated to generate 712 and 174 pedestrian trips respectively in the Midday peak hour. 70 West 93rd Street would generate 258 midday pedestrian trips. 95 West 95th Street would generate 499 trips.

Because of the pedestrian traffic generated by Leader House and 70 West 93rd Street, which are located

across Columbus Avenue from each other, a Level 2 trip assignment was conducted as part of the environmental review for 70 West 93rd Street (CEQR #15DCP148M). This analysis concluded that the one pedestrian element that would receive in excess of 200 incremental pedestrians was the west crosswalk at Columbus Avenue and 93rd Street. Accordingly a pedestrian Level of Service (LOS) analysis was conducted at this location. This LOS analysis determined that the west crosswalk at the intersection of Columbus Avenue and 93rd Street would continue to operate at Level of Service A during the Midday peak period.

The Axton, located four blocks from Leader House, generates fewer than 200 total pedestrian trips. The Axton report also determined that no pedestrian element would experience greater than 200 pedestrian trips during the Midday peak hour.

Heywood Towers is located on Amsterdam Avenue between 90th and 91st Street. Because Heywood Towers is located several blocks away from the other WSURA development sites, it is anticipated that there will be minimal overlap of pedestrians between this development and development on the other sites. The Axton is located five blocks north of Heywood Towers, and it is similarly anticipated that there will be minimal overlap of pedestrians between these two sites.

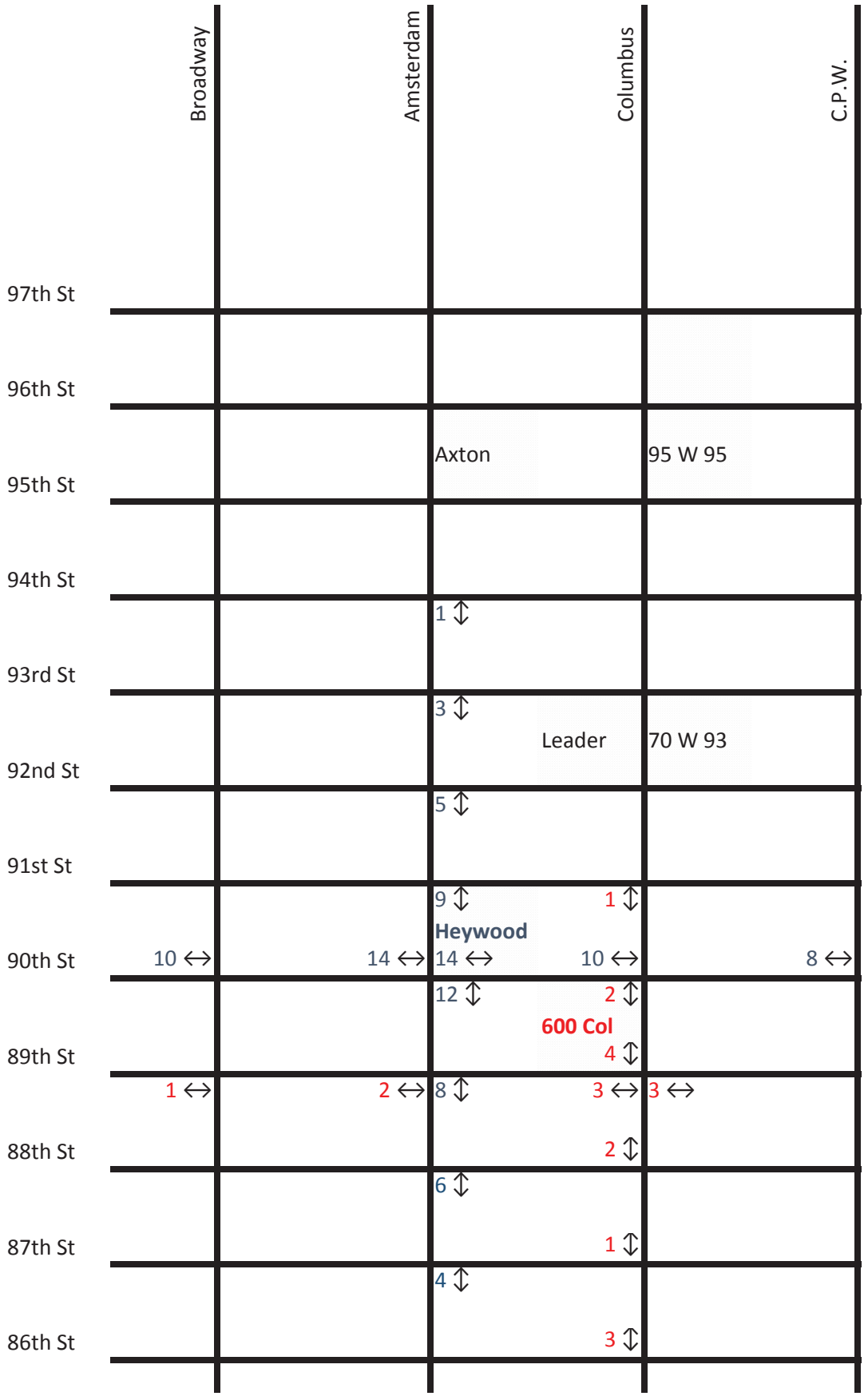
Because of the pedestrian traffic generated by 95 West 95th Street, a Level 2 trip assignment was conducted as part of the environmental review for 95 West 95th Street. This analysis concluded that no pedestrian element would receive in excess of 200 incremental pedestrians.

The development proposed for 600 Columbus Avenue would add only fourteen midday peak hour pedestrian trips, and is located three blocks south of Leader House and 70 West 93rd Street, and one long block east of Heywood Towers. Pedestrian trips associated with 600 Columbus would be dispersed toward subway stations located at Broadway and 96th Street and Broadway and 86th Street, to multiple bus routes, and from local destinations. Given the distance between 600 Columbus Avenue and the other cumulative analysis sites, the small number of pedestrian trips associated with 600 Columbus Avenue, and the dispersion of these trips to multiple bus and subway stops and local destinations, it is not expected to generate pedestrian traffic that would overlap with traffic from other WSURA development sites.

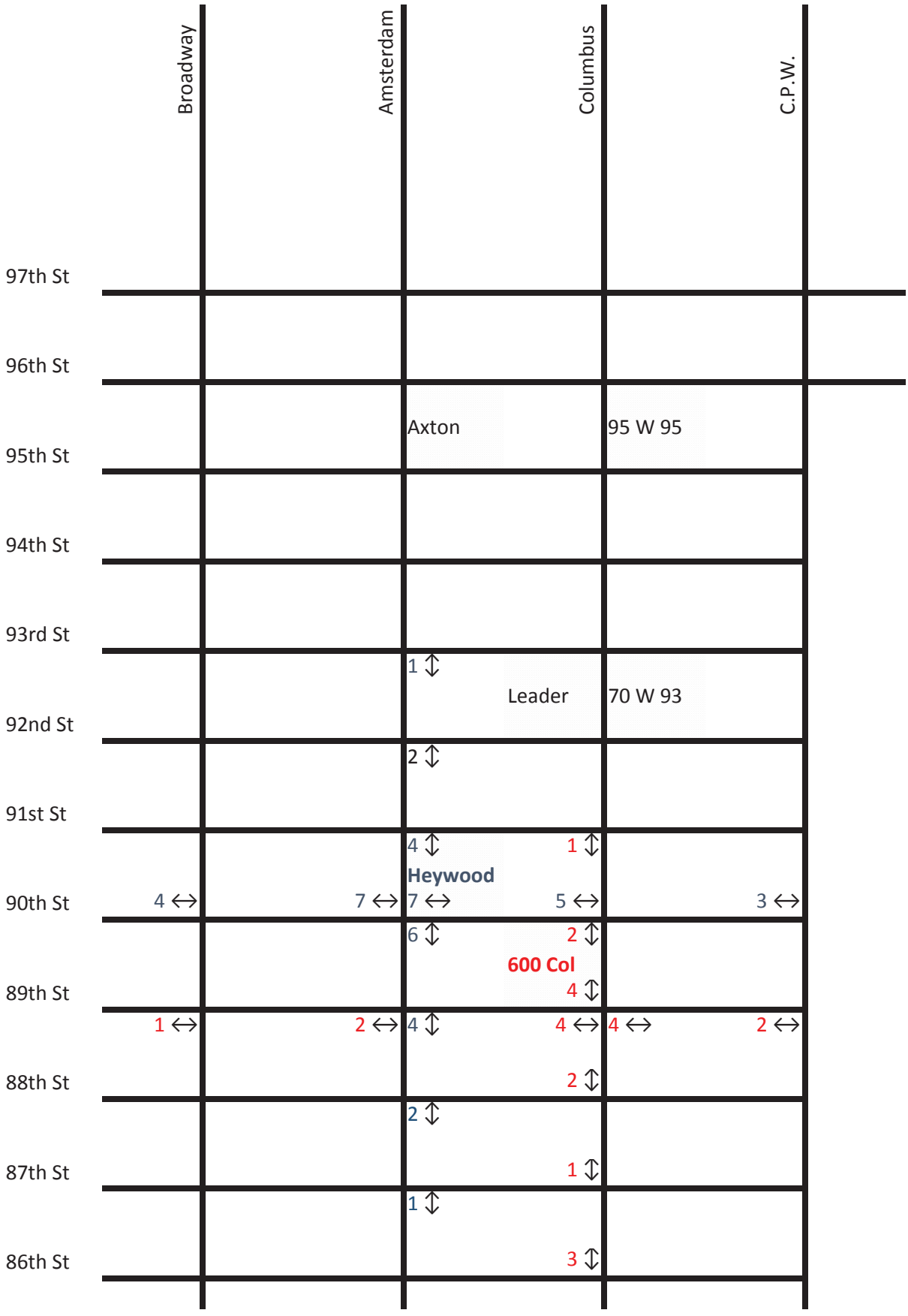
Because 600 Columbus Avenue and Heywood Towers are located in relatively close proximity to each other, the pedestrian trips associated with these two projects were assigned to the local pedestrian network. The pedestrian component of transit trips was assigned to the most direct route to the nearest subway or bus stations, as described above. Walk-only trips were distributed 40% to the north, 40% to the south, 10% to the east, and 10% to the west. It is assumed that half of walk-only trips are destined for the first block, and that half of the remaining trips have destinations in the next block, etc. Based on these assumptions, the trip assignment for 600 Columbus and Leader House are presented in the following tables. As shown, these projects would not contribute significantly to pedestrian traffic at intersections affected by other projects.

It is anticipated that, with the exception of one location affected by Leader House and 70 West 93rd Street, located across the street from one another, no individual pedestrian element would experience greater than 200 peak hour trips as a result of the cumulative pedestrian volumes for these developments. The analysis conducted for the affected intersection of Columbus Avenue and West 93rd Street indicated that this location would operate at an acceptable Level of Service under the cumulative analysis. Therefore no significant adverse impacts to transportation would occur from the cumulative development that would occur within the former WSURA as a result of new development under ZR Section 78-06(b)(3).
Midday ped trips – 600 Columbus and Heywood Tower

600 Columbus Ave and The Heywood - Midday Pedestrian Trip Assignment



600 Columbus Ave and The Heywood - PM Pedestrian Trip Assignment



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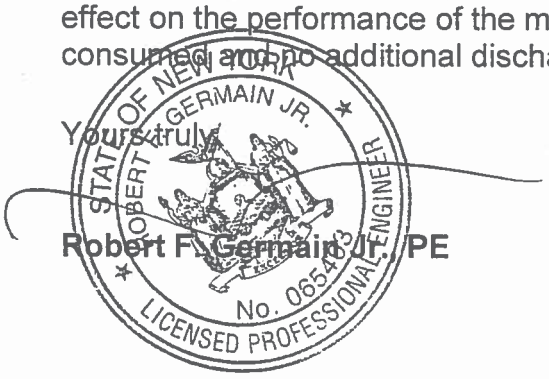
April 21, 2016

Re: 600 Columbus Avenue
New York, NY

To whom it may concern:

We are mechanical engineers for 600 Columbus Avenue, NYC N.Y. 10024. I understand that the owner, Columbus Townhouse Associates, has made an application to fill in portions of a double height space within the existing volume of the building. Because this will not add any additional cubic feet to the building and the boilers and other mechanical equipment on site have always heated the double height space in the past, the additional floor area will have absolutely no effect on the performance of the mechanical systems. No additional fuel will be consumed and no additional discharge from the chimney will be created.

Yours truly,



Robert F. Germain Jr., PE