

**A. INTRODUCTION**

This chapter examines the Proposed Actions' effects on land use and development trends, their compatibility with surrounding land use, and their consistency with public land use and zoning policies. As described in Chapter 1, "Project Description," the Proposed Actions recognize the need for redevelopment to support the revitalization of the Manhattanville section of West Harlem. The Proposed Actions include a rezoning and related land use approvals to permit new land uses and a broader range of uses than currently allowed under the existing zoning and would require the adoption of a General Project Plan (GPP).

Because the Proposed Actions involve the rezoning of a sizable area in Manhattanville in West Harlem, this chapter provides an assessment of existing and future conditions with and without the Proposed Actions for three separate study areas: the Project Area, the primary study area, and the secondary study area. These three study areas are described in further detail below.

**PRINCIPAL CONCLUSIONS**

As described in greater detail below, the Proposed Actions would improve conditions in the Project Area, would not result in significant adverse impacts on land use and zoning, and would be consistent with public policies for the Project Area, primary study area, and secondary study area. The floor area ratio (FAR) and use restrictions under the current zoning are not conducive to redevelopment and economic growth. The Proposed Actions are intended to provide the zoning and land use changes needed to revitalize this section of West Harlem and to allow Columbia University to develop a new Academic Mixed-Use Development for Columbia's long-term growth needs.

The Proposed Actions would add academic and academic research facilities; housing for graduate students, faculty, and other employees; and privately owned, publicly accessible open space. They would also create a vibrant, mixed-use neighborhood in an area virtually devoid of open space and generally characterized by auto repair businesses, parking facilities, moving and storage facilities, and sites containing low-density commercial or industrial buildings. The active ground-floor uses, as required by the proposed Special Manhattanville Mixed-Use Zoning District, located along West 125th Street, Twelfth Avenue, and Broadway, would create compatible uses along these commercial corridors and, in combination with the proposed zoning urban design requirements such as widened sidewalks and open space, would serve to connect these blocks to the residential neighborhoods along Broadway to the north and south. The projected commercial development that would be built on the west side of Twelfth Avenue in Subdistrict B,<sup>1</sup> along with the active ground-floor uses on the east side of Twelfth Avenue in

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<sup>1</sup> CPC is contemplating certain modifications to Subdistrict B. The proposed modifications would rezone Subdistrict B to a modified M1-2 light manufacturing district to support light manufacturing and retail uses. It is anticipated that this modification would not result in any projected development sites in

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

Subdistrict A, would draw new activity and pedestrians along Twelfth Avenue and link the upland neighborhoods with the West Harlem Waterfront park. The Proposed Actions would create lively and attractive streets, improve the pedestrian experience in the Project Area, and enhance pedestrian access to the waterfront.

As described in detail in Chapter 1 and Chapter 2, “Procedural and Analytical Framework,” the Proposed Actions are assumed to be well under way by 2015. The reasonable worst-case development scenario conservatively assumes that five sites of the Academic Mixed-Use Development (Subdistrict A) would be in operation, including academic, academic research, and University housing uses. In the Project Area’s other subdistricts, key components of the Proposed Actions would be substantially completed, resulting in new retail, office, and residential redevelopment. The Final Environmental Impact Statement (FEIS) conservatively assumes that the Academic Mixed-Use Development would be completed by 2030 (see Chapter 1 for details).

Overall, the Proposed Actions would promote redevelopment of the Project Area including the portion adjacent to the waterfront, and would be consistent with public policy throughout the Project Area, primary study area, and secondary study area. The Proposed Actions would be consistent with a number of the goals and objectives of the West Harlem Master Plan, but would not advance all of its recommendations. However, given the nature of the plan, which sets forth broad goals and objectives for Manhattanville, rather than specific regulations, these inconsistencies are not considered significant adverse impacts for CEQR purposes.

### **B. METHODOLOGY**

Because the Proposed Actions would rezone approximately 35 acres in the Manhattanville section of West Harlem, they would be expected to influence land use and development trends outside the Project Area. Therefore, this chapter provides an assessment of existing (as of November 2007) and future conditions with and without the Proposed Actions for three separate study areas: (1) the Project Area, including Subdistricts A, B, C, and the Other Areas; (2) the primary study area, the area within ¼ mile of the Project Area; and (3) the secondary study area, the area generally within ½ mile of the Project Area.

While the primary study area conforms to the ¼-mile radius standard as recommended in the 2001 *City Environmental Quality Review (CEQR) Technical Manual*, the secondary study area is defined by a slightly irregular shape. Secondary study areas typically include areas within a ¼- to ½-mile radius of a project site (the Project Area, for this analysis). However, according to the *CEQR Technical Manual*, these general boundaries can be modified, as appropriate, to include other areas that may be affected by the Proposed Actions or to exclude areas that would be not be. Geographical and physical features that may be used to define these boundaries include bodies of water, significant changes in topography, wide roads, and railroad easements. In defining the secondary study area of the Proposed Actions, the areas generally east of St. Nicholas Park and Morningside Park, while within ¼ to ½ mile of the Project Area, are effectively separated from the Manhattanville neighborhood (and potential impact area) by a

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Subdistrict B. The proposed modifications are more fully described in Chapter 29, “Modifications to the Proposed Actions.” Chapter 29 also analyzes the potential environmental impacts that could result from the proposed modifications.

number of physical barriers, most notably the previously mentioned parks, a substantial change in grade, and the City College of New York.

For the purposes of assessing existing and future land use, zoning, and public policy, the entire study area was divided into three subareas that represent distinct neighborhoods or land use concentrations. These include Hamilton Heights, Manhattanville, and Morningside Heights (see Figure 3-1). Two of these, Manhattanville and Morningside Heights, are partially located within the ¼-mile primary study area. The remaining portions of these two neighborhoods, and Hamilton Heights, constitute the secondary study area.

This analysis considers a reasonable worst-case development scenario for the Academic Mixed-Use Development, in which each site in the Academic Mixed-Use Area would be developed with a building containing the uses of the Illustrative Plan.

As described in Chapter 2, this analysis assesses future conditions in both 2015 and 2030. In addition, this chapter also summarizes the land use trends analysis for 2000 to the present provided in Appendix C.

## C. EXISTING CONDITIONS

### PROJECT AREA

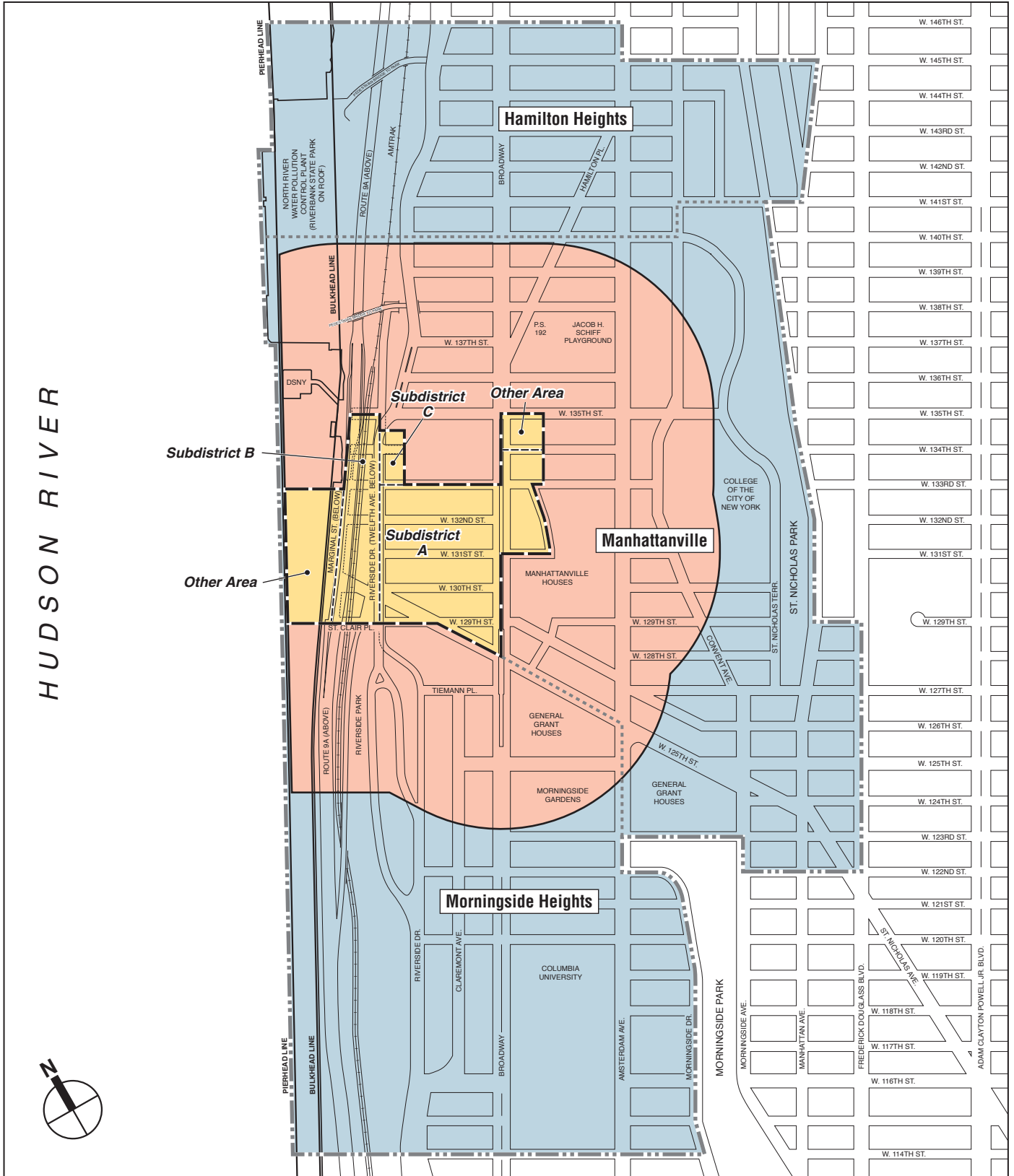
#### *DEVELOPMENT HISTORY*

##### *Land Use*

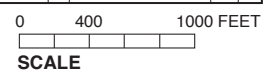
In September 1609, Henry Hudson anchored at the low-lying site that gave access to the island's interior in the area that would become Manhattanville. In 1639, the Dutch first settled in the area they called "Hollow Way," referring to the natural valley leading to the shoreline at what is now West 125th Street. In 1658, the Dutch village of *Nieuw Haarlem* was established by Dutch Governor Peter Stuyvesant on the opposite side of the island along the East River and the present-day East 125th Street. Shortly thereafter, in 1664, the Dutch colony of New Amsterdam was officially surrendered to the English and became the English colony of New York (*Nieuw Haarlem* became New Harlem). By 1703, this area was serviced by two main roads: Manhattan Street (now 125th Street) and Bloomingdale Road (old Broadway), which connected the settlement to the west side of lower Manhattan.

In September 1776, after two crushing defeats in Long Island and Brooklyn, George Washington arrived in the Manhattanville area to achieve victory in the Battle of Harlem Heights. Thirty years later, in 1806, the village of Manhattanville was officially established in the valley between Morningside Heights and Washington Heights. The streets of the original grid, which consisted of 13 roads arranged according to the topography of the area, ran parallel and perpendicular to Manhattan Street, which became the main thoroughfare. Manhattan Street ran from the Hudson River, where a ferry service was located, to Kingsbridge Road (present-day St. Nicholas Avenue), bisected by Bloomingdale Road, which was the primary north-south stage route to lower Manhattan. The original street grid changed in 1836, when New York City began land condemnation and street improvements based on the rectilinear grid proposed in the 1811 New York State Commissioner's Plan, replacing the meandering Bloomingdale Road with the new linear Broadway.

HUDSON RIVER



- Project and Rezoning Area Boundary
- Zoning Subdistrict Boundary
- Primary Study Area Boundary (1/4-Mile Perimeter)
- Secondary Study Area Boundary
- Land Use Subarea Boundary



**MANHATTANVILLE IN WEST HARLEM REZONING AND ACADEMIC MIXED-USE DEVELOPMENT**

**Figure 3-1 Study Area**

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

By the mid-1800s, Manhattanville had become a prominent residential, manufacturing, and transportation hub. Transportation improvements spurred industrial growth, and the Manhattanville waterfront reflected convergence of commerce and transportation in the area. Around the docks, trade, commerce, transportation, construction, and manufacturing dominated. A rail station for the Hudson River and New York Central Railroad and a ferry terminal providing access to New Jersey were located at West 130th Street. Dairies and meatpacking businesses, attracted to easy access to rail and river transportation for their perishable products, moved into the area at the turn of the 20th century, including Sheffield Farms (now Columbia's Prentiss Hall), which was established on West 125th Street. An immigrant and working class community grew around Manhattan Street.

The waterfront also offered recreational opportunities. Excursion boats of the Hudson River Day Line made Manhattanville a port of call. A recreation pier, a covered but open facility used for dancing, classes, and listening to band concerts, was also located here and was considered an important part of the New York City parks system.

Also in the mid-19th century, charitable institutions (including educational institutions, chronic care facilities, insane asylums, and orphanages), lured by the rural landscape and inexpensive land prices, began to purchase the newly subdivided land in Manhattanville, relocating from their original properties in lower Manhattan. By the latter half of the 19th century, Manhattanville was home to many social institutions that took in marginalized populations. When Columbia University moved to Morningside Heights at the turn of the 20th century, it acquired much of its land from one such institution, the Bloomingdale Insane Asylum.

The completion of the new Broadway Interborough Rapid Transit (IRT) subway line in 1904 spurred rapid residential development in Manhattanville. The large-scale Manhattan Valley IRT viaduct, with an above-ground station at Manhattan Street (renamed 125th Street in 1920), became a prominent visual landmark, reaching 52 feet above street level at its tallest point at West 125th Street. The period between 1904 and 1910 saw the largest number of construction starts in the history of the area, and the population of Manhattanville increased 40 percent between 1905 and 1915.

The completion of the subway line also resulted in major land use changes as land prices rose and the previously rural area became more urbanized. Many of the large institutions, which had depended on Manhattanville's rural character, left. However, the new campus for City College of New York—an institution that did not require a rural landscape but needed enough land for a campus—was dedicated in 1908. Located between Amsterdam Avenue and St. Nicholas Terrace between West 138th and West 140th Streets, City College had a positive social and cultural influence on the area.

During the early 20th century, commercial uses continued to move northward to Manhattanville along Broadway, including automobile showrooms, service centers, and other automobile-related activities. Excellent transportation access made Manhattanville a logical choice for the location of automobile service facilities, including the prominent six-story Studebaker Building at 615 West 131st Street west of Broadway (constructed in 1923) and the Warren Nash Service Center building east of Broadway at 3280 West 133rd Street (built in 1927). The construction of the George Washington Bridge (1927) and the Henry Hudson Parkway (1934) strengthened the automobile service industries located in this area. The outbreak of World War II ended the prominence of this industry in Manhattanville, although the Project Area still remained mostly industrial.

The stock market crash of 1929, followed by the Great Depression, resulted in a major change in the occupancy levels of residential buildings, which increased greatly as landlords subdivided apartment buildings to increase profits. In the late 1930s, a large portion of Manhattanville just north of West 126th Street was considered a slum area. Urban renewal proposals in the 1950s and 1960s targeted these areas, resulting in the New York City Housing Authority (NYCHA) Manhattanville Houses, as well as General Grant Houses south of 125th Street.

World War II also altered demographics of the area's population, as many African-Americans moved from the south in search of manufacturing jobs, replacing the predominantly German, Irish, and Eastern European residents. Middle-class white families began to leave for the outer boroughs and the suburbs. African-Americans remained the largest group in this area until around 2000, when they were surpassed in numbers by an increasing Hispanic population.

Much of the development in the later half of the 20th century included expansion of the area's educational institutions. City College experienced notable growth during this period, including the construction of the nine-story Steinmann Hall (Engineering) just outside the North Campus gate at the northern end of St. Nicholas Park (1962); the 13-story Marshak Science Building at Convent Avenue and West 138th Street (1971); the nine-story North Academic Center (containing 2,000 classrooms, labs, meeting rooms, and lecture halls), which covers three full city blocks north of West 135th Street between Amsterdam Avenue and Convent Avenue (1984); and the Goldman Center for Sports and Recreation on City College's South Campus (1993).

Today, the Project Area is notable for the age and the low density of many of its buildings, almost all of which date to this area's industrial prime prior to World War II. No significant redevelopment has occurred in the Project Area, while notable (and sizable) redevelopment has occurred on all sides: the 35-story Riverside Park Community at 3333 Broadway to the north; the 20-story NYCHA Manhattanville Houses and 21-story General Grant Houses to the east and south, respectively; and the two 26-story apartment buildings at 560 Riverside Drive to the south. The prominent 125th Street retail corridor ends abruptly at Broadway, where the Project Area begins. In addition, institutional redevelopment continues to the east (City College) and the south (Columbia University). The impression of the Project Area is one of outdated and antiquated industrial buildings, surrounded by transportation viaducts, and taller residential and institutional redevelopment.

### *Zoning*

In 1916, when the City's first *Zoning Resolution* was enacted, most of the Project Area was industrial, and so such uses were permitted there. With the exception of a few non-conforming residential uses along the west side of Broadway between West 132nd and West 133rd Streets, at 602 West 132nd Street and 525-527 West 134th Street, the area became more uniformly industrial. In 1961, the Project Area was mapped with manufacturing districts; all of the manufacturing/industrial zoning in the area remains intact to this day.

### *RECENT TRENDS, 2000–2006*

A land use and real estate trends analysis for 2000 to present is provided in Appendix C. The following summarizes that analysis in relation to the Project Area.

There has been little change in land use trends within the Project Area since 2001. Industrial land uses, which include auto-related uses, warehouses, and storage facilities, occupied 75 percent of lot area in 2000. The large percentage of tenants in Project Area buildings operating as storage and warehousing facilities, automotive repair and service shops, or general

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

contractors, confirms that few industrial buildings were converted to other uses prior to 2000. Auto repair businesses that have left the area have been replaced by other auto repair businesses; office tenants have been replaced by other businesses in need of commercial office space. As of 2006, 70 percent of the lot area of the Project Area remains in the characteristic industrial uses. Commercial and office uses have decreased from 16 to 14 percent between 2000 and 2006, while residential land uses have remained at 2 percent of the total lot area. The amount of lot area occupied by vacant buildings has increased by 2.5 percent; these include formerly owner-occupied properties that were sold to Columbia and vacated, but have not been leased due to their poor physical condition.

According to Columbia, many of the properties it has acquired since 2000 also have many deferred maintenance needs. Columbia advises that as of September 30, 2007, it has invested approximately \$4.1 million in 33 properties in an effort to address life safety issues, cure preexisting code violations, and make urgent repairs to major building systems to remediate these conditions, along with other capital repairs. Major components of this investment include exterior repairs and Local Law 11 work in order to maintain exterior walls and appurtenances in a safe condition, repairs to heating systems, elevator maintenance and repairs, roofing repairs, and sidewalk repairs. In addition, through May 11, 2007, Columbia has identified similar repairs that are scheduled for completion within the next 12 to 18 months. According to Columbia, these additional repairs—many of which have commenced—will bring Columbia’s total investment to approximately \$9 million.

According to Columbia, the occupancy levels of tenants in buildings it has acquired have remained relatively steady since time of purchase. Most previous tenants continue to remain in spaces they occupied before Columbia acquired ownership. In a few cases, tenants have vacated, and Columbia has been able to find replacement tenants. There are currently two vacant spaces (a garage at 613 West 129th Street and one store at 3205 Broadway), for which Columbia is actively trying to secure new tenants. Columbia advises that in four cases where Columbia purchased property from previous owners who also operated a business on their property, three of the properties were sold to Columbia as the proprietors had decided to retire. These three businesses, acquired between 2003 and 2006, are Busch Boiler Repair, Lolis West Market Diner, and Standard Aromatics. The owner of the fourth property—Emay Foods—consolidated their operations at other sites they have in the City. With the exception of 632 West 130th Street (formerly occupied by Busch Boiler Repair and now leased to a new tenant), these buildings are currently vacant. The building previously occupied by Emay Foods is currently being renovated for a tenant (an auto repair shop) being relocated from 3251-3253 Broadway (currently the second- and third-floor occupants). Columbia has stated that due to deteriorated building conditions in the building previously occupied by Standard Aromatics, the building will be decommissioned. Therefore, Columbia currently has no plans for an interim use in this building.

As described in Appendix C, adaptive reuse or conversions of industrial properties has not been substantial since 2000, unlike in other industrial areas of the City. A building at West 131st Street and Twelfth Avenue was renovated in 2003 by its previous owner and is now occupied by the Dinosaur Bar-B-Que restaurant, a fitness consultant, two television production firms, an architecture firm, and a technology company. However, apart from the renovation of this building, the number and type of businesses within the Project Area have remained fairly constant following Columbia’s purchase of various Project Area properties beginning in 2000.

*LAND USE*

The Project Area predominantly contains low-density buildings housing light manufacturing, automotive-related uses and parking, warehouse/storage facilities, transportation and utility uses, and some residential uses. Although the Project Area has a number of industrial uses, Manhattanville was not designated as an Industrial Business Zone (IBZ) by the City in its January 2005 report *New York City Industrial Policy: Protecting and Growing New York City's Industrial Job Base* (see description below, in “Public Policy”). IBZ designations reflect the most productive industrial districts in the City (14 IBZs were designated throughout the City—none are in Manhattan) and will serve as target areas for public initiatives to enhance and preserve the industrial nature of these areas.

Project Area subdistricts are proposed for the Special Manhattanville Mixed-Use Zoning District based on their location, existing character, and potential for redevelopment. As described in Chapter 1, shown in Figure 3-2, and discussed below, these areas are: Academic Mixed-Use Area (Subdistrict A), Waterfront Area (Subdistrict B), Mixed-Use Development Area (Subdistrict C), and the Other Areas. The following describes existing conditions as of November 2007.

*Academic Mixed-Use Area (Subdistrict A)*

The Academic Mixed-Use Area (Subdistrict A) comprises the portion of the Project Area south of West 133rd Street and east of Twelfth Avenue, including the area east of Broadway between West 131st Street and West 134th Street. Land uses and building types vary throughout this subdistrict, but are predominantly transportation and light industrial in nature (see Figure 3-2). Although there are vacant buildings in the Academic Mixed-Use Area, there are no vacant parcels. As of November 2007, approximately 65 percent of the land area of the 17-acre Academic Mixed-Use Area was owned by or under contract to Columbia University (see Figure 3-3), approximately 21 percent controlled by the Metropolitan Transportation Authority (MTA) or the City, and the remaining 14 percent by other private entities.

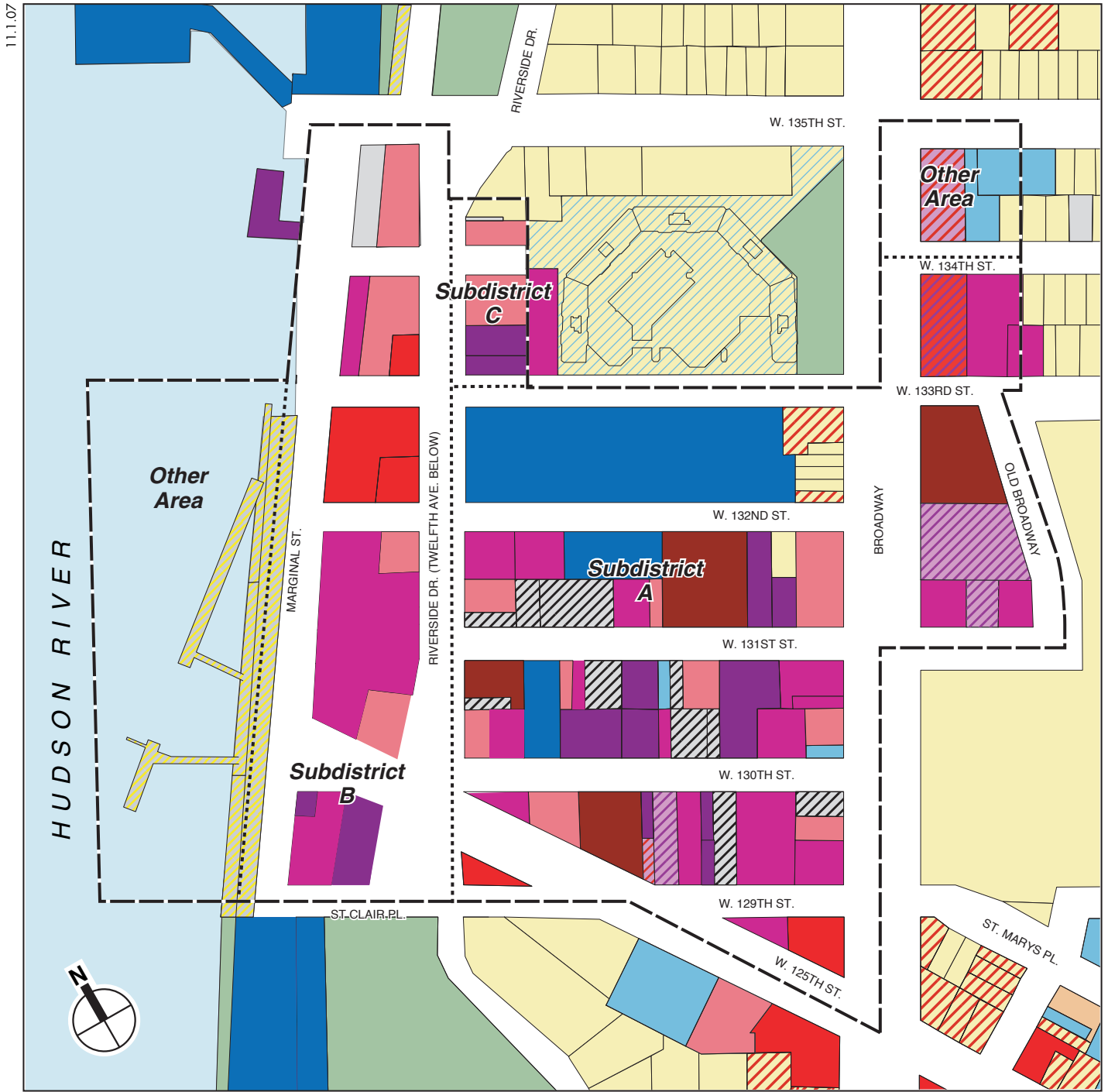
Residential Uses. Subdistrict A contains few residential uses; these occupy approximately 4 percent of the land area and consist of approximately 135 residential units. As described in Chapter 4, “Socioeconomic Conditions,” of the approximately 135 housing units, 38 are owned by the New York City Department of Housing Preservation and Development (HPD), while 97 units are non-conforming uses owned by private parties.

Commercial Uses. Commercial uses in the Academic Mixed-Use Area are also limited and occupy approximately 9 percent of the land area.

Manufacturing and Industrial Uses. Industrial and manufacturing uses that are not transportation-related are located throughout the Academic Mixed-Use Area, occupying approximately 30 percent of the land area.

Transportation and Utility Uses. Transportation uses are common in the Academic Mixed-Use Area and occupy approximately 40 percent of the land area. The largest transportation use is the MTA Manhattanville Bus Depot, which occupies the majority of the block between West 132nd and West 133rd Streets. The block immediately south of the bus depot contains a Con Edison cooling facility, which provides coolant to a major transmission line that runs under Broadway in the area. Other transportation uses in Subdistrict A include four gas stations, approximately 17 auto repair/maintenance shops, four parking garages, and a public parking lot. Approximately 5 percent of this subdistrict is occupied by surface parking areas.



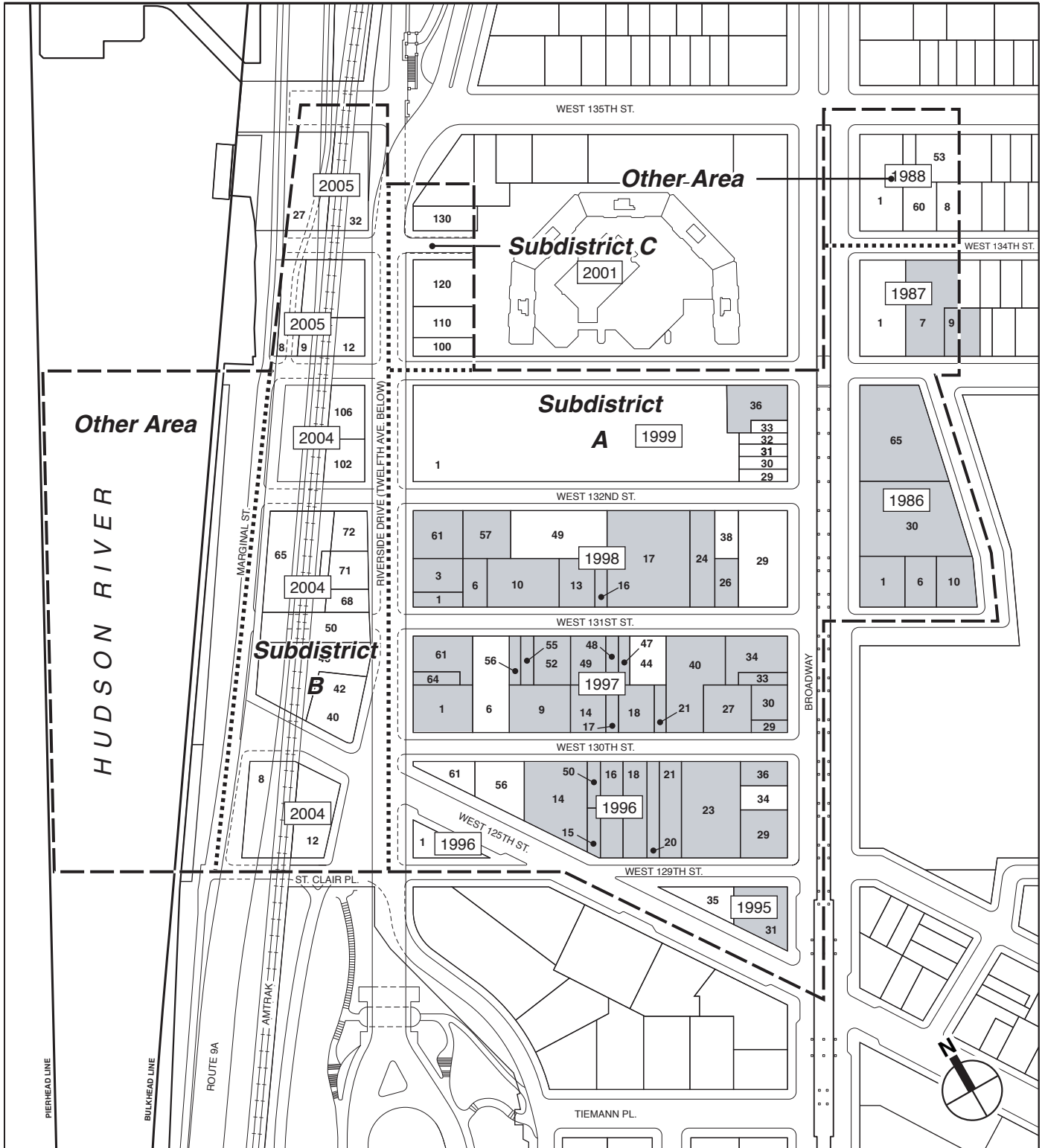


- Project and Rezoning Area Boundary
- ..... Zoning Subdistrict Boundary
- Residential
- Residential (with Ground Floor Retail)
- Residential (with Institutional)
- Retail
- Office
- Retail and Parking
- Hotel
- Institutional
- Industrial

- Transportation/Utilities
- Warehouse/Storage
- Warehouse/Storage, Parking
- Warehouse/Storage, Retail
- Auto-Related, Gas Station, Parking
- Open Space
- Vacant Parcel
- Vacant Building
- Under Construction

0 200 400 FEET  
SCALE

Figure 3-2  
Project Area: Existing Land Use



- - - Project and Rezoning Area Boundary
- ..... Subdistrict Boundary
- Columbia Owned or Under Contract (as of November 2007)

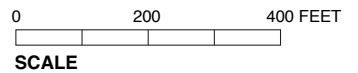


Figure 3-3  
**Columbia University Property Owned or Under Contract**

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*Community Facilities and Open Space.* Community facilities occupy approximately 8 percent of the land area in this subdistrict. There are no publicly accessible open spaces in Subdistrict A.

Land uses within Subdistrict A are described in more detail below.

The Project Area along West 125th Street includes retail, office, storage, and auto-related uses. The southernmost block, bounded by West 125th Street, West 129th Street, and Broadway, is occupied by a gas station and a one-story mixed-use building housing the Eritrean Community Center, a paint store, and the Mi Floridita restaurant and bakery. The existing low-density manufacturing zoning in Subdistrict A allows a maximum 2.0 FAR for commercial and manufacturing uses. Overall, this southernmost block (Block 1995) is underutilized, built to less than half of the allowable floor area permitted by the current zoning. The Cotton Club (named for an earlier renowned club) opened in 1978 and is located on a small triangular block bounded by West 125th Street, Twelfth Avenue, and St. Clair Place (West 129th Street). This site can also be characterized as underutilized, with an existing built FAR of approximately 0.7.

On the north side of West 125th and West 129th Streets, the block between Broadway and Twelfth Avenue includes a parking lot and two parking garages (one located on the second floor of a warehouse building), one vacant building, a construction contractor, three warehouse/storage buildings, a building occupied by Columbia for administrative office uses, and a car wash. This block contains a total of 13 properties, all of which contain low-rise buildings ranging from one to four stories (with the exception of the moving and storage building along Broadway, which contains six stories), and one open parking lot. According to the New York City Department of Finance records, the majority of the buildings are estimated to have been built around or before 1926, with the building at the southwest corner of West 129th Street and Broadway built the most recently, in 1975. Although several of the three and four-story buildings were originally built for manufacturing uses, they now contain auto-related and warehouse/storage uses, with only two industrial uses remaining on the block.

The Twelfth Avenue corridor of Subdistrict A is dominated by commercial, auto-related, and warehouse uses. Commercial uses include a beef wholesaler between West 130th and West 131st Streets occupying a two-story building originally built in 1927, and a chicken wholesaler on the block to the north, also in a two-story building. A vacant building that formerly housed a diner is located at the northwest corner of West 131st Street. Automotive uses include repair shops at West 130th Street and at West 132nd Street, in one- and two-story buildings, respectively. A building on the southeast corner of Twelfth Avenue and West 131st Street houses the Dinosaur Bar-B-Que restaurant, a fitness consultant, two television production firms, an architecture firm, and a technology company. MTA Manhattanville Bus Depot occupies most of the block bounded by West 133rd Street to the north, West 132nd Street to the south, Broadway to the east, and Twelfth Avenue to the west.

At the eastern edge of Subdistrict A, the Broadway corridor contains a mix of industrial and storage uses, automotive uses, retail, offices, residences, and a church. The west side of Broadway between West 129th and West 130th Streets contains a gas station, an auto-related building, and a moving and storage company. The block frontage to the north, between West 130th and West 131st Streets, is occupied by a church (which also contains residential units), a moving and storage company, and a vacant building. Although the majority of the buildings on this block (between West 130th and West 131st Streets) generally range from one to four stories, the moving and storage building along Broadway contains 10 stories, and the auto-related building occupies five stories. A four-story moving and storage building is located along the entire western block frontage of Broadway between West 131st and West 132nd Streets. A row of six tenements—five

of which are five stories tall and one which is six stories tall—are located along the west side of Broadway between West 132nd and West 133rd Streets. Four of the tenement buildings along Broadway were originally built in 1901, and the fifth was built in 1920. The two southernmost tenement buildings—3283 Broadway and the corner building at 3281 Broadway—were recently renovated. The six-story tenement at the northeast corner of the block at 3291–3295 Broadway occupies a much larger lot, compared with the other five buildings. On Broadway, it has three ground-floor storefronts. The block on the eastern side of Broadway between West 131st and West 133rd Streets includes a gas station, an auto repair shop, and a U-Haul parking lot. A seven-story building containing the HPD Office of Property Management, New York Police Department, Pathways to Housing, and Reality House offices is located on the southeast corner of Broadway and West 133rd Street. This building also contains studios for artists affiliated with Columbia University.

A three-story commercial building housing the El Mundo department store on the ground and second floors and parking on the third floor, is located along the east side of Broadway between West 133rd and West 134th Streets. Just east of El Mundo is a building housing several auto repair shops.

Land uses along the cross streets in Subdistrict A are characterized predominantly by automotive and light industrial uses, with one isolated residential building. There are numerous one-story buildings in the midblocks that are estimated as originally built from 1920–1950 (all before 1961); less than half of the buildings have been renovated since the mid 1980s. The majority of these structures have blank masonry ground floors whose only openings tend to be vehicular entrances and loadings docks. Where the industrial structures have windows on the ground floor, they are often infilled with masonry or wood boards. Due to the auto-related and light industrial uses, there are numerous curb-cuts along the side streets. Street trees are located minimally along these side streets. While the Hudson River is visible from most of the cross streets in Subdistrict A, accessibility to the waterfront is limited. Access to the waterfront is restricted by a number of transportation structures at various elevations west of Twelfth Avenue (described below, in “Waterfront Area [Subdistrict B]”), and until recently, the existing waterfront was an uninviting paved lot adjacent to the access road to the highway. The four cross streets (West 129th through West 132nd Streets) do not connect to adjacent neighborhoods and are interrupted either by the subway embankment or by the Manhattanville Houses superblock (described in more detail below), and do not extend to Amsterdam Avenue, the next major north–south street east of Broadway.

There are several building supply and construction-related businesses along West 130th Street, along with parking facilities and vacant buildings. New York City Transit (NYCT) operates a maintenance facility at 640 West 131st Street, just east of Twelfth Avenue, and Verizon operates garages for its service vehicles on West 130th and West 132nd Streets. Along the south side of West 131st Street, there are construction businesses, one auto repair shop, two vacant buildings, a five-story moving and storage building, and a Pentecostal church (which also contains residential units). Land uses on the north side of West 131st Street include a chemical company, a parking garage, vacant buildings, and the Studebaker Building, located at 615 West 131st Street, which occupies a large through lot between West 131st and West 132nd Streets. With the exception of the six-story Studebaker Building, these are all one- and two-story buildings. Portions of the Studebaker Building are currently being renovated for use as administrative office space by Columbia University. The Studebaker Building is also partially occupied by the Alexander Doll Company. The south side of West 132nd Street has a garage; a Con Edison cooling station, located at 624 West 132nd Street; and one residential building, located at 602

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West 132nd Street. This residential building is a tenement building built in 1905, similar to the residential buildings a block north along Broadway. The MTA Manhattanville Bus Depot covers most of the north side of West 132nd Street between Twelfth Avenue and Broadway.

Overall, there are 55 individual lots that constitute the portion of Subdistrict A between Broadway and Twelfth Avenue. Although the area contains many original low-rise manufacturing buildings, these buildings no longer contain manufacturing or industrial uses, and are predominately occupied by auto-related and moving and storage/warehouse uses. There is a lack of cohesiveness to the existing development and land uses. There is no publicly accessible open space, no pedestrian amenities, such as benches or landscaped areas, and numerous curb-cuts. These conditions, along with presence of the bus depot, vacant buildings, and other wholesale and industrial uses, generally discourage pedestrian activity through the area and connectivity to the surrounding residential neighborhoods (described below, in “Primary Study Area”).

### *Waterfront Area (Subdistrict B)*

The Waterfront Area (Subdistrict B), defined by West 135th Street to the north, St. Clair Place to the south, Twelfth Avenue to the east, and Marginal Street to the west, is characterized by the elevated Henry Hudson Parkway (Route 9A), the Riverside Drive viaduct, and the elevated Amtrak Empire Line. The land uses in this subdistrict are generally transportation facilities and are mostly commercial and automobile-related (see Figure 3-2). A sizable area in this subdistrict is used for surface parking.

Residential Uses. There are no residential uses in Subdistrict B.

Commercial Uses. The Fairway Market and parking lot occupy the entire block bounded by West 133rd Street, West 132nd Street, Twelfth Avenue, and Marginal Street. Fairway, a specialty food store known for its fresh produce, gourmet cheeses, deli meats, baked goods, and whole bean coffees, opened at this location in 1996, and was the first full-service supermarket in Harlem to open in 20 years. A new bar-restaurant (Hudson River Cafe) was recently constructed at the northwest corner of Twelfth Avenue and West 133rd Street.

Manufacturing and Industrial Uses. Industrial uses within this subdistrict include a stone and marble supply company on the south side of West 125th Street, warehouse/storage facilities located on the northwest corner of West 125th Street/Twelfth Avenue and north of West 133rd Street, and an electrician’s shop (above the vacant Midtown Packing space south of West 125th Street).

Transportation and Utility Uses. Most of the area west of the Amtrak viaduct, which bisects the blocks between Marginal Street and Twelfth Avenue, is used for surface parking. Parking for the Fairway Market occupies the majority of the area between West 130th and West 132nd Streets. Other auto-related uses within Subdistrict B include an auto repair shop on the northwest corner of Twelfth Avenue and West 133rd Street, and a tire repair shop on the southwest corner of Twelfth Avenue and West 125th Street. The Amtrak and Henry Hudson Parkway viaducts can also be considered transportation uses in this area.

Community Facilities and Open Space. There are no community facility uses or publicly accessible open spaces within Subdistrict B.

### *Mixed-Use Development Area (Subdistrict C)*

The Mixed-Use Development Area (Subdistrict C) contains four parcels on the east side of Twelfth Avenue; three are located north of West 133rd Street, and one parcel is north of West

134th Street. The uses within this subdistrict include light industrial and warehousing (see Figure 3-2). There are no residential, commercial, transportation, or community facility uses in Subdistrict C. Two industrial uses, a commercial cleaner, and a beverage distributor are located in three-story buildings on the east side of Twelfth Avenue north of West 133rd Street. In addition, warehouse/storage facilities are located on the east side of Twelfth Avenue north (a 14-story building) and south (a seven-story building) on West 134th Street.

#### *Other Areas*

The proposed Special Zoning District includes two “Other Areas”: an area along the waterfront west of Marginal Street to the pierhead line, and an area on the east side of Broadway between West 134th and West 135th Streets (see Figure 3-2). Uses in the Other Area west of Marginal Street are limited to the former Fairway Market parking lot, and a vacant lot used by the public for fishing in the Hudson River and other limited waterfront activities. Construction of the West Harlem Waterfront park, which will be located on the waterfront between St. Clair Place and West 133rd Street, has begun in this area. The discussion that follows pertains to the Other Area east of Broadway.

Residential Uses. Residential use in the Other Area east of Broadway is limited to the western half of a five-story residential building located at 525–527 West 134th Street, just east of Broadway.

Commercial Uses. Commercial uses in the Other Area east of Broadway are limited to a three-story commercial building on the corner of Broadway and West 135th Street, which houses a furniture store (fronting Broadway) and two beauty salons (fronting West 135th Street).

Manufacturing and Industrial Uses. There are no manufacturing or industrial uses in this subdistrict.

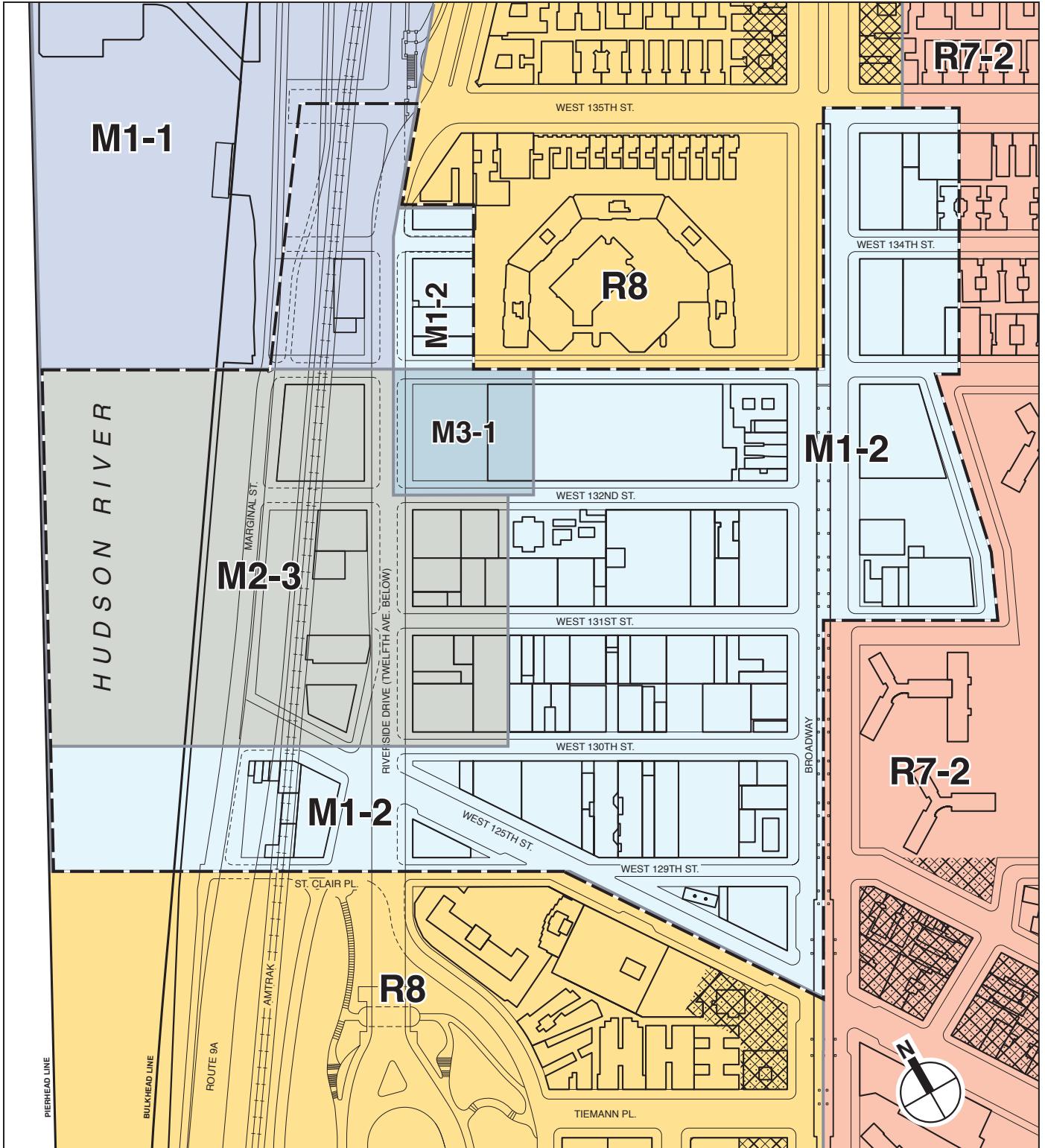
Transportation and Utility Uses. There are no transportation or utility uses in this subdistrict.

Community Facilities and Open Space. The two-story Charles B. Rangel Community Health Center, which offers internal medicine, obstetrics/gynecology, and pediatric services, is located on West 135th Street just east of Broadway. The three-story Hamilton Job Center, an employment center operated by the New York City Human Resources Administration (HRA), is located on West 135th Street just east of the Rangel Community Health Center. There is currently no publicly accessible open space in the Other Area east of Broadway.

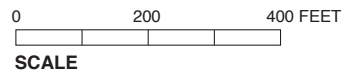
#### **ZONING**

Zoning is a tool for implementing the City’s planning and development objectives by regulating land use, density, and building bulk. Each of the three districts mapped for the Project Area—M1, M2, and M3 (see Figure 3-4)—incorporates performance standards limiting the amount and type of industrial nuisances permitted. Light manufacturing uses are permitted in all manufacturing districts, and, in general, the more potentially noxious uses are limited to M3 districts.

The Project Area was originally zoned to match its industrial and manufacturing character. As described above, the majority of the Project Area was largely built-out with manufacturing uses prior to the zoning regulations of 1961. The manufacturing districts mapped for the Project Area reflect the characteristics of industrial and transportation operations at that time. For example, the area currently mapped with an M3-1 district along the western portion of the block between West 132nd and West 133rd Streets and Broadway and Twelfth Avenue was originally used for the production of manufactured gas. However, as described above, many of the active manufacturing and industrial uses have been replaced by auto-related, moving and storage, and



--- Project and Rezoning Area Boundary



**Existing Zoning**

<b>R8</b>	<i>General Residence District</i>	<b>M2-3</b>	<i>Manufacturing District</i>
<b>R7-2</b>	<i>General Residence District</i>	<b>M3-1</b>	<i>Manufacturing District</i>
<b>M1-1</b>	<i>Light Manufacturing District</i>	<b>C1-4</b>	<i>Commercial Overlay</i>
<b>M1-2</b>	<i>Light Manufacturing District</i>	<b>C2-4</b>	<i>Commercial Overlay</i>

**Figure 3-4 Existing Zoning**

**Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

warehouse uses. Many of the buildings built prior to 1961 contain a higher FAR than permitted by the districts. These buildings are “grandfathered,” meaning they may remain as they were prior to passage or amendment of the zoning resolution, regardless of whether their built characteristics or use conforms to present standards.

The area’s zoning for predominantly low-density manufacturing uses with FARs between 1.0 and 2.0 is not conducive to redevelopment. Existing zoning and its relationship to land use character are described below for each subdistrict in the Project Area. Figure 3-4 and Table 3-1 provide an overview and reference point for the zoning discussion. Use and density regulations are summarized in Table 3-1 for the zoning districts located within the Project Area.

**Table 3-1  
Zoning Districts Located in Project Area**

Zoning District	Maximum FAR <sup>1</sup>	Uses/Zone Type
M1-1	1 commercial or manufacturing 2.4 community facility (use group 4 only)	Light manufacturing – high performance, located adjacent to low density residential areas
M1-2	2 commercial or manufacturing 4.8 community facility (use group 4 only) <sup>2</sup>	Light manufacturing – high performance, older industrial areas
M2-3	2 commercial or manufacturing	Medium manufacturing – medium performance, located only in Manhattan
M3-1	2 commercial or manufacturing	Heavy manufacturing – low performance, heavy manufacturing use
<b>Notes:</b>		
<sup>1</sup> Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.		
<sup>2</sup> By special permit only.		
<b>Source:</b> New York City Zoning Resolution.		

*Academic Mixed-Use Area (Subdistrict A)*

The Academic Mixed-Use Area (Subdistrict A) is located largely within an M1-2 manufacturing district, which extends as far north as West 135th Street and as far south as West 125th Street, generally between Twelfth Avenue and Broadway (see Figure 3-4). This district, with a maximum FAR of 2, is usually mapped in older industrial areas and often serves as an industrial “front yard” or buffer to adjacent residential or commercial districts (see Table 3-1). Light industries typically found in these areas include warehouses, printing plants, and wholesale service facilities. Retail and office uses, and some community facilities with special permits, are permitted in M1-2 districts, but residential development is generally not allowed. College or university uses (or other related community facilities listed under zoning use group 3) are not permitted. Strict environmental performance standards apply in M1-2 districts, and parking is required.

The east side of Twelfth Avenue (for a 200-foot depth) between West 130th and West 132nd Streets is zoned M2-3. M2 districts occupy the middle ground between light and heavy industrial areas. Required performance standards are lower than those of M1 districts; more noise and vibration are allowed, smoke is permitted, and not all industrial activities have to be entirely enclosed. M2-3 districts, which are only located in Manhattan, have a maximum FAR of 2, and parking is required.

The east side of Twelfth Avenue (for a 250-foot depth) between West 132nd and West 133rd Streets is zoned M3-1 manufacturing. M3 districts are suited for heavy industries, which generate noise, traffic, and pollutants. These districts are usually located near the waterfront and



buffered from residential areas. M3-1 districts have a maximum FAR of 2, and parking is required.

*Waterfront Area (Subdistrict B)*

The Waterfront Area (Subdistrict B) is mapped with three manufacturing districts: M1-1, M1-2, and M2-3. The M1-1 manufacturing district, which covers the area north of West 133rd Street, permits uses similar to those of M1-2 districts (mapped south of West 125th Street within Subdistrict B and described above for Subdistrict A), but limits the maximum FAR to 1 and requires parking. The remainder of Subdistrict B is zoned M2-3, which is described above in “Academic Mixed-Use Area (Subdistrict A).”

*Mixed-Use Development Area (Subdistrict C)*

The entire Mixed-Use Development Area (Subdistrict C) is zoned M2-3, which is described above in “Academic Mixed-Use Area (Subdistrict A).”

*Other Areas*

The Other Area east of Broadway is zoned M1-2, which is described above in “Academic Mixed-Use Area (Subdistrict A).” The Other Area along the waterfront in this subdistrict—the area west of Marginal Street between West 125th and West 133rd Streets—is zoned M2-3, which is described above in “Academic Mixed-Use Area (Subdistrict A).”

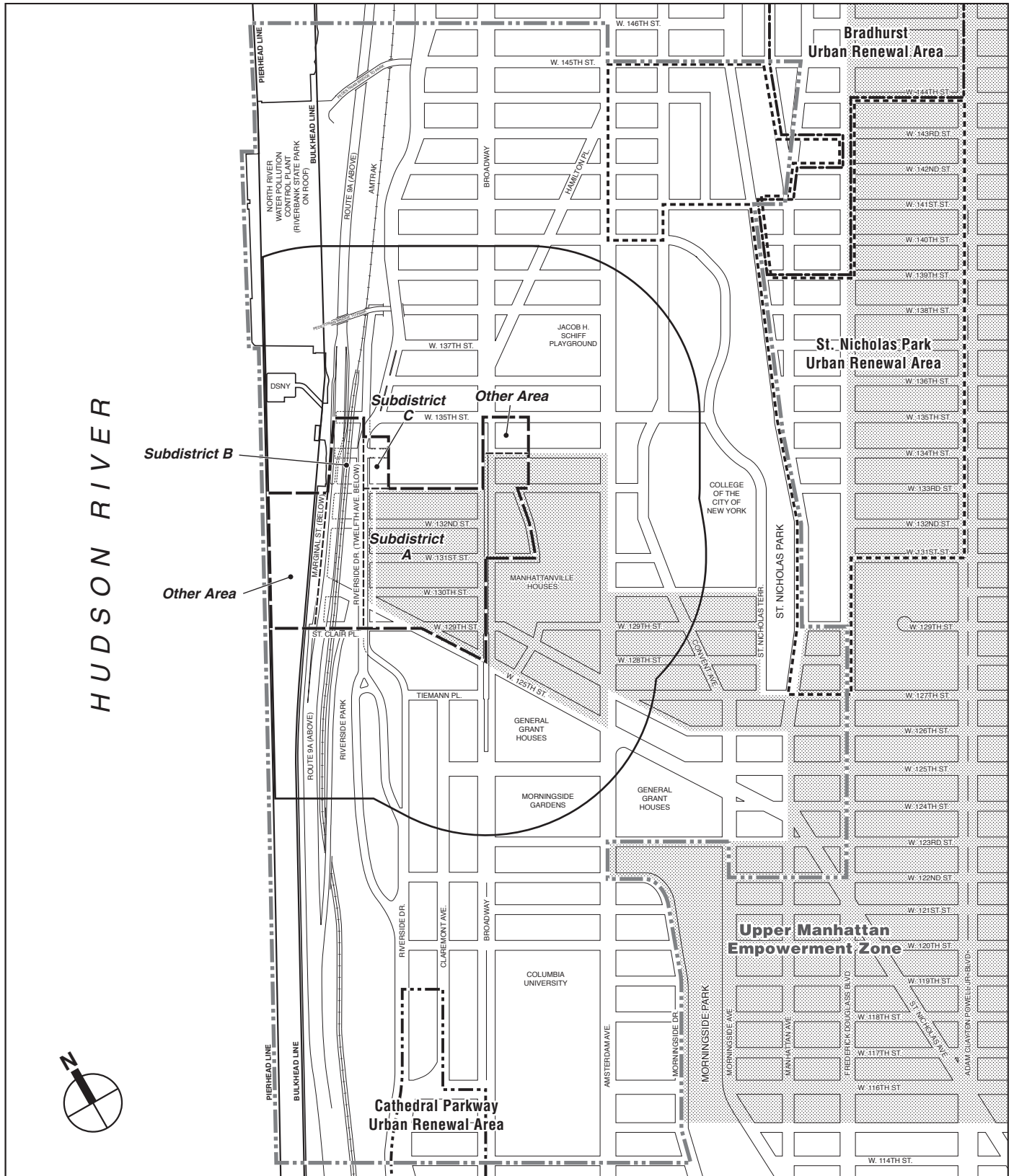
***PUBLIC POLICY***

Several other City public policies with regulatory status, which can affect land use, apply in the Project Area, as discussed below (see Figure 3-5).

*Comprehensive Manhattan Waterfront Plan*

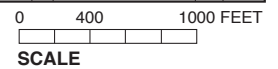
Section 197-a of the New York City Charter authorizes community boards and borough boards, and the mayor, the New York City Planning Commission (CPC), the New York City Department of City Planning (DCP), and any borough president to sponsor plans for the development, growth, and improvement of the City, its boroughs, and communities. Proposed 197-a Plans are reviewed by the affected community boards and borough presidents, and by CPC and the City Council in accordance with the procedures and timetable set out in “Rules for the Processing of Plans Pursuant to Charter Section 197-a.” Once approved by CPC and adopted by the City Council, 197-a Plans are published and distributed, together with any modifications made by CPC and the City Council, so that they may guide subsequent actions by City agencies. Seven plans sponsored by community boards and one by a borough president have been adopted to date.

Submitted by the Borough President of Manhattan in 1995, the Comprehensive Manhattan Waterfront Plan was modified by CPC and further modified and adopted by the City Council on April 16, 1997. The principal objective of this plan was to enhance public access to and use of the 32-mile Manhattan shoreline. The plan contains overall planning principles and approximately 160 site-specific recommendations (including seven within Manhattan Community Board 9 [CB9]) to guide the future use and improvement of the borough’s entire waterfront. These recommendations propose a strategy for improving the Manhattan waterfront, including opportunities for development of a continuous waterfront esplanade and new public open spaces, improved access to existing public waterfront areas, and for water-related commercial, educational, and transportation uses.



- Project and Rezoning Area Boundary
- Zoning Subdistrict Boundary
- Primary Study Area Boundary (1/4-Mile Perimeter)
- Secondary Study Area Boundary
- Upper Manhattan Empowerment Zone

- Bradhurst Urban Renewal Boundary
- St. Nicholas Park Urban Renewal Boundary
- Cathedral Parkway Urban Renewal Boundary



## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

The Comprehensive Manhattan Waterfront Plan addresses Harlem Piers, an underdeveloped area along the Hudson River between West 125th and West 135th Streets—between two sections of Riverside Park—that comprises the western section of the Project Area. The plan states that in planning for the Harlem Piers, the importance of this site as a major catalyst for the economic revitalization of the surrounding neighborhood should be recognized, and plans for both interim and long-term use should include water-dependent and waterfront-enhancing uses and maximize public access to the waterfront (see “2015 Future Without the Proposed Actions,” below, for projected Harlem Piers development). The plan also states that the Harlem Piers bulkhead design should provide connections between both sections of Riverside Park to the north and south and Riverbank State Park.

### *Local Waterfront Revitalization Program*

Most of the Project Area—except the areas east of Broadway—lies within the City- and State-designated coastal zone. Pursuant to federal legislation, New York State and City have adopted policies aimed at protecting resources in the coastal zone. New York City’s Waterfront Revitalization Program contains 10 major policies, each with several objectives focused on: improving public access to the waterfront; reducing damage from flooding and other water-related disasters; protecting water quality, sensitive habitats (such as wetlands), and the aquatic ecosystem; reusing abandoned waterfront structures; and promoting development with appropriate land uses. The principles of the Waterfront Revitalization Program formed the basis for a DCP study and the resulting adoption of new waterfront zoning. CPC certifies whether a proposed action is in compliance with the City’s Waterfront Revitalization Program. The New York State Department of State (NYS DOS) has this responsibility on the State level. The Local Waterfront Revitalization Program (LWRP) is discussed in greater detail in Chapter 13, “Waterfront Revitalization Program.”

### *Upper Manhattan Empowerment Zone*

The Upper Manhattan Empowerment Zone (UMEZ) is an economic development initiative which uses public funds and tax incentives to encourage private investments in Upper Manhattan and the South Bronx. The UMEZ boundary extends as far north as Inwood, as far south as East 96th Street, as far east as First Avenue, and as far west as Twelfth Avenue/Riverside Drive; most of the Project Area—including the entire Academic Mixed-Use Area—is mapped in the UMEZ.

The mission of the Upper Manhattan Empowerment Zone Development Corporation (UMEZDC), the nonprofit organization that administers the initiatives in this area, is to expand the range and scope of economic activity, enhance capital opportunity of local businesses and institutions, and improve the quality of life for residents, workers, and visitors. UMEZDC will fund businesses that directly benefit the local community and have an effective business plan that can ensure accountability and deliver measurable results. Businesses may receive capital funding in the forms of grants (for nonprofits), loans, loan guarantees, and equity investments.

### *New York City Industrial Policy: Protecting and Growing New York City’s Industrial Job Base*

In January 2005, the City issued the *New York City Industrial Policy: Protecting and Growing New York City’s Industrial Job Base* (“NYC Industrial Policy”), a comprehensive City-wide policy that supports the industrial sector by coordinating existing programs and creating new, complimentary initiatives. The NYC Industrial Policy applies to the Project Area, since it is currently mapped with all manufacturing districts. The NYC Industrial Policy sets forth

initiatives to address the greatest risk factors to the industrial sector: inadequate industrial space, prohibitive costs, and an unfriendly business environment.

The goal of the NYC Industrial Policy is to create best-in-class industrial zones. The NYC Industrial Policy replaces the In-Place Industrial Parks with Industrial Business Zones (IBZs). The IBZ boundaries delineate areas that the City believes to be the more productive industrial districts in the City; the City will provide expanded assistance services to industrial firms in the IBZs in partnership with local groups. In addition, IBZs reflect a commitment by the City to preserve productive industrial land in these areas; the City would not support applications to rezone such land for other, i.e., residential, use. The City has designated IBZs within the following 14 neighborhoods: Bathgate, East New York, Eastchester, Flatlands, Hunts Point, Jamaica, JFK Industrial Corridor, Long Island City, North Brooklyn, Port Morris, Southwest Brooklyn, Steinway, East Maspeth, and Zerega. There are no IBZs in Manhattan.

#### *West Harlem Master Plan*

In 2002, the New York City Economic Development Corporation (EDC) released a study of the Manhattanville area of West Harlem called the West Harlem Master Plan. The Master Plan, which does not have regulatory status, makes several recommendations concerning the Project Area. The boundaries for the Master Plan study area are generally the same as the Project Area, extending only beyond the Project Area to the north to West 135th Street between Broadway and Riverside Drive—the site of the Riverside Park Community at 3333 Broadway. The Master Plan does not propose any changes to this area. The major objective of the Master Plan was to set forth a plan for the economic development of West Harlem to improve employment opportunities, enhance community character, and fulfill the vision of a revitalized community. To achieve these goals, the Master Plan proposed three components, including immediate improvements to the waterfront and, over time, extending to the full economic development of the neighborhood. The third component specifically calls for zoning changes to permit new uses compatible with the goals of the Master Plan to create a vibrant neighborhood.

- (1) The first component proposes improvements to the City-owned parking lot on Marginal Street between St. Clair Place and West 133rd Street to transform the area into a new West Harlem Waterfront park at the Harlem Piers. This EDC project, which is currently under way, is projected to be completed in 2008. The Master Plan recommends the development of an attractive waterfront amenity, links to the Manhattan Waterfront Greenway, and construction of two new piers, including an excursion pier, to allow docking for recreational excursions and ferry boats.
- (2) The second component focuses on various transportation improvements to serve the area's growth. The plan recommends the development of an intermodal transportation center along the waterfront between West 125th Street and St. Clair Place that could provide access for ferry boats from the excursion pier, buses from West 125th Street, bicycles from the surrounding paths, and a potential new Metro-North stop on the Amtrak line at West 125th Street. This component also includes the implementation of streetscape improvements along West 125th Street to encourage access to the West Harlem Waterfront park.
- (3) The third component builds on the waterfront transportation improvements (components 1 and 2) and encourages economic development of the upland. It identifies the need to change the restrictive manufacturing zoning to allow a greater variety of uses and greater building bulk in the area near Broadway. In combination with the waterfront and transportation improvement contemplated in components 1 and 2, the plan proposes to “take advantage of

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

institutional partner development with Columbia University and City College, the UMEZ benefits, and the existing industrial building stock” to engender new cultural and commercial development.

In total, the Master Plan recommends the development of a critical mass of retail, cultural, entertainment, recreation, and transportation facilities to create a low-rise regional attraction between West 130th and West 132nd Streets, the waterfront, and the midpoint between Twelfth Avenue and Broadway. To reflect the scale of the existing neighborhood, the Master Plan recommends reuse of existing buildings where possible, but also proposes an increase in the maximum FAR in the area surrounding the regional attraction (identified as the Neighborhood Perimeter) to permit mid-rise infill development to promote broad economic and development in partnership with the neighborhood institutions. The new and renovated small and mid-rise buildings in this area surrounding the regional attraction would contain a mix of retail, commercial, research, institutional, and academic purposes, and enhance the pedestrian experience within and immediately adjacent to the new West Harlem Waterfront park. The Master Plan also recommends new pedestrian pathways through the east–west blocks and street-level retail along Twelfth Avenue, as well as West 125th Street.

The West Harlem Master Plan followed *Harlem on the River: A Plan for Harlem Piers* (2000). Co-sponsored by two community organizations, West Harlem Environmental ACTION Inc. (WEACT) and Manhattan CB9, the *Harlem on the River* plan recognized opportunities to improve the environment and promote economic development and sustainable community growth in a study area bounded by St. Clair Place, the Hudson River, West 133rd Street, and Broadway. *Harlem on the River* proposed a three-phase planning process that would develop a community vision, undertake zoning and traffic analysis to test recommendations of the community visions, and secure development funds and entities to start implementation and construction.

### **PRIMARY STUDY AREA**

The primary study area for the analyses of the Proposed Actions contains most of Manhattanville and the northern portion of Morningside Heights excluding the Project Area, as described below. The Manhattanville subarea is broadly defined by West 140th and West 141st Streets to the north, West 125th Street to the south, St. Nicholas Avenue to the east, and the Hudson River to the west. The Morningside Heights subarea is defined as the area south of West 125th Street and west of Morningside Avenue (see Figure 3-1).

### **LAND USE**

#### *Manhattanville Subarea*

The Manhattanville subarea, which contains a wide range of land uses, is broadly defined by West 140th and West 141st Streets to the north, West 125th Street to the south, St. Nicholas Avenue to the east, and the Hudson River to the west (see Figure 3-1). Most of this subarea, with the exception of St. Nicholas Park and the residential areas east of Convent Avenue, is located within the ¼-mile primary study area.

*Residential Uses.* Residential buildings throughout this subarea are generally prewar, five to six stories tall, with interior or side courtyards. There are also a number of larger postwar residential developments. Riverside Park Community, a 1,190-unit apartment complex at 3333 Broadway, is a horseshoe-shaped building with heights ranging from 11 to 35 stories, framing I.S. 195. The for-profit owners of 3333 Broadway have ended its participation in the New York State Mitchell-

Lama Program, a program intended to provide moderate- and middle-income tenants with affordable housing. The NYCHA Manhattanville Houses, a complex consisting of six Y-shaped 20-story apartment buildings, is located on the west side of Amsterdam Avenue between West 129th and West 133rd Streets. The 24-story Riverview Towers, on the east side of Riverside Drive between West 139th and West 140th Streets, overlooks Riverside Park and the Hudson River.

*Commercial Uses.* Commercial uses are located along Broadway (north of West 135th Street), West 125th Street, and sporadically along Amsterdam Avenue, typically on the ground floor of residential buildings. These generally include restaurants, small delis, dry cleaners, and other stores serving the residential area.

*Manufacturing and Industrial Uses.* A small manufacturing district is located in the southeast corner of the Manhattanville subarea, bounded by West 130th Street to the north, West 125th Street to the south, Morningside and Convent Avenues to the east, and Amsterdam Avenue to the west. These five blocks, which house a range of light industrial uses from storage facilities to parking garages, also contain a small number of residential, commercial, and institutional uses. Several lots in this area are vacant or contain vacant structures.

The former New York City Department of Sanitation (DSNY) West 135th Street marine transfer station is located on the Hudson River at the end of West 135th Street. Historically, DSNY used the network of eight marine transfer stations for the collection and shipment of municipal solid waste via barge to Fresh Kills landfill. (Since delivery of waste to the landfill ended in 2001, this facility has remained inactive.)

*Transportation and Utility Uses.* An MTA NYCT facility currently used by MTA's Department of Buses to store and maintain equipment is located at 1381 Amsterdam Avenue between West 128th and West 129th Streets in the area's manufacturing district.

*Community Facilities and Open Space.* The most prominent single land use in this subarea is City College. Its 36-acre campus occupies three large superblocks along Convent Avenue from West 131st Street to West 141st Street, most of which lies within the primary study area. City College, founded in 1847, moved to its present location from East 23rd Street and Lexington Avenue in 1907. City College has a current enrollment of nearly 11,000 graduate and undergraduate students, and the campus includes the College of Liberal Arts and Science; schools of architecture, engineering, and education; and the Sophie Davis School of Biomedical Education/City University of New York (CUNY) Medical School.

There are several other institutional facilities in this subarea. The New York City Police Department (NYPD) 26th Precinct Station is located at 520 West 126th Street, between Broadway and Amsterdam Avenue, and the New York City Fire Department (FDNY) Engine Co. 37/Ladder Co. 40 firehouse, at 415 West 125th Street, is located in this area. The primary study area is served by numerous public elementary, intermediate, and high schools. Notable religious institutions in the subarea include the landmark St. Mary's Protestant Episcopal Church (including the parish house and Sunday school), at 517-523 West 126th Street; the Church of the Annunciation, at West 131st Street and Convent Avenue; and the Old Broadway Synagogue, a small historic shul built in 1923, located at 15 Old Broadway just south of West 126th Street.

There are a number of open spaces in this subarea. These include the landscaped Riverside Park between Riverside Drive and the Henry Hudson Parkway (Route 9A); Montefiore Park, bounded by Broadway, Hamilton Place, and West 138th Street; the P.S. 129 Playground on Amsterdam Avenue between West 136th and West 138th Streets; Annunciation Park, located on West 135th Street between Amsterdam Avenue and Convent Avenue, which houses the landmark Croton

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

Aqueduct 135th Street Gatehouse; and Sheltering Arms Park on West 126th Street (see Chapter 6, “Open Space”). The 135th Street Gatehouse was recently renovated and converted into a 192-seat performance space for Harlem Stage/Aron Davis Hall; the building is owned by the City and leased to Harlem Stage. In addition, access to Riverbank State Park, which sits atop the North River Water Pollution Control Plant (WPCP), is provided by a pedestrian-only overpass at West 136th Street (see discussion in “Secondary Study Area” below).

### *Morningside Heights Subarea*

The Morningside Heights subarea is defined as the area south of West 125th Street and west of Morningside Avenue. Land uses in this area are predominantly institutional and residential (see Figure 3-6). Only a small portion of this subarea, generally north of West 123rd Street and west of Broadway, is located within the ¼-mile primary study area.

***Residential Uses.*** The NYCHA General Grant Houses, which comprise nine 21-story buildings with a total of 1,940 apartments, occupy the two superblocks south of West 125th Street between Broadway and Morningside Avenue. Morningside Gardens, a residential cooperative with six 21-story buildings, is located one block south, bounded by LaSalle Street to the north, West 123rd Street to the south, Amsterdam Avenue to the east, and Broadway to the west. Other residential buildings are generally five to six stories tall, on larger lots, and with interior or side courtyards, with slightly taller structures located along Tiemann Place (West 127th Street) in the northwest corner of this subarea.

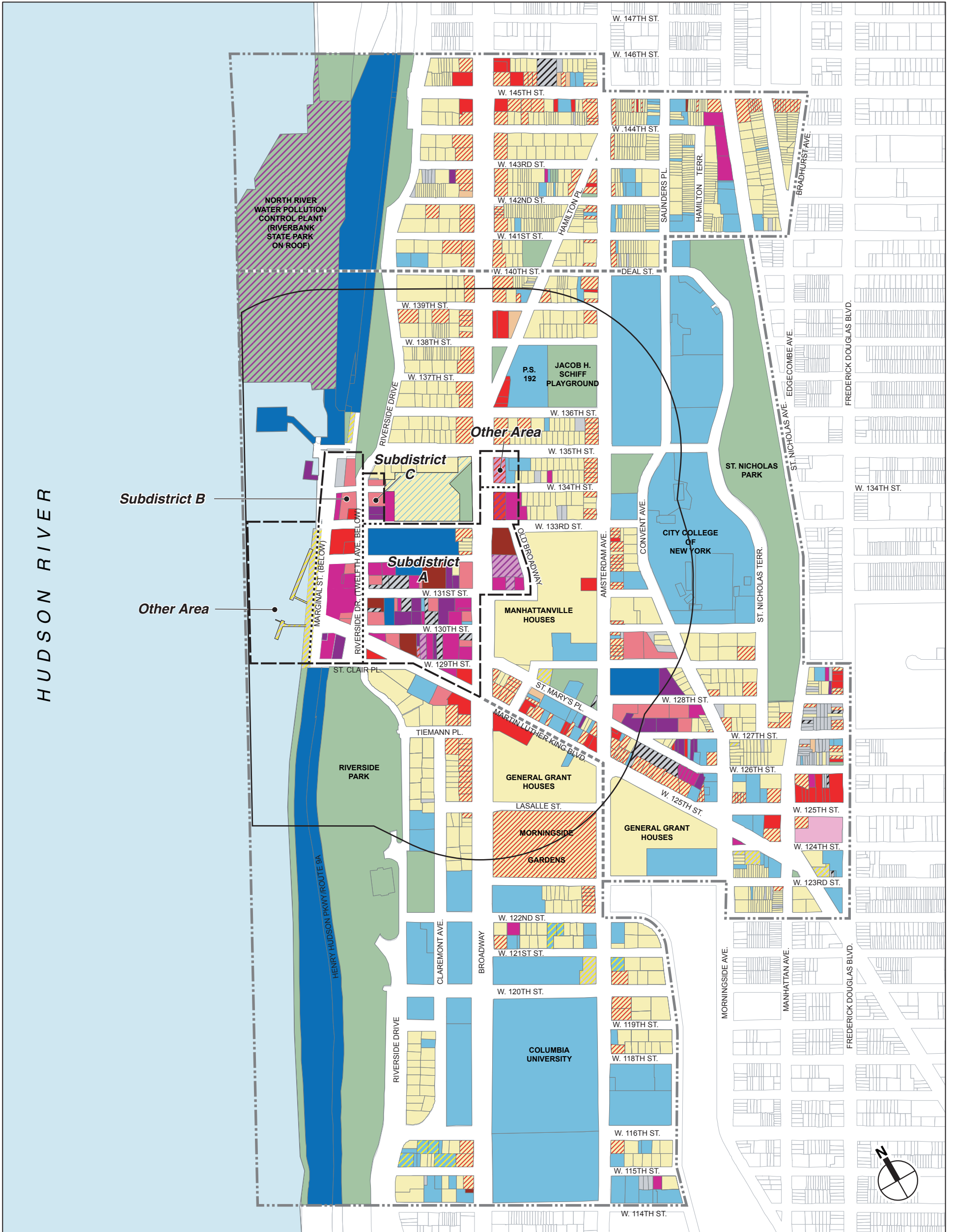
***Commercial Uses.*** Commercial uses in this subarea are limited. They include a one-story building at the southeast corner of Broadway and West 125th Street, the one-story commercial structures of the Morningside Gardens development along the west side of Amsterdam Avenue, and the ground floor of residential buildings along Tiemann Place and Broadway. A McDonald’s restaurant with a surface parking lot is located on the southwest corner of West 125th Street and Broadway.

***Manufacturing and Industrial Uses.*** There are no manufacturing or industrial uses in the Morningside Heights subarea.

***Transportation and Utility Uses.*** There are no transportation or utility uses in the Morningside Heights subarea.

***Community Facilities and Open Space.*** Although the main campus of Columbia University is not located in the primary study area (see discussion in “Secondary Study Area,” below), the University owns a five-story academic building south of West 125th Street and St. Clair Place (Prentiss Hall), and the two 26-story, 330-unit buildings at 560 Riverside Drive. There are several other notable educational facilities located in this subarea. The Manhattan School of Music, the largest private conservatory in the United States offering both classical and jazz training, is located in a four-story building on Claremont Avenue at West 122nd Street. Founded in 1917, the school offers undergraduate, graduate, and doctoral programs in all orchestral instruments, voice, piano, organ, composition, and jazz (among others), and has a current enrollment of more than 800 students. Several years ago, the Manhattan School of Music opened the 19-story G. Chris and SungEun Andersen Residence Hall, adjacent and north of the school on Broadway, which houses 380 students. Bank Street College’s Bank Street North facility occupies one floor of the music school’s residence hall, with a separate entrance at 132 Claremont Avenue.

International House, a residence and program center for graduate students and interns with an emphasis on cultural diversity, occupies two 12-story buildings on Riverside Drive just north of Sakura Park and West 122nd Street.



- Project and Rezoning Area Boundary
- - - - Zoning Subdistrict Boundary
- ⌒ Primary Study Area Boundary (1/4-Mile Perimeter)
- ⋯ Secondary Study Area Boundary
- ⋯ Land Use Subarea Boundary
- Residential
- Residential (with Ground Floor Retail)
- Residential (with Institutional)
- Retail

- Retail and Parking
- Office
- Hotel
- Dormitory
- Institutional
- Entertainment
- Industrial
- Industrial with Open Space
- Auto-Related

- Warehouse/Storage
- Warehouse/Storage, Parking
- Warehouse/Storage, Retail
- Transportation/Utilities
- Open Space
- Vacant Parcel
- Vacant Building
- Under Construction

0 500 1000 FEET  
SCALE

Figure 3-6  
Study Area: Existing Land Use



The George Bruce Public Library is located at 518 West 125th Street, between Broadway and Amsterdam Avenue.

*ZONING*

The primary study area is zoned predominantly for residential and commercial uses, with manufacturing districts located along the waterfront north of West 135th Street and concentrated in a small area generally bounded by Amsterdam Avenue, West 130th Street, Convent Avenue, and West 125th Street. Figure 3-7 and Table 3-2 provide an overview and reference point for the zoning discussion.

**Table 3-2  
Zoning Districts Located in the Primary and Secondary Study Areas**

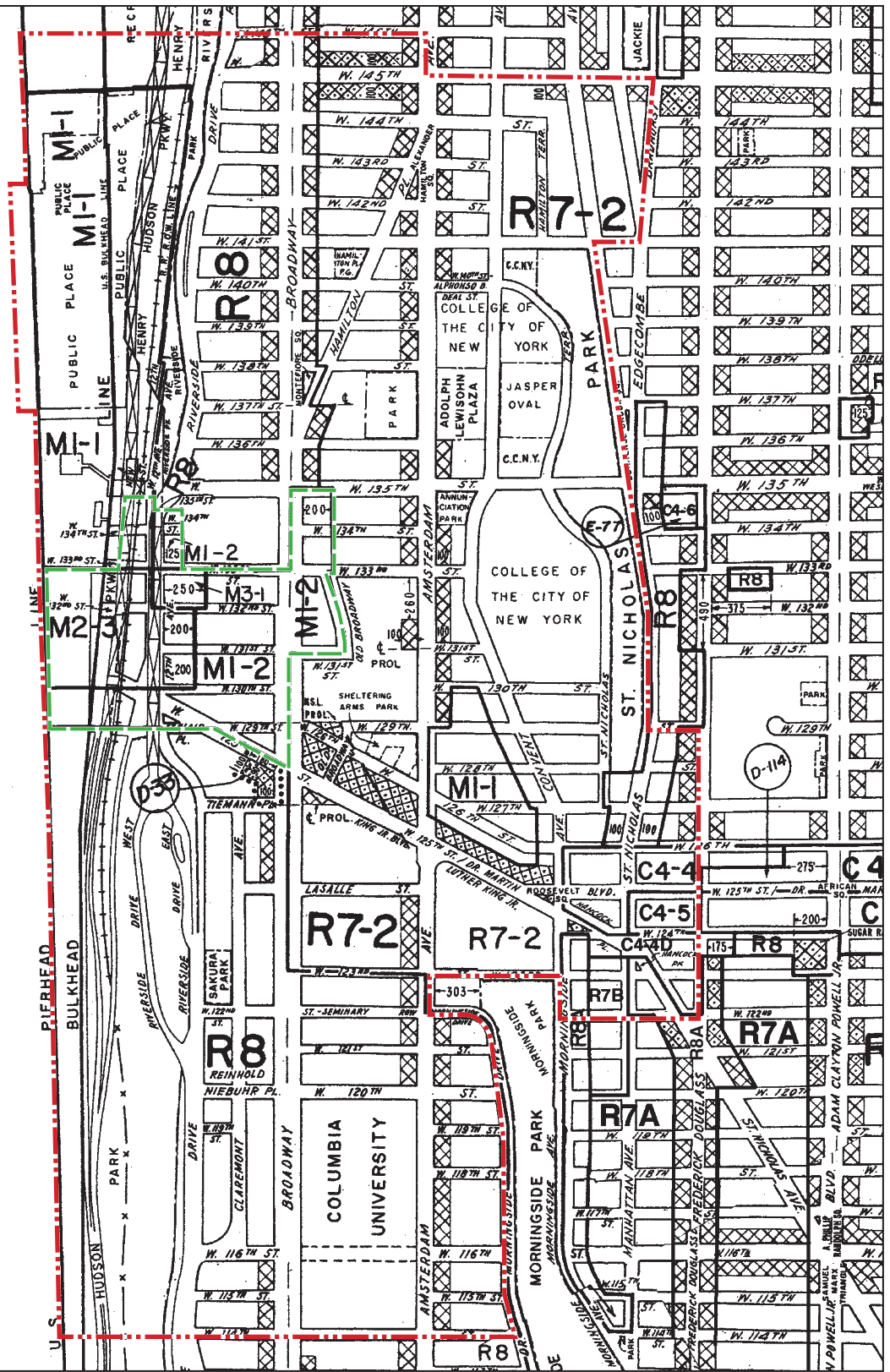
Zoning District	Maximum FAR*	Uses/Zone Type
R7-2	0.87 to 3.44 residential; 6.5 community facility	General residence district, medium density housing
R7B	3 residential; 3 community facility	Contextual residence district, medium density housing, low rise buildings with greater lot coverage
R8	0.94 to 6.02 residential; 6.5 community facility	General residence district, high density housing
R8A	6.02 residential; 6.02 community facility	Contextual residence district, high density housing, compatible with existing older neighborhoods
C1-4	2 commercial, follows residential and community facility bulk regulations of mapped residential district	Local shopping and services
C2-4	2 commercial, follows residential and community facility bulk regulations of mapped residential district	Local shopping and services with residential uses
C4-4	3.4 commercial, 0.87 to 3.44 residential, 6.5 community facility	General commercial district, shopping centers and offices in more densely built areas
C4-4D	3.4 commercial, 6.02 residential, 6.5 community facility	General commercial district, shopping centers and offices in more densely built areas, limited building heights and increased residential uses
C4-5	3.4 commercial, 0.87 to 3.44 residential, 6.5 community facility	General commercial district, shopping centers and offices in more densely built areas
M1-1	1 commercial or manufacturing 2.4 community facility (use group 4 only)	Light manufacturing – high performance, located adjacent to low density residential areas
<b>Note:</b>	* Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.	
<b>Source:</b>	New York City Zoning Resolution.	

*Manhattanville Subarea*

Residential Uses. Most of the Manhattanville subarea within the ¼-mile primary study area is mapped R8 (west of Broadway) and R7-2 residential (see Figure 3-7), which typically results in “tower in a park” development. R7-2 districts are medium-density residential districts with a maximum residential FAR of 3.44 and a maximum community facility FAR of 6.5. R8 districts are high-density residential districts with a maximum residential FAR of 6.02 and a maximum community facility FAR of 6.5. Since both districts are mapped in areas that are well-served by public transportation, parking is required for a minimum of 40 percent (in R7-2 districts) or 50 percent (in R8 districts) of new dwelling units.



HUDSON RIVER



- - - Project and Rezoning Area Boundary
- - - Study Area Boundary
- Zoning District Boundary
- C1-1 Overlay
- C2-2 Overlay

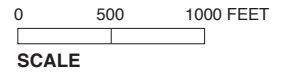


Figure 3-7  
Study Area: Existing Zoning

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

Commercial Uses. C1-4 commercial overlays are mapped along Broadway north of West 135th Street (in R8 residential districts) and intermittently along Amsterdam Avenue north of West 129th Street (in R7-2 residential districts). C1 commercial districts accommodate the retail and personal service shops needed in residential neighborhoods. Typical uses include grocery stores, dry cleaners, restaurants, and barber shops. When mapped as overlays in R8 (Broadway) and R7-2 (Amsterdam Avenue) residential districts, the maximum commercial FAR for C1-4 overlays is 2.

A C2-4 commercial overlay is mapped on the north side of West 125th Street between Broadway and Morningside Avenue and on the southwest corner of Broadway and West 125th Street. C2 commercial districts permit a wide range of local retail and service establishments and are intended to serve a larger neighborhood. Typical uses include grocery stores, restaurants, dry cleaners, business and trade schools, and other businesses that could not be supported by smaller neighborhoods. C2-4 overlays, when mapped in R7-2 residential districts, have a maximum commercial FAR of 2.

Manufacturing and Industrial Uses. An M1-1 manufacturing district is mapped (generally) between Amsterdam Avenue, West 130th Street, Convent Avenue, and West 125th Street, and along the waterfront north of the Project Area.

Community Facilities. All of the zoning districts within the primary study area permit the development of institutions and community facilities (see Table 3-2). A somewhat greater floor area can be permitted for community facilities in some districts. The maximum FAR for community facilities in R8, R7-2, and M1-1 districts (use group 4 only) are 6.5, 3.44, and 2.4, respectively. Use group 4 consists primarily of community facilities which may appropriately be located in and do not create significant objectionable influences in residential areas.

### *Morningside Heights Subarea*

Residential Uses. A majority of the Morningside Heights subarea is zoned R8 residential; a smaller area, containing the General Grant Houses and Morningside Gardens complexes, is mapped R7-2 residential (see Figure 3-7).

Commercial Uses. A C2-4 commercial overlay is mapped in a R8 residential district, located at the southwest corner of Broadway and West 125th Street, with a maximum commercial FAR of 2. C1-4 commercial overlays are mapped on the southeast corner of West 125th Street and Broadway, the west side of Broadway between LaSalle Street and Tiemann Place, and the west side of Amsterdam Avenue between West 123rd Street and LaSalle Street.

Manufacturing and Industrial Uses. There are no manufacturing districts mapped in the Morningside Heights subarea.

Community Facilities. All of the zoning districts within the primary study area permit the development of institutions and community facilities (see Table 3-2), as described above for Manhattanville.

### *PUBLIC POLICY*

Public policies affecting land use in the primary study area include LWRP and the Upper Manhattan Empowerment Zone (see Figure 3-5). These policies are described in greater detail above, in the “Public Policy” section in “Project Area.”

Local Waterfront Revitalization Program. The area west of Riverside Drive is subject to LWRP. CPC certifies whether a proposed action is in compliance with the City's Waterfront Revitalization Program.

Upper Manhattan Empowerment Zone. The UMEZ is an economic development initiative that uses public funds and tax incentives to encourage private investments in these areas. Administered by UMEZDC, the goal of this initiative is to expand the range and scope of economic activity, enhance capital opportunity of local businesses and institutions, and improve the quality of life for residents, workers, and visitors. Most of the Manhattanville subarea south of West 134th Street, excluding City College, is part of the UMEZ.

## SECONDARY STUDY AREA

As noted above, the secondary study area contains portions of three distinct neighborhoods, including Hamilton Heights, Manhattanville, and Morningside Heights (see Figure 3-1). Like the primary study area, land uses in the secondary study area reflect the character of these residential neighborhoods, as discussed below.

### LAND USE

#### *Hamilton Heights Subarea*

The Hamilton Heights subarea is defined as the area north of West 140th Street, west of Convent Avenue, and north of West 141st Street, east of Convent Avenue (see Figure 3-1). It is entirely located in the secondary study area. This largely residential subarea contains a typical mix of residential, commercial, institutional, and open space uses (see Figure 3-6).

Residential Uses. Commonly referred to as Sugar Hill, the residential buildings are typically three- to five-story row houses, the scale of which is preserved by the Hamilton Heights Historic District and Extension, which is mapped between West 140th and West 145th Streets east of Amsterdam Avenue (see Chapter 8, "Historic Resources") and set the land use character of this subarea. West of Broadway and the two blocks north of West 143rd Street between Broadway and Amsterdam Avenue, residential buildings are generally six stories tall, on larger lots with interior or side courtyards. Taller residential buildings with ground-floor retail are located along Broadway at West 140th Street (seven stories), West 141st Street (10 stories), and West 143rd Street (10 stories).

Commercial Uses. Commercial uses, typically ground-floor neighborhood retail, are located on Broadway, West 145th Street, and, to a lesser extent, Amsterdam Avenue.

Manufacturing and Industrial Uses. The sole industrial use in the Hamilton Heights subarea is the New York City Department of Environmental Protection (DEP) North River WPCP, located along the Hudson River between West 137th Street and West 145th Street. The North River WPCP, which is built on a 28-acre reinforced concrete platform over the Hudson River, provides wastewater treatment for the hundreds of thousands of people who live and work on the west side of Manhattan, from Greenwich Village to Inwood. The siting of this plant was the center of a substantial public debate, which led to the development of Riverbank State Park (see below). The plant opened in March 1986.

Transportation and Utility Uses. Transportation and utility uses in this subarea are limited. The Amtrak Empire Line runs along the west side of this subarea between the Henry Hudson Parkway and Riverside Drive. Other transportation and utility uses include a NYCT substation

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

located on the south side of West 143rd Street between Riverside Drive and Broadway, and a large unlicensed public parking lot on the west side of St. Nicholas Avenue between West 141st Street and West 145th Street, just north of the Harlem School of the Arts.

*Community Facilities and Open Space.* There are a number of small community facilities and institutions throughout the Hamilton Heights subarea, the most notable of which include Our Lady of Lourdes Church at 467 West 142nd Street, St. Luke's Episcopal Church on Convent Avenue and West 141st Street, the landmark Hamilton Grange National Monument at 287 Convent Avenue, and the Harlem School of the Arts on St. Nicholas Avenue at West 141st Street.

Open space and recreational uses are located primarily along the Hudson River. Built above North River WPCP, Riverbank State Park is a major 28-acre recreational facility for Harlem that contains three swimming pools, an amphitheater, an athletic center, a skating rink, a restaurant and sports fields. Other open spaces include the landscaped Riverside Park between Riverside Drive and the Henry Hudson Parkway, and the Hamilton Place Playground on Hamilton Place between West 140th and West 141st Streets.

### *Manhattanville Subarea*

The portion of the Manhattanville subarea within the secondary study area is generally defined as the area east of Amsterdam outside of the primary study area (see Figures 3-1 and 3-6). For discussion of the Manhattanville subarea within the primary study area, see "Primary Study Area," above.

*Residential Uses.* Residential buildings throughout this subarea are generally five to six stories tall, on larger lots with interior or side courtyards, and commercial uses are located along both sides of Broadway and the north side of West 125th Street.

*Commercial Uses.* Commercial uses in this subarea are concentrated along West 125th Street east of Amsterdam Avenue. Harlem's 125th Street, a regional commercial corridor continuing as far east as Second Avenue, has undergone considerable redevelopment in the past several years and extends into the secondary study area. Commercial uses here are typically housed in buildings ranging in height from one to five stories and include clothing stores, restaurants, jewelers, hardware stores, and beauty salons. Harlem USA—a 276,000-square-foot retail and entertainment complex that opened in February 2001—includes a nine-screen Magic Johnson movie theater, chain retail stores, and a branch of the Chase Manhattan Bank. It acts as the western anchor and catalyst for additional commercial development along the 125th Street retail corridor and is located within the secondary study area at 2309 Frederick Douglass Boulevard, between West 124th and West 125th Streets.

*Manufacturing and Industrial Uses.* A portion of the manufacturing district east of Amsterdam Avenue extends into the secondary study area (see discussion in "Primary Study Area," above). Manufacturing and industrial uses are clustered west of Convent Avenue between West 125th and West 130th Streets. These uses are predominantly warehouses, storage, and light manufacturing facilities, and several lots in this area are vacant or contain vacant structures.

*Transportation and Utility Uses.* Transportation uses in this subarea are located in the primarily manufacturing areas described above. There are two parking facilities in the secondary study area: a parking garage on West 126th Street west of Convent Avenue, and a parking lot on the southwest corner of West 129th Street and Convent Avenue.

*Community Facilities and Open Space.* As stated earlier, the most prominent land use in this subarea is the 11,000-student City College campus. The City College North Campus, located in the secondary study area on Convent Avenue between West 138th and West 140th Streets,

received a landmark designation in 1981, and major restorations were completed in the 1990s. The Manhattanville subarea is well served by community facilities, including the NYPD 28th Precinct, the FDNY Engine Co. 80/Ladder Co. 23 firehouse, and the Manhattanville Post Office.

The largest open space in the Manhattanville subarea is the 33-acre St. Nicholas Park, a hillside park located along St. Nicholas Avenue between West 128th and West 141st Streets. St. Nicholas Park separates City College on Convent Hill and central Harlem.

*Morningside Heights Subarea*

The portion of the Morningside Heights subarea within the secondary study area is generally defined as the area south of West 123rd Street and west of Morningside Park outside of the primary study area (see Figures 3-1 and 3-6). For discussion of the Morningside Heights subarea within the primary study area, see “Primary Study Area,” above.

*Residential Uses.* Apart from the 21-story buildings of the NYCHA General Grant Houses, residential buildings in the secondary study area are generally five to six stories tall, on larger lots with interior or side courtyards. Many of the residential buildings south of West 122nd Street and west of Morningside Park are owned by Columbia and used for housing for students, faculty, and other employees.

*Commercial Uses.* Commercial uses in this subarea, which provide local neighborhood services, are limited to sporadic ground-floor retail along Amsterdam Avenue.

*Manufacturing and Industrial Uses.* There are no manufacturing or industrial uses in the Morningside Heights subarea.

*Transportation and Utility Uses.* There are no transportation or utility uses in the Morningside Heights subarea.

*Community Facilities and Open Space.* Several institutions are located in this subarea, most notably Columbia University. The University has three undergraduate schools: Columbia College, Fu Foundation School of Engineering and Applied Science, and the School of General Studies. Its 13 graduate and professional schools offer instruction in the disciplines of (but not limited to): architecture, planning, and preservation; business; international and public affairs; journalism; law; and medicine.

Columbia’s main campus, bounded by West 120th Street to the north, West 114th Street to the south, Amsterdam Avenue to the east, and Broadway to the west, contains a number of prominent buildings that house the University’s various academic departments and support services. These buildings are situated at the edge of the superblock to create an interior courtyard. Most notable is the landmark Low Memorial Library, the monumental domed former library and current administrative center located at the heart of Columbia’s campus. To the east of Low Library is the landmark St. Paul’s Chapel. Columbia’s east campus, bounded by West 120th Street to the north, West 116th Street to the south, Morningside Drive to the east, and Amsterdam Avenue to the west, contains a number of academic and residential facilities, including the Hegman Center for the Humanities, the International Affairs Building, and a number of student and faculty residence halls, including the President’s House at 60 Morningside Drive.

There are four affiliated educational institutions located adjacent to the University: Barnard College, Teachers College, the Union Theological Seminary, and the Jewish Theological Seminary.

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

In addition to educational institutions, there are several prominent religious institutions in the immediate area; these include the landmark Riverside Church, with its 392-foot tower, and The Interchurch Center.

Publicly accessible open spaces in the secondary study area are located along the Hudson River and a portion of Riverside Park. The 2-acre Sakura Park is located on West 122nd Street between Riverside Drive and Claremont Avenue. The landmark General Grant National Memorial, the tomb of former U.S. President and Civil War General Ulysses S. Grant, is located within Riverside Park at West 122nd Street.

### **ZONING**

#### ***Hamilton Heights Subarea***

***Residential Uses.*** The Hamilton Heights subarea is mapped R8 residential between Riverside Drive and Broadway, and R7-2 residential east of Broadway (see Figure 3-7).

***Commercial Uses.*** C1-4 commercial overlays are mapped along Broadway and Amsterdam Avenue. When mapped in R8 (Broadway) and R7-2 (Amsterdam Avenue) residential districts, the maximum commercial FAR is 2. A C2-4 commercial overlay is mapped on both sides of West 145th Street between Broadway and Amsterdam Avenue. C2-4 overlays, when mapped in R7-2 residential districts, have a maximum commercial FAR of 2.

***Manufacturing and Industrial Uses.*** An M1-1 manufacturing district is mapped west of Riverside Drive south of West 145th Street, which allows for both the North River WPCP and Riverbank State Park.

***Community Facilities.*** All of the zoning districts within the secondary study area permit the development of institutions and community facilities (see Table 3-2), generally at or above the maximum permitted FAR of a district's major uses.

#### ***Manhattanville Subarea***

***Residential Uses.*** Most of the Manhattanville subarea outside of the primary study area (see discussion in "Primary Study Area," above) is mapped R7-2 residential (see Figure 3-7). An R8A residential district, which differs from R8 districts in terms of modified height and setback regulations that are designed to be compatible with existing older neighborhoods, is mapped along the east side of Morningside Avenue in the southeast corner of this subarea. Another portion of this block is zoned R7B, a district which requires greater lot coverage and lower height and setback regulations when compared to R7 districts. Its lower maximum FAR of 3 (compared to 3.44 for typical R7 districts) and contextual design regulations produces apartment buildings that are of similar scale and compatible with existing neighborhood buildings. Parking is required for 50 percent of new dwelling units.

Residential use is also permitted in the C4-4 and C4-4D districts mapped on West 125th Street east of Morningside Avenue. C4-4 districts allow residential use to an FAR of 3.44 (R7 equivalent) and C4-4D districts permit residential use to an FAR of 6.02 (R8 equivalent).

***Commercial Uses.*** Commercial zones within the secondary study area are mapped along West 125th Street. The blocks east of Morningside Avenue between West 124th and West 127th Streets are zoned C4-4, C4-4D, and C4-5. These C4 districts, which have a maximum commercial FAR of 3.4 (see Table 3-2), are indicative of a regional shopping district and reflect 125th Street's major role in Harlem and surrounding areas. A C2-4 commercial overlay is

mapped on the north side of West 125th Street west of Morningside Avenue. C2-4 overlays, when mapped in R7-2 residential districts, have a maximum commercial FAR of 2.

*Manufacturing and Industrial Uses.* An M1-1 district is located (generally) between Amsterdam Avenue, West 130th Street, Convent Avenue, and West 125th Street, and identifies the presence of a light manufacturing area.

*Community Facilities.* All of the zoning districts within the secondary study area permit the development of institutions and community facilities (see Table 3-2).

#### *Morningside Heights Subarea*

*Residential Uses.* Most of the Morningside Heights subarea outside of the primary study area (see discussion in “Primary Study Area,” above) is mapped R8 residential; the remaining area north of West 123rd Street and east of Broadway is mapped R7-2 residential (see Figure 3-7).

*Commercial Uses.* C1-4 commercial overlays are mapped intermittently along Amsterdam Avenue and on the west side of Broadway south of West 116th Street. C1-4 overlays, when mapped in R8 residential districts, have a maximum commercial FAR of 2.

*Manufacturing and Industrial Uses.* There are no manufacturing districts mapped in the Morningside Heights subarea.

*Community Facilities.* All of the zoning districts within the secondary study area permit the development of institutions and community facilities (see Table 3-2).

#### *PUBLIC POLICY*

A number of public policies can affect land use in the secondary study area; these are discussed below (see Figure 3-5).

#### *Hamilton Heights Subarea*

*Comprehensive Manhattan Waterfront Plan.* The Comprehensive Manhattan Waterfront Plan lists several recommendations within Manhattan CB9 as part of an overall strategy to improve Manhattan’s entire waterfront. In addition to redevelopment of the Harlem Piers, this 197-a Plan proposes improving northern (north of Harlem Piers) Riverside Park, particularly the rehabilitation of the West 135th Street staircase, devoting a part of the staging area next to the North River WPCP (Riverbank State Park) for an access link between Riverside Park and the Harlem Piers, and supporting plans for a bicycle/pedestrian path through Riverside Park (these recommendations also include parts of the Manhattanville and Morningside Heights subareas). The plan also recommends considering a Scenic Landmark designation of Riverside Park north of West 135th Street.

*Local Waterfront Revitalization Program.* The area west of Riverside Drive is subject to LWRP, as described above for the Project Area.

*Bradhurst Urban Renewal Area.* The Bradhurst Urban Renewal Area (URA) is located in the northeast section of the Hamilton Heights subarea. Bradhurst URA, designated in March 1996 and amended in January 2004, is generally bounded by West 155th Street to the north, West 138th Street to the south, Adam Clayton Powell Jr. Boulevard to the east, and Edgecombe Avenue and Bradhurst Avenue to the west.



## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

The main objectives for this URA are to redevelop the area in a comprehensive manner, removing blight and maximizing appropriate land use; and to provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.

It is anticipated that actions associated with this URA would result in the creation of approximately 485 new residential units on 12 sites, 185 rehabilitated residential units on 17 sites, 113,000 square feet (sf) of commercial retail space, three community facilities totaling 74,350 sf, and two open spaces totaling 19,000 sf. There are three sites identified for redevelopment within the Hamilton Heights subarea: Block 2041, Lots 50, 52, and 56 (southwest corner of West 139th Street and Frederick Douglass Boulevard); Block 2042, Lot 120 (West 140th Street between Edgecombe Avenue and Frederick Douglass Boulevard); and Block 2048, Lot 45 (St. Nicholas Avenue between West 140th and West 141st Streets). The actions of this URA are to remain in effect until 2036 (40 years).

*St. Nicholas Park Urban Renewal Area.* The St. Nicholas Park URA is located in the northeast section of the Hamilton Heights subarea. Designated in 1968, the St. Nicholas Park URA is bounded by West 145th Street to the north, West 127th Street to the south, Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard to the east, and Amsterdam Avenue and St. Nicholas Avenue to the west. The seventh, and latest, amendment of this URA was adopted in December 1991.

The main objectives for this URA are to redevelop the area in a comprehensive manner; removing blight and restoring the residential character of the area with appropriate support facilities; encourage the upgrading of housing quality in the immediate vicinity; and facilitate economic development in the area by fostering the growth, tourism, and entertainment establishments along 135th Street.

HPD has sponsored a number of new and rehabilitated residential projects in the St. Nicholas Park URA. In total, HPD has constructed approximately 1,200 units in the St. Nicholas Park URA since the original plan designation in 1968, none of which are located in the Hamilton Heights subarea. The boundary of the St. Nicholas Park URA was recently amended to facilitate the creation of the Bradhurst URA (see description in the Hamilton Heights subarea of this section). The actions of this URA are to remain in effect until 2008 (40 years).

### *Manhattanville Subarea*

This subarea also includes areas within the primary study area. Public policy initiatives only applicable to the primary study area are discussed in "Primary Study Area," above.

*125th Street Business Improvement District.* The 125th Street Business Improvement District (BID), a not-for-profit corporation, was established in September 1993 to stimulate economic life in the 125th Street corridor by developing commercial and service establishments, to spur private investment, and to improve the corridor's physical appearance. The 125th Street BID includes a five-block commercial area in Central, West, and East Harlem between Morningside and Fifth Avenues. Services are provided from funds of 100 properties and numerous businesses that face 125th Street and businesses that are located on the avenues of corner buildings. Services provided include sanitation and street maintenance, promotion and marketing, security, technical assistance, and special events, which include holiday lighting and the 125th Street Oasis summertime jazz series. The BID is presently conducting research to examine the feasibility of expanding the BID from river to river between 124th and 126th Streets.

*Frederick Douglass Boulevard Rezoning.* A DCP-proposed zoning map amendment affecting 44 blocks in south-central Harlem, the first comprehensive revision of south-central Harlem zoning since the last major revision of the Zoning Resolution in 1961, was adopted by the City Council in November 2003. The rezoned area is generally bounded by Central Park North, West 124th Street, Morningside Avenue, and a point 100 feet west of Adam Clayton Powell Jr. Boulevard in Manhattan Community Districts 9 and 10, and is located in the southeast corner of the Manhattanville subarea.

This rezoning, which is intended to balance growth and preservation in south-central Harlem's residential core, is expected to foster new opportunities for residential development by modest increases in residential density on Frederick Douglass Boulevard and on most midblocks, promote building forms that are more compatible with the existing urban fabric by mapping contextual zoning districts that would mandate new buildings of comparable scale and height, and expand opportunities for new ground-floor commercial uses by mapping new commercial overlays along West 116th Street.

*Upper Manhattan Empowerment Zone.* The UMEZ is an economic development initiative that uses public funds and tax incentives to encourage private investments in these areas. Most of the Manhattanville subarea south of West 134th Street, excluding City College, lies within the UMEZ.

#### *Morningside Heights Subarea*

This subarea also includes areas within the primary study area. Public policy initiatives only applicable to the primary study area are discussed in "Primary Study Area," above.

*Cathedral Parkway Urban Renewal Area.* The Cathedral Parkway URA is located in the southern section of the Morningside Heights subarea. The Cathedral Parkway URA, designated in August 1969, is generally bounded by West 119th Street, West 116th Street, West 114th Street, and Cathedral Parkway to the north; West 104th and West 108th Streets to the south; Central Park West to the east; and Riverside Drive to the west. The fourth, and latest, amendment of this URA was adopted in December 1991.

The major objective for this URA is to redevelop the area in a comprehensive manner, removing blight and restoring the residential character of the area with appropriate support facilities. There are no identified redevelopment sites within the Morningside Heights subarea. The actions of this URA are to remain in effect until 2009 (40 years).

*Local Waterfront Revitalization Program.* The area west of Riverside Drive is subject to LWRP, as described for the Project Area.

## **D. 2015 FUTURE WITHOUT THE PROPOSED ACTIONS**

The Project Area is expected to show limited change in the future without the Proposed Actions by 2015. As discussed above in "Existing Conditions," the buildings in the Project Area have remained relatively unchanged. In the future without the Proposed Actions, several projects would result in a change to land use on specific sites, but overall, the Project Area would continue to contain properties with generally aging and predominantly low-scale industrial buildings containing auto-related uses, warehouses, transportation and utility facilities, and parking facilities. These uses would continue to pose an uninviting barrier between the Hudson River waterfront to the west and the residential areas to the north and east. Potential growth

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

would most likely be drawn to both the primary and secondary study areas, where a broader range of uses are permitted and greater maximum FARs are allowed.

Future development projects that have been announced, are in an approval process, or are being constructed, and proposals for rezoning and public policy initiatives likely to be built by 2015 without the Proposed Actions, are presented in Table 2-1 and shown in Figure 2-1 (see Chapter 2).

The City is planning to make streetscape improvements along 125th Street. Although the design has not been finalized, streetscape improvements are expected to include widened sidewalks, new street lighting and furniture, plantings, and way-findings signage.

### **PROJECT AREA**

#### *LAND USE*

##### *Academic Mixed-Use Area (Subdistrict A)*

Several land use changes are anticipated in the Academic Mixed-Use Area in the future without the Proposed Actions by the 2015 analysis year. Columbia University will collaborate with the City of New York on the creation of a new public secondary school that will address education in science, math, and engineering. Although the details of the proposed school building have not yet been determined, for planning purposes, the school building is expected to accommodate 650 students (grades 6–12) and 35 faculty and administrators. It is anticipated that the school building would be located in the Project Area on the east side of Broadway between West 131st and 132nd Streets. Columbia University is expected to develop administration space above the public secondary school. Just north of this site, Columbia would also occupy the existing former Warren Nash Service Station building on the east side of Broadway between West 132nd and West 133rd Streets for additional University administration space.

Several rezoning applications have been submitted by Tuck-It-Away Associates, L.P., for parcels owned by it in the Project Area. These sites are proposed to be rezoned from the existing M1-2 to C6-2. For each site, a residential reasonable worst-case development scenario has been identified by the applicant, as described in EAS documents dated July 2007, in which the existing storage use and building would be demolished and a new residential building would be developed. The development scenario for each site is described in Table 2-1 of Chapter 2.

A rezoning application has also been submitted for one other parcel in the Academic Mixed-Use Area by Hudson North American (described in more detail below under “Zoning”), which would allow limited commercial and/or residential redevelopment at that location. The redevelopment of these rezoning parcels, including those owned by Tuck-It-Away Associates, L.P., could result in isolated residential development within the context of the existing warehousing, storage, auto repair, and other low-density industrial uses.

Some changes in tenancy of existing buildings could be expected, with potential increases in such uses as community facilities and moving and storage uses. These uses would occupy buildings currently in industrial or transportation use.

Overall, land in this area would continue to contain aging and predominantly low-scale industrial buildings containing auto-related uses, warehouses, transportation and utility uses, and parking facilities. The streets would remain uninviting to pedestrians, and therefore these blocks would continue to serve as a barrier between the Hudson River waterfront and the residential neighborhoods to the north and east of Subdistrict A.

*Waterfront Area (Subdistrict B)*

There are no known land use developments proposed for the Waterfront Area (Subdistrict B) by the 2015 analysis year. Land uses in the future without the Proposed Actions would remain essentially the same in Subdistrict B. This area would continue to contain predominantly surface parking, warehouse, and auto-related uses, and would not function as an attractive gateway to the Hudson River waterfront and the new waterfront park (discussed below in “Other Areas”).

*Mixed-Use Development Area (Subdistrict C)*

There are no known land use developments proposed for Mixed-Use Development Area (Subdistrict C) by the 2015 analysis year.

*Other Areas*

When completed in 2008, the West Harlem Waterfront park will include new piers, open space, a gateway plaza, a small multi-purpose building, approximately 2.26 acres of landscaped areas, and a new pedestrian/bicycle path. This plan also calls for the relocation of a Fairway Market parking lot to an upland location to provide for additional waterfront use.

The residential reasonable worst-case development scenario of the Tuck-It-Away Associates, L.P., rezoning of the 3320 Broadway site would involve retaining and rehabilitating the Claremont Theater portion of the building, a designated New York City Landmark (NYCL). The non-landmarked portion of the building would be demolished, and a new residential building would be developed.

**ZONING**

As discussed above, several rezoning applications have been submitted by Tuck-It-Away Associates, L.P., for parcels in the Project Area. These five sites are proposed to be rezoned from the existing M1-2 to C6-2 (see Chapter 2).

A rezoning application has also been submitted for one other site in the Project Area—3229 Broadway, between West 129th and West 130th Streets—by Hudson North American. This site is also proposed to be rezoned from the existing M1-2 to C6-2. The EAS for this application was submitted in July 2007. A reasonable worst-case development scenario is identified by the applicant in the EAS, in which the existing building would be converted to residential and retail uses, and new residential development would be constructed above.

In total, six separate areas of the Project Area could be rezoned to C6-2 in the future without the Proposed Actions (see Figure 3-8), although it is possible that the applications would not be approved.

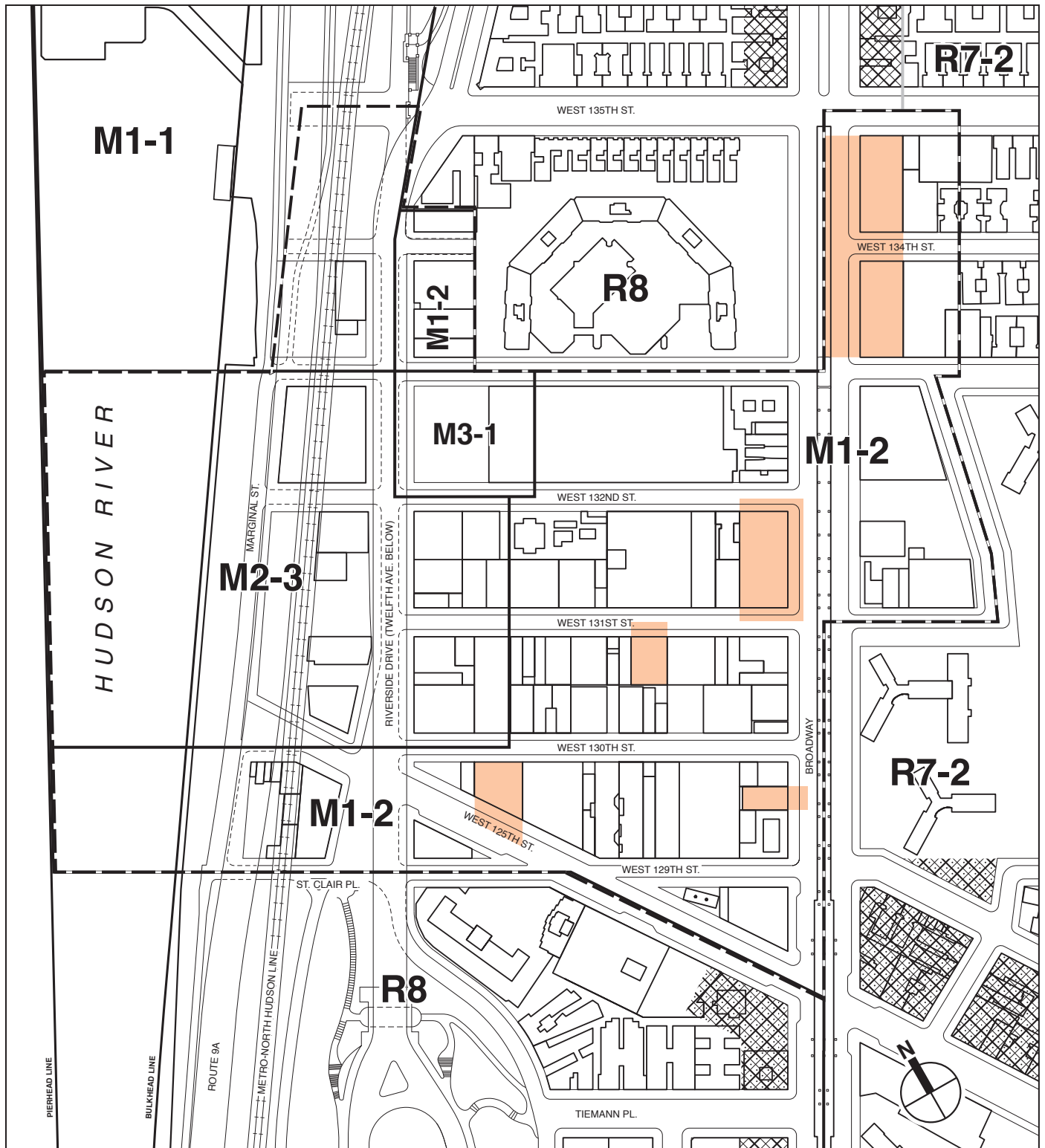
**PUBLIC POLICY**

There are no known significant public policy changes proposed for the Project Area by 2015. Public policies, as described above in “Existing Conditions,” are expected to remain in force.

**PRIMARY STUDY AREA**

**LAND USE**

As shown in Table 2-1 and in Figure 2-1 (see Chapter 2), seven development projects are proposed for the primary study area by 2015, two of which involve Columbia-owned property.



- Project and Rezoning Area Boundary
- ▨ C1-4 Commercial Overlay
- ▨ C2-4 Commercial Overlay
- C6-2 Proposed Commercial District Rezoning

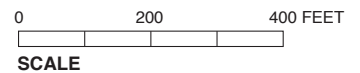


Figure 3-8  
 2015 Future Without the Proposed Actions:  
 Proposed Zoning Changes

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

These planned projects would reinforce the University's academic presence in the primary study area. Columbia proposes to develop an approximately 250,000-gross-square-foot academic building at the southwest corner of Broadway and West 125th Street. In addition, the low-rise portion of 560 Riverside Drive along West 125th Street will be renovated to provide a building entrance in this location.

Although the proposed 125th Street Corridor Rezoning (described below under "Zoning") would extend west to Broadway, there are no projected development sites identified in the Draft Scope for this rezoning within the Proposed Actions' primary study area.

There are a number of City College projects proposed on its 36-acre campus in the future without the Proposed Actions. These include a new 600-bed dormitory, conversion of existing space into a new School of Architecture, and two new science research buildings.

The HPD Cornerstone Program is planning to develop a mixed-use building containing approximately 200 residential units with 40,000 sf of commercial space (for retail and office uses) on West 127th Street and Frederick Douglass Boulevard. The Cornerstone Program develops new multi-family housing on vacant City-owned land, financed principally through private sources.

### **ZONING**

#### *125th Street Corridor Rezoning*

In response to recent and anticipated development activity in Harlem, DCP initiated the 125th Street/River-to-River Study in 2005 to generate a development framework for the entire 125th Street corridor, the major commercial spine in Harlem, between the Harlem and Hudson Rivers. This study resulted in the development of a rezoning proposal, subject to both Uniform Land Use Review Procedure (ULURP) and CEQR, for a two-block-wide corridor centered on 125th Street immediately east of the Project Area, between Broadway and Second Avenue.

The DEIS for the 125th Street Corridor Rezoning and Related Actions was certified in October 2007. The central component of this rezoning is a new special purpose district—the Special 125th Street District—mapped over the entire two-block-wide corridor between Second Avenue and Broadway. The proposed district would allow a range of retail, arts, entertainment, and cultural uses to physically and economically activate the street, and would include contextual zoning controls to respond to the specific scale and character of the corridor and adjacent streets, and support future job creation and career opportunities. This DCP proposal includes both zoning text and zoning map amendments. The special 125th Street District would be in place by 2015.

In addition to the rezoning on the north side of 125th Street between Morningside Avenue and Broadway from R7-2 to R7A, the proposed Special 125th Street District would modify use requirements of the underlying zoning to ensure that appropriate "active" uses such as retail, arts, and entertainment would have sufficient frontage on 125th Street at the ground-floor level. It would also include building frontage and ground-floor location restrictions for certain uses such as banks, offices, and hotels. The proposed Special District would also modify signage and parking regulations.

*PUBLIC POLICY*

All City public policies, as described above in “Existing Conditions,” are expected to remain unchanged in the future without the Proposed Actions. The 125th Street Corridor Rezoning, described above in “Zoning,” may result in new policies aimed at revitalizing the 125th Street corridor.

**SECONDARY STUDY AREA**

*LAND USE*

Three development projects are proposed for the secondary study area by 2015 (see Chapter 2, Table 2-1 and Figure 2-1). These include: a new Columbia University academic and academic research building at southeast corner of Broadway and West 120th Street; the 200-unit West 127th Street HPD Cornerstone Development with ground-floor commercial space; and the proposed renovation of the former Taystee Factory, expected to incorporate commercial space including corporate offices, warehouse/storage area, a food preparation and processing center, and some retail use along West 125th Street.

In addition to the known development projects, a portion of the 125th Street Corridor Rezoning area would extend into the secondary study area. Of the 26 total projected development sites identified in the DEIS for this rezoning (see Chapter 2), five sites would overlap with the secondary study area—there are no projected development sites within the primary study area. Two sites would be located on the south side of West 125th Street between Morningside and Manhattan Avenues, and three sites would be located between Manhattan Avenue and Frederick Douglass Boulevard—two on the north side and one on the south side of West 125th Street. Each projected development site would contain residential development with ground-floor retail. These five projected development sites would total to an estimated 260 residential units, plus 71,632 sf of retail, 103,958 sf of office, and 11,890 sf of community facility uses.

*ZONING*

As discussed above in “Primary Study Area,” DCP is moving forward with its 125th Street Corridor Rezoning proposal for a two-block-wide corridor centered immediately east of the Project Area on 125th Street, from Broadway to Second Avenue. Within the secondary study area, the four blocks along 125th Street—two blocks on each side—between Morningside Avenue and Frederick Douglass Boulevard would be rezoned from C4-4 and C4-5 to C4-4D, allowing a greater residential FAR (the commercial and community facility FARs would remain unchanged). The proposed Special 125th Street District mapped over this area would modify use requirements of the underlying zoning to ensure appropriate “active” uses such as retail, arts, and entertainment. The remainder of the Special 125th Street District is located beyond the secondary study area.

*PUBLIC POLICY*

All City public policies, as described above in “Existing Conditions,” are expected to remain unchanged in the future without the Proposed Actions. The 125th Street Corridor Rezoning, as described above, may result in new policies aimed at revitalizing the 125th Street Corridor.

## **E. 2015 FUTURE WITH THE PROPOSED ACTIONS**

### **PROJECT AREA**

As described in Chapter 2, in the future with the Proposed Actions, the analysis assumes that the reasonable worst-case development scenarios associated with the Tuck-It-Away and Hudson North American rezoning applications (described above in the future without the Proposed Actions) would not occur. Under the Proposed Actions, these sites would be rezoned as part of the Special Manhattanville Mixed-Use District, acquired by Columbia through an agreed-upon purchase or by the Empire State Development Corporation (ESDC) through exercise of eminent domain, and redeveloped in accordance with the proposed Academic Mixed-Use Development.

### *LAND USE*

The Proposed Actions are not expected to result in significant adverse impacts to land use. The Proposed Actions would establish a new Special Manhattanville Mixed-Use Zoning District for an approximately 35-acre area in the Manhattanville section of West Harlem, resulting in a change in allowable bulk and uses throughout the Project Area, which would begin to change from predominantly light manufacturing and transportation uses (which together occupy more than 70 percent of the land area) to community facility, open space, and other uses. This rezoning would enable properties with generally low-density and predominantly industrial buildings containing auto-related uses, warehouses, and transportation and utility facilities in the Project Area to be developed with a wider range of higher-density uses.

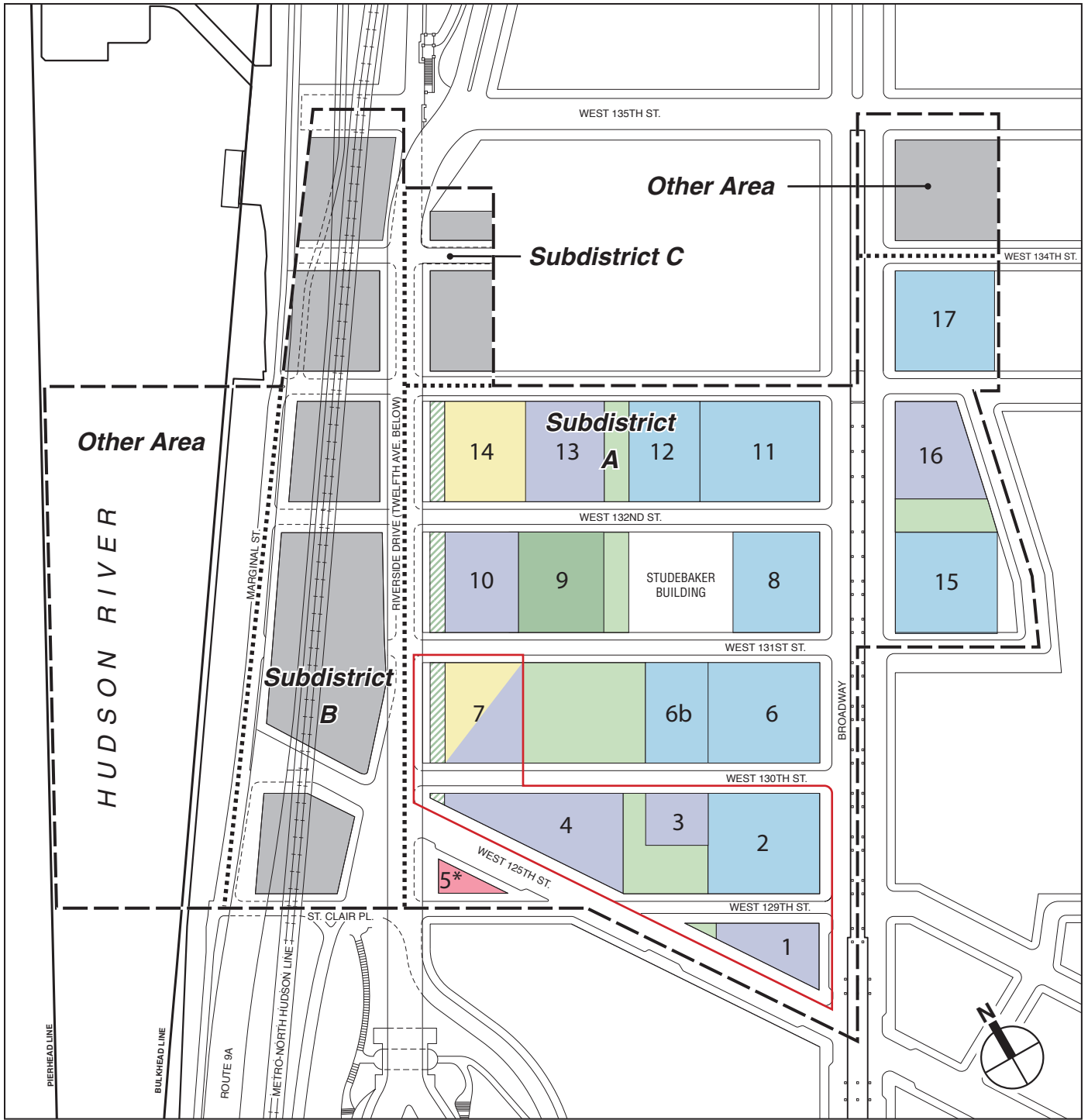
While the Proposed Actions would lead to substantial changes in land uses within the Project Area, these new uses would be compatible with the predominantly residential uses nearby. The Proposed Actions would also be in keeping with the overall pattern of development throughout the entire study area, which include the major institutions of Columbia University and City College. By 2015, the transformation of this low-density industrial area of Manhattanville to a denser academic center would be under way, as described below.

### *Academic Mixed-Use Area (Subdistrict A)*

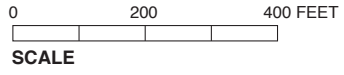
As described earlier, this analysis considers a reasonable worst-case development scenario for the Academic Mixed-Use Development, in which each site in the Academic Mixed-Use Area would be developed with a building containing the uses of the Illustrative Plan.

As currently contemplated in the reasonable worst-case development scenario, five new buildings (one academic research on Site 2, three academic on Sites 1, 3, and 4, and one mixed-use building containing academic space and housing for graduate students, faculty, and other employees on Site 7) would be developed in Subdistrict A by 2015 on the north side of West 125th and West 129th Streets and on the east side of Twelfth Avenue (see Chapter 1 and Figure 3-9), replacing industrial, storage, and auto-related buildings. By 2015, academic, academic research, and housing for graduate students, faculty, and other employees would occupy 9 percent, 6 percent, and 3 percent of the land area in Subdistrict A, respectively. Active ground-floor uses, such as retail, galleries, performance spaces, and other space for community services, would be located along West 125th Street, Broadway, and Twelfth Avenue, as required by the proposed Special Manhattanville Mixed-Use Zoning District (see discussion below, in “Zoning and Development Controls”). A complete list of active ground-floor uses is provided in the proposed Special Manhattanville Mixed-Use Zoning District text in Appendix A.1. The proposed new buildings would range in height from 160 to 240 feet, including mechanical space.





- - - - - Project and Rezoning Area Boundary
- ..... Subdistrict Boundary
- 2015 Development
- Academic Research
- Academic
- Housing for Graduate Students, Faculty, and Other Employees
- Streetfront/Retail
- Recreation Facility
- Open Space
- Twelfth Avenue 30-foot Widened Sidewalk with Open Market Area
- Subdistricts B,C, and the Other Areas
- 1 Development Site



\* NOTE: Public Open Space to be developed as partial open space mitigation (see Chapter 23)

Figure 3-9  
**Subdistrict A: Illustrative Land Use Plan**

Site 1, located on a small triangular block bounded by Broadway, West 125th Street, and West 129th Street, would be developed with academic uses and with active ground-floor uses along West 125th Street and Broadway. The academic and academic research buildings on the block bounded by Broadway, Twelfth Avenue, and West 125th, West 129th, and West 130th Streets would be clustered around a new open space area centered at the intersection of West 125th and West 129th Streets. The buildings at the eastern and western ends of the block would have active ground-floor uses along Broadway and West 125th Street. A mixed-use building with academic space and housing for graduate students, faculty, and other employees, and active ground-floor uses would be constructed on the east side of Twelfth Avenue between West 130th and West 131st Streets.

The new academic and academic research uses would complement the academic area just to the south, including Prentis Hall, 560 Riverside Drive, and the academic building that would be constructed at the southwest corner of West 125th Street and Broadway in the future without the Proposed Actions. The new open spaces would provide landscaped pedestrian amenities in an area where there are currently none. They would enhance the West 125th Street corridor and draw people to the waterfront area at the western end of the street, where the entrance to a new waterfront park, currently under construction, will be located. The active ground-floor uses would also extend the 125th Street retail corridor, adding vitality to an area that currently has little street activity and drawing pedestrians through the Project Area and toward the waterfront.

By 2015, the first phase of development would be completed as described above and construction for the Phase 2 development would have started. On the West 130th to West 131st Street block, the area east of Site 7 would be under construction, with excavation and below-grade construction completed, and above-grade construction under way on the buildings on Sites 6 and 6b, and on the central open space on that block. Also in 2015, additional properties would be cleared for use to support construction activities for the Phase 2 development on Block 1998 between West 131st and West 132nd Streets to provide land for staging of construction materials and equipment and other construction support.

Columbia would continue to maintain the other buildings it owns that are not required for construction activities, and invest in the improvement of the buildings to address life safety issues, code violations, and repairs to major building systems. It is anticipated that these buildings would remain occupied until they are needed for the Academic Mixed-Use Development. Columbia would also use properties it currently owns on a portion of Sites 8, 9, 15, and 17 for interim parking.

It is anticipated that the private properties not owned or controlled by Columbia during the period until 2015 would be predominantly moving and storage facilities. It is assumed that these existing businesses would continue to operate until their properties would be acquired and that the existing owners would invest in these buildings only as necessary to maintain operation.

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

### *Waterfront Area (Subdistrict B)<sup>1</sup>*

With the Proposed Actions in 2015, commercial uses would become more prominent in the Waterfront Area (Subdistrict B). The Proposed Actions are projected to stimulate retail and office redevelopment on six sites in Subdistrict B (see Chapter 2, Table 2-3 and Figure 2-2).

It is expected that these new buildings would house ground-floor retail with office space or similar compatible uses above. These new uses would draw pedestrians north along Twelfth Avenue, adding activity to an area currently characterized by parking lots, garages, and storage buildings. Like the new development in Subdistrict A along West 125th Street, these new buildings, with their active ground-floor uses, would draw people to the area and therefore help link the upland neighborhoods with the new West Harlem Waterfront park.

### *Mixed-Use Development Area (Subdistrict C)*

No land use changes specific to the Proposed Actions are anticipated in the Mixed-Use Development Area (Subdistrict C) by 2015.

### *Other Areas*

By 2015, it is anticipated that some residential and community facility redevelopment would have occurred on two lots in the Other Area east of Broadway as a result of the Proposed Actions (see Figure 2-2) This projected redevelopment would consist of community facility and residential uses (see Chapter 2, Table 2-3).

No land use changes as of result of the Proposed Actions are anticipated in the Other Area west of Marginal Street along the waterfront by 2015 (see Chapter 2, Figure 2-2).

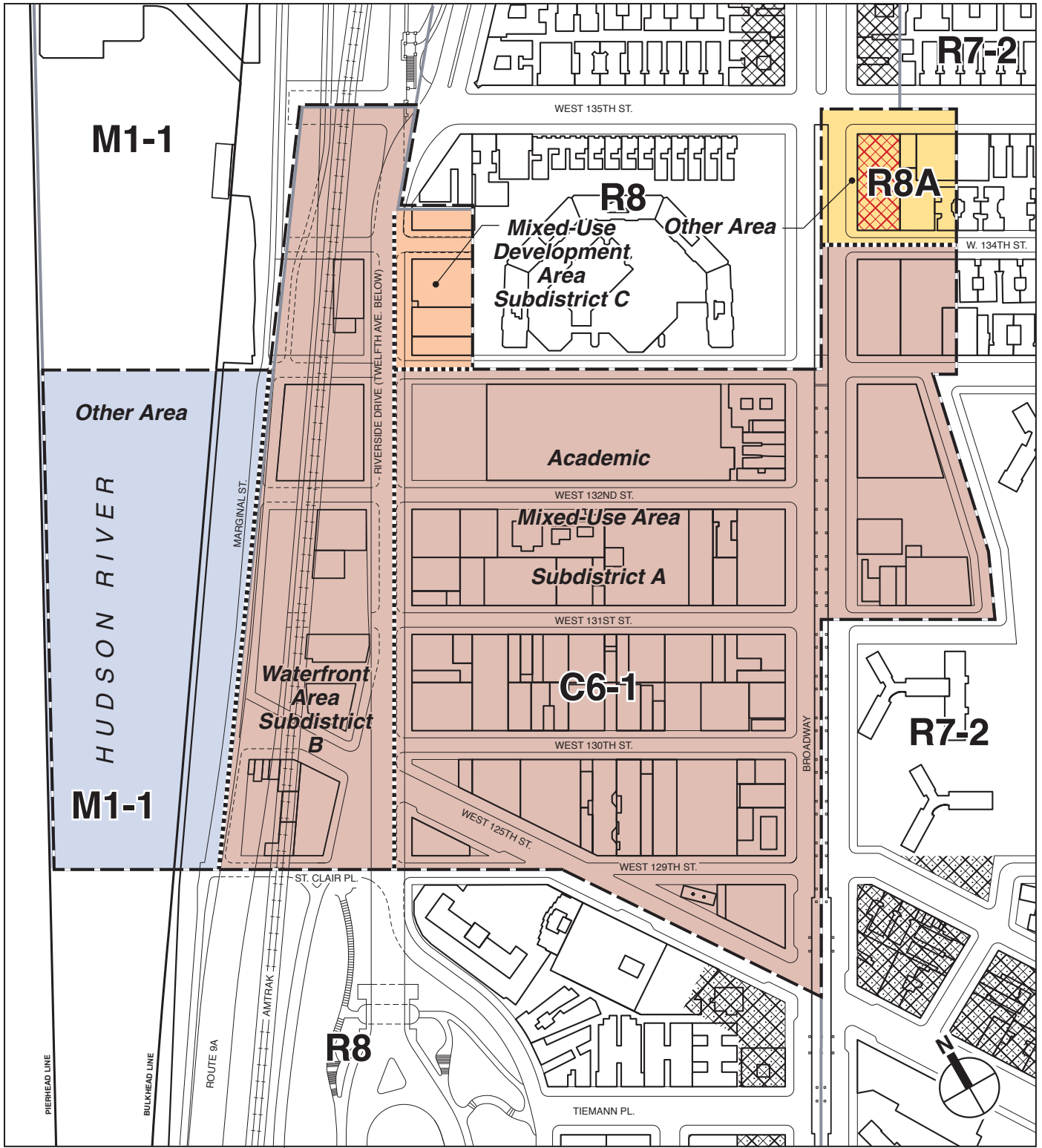
## **ZONING AND DEVELOPMENT CONTROLS**

The Proposed Actions would not result in significant adverse zoning impacts. It is anticipated that by the end of 2007, all proposed zoning district designations would be in effect (see Figure 3-10). The Proposed Actions would substantially alter the zoning within the Project Area by increasing maximum FARs and allowing a broader range of uses. Overall, the Proposed Actions would increase the allowable commercial and community facility FARs, in addition to permitting residential uses, consistent with creating a denser mixed-use neighborhood.

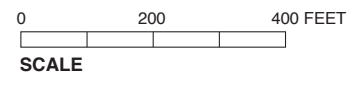
The analysis presented below compares the existing and proposed zoning regulations. Soon after an approval of the Proposed Actions, it is anticipated that Columbia would begin construction of the Phase 1 development. Columbia currently owns or controls the majority of the properties in the remainder of Subdistrict A (outside the Phase 1 development area) and would not undertake any interim new development (conversions or enlargements) on those sites for Columbia use. However, as discussed below, it is possible that interim tenants of Columbia may wish to expand, so this possibility is accounted for in the proposed zoning regulations. For a detailed description of the existing zoning districts, see "Existing Conditions," above. For a detailed description of proposed zoning districts, see Chapter 1.

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<sup>1</sup> As described earlier, CPC is contemplating certain modifications to Subdistrict B that would not result in any projected development sites in Subdistrict B. The proposed modifications are more fully described in Chapter 29, "Modifications to the Proposed Actions."



--- Project Area and Proposed Manhattanville Special Mixed-Use District Boundary  
 ..... Subdistrict Boundary



**Proposed Zoning Districts**

- R8A** General Residence District
- M1-1** Light Manufacturing District
- C6-1** Commercial District
- C6-2** Commercial Overlay
- C1-4** Commercial Overlay
- C1-2** Commercial Overlay

Figure 3-10  
**Proposed Zoning**

*Special Manhattanville Mixed-Use Zoning District*

The proposed Special Manhattanville Mixed-Use Zoning District is intended to promote appropriate redevelopment adjacent to the waterfront, which reflects several of the recommendations and planning objectives of EDC's West Harlem Master Plan. The goals of the Special Zoning District (see Appendix A.1 for the proposed Special Zoning District text) are as follows:

- (1) Encourage the development of a mixed-use neighborhood that complements a revitalized community-oriented waterfront;
- (2) Support a variety of community facility, commercial, and manufacturing uses;
- (3) Provide opportunities for the expansion of large academic, scientific, and mixed-use facilities in a manner that benefits the surrounding community;
- (4) Strengthen the retail and service nature and economic vitality of the neighborhood by encouraging active ground-floor uses along Broadway, West 125th Street, and Twelfth Avenue;
- (5) Facilitate the maximum amount of design flexibility while fulfilling the goals of the mixed-use district;
- (6) Improve the physical appearance of the streetscape by providing and coordinating harmonious open space, sidewalk amenities, and landscaping within a consistent urban design;
- (7) Strengthen the visual corridors along West 125th Street and other east–west corridors that connect the community to the waterfront;
- (8) Expand local employment opportunities;
- (9) Recognize, preserve, and promote the existing historic transportation infrastructure of the neighborhood; and
- (10) Promote the most desirable use of land in this area and thus conserve the value of land and buildings, and thereby protect the City's tax revenues.

To keep the streets active and lively, Twelfth Avenue, West 125th Street, and Broadway would be designated for active ground-floor uses, such as retail, galleries, performance spaces, and other space for community services. On such streets, any new development, change of use, or enlargement that would increase the floor area of the ground floor of a building by more than 25 percent would require that a minimum of 75 percent of the ground-floor frontage, for a minimum depth of 30 feet or the depth of the building, whichever is less, be allocated for active ground-floor uses. This Special Zoning District would also have transparency requirements in which at least 70 percent of a building's streetwall surface would be glazed, with at least 50 percent transparency from the floor level at the ground to the height of the first floor ceiling, or not less than 15 feet, whichever is lower, for any new development, changes of use on the ground floor of a building, or enlargement that increases the floor area of the ground floor by more than 25 percent. These transparency requirements would not apply to a change of use in the Studebaker Building or the former Warren Nash Service Station building, or a change of use in an existing building from manufacturing to permitted manufacturing, community facility, or certain office uses. There would also be mandatory streetwall and widened sidewalk requirements, and controls on building heights. See Appendix A.1 for the proposed Special Zoning District text.

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

*Academic Mixed-Use Area (Subdistrict A).* The Proposed Actions would change the underlying zoning in the Academic Mixed-Use Area (Subdistrict A) from M1-1, M2-3, and M3-1 zoning districts to a C6-1 zoning district. C6 districts, which are typically found in Manhattan, provide for a wide range of high bulk commercial uses, including hotels, offices, retail stores, and mixed-use buildings. C6-1 districts have a maximum FAR of 6 for commercial buildings, up to 3.44 for residential buildings (R7 equivalent), and 6.5 for community facilities. Commercial research uses are not permitted in C6-1 districts, except by a CPC Special Permit.

The entire Academic Mixed-Use Area would be located in proposed Subdistrict A of the Special Manhattanville Mixed-Use Zoning District. Subdistrict A would allow for a range of uses that would provide for the expansion of Columbia University, such as classrooms, academic research, facilities containing laboratories, and housing (for graduate students, faculty, and other employees). The level of density for residential use corresponds to the R7 districts that are mapped to the east and northeast of the rezoning area. The regulations for Subdistrict A would limit the FAR for community facilities to 6 (equal to commercial FAR in C6-1 zones), instead of 6.5, thus ensuring that the overall density of Subdistrict A would be no more than 6 FAR. Under the special use provisions of the proposed Special District, the Special Permit for commercial research would be eliminated.

In recognition that Columbia University would develop facilities in the area over time, existing manufacturing uses in non-complying buildings could be changed to new permitted manufacturing uses without regard to FAR limitations under the provisions of the proposed Special Manhattanville Mixed-Use Zoning District. Although no specific enlargements or extensions are currently identified by Columbia, it is possible that interim tenants might wish to expand; this provision allows for that possibility. The Special Zoning District would also continue to permit a range of manufacturing uses (except in the Other Area east of Broadway) to allow such uses in existing and new buildings at the same 2.0 FAR density currently in effect (except for changes of use described above).

In addition, to allow flexibility for Columbia University to develop its facilities in response to evolving needs, the proposed Special Zoning District text would allow for three types of floor area transfers within Subdistrict A; all would be subject to the maximum floor area permitted overall in Subdistrict A. Those transfers to be made from the three open spaces delineated in the proposed Special Zoning District would be “as-of-right” by notice and would require certification by the Chair of CPC that the open space will be built to the specifications in the zoning. This bulk transfer is included in the Illustrative Plan; it is anticipated that Columbia would apply for such certifications at the time of development. All other transfers of floor area that would stay within the design “envelopes” of the height, setback, and streetwall regulations set forth in the zoning for each site would be subject to a CPC Authorization, subject to CEQR review. If the transfer would create a building that did not conform to the bulk regulations in the zoning, a CPC Special Permit would be required, subject to both the City’s ULURP and CEQR review. Appendix A.2 contains a conceptual analysis of the environmental impacts that could occur if one or more authorizations and Special Permits for transfer of development rights within Subdistrict A were to be approved.

The Special Zoning District would also have design controls in Subdistrict A to ensure the quality of privately owned, publicly accessible open spaces. These open areas would include a large through-block central space of approximately 40,000 sf (the Square), located between West 130th and West 131st Streets. An additional 45,000 sf of open space would be provided, including a smaller plaza (the Small Square), on the block between Broadway, Twelfth Avenue,

and West 129th and West 130th Streets; at the western tip of the triangular-shaped block formed by the intersections of Broadway, West 125th Street, and West 129th Street (the Grove); and in open areas through the midblocks. These midblock open areas would be a minimum of 50 feet wide at-grade oriented north–south between West 125th/West 129th Streets and West 133rd Street, and a minimum of 60 feet oriented east–west between Broadway and Old Broadway.

In addition, the Special Zoning District would require mandatory widened sidewalks. Five-foot mandatory widened sidewalks would be required on the east–west streets, except on the north side of West 131st Street, on the south side of West 132nd Street, and on the south side of West 129th Street. The mandatory widened sidewalks along the east side of Twelfth Avenue would be 30 feet with a 15-foot-wide zone for the provision of an open market and an adjacent 15-foot-wide clear path. Within the 15-foot open market zone, the zoning would also require permanent, fixed elements, such as landscaping and seating, with a minimum coverage of 5 percent of the market area.

In addition to the regulations of the Special Zoning District, Subdistrict A would also be subject to requirements set forth in the GPP. These would control development of the proposed subsurface spaces and would provide for the implementation of features of the Academic Mixed-Use Development plan that cannot be mandated through zoning regulations or other mechanisms, such as minimum and maximum floor areas for the plan’s land use components, limitations on the allowable uses on development sites, and preservation of the Studebaker Building and the former Warren Nash Service Station building, both of which are historic resources.

*Waterfront Area (Subdistrict B)*<sup>1</sup>. The Proposed Actions would change the existing M1-1, M1-2, and M2-3 zoning districts to a C6-1 zoning district to encourage commercial uses in the area. However, in order to promote appropriate land uses and strengthen the visual east–west corridors to the waterfront within this subdistrict, residential development would be prohibited, and commercial and community facility development would be limited to a maximum FAR 2 for both uses (see Appendix A.1). Community facility uses (use groups 3 and 4) would be further limited to 5,000 sf per establishment in Subdistrict B. The proposed Special Manhattanville Mixed-Use Zoning District would also contain a height limitation of two stories or 60 feet, whichever is less, for all uses in Subdistrict B, except for the southernmost block between St. Clair Place and West 125th Street, Marginal Street, and Twelfth Avenue, which would have a height limitation of 130 feet. The Proposed Actions would also allow the existing Fairway Market flexibility in its operations and potential for expansion.

Any new development, enlargements, or change of use in Subdistrict B would be subject to the Special Manhattanville Mixed-Use Zoning District’s ground-floor use and transparency regulations (see Appendix A.1). These regulations are intended to promote appropriate redevelopment adjacent to the waterfront, as envisioned by planning objectives of EDC’s West Harlem Master Plan.

*Mixed-Use Development Area (Subdistrict C)*. The underlying zoning in the Mixed-Use Development Area (Subdistrict C) would change from M1-2 to C6-2 as a result of the Proposed Actions. Subdistrict C would permit residential use at an R8 equivalent—consistent with the

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<sup>1</sup> As described earlier, CPC is contemplating certain modifications to Subdistrict B that would not result in any projected development sites in Subdistrict B. The proposed modifications are more fully described in Chapter 29, “Modifications to the Proposed Actions.”

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

adjacent R8 district associated with its residential neighbors, particularly the Riverside Park Community at 3333 Broadway. For commercial uses, the base FAR would be increased from 2 to 6. For community facility uses, the base FAR would increase from 2.4 (M1-2 districts, use group 4 only) to 6.0. Subdistrict C would have a height limit of 120 feet (see Appendix A.1).

*Other Areas.* The Proposed Actions would rezone the Other Area east of Broadway from M1-2 to R8A and R8A with C1-4 overlay. R8A contextual zoning districts—which would allow residential uses not allowed in M1-2 districts at an FAR of 6.02—apply height and setback regulations designed to be compatible with the character of the neighborhood. R8A districts require a base height of 60 to 85 feet and a maximum height of 120 feet; along Broadway, buildings must be set back 10 feet above the base height. The C1-4 overlay would be mapped along the entire frontage of Broadway to a depth of 100 feet east of Broadway.

The Proposed Actions would substantially increase permitted development densities in the Other Area east of Broadway. Where the C1-4 overlay is mapped, the maximum FAR would be 2.0 for commercial uses, although in a building with residential uses, commercial uses must be located below the second story. For community facility uses, the base FAR would increase from 2.4 (M1-2 districts, use group 4 only) to 6.5. Residential uses, not permitted in M1-2 districts, would have a maximum FAR of 6.02 (R8 equivalent). Commercial uses are not permitted in R8A districts and therefore would not be permitted in the Other Area east of Broadway, where the C1-4 overlay is not mapped. The proposed zoning changes would encourage residential and commercial redevelopment, which would be compatible in terms of bulk and use with adjacent properties.

The underlying zoning of the Other Area west of Marginal Street along the waterfront—the proposed West Harlem Waterfront park—would change from M2-3 to M1-1. This proposed zoning is consistent with the adjacent M1 districts and would permit the open space and recreation uses planned for the West Harlem Waterfront park. The FAR for commercial use would remain at 2; the FAR for community facilities would be 2.4.

### ***PUBLIC POLICY***

Land use changes anticipated as a result of the Proposed Actions are anticipated to be consistent with the known public policies, as described below.

#### ***Comprehensive Manhattan Waterfront Plan***

This initial phase of development would transform the streetscape of West 125th Street, the main corridor providing access to the new West Harlem Waterfront park. The special urban design controls incorporated into the Special Manhattanville Mixed-Use Zoning District (mandatory streetwalls, mandatory sidewalk widenings, and midblock open areas) would enhance pedestrian access to the waterfront. In addition, the proposed rezoning would designate Twelfth Avenue, Broadway, and West 125th Street for active ground-floor uses to provide neighborhood amenities, lively streetscapes, and an enhanced corridor to the West Harlem Waterfront park. The active ground-floor uses would include a wide range of retail, institutional, and community service uses, and the zoning would contain glazing and transparency requirements. These features would result in greater and livelier street-level activity, greenery, and enhanced westward views to the Hudson River, and contribute to an improved pedestrian access corridor along West 125th Street to the West Harlem Waterfront park, consistent with the principal objective of the Comprehensive Manhattan Waterfront Plan to enhance public access to and use



of the Manhattan shoreline. Therefore, the Proposed Actions would be consistent with the Comprehensive Manhattan Waterfront Plan.

#### *Local Waterfront Revitalization Program*

As discussed in Chapter 13, the Proposed Actions would be consistent with all policies of New York City's Waterfront Revitalization Program in the 2015 analysis year.

#### *New York City Industrial Policy: Protecting and Growing New York City's Industrial Job Base*

The Project Area is not designated as an IBZ in the New York City Industrial Policy. As described earlier, 14 IBZs were designated throughout the City—none in Manhattan—and these are the target areas for public initiatives to enhance and preserve the industrial nature of these areas. To the extent that there would be public benefits to encourage new or enhanced manufacturing uses in the City, this is most likely to occur in IBZ zones. Since the Project Area was not designated as an IBZ, the rezoning and replacement of the existing manufacturing zoning districts in Subdistricts A, B, C, and the Other Area east of Broadway by the Proposed Actions would not be inconsistent with the New York City Industrial Policy and its associated initiatives.

#### *West Harlem Master Plan*

As described earlier, the West Harlem Master Plan identifies broad goals and objectives for Manhattanville; while reflective of public policy, it does not have regulatory status. The major objective of the Master Plan is to develop a critical path for the economic development of West Harlem that enhances the character of the neighborhood, fulfills the visions of the community, and begins with immediate improvements to the waterfront. The Proposed Actions would rezone the waterfront from M2-3 to M1-1, a zoning designation which permits the West Harlem Waterfront park, currently under construction. The Proposed Actions would not involve any other changes to the waterfront and therefore would be consistent with the first component of the Master Plan. The proposed Manhattanville Special Mixed-Use Zoning District requirements for Subdistrict B would not preclude the eventual development of an intermodal transportation center at the site recommended in the Master Plan (although the transportation center is not assumed in this EIS). As described in Chapter 2, for analysis purposes the reasonable worst-case development scenario assumes commercial redevelopment of this site for office and retail uses (projected development Sites 18 and 19). In addition, the special urban design controls of the proposed Special Manhattanville Mixed-Use Zoning District (mandatory streetwalls, mandatory sidewalk widenings, and midblock open areas) would enhance pedestrian access to the waterfront, a goal of the second component of the Master Plan. These design controls would transform the streetscape of West 125th Street in the initial phase of development in Subdistrict A, consistent with the streetscape improvements recommended in the second component of the Master Plan. The Proposed Actions would also be consistent with the recommendation of creating new pathways through the east–west blocks to create a network of paths from north to south.

The Proposed Actions would be consistent with the objective of the Master Plan's third component of allowing a greater variety of uses. However, it would not advance the goal of creating a low-rise regional attraction between West 130th and West 132nd Streets, from Twelfth Avenue to Broadway. The Proposed Actions' low-rise projected commercial development west of Twelfth Avenue in Subdistrict B would be consistent with the Master Plan's recommendations for the area underneath the viaduct. However, the Proposed Actions' development east of Twelfth Avenue in Subdistrict A would be at a higher density than

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

recommended by the Master Plan and would contain Columbia buildings with some retail, cultural, and entertainment uses on the ground floor only, instead of the retail, cultural, entertainment, recreation, and transportation facilities envisioned by the Master Plan as a regional attraction. The land uses in Subdistrict A would be consistent with the Master Plan's recommendation for retail, commercial, research, institutional, and academic uses for the area surrounding the regional attraction. However, the size of the proposed development would not be consistent with the Master Plan's recommendation for mid-rise development in the area surrounding the regional attraction. The West Harlem Master Plan also recommends reuse of existing buildings in this area, whereas the proposed Academic Mixed-Use Development would result in the demolition of existing buildings and the construction of new buildings; the Proposed Actions would, however, preserve and adaptively reuse the former Warren Nash Service Station building. In addition, the proposed development along West 125th Street would not be consistent with the Master Plan's recommendation of mid-rise development in the form of infill.

In sum, the Proposed Actions would be consistent with a number of the goals and objectives of the West Harlem Master Plan, but would not advance all of its recommendations. Given the nature of the West Harlem Master Plan as a plan setting forth broad goals and objectives for Manhattanville, rather than specific regulations, these inconsistencies with the Proposed Actions are not considered significant adverse impacts for CEQR purposes.

### **PRIMARY STUDY AREA**

#### *LAND USE*

In 2015, the development associated with the Proposed Actions is not likely to foster additional significant development in the primary study area. Manhattanville (north of the Project Area) and Morningside Heights are firmly established residential neighborhoods and are not likely to support much additional development, nor are the areas occupied by NYCHA developments, such as Manhattanville Houses and General Grant Houses. Therefore, it is unlikely that the development completed by 2015 in the Project Area would substantially influence land use trends in the primary study area.

#### *ZONING*

While greatly increasing the overall development potential of the Project Area, the proposed Special Manhattanville Mixed-Use Zoning District would be compatible with the residential and commercial zones in the primary study area. The maximum community facility FAR for the proposed C6-1 district under the Special Manhattanville Mixed-Use District regulations is less than the community facility FAR for the R7-2 district adjacent to the Project Area. In addition, the proposed contextual R8A district with a C1-4 overlay would foster residential and commercial redevelopment consistent with the adjacent Manhattanville residential neighborhood and the Broadway commercial corridor. The Proposed Actions would also transform the streetscape of West 125th Street west of Broadway. The Special Manhattanville Mixed-Use Zoning District would contain special urban design controls (mandatory streetwalls and midblock open areas) that would enhance pedestrian access and designate West 125th Street (as well as Twelfth Avenue and Broadway) for active ground-floor uses to provide neighborhood amenities and lively streetscapes.

The regulations of the Special Manhattanville Mixed-Use Zoning District would differ from the contextual zoning proposed under the Special 125th Street District to be mapped over the

immediately abutting blocks to the east (the proposed R7A rezoning would have a maximum building height of 80 feet). However, the proposed contextual zoning is intended to preserve the existing residential scale and character of the area east of Broadway—a character which does not currently exist in the Project Area along 125th Street west of Broadway. The Proposed Actions would be consistent with the goal of the Special 125th Street District to encourage new mixed-use development of residential, commercial, retail, arts, and entertainment uses to enliven 125th Street during the day and evening.

As discussed above, land uses generated as a result of the Proposed Actions would be compatible with the mixed-use residential and community facility character of Manhattanville and Morningside Heights. Therefore, the Proposed Actions would be consistent with zoning in the primary study area and would have no zoning impacts.

#### *PUBLIC POLICY*

There are no known significant public policies proposed for the primary study area by 2015. For a detailed description of public policy, see the discussion under “Existing Conditions” and “2015 Future Without the Proposed Actions.” Land use changes resulting from the Proposed Actions are anticipated to be consistent with known public policies, as described below.

#### *Local Waterfront Revitalization Program*

As discussed in Chapter 13, the Proposed Actions would be consistent with all policies of New York City’s Waterfront Revitalization Program in the 2015 analysis year.

#### *Upper Manhattan Empowerment Zone*

As described above, the UMEZ is an economic development initiative that uses public funds and tax incentives to encourage private investments in Upper Manhattan and the South Bronx. The mission of the UMEZDC, the nonprofit organization that administers the initiatives in this area, is to expand the range and scope of economic activity, enhance capital opportunity of local businesses and institutions, and improve the quality of life for residents, workers, and visitors. The Proposed Actions would enable properties containing predominantly industrial buildings containing auto-related uses, warehouses, and transportation and utility facilities in the Project Area to be developed with a wider range of higher-density uses. Therefore, the Proposed Actions would be compatible with the goals of the UMEZ.

### **SECONDARY STUDY AREA**

#### *LAND USE*

In 2015, the development associated with the Proposed Actions is not likely to foster additional development in the secondary study area. Neighborhoods within this study area are firmly established residential neighborhoods, distant from the Project Area, and thus not likely to support much additional development. Therefore, the Proposed Actions would not result in land use impacts in the secondary study area.

#### *ZONING*

By 2015, the Proposed Actions would be consistent with zoning in the secondary study area. For a description of zoning in the secondary study area, see the discussion under “Existing Conditions” and “2015 Future Without the Proposed Actions.” The Proposed Actions, which

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would bring about the development of a vibrant mix of academic, retail, and cultural uses, and University-related housing, would result in uses compatible with the residential zoning districts and commercial overlays found in the secondary study area. In addition, the zoning requirement for active ground-floor uses would provide neighborhood amenities and lively streetscapes, which would be consistent with the 125th Street Corridor Rezoning proposal for new medium-scale mixed-use development for the blocks in the secondary study area.

### *PUBLIC POLICY*

Land use changes anticipated as a result of the Proposed Actions would be consistent with the known public policies, as described below.

#### *125th Street Business Improvement District*

The Proposed Actions would be consistent with the portion of the 125th Street BID located within the secondary study area. The proposed retail development along West 125th Street is consistent with the BID objective of expanding the active commercial uses from river to river between 124th and 126th Streets.

#### *Bradhurst Urban Renewal Area*

As described above in “Existing Conditions,” in the secondary study area, the Bradhurst URA is generally bounded by West 155th Street to the north, West 138th Street to the south, Adam Clayton Powell Jr. Boulevard to the east, and Edgecombe Avenue and Bradhurst Avenue to the west. Since the Project Area is not located within or near the Bradhurst URA boundary, the Proposed Actions would have no influence on the regulations or development in the Bradhurst URA. Therefore, the Proposed Actions would be compatible with the policies of the Bradhurst URA.

#### *Cathedral Parkway Urban Renewal Area*

The Cathedral Parkway URA is generally bounded by West 119th Street, West 116th Street, West 114th Street, and Cathedral Parkway to the north; West 104th and West 108th Streets to the south; Central Park West to the east; and Riverside Drive to the west. Since the Project Area is not located within or near the Cathedral Park URA boundary, the Proposed Actions would have no influence on the regulations or development in the Cathedral Park URA. Therefore, the Proposed Actions would be compatible with the policies of the Cathedral Park URA.

#### *Comprehensive Manhattan Waterfront Plan*

As described above, the Proposed Actions would be consistent with all policies of the City’s Comprehensive Manhattan Waterfront Plan in the 2015 analysis year. The Proposed Actions are consistent with the plan’s recommendation that the area east of the waterfront, including the Project Area, be rezoned to allow for a greater density and mix of uses, such as retail, commercial, academic research, institutional, and academic purposes, and to improve access to the West Harlem Waterfront park. The Proposed Actions would also further this plan’s more general goal of improving the Manhattan waterfront beyond the Project Area by helping to create a vibrant waterfront area that would serve as a link between the existing public waterfront open spaces of Riverside Park to the south and Riverbank State Park to the north.

*Frederick Douglass Boulevard Rezoning*

The Frederick Douglass Boulevard Rezoning area is generally bounded by Central Park North, West 124th Street, Morningside Avenue, and a point 100 feet west of Adam Clayton Powell Jr. Boulevard in Manhattan Community Districts 9 and 10. The Proposed Actions would have no influence on the regulations or development in this area and is therefore compatible with the Frederick Douglass Boulevard Rezoning.

*Local Waterfront Revitalization Program*

In the secondary study area, the Proposed Actions would be consistent with all policies of New York City's Waterfront Revitalization Program in the 2015 analysis year, as discussed in Chapter 13.

*St. Nicholas Park Urban Renewal Area*

As described above in "Existing Conditions" in the secondary study area, the St. Nicholas Park URA is bounded by West 145th Street to the north, West 127th Street to the south, Adam Clayton Powell Jr. Boulevard and Frederick Douglass Boulevard to the east, and Amsterdam Avenue and St. Nicholas Avenue to the west. Since the Project Area is not located within or near the St. Nicholas Park URA boundary, the Proposed Actions would have no influence on the regulations or development in the St. Nicholas Park URA. Therefore, the Proposed Actions would be compatible with the policies of the St. Nicholas Park URA.

**F. 2030 FUTURE WITHOUT THE PROPOSED ACTIONS**

The Project Area is expected to show very limited change in the future without the Proposed Actions between 2015 and 2030. In the future without the Proposed Actions, the Project Area would continue to contain properties containing predominantly low-scale industrial buildings containing auto-related uses, warehouses, transportation and utility facilities, and parking facilities. These uses would continue to pose an uninviting barrier between the Hudson River waterfront to the west and the residential areas to the north and east. As discussed in "2015 Future Without the Proposed Actions," new development is expected to continue between 2015 and 2030 in the primary and secondary study areas. While the projects identified as likely to be completed by 2015 (see Chapter 2) represent the majority of known projects at this time, it is anticipated that growth will continue and that new projects will be developed over time.

**PROJECT AREA**

*LAND USE*

*Academic Mixed-Use Area (Subdistrict A)*

No major changes in land use are anticipated in the Academic Mixed-Use Area (Subdistrict A) in the future without the Proposed Actions by the 2030 analysis year. Some changes in tenancy of existing buildings could be expected, with potential increases in such uses as community facilities and moving and storage uses. These uses would occupy buildings currently in industrial or transportation use.

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

### *Waterfront Area (Subdistrict B)*

There are no known land use developments proposed for the Waterfront Area (Subdistrict B) by the 2030 analysis year. Absent some possible redevelopment associated with the completed West Harlem Waterfront park, land uses in the future without the Proposed Actions would remain essentially the same in Subdistrict B.

### *Mixed-Use Development Area (Subdistrict C)*

There are no known land use developments proposed for the Mixed-Use Development Area (Subdistrict C) by the 2030 analysis year.

### *Other Areas*

There are no known land use developments proposed for these subdistricts by the 2030 analysis year (note that West Harlem Waterfront park redevelopment of the waterfront area is expected to be completed by 2008).

### *ZONING*

There are no additional significant zoning changes proposed for the Project Area by the 2030 analysis year.

### *PUBLIC POLICY*

For 2030, there are no known significant public policy changes proposed for the Project Area.

## **PRIMARY STUDY AREA**

### *LAND USE*

There are no known land use developments proposed for the primary study area by the 2030 analysis year.

### *ZONING*

No significant zoning changes are proposed for the primary study area by the 2030 analysis year. DCP's 125th Street Corridor Rezoning proposal is expected to be enacted by this time. The proposed Special 125th Street District would modify use requirements of the underlying zoning to ensure that appropriate "active" uses such as retail, arts, and entertainment would have sufficient frontage on 125th Street east of Broadway at the ground-floor level. It is assumed that in the future without the Proposed Actions, the primary study area would reflect existing zoning in addition to changes regulated by the proposed Special 125th Street District, although zoning changes could occur in association with future development projects that have not been planned at this time.

### *PUBLIC POLICY*

There are no known significant public policy changes proposed for the primary study area. The 125th Street Corridor Rezoning may result in new policies aimed at revitalizing the 125th Street corridor.

## **SECONDARY STUDY AREA**

### *LAND USE*

There are no known land use developments proposed for the secondary study area by the 2030 analysis year.

### *ZONING*

With the exception of the 125th Street Corridor Rezoning (see discussion above), no significant zoning changes are proposed for the secondary study area by the 2030 analysis year. It is assumed that in the future without the Proposed Actions, the secondary study area would reflect existing zoning, although zoning changes could occur in association with future development projects that have not been planned at this time.

### *PUBLIC POLICY*

There are no known significant public policy changes proposed for the secondary study area. Public policies, as described above in “Existing Conditions,” are expected to remain the same. The 125th Street Corridor Rezoning may result in new policies aimed at revitalizing the 125th Street corridor.

## **G. 2030 FUTURE WITH THE PROPOSED ACTIONS**

### **PROJECT AREA**

#### *LAND USE*

The new development defined by the Special Manhattanville Mixed-Use Zoning District is expected to be largely completed by 2030, adding new community facilities, commercial, and open space to the facilities completed by 2015. As a result, the low-scale Project Area would be transformed into a more dense, active mixed-use neighborhood. As discussed in Chapter 1, the Proposed Actions would enable Columbia to build an estimated 6.8 million gsf of new space in the Academic Mixed-Use Area.

The Proposed Actions would result in substantial changes to Project Area land use patterns. The Project Area would be developed at a higher density than it is currently. Total floor area within the Project Area would substantially increase, and the basic land use mix would change to a much higher proportion of community facility and commercial uses. Structures would be substantially taller than existing buildings in the Project Area, but of similar height to the taller residential buildings bordering the Project Area to the north and east. The Proposed Actions would also create lively and attractive streets, improve the pedestrian experience in the Project Area, and enhance pedestrian access to the waterfront.

The active ground-floor uses proposed for the Academic Mixed-Use Development on the east side of Twelfth Avenue along with the projected commercial development in Subdistrict B would complement the West Harlem Waterfront park to the west and draw new activity and pedestrians along Twelfth Avenue.

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

### *Academic Mixed-Use Area (Subdistrict A)*

As described earlier, this analysis considers a reasonable worst-case development scenario for the Academic Mixed-Use Development, in which each site in the Academic Mixed-Use Area would be developed with a building containing the uses of the Illustrative Plan.

With the Proposed Actions, land use in the Academic Mixed-Use Area (Subdistrict A) would be substantially different from conditions in the future without the Proposed Actions. Most of the former industrial and transportation uses would be replaced by a mix of academic, academic research, residential (University-related), retail, and open space uses. (The 270,000-gsf MTA Manhattanville Bus Depot would remain in this subdistrict, although it would be located below grade.) By 2030, the Academic Mixed-Use Area would include academic buildings (occupying 21 percent of the land area), laboratory/academic research facilities (occupying 5 percent of the land area), housing for graduate students, faculty, and other Columbia employees (occupying 7 percent of the land area), recreational facilities (occupying 5 percent of the land area), open space (occupying 11 percent of the land area), commercial use (occupying 1 percent of the land area), below-grade parking, and below-grade on-site mechanical support facilities (see Chapter 1). The site percentages above reflect the Illustrative Plan and may be different if individual sites contain the Alternative uses permitted by the GPP (see Chapter 1). However, all these University and open space uses would be new to the Project Area, as they currently do not exist in Subdistrict A and would not occur in the future without the Proposed Actions.

In addition to the five buildings developed by 2015, the Proposed Actions would result in the construction of up to 12 new buildings and the adaptive reuse of the former Warren Nash Service Station building on the remaining sites in Subdistrict A, including academic buildings, academic research facilities, housing for graduate students, faculty, and other employees, a recreational facility, and a retail building on the triangular block south of West 125th Street (see Figure 3-9). The proposed development would also include approximately 40,000 sf (1.15 acres) of publicly accessible open space between West 130th and West 131st Streets. The active ground-floor uses would be located along West 125th Street, Twelfth Avenue, and Broadway, creating compatible uses along these commercial corridors. The proposed new buildings of the full build-out would range in height from 60 to 260 feet (without mechanical equipment), which is substantially taller than current structures, but similar in height to the 20-story NYCHA Manhattanville Houses on the east side of Broadway between West 129th and West 133rd Streets, and the 35-story Riverside Park Community apartment complex at 3333 Broadway to the north.

As shown in Figure 3-9,<sup>1</sup> academic and academic research buildings would be constructed along the west side of Broadway between West 130th and West 133rd Streets, and on the east side of Broadway between West 131st and West 134th Streets. Active ground-floor uses required by the proposed zoning in this corridor would serve to connect these blocks to the residential complexes along Broadway to the north and south. An academic building and student and

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<sup>1</sup> As noted above, this analysis considers a reasonable worst-case development scenario for Subdistrict A in which each site is developed with a building containing the uses of the Illustrative Plan. As described in Chapter 1, under the GPP, specified land uses would be permitted on development sites. Although the uses may vary on a site-by-site basis from that described in this analysis, all uses would be community facilities and a mix of academic research, academic, University-related housing, and recreational facilities. Therefore, variations from the Illustrative Plan on a site-by-site basis would not affect the conclusions of this analysis.



faculty housing would be constructed along the east side of Twelfth Avenue between West 131st and West 133rd Streets. A recreation facility with a swimming and diving center would be constructed midblock between West 131st and West 132nd Streets. Active ground-floor uses in these buildings would complement the retail development that would be built on the west side of this street by 2015, and these uses together by 2030 would create a corridor along Twelfth Avenue of retail, cultural, and community spaces, and could serve users of the West Harlem Waterfront park.

By the 2030 Build year, a large, centrally located through-block landscaped area (the Square) would be constructed between West 130th and 131st Streets, and three north–south midblock open areas would be located between West 130th and West 133rd Streets. The Square would abut the north–south midblock open area between West 130th and West 131st Streets. It is expected to serve both active and passive recreation. The adjacent north–south midblock open area would link the Square to the open areas laid out around the intersection of West 125th and 129th Streets and to the north–south midblock open area above West 131st Street. An academic and academic research building would be constructed on either side of the midblock open area between West 132nd and West 133rd Streets. New open space in 2030 would also include an east–west midblock open area between Broadway and Old Broadway. The 30-foot widened sidewalks would also be developed along the east side of Twelfth Avenue between West 131st and West 133rd Streets. These open spaces would be paved and would include trees, landscaping and seating.

As described above, these uses would transform the Academic Mixed-Use Area (Subdistrict A) into a vibrant, mixed-use community, including new, publicly accessible open space and providing attractive access to the West Harlem waterfront. No significant adverse land use impacts are anticipated.

#### *Waterfront Area (Subdistrict B)*

As described above in “2015 Future with the Proposed Actions,” anticipated development within the Waterfront Area (Subdistrict B) would be in place by the 2015 analysis year. Therefore, land use assessments for this area were conducted for the 2015 analysis year only.

#### *Mixed-Use Development Area (Subdistrict C)*

There are no known land use developments proposed for Mixed-Use Development Area (Subdistrict C) by the 2030 analysis year (see “2015 Future with the Proposed Actions,” above).

#### *Other Areas*

As described above in “2015 Future with the Proposed Actions,” anticipated community facility and residential development within the Other Area east of Broadway would be in place by the 2015 analysis year. Therefore, land use assessments for this area were conducted for the 2015 analysis year only.

### **ZONING AND DEVELOPMENT CONTROLS**

As described above in “2015 Future with the Proposed Actions,” the zoning districts would be in place by the 2015 analysis year. Therefore, zoning assessments for each of the proposed subdistricts were conducted for the 2015 analysis year only.

## **Proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development FEIS**

### *PUBLIC POLICY*

Land use changes anticipated as a result of the Proposed Actions are anticipated to be consistent with the known public policies, as described below.

#### *Comprehensive Manhattan Waterfront Plan*

The full development of the Academic Mixed-Use Area would incorporate the special urban design controls of the Special Manhattanville Mixed-Use Zoning District, including mandatory sidewalk widenings and open spaces, and would enhance pedestrian access to the waterfront. The active ground-floor uses along Twelfth Avenue and Broadway would provide neighborhood amenities, lively streetscapes, and an enhanced corridor to the West Harlem Waterfront park. These features would result in greater and livelier street-level activity, greenery, and enhanced westward views to the Hudson River, and contribute to an improved pedestrian access corridor along the side streets to the West Harlem Waterfront park, consistent with the principal objective of the Comprehensive Manhattan Waterfront Plan to enhance public access to and use of the Manhattan shoreline. Therefore, the Proposed Actions would be consistent with the Comprehensive Manhattan Waterfront Plan.

#### *Local Waterfront Revitalization Program*

As discussed in Chapter 13, the Proposed Actions would be consistent with all policies of New York City's Waterfront Revitalization Program in the 2030 analysis year.

#### *New York City Industrial Policy: Protecting and Growing New York City's Industrial Job Base*

As described above in "2015 Future with the Proposed Actions," the existing manufacturing zoning districts would be rezoned by the 2015 analysis year. Therefore, consistency with the New York City Industrial Policy is analyzed for the 2015 analysis year only.

#### *West Harlem Master Plan*

As described earlier, the Proposed Actions would be consistent with the first component of the Master Plan, and the proposed Manhattanville Special Mixed-Use Zoning District requirements for Subdistrict B would not preclude the development of an intermodal transportation center at the site recommended by the Master Plan. In addition, the special urban design controls proposed for the Special Manhattanville Mixed-Use Zoning District (mandatory streetwalls, mandatory sidewalk widenings, and midblock open areas) would enhance pedestrian access to the waterfront, a goal of the second component of the Master Plan. The Proposed Actions would be consistent with the recommendation of creating new pathways through the east-west blocks to create a network of paths from north to south.

Development in Subdistrict A by 2030 would include a greater variety of uses, a goal of the third component of the Master Plan. However, it would not advance the Master Plan's goal of creating a low-rise regional attraction between West 130th and West 132nd Streets from Twelfth Avenue to Broadway. The Proposed Actions' low-rise projected commercial development west of Twelfth Avenue in Subdistrict B would advance the Master Plan's recommendations for the area underneath the viaduct. However, the proposed development east of Twelfth Avenue in Subdistrict A would be at a higher density than recommended by the Master Plan and would not be consistent with the Master Plan's recommendation for mid-rise development in the area surrounding the regional attraction. In addition, under the Proposed Actions, Subdistrict A would contain Columbia academic buildings with some retail, cultural, and entertainment uses on the ground floor, instead of the primarily retail, cultural, entertainment, recreation, and transportation facilities envisioned as

a regional attraction. The land uses in Subdistrict A would be consistent with the Master Plan's recommendation for retail, commercial, research, institutional, and academic uses for the area surrounding the regional attraction. The West Harlem Master Plan also recommends reuse of existing buildings in this area, whereas the proposed Academic Mixed-Use Development would demolish existing buildings and develop new buildings. Similarly, the proposed development along West 125th Street would not be consistent with the Master Plan's recommendation of mid-rise development in the form of infill.

The Proposed Actions would be consistent with a number of the goals and objectives of the West Harlem Master Plan, but would not advance all of its recommendations. Given the nature of the West Harlem Master Plan as a plan setting forth broad goals and objectives for Manhattanville, rather than specific regulations, these inconsistencies with the Proposed Actions are not considered significant adverse impacts for CEQR purposes.

### **PRIMARY STUDY AREA**

#### *LAND USE*

The Proposed Actions would not result in significant adverse impacts in the primary study area. The neighborhoods within the primary study area are firmly established and not likely to support much additional development. In any event, future development in this area would be under existing zoning and would therefore be compatible with surrounding land use patterns.

#### *ZONING*

Zoning implications of the Proposed Actions are described above in "2015 Future with the Proposed Actions."

#### *PUBLIC POLICY*

Land use changes anticipated as a result of the Proposed Actions are anticipated to be consistent with the known public policies, as described above in "2015 Future with the Proposed Actions."

### **SECONDARY STUDY AREA**

#### *LAND USE*

The Proposed Actions would not result in significant adverse impacts in the secondary study area. The neighborhoods within the secondary study area are firmly established and not likely to support much additional development. In any event, future development in this area would be under existing zoning and would therefore be compatible with surrounding land use patterns.

#### *ZONING*

Zoning implications of the Proposed Actions are described above in "2015 Future with the Proposed Actions."

#### *PUBLIC POLICY*

Land use changes anticipated as a result of the Proposed Actions would be consistent with the known public policies, as described above in "2015 Future with the Proposed Actions." \*