

A. INTRODUCTION

This chapter considers the potential of the proposed action to affect the urban design characteristics and visual resources of Fordham’s Lincoln Center campus and the surrounding area. The project site occupies most of the superblock bounded by Columbus and Amsterdam Avenues and West 60th and West 62nd Streets and contains three existing buildings—the Law School, the Leon Lowenstein Center, and McMahon Hall, which are joined in a campus setting by a one-story podium and landscaped plaza.

As defined in the New York City *Environmental Quality Review (CEQR) Technical Manual*, urban design components and visual resources determine the “look” of a neighborhood—its physical appearance, including the size and shape of buildings, their arrangement on blocks, the street pattern, and noteworthy views that may give an area a distinctive character. The following analysis addresses these characteristics for existing conditions, the future without the proposed action, and the future with the proposed action, within the urban design and visual resources study area, an approximately 600- to 800-foot radius around the project site (see Figure 8-1). Without the proposed action, Fordham will convey portions of the project site to private developers for the construction of three as-of-right residential buildings.

As described below, it is not expected that the proposed action would have significant adverse impacts on the urban design and visual resources of the study area. Since the Scoping Meeting in September 2007, Fordham has refined various elements of the Master Plan’s urban design. These refinements have altered the landscaped interim public plaza on Columbus Avenue and West 60th Street, the two entrance stairways to the campus (one from Columbus Avenue and one from West 62nd Street, the heights and setbacks of buildings along both Columbus Avenue and West 62nd Street), and the opening of the street wall between two sites on West 62nd Street. Further, the proposed locations of the envelopes for the Law School and the Library sites were modified to set back above the level of the ground floor from the side lot line that Fordham shares with The Alfred.

If all of the building sites encompassed by the proposed Site Plan were developed to the maximum building envelope designated for each, the resulting development would exceed the maximum total floor area permitted on the zoning lot; thus, the maximum envelopes depicted in Chapter 1, “Project Description,” do not represent the intended condition of the completed campus as a whole. The Master Plan also contemplates that the build-out would comply with the bulk-packing rules in effect in the Special Lincoln Square District, requiring 60 percent of the permitted floor area on the zoning lot be located below 150 feet in height. The floor area and bulk packing constraints mean that some of the buildings contemplated by the Plan would be smaller than the maximum envelopes shown. This document presents an illustrative design that shows one possible variation on the distribution of the allowable floor area satisfying both constraints. This illustration more accurately reflects what full development of the campus

11.14.08



Figure 8-1
Aerial Axonometric Looking Southwest –
Phase II (2032)

would look like under the Master Plan than does the aggregation of the approved building envelopes.

With the proposed action, the proposed buildings would be constructed on an existing superblock. Therefore, the proposed action would not alter the block form and street pattern or the street hierarchy of the project site or the study area. The building bulk would be greater than some buildings in the area but in keeping with many of the larger more modern buildings including low buildings and slender towers on bases having large footprints, similar to Lincoln Center and buildings that line Columbus Avenue, Amsterdam Avenue, and Broadway (see Figure 8-1). The building uses and types would be similar to what is found in the area. Although Fordham's academic and dormitory buildings would be taller than most other institutional uses in the area they would still be comparable in terms of height to numerous tall residential and mixed-use buildings in the study area. In completing the street wall around the campus with openings between buildings, development with the proposed action would be similar to building arrangements in the study area. Streetscape elements would be altered by development on a vacant lot and on tennis and basketball courts as well as on lawn, plaza, and terrace areas. However, the proposed development would provide transparency at the ground level, thereby enlivening the sidewalks. It would also provide two new, wide-entrance stairways to the podium level plaza at the heart of the campus. In the interim between development of Phase I and completion of Phase II, an interim plaza would be provided to enhance the Columbus Avenue frontage and an interim landscaped stairway would enhance the West 62nd Street frontage and improve access to the podium level plaza.

The proposed development would not block significant views of any visual resources or obstruct important views and view corridors. The proposed action's special permits, which include waivers of certain height, setback, and minimum distance requirements of the Zoning Resolution, would facilitate good design of the campus, consistent with the urban environment in which it sits and with the Special Lincoln Square District of which it is a part. As part of its findings for approval of the requested Special Permit pursuant to Section 82-33, the City Planning Commission (CPC) must, among other things, determine that the modifications facilitate good design.

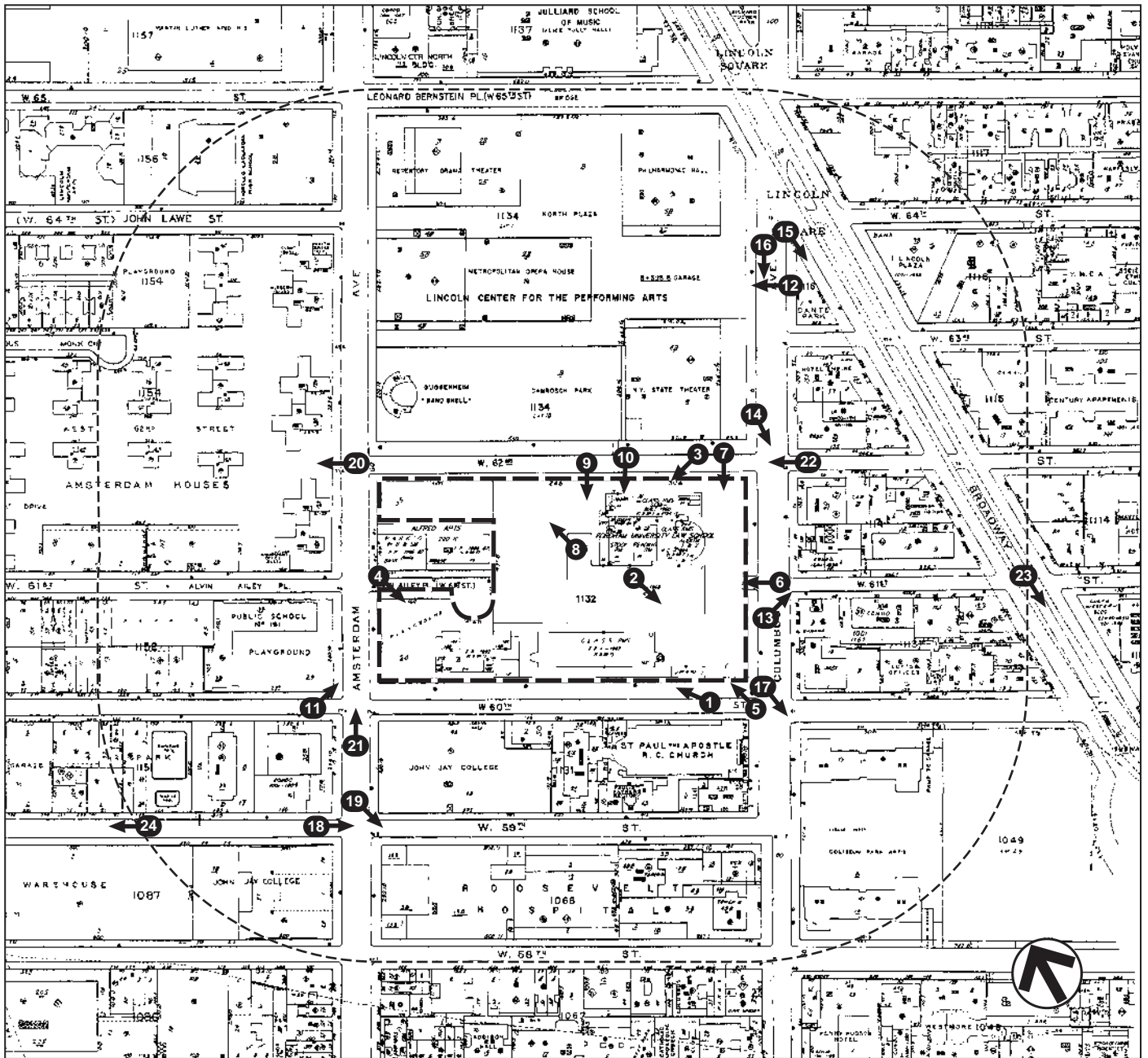
B. EXISTING CONDITIONS

PROJECT SITE

URBAN DESIGN

Building Bulk, Use, and Type

There are three existing buildings and a podium structure on the campus (see Figure 8-2). The Leon Lowenstein Center is 13 stories tall, 250 feet long, and 75 feet wide. Clad in precast concrete, it rises as a slab without setbacks above the podium. Numerous narrow window openings give its north and south façades a grid-like appearance (see view 1 of Figure 8-3). The Lowenstein Center houses academic uses including classrooms, offices and a cafeteria. It is set onto the large, one-story podium that measures approximately 500 feet long, 200 feet wide, and 20 feet tall. The podium covers most of the area between the existing buildings (see view 2 of Figure 8-3).



- Project Site Boundary
- Study Area Boundary (400-foot Perimeter)
- ①➔ Photo View Direction and Reference Number

0 200 400 FEET
SCALE

FORDHAM LINCOLN CENTER Figure 8-2
Urban Design and Visual Resources



View northwest on West 60th Street. **1**
Lowenstein Center is in the foreground.
McMahon Hall is behind it.



View east on the Lowenstein podium **2**

The Law School is housed in an L-shaped building approximately 200 feet long and 175 feet wide. Clad in limestone, the building has strips of windows on the first through third stories on the north and west façades (see view 3 of Figure 8-4). Two additional penthouse stories without windows are set back from the north and east façades. A four-story brick addition to the east has a curved façade and is joined to the original building by a four-story glass atrium with an arched roof. Similar to the Lowenstein Center, the Law School building contains academic uses.

McMahon Hall is a 21-story, simply articulated, brick-clad building (see view 4 of Figure 8-4). It is the only building on the campus that is a student residence hall.

Building Arrangement

The three campus buildings are built primarily in the east central area of the site, touching West 60th and 62nd Streets, but set back from Columbus and Amsterdam Avenues. Lowenstein Center is to the southeast set back some 85 feet from Columbus Avenue. The podium is adjacent to Lowenstein Center in the center of the campus. North of it is the Law School building which fronts on West 62nd Street.

McMahon Hall adjoins the podium to the west and is set back approximately 100 feet from Amsterdam Avenue. Although it is located along West 60th Street, its main entrance is from the cul-de-sac of West 61st Street that extends east from Amsterdam Avenue into the Fordham superblock.

The portions of the site along the avenues do not have buildings.

Block Form and Street Pattern

The superblock is rectangular in form generally conforming to two blocks in the regular street grid of the Upper West Side. However, a portion of West 61st Street enters the block from the west and cuts a cul-de-sac into the block. Also, the blocks were reduced in their north-south dimensions to widen West 60th and 62nd Streets when the Lincoln Square Urban Renewal Area was created (see Chapter 1, “Project Description”).

Streetscape Elements

The podium that surrounds the Lowenstein Center forms a long, but largely blank, street wall along West 60th Street, while McMahon Hall is set back from the sidewalk. On the north side of the campus the existing Law School is also set back from the sidewalk.

Along Columbus Avenue other streetscape elements include an approximately 85-foot-wide ground-level plaza at the northwest corner of West 60th Street (see view 5 of Figure 8-5). It contains a number of planters filled with shrubs. Adjacent to the plaza on the north is a small gravel parking lot, and north of that is a landscaped area at the southwest corner of Columbus Avenue and West 62nd Street (see view 6 of Figure 8-5 and view 7 of Figure 8-6). Approximately 200-by-80-foot this landscaped area slopes gently down from Columbus Avenue and contains a number of contemporary sculptures. It also contains flower beds along West 62nd Street and groupings of shrubs. There is an iron picket fence separating the sidewalk from the lawn and the parking lot.

West of the Law School the streetscape includes an approximately 150-by-125-foot terrace that contains mature trees, paved walkways and sculptures (see view 8 of Figure 8-6) and is set back behind an approximately 50-foot-wide planting bed along the sidewalk. Located on a raised plinth and behind an iron picket fence, the terrace is accessible from the staircase west of the



View southwest on West 62nd Street 3



View southeast of McMahon Hall and tennis/basketball courts from Alvin Alley Place 4



View northwest of the project site's Columbus Avenue frontage. The Lowenstein Center is on the left. The Law School is on the right **5**



View west of the parking lot from Columbus Avenue. The podium is behind it. Lowenstein Center is on the left. **6**



View south from West 62nd Street of the sculpture garden at the northeast corner of the project site 7



View northwest of the terrace on West 62nd Street from the podium 8

Law School (see view 9 of Figure 8-7). The gate at the staircase is typically left open during the day. The Law School presents a utilitarian entrance on West 62nd Street (see view 10 of Figure 8-6).

At the center of the campus, the plaza on top of the podium is landscaped with paved walkways, trees, and grassy areas with sculptures and bordered by low hedges (see view 2 of Figure 8-3). Visible from surrounding buildings, the plaza is only somewhat visible from the sidewalks of Columbus Avenue and West 62nd Street, and its size is not apparent. However, there is access from Columbus Avenue via an elevator and an outdoor staircase and from West 62nd Street by another set of outdoor stairs west of the Law School which also provides access to the landscaped terrace.

Situated at the northwest corner of the campus (southeast corner of West 62nd Street and Amsterdam Avenue) is a flat, approximately 100-by-250-foot undeveloped grass lot which is on a raised plinth above the sidewalk level. At the southwest corner of the campus (West 60th Street and Amsterdam Avenue), tennis and basketball courts are visible behind a high chain-link fence enclosure.

Pedestrian traffic is the heaviest along Columbus Avenue, where Fordham's main entrance is located. With only the Law School fronting on West 62nd Street pedestrian activity is relatively sparse. The fenced basketball and tennis courts and undeveloped grass lot are not accessible from Amsterdam Avenue, and there is little pedestrian activity on this border of the site.

Street Hierarchy

The superblock is surrounded by wide streets. West 60th and 62nd Streets were widened when the superblock was created and carry two-way traffic. The avenues, which are one-way, are also wide. Even though they are wide, the streets carry less traffic than the avenues. The West 61st Street cul-de-sac is a remnant of the street that once ran through the block. It provides access to McMahan Hall on the project site and to The Alfred, an apartment building located on the superblock but which is not on the Fordham campus.

Natural Features

The topography of the area gradually slopes down from east to west. Portions of the campus along Amsterdam Avenue are above the sidewalk level, while the lawn area on Columbus Avenue is partially below the sidewalk level. Located in an urban area, the site does not contain any unique natural features. A small portion of the site at its northwest corner is undeveloped, but the remainder is occupied by buildings, lawn and plaza areas, tennis courts, and a small gravel covered parking lot.

VISUAL RESOURCES AND VIEWS

As described above, Fordham's landscaped areas are laid out with lawns, paved walkways, trees, shrubs, and contemporary sculptures and are attractive open spaces. Two of these, the landscaped podium and the terrace on West 62nd Street, are publicly accessible during the day. The landscaped area at the northeast corner of the site at the intersection of Columbus Avenue and West 62nd Street is not publicly accessible.

Views to the study area from the landscaped podium are somewhat limited since it is mostly enclosed by the Law School and the Lowenstein Center, which block views to the north and south. However, there are views to the north across West 62nd Street to Lincoln Center, and they include Damrosch Park and the south façade of the Metropolitan Opera House (described below



View south from West 62nd Street. The north facade of Lowenstein Center is visible beyond the podium. The Law School is on the left.

9



Law School entrance view south across West 62nd Street

10

under “Study Area”). Lincoln Center is also visible from the landscaped terrace on West 62nd Street. There are also views to the north façade of the Church of St. Paul the Apostle, described below, and east along West 61st Street, including the tops of the trees in Central Park and buildings beyond it. To the west, views on West 61st Street (Alvin Ailey Place) from the western edge of the Lowenstein Plaza terminate at the Hudson River and its west shoreline.

STUDY AREA

The discussion below focuses first on the area’s urban design—its basic layout and structures—and then describes its visual resources.

URBAN DESIGN

Building Bulk, Use, and Type

The study area contains a mix of residential, commercial, and institutional buildings that are designed in a variety of styles with different bulks and heights. There are a large number of tall freestanding structures.

Project Block

The Alfred, a 36-story residential building that fronts Alvin Ailey Place (the cul-de-sac on West 61st Street), is located on the western portion of the project block. Set on a stone plinth, The Alfred rises without setbacks and is clad in tawny brick with protruding balconies (see view 11 of Figure 8-8). A landscaped area above an underground parking lot is adjacent to The Alfred on the corner of Amsterdam Avenue and West 61st Street.

North of the Project Site

Lincoln Center for the Performing Arts is situated north of West 62nd Street and includes four detached buildings that are two to five stories tall with footprints that average approximately 300 feet by 200 feet. The Metropolitan Opera House is longer, measuring approximately 500 feet in length. As structures for the performing arts, they are large and bulky with glass walls for their entry lobbies (see view 12 of Figure 8-8). On the front façade of the Metropolitan Opera House the five concrete-shelled arches are positioned in front of the glass wall of the lobby. Thin vertical spines of stone form a screen in front of the hall’s glass walls on the north and south façades. The principal façade of Avery Fisher Hall is clad in stone and a steel and glass curtain wall; a portico supported by stone-clad columns extends along the full height of the façade. At grade, the David H. Koch New York State Theater (the Koch Theater) is mostly clad in stone, with glass only at its entry; at the second level and above, the front façade is mostly glass with stone-clad columns. The Vivian Beaumont Theater and the New York Public Library for the Performing Arts are clad in stone with a primarily glass entrance façade. During part of the fall, winter, and spring seasons, there is also a large tent structure on the Damrosch Park portion of the superbblock. Used variously for the Big Apple Circus, fundraisers, and other events, its only active façade is where the entrance is located.

East of the Project Site

The blocks across Columbus Avenue from the project site are mostly occupied by residential and office buildings and a hotel. The two block fronts facing the project site contain three residential buildings with some ground-floor retail uses (see views 13 and 14 of Figure 8-9). A detached, 34-story buff-colored brick building built to the sidewalk occupies the northeast corner of West 60th Street and Columbus Avenue. The block front to the north contains two buildings. At the south end is a 26-story orange brick building with a number of setbacks and Art Deco stone ornament.



View north on Amsterdam Avenue from West 60th Street. The grassy lot on the project site is on the right behind the chain-link fence. The Alfred is the tall building on the right. **11**



View west of Lincoln Center from Columbus Avenue. Josie Robertson Plaza is in the middle. The Metropolitan Opera House is behind it. The Koch Theater is on the left. Avery Fisher Hall is on the right. **12**



View of the east blockfront on Columbus Avenue between West 61st and West 62nd Streets **13**



View of the southeast corner of Columbus Avenue and West 62nd Street. 30 West 61st Street is on the left. **14**

The north corner of the block is occupied by a 30-story building with cylindrical massing including balconies. The block front between West 62nd and 63rd Streets is also composed of two buildings. The southern building is a 26-story concrete and glass building without setbacks. Adjoining this building to the north, the Hotel Empire building occupies the northern end of the block bounded by Columbus Avenue, Broadway, and West 62nd and 63rd Streets. This 14-story building also rises without setbacks and is clad in red brick with a stone base (see views 15 and 16 of Figure 8-10).

Southeast of the project site, the west end of the superblock that fronts on Columbus Circle is developed with a residential complex containing two buildings (see view 17 of Figure 8-11). These apartment houses are clad in red brick and rise without setbacks to 14 stories at the northwest and southwest corners of the block. The buildings have large footprints of approximately 250 feet by 75 feet and are oriented with their sides facing West 60th and West 58th Streets. The east end of the superblock contains the Time Warner Center, a large, mixed-use, two-towered structure clad in stone and glass that fronts onto Columbus Circle.

Other buildings between Columbus Avenue and Broadway and West 60th and 63rd Streets consist of a mix of 11- to 12-story attached office buildings, most built in the early- to mid-20th century, and taller, more recently constructed residential buildings. The office buildings are typically clad in brick with classical terra cotta and stone ornament and cornices, though a 13-story cast-stone office building with a projecting glass atrium on Broadway occupies approximately two thirds of the north block front on West 61st Street between Columbus Avenue and Broadway. The residential buildings include a freestanding 25-story grey brick-and-glass-clad residential building at the southwest corner of West 62nd Street and Broadway, and a 30-story red brick apartment building that rises without setbacks midblock at 30 West 61st Street. Two four-story, brick, commercial buildings are located on Broadway: a dance school at 1845-1847 Broadway and an AAA office at 1885-1881 Broadway.

The east side of Broadway contains detached residential buildings with large floor plates, several of which occupy entire 200-foot-long block fronts. The two brick buildings that make up the Broadway streetscape between West 64th and 62nd Street are set on seven-story bases that face Broadway and occupy entire block fronts (see view 15 of Figure 8-10). Above this, towers of 27 and 35 stories rise above the bases at an angle. A new, large-scale residential complex with a 43-story tower on Broadway and a 19-story building on Central Park West occupy the block bounded by West 62nd and 61st Streets and Broadway and Central Park West. Known as 15 Central Park West, the building is clad in limestone.

South of the Project Site

The block south of the project site is dominated by institutional uses. It contains the Church of St. Paul the Apostle, a residential building, the Roosevelt Hospital Physicians Office Building/South Park Tower, and John Jay College. The church sits on the southwest corner of Columbus Avenue and West 60th Street and is approximately 300 feet long and 130 feet wide. The Church's rectory is six stories tall and faces south onto West 59th Street approximately 200 feet west of Columbus Avenue. Located between the rectory and the church at the northwest corner of Columbus Avenue and West 59th Street is a 42-story brick residential building. Roughly midblock and immediately adjacent to the church complex to the west is the Roosevelt Hospital Physicians Office Building/South Park Tower, a mixed-use residential and medical office building. This approximately 100-foot-wide building sits on a rectangular through-block lot between West 59th and 60th Streets. Rising 49 stories above a two-story base, it is clad in buff-brick and has curved projecting balconies. The remainder of the block is occupied by a



View south on Broadway from West 64th Street. Dante Park is on the right. The Hotel Empire is behind it. **15**



View south on Columbus Avenue from West 64th Street. The project site is on the right between Lincoln Center and the Church of St. Paul the Apostle. **16**



View of the southeast corner of Columbus Avenue and West 60th Street 17



View east on West 59th Street from Amsterdam Avenue 18

plain seven-story brick building on West 60th Street associated with the Church of St. Paul the Apostle and a four-story building associated with John Jay College. The John Jay College building is approximately 300 feet long and 200 feet wide, and is faced in alternating bands of buff brick and strip windows (see view 18 of Figure 8-11).

The block bounded by Columbus and Amsterdam Avenues and West 58th and 59th Streets is occupied by St. Luke's-Roosevelt Hospital and a mixed-use residential and office building. The hospital complex occupies a 14-story orange brick building on the western half of the block. Along Amsterdam Avenue, this building has a metal façade with a triple-height arched arcade that provides a protected entryway into the complex (see view 19 of Figure 8-12). The Emergency Room entrance, demarcated by an overhanging canopy with lights, is on the midblock of West 59th Street. The remaining eastern portion of the block is developed with two 49-story red brick towers that flank a small hospital building on the corner.

West of the Project Site

Opposite the project site, the superblock bounded by Amsterdam and West End Avenues and West 61st and 64th Streets contains the Amsterdam Houses, residential complex of T-, H-, and X-shaped buildings (see view 20 of Figure 8-12 and view 21 of Figure 8-13). The buildings fronting on Amsterdam Avenue are 13 stories tall while those located along West 64th and 61st Streets and in the interior of the complex are 6 stories tall. The buildings are clad in brick and plainly articulated with little ornamentation.

Also opposite the project site, a three-story brick school occupies an approximately 200-by-275-foot lot on Amsterdam Avenue between West 60th and 61st Streets. The school building is L-shaped and built around a large paved playground area that fronts onto Amsterdam Avenue and West 60th Street. An approximately eight-foot-tall concrete wall separates the school property from the sidewalk. The remaining portion of this block that falls within the study area is occupied by part of a construction site along West 61st Street, and the recently completed Touro College/Hudson Condominium building along West 60th Street. This 20-story building is clad in metal and glass, and sets back after the third story.

The eastern portion of the block between Amsterdam and West End Avenues and West 59th and 60th Streets that is within the study area is occupied by two freestanding brick residential buildings. A 12- to 35-story red brick apartment building occupies the full Amsterdam Avenue frontage and extends to approximately 150 feet west of Amsterdam Avenue. Its ground floor contains a number of glass storefronts. To its west is a rectangular residential building that occupies a through lot. This building, which is clad in red brick and concrete, rises 33 stories without setbacks.

The John Jay College for Criminal Justice occupies the western frontage of Tenth Avenue between West 58th and 59th Streets. Originally built as a school for boys in the early 20th century, the 5 ½-story building is clad in red brick with stepped gables. Modern additions have extended it to the west.

Building Arrangement

With few exceptions, buildings in the study area occupy lots that are at least 100 feet wide, with a number of buildings set on much larger superblock lots. Buildings with smaller footprints are mostly located on the blocks between Columbus Avenue and Broadway north of West 60th Street. These buildings are typically oriented to the street and have party walls with the adjacent structures. Buildings with larger footprints are mostly located along the avenues. Buildings on



View southeast on Amsterdam Avenue of Roosevelt Hospital 19



View west of the Amsterdam Houses from approximately West 62nd Street 20



View north on Amsterdam Avenue from West 60th Street. **21**
The Amsterdam Houses are on the left. The project site is on the right.



View west on West 62nd Street from Columbus Avenue. **22**
The project site is on the left.

the superblocks are typically arranged around plazas and gardens within their superblock lots. Many of these buildings are freestanding structures that do not adjoin other structures.

The primary exceptions are the buildings of Lincoln Center for the Performing Arts which are set amidst vast plaza areas. The Metropolitan Opera House, Avery Fisher Hall, and the Koch Theater—are oriented around Lincoln Center’s central Josie Robertson Plaza (see view 11 of Figure 8-8). The Metropolitan Opera House faces east towards Columbus Avenue and is the focal building of the performing arts complex. Facing south is Avery Fisher Hall, which is set back from Columbus Avenue by approximately 50 feet. The Koch Theater is located at the northwest corner of Columbus Avenue and West 62nd Street, directly across from the project site. This building is also set back approximately 50 feet from Columbus Avenue. Facing east to the North Plaza along West 65th Street is the Vivian Beaumont Theater and the New York Public Library for the Performing Arts.

Similarly the Amsterdam Houses are individual buildings set on a superblock. They are spaced evenly throughout the superblock amidst lawns with paved walkways.

Block Form and Street Pattern

The study area streets form a grid pattern, but this pattern is interrupted by a number of superblocks and irregularly shaped blocks created by the diagonal path of Broadway cutting across the street grid from southeast to northwest. Similar to the project site, Lincoln Center for the Performing Arts is located on a rectangular superblock; but its superblock is composed of three, rather than two, former blocks. The blocks east of Columbus Avenue opposite the project site, are truncated by the diagonal path of Broadway. South of the project site the blocks are in the rectangular form the more common to the Manhattan street grid. West of the project site, the exception to the regular block form is the superblock of the Amsterdam Houses.

Streetscape Elements

The streetscape of the study area is urban in character with wide sidewalks on the avenues, and narrow sidewalks on the side streets. Street furniture includes standard metal streetlamps, fire hydrants, and bus shelters. Wood benches are provided in the Broadway medians at the intersections with the cross streets, and also border Dante Park. Street trees are located in the area, though there are fewer on Amsterdam Avenue. In addition to a lawn and plantings, Dante Park also contains a modern clock sculpture and a bronze statue of Florentine poet and author Dante Alighieri. Along Broadway, buildings typically have ground-floor retail stores including pharmacies, coffee shops, and delis.

Street walls in the study area are irregular, with openings created by buildings that are either set back from the sidewalk behind plazas, are freestanding structures, or are within the superblocks and not oriented to the street. The most prominent example of this is the Lincoln Center for the Performing Arts which is set above Columbus Avenue behind a separated vehicular access road that runs parallel to Columbus Avenue. It presents imposing façades and vast open spaces to the street. Pedestrians gain access to Lincoln Center from Columbus Avenue via a wide set of stairs (see view 12 of Figure 8-8). Josie Robertson Plaza, the largest, central plaza, is raised above street level and faces Columbus Avenue. It is separated from the sidewalk by a series of concrete Jersey barriers capped with planters and is designed with paving that forms a circular, geometrical pattern around a central element, the circular Revson Fountain. Currently, however, a large portion of Josie Robertson Plaza is closed off for renovation of the pavement and improvements to the fountain. Adjoining Josie Robertson Plaza is the North Plaza, which fronts onto West 65th Street. The principal element of the plaza is a reflecting pool that contains a

Henry Moore sculpture, “Reclining Figure.” The southwest corner of the arts complex, along the West 62nd Street frontage, contains Damrosch Park and the Guggenheim Bandshell. Damrosch Park, which is raised above sidewalk level and only accessible from the sidewalk midblock on West 62nd Street, features a paved area with a number of planters. In the winter, it hosts the Big Apple Circus, for which a large tent is erected over the central plaza east of the Guggenheim Bandshell. The plaza is also tented in the spring and during September for Lincoln Center fundraisers and other events. The Guggenheim Bandshell is an onion-domed structure that is located along Amsterdam Avenue and faces east. Damrosch Park is located above a below-grade parking garage that has an access driveway on West 62nd Street. The building nearest the project site, the Koch Theater presents blank but imposing façades to Damrosch Park, West 62nd Street and Columbus Avenue (see View 22 of Figure 8-13).

The block fronts facing the project site across Columbus Avenue contain some ground-floor retail uses and several small plazas. On the north block the Hotel Empire has a large sign advertising the name of the hotel on its roof facing north and an elaborate copper awning above its entry facing, Dante Park across West 63rd Street.

To the southeast of the project site, the Coliseum Park Apartments are arranged around a central garden that is obscured from the street by a tall brick wall.

South of the project site the Church of St Paul the Apostle is clad in granite. Its primary façade on Columbus Avenue contains a large, pointed-arched opening and is framed by two towers (see Figure 7-5 of Chapter 7, “Historic Resources”). The north (West 60th Street) façade contains rows of pointed-arched openings; the ground-floor (aisle) openings are enclosed with brick (coated to appear like granite) and the clerestory stained-glass windows are covered with protective panels. Its rectory facing West 59th Street is clad in brick and has an ornate stone entrance and a courtyard (see Figure 7-5 of Chapter 7, “Historic Resources”).

Another unique streetscape element south of the project site is a small, two-story red brick building from the late 19th century located at the southwest corner of Columbus Avenue and West 59th Street. Built as Roosevelt Hospital’s operating theater, it has a semi-conical roof and is set back from Columbus Avenue and West 59th Street by landscaped gardens (see Figure 7-6 of Chapter 7, “Historic Resources”).

West of the project site, the Amsterdam Houses are freestanding buildings set on landscaped grounds. A central, paved walkway with stairs at approximately West 62nd provides pedestrian access to the housing complex (see view 20 of Figure 8-12). The walkways are lined with wood benches. On the block south of the Amsterdam Houses, P.S. 191 is set behind a large paved area with playground equipment. A number of the buildings are set behind shallow plazas; the building at 21-27 Columbus Avenue has a plaza with a pergola located behind it that fronts onto West 60th Street.

West of Amsterdam Avenue and south of West 60th Street yet another unique streetscape element exists: an early 20th century building originally built as a public bath with an outdoor swimming pool. This two-story building is clad in red brick with classical stone ornament including a cornice and pedimented door surround (see Figure 7-6 of Chapter 7, “Historic Resources”). The swimming pool portion of this property is currently unused. The concrete pool is in poor condition, with chunks of concrete missing and weeds growing in cracks.

The former school building now occupied by John Jay College and located in the block between West 58th and 59th Streets has arched entry doors and windows and elaborate stone ornament (see Figure 7-8 of Chapter 7, “Historic Resources”). The building contains a number of modern

additions, including a glass atrium in the courtyard on Tenth Avenue, a glass penthouse, and a seven-story brick addition to the west.

Street Hierarchy

The study area is primarily developed with wide avenues (Columbus and Amsterdam) running north-south and narrow streets running east-west. West 60th and 62nd Streets adjacent to the project block are the exceptions as they are wide two-way streets. Broadway, the historic roadway of Manhattan, cuts diagonally across the northeast portion of the study area and carries two-way traffic (see view 15 of Figure 8-10 and view 23 of Figure 8-14). There are no major east-west streets in the study area.

Natural Features

The topography of the study area begins to slope gently downward toward the Hudson River west of Columbus Avenue, with the slope becoming steeper from Amsterdam Avenue to Eleventh Avenue (see view 24 of Figure 8-14). The topography also slopes gently downwards to the south of the Fordham campus. The entire study area is developed and covered with buildings, streets, and plazas. There are no unique natural features. There are, however, landscaped areas and open spaces. The Broadway median is planted with shrubs, flowers, and trees. The Amsterdam Houses west of Amsterdam Avenue are also set within landscaped areas, and a number of plazas in the study area contain plantings.

VISUAL RESOURCES

There are numerous visual resources in the study area. These consist of landscaped areas, including Dante Park, the Broadway median, and the smaller landscaped plazas on Columbus Avenue. Visual resources also include a number of historic buildings in the study area, as well as its significant view corridors. The most prominent of the historic buildings in the area are those that make up the Lincoln Center complex. Here, the predominantly glass façades of the Metropolitan Opera House, Koch Theater, and Avery Fisher Hall face Josie Robertson Plaza, which has a large circular fountain. The plaza and the primary façades of these buildings are prominent in views from both Broadway and Columbus Avenue. Lincoln Center is also the focal point in views west on West 63rd and 64th Streets, which dead-end opposite Lincoln Center. From within Josie Robertson Plaza and the North Plaza, views are also available to the glass façade of the Vivian Beaumont Theater and the New York Public Library for the Performing Arts and the reflecting pool with Henry Moore's "Reclining Figure" sculpture in the plaza in front of it.

Other distinguished historic structures include the Church of St. Paul the Apostle and the John Jay College of Criminal Justice. Located across from the project site at the southwest corner of Columbus Avenue and West 60th Street, the Church of St. Paul the Apostle is designed with large arched windows and a bas relief sculpture above the entrance on the primary (Columbus Avenue) façade (see Figure 7-5 of Chapter 7, "Historic Resources"). The John Jay College of Criminal Justice, located southwest of the project site on the west side of Tenth Avenue between West 59th and 58th Street is a picturesque brick building with a peaked roof and ornate stone ornament (see Figure 7-8 of Chapter 7, "Historic Resources").

Other visual resources in the area include the broad views north and south on the avenues. These views continue indefinitely on Amsterdam and Columbus Avenues, taking in the numerous skyscrapers located in the study area and beyond it, many of which are silhouetted as free standing structures (see view 11 of Figure 8-8 and view 16 of Figure 8-10). Views south on



View south on Broadway from West 61st Street 23



View west on West 60th Street 24

Broadway terminate at Columbus Circle, which opens into a panoramic view of Midtown Manhattan (see view 23 of Figure 8-14). Centrally located in the traffic circle is a tall monument with a sculpture of Christopher Columbus atop it. Surrounding the traffic circle are buildings that differ in height and have a variety of building crowns, setbacks, cladding, and ornament. Two that stand out are 2 Columbus Circle and the Time Warner Center both of which have facades that conform to the curve of the Circle. 2 Columbus Circle has been renovated to house the Museum of Arts and Design and reclad in iridescent terra cotta tiles. New vertical and horizontal openings in the façade allow visitors to have views to the city and Central Park. The much larger Time Warner Center is a two-towered structure with stone and glass curtain walls spanning the west side of Columbus Circle from West 58th to 60th Streets. In addition, at the southwest corner of Central Park West and Central Park South is a monumental entrance to Central Park, highlighted by the Maine Memorial, a stone monument containing several carved figures. Also of visual interest is the large steel globe in the plaza of the 44-story Trump International Hotel and Tower at the corner of Central Park West and Broadway. The globe is also the focal point in views east on West 60th Street from Columbus Avenue. In these views, it is framed by Central Park's trees just behind it. The Hudson River is partially visible to the west along the West 60th Street view corridor. The view is partially blocked by the elevated structure of Route 9A and the parking lot that now occupies the area west of West End Avenue (see view 24 of Figure 8-14).

The project site can be seen in a number of view corridors. These may be separated into view corridors on the immediately surrounding streets, views from the streets that dead-end across from the project site superblock on Columbus and Amsterdam Avenues, and view corridors from publicly accessible open areas. Due to the straight path and width of Columbus and Amsterdam Avenues, the project site is visible for several blocks to the north and south. The setback of Lincoln Center allows for a greater visibility of the site in views south from West 65th Street, though these views are limited to the plaza and garden areas of the project site due to the setback of the project site buildings (the Law School and the Lowenstein Center) from Columbus Avenue (see view 16 of Figure 8-10). The project site is more obscured in views north on this avenue from West 58th Street, since the west block fronts between West 58th and 60th Streets are developed with two 42-story buildings. In views south on Amsterdam Avenue, the grassy lot at the northwest corner of the project site is visible from approximately West 63rd Street across the southwest corner of Damrosch Park. Farther north, the Metropolitan Opera House obscures views. The southern portion of the site, e.g., the paved tennis and basketball courts on Amsterdam Avenue and adjoining McMahan Hall are not visible since the 36-story Alfred north of Alvin Ailey Place obstructs views. The project site, with the exception of the upper stories of McMahan Hall, is obstructed from view in views north on Amsterdam Avenue except when in immediate proximity to the project site, since 3- to 14-story buildings line the east block fronts on the avenue between West 58th and 60th Streets.

Because the cross streets are narrow, the project site is only clearly visible on West 60th and 62nd Streets between Columbus and Amsterdam Avenues. However, due to the topography and layout of the campus, the gardens located on the project site are minimally visible from the surrounding streets. The landscaped podium is mostly blocked from view from the surrounding streets by the campus buildings that surround it. The edge of the podium—consisting of its perimeter hedge and the tops of trees within the gardens, is visible from Alvin Ailey Place, and the parking lot entrance at Columbus Avenue. From the adjacent Columbus Avenue sidewalk, a sculpture is also visible above the hedge. The landscaped area at the northeast corner of the Fordham campus (southeast corner of Columbus Avenue and West 62nd Street) is only

prominently visible to passerby on the immediately adjoining West 62nd Street and Columbus Avenue sidewalks. This is largely due to the topography of the landscaped area, which slopes downward and beneath the elevation of the adjacent sidewalks, and by its enclosure by the iron picket fence. The landscaped area on West 62nd Street, set back and screened behind shrubs and the iron picket fence along West 62nd Street, is also minimally visible from West 62nd Street.

The project site is the focal point in views west on West 61st Street from Broadway, where the street dead-ends across from the project site. These views terminate at the entrance to Fordham University's parking lot on Columbus Avenue. As described above, this consists of a gravel area bounded by an iron picket fence. Behind it the sculpture at the east edge of the Lowenstein Center's podium is visible, as are portions of the Law School and the Lowenstein Center (see view 6 of Figure 8-5). From west of Amsterdam Avenue, views east on West 61st Street or Alvin Ailey Place terminate at the west façade of the Lowenstein's one-story podium. The limestone façade of the podium is visible as are the hedges and the tops of trees planted on it. Also visible is a portion of the paved courts south of Alvin Ailey Place and portions of the Law School's glass arcade, and McMahon Hall and the Lowenstein Center in the distance. Farther east and west on the cross streets, intervening buildings obstruct views to the project site.

The project site is visible at an angle from the western edge of Dante Park, including the fence surrounding the landscaped area and parking lot along Columbus Avenue, and portions of the Law School and Lowenstein tower beyond it. Visibility from this location is made greater due to the setback of the Lincoln Center buildings from Columbus Avenue. The project site is also visible from Damrosch Park along West 62nd Street. Due to the plaza's extensive frontage along West 62nd Street across from the project site, views from this location take in the grass lot at the northwest corner of the site, a small portion of Fordham's landscaped terrace that is not obscured by the hedges planted on West 62nd Street, the north edge of the landscaped podium and north façade of the Lowenstein tower beyond it.

C. THE FUTURE WITHOUT THE PROPOSED ACTION—2014

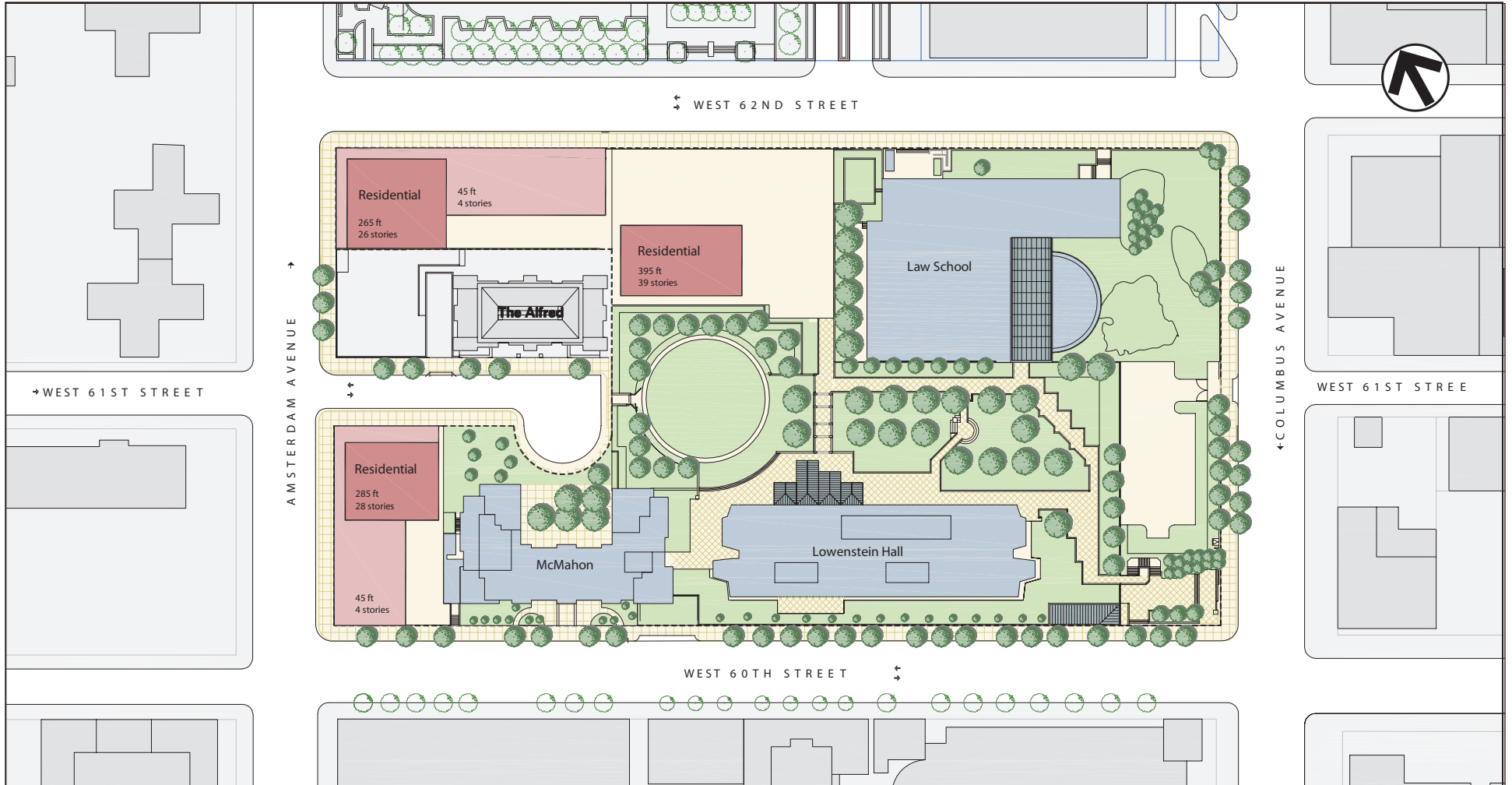
PROJECT SITE

URBAN DESIGN

In the future without the proposed action, no changes to block form and street pattern, street hierarchy, or natural features are anticipated.

Building Bulk, Use, and Type

It is anticipated that the three existing buildings on the project site (as well as The Alfred adjacent to the site) will remain and that three new residential buildings will be developed (see Figures 8-15 and 8-16). New as-of-right development will consist of an approximately 39-story building, an approximately 26-story building, and an approximately 28-story building. The tallest building will have a rectangular plan and will rise without setbacks to approximately 400 feet in height and have floor plates of approximately 8,100 square feet. The 26-story (265-foot-tall) building will have square tower floor plates of approximately 7,200 square feet and a lower (4-story, approximately 45-foot-tall) base. The 28-story building will be approximately 285 feet tall have tower floor plates of approximately 6,000 square feet, and it will also have a lower 4-story base.



For Illustrative Purposes Only Note: Building heights measured from lowest applicable Curb Level for each site.

----- Project Site Boundary

0 100 200 FEET
SCALE

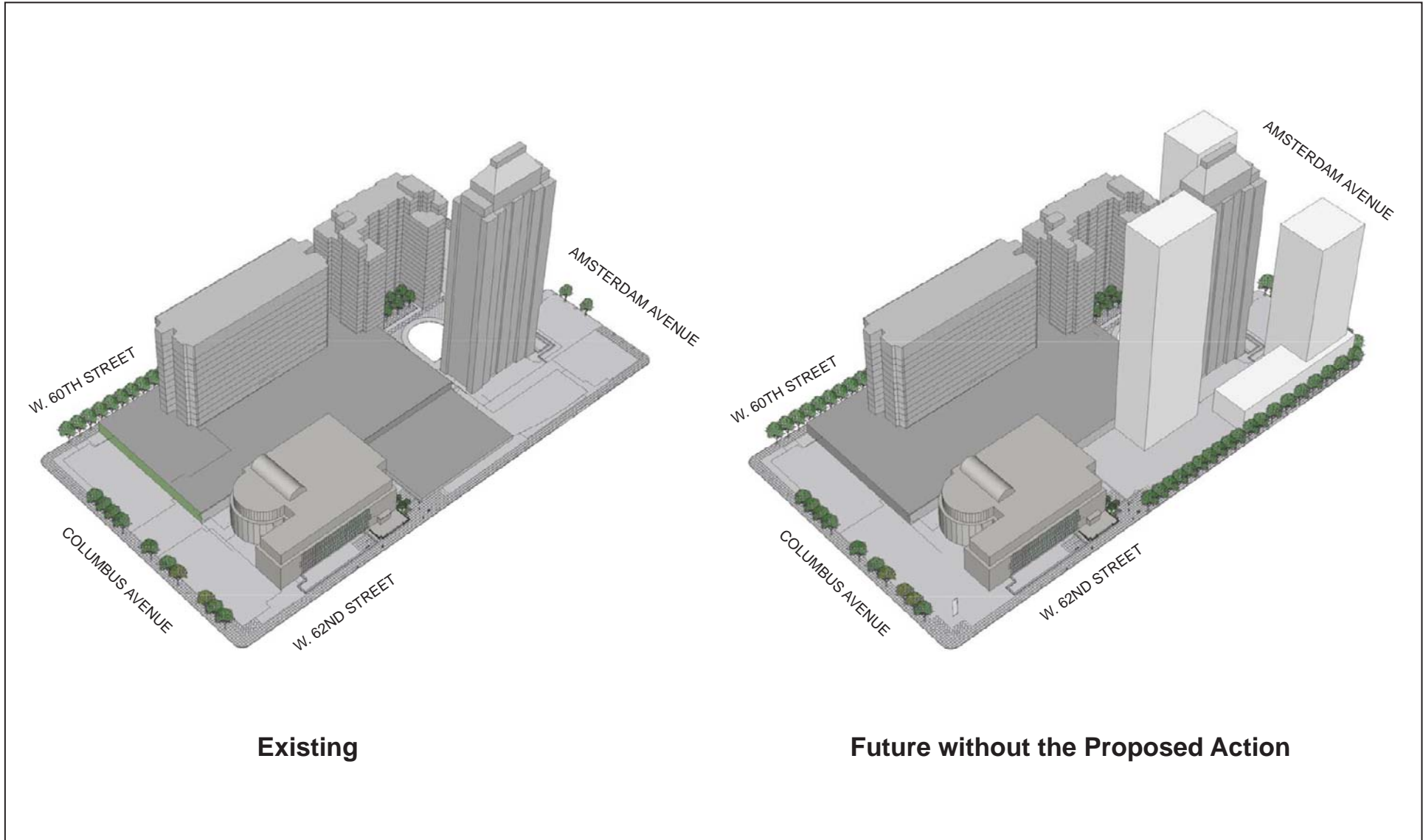


Figure 8-16
Axonometric Views – Existing and Future without the Proposed Action

Building Arrangement

Three residential buildings will be built along the west and north side of the campus where no structures currently exist. A 39-story residential building will be built adjacent to the property line of The Alfred (approximately 250 feet east of Amsterdam Avenue) and set back approximately 75 feet from West 62nd Street. A 26-story building will sit at the northwest corner of the campus. Its 4-story base will reach some 250 feet to the east along West 62nd Street. A 28-story building will stand at the southeast corner of West 61st Street and Amsterdam Avenue and its base will extend south to West 60th Street. The two buildings on the west end of the campus will create a street wall on Amsterdam Avenue as well as portions of West 60th, West 61st, and West 62nd Streets. The third and tallest building will be set back from the sidewalk closer to the center of the campus and adjacent to the existing podium.

Streetscape Elements

The tallest building will replace a portion of the landscaped terrace to the west of the existing Law School. However, a private plaza accessing the building will be provided in front of the building on West 62nd Street. The building at the northwest corner of the site will replace the grass lot presently on the site. The building's four-story (or approximately 45-foot-tall) base will be built to the sidewalk on West 62nd Street and Amsterdam Avenue. The 28-story building will replace the tennis and basket ball courts.

The new development will likely be clad in a combination of glass and masonry. The two buildings on Amsterdam Avenue will bring new activity to the sidewalks. As required by the provisions of the Special Lincoln Square District, they will have transparent street walls with active uses at the ground level.

The buildings will become part of the variety of buildings of various heights, massing, and cladding in the study area.

VISUAL RESOURCES AND VIEW CORRIDORS

As described above, development of the 39-story as-of-right residential building will eliminate a portion of the West 62nd Street terrace but replace it with a new plaza. It will also reduce views to Lincoln Center from the Fordham plaza. The new buildings on Amsterdam Avenue will become part of the view corridor on that avenue. Since the 39-story residential building will be set back from West 62nd Street, only its upper stories above the existing Law School will be visible in views west on West 62nd Street. The 26-story as-of-right building on Amsterdam Avenue and the existing 36-story Alfred adjacent to the site will mostly obstruct views of this building on Amsterdam Avenue. The 26-story as-of-right building will also block views of the lower stories of the building in views east on West 62nd Street.

STUDY AREA

Projects within the study area that are expected to be completed by 2014 are described in Chapter 2, "Land Use, Zoning and Public Policy." Within the urban design and visual resources study area, key projects comprise 239 West 60th Street, the John Jay College Expansion, and a series of improvements to Lincoln Center for the Performing Arts including renovation of Harmony Atrium. No changes to block form and street pattern, street hierarchy or natural features are anticipated.

Building Bulk, Use, and Type

The 239 West 60th Street development will result in a 27-story mixed-use building containing residential units, medical offices, ground-floor retail, and public parking. The part of this development that will fall within the study area will be on West 61st Street to the west of the existing P.S. 191 building. John Jay College is undertaking a major expansion which extends its campus complex to a 13-story (plus mechanical space) building on Eleventh Avenue.

Building Arrangement

These buildings will reinforce the street walls on their blocks.

Streetscape Elements

The Lincoln Center redevelopment has already removed the massive pedestrian bridge over West 65th Street, which will be replaced with a narrower bridge allowing more light to a widened West 65th Street sidewalk. The North Plaza will be improved with a restaurant along 65th Street that has a green roof—a lawn on which students and the public can gather. The green roof will have a secure transparent glass railing. Although the reflecting pool south of the lawn will be lengthened, its Henry Moore sculpture will remain. South of the reflecting pool there will be a new grove of trees pruned to create protective canopy. This grove replaces the series of tree planters that were part of the original plaza. Benches will run along the sides of the grove, and there will be moveable seating among the trees. The service road along Columbus Avenue will be depressed to go under a widened, grand stair from Josie Robertson Plaza to the level of the Columbus Avenue sidewalk. Trees will be planted on either side of the roadway north and south of the grand stair. On the north and south ends of the stair there will be glass-covered ramps that lead directly to the arcades at the Koch Theater and Avery Fisher Hall. Benches will be provided just north of West 62nd Street, improving the urban design quality of the southeast corner of the Koch Theater. The trees in this area will be Quaking Aspen, Honey Locust, Dawn Redwood, and Sweet Gum. Renovation of the pavement of Josie Robertson Plaza will be completed, and its fountain will be enhanced with new lighting and seating. Across Columbus Avenue, Harmony Atrium will also be completely renovated to become a new gateway to and visitors' center for Lincoln Center from Broadway. The renovated atrium will feature walls of plants, falling water, and seating as well as places to buy food and tickets to Lincoln Center events. The ceiling of the atrium is designed to continue outside the building and be cantilevered over the sidewalk to create entrance canopies. It will feature round openings lighted from above.

The two new buildings will bring new activity to the sidewalks of the area. These projects will be in keeping with the mixed use character of the study area and the improvements to Lincoln Center for the Performing will result in important enhancements to the streetscape in the area.

VISUAL RESOURCES AND VIEW CORRIDORS

All of the improvements to Lincoln Center for the Performing Arts will improve the visual resources and view corridors of the area. In particular, the improvements to the north plaza area will create new visual resources.

D. PROBABLE IMPACT OF THE PROPOSED ACTION—2014

PROJECT SITE

URBAN DESIGN

The proposed action includes special permits to waive certain height, setback, and minimum distance requirements of the Zoning Resolution in order to facilitate good design of the campus, consistent with the urban environment in which it sits and with the Special Lincoln Square District of which it is a part. The waivers would enable the development of buildings that are functionally and physically related to one another around a central open quadrangle; unique public access to the quadrangle; and provide the types of floor plates that are necessary for the varieties of activities that are essential to the successful operation of a modern university.

Building Bulk, Use, and Type

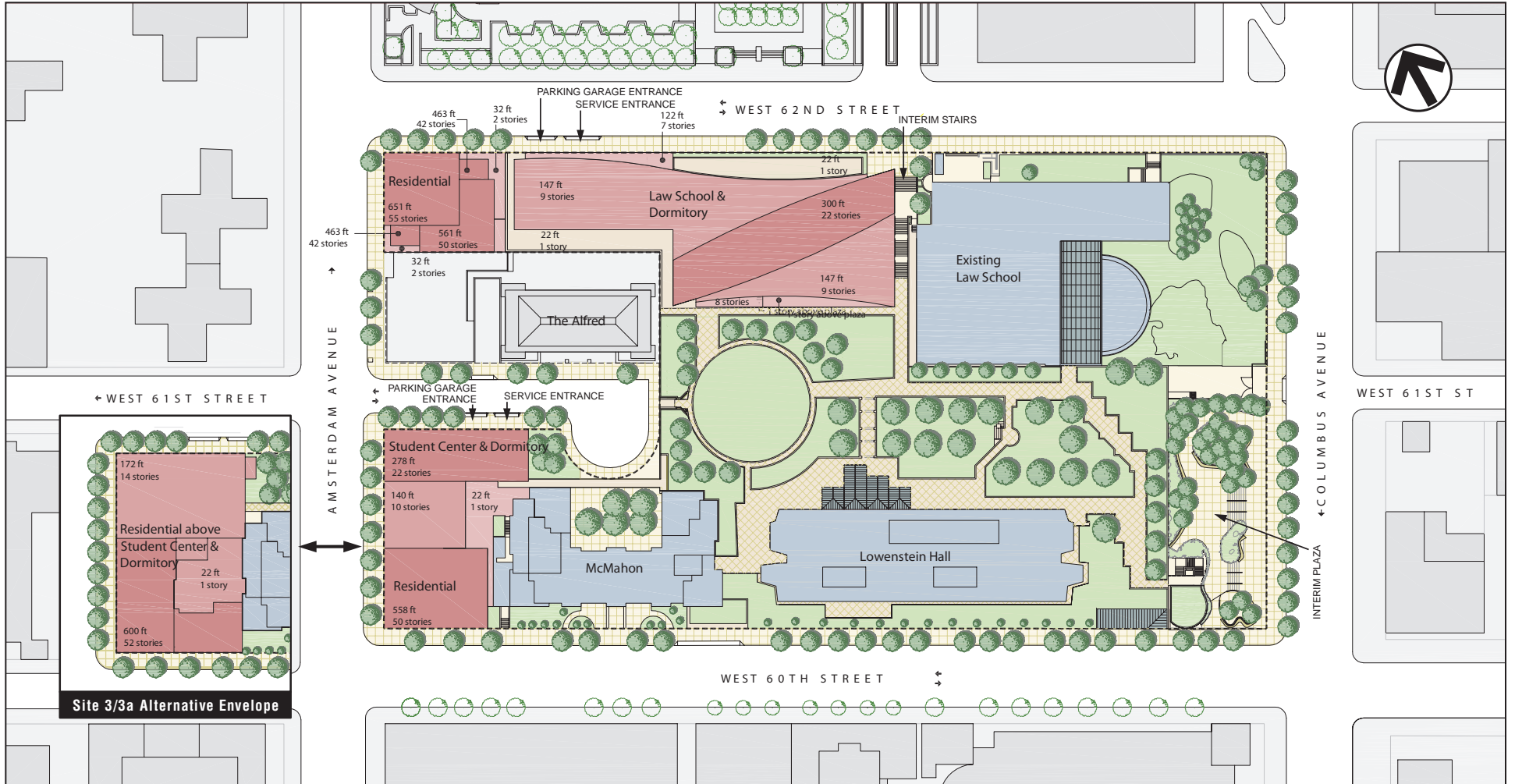
Phase I would retain the existing buildings on the project site and add approximately 1.6 million gross square feet of new construction. It would result in four new buildings: two residential buildings (compared to three under the future without the proposed action) and two academic/dormitory buildings (see Figures 8-17 and 8-18). A potential alternative configuration would result in three new buildings: one residential building, one academic/dormitory building, and one mixed-use building with residential uses above academic/dormitory uses. In either case residential use would be located along Amsterdam Avenue to be consistent with the increasingly residential character of this avenue and with the university's planning objective of grouping residential uses on the west end of the campus, with university uses generally in the middle and at the east end of the superblock.

The arrangement of uses on the campus would place university buildings closest to the public transport system that is heavily used by the university community, and would enhance the residential character of Amsterdam Avenue. The Phase I buildings would have maximum allowable heights ranging approximately from 155 feet to 661 feet.

With the proposed action, a residential building up to approximately 573 feet tall could be developed at the corner of Amsterdam Avenue and West 60th Street (Site 3), and a residential building up to 661 feet tall could be developed at the corner of Amsterdam Avenue and West 62nd Street (Site 4). A dormitory and student center up to 293 feet tall could be built at the corner of Amsterdam Avenue and West 61st Street (Site 3a). In the alternative configuration for Sites 3 and 3a, there could be a single mixed-use (academic-dormitory-residential) building on Amsterdam Avenue between West 60th and West 61st Streets. The lower dormitory portion could reach up to a maximum of 187 feet, while the residential portion could reach 600 feet.

A new academic building for the Law School (with dormitory above) would be constructed on West 62nd Street on Sites 5 and 5a. On Site 5, it would rise to approximately 70 feet before setting back 15 feet and rising to a maximum height of 319 feet. On site 5a, the new Law School building would be up to 155 feet tall.

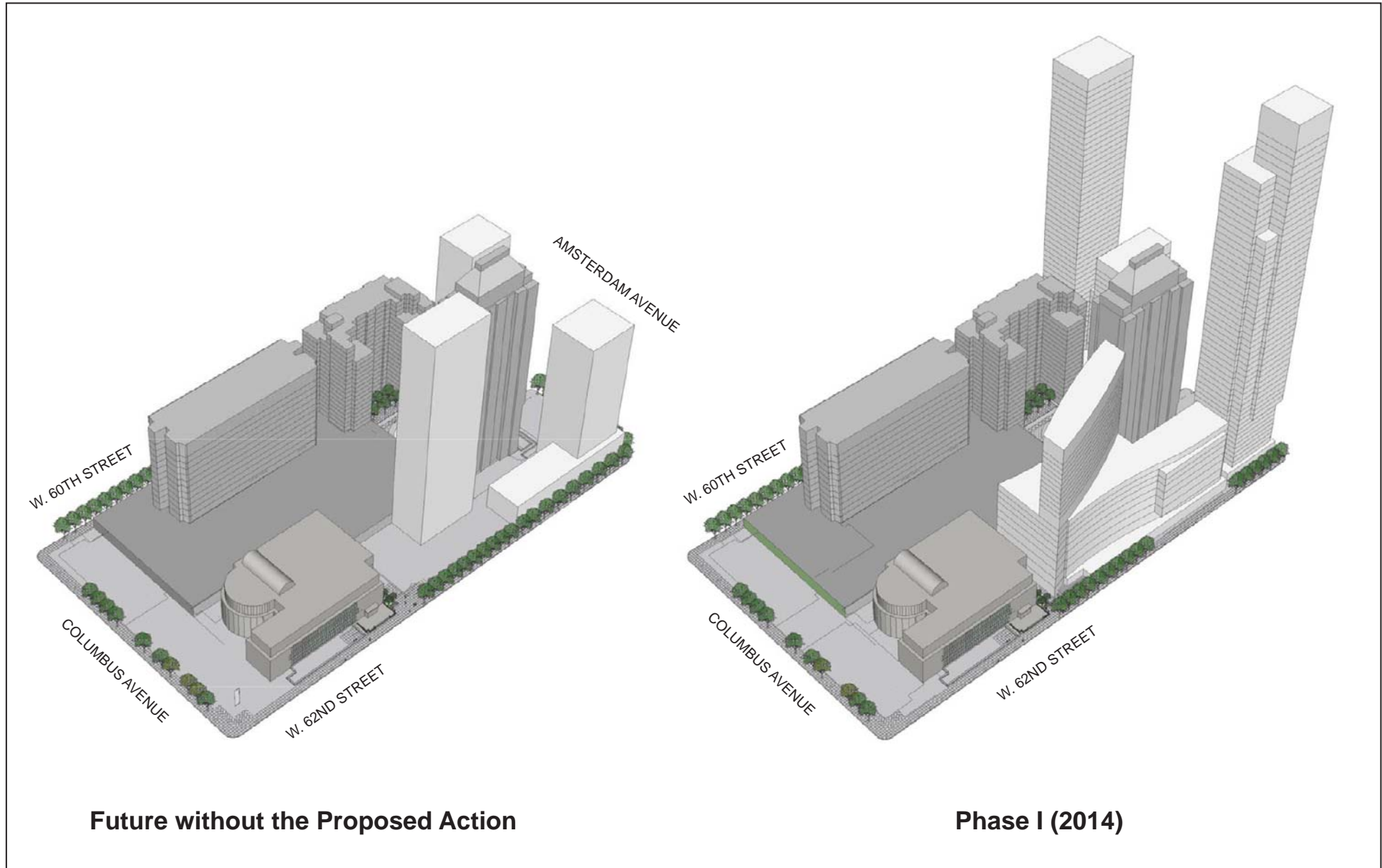
The proposed waivers of height and setback requirements for the buildings on Sites 3 and 3a and of minimum distance between buildings would allow for light and air to be maintained between the two buildings and still enable the university to achieve a more slender tower while accommodating its programmatic needs. The height and bulk waivers proposed for the alternative configuration on Sites 3 and 3a would allow larger floor plates that could better



For Illustrative Purposes Only Note: Building heights measured from lowest applicable Curb Level for each site.

- Project Site Boundary
- Existing
- Phase I

Figure 8-17
Illustrative Site Plan – Phase I (2014)



Future without the Proposed Action

Phase I (2014)

accommodate the programmatic needs of the student center, including a gymnasium and a pool, which would be located in the base of the dormitory. Either configuration would result in a taller structure than would be built in that location under the No Build Scenario. The proposed height and setback waivers for the Site 4 building would again allow for a tower with a more slender profile that is consistent in form with towers along Amsterdam Avenue to the north of this location. The proposed height and setback waivers for Sites 5 and 5a would improve design by minimizing the building's encroachment into the plaza in the center of the campus while also providing the large floor plates needed for the Law School's academic program.

Illustrative Design

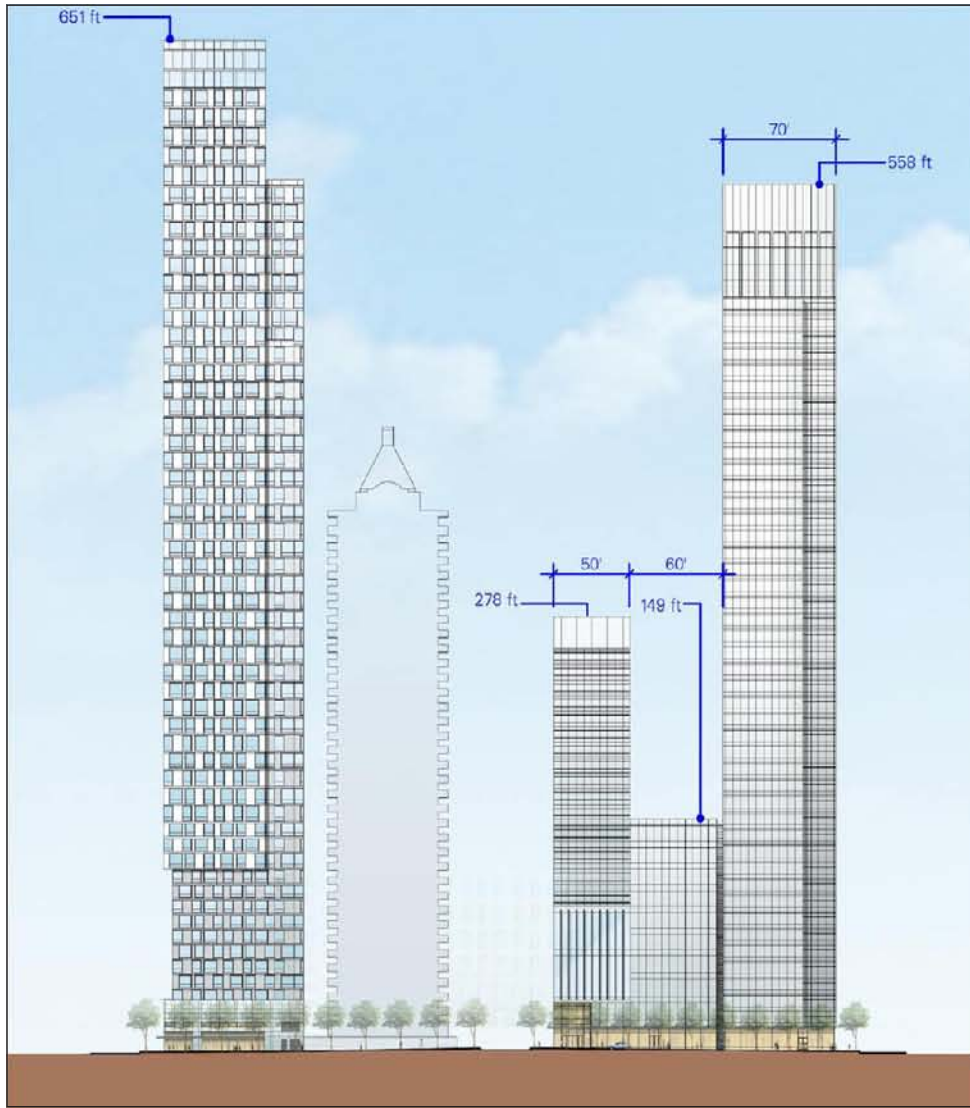
The illustrative design shows the new buildings on Amsterdam Avenue (Sites 3, 3a, and 4) as slender towers that would rise without setbacks on Amsterdam Avenue or the perpendicular side streets (see Figures 8-19 and 8-20). The north residential tower on Site 4 would be approximately 651 feet in height. While it would be considerably taller than the as-of-right residential building in this location, the illustrative design with three segments would reduce the apparent bulk of the proposed tower. The south residential tower (Site 3) would rise to a height of 558 feet without setbacks. The dormitory/student center on Amsterdam Avenue (Site 3a) could consist of a 278-foot-tall tower at the corner of West 61st Street rising from a 140-foot-tall base at the midblock and abutting the residential tower to the south. The illustrative designs for the alternative configuration on Sites 3 and 3a show a 600-foot tall tower on the corner of Amsterdam and West 60th Street above a 172-foot-tall wing on West 61st Street. The base of the Law School building would be approximately 147 feet tall. The base would curve gently away from the sidewalk from the west to the east. At the western end of the building a one-story portion of the base would maintain the street wall at the sidewalk. Above the base a slim tower would rise to a total height of approximately 300 feet. Accommodating the entire Law School program on these sites would also allow Fordham to minimize the size of the building that would be developed on Site 7 in the center of the courtyard in the second phase of development.

Building Arrangement

Phase I of the proposed action would focus development on West 62nd Street and Amsterdam Avenue, on roughly the same area of the project site where the No Action development would occur. All of the buildings would hold the street wall on Amsterdam Avenue and West 62nd Street. The tallest buildings would be located on Amsterdam Avenue with shorter buildings on the midblock on West 62nd Street and on West 61st Street.

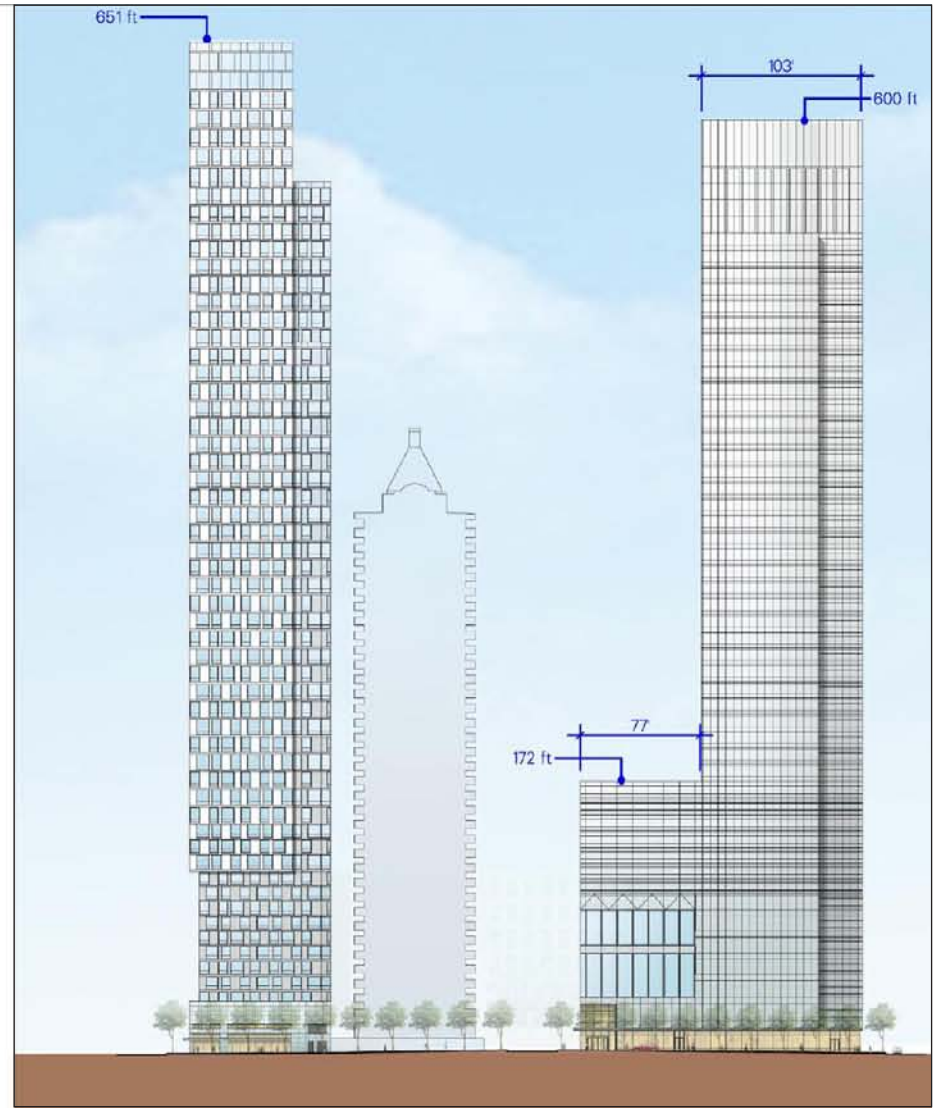
Between the north residential building and the new Law School building there would be an 18-foot-wide separation above the level of the ground floor. Above the first story (22 feet) the Law School building would be separated from the side property line of The Alfred by 12 feet. Finally, there would be a third separation: 18 feet between the proposed Law School building and the existing Law School building. These separations between buildings would help to divide the building massing along West 62nd Street.

The illustrative design also contemplates that the dormitory portion of the Law School would be placed on a diagonal line from the northeast corner of The Alfred allowing an open view shed to both the north and the east above the base of the Law School building. As a result of this diagonal orientation, approximately half of the dormitory component of the building would be 50 feet or more from the street line.



Option 1: Two Towers on Site 3/3a

For Illustrative Purposes Only



Option 2: Stacked Program Tower on Site 3/3a



For Illustrative Purposes Only

Figure 8-20
View of Project Site Looking Northeast above Amsterdam Avenue
at the Corner of West 60th Street

Streetscape Elements

As required by the provisions of the Special Lincoln Square District, the new buildings on Amsterdam Avenue would have transparent street walls with active uses at the ground level. This transparency would also be provided at the ground floor of the Law School building on West 62nd Street.

The openings between buildings described above would serve to break up the potentially long building volume along West 62nd Street. In particular the opening between the existing and proposed Law School buildings would also provide for a landscaped staircase varying in width from 12 to 20 feet that would rise in gentle increments to link the West 62nd Street sidewalk to the podium level plaza on the Fordham campus (see Figure 8-21). This staircase would be made visually and physically attractive to passersby, as it would have plantings and seating at its base and first landing. It would provide access to the plaza where a building blocking access to the plaza would be located in the future without the proposed action.

While the plaza on West 62nd Street in the future without the proposed action would be eliminated, an interim landscaped plaza would be provided at street level on the corner on Columbus Avenue and West 60th Street, between the east edge of the podium and the sidewalk, replacing the existing gravel parking lot. Measuring approximately 200 feet by 80 feet, the new plaza would contain decorative paving, landscaping including trees and shrubs, seating, and a snack kiosk (see Figure 8-22). In addition, decorative paving would be added to the sidewalks along Amsterdam Avenue and West 61st Street where only a few presently exist, and existing street plantings would be augmented on Columbus Avenue and West 60th and 62nd Streets. This interim plaza would remove an existing gravel parking lot that would remain in the future without the proposed action.

Further, to enhance the campus entrance at the southeast corner of the site on Columbus Avenue, a portion of the Lowenstein Center would be renovated to provide a more transparent lobby.

VISUAL RESOURCES AND VIEW CORRIDORS

Development of the new academic and dormitory buildings would alter some of the visual resources on Fordham's campus. The proposed Law School location would eliminate the plaza adjacent to the 39-story as-of-right residential building in the future without the proposed project. Since the proposed action would provide a landscaped stairway from the West 62nd Street sidewalk up to the podium plaza, and the illustrative design form of the Law School building itself, with its gently curved façades, would provide new visual interest, this would not be considered an adverse impact. Views to the plaza would be reduced but access would be improved. The north residential tower would replace a vacant lot and the south residential tower and student center would replace tennis and basketball courts which are utilitarian rather than attractive.

Views north to Lincoln Center, Damrosch Park, and the south façade of the Metropolitan Opera House from the campus superblock would be eliminated by construction of the proposed buildings. Some of these views would also be eliminated by construction of the 39-story as-of-right residential building. Views south to the Church of St. Paul the Apostle's north façade would be retained, as would views east on West 61st Street to Central Park and the tops of buildings projecting above the trees on the Upper East Side beyond it.

It is anticipated that the Phase I development would consist of a coherently designed group of buildings to be clad in a combination of masonry and glass. Replacement of the gravel parking



For Illustrative Purposes Only

11.11.08



Elevated View Looking South



Sidewalk Level View Looking South

For Illustrative Purposes Only

Figure 8-22
West 62nd Street Interim Stairs –
Phase I (2014)

lot on Columbus Avenue with a new landscaped area would benefit views along Columbus Avenue as well as open space users in the study area.

Though the West 62nd Street plaza would be replaced with a new structure, the new development would not remove prominent visual resources in the neighborhood. In addition, it would not result in the obstruction of unique view corridors. The elimination of views of portions of Lincoln Center from the West 62nd Street open space and from the edge of the Lowenstein podium would not be considered significant adverse impacts because these portions of Lincoln Center are prominently visible from the immediately surrounding streets and from within Lincoln Center itself. Therefore, the proposed action is not expected to result in significant adverse impacts to visual resources.

STUDY AREA

URBAN DESIGN

Building Bulk, Use, and Type

The proposed building bulk, uses and types are in keeping with the study area. The building bulk would be greater than some buildings in the area but in keeping with many of the moderately sized to larger, more modern buildings, including low buildings and slender towers on bases having large footprints, similar to Lincoln Center and buildings that line Columbus Avenue, Amsterdam Avenue, and Broadway. As proposed, the initial phase of development would create approximately 1.6 million gross square feet of new development. This density of development would be compatible with the surrounding dense urban environment, which includes large residential, office, and cultural complexes. The proposed bulk of the buildings would be comparable to the surrounding area. The building footprints would be rectangular, similar to those in the study area. The Law School building would have a large footprint similar to those of the existing buildings on the project site and of the buildings at the Lincoln Center for the Performing Arts and the Coliseum Park Apartments.

The maximum heights of the proposed buildings would range from 155 feet to 661 feet, while the heights of the illustrative buildings would range 140 feet to 651 feet. These heights would complement the existing range of building heights in the area. These include such structures as the five-story signature structures at the Lincoln Center for the Performing Arts—the Metropolitan Opera House, Avery Fisher Hall, and the New York State Theater—and two 49-story towers at the east end of the block bounded by Ninth and Tenth Avenues and between West 58th and West 59th Streets. The allocation of height has also been planned so that it is consistent with that of the building heights in the study area. The tallest buildings have been placed on Amsterdam Avenue, while the shorter buildings are placed along West 62nd Street. This differs from the No Action Scenario, which would place the tallest building on the mid-block of West 62nd Street, and shorter buildings along Amsterdam Avenue. The Master Plan design echoes building heights in the area, which are typically taller along the avenues and shorter on the cross-town streets. At 651-661 feet the proposed north residential tower would be the tallest building in the study area. However, since its height would not be significantly out of place in the existing design context of very tall buildings and shorter structures, the building's height in itself would not result in adverse impacts to the study area's urban design.

The massing of the proposed buildings, which includes both slender towers without setbacks and shorter and squatter structures with setbacks, has also been designed to fit in with and respect the existing urban design context. The massing of the proposed residential buildings would be

comparable to many of the residential buildings in the area, which rise without setbacks, including the 33-story building at 315 West 59th Street, the adjacent 36-story Alfred, and the 30-story midblock condominiums at 30 West 61st Street. The base of the new Law School building on West 62nd Street would relate to the heights of the Lincoln Center buildings across West 62nd Street as well as other buildings in the study area that step back, such as the two buildings set on seven-story bases that occupy entire block fronts between West 62nd and West 64th Streets.

As it would be located on an existing educational campus on the Upper West Side, the proposed first phase of Fordham's Master Plan would be consistent with uses in the study area. Not only does Fordham University occupy a large superblock in the study area, it is one of several educational and cultural institutions in the area, including John Jay College, Touro College, and the Lincoln Center for the Performing Arts. The proposed development of residential buildings on Amsterdam Avenue would also be consistent with uses in the study area, which has long included a large number of residential buildings and residential complexes, such as the Amsterdam Houses and Coliseum Park Apartments.

Overall, the proposed buildings would be similar in many ways to many of the buildings in the study area in terms of bulk, use, and design. The proposed development would be in keeping with the urban design of the study area that is characterized by a mix of short and tall, masonry and glass structures designed in a multitude of historic and modern styles.

Building Arrangement

The proposed building arrangements would be in keeping with the patterns in the study area with taller buildings on the avenues and a street wall on West 62nd Street that is punctuated by separations between buildings. The proposed buildings would generally be built at the perimeter of the project site, allowing for a greater interaction between the campus and the surrounding community.

The placement of the buildings at the perimeter of the site would echo the arrangement of buildings in the study area, which include buildings both built to the sidewalk as well as those arranged in superblock settings that are oriented around open spaces.

Streetscape Elements

The required, active ground-floor uses on Amsterdam Avenue would create new pedestrian amenities along this avenue. The likely greater street level activity associated with the new academic and dormitory uses on West 62nd Street, would enliven the streetscapes, which are presently lightly trafficked by pedestrians.

The proposed Law School as viewed from Josie Robertson Plaza or West 62nd Street would be a new visual resource, and the interim landscaped stairway from the West 62nd Street sidewalk up to the podium plaza would provide a visual and physical enhancement when seen from other locations in the study area (see Figures 8-23 and 8-24). The proposed interim plaza along Columbus Avenue would provide new vegetation and seating and remove a parking lot, thereby improving the Columbus Avenue streetscape. Similarly, street trees being added around the project site would also be a new amenity that would have positive effects on the study area's urban design character. Therefore, the proposed action would have no adverse impacts to natural features, street pattern, and block shapes as a result of the proposed action.

Due to the replacement of open areas with new structures and the placement of the new buildings along the lot line, a greater sense of street wall would be generated and would



- A** Lantern Pavilion w/ Green Roof
- B** Existing Roof Access
- C** Snack Bar w/ Green Roof
- D** Seating Terrace
- E** Movable Seating
- F** Sixteen Birch/ Seven Blocks of Granite
- G** Seating Niche
- H** Sidewalk Setback Seating

Figure 8-23
Interim Open Space – Plan



For Illustrative Purposes Only

complement the urban design of the study area, which contains both strong street walls and freestanding structures.

Therefore, the proposed action would have no adverse effects on the urban design characteristics of the study area.

VISUAL RESOURCES AND VIEW CORRIDORS

It is not expected that the proposed action would have any significant adverse impacts on visual resources. It would not block views to any visual resources or obstruct any significant view corridors in the study area.

As described above, the West 62nd Street landscaped area is minimally visible to the surrounding area. Therefore, the replacement of this garden with a new academic building would not be expected to result in significant adverse impacts to views in the study area. Because the landscaped area is only minimally visible from Damrosch Park, and is not integral to the public's use and enjoyment of that park, the removal of views to the landscaped area from Damrosch Park would not be expected to result in significant adverse impacts. In addition, the proposed development along West 62nd Street would be designed as a complementary group of buildings, and would not limit the public's ability to enjoy Damrosch Park.

Phase I development would not block any important views to visual resources in the study area. Views to Dante Park, located northeast of the project site, would remain unaltered, as would views of the greenery on Broadway's median. The proposed development would also not significantly block views of the buildings and plazas on the Lincoln Center for the Performing Arts. Though the proposed 55-story residential building at the northwest corner of the project site would block views of the Guggenheim Bandshell from Amsterdam Avenue's east sidewalk immediately south of West 62nd Street, other views on Amsterdam Avenue and West 62nd Street would remain unchanged. The proposed new development would not alter views to other prominent historic buildings in the area, including the Church of St. Paul the Apostle and John Jay College.

View corridors along Amsterdam Avenue and West 62nd Street would be altered by the addition of the proposed buildings. However, it is anticipated that the new buildings would visually enliven these streets by virtue of the provision of glazed ground floors and anticipated increase in pedestrian activity. Since the development would occur on a pre-existing city block, the proposed action would not obstruct important visual corridors on Amsterdam and Columbus Avenues. Further, the interim plaza on Columbus Avenue and the interim landscaped stair on West 62nd Street would enhance the visual resource character of both these streets. Therefore, the proposed action would not have any significant adverse impacts on visual resources in the study area.

Therefore, the proposed action would have no adverse effects on visual resources and view corridors of the study area.

E. THE FUTURE WITHOUT THE PROPOSED ACTION—2032

In the future without the proposed action, no further as-of-right development would be anticipated on the project site between 2014 and 2032, and conditions would be expected to continue as described above for the future without the proposed action in 2014.

There are no known projects planned for completion between 2014 and 2032 in the urban design and visual resources study area. Therefore, it is not anticipated that there will be any changes to urban design and visual resources in the absence of the proposed action, other than those described for the 2014 analysis year.

F. PROBABLE IMPACTS OF THE PROPOSED ACTION—2032

PROJECT SITE

URBAN DESIGN

Full build-out of the proposed action would entail the demolition of the existing Law School building and result in a total of eight new buildings on the project site or seven with the Phase I alternative configuration for site 3/3a (see Figures 8-25 and 8-26).

Building Bulk, Use, and Type

In addition to the Phase I development described above, four new buildings would be built. The proposed academic and dormitory building at the northeast corner of the campus (Site 1) would rise to a maximum height of approximately 383 feet. The building would have a base up to 85 feet tall. Above the base, it would step back 10 feet from Columbus Avenue and rise to approximately 243 feet before stepping back again to create a more slender profile when viewed from the north. The proposed academic and dormitory building at the southeast corner of the campus (Site 2) would be approximately 470 feet tall. It would have a base up to approximately 83 feet tall, and the tower portion of the building would have an additional setback from Columbus Avenue at a height of up to approximately 325 feet. The wing of this building that would extend toward Lowenstein Hall would be up to approximately 179 feet tall.

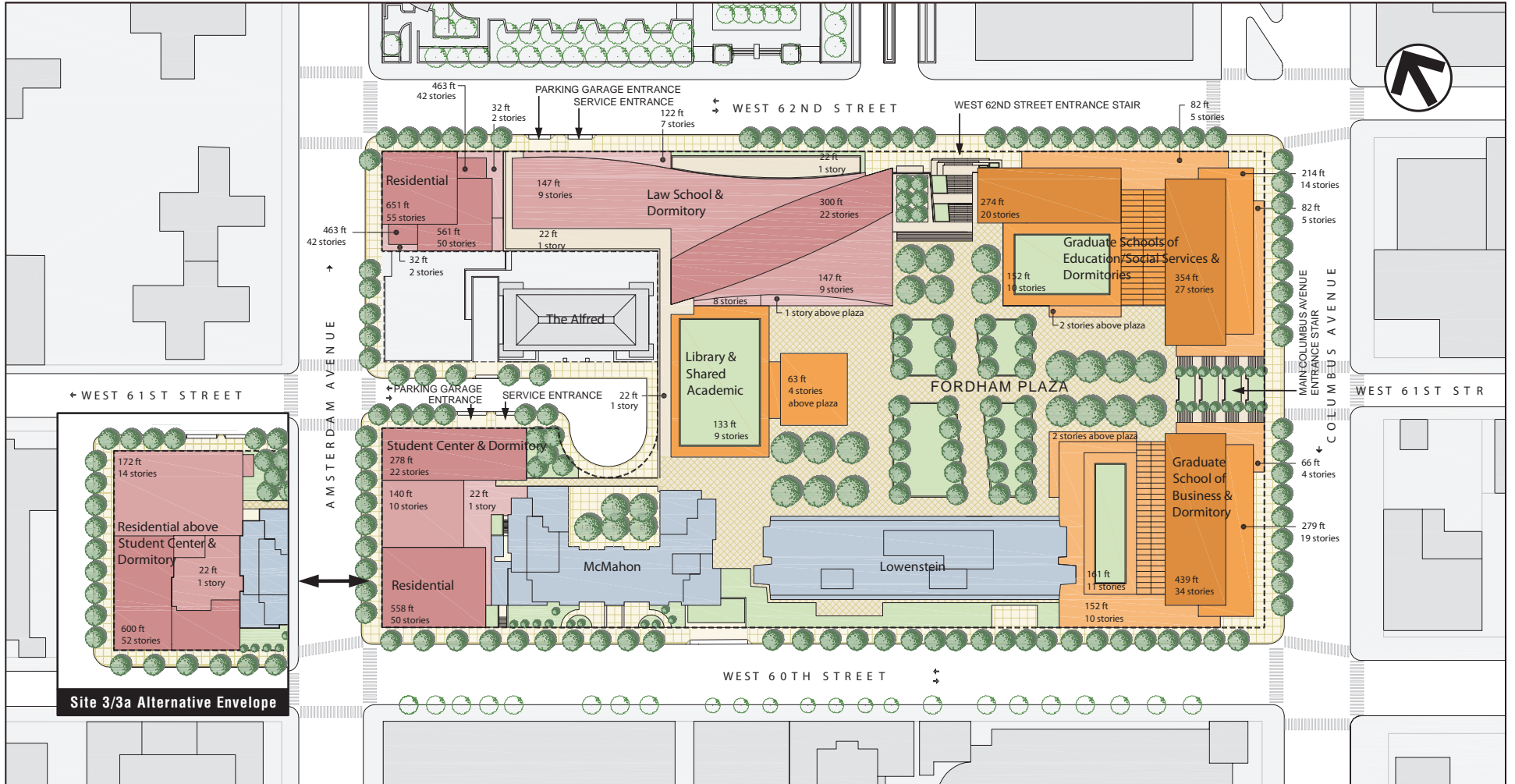
Because the facilities to be located at Sites 1 and 2 include substantial elements of programming for facilities such as auditoriums and lecture halls, the academic program for the buildings on these sites requires a large floor plate on the lower floors. The height and setback waivers included in the proposed action would also facilitate good design by allowing the building on these sites to achieve a more slender profile when viewed from the north or the south.

The academic and dormitory building to be constructed on West 62nd Street (Site 6) would be up to approximately 342 feet tall. It would have a base up to approximately 83 feet tall and on the interior of the block it would have a wing up to approximately 165 feet tall. The Site 6 building would require height and bulk waivers to accommodate programmatic needs for larger floor plates necessary to academic programs on the lower levels of the building.

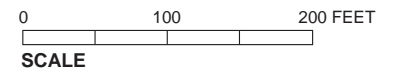
The approximately 162-foot-tall building to be constructed on Site 7 in the interior of the superblock would house the expanded Quinn Library and other academic uses. This building would require waivers of height and setback requirements for its encroachment into the sky exposure plane.

Illustrative Design

As in Phase I, the illustrative design presents smaller and more articulated buildings than the proposed maximum height and bulk diagrams suggest. This is again because the maximum floor area limits overall development on the campus, and it is not possible to build all the maximum envelopes. The illustrative building on Site 1 at the corner of Columbus Avenue and West 62nd Street would have a base that is 82 feet tall, a midrange portion that would rise to a height of 214



For Illustrative Purposes Only Note: Building heights measured from lowest applicable Curb Level for each site.



- Project Site Boundary
- Existing
- Phase I
- Phase II

Figure 8-25
Illustrative Site Plan – Phase II (2032)

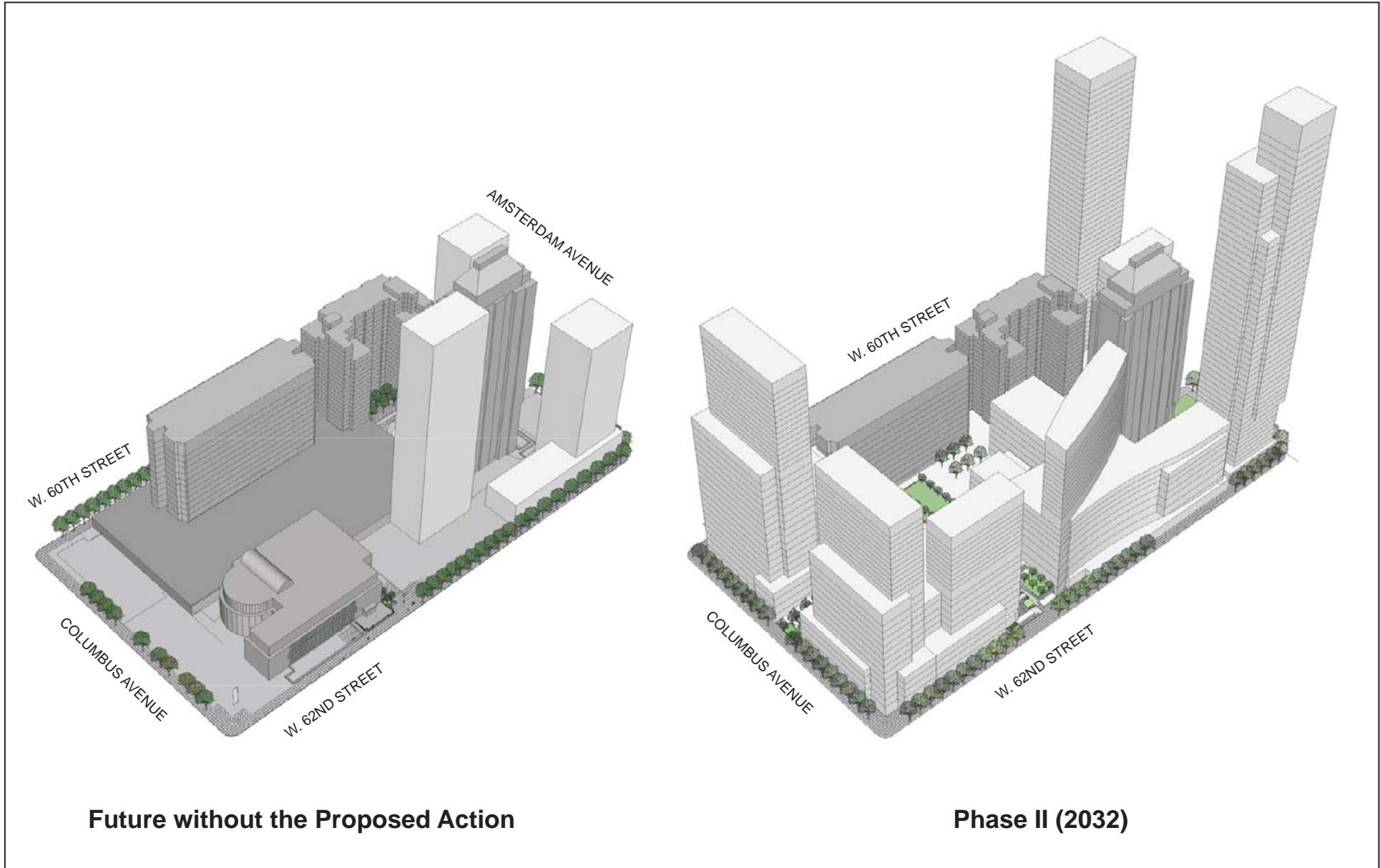


Figure 8-26
Axonometric Views – Future without the Proposed Action and Phase II (2032)

feet tall and set back. Above that height, a tower would reach 354 feet in height (see Figures 8-26 and 8-27). To the south of the entrance stair a small portion of the Site 2 building would be only 66 feet tall. The midrange portion of the building would be 279 feet tall and set back before rising to an overall height of 439 feet.

Along West 62nd Street, the Site 6 building would have a base 82 feet tall, lining up with the base of the Site 1 building and rising to a total height of 274 feet. On the interior of the block the building would rise to a height of 162 feet. Site 7 could be developed to a height of 161 feet and have a wing on the podium that would rise 50 feet above the podium.

Building Arrangement

The Phase II construction would continue to have the tallest structures located on the avenues. The new buildings on Sites 1 and 2 would occupy the Columbus Avenue block front between East 62nd and 60th Streets with the exception of the 60- to 80-foot-wide opening for the new entrance stairway on Columbus Avenue (see Figures 8-27 and 8-28). The Site 6 building would be located on West 62nd Street between the Law School and the Site 1 building completing the West 62nd Street frontage. The Site 7 building would be located immediately east of the West 61st Street cul-de-sac. These buildings along with the existing Lowenstein Hall would form a quadrangle around the podium level plaza. This landscaped plaza would be the central linkage between all the academic buildings on the campus.

The arrangement of the bulk of the Columbus Avenue buildings closer to the edge of the zoning lot would minimize encroachment on the campus's central plaza and therefore maintain one of the critical elements essential to the good design contemplated for the campus as a whole.

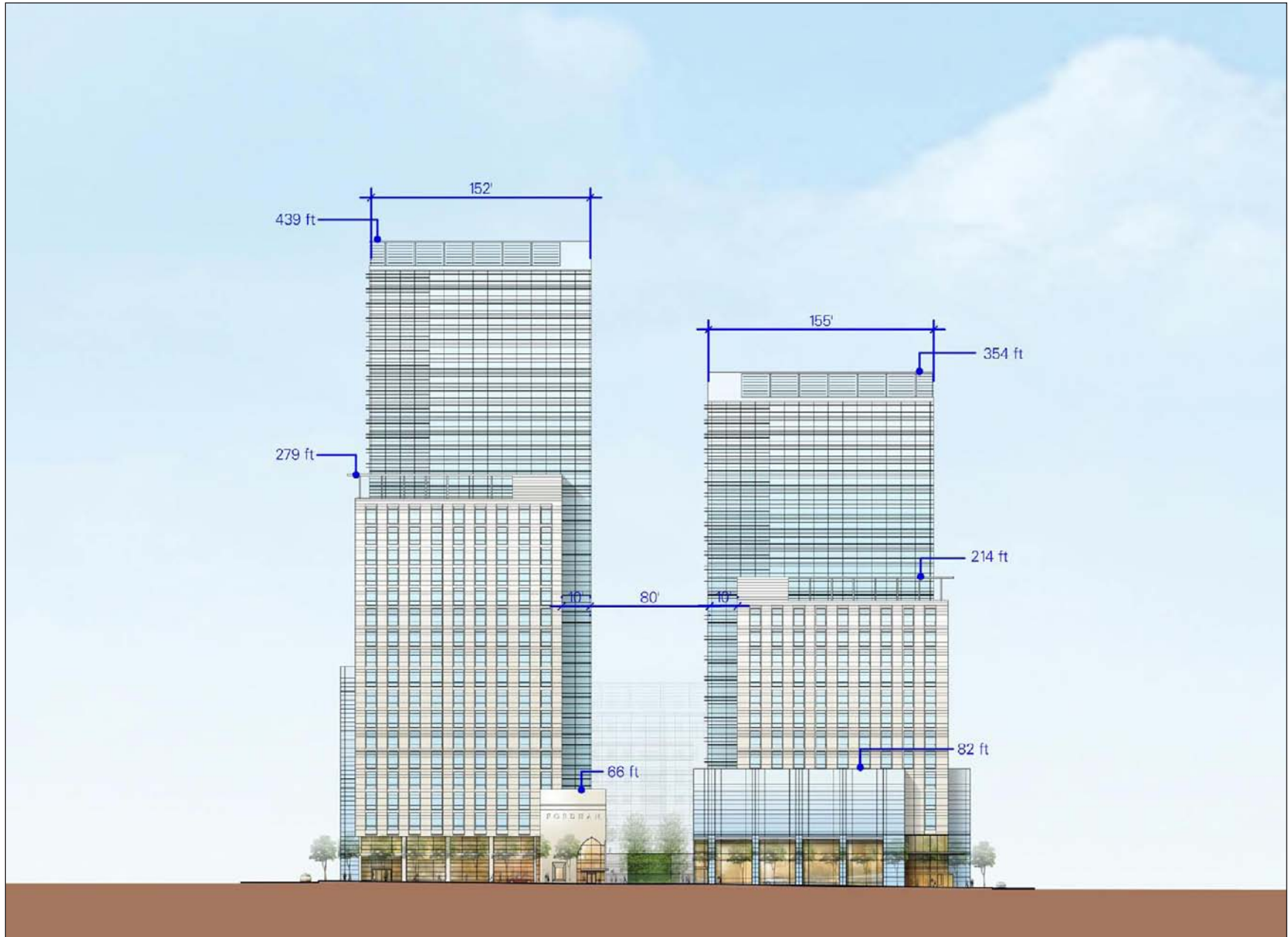
The proposed height and setback waivers make possible one of the most important features of the proposed design, the iconic entranceway from Columbus Avenue up to the podium plaza. There would be a 60-foot-wide opening between the bases of the buildings on Sites 1 and 2 and an 80-foot-wide open between the tallest portions of the two buildings. This opening would be on axis with West 61st Street and open the campus up to Columbus Avenue while breaking up the building bulk along this street wall (see Figure 8-29).

The new portion of the street wall on West 62nd Street would also be broken up by an opening 30 to 40 feet wide between the tallest portions of the Site 6 building and the Site 1 building (see Figure 8-30). An opening would be maintained to the east of the Law School building. It would be a minimum of 77 feet wide.

Streetscape Elements

While the proposed buildings on Sites 1 and 2 would remove a landscaped area and the interim plaza along Columbus Avenue, the Phase II development would provide other streetscape enhancements. As required by the provisions of the Special Lincoln Square District, these buildings would have transparent ground floor street walls with active uses. Similar to the buildings constructed along West 62nd Street in Phase I, the site 6 building would have a transparent street wall at the ground level with active uses. Further, the new plaza would provide a more useful, better-organized open space on the Lowenstein Center podium than would exist in the future without the proposed project. It would be landscaped as a quadrangle, containing lawns, shrubbery, trees, and sculptures.

On Columbus Avenue the opening between the Sites 1 and 2 building would provide the iconic entrance to the campus. At not less than 60 feet wide, this stairway would provide important physical and visual access from the Columbus Avenue sidewalk to the podium plaza at the heart



For Illustrative Purposes Only

Figure 8-27



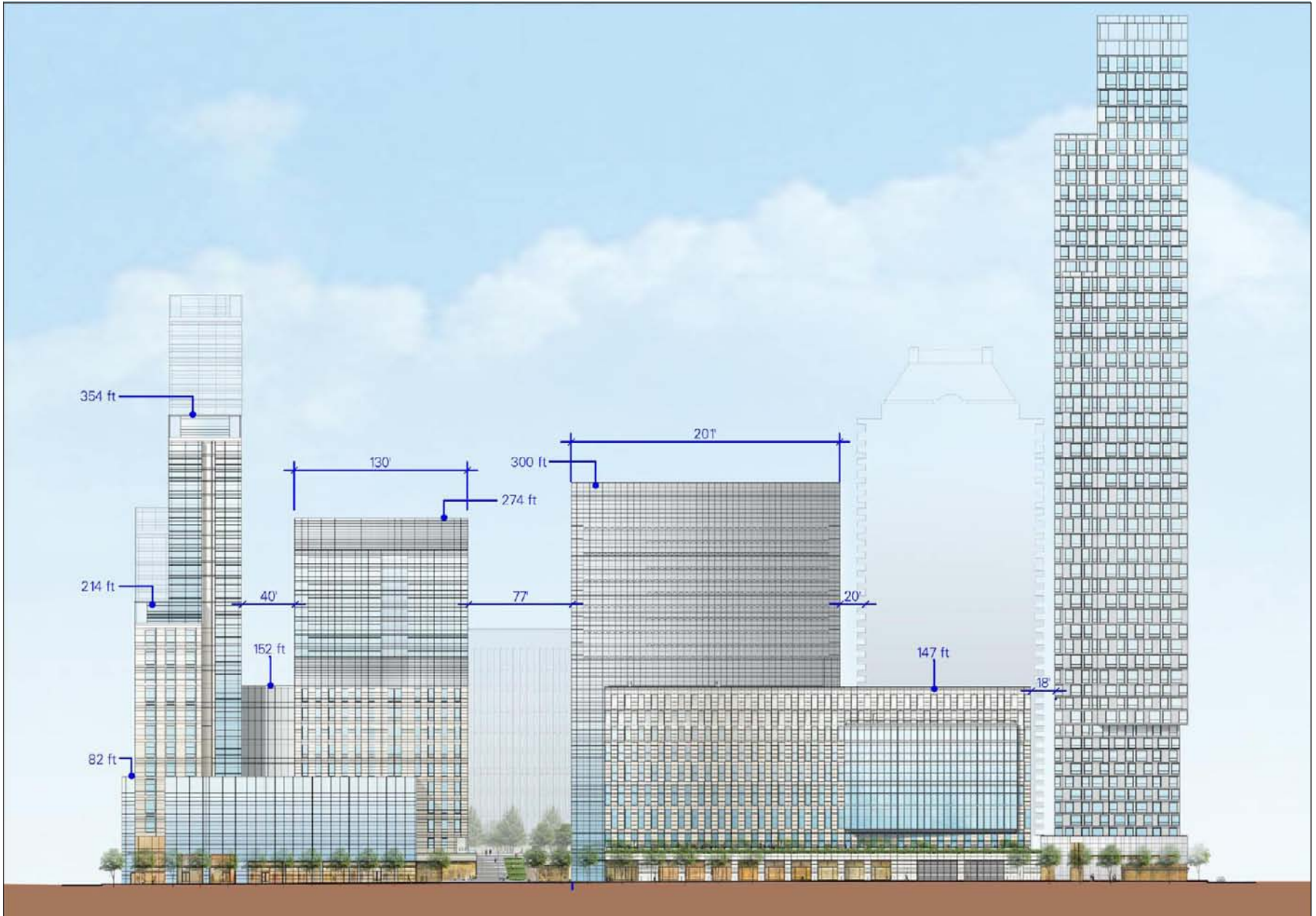
For Illustrative Purposes Only

Figure 8-28
View of Project Site Looking Northwest from Columbus Avenue
South of West 60th Street



For Illustrative Purposes Only

Figure 8-29
Proposed Main Campus Entrance
Stairway Looking West from Columbus Avenue –
Phase II (2032)



For Illustrative Purposes Only

of the campus (see Figure 8-28 and view 6 of Figure 8-5, above). It would replace the stairs and elevator that presently provide access to the Lowenstein Podium with far more attractive access. It would be landscaped and rise gradually to the height of the podium. On axis with the new Library on Site 7, it would be flanked by sidewalk level entrances to the new Columbus Avenue buildings.

In the illustrative design, the north corner of the Site 1 building and the south corner of the Site 2 building would both step back to open up the corners and increase views of Lincoln Center on the north and the Church of St. Paul the Apostle on the south.

The form of the Site 6 building (along with the form of the new Law School building in Phase I) would also permit the creation of a permanent wide stairway from the West 62nd Street sidewalk to the podium plaza (see Figure 8-31). The opening established around the stairway would be at least 77 feet wide. Centered opposite the north-south walkway adjacent to the Koch Theater on the Lincoln Center for the Performing Arts campus, this stair would establish a physical and visual linkage to Lincoln Center while the opening between the buildings would reduce potential shadows on Damrosch Park. Similar to the stairway on Columbus Avenue, it would provide more attractive access to the plaza while breaking up the street wall (see Figure 8-32 and Figure 8-7, above).

VISUAL RESOURCES AND VIEW CORRIDORS

Development of the north building on Columbus Avenue would necessitate the removal of the existing landscaped area in that location. As described above, this area is minimally visible to the surrounding streets due to its enclosure by a fence and the downward slope from Columbus Avenue to the Law School. It is not publicly accessible. In addition, the south building on Columbus Avenue would replace the interim plaza that would be constructed in Phase I.

While the proposed Quinn Library/academic building on the interior of the superblock would replace a landscaped portion of the existing Lowenstein plaza, the redesigned plaza would be more visually and physically accessible from the surrounding streets. Therefore, the replacement of this portion of the existing plaza with a structure would not adversely affect visual resources. The construction of the Quinn Library/academic building would also block views from the plaza west on West 61st Street to the Hudson River. Removal of an isolated view of the Hudson River and its shoreline from the plaza would not constitute a significant adverse impact, since views of the Hudson River and its shoreline are available along most streets and from many publicly accessible locations on the Upper West Side. The removal of the existing Law School building and the creation of a wider opening in the street wall along West 62nd Street would provide views from the plaza north to Lincoln Center.

As described above, the redesigned plaza at the center of the superblock would provide a unifying design element of the campus rather than a series of unrelated open spaces as exists today. The redesigned plaza would be more visually prominent from the streets than the existing plaza and the existing landscaped areas on West 62nd Street due to the proposed wide stairways on Columbus Avenue and West 62nd Street. The placement of the Columbus Avenue stairway on axis with the Quinn Library would provide for a focused, ceremonial, view of the Quinn Library from the campus's main entrance.

With full development of the proposed action, views from within the plaza would be primarily limited to the surrounding campus buildings. However, the Columbus Avenue and West 62nd Street entrance staircases and locations in proximity to these entrances on the plaza would retain



For Illustrative Purposes Only

Figure 8-31
View Southwest on West 62nd Street
from near the Corner of Columbus Avenue



For Illustrative Purposes Only

Figure 8-32
West 62nd Street Campus Entrance –
Proposed Stairway Looking South from West 62nd Street – Phase II (2032)

a number of views of visual interest. These consist of the expansive view corridor east on West 61st Street to Central Park and the Upper East Side beyond it, and views north to Lincoln Center, respectively. Since the view south from the Lowenstein Center podium of the Church of St. Paul the Apostle is of its side, rather than primary (Columbus Avenue) façade (including the protective panels on the stained glass windows rather than the stained glass windows themselves), and this historic building is otherwise prominently visible from the surrounding public streets, the elimination of this view would not be expected to result in adverse impacts to visual resources.

STUDY AREA

URBAN DESIGN

As described above, development with the proposed action would occur on an existing superblock, not altering street patterns or block shapes or street hierarchy. Full build-out of the proposed action would result in a new group of coherently arranged and designed buildings.

Building Bulk, Use, and Type

The proposed building bulk, uses and types are in keeping with the study area. The building bulk would be greater than some buildings in the area but in keeping with many of the larger more modern buildings including low buildings and slender towers on bases having large footprints, similar to Lincoln Center and buildings that line Columbus Avenue, Amsterdam Avenue, and Broadway. As proposed, full development of the proposed Site Plan for the Fordham campus would bring the campus to the floor area allowed under existing zoning. The academic and dormitory uses are in keeping with allowable uses in the area; and the development would also be in keeping with the bulk-packing requirements of the Special Lincoln Center District. Thus, the bulk and uses would be compatible with the surrounding dense urban environment, which includes large residential, office, and cultural complexes. The proposed bulk of the buildings would be comparable to the surrounding area. The building footprints would be rectangular, similar to those in the study area. The large foot prints would be similar to those of the existing buildings on the project site and of the buildings at the Lincoln Center for the Performing Arts and the Coliseum Park Apartments.

These buildings would have a unified design in terms of massing that would visually link them in a manner comparable to those at Lincoln Center. The buildings would have footprints comparable to those in the study area. They would be varied in height and bulk, as are buildings in the study area. As described above, the proposed educational and residential uses of the buildings fit with the existing uses in the study area.

Building Arrangement

The full build out would alter the urban design of the west block front of Columbus Avenue between West 60th and West 62nd Streets by completing the street wall visible from the study area. As has been described above, the Master Plan has considered the design of the buildings in relation to the existing urban design of the study area. Waivers being sought to modify height and setback regulations, modify permitted distances between buildings on a single zoning lot or between buildings and lot lines, and modify regulations governing courts, as well as the Master Plan's design goals allow Fordham both design flexibility for its own campus while respecting the surrounding built environment.

Streetscape Elements

Full development of the proposed Site Plan would continue the alteration of the streetscapes along Columbus Avenue and West 62nd Street. In particular the interim plaza of the Phase I development and the lawn area would be removed and replaced by the buildings on Sites 1 and 2. However, the new main campus entrance on Columbus Avenue would provide an iconic form in the streetscape and open up the podium level plaza more physically and visually to the surrounding area (see Figure 8-33). The building on Site 7, which would accommodate the Quinn Library, would provide a central point of entry on the central quadrangle, visible down the long axis created by the access stair aligned with West 61st Street and contributing to the overall design of the campus in its urban environment.

On either side of the Columbus Avenue entrance the bases of the buildings on Sites 1 and 2 would relate to the height of the buildings in Lincoln Center for the Performing Arts to the north. Likewise the building base along West 62nd Street would relate to the Lincoln Center buildings.

Phase II development would be visible along West 62nd Street and the openings between the individual buildings would break up a potentially very long street wall. The new campus entrance on this north edge of the campus would align with the walkway along the side of the Koch Theater in Lincoln Center for the Performing Arts and there would be a visual and physical connection from Josie Robertson Plaza to the Fordham plaza.

It is anticipated that the provision of street-level entrances to all the new campus buildings at the perimeter of the site, in addition to the provision of required glazing and active uses on the ground floors of the buildings on Amsterdam and Columbus Avenues (and Fordham's proposal to glaze the ground floors of its buildings on West 62nd Street), would greatly enliven these streets by providing visual interest at street level where presently there is little. The street-level entrances and ground-floor active uses would create a new link between the campus and surrounding streets. The new stairways to the plaza on Columbus Avenue and West 62nd Street would strengthen that link by creating a greater invitation to the public to visit Fordham's quadrangle, which would be more visually accessible from the street.

Therefore, the proposed action would not have any significant adverse impacts on the urban design characteristics of the study area.

VISUAL RESOURCES AND VIEW CORRIDORS

The full build out of the proposed action would alter views on Columbus Avenue by adding two buildings of approximately 350 and 400 feet in height and a wide pedestrian stairway. These new urban design elements would replace the Phase I interim street-level plaza and the minimally visible landscaped area. These new buildings would obstruct some views south from West 65th Street of the north façade of the Church of St. Paul the Apostle; presently the setback of the existing Law School and open areas along Columbus Avenue, in addition to the setback of the Lincoln Center buildings from Columbus Avenue, allow for partial southerly views of the church's north façade. However, the reduction in views would be from the west sidewalk, and diagonal views of the north façade of the church would still be available from Columbus Avenue's east sidewalk. The illustrative design would have a cut back corner on Site 2 building which would make the church somewhat more visible from the west sidewalk. Overall, the façades of the church would remain visible from the streets immediately adjacent to it, and views to its primary (Columbus Avenue) façade would remain unaltered.



For Illustrative Purposes Only

Figure 8-33
View West on West 61st Street to the
Columbus Avenue Entrance and the Fordham Library

In views north on Columbus Avenue from West 58th Street, the proposed Columbus Avenue buildings would somewhat obstruct views of the south façade of the Koch Theater. As described above, the façade of the theater is a blank stone wall that is visible from Columbus Avenue's west sidewalk due to the setback of the existing buildings on the project site from Columbus Avenue. However, this change would not be expected to result in adverse impacts to visual resources because the view of the south façade of this building is not a principal and important view, and the primary façade of the Koch Theater would remain fully visible on Josie Robertson Plaza.

The replacement of the existing Law School building with a new academic and dormitory building and new stairway to the raised plaza would alter views on West 62nd Street. It is expected that there would be greater activity on the street, and views east and west on this street would become more visually interesting. The replacement of a portion of the west end of the existing Lowenstein plaza with the new Quinn Library would not result in significant adverse impacts to views in the study area, because the plaza is minimally visible to the surrounding area.

In general, it is expected that the taller buildings on the project site—those along the avenues—would be visible from a variety of locations in the study area. The visibility of the shorter buildings—the Quinn Library and the buildings along West 62nd Street—would be primarily from the immediately surrounding streets and from Damrosch Park and the Josie Robertson Plaza in Lincoln Center. The visibility of the taller buildings would be comparable to that of a number of buildings in the study area that stand out above other buildings as free standing structures (see Figures 8-1, above.) The new buildings on the Fordham campus buildings would provide additional visual interest in views of Manhattan's ever-changing skyline.

Overall, development of the proposed action would not result in the removal of any significant visual resources or obstruct or otherwise hinder significant views to visual resources and view corridors. *