

A. INTRODUCTION

The City Planning Commission (CPC) is contemplating certain modifications to Subdistrict B of the Special Manhattanville Mixed-Use Zoning District (the “proposed modifications”). These modifications would rezone Subdistrict B to an underlying M1-2 district instead of C6-1. Modifications to some of the M1-2 underlying district requirements are also proposed for Subdistrict B.

This chapter describes the proposed modifications and examines whether any of the changes would result in significant adverse environmental impacts for each technical area of the Final Environmental Impact Statement (FEIS). The analysis also considers the overall effect of the Proposed Actions with the modifications to Subdistrict B, to determine whether the modifications would result in any new or different environmental impacts not already identified in the FEIS. The analysis concludes that the Proposed Actions with modifications to Subdistrict B would not result in any significant adverse environmental impacts not already identified in the FEIS. In addition, with the proposed modifications, the elevated particulate matter (PM) concentrations predicted for the construction activities in Subdistrict B would be eliminated.

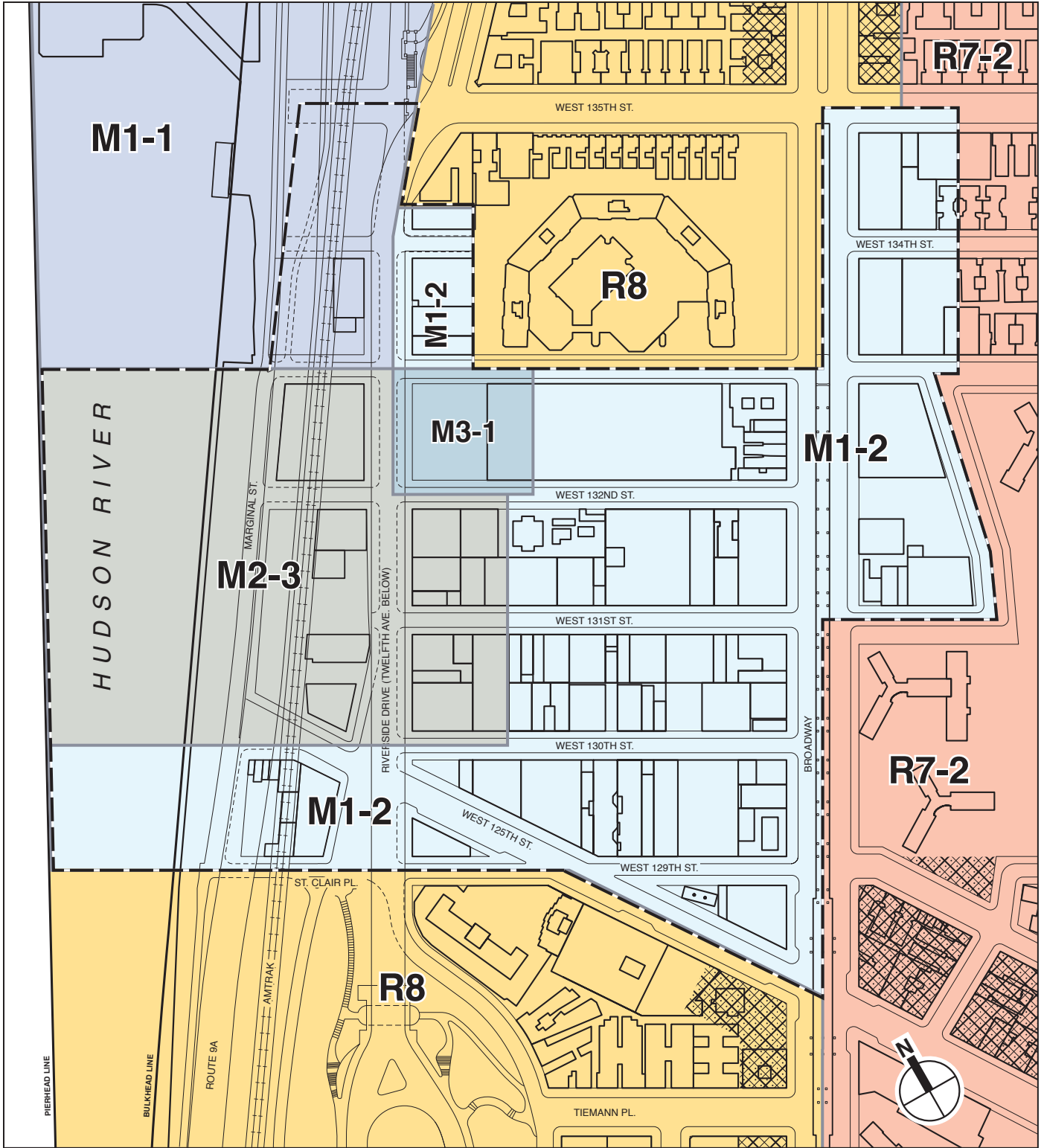
B. DESCRIPTION OF MODIFICATIONS**BACKGROUND**

As described in Chapter 1, “Project Description,” the area along the west side of Twelfth Avenue to Marginal Street, consisting of approximately 8 acres, constitutes proposed Subdistrict B of the Special Manhattanville Mixed-Use Zoning District. This area is currently zoned M1-1, M1-2, and M2-3 (see Figure 29-1). Specifically, Subdistrict B is 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 Amtrak viaduct bisects the area between Twelfth Avenue and Marginal Street. As noted in Chapter 24, “Alternatives,” this area overlaps with Subdistrict 1 of the Community Board 9 (CB9) 197-a Plan; Subdistrict 1 of the CB9 197-a Plan Alternative 2 also overlaps with the Other Area west of Marginal Street of the proposed Special Manhattanville Mixed-Use Zoning District.

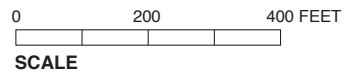
Zoning Regulations

The Proposed Actions, as described in Chapter 1, would rezone Subdistrict B to a C6-1 underlying zoning district. Additional regulations of the Special Manhattanville Mixed-Use Zoning District would apply to Subdistrict B: residential development would be prohibited,

¹ This chapter is new to the FEIS.



--- Project and Rezoning Area Boundary



Existing Zoning

R8	General Residence District	M2-3	Manufacturing District
R7-2	General Residence District	M3-1	Manufacturing District
M1-1	Light Manufacturing District	C1-4	Commercial Overlay
M1-2	Light Manufacturing District	C2-4	Commercial Overlay

Figure 29-1
Existing Zoning

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commercial and community facility development would be limited to a maximum floor area ratio (FAR) of 2.0 for both uses, and a range of manufacturing uses would be permitted. Community facility uses (use groups 3 and 4) would be further limited to 5,000 square feet (sf) per establishment. Subdistrict B would contain a height limitation of 60 feet, 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.

Twelfth Avenue and West 125th Street in Subdistrict B, as originally proposed, would be designated for required active ground-floor uses in the Special Manhattanville Mixed-Use Zoning District. Any new development, enlargements, or change of use fronting on such streets would require 75 percent of the ground-floor frontage be allocated for active ground-floor uses. The Special Manhattanville Mixed-Use Zoning District also proposes streetwall requirements along Twelfth Avenue and West 125th Street, in which 70 percent of the mandatory streetwall must be located at or within 3 feet of the streetline and rise to a maximum height of 60 feet. Subdistrict B would also include transparency requirements, in which at least 70 percent of a building's streetwall surface must be glazed, not less than 15 feet above the ground floor level.

Development Scenario

Columbia University's Academic Mixed-Use Development plan would not include any development in Subdistrict B. Since new uses and uses with greater densities may develop in Subdistrict B as a result of the proposed rezoning, a reasonable worst-case development scenario was considered for Subdistrict B in the EIS. Although the actual future development for this area is unknown, its potential characteristics were considered for analysis purposes in the FEIS. As described in Chapter 2, "Procedural and Analytical Framework," based on the proposed land use and FAR requirements described above, the proposed Special Manhattanville Mixed-Use Zoning District height limitations for this area, and the existing overpass constraints, projected development in Subdistrict B could only accommodate two stories of development on the east side of the Henry Hudson Parkway overpass and one story beneath the overpass. It is likely that development would take the form of ground-floor retail with second-floor office space on the east side of the overpass, and ground-floor retail beneath the Henry Hudson Parkway overpass. In total, Subdistrict B could accommodate a total of approximately 179,004 sf of new commercial development (office and retail) on six projected development sites (Projected Development Sites 18-23).

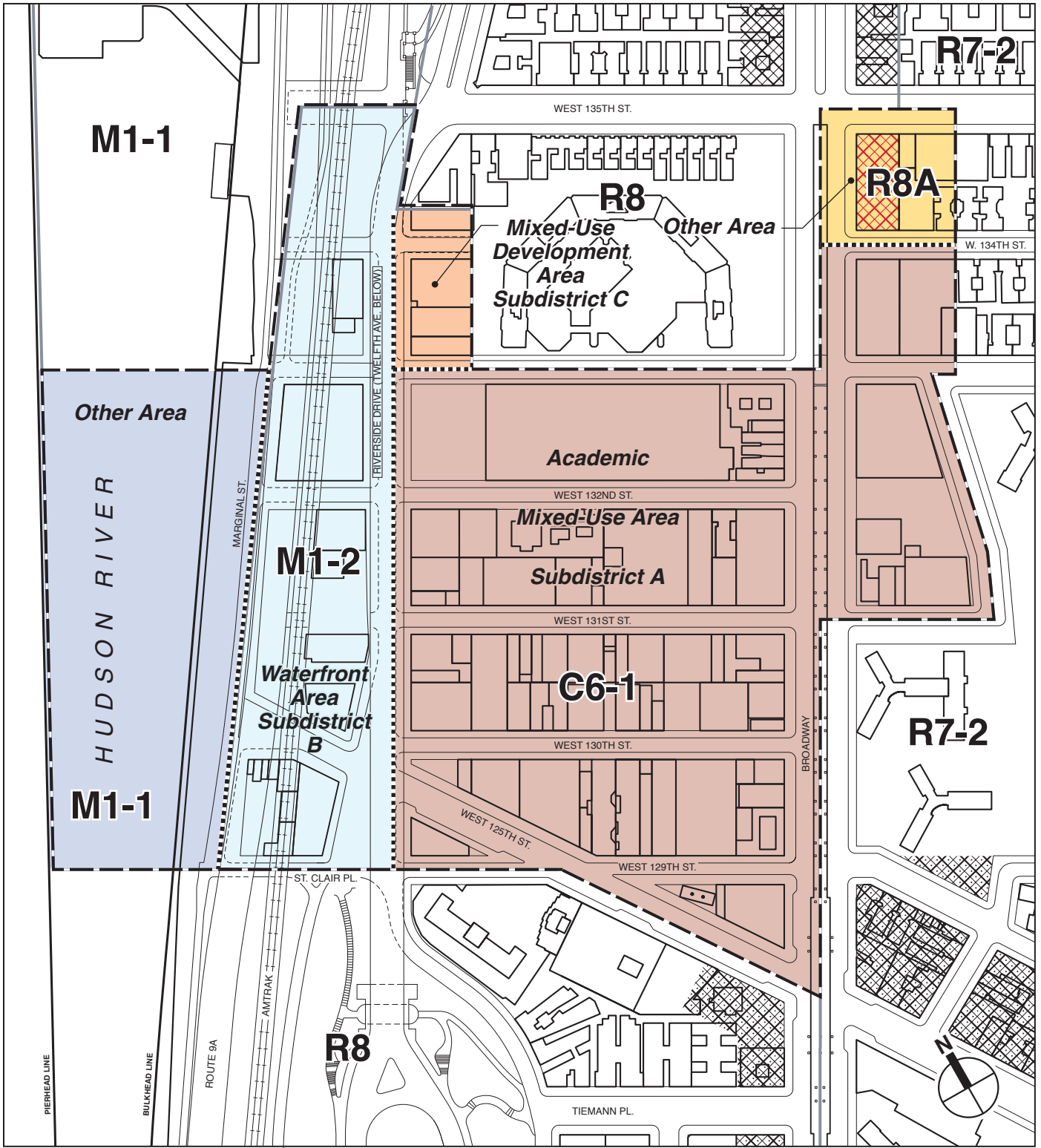
For purposes of assessing the reasonable worst-case development scenario for the Proposed Actions in this FEIS, it is anticipated that all of the projected development for Subdistrict B would be completed by 2015, the year that Phase 1 of development in the Academic Mixed-Use Development plan in Subdistrict A would be completed.

PROPOSED MODIFICATIONS

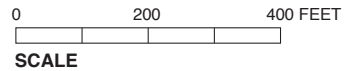
The proposed modifications contemplated by CPC would rezone Subdistrict B to a M1-2 underlying district to support light manufacturing and retail uses (see Figure 29-2). Modifications to some of the M1-2 underlying district requirements are also proposed for Subdistrict B. The following describes the proposed modifications in more detail.

ZONING REGULATIONS

All manufacturing and commercial uses permitted in the M1-2 underlying district would be permitted in Subdistrict B. Residential uses are not permitted in M1-2 districts and would not be



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



Proposed Zoning Districts

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

Figure 29-2
Proposed Modifications: Proposed Zoning

permitted in Subdistrict B by the proposed modifications. As set forth in the underlying M1-2 district requirements, college or university uses (and other related community facilities listed under zoning use group 3) would not be permitted in Subdistrict B by the proposed modifications.

The underlying M1-2 district requirements for FAR would apply to Subdistrict B with the proposed modifications—2 FAR for manufacturing and commercial. Permitted community facility uses would also be limited to a 2.0 FAR by the proposed Special District modifications. The M1-2 district restriction on retail uses of over 10,000 sf would apply, except for foodstores, including supermarkets, which would be permitted without any size restriction. Community facility uses permitted in M1-2 districts would be further limited to 5,000 sf per establishment in Subdistrict B. The M1-2 district requirements for accessory parking would not apply to Subdistrict B of the Special Manhattanville Mixed-Use Zoning District.

The heights limits proposed for Subdistrict B of the Special Manhattanville Mixed-Use Zoning District would not change with the proposed modifications. As described above, Subdistrict B would contain a height limitation of 60 feet, 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 modifications would eliminate the following requirements for Subdistrict B: active ground-floor uses along Twelfth Avenue and West 125th Street, the streetwall requirements, and the streetwall transparency requirements.

DEVELOPMENT SCENARIO

The 2.0 FAR requirement for the proposed modifications would be the same FAR for commercial and manufacturing uses as the existing M1-2 and M2-3 districts currently mapped over most of Subdistrict B, but would be an increase for the M1-1 district (located in the northwest portion of Subdistrict B), which currently permits a maximum of 1 FAR. The proposed modifications would not substantially change the mix of retail and manufacturing uses that are currently permitted under the existing zoning; permitted use groups include limited uses in use groups 3 and 4 (community facility), use groups 5 through 14 (retail and commercial), use group 16 (general service), and use group 17 (manufacturing). Although the FAR would increase with the proposed modifications in the portion of Subdistrict B currently zoned M1-1, given the physical constraints posed by the elevated structures, no new construction is projected under the proposed modifications.

C. ANALYSES

As described above, the proposed modifications are not anticipated to result in new construction in Subdistrict B. Therefore, the proposed modifications would not result in the 179,004 sf of new commercial development (office and retail) identified on six projected development sites identified for Subdistrict B under the Proposed Actions. Overall, the proposed modifications would result in a decrease in the total amount of new commercial development for the Proposed Actions.

For each technical analysis area of the FEIS, the potential environmental effects of the proposed modifications are briefly summarized below. The analyses also considers the overall effect of the Proposed Actions with the modifications to Subdistrict B, to determine whether the modifications would result in any new or different environmental effects not already identified

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in the FEIS.

LAND USE, ZONING, AND PUBLIC POLICY

The proposed M1-2 underlying district regulations for Subdistrict B would more closely reflect existing uses in this area, which generally include transportation facilities, commercial, and automobile-related. Light industrial uses in the area include a stone and marble supply company, warehouse/storage facilities, and an electrician's shop. This area contains Fairway Market and a large surface parking area used for Fairway Market.

As described above, the 2.0 FAR requirement for the proposed modifications would be the same FAR for commercial and manufacturing uses as the existing M1-2 and M2-3 districts currently mapped in Subdistrict B, but would be an increase for the M1-1 district (located in the northwest portion of Subdistrict B), which currently permits a maximum of 1.0 FAR. The proposed modifications would not substantially change the mix of retail and manufacturing uses that are currently permitted under the existing zoning. The proposed modifications, which are not anticipated to result in new construction in Subdistrict B, would be consistent with existing public policies governing the area, including the Comprehensive Manhattan Waterfront Plan and Local Waterfront Revitalization Program. The proposed modifications would generally be consistent with the West Harlem Master Plan; however, it would not advance the goal of the West Harlem Master Plan of creating a low-rise regional attraction between West 130th and West 132nd Streets, the waterfront, and the midpoint between Twelfth Avenue and Broadway. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts to land use, zoning, and public policy.

SOCIOECONOMIC CONDITIONS

Subdistrict B does not contain any existing residential uses, and the proposed modifications would not result in any direct residential displacement. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse direct residential displacement impacts. Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, the proposed modifications would not result in any direct business displacement. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse direct business displacement impacts or significant adverse impacts on any specific industry. Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, the Proposed Actions with the modifications would not result in any significant adverse indirect business displacement impacts.

Overall, the proposed modifications would result in 550 employees fewer than under the Proposed Actions. This represents a 7.8 percent decrease in the total amount of employment generated by the Proposed Actions. This would not change the socioeconomic reasonable worst-case development scenario for Subdistrict A, which could introduce as many as 3,362 new University-affiliated residents (comprising University graduate students, faculty, other employees, and their families) with a demand for 1,131 units who may seek non-University housing in the primary and secondary study areas. As described in Chapter 4, "Socioeconomic Conditions," the new development in the Project Area would also affect both the immediate neighborhood and the study area by increasing the area's livability and overall residential appeal, which could add pressure to increase market rents in the primary study area. The proposed modifications would not change the Proposed Actions' effect of increasing the area's livability and overall residential appeal. Therefore, the Proposed Actions with the modifications

to Subdistrict B would result in a significant adverse indirect residential displacement impact in 2030, and the mitigation measures described in Chapter 23, “Mitigation,” would be required.

COMMUNITY FACILITIES

The proposed modifications would not result in any new residential development in Subdistrict B; therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on community facilities.

OPEN SPACE

The proposed modifications would not change the Proposed Actions’ significant adverse direct open space impact from shadows on the I.S. 195 Playground during the 2030 March and December analysis periods. The proposed buildings in Subdistrict A would primarily generate shadows that result in this significant adverse impact. Therefore, the Proposed Actions with the modifications to Subdistrict B would result in a significant adverse direct open space impact in 2030, and the mitigation measures described in Chapter 23 would be required.

Overall, the proposed modifications would result in 550 employees fewer than under the Proposed Actions. This represents a 7.8 percent decrease in the total amount of employment generated by the Proposed Actions. Although this would result in an overall decrease in the demand on open space in the surrounding area, the Proposed Actions with the modifications to Subdistrict B would result in a significant adverse indirect passive open space impact in 2015 and 2030 and a significant adverse indirect active open space impact in 2030, and the mitigation measures described in Chapter 23 would be required.

SHADOWS

As described above in “Open Space,” the proposed modifications would not change the Proposed Actions’ significant adverse direct open space impact from shadows on the I.S. 195 Playground during the 2030 March and December analysis periods. The proposed buildings in Subdistrict A would primarily generate shadows that result in this significant adverse impact. Therefore, the Proposed Actions with the modifications to Subdistrict B would result in a significant adverse shadows impact in 2030 and the mitigation measures described in Chapter 23 would be required.

HISTORIC RESOURCES

The proposed modifications to Subdistrict B would not result in a change to the Columbia University Academic Mixed-Use Development plan in Subdistrict A. Therefore, the proposed modifications would not result in any change to the effect the Proposed Actions would have on the former Sheffield Farms Stable at 3229 Broadway. Therefore, the Proposed Actions with the modifications to Subdistrict B would result in a significant adverse impact to historic resources, and the mitigation measures described in Chapter 23 would be required.

URBAN DESIGN AND VISUAL RESOURCES

Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, the proposed modifications would not change the physical appearance, including the street pattern, the size and shape of buildings, their arrangement on blocks, streetscape features, natural resources, and noteworthy views in Subdistrict B. Therefore, the Proposed Actions with the

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modifications to Subdistrict B would not result in any significant adverse impacts on urban design and visual resources.

NEIGHBORHOOD CHARACTER

Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, they are not anticipated to result in changes to the following: land use; street layout; scale, type, and style of development; historic features; patterns and volumes of traffic; noise levels; and any other physical or social characteristics in Subdistrict B. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on neighborhood character.

NATURAL RESOURCES

As described in Chapter 12, “Natural Resources,” the 100-year floodplain extends into Subdistrict B. Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, the proposed modifications would not result in a reduction in impervious area within this portion of the floodplain. Therefore, the proposed modifications would not change the floodplain’s ability to contain flood waters, or exacerbate flooding conditions within or adjacent to the Project Area, or impact groundwater resources. The proposed modifications would not result in any direct impacts on the Hudson River.

Overall, the proposed modifications would result in 550 fewer employees than under the Proposed Actions. The overall volume of sewage treated by the North River Water Pollution Control Plant (WPCP) by the Proposed Actions with the modifications to Subdistrict B would not be expected to adversely affect the WPCP’s ability to meet the effluent limitations of the North River WPCP’s State Pollutant Discharge Elimination System (SPDES) permit or adversely affect water quality of the Hudson River in the vicinity of the North River WPCP. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on natural resources.

HAZARDOUS MATERIALS

As described in Chapter 12, “Hazardous Materials,” E-designations would be placed on the lots comprising development sites not owned or controlled by Columbia University, including all projected development Sites in Subdistrict B (Projected Development Sites 18-23). Therefore, the E-designations proposed for existing lots in Subdistrict B would not be required. The Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse air quality impacts due to hazardous materials.

WATERFRONT REVITALIZATION

The proposed modifications are not anticipated to result in new construction in Subdistrict B. Therefore, the Proposed Actions with the modifications to Subdistrict B would be consistent with the City’s Waterfront Revitalization Program.

INFRASTRUCTURE

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. This represents a 7.8 percent decrease in the total amount of employment generated by the Proposed Actions. This would result in an overall reduction in the amount of

water demand for the Proposed Actions and sewage generated by the Proposed Actions. Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, the proposed modifications would not result in a reduction in impervious area and would therefore not result in an increase in the amount of stormwater generated in Subdistrict B. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on infrastructure.

SOLID WASTE AND SANITATION SERVICE

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. This represents a 7.8 percent decrease in the total amount of employment generated by the Proposed Actions. This would result in an overall reduction in the amount of solid waste generated by the Proposed Actions. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on sanitation services.

ENERGY

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. This represents a 7.8 percent decrease in the total amount of employment generated by the Proposed Actions. This would result in an overall reduction in energy demand generated by the Proposed Actions. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on energy.

TRAFFIC AND PARKING

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. Although this would result in an overall decrease in the amount of vehicle trips, the Proposed Actions with the modifications to Subdistrict B would result in significant adverse traffic impacts in the primary and secondary study areas, and the mitigation measures described in Chapter 23 would be required.

The proposed modifications would not change the displacement of existing off-street parking facilities within Subdistrict A. Therefore, the Proposed Actions with the modifications to Subdistrict B would result in a significant adverse parking impact, and the mitigation measures described in Chapter 23 would be required.

TRANSIT AND PEDESTRIANS

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. Although this would result in an overall decrease in the amount of transit trips at the 125th Street No. 1 train subway station, the Proposed Actions with the modifications to Subdistrict B would result in significant adverse transit impacts at the E101 down escalator during the AM peak hour and the E102 up escalator at the 125th Street No. 1 train subway station during the PM peak hour in 2030, and the mitigation measures described in Chapter 23 would be required. The Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse impacts on pedestrians.

AIR QUALITY

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. This would result in an overall decrease in the amount of vehicle trips in the surrounding area. Therefore, concentrations from mobile sources of emissions would be the same or lower, and the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse air quality impacts due to mobile sources.

Since the proposed modifications are not anticipated to result in new construction in Subdistrict B, the Proposed Actions with the modifications to Subdistrict B would result in fewer stationary sources of emissions. In addition, the E-designation proposed for Site 20 would not be required. The Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse air quality impacts due to stationary sources.

None of the existing properties that would be assumed to remain with the proposed modifications to Subdistrict B were found to possess any federal, state or local air permit. Therefore, no additional sources of air emissions from manufacturing or processing facilities would be present. The Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse industrial source air quality impacts.

NOISE

Overall, the proposed modifications would generate 550 fewer employees than under the Proposed Actions. Although this would result in an overall decrease in the amount of vehicle trips, the Proposed Actions with the modifications would result in a significant adverse noise impact to pedestrians at one location—Site 10 on West 125th Street between Twelfth Avenue and St. Clair Place. As described in Chapter 23, there are no effective mitigation measures that could be implemented to eliminate the noise impact predicted at this location. The impact at this location would affect pedestrians and would be considered an unmitigated significant adverse impact.

CONSTRUCTION

The proposed modifications are not anticipated to result in new construction in Subdistrict B. Therefore, the proposed modifications would result in an overall decrease in the effects from construction, including traffic, air quality, and noise, compared to the Proposed Actions. However, the Proposed Actions with the modifications would result in significant adverse construction traffic and noise impacts, and the mitigation measures described in Chapter 23 would be required.

As described in Chapter 21, “Construction,” construction in Phase 1 on the non-Columbia University projected development sites in Subdistrict B and the Other Areas would result in elevated concentrations of particulate matter with an aerodynamic diameter of less than or equal to 2.5 micrometers (PM_{2.5}) during construction in the near vicinity of the projected development sites. With the proposed modifications, no new construction would occur in Subdistrict B, eliminating the elevated PM_{2.5} concentrations predicted for the construction activities in Subdistrict B. The only non-Columbia University sites which may still be expected to be developed would be Sites 24 and 25 in the Other Area east of Broadway. As described in Chapter 21, an emissions reduction program would be instituted for any construction on those sites, implemented through E-designations. Therefore, the Proposed Actions with the modifications to Subdistrict B would not result in any significant adverse air quality impacts during construction.

PUBLIC HEALTH

The proposed modifications are not anticipated to result in new construction in Subdistrict B. The proposed modifications would not result in any changes to construction activities in Subdistrict A. As described above, the proposed modifications would result in an overall decrease in the effects from construction, compared to the Proposed Actions, including traffic, air quality, and noise. Therefore, the proposed modifications to Subdistrict B would not introduce any new impact on public health, compared to the Proposed Actions.

D. CONCLUSIONS

Overall, the Proposed Actions with the modifications to Subdistrict B would not change the conclusions of the impact assessment in the FEIS, with the exception of construction air quality.

The Proposed Actions with the modifications to Subdistrict B, like the Proposed Actions, would not result in significant adverse impacts in the following areas: land use, zoning, and public policy; community facilities; urban design and visual resources; neighborhood character; natural resources; hazardous materials; waterfront revitalization; infrastructure; solid waste and sanitation services; energy; air quality; and public health.

The Proposed Actions with the modifications to Subdistrict B would result in the same or similar significant adverse impacts as the Proposed Actions in the following areas: socioeconomic conditions (indirect residential displacement); open space; historic resources; shadows; traffic; parking; subway station; bus line haul; noise; and construction (traffic and noise), and the same mitigation measures would be required.

The Proposed Actions with the modifications to Subdistrict B would change the conclusions with respect to construction air quality for Subdistrict B. With the proposed modifications, no new construction would occur in Subdistrict B, eliminating the elevated PM_{2.5} concentrations predicted for the construction activities in Subdistrict B. *