

This document is the Final Environmental Impact Statement (FEIS) for the proposed Manhattanville in West Harlem Rezoning and Academic Mixed-Use Development project (the “Proposed Actions”/“Proposed Project”). Acting on behalf of the City Environmental Quality Review (CEQR) lead agency, the City Planning Commission (CPC), the New York City Department of City Planning (DCP) determined the Draft Environmental Impact Statement (DEIS) for the Proposed Actions to be complete and issued a public Notice of Completion of the DEIS on June 15, 2007. CPC held a public hearing on the DEIS at City College of New York, Aaron Davis Hall, 138 Convent Avenue at West 135th Street in Manhattan, on October 3, 2007. The period for the public to submit written comments remained open until October 15, 2007.

This FEIS reflects all relevant substantive comments made on the DEIS during the public hearing and subsequent comment period. The comments are summarized and responded to in Chapter 28, “Response to Comments on the DEIS.” This FEIS reflects all substantive changes made during public review, as well as changes to the Proposed Actions that were made subsequent to the issuance of the DEIS. Subsequent to publishing the DEIS, the following principal changes were made:

- Description of the Proposed Project. Chapter 1, “Project Description,” has been revised to describe in more detail several components of the Academic Mixed-Use Development Plan as well as refinements and changes to the Proposed Project. These changes, as reflected in Chapter 1, include:
 - Providing more detailed information describing and illustrating the central below-grade service area and construction sequencing. In addition, the construction schedule for the central below-grade area has changed since the DEIS, and the construction analyses in Chapter 21, “Construction,” have been modified to reflect this change.
 - Including as part of the Proposed Project three sites in West Harlem, outside of the Project Area, for the relocation of a church and certain residents that would be displaced by the Proposed Actions. An analysis of the potential environmental impacts that could result from the construction and operation of these new off-site residential buildings is provided in Appendix B.2.
 - Defining more specifically the program and uses for Phase 1 of the Academic Mixed-Use Development Plan, which has been the subject of more detailed planning. This includes changing the proposed use on Site 7 from all University housing to a mixed-use building containing University housing and academic uses.
- Existing baseline assumptions. Where necessary, the analyses in the DEIS were updated to account for additional information reflecting baseline assumptions.

¹ This Foreword is new to the FEIS

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

- Future conditions without the Proposed Actions. Where necessary, the analyses in the DEIS were updated to account for changes in the conditions in the future without the Proposed Actions. Notably, the transportation-related analyses—traffic and parking, transit and pedestrians, mobile source air quality, noise, and construction—were revised to reflect new development resulting from DCP’s proposed 125th Street Corridor Rezoning and Related Actions project. The DEIS for that project was issued after the DEIS for the Proposed Actions.
- Expanded Infill Alternative. In response to comments made during public review of the DEIS and the Illustrative Plan, an Expanded Infill Alternative has been included in Chapter 24, “Alternatives,” which considers whether the goals and purposes of the Proposed Actions could be achieved under a scenario which assumes that Columbia would develop using public property and property owned or controlled by Columbia only (i.e., without private sites not currently owned or controlled by Columbia). This alternative assumes that publicly owned properties, both above and below grade, could be acquired for redevelopment as part of the Academic Mixed-Use program.
- 197-a Plan Alternative 2. Since publication of the DEIS, Community Board 9 has revised its proposed 197-a Plan and provided DCP with revised development assumptions for FEIS analysis of a revised Plan, including certain “relaxed” assumptions that would further facilitate community facility development. The revised Plan proposes changes to the boundaries of Subdistricts 1 and 2, as well as land use and floor area requirements, and design regulations. Potential revised zoning regulations and development assumptions for these two Subdistricts and a hypothetical development scenario, utilized for environmental analysis, are described and analyzed in Chapter 24 as the 197-a Plan Alternative 2.
- Cogeneration Energy Supply Alternative. Since publication of the DEIS, the Cogeneration Energy Supply Alternative has been updated to include new background concentrations, due to the availability of newer data.
- Columbia-controlled property in Subdistrict A. Since the DEIS, Columbia University has purchased additional property and/or entered into contracts to purchase additional property. This has resulted in the following revisions:
 - Chapter 3, “Land Use, Zoning, and Public Policy”—The description of the percent of land owned and controlled by Columbia, as well as Figure 3-3, have been updated.
 - Chapter 12, “Hazardous Materials”—The additional properties that Columbia University purchased since the DEIS have been identified as being subject to a Restrictive Declaration. This is a change from the DEIS, which identified those properties to be subject to an E-designation.
 - Chapter 24, “Alternatives”—The Infill Alternatives, both the FAR 6.0 Scenario and the Full Build Scenario, have been revised to include these additional properties.
- Modification to stormwater outfall location. The location of the proposed stormwater outfall to the Hudson River changed from the foot of West 125th Street, where the DEIS analyzed construction of a new outfall, to St. Clair Place, where Columbia proposes to use an existing outfall. This change is reflected in the FEIS, notably in Chapter 11, “Natural Resources,” Chapter 13, “Waterfront Revitalization,” Chapter 14, “Infrastructure,” and Chapter 21, “Construction.”

- Traffic midday analysis. Chapter 17, “Traffic and Parking,” of the FEIS has been expanded to include a midday peak hour analysis.
- Metropolitan Transportation Authority (MTA) Manhattanville Bus Depot air quality analysis. Chapter 19, “Air Quality,” of the FEIS includes an evaluation of potential air quality impacts from the MTA Manhattanville Bus Depot on the Proposed Actions.
- Chapter 23, “Mitigation,” has been revised to include greater detail on certain mitigation measures for areas in which significant adverse impacts were identified in the DEIS. In addition, the FEIS contains a new analysis of the potential environmental effects of the development of an off-site University housing building, to be developed as partial mitigation for the significant adverse impact associated with socioeconomic conditions (indirect residential displacement), in Appendix P.2.
- A new Chapter 28, “Response to Comments” has been prepared to address all relevant oral and written substantive comments on the DEIS.
- A new Chapter 29, “Modification to the Proposed Actions,” describes modifications to Subdistrict B contemplated by CPC (other modifications may be made to the Proposed Actions by CPC on November 26th, 2007). Chapter 29 also analyzes the potential for environmental impacts from the proposed modifications.
- A new Appendix S has been prepared as a compilation of the E-designations for Hazardous Materials, Operational and Construction Air Quality, and Operational Noise that would be required under the Proposed Actions with the modifications described in Chapter 29.

All changes to text since publication of the DEIS are marked by double-underlining the text in this FEIS. However, no double-underlining was used for this Foreword, Chapter 28, Chapter 29, Appendices B.2 and B.3, Appendix K.5, Appendix P.2-P.4, Appendix Q, Appendix R and Appendix S, and the new Alternatives, all of which are presented for the first time in this FEIS.

*