

### **3.0 PROBABLE IMPACTS OF THE PROPOSED ACTION**

#### **3.1 LAND USE, ZONING, AND PUBLIC POLICY**

##### **INTRODUCTION**

The proposed action would not result in significant adverse land use impacts and would be consistent with zoning and public policies in Harlem and adjacent areas.

A detailed assessment of land use, zoning, and public policy is appropriate if an action would result in a significant change in land use or would substantially affect regulations or policies governing land use. The proposed action would result in significant changes to land use and zoning, but not in significant adverse impacts. The proposed rezoning area is currently occupied by retail, office, institutional, parking, and vacant lots. With the proposed action, new commercial and mixed-use development including housing would occupy 125<sup>th</sup> Street, and the existing residential development on 124<sup>th</sup> and 126<sup>th</sup> Streets would be maintained and preserved. A diverse mix of businesses, including arts and entertainment would also be encouraged. The proposed zoning changes would modify existing bulk and density regulations to respond to the existing conditions along the corridor.

Under *CEQR Technical Manual* guidelines, an assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use. Similar to zoning, assessment of public policy typically accompanies an assessment of land use. Under CEQR, a land use analysis characterizes the uses and development trends in the study area, and assesses whether a proposed action is compatible with or may affect those conditions.

The proposed action is an application by the New York City Department of City Planning (DCP) for zoning map and zoning text amendments involving the establishment of the Special 125<sup>th</sup> Street District. In addition to the zoning map and text amendments, the proposed action includes the disposition of City-owned property, an amendment to the Harlem-East Harlem Urban Renewal Plan, a City Planning Commission (CPC) certification pursuant to the Special TA (transit land use) District, and an Urban Development Action Area Project (UDAAP) designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail on a development site (Site 26) within the proposed rezoning area.

The directly affected rezoning area, located in Manhattan Community Districts 9, 10, and 11, includes 24 blocks in the East, Central, and West Harlem neighborhoods of Manhattan. The area proposed to be rezoned is generally bounded by 126<sup>th</sup> Street on the north, Second Avenue on the east, 124<sup>th</sup> Street on the south, and Broadway on the west. The rezoning proposal involves changes to the existing C4-7 and R7-2 zoning districts within the rezoning area and mapping new C6-3, C4-4D, C4-4A, R7A and R6A zoning districts in the remaining areas.

The proposed action also includes special zoning text amendments for the Special 125<sup>th</sup> Street District. The Special 125<sup>th</sup> Street District boundaries coincide with the rezoning area boundaries.

The proposed Special District would promulgate controls that shape the form of new buildings to respond to the specific conditions along the corridor in a more fine-tuned approach than possible with regular zoning categories. The proposed Special District would modify existing bulk and density regulations for C4-4D, C6-3 and C4-7 districts mapped within the proposed rezoning area. The modified density regulations would also create and expand opportunities for affordable housing. The proposed Special District would modify use requirements of the underlying zoning to ensure appropriate “active” uses such as retail, arts and entertainment have sufficient frontage on 125<sup>th</sup> 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 contain the “Core Subdistrict,” generally along both sides of 125<sup>th</sup> Street between Frederick Douglass Boulevard and 545 feet east of Lenox Avenue/Malcolm X Boulevard. The proposed subdistrict would contain additional regulations pertaining to the creation of arts and entertainment uses that would complement existing ones.

The projected incremental (net) change in development between the future no-action and future action scenarios that would result from the proposed action at these 26 projected development sites is 2,328 housing units, including 498 affordable housing units, and a net increase of non-residential uses, including 208,586 sf of retail space, 436,015 sf of office space, and 11,672 sf of hotel space, and net decreases of 110,985 of community facility space, 26,824 sf of storage and manufacturing space, and 110,406 sf of parking/auto related uses on the 26 projected development sites.

The goal of the proposed action is to support the ongoing revitalization of 125<sup>th</sup> Street, Harlem’s Main Street, through creation of a balanced rezoning proposal that encourages future development and growth while promoting preservation within select areas of the 125<sup>th</sup> Street corridor. In response to recent and anticipated development in Harlem, and most specifically along 125<sup>th</sup> Street, the rezoning plan includes strategies to create new mixed-use development and to expand and enhance the arts, culture and commercial activities on 125<sup>th</sup> Street. As the proposed action includes zoning map and text amendments and is expected to result in changes to land use, an assessment of its effects on land use, zoning, and public policy is warranted.

## **BACKGROUND AND DEVELOPMENT HISTORY<sup>1</sup>**

Dutch governor Peter Stuyvesant established Nieuw Haarlem in 1658 on land comprising most of northern Manhattan Island. The actual village settlement centered on what is today’s East Harlem near present day East 125<sup>th</sup> Street. As early as 1683, Harlem was considered a part of New York City and County even though it remained a sparsely populated rural district. By the early nineteenth century, Harlem still retained a rural character and the village continued to prosper. The opening of the New York & Harlem Railroad in 1837 marked the beginning of

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<sup>1</sup>*The Background and Development History section was largely drawn from the following resources:*  
*Dolkart, Andrew and Sorin, Gretchen Touring Historic Harlem, Four Walks in Northern Manhattan New York: City and Company, 1997*  
*White, Norval and Willensky, Elliot AIA Guide to New York City New York: Three Rivers Press, 4<sup>th</sup> edn 2000*  
*Historic Site Survey and National Register Files of the New York State Office of Parks, Recreation and Historic Preservation*

Harlem's development as a suburb for the well-to-do. As New York City's population grew and residential development pushed north through Manhattan Island, the urbanization of Harlem became inevitable. Between 1878 and 1880, the arrival of elevated rail lines along Second, Third and Eighth Avenues precipitated land speculation and the start of speculative residential construction.

The metamorphosis of Harlem into prestigious residential neighborhoods occurred in the late 1880s and early 1890s. Intensive development occurred on the streets to the west of Mount Morris Park (renamed Marcus Garvey Memorial Park in 1973), on Convent Avenue and adjacent streets, and in the West 130s between Seventh and Eighth Avenues, creating three of New York City's finest row house neighborhoods. In 1903, the *New York Herald* newspaper favorably compared the houses along Mount Morris Park West with the mansions along Fifth Avenue. This development, and residential construction elsewhere in Harlem, was undertaken almost entirely by speculative builders, most of whom borrowed money to erect houses that were then either sold individually to a prospective homeowner or as a group to a middleman who then sold or rented individual units. A few freestanding mansions also appeared in Harlem.

Simultaneously, Harlem experienced development through the construction of multiple family dwellings. Some of these are early examples of apartment houses designed for middle-class families, while many others were tenement-style dwellings. These tenements were generally of a higher quality than those on the Lower East Side and in other poor immigrant districts, and tended to attract civil servants, small business owners, and other middle- and working-class people. The new residents established neighborhood institutions that catered to their religious and social needs. As residential development increased, 125th Street became the community's central commercial thoroughfare, characterized both by small shops and larger department stores.

The beginning of construction on the IRT subway in 1900, with a route along Lenox Avenue in Central Harlem, and another route along Broadway on Harlem Heights, led to what one real estate report identified as rampant speculation on undeveloped property and a significant increase in tenement construction. In Harlem, the vast majority of these new tenements were sited north of 135th Street in what had once been marshlands. Between 1901 and 1907, over 450 tenements were erected between 135th and 155th streets. Unfortunately for developers and property owners, the opening of the subway in 1904 did not have the desired effect on apartment rentals. By the early 20th century, as mass transit facilities out of Manhattan improved, many of Harlem's middle-class residents moved to other boroughs or to the suburbs. While the subway certainly made Harlem more convenient for those commuting to jobs downtown, it also opened up vast new territories in Washington Heights and in the Bronx where new and often better or less expensive housing competed with the older tenements of Harlem.

The abundant supply of Harlem tenements resulted in the inability of owners to find renters among the white ethnic groups who had previously inhabited most of Harlem's multiple dwellings, and led directly to Harlem's emergence as a center of urban African-American America. Real estate agent Philip Payton and his company, Afro-American Realty are considered to be the single most influential element that spurred the migration of African-Americans into Harlem from other neighborhoods. From this new impetus in what had been a

restricted housing market, thousands of African-Americans moved to Harlem, seeking tenement apartments that were far superior to accommodations elsewhere. In other cities, the African-American population would often be relegated into the oldest and most dilapidated neighborhoods or to what were generally less accessible or commodious neighborhoods where transportation and social facilities were often lacking, but Harlem became New York City's major African-American community when its housing stock was relatively new and public transportation was available.

So rapid was the migration that the African-American population of Harlem was estimated at about 50,000 by 1914, with African-American residents residing on an increasingly large number of blocks. Large numbers of African-Americans and other Afro-Caribbean migrants including immigrants from British, Dutch and French colonies in the West Indies migrated to Harlem during and after World War I. Southern African-Americans journeyed to northern cities seeking new lives and good jobs, and between the years 1910 and 1920, the African-American population of Manhattan increased by more than eighty percent, and another substantial population jump occurred in the next decade. With all these immigrants, Harlem began its emergence as the African-American capital of America. By 1920, central Harlem was predominantly African-American and, by 1930, African-Americans lived as far south as 110th Street at Central Park. By this time, more than twenty percent of Harlem's African-American residents were from the Caribbean. This vibrant new community fostered intense pride and self-determination and encouraged political activism.

Churches have traditionally been vital centers for the community's spiritual, social and cultural life. The Abyssinian Baptist Church, under the leadership of the Reverend Adam Clayton Powell Sr. and later his son Adam Clayton Powell Jr. is perhaps Harlem's best known house of worship becoming by the mid-20th century the nation's largest Protestant congregation. The Abyssinian Baptist Church became a center of spiritual life and social action throughout most of the 20th century, a role which continues to the present day. Funded in 1989, the Abyssinian Development Corporation, the reinvestment arm of the Church's outreach, is responsible for much of the recent new housing in Harlem, representing public and privately-leveraged development that led the first investment in Harlem in about 50 years. The Church is celebrating its bicentennial in 2007.

The early decades of the 20th century also created a movement that is popularly known as the Harlem Renaissance. The movement produced great artistic and literary accomplishments exposing African-American performing and creative artists to an audience far beyond the traditional confines of the African-American community. The Harlem Renaissance was fomented by the shift of the Black intellectuals from the rural South to the urban North. Langston Hughes, in 1930, published *Not Without*, the first novel of the Harlem Renaissance to gain wide renown. Ralph Ellison relocated from Alabama to Harlem in 1936. Ellison's view was that the African-American culture and sensibility was far from the downtrodden, unsophisticated picture presented by writers, sociologists and politicians, both black and white. Among his works is *The Invisible Man*, written as an allegory of African-Americans in a segregated society.

Beginning in 1935, the Apollo Theatre on 125th Street presented a variety show format and soon became the center for Harlem's black entertainment. In 1935, Bessie Smith made her Apollo debut followed by a then unknown vocalist by the name of Billie Holiday. The Apollo Theater quickly became known as the place "*Where Stars are Born and Legends are Made;*" the legendary venue has launched the careers of icons such as Stevie Wonder, Michael Jackson, James Brown and Lauryn Hill.

The artistic achievements were coupled throughout the twentieth century with political and social activism. In the early twentieth century, many African-Americans in Harlem were inspired by Marcus Garvey, a leader of the Back-to-Africa movement. Garvey sought to improve the conditions of those of African ancestry "at home and abroad" and encouraged those of African descent to return to their ancestral African homelands. The Reverend Adam Clayton Powell Jr., Harlem's multi-term congressman from 1945 to 1971, and social activist Malcolm X galvanized the community, the City of New York and the nation in the struggle for racial equality. In spite of the years of artistic firmament, in the 1920s, maintenance on many neighborhood buildings declined and crime, disease and overcrowding were rampant. In the early 1930s, the onset of the Great Depression only worsened existing economic conditions. The 1930s were the beginning of community demands for improved housing conditions, better social welfare, higher standards of health care and more opportunities for education and employment.

Little private development occurred in Central Harlem after the early 20th century. Most of the land had already been built upon and the discriminatory policies of most banks resulted in the rejection of mortgages for new construction in Harlem as well as other African-American neighborhoods, a practice known as "red-lining". As housing stocks declined and private market interest waned, development became a matter of public policy intervention in Harlem and other locales. Political pressure resulted in legislation for several capital improvement programs funded by city, state and federal agencies. Under the Roosevelt Administration, the Works Progress Administration (WPA) Program was especially effective in physical development projects. The Harlem River Houses, 557 units of low-rise housing completed in 1937, were Harlem's first public housing project built with federal assistance. In 1944, one of Harlem's first master plans was produced by a team of architects and planners headed by William Lescaze. Focused on Central Harlem between 110th and 125th Streets from Morningside to Fifth Avenues, the plan laid the framework for the strip of superblock public housing between 112th and 115th Streets, extending from Lenox Avenue to the Harlem River. The Urban Renewal Act of 1949 raised hope with its promise to provide decent housing for every American family. In the decade that followed, however, slum clearance programs resulted in the relocation of as many, if not more, families as they housed, establishing at the same time a pattern of monolithic architectural design in superblock housing developments with few design amenities.

In part as a result of previous slum clearance policies, the 1960s were characterized by a period of community concern over the government's policies, as well as a desire for control over and a change in the approach to urban planning and development. Although the middle of the decade saw a large number of new urban renewal projects designated in Harlem, often at the request of involved community groups, large areas are still unaffected by such plans.

Despite Harlem's prominent role in African-American culture and political and social activism during the 20<sup>th</sup> century, it was not immune to the problems faced by many U.S. inner-city neighborhoods in the 1960s to the 1980s. Indeed, urban riots, rising crime rates and the influx of drugs into Harlem during this time were at least partially responsible for Harlem's population to drop by one-third. Many abandoned buildings in Harlem were then taken over by New York City. At one time in Harlem's history, the City owned an estimated forty percent of the community's housing stock. The buildings, vacant as a result of foreclosure, sat boarded up and abandoned.

More community-based planning and revisions in public policy slowly changed the development climate in Harlem. The Mount Morris Park Historic District, established in 1971 at request of local residents, drew attention to the community's historic architecture. The Mount Morris Park Community Improvement Association (MMPCIA) was established in 1981 to address the quality of life in and around the district's neighborhood; community residents successfully fought in earlier years to preserve and maintain the neighborhood's historic architecture.

Many of Harlem's major streets were renamed after members of the 1960s civil rights movements to honor prominent African-Americans including Frederick Douglass, Adam Clayton Powell, Jr., and Malcolm X. In 1984, 125<sup>th</sup> Street was renamed Dr. Martin Luther King, Jr. Boulevard. The symbolic meaning of Dr. Martin Luther King, Jr. Boulevard intersecting other streets named after other historical political figures underscores the importance of this street as a central connector in the community.

The Upper Manhattan Empowerment Zone (UMEZ) Legislation introduced in 1994 in Congress by Representative Charles Rangel, Adam Clayton Powell Jr.'s successor, has been a catalyst for community rebirth. Among the major projects which have received a portion of the 300 million dollars in available funds from UMEZ is Harlem USA, a major retail and entertainment complex on West 125<sup>th</sup> Street. Completed in June 2000, the complex is a centerpiece of commercial and recreational activity whose operations have created 500 permanent jobs, most targeted to local residents. In October 2005, ground was broken for West Harlem Piers, for which UMEZ also provided funding. Stretching along the Hudson River from 125<sup>th</sup> Street to 135<sup>th</sup> Street, West Harlem Piers is transforming a parking lot into an attractive and much needed area of waterfront recreation. Harlem made national and international news in July 2001 when former President Bill Clinton officially opened his post-presidential office on West 125<sup>th</sup> Street choosing to locate in the empowerment zone which was created under his presidential administration.

The empowerment zone funding dovetails with ongoing private development; the closing months of the 20<sup>th</sup> century witnessed the opening of a Starbucks on West 125<sup>th</sup> Street and Lenox Avenue and a Pathmark Store several blocks away at Lexington Avenue and East 125<sup>th</sup> Street. Within the past ten years, nationwide retailers including Blockbuster Video, H&M, and Marshalls have become a part of the West 125<sup>th</sup> Street thoroughfare.

Harlem remains in the minds of many the cultural capital of Black America, this position solidified by the community's long-standing role in the civil rights movement and in its advancement in the creative and performing arts. It remains nationally and internationally known as a center of visual and performing arts, a reputation which grows with each passing

decade. The Apollo Theatre became and remains a magnet for popular entertainment. The community has remained the long-time home to such vital institutions as the Schomburg Center for Research in Black Culture and the Studio Museum in Harlem. In the late 1960s, the Boys Choir of Harlem (also known as the Harlem Boys Choir) and the Dance Theatre of Harlem were founded, each bringing the performing arts to the local community and sharing the community's gift with audiences world wide.

The public and private commercial development coincides with ongoing residential development and restoration and rehabilitation of existing single and multi-family residences. Some of the older buildings, especially tenement-style dwellings, have deteriorated, but many of the row houses of Harlem's finest residential neighborhoods are well maintained and are attracting a new generation of residents interested in preserving the architecture and history of the community. Development in recent years has spurred the real estate market. As a result of its well established transportation system, central location, architecture and housing prices, Harlem has re-emerged as a residential and commercial center in the City.

## **LAND USE**

### **3.1.1 EXISTING CONDITIONS**

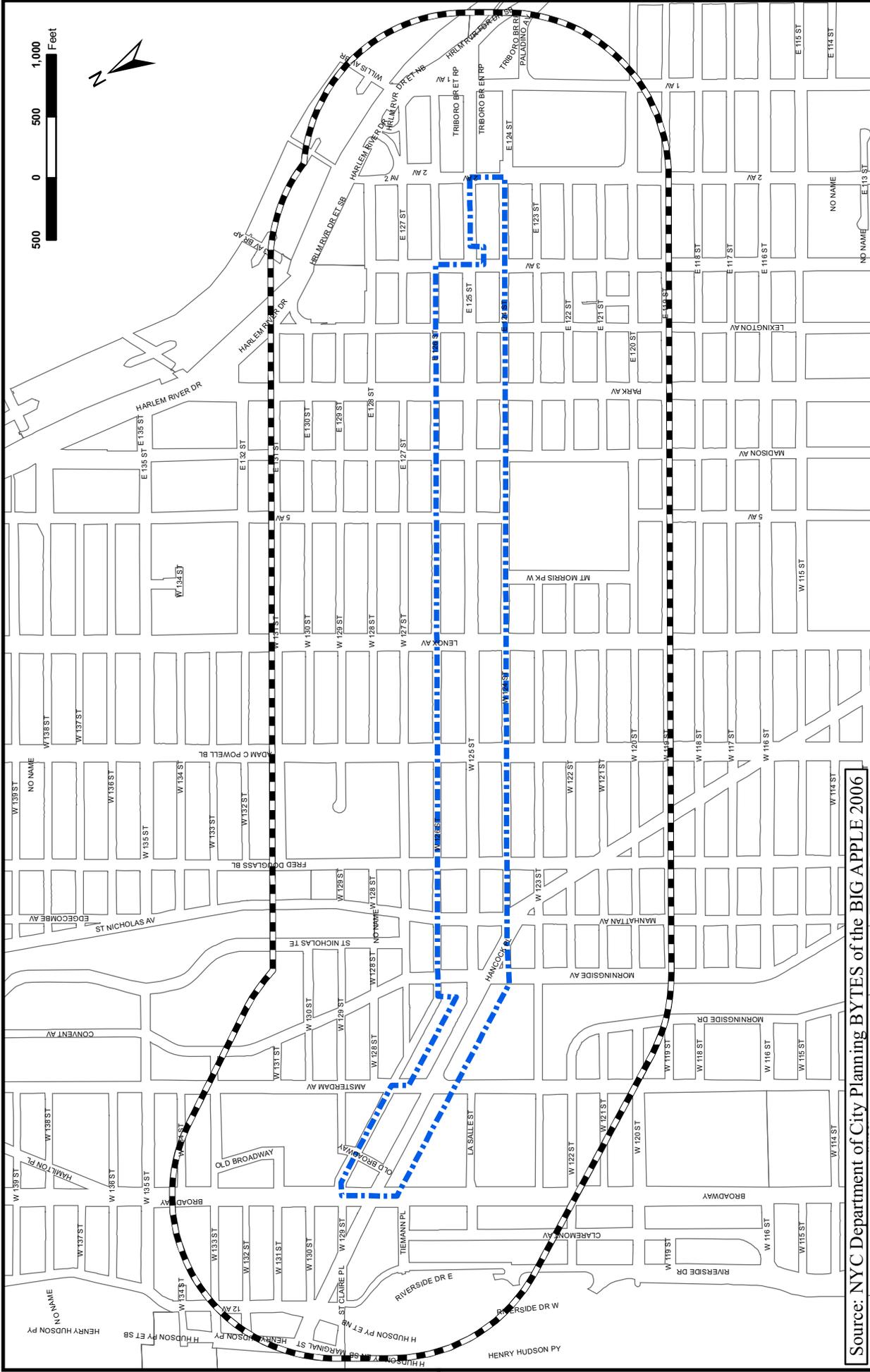
The land use assessment considers uses within the rezoning study area, where the land use effects of the proposed action are direct, and a secondary study area consisting of the properties within an approximately quarter-mile radius of the boundaries of the project area where land use effects are indirect. These study areas and land uses are shown in Figures 3.1-1 and 3.1-2.

The proposed rezoning would affect 24 blocks in East, Central and West Harlem. The rezoning study area is generally bounded by 126<sup>th</sup> Street, 124<sup>th</sup> Street, Second Avenue and Broadway. The secondary study area covers an area that extends beyond the rezoning area boundaries to include portions of the surrounding Manhattanville and Morningside Heights neighborhoods. The secondary study area is generally bounded by 131<sup>st</sup> Street on the north, 119<sup>th</sup> Street on the south, Harlem River on the east, and Hudson River on the west.

### **Rezoning Study Area**

The assessment of existing conditions focuses on the land uses occupying the rezoning study area. Land uses in the rezoning area include a mix of commercial and office, mixed use, residential, institutional, industrial, vacant lots, and parking.

Retail stores are the predominant commercial use in the rezoning area, located on the ground floor in both residential buildings and office buildings. Commercial uses, including both regional and local stores, are located primarily along 125<sup>th</sup> Street with some commercial uses covering the majority of the blocks, especially those four blocks bounded by 126<sup>th</sup> Street, 124<sup>th</sup> Street, Lenox Avenue and Frederick Douglass Boulevard. Commercial uses include local retail stores such as restaurants, hair and beauty salons, delis, pharmacies, and banks. New



Source: NYC Department of City Planning BYTES of the BIG APPLE 2006

**Legend**

Proposed Rezoning Area



1/4-Mile Radius around Proposed Rezoning Area

**Figure 3.1-1 - Land Use Study Area**



**Legend**

- Proposed Rezoning Area
- 1/4-Mile Radius around Proposed Rezoning Area

**Figure 3.1-2 - Land Uses in the Rezoning and Primary Study Areas**

**125th Street Corridor Rezoning and Related Actions EIS**

NYC Department of City Planning

commercial uses in the area include large, stand-alone stores such as Pathmark supermarket and H&M clothing store. Commercial uses also include large retail centers on 125<sup>th</sup> Street such as Gateway Plaza between Lexington and Third Avenues, Gotham Plaza at Lexington Avenue, and the Harlem Center at Lenox Avenue. Office buildings, ranging in height from nine to 18 stories, are located along the 125<sup>th</sup> Street corridor including the Hotel Trades Association Building (includes the Harlem Health Center) at Morningside Avenue, Theresa Towers and the Adam Clayton Powell Jr. State Office Building at Adam C. Powell Jr. Boulevard, Lee Building at Park Avenue, and 55 West 125<sup>th</sup> Street located between Lenox and Fifth Avenues. Many offices for social service organizations are contained within these larger office buildings. Smaller offices can also be found above local retail stores or within low-rise buildings. The corridor also has two theaters: the National Black Theater, located on Fifth Avenue between East 125<sup>th</sup> and 126<sup>th</sup> streets, and the Apollo Theater, located on West 125<sup>th</sup> Street between Adam Clayton Powell, Jr. and Frederick Douglass Boulevards. Together with the Magic Johnson cinemas, located within the Harlem USA retail complex, they provide cultural and entertainment venues within the corridor.

Mixed-use buildings are scattered throughout the rezoning study area with several, small, local retail stores located on the ground level of office buildings or apartment buildings. Residential uses are also contained within the rezoning study area. Brownstone buildings, most four stories in height, are found along portions of 124<sup>th</sup> and 126<sup>th</sup> Streets. Many of these in the rezoning study area are currently being restored. A large 21-story public housing complex, General Grant Houses, comprises portions of two superblocks bounded by West 125<sup>th</sup> Street, Morningside Avenue, Broadway, Lasalle Street and West 123<sup>rd</sup> Street. The proposed rezoning area only includes the West 125<sup>th</sup> Street frontage of this complex.

In addition to the land uses described above, the rezoning study area also contains a number of community facility uses, including houses of worship, outpatient clinics, and schools. Houses of worship include both church buildings and “storefront churches” located throughout the rezoning area. There are 44 community facility buildings within the rezoning area, including 19 buildings used as houses of worship. The following is a list of houses of worship in the rezoning study area:

- A church within a brownstone building is located 30 West 126<sup>th</sup> Street (currently undergoing renovations).
- The Transfiguration Lutheran Church is located at 74 West 126<sup>th</sup> Street.
- The Baptist House of Prayer church and rectory are located at 80 West 126<sup>th</sup> Street.
- The Thomas Memorial Wesleyan Methodist Church is located at 270 West 126<sup>th</sup> Street.
- The Eglise de Dieu (Church of God) is located at 502 West 126<sup>th</sup> Street.
- The Old Broadway Synagogue is located at 13 Old Broadway.

- The Manhattan Pentecostal Church is located at 541 West 125<sup>th</sup> Street.
- Antioch Baptist Church is located at 515 West 125<sup>th</sup> Street.
- St. Joseph of the Holy Family, and its rectory are located at 405 West 125<sup>th</sup> Street.
- The Holy Ghost Pentecostal Faith Church is located at 13-15 East 125<sup>th</sup> Street.
- Samuel's Temple is located at 75 East 125<sup>th</sup> Street.
- A church is located at 109 East 125<sup>th</sup> Street.
- The Iglesia Pentecostal Church is located at 115 East 125<sup>th</sup> Street.
- The St. Samuel Cathedral is located at 230-232 East 125<sup>th</sup> Street.
- The United House of Prayer for All People is located at 2320 Frederick Douglass Boulevard.
- The Greater Refuge Temple is located at 2081 Adam Clayton Powell Boulevard.
- The La Gree Baptist Church is located at 362 West 125<sup>th</sup> Street.
- The Greater Calvary Church is located at 55 West 124<sup>th</sup> Street.
- The Antioch Church of God in Christ is located at 41 West 124<sup>th</sup> Street.

Outpatient health clinics located in the rezoning study area are as follows:

- The Beth Israel Outpatient Clinic is located at 103 Park Avenue.
- St. Mary's (nursing facility) is located 512-516 West 126<sup>th</sup> Street.
- Northern Manhattan Rehabilitation Nursing Center (nursing home) is located at 116 East 125<sup>th</sup> Street.
- The New York College of Podiatric Medicine is located at 53 East 124<sup>th</sup> Street.
- The Metropolitan Hospital Family Health Center is located at 55 East 124<sup>th</sup> Street.

Police and fire stations in the rezoning study area are as follows:

- Engine 37-Ladder 40, is located at 415 West 125<sup>th</sup> Street.

- The Engine 35-Ladder 14-12<sup>th</sup> Battalion Fire Station is located at 2282 Third Avenue.
- The New York City Police Department 26<sup>th</sup> Precinct Station House is located at 518 West 126<sup>th</sup> Street.

Community facilities that support education located in the rezoning study area are as follows:

- Harlem Children’s Zone and Promise Academy (charter school) is located at 35 East 125<sup>th</sup> Street.
- The Adair House Head Start is located 23 West 124<sup>th</sup> Street.
- St. Benedict’s Day Nursery is located at 21 West 124<sup>th</sup> Street.

Other community facilities within the rezoning area include:

- Three New York Public Library buildings are located within the rezoning area at 224 East 125<sup>th</sup> Street, 518 West 125<sup>th</sup> Street, and 9 West 124<sup>th</sup> Street.
- Two United States Post Offices are located within the rezoning area at 365 West 125<sup>th</sup> Street and 173 E. 124<sup>th</sup> Street.
- The Salvation Army Corporation Community Center is located at 175 East 125<sup>th</sup> Street.
- Our Children’s Foundation is located at 527 West 125<sup>th</sup> Street.
- The HCC Harlem Community Council, Inc. is located at 361 West 125<sup>th</sup> Street.
- The Studio Museum in Harlem is located at 144 West 125<sup>th</sup> Street.
- The Columbia University Employment Information Center is located at 3180 Broadway.
- Harlem United is located at 123-125 West 124<sup>th</sup> Street.
- Handmaids of Mary (a convent) is located at 15 West 124<sup>th</sup> Street.

As shown in Figures 3.1-2a, 3.1-2b, 3.1-2c and Table 3.1-1 below, the rezoning area includes a variety of land uses. Nearly half of the land area is occupied by residential or residential/mixed-uses and a quarter of the land area is occupied by commercial uses. Specifically, residential accounts for 30 percent and mixed residential properties sharing commercial uses occupy 12 percent for a total of 42 percent of the land area. Both mixed commercial and institutional uses and mixed institutional and residential uses comprise one percent each of the land area. Commercial uses occupy 34 percent of the land area. Other non-residential uses include industrial buildings, transportation and utility, public facility and institutions, and public parking

facilities, which comprise one percent, one percent, 12 percent, and four percent of the total land area, respectively. Parks and open spaces occupy one percent and vacant land accounts for four percent of the land area within the rezoning area. Seven of these lots within the rezoning area are occupied with arts and entertainment uses.

Commercial land uses are predominant within the core of the rezoning area, generally between Frederick Douglass Boulevard and east of Lenox Avenue/Malcolm X Boulevard. Within this area significant tall commercial office buildings include the Hotel Theresa (currently occupied with office uses), the Adam Clayton Powell Jr. State Office building, Harlem Center and 55 W. 125<sup>th</sup> Street; interspersed within these large buildings are one and two stories retail structures along with medium-rise office buildings. Within this area most buildings contain ground floor retail uses. The majority of the residential uses within the rezoning area are concentrated in two areas, north of Marcus Garvey Park and on the blocks west of Morningside Avenue. The area north of Marcus Garvey Park includes a portion of 125<sup>th</sup> Street approximately between 545 feet east of Lenox Avenue/Malcolm X Boulevard and Park Avenue with five and six stories residential buildings with ground floor retail, together with the block fronts along 124<sup>th</sup> and 126<sup>th</sup> Streets between Lenox and Park Avenues where residential brownstones are predominant. The area west of Morningside Avenue contains four to five stories walkup apartment buildings with ground floor retail on the majority of the north side of 125<sup>th</sup> Street while the south side of 125<sup>th</sup> Street within this area contains the 21-story residential towers of the Grant Houses. Within the area east of Park Avenue and the area between Frederick Douglass Boulevard and Morningside Avenue no single land use is predominant. These two areas contain a mix of commercial, residential and institutional uses, many of them with ground floor retail. These predominant land use patterns are shown on Figures 3.1-2a, 3.1-2b, and 3.1-2c.

**Table 3.1-1: Existing Land Use within the Rezoning Area**

<b>Primary Land Use</b>	<b># of Lots</b>	<b>%</b>	<b>Lot Area (sf)</b>	<b>%</b>
One & Two Family	9	2%	16,785	1%
Multi-Family Walk Up Buildings	71	17%	151,301	5%
Multi-Family Elevator Buildings	7	2%	701,652	24%
Mixed Commercial / Residential	88	21%	354,714	12%
Mixed Commercial / Institutional	6	1%	47,224	2%
Mixed Institutional / Residential	4	1%	8,453	0%
Commercial and Office	107	26%	985,435	34%
Industrial and Manufacturing	7	2%	21,234	1%
Transportation and Utility	3	1%	5,297	0%
Public Facilities and Institutions	49	12%	359,883	12%
Park / Open Space	7	2%	15,136	1%
Parking Facilities	20	5%	119,683	4%
Vacant Land	32	8%	117,781	4%
<b>TOTAL</b>	<b>410</b>	<b>100%</b>	<b>2,904,578</b>	<b>100%</b>

*Note: Calculations include the full lot area of lot 1-block 1964 and lot 1-block 1980, both lots partially affected by the proposed rezoning*  
*Source: NYC Department of City Planning COGIS 03C PLUTO 2006 data*

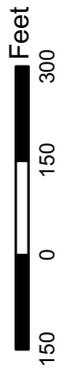


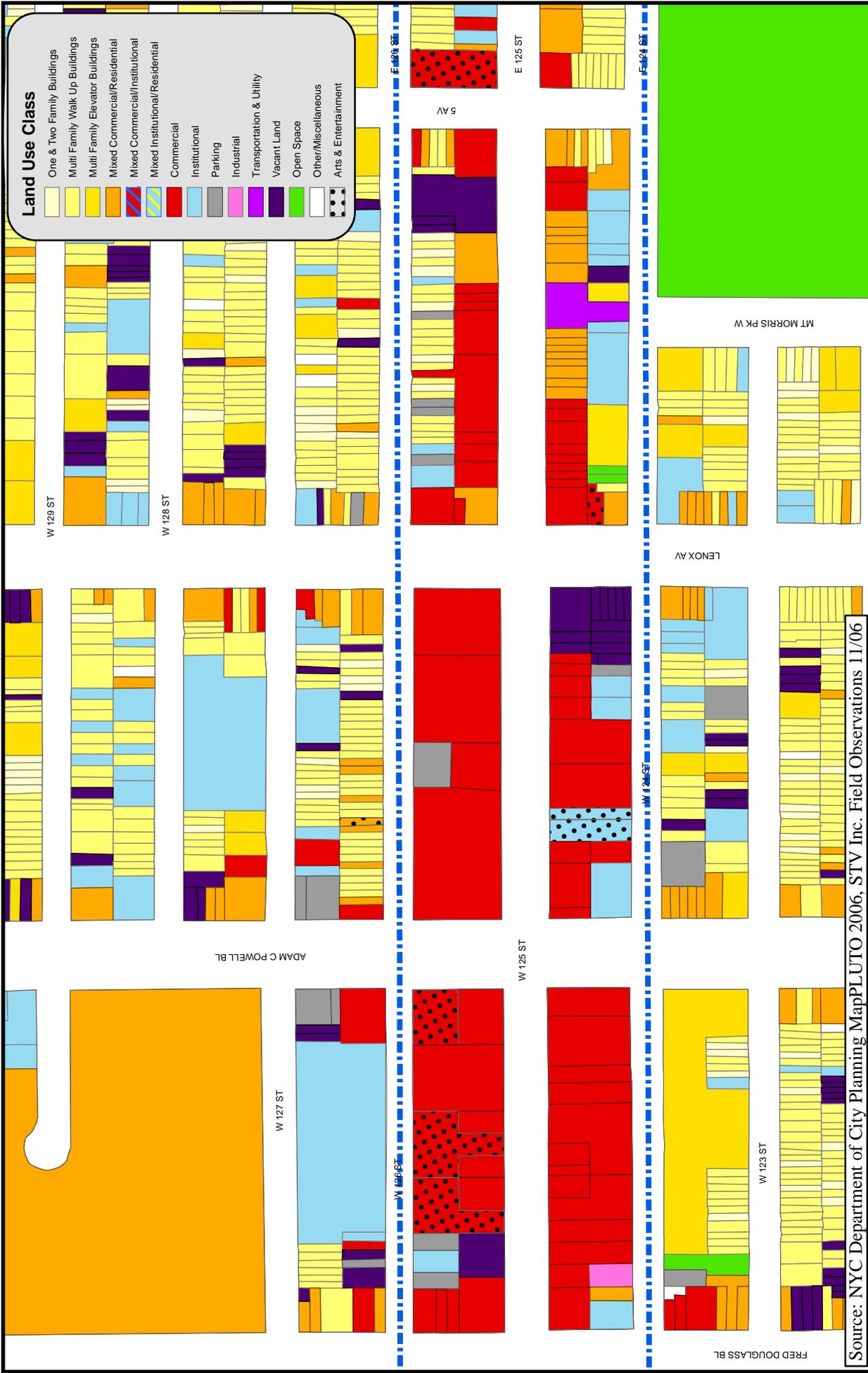
Source: NYC Department of City Planning MapPLUTO 2006, STV Inc. Field Observations 11/06

**Figure 3.1-2a - Land Uses in the Rezoning Area**

**Legend**

- Proposed Rezoning Area
- 1/4-Mile Radius around Proposed Rezoning Area



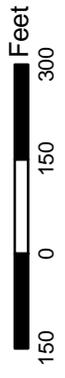


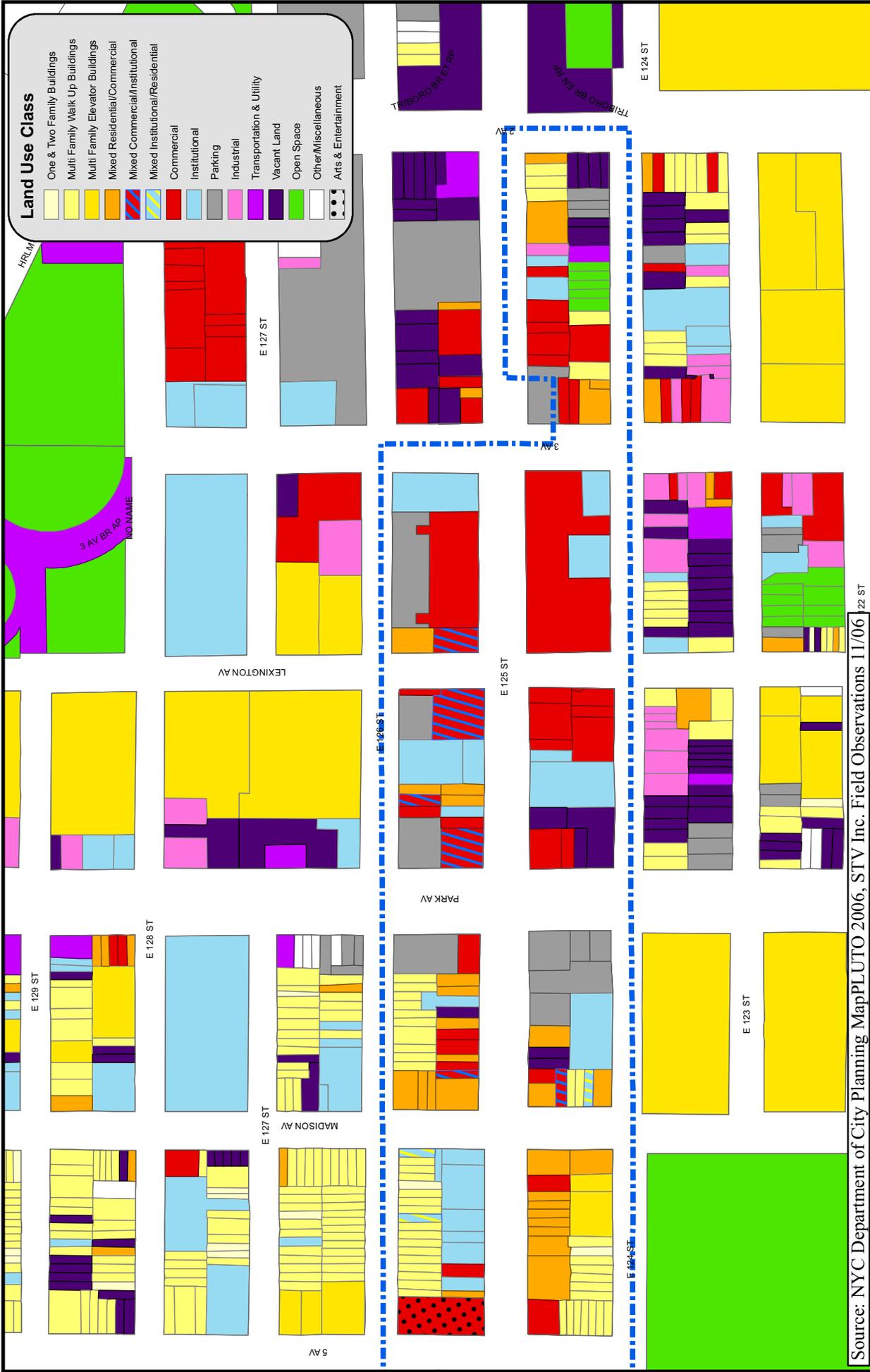
Source: NYC Department of City Planning MapPLUTO 2006, STV Inc. Field Observations 11/06

**Figure 3.1-2b - Land Uses in the Rezoning Area**

**Legend**

- Proposed Rezoning Area
- 1/4-Mile Radius around Proposed Rezoning Area





**Legend**

- Proposed Rezoning Area
- 1/4-Mile Radius around Proposed Rezoning Area

**Figure 3.1-2c - Land Uses in the Rezoning Area**

**125th Street Corridor Rezoning and Related Actions EIS**

NYC Department of City Planning

Feet  
150 0 150 300

Source: NYC Department of City Planning MapPLUTO 2006, STV Inc. Field Observations 11/06

The proposed rezoning area has experienced an acceleration of redevelopment over the last ten to 15 years, including a Pathmark supermarket, the Gotham Plaza and Gateway Plaza commercial buildings, the Hotel Trades Association office building, and the Harlem USA retail and entertainment complex. A comprehensive field survey was conducted during November 2006 to obtain the current land uses within the proposed rezoning area. The following is a block-by-block analysis of the existing land uses in the proposed rezoning area as observed during field visits. As one lot may consist of several buildings, there may be more land uses than tax lots on a given block.

- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Old Broadway and Broadway (Block 1982) consists of one commercial building, six mixed-use residential buildings, and one residential building.
- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Amsterdam Avenue and Old Broadway (Block 1982) consists of five commercial buildings, six mixed-use buildings, two residential buildings, eight institutional buildings, and two vacant industrial/manufacturing buildings.
- The southern half of the block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Morningside Avenue and Amsterdam Avenue (Block 1966) consists of two commercial buildings, 11 mixed-use buildings, two institutional buildings, and one storage facility.
- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Manhattan Avenue and Morningside Avenue (Block 1952) consists of two mixed-use buildings, two residential buildings, two institutional buildings, and one parking lot.
- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Frederick Douglass Boulevard and St. Nicholas Avenue (Block 1952) consists of nine commercial buildings, one mixed-use building, two industrial/manufacturing buildings, and two parking lots.
- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Adam Clayton Powell Boulevard, and Frederick Douglass Boulevard (Block 1931) consists of 12 commercial buildings (with one parking garage), one institutional building, two parking lots, and one vacant site.
- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Lenox Avenue, and Adam Clayton Powell Boulevard (Block 1910) consists of four commercial buildings (with one parking garage) and one parking garage associated with the Adam Clayton Powell State Office Building.
- The block bounded by West 126<sup>th</sup> Street, West 125<sup>th</sup> Street, Fifth Avenue, and Lenox Avenue (Block 1723) consists of 12 commercial buildings (with one parking garage), four mixed-use buildings, 24 residential buildings, three institutional buildings, three parking lots, and two vacant sites.
- The block bounded by East 126<sup>th</sup> Street, East 125<sup>th</sup> Street, Madison Avenue, and Fifth

Avenue (Block 1750) consists of four commercial buildings, three mixed-use buildings, 17 residential buildings, and two institutional buildings.

- The block bounded by East 126<sup>th</sup> Street, East 125<sup>th</sup> Street, Park Avenue, and Madison Avenue (Block 1750) consists of four commercial buildings, eight mixed-use buildings, 11 residential buildings, one institutional building, one parking facility, and one vacant lot.
- The block bounded by East 126<sup>th</sup> Street, East 125<sup>th</sup> Street, Lexington Avenue, and Park Avenue (Block 1774) consists of four commercial buildings, five mixed-use buildings, two institutional buildings, and two parking lots.
- The block bounded by East 126<sup>th</sup> Street, East 125<sup>th</sup> Street, Third Avenue, and Lexington Avenue (Block 1774) consists of one commercial building, two mixed-use buildings, one institutional building, and one parking lot.
- The northern half of the block bounded by West 125<sup>th</sup> Street, LaSalle Street, Amsterdam Avenue, and Broadway (Block 1980) consists of six commercial buildings, two institutional buildings, and part of the grounds of General Grant Houses.
- The northern half of the block bounded by West 125<sup>th</sup> Street, West 123<sup>rd</sup> Street, Morningside Avenue, and Amsterdam Avenue (Block 1964) consists of part of the grounds of General Grant Houses.
- The block bounded by West 125<sup>th</sup> Street, West 124<sup>th</sup> Street, Manhattan Avenue/St. Nicholas Avenue, and Morningside Avenue (Block 1951) consists of one commercial building, two mixed-use buildings, and one institutional building.
- The block bounded by West 125<sup>th</sup> Street, West 124<sup>th</sup> Street, Frederick Douglass Boulevard, and Manhattan Avenue/St. Nicholas Avenue (Block 1951) consists of one commercial building and one mixed-use building.
- The block bounded by West 125<sup>th</sup> Street, West 124<sup>th</sup> Street, Adam Clayton Powell Boulevard, and Frederick Douglass Boulevard (Block 1930) consists of 15 commercial buildings, one mixed-use building, one institutional building, and one manufacturing facility.
- The block bounded by West 125<sup>th</sup> Street, West 124<sup>th</sup> Street, Lenox Avenue, and Adam Clayton Powell Boulevard (Block 1909) consists of 15 commercial buildings, four institutional buildings, one parking lot, and one vacant lot.
- The block bounded by West 125<sup>th</sup> Street, West 124<sup>th</sup> Street, Fifth Avenue, and Lenox Avenue (Block 1722) consists of eight commercial buildings, 16 mixed-use buildings, five residential buildings, six institutional buildings, one transportation and utility building, one community garden, and one vacant lot.

- The block bounded by East 125<sup>th</sup> Street, East 124<sup>th</sup> Street, Madison Avenue, and Fifth Avenue (Block 1749) consists of two commercial buildings, nine mixed-use buildings, and 14 residential buildings.
- The block bounded by East 125<sup>th</sup> Street, East 124<sup>th</sup> Street, Park Avenue and Madison Avenue (Block 1749) consists of one commercial building, five mixed-use buildings, two residential buildings, two institutional buildings, one parking lot, and one vacant lot.
- The block bounded by East 125<sup>th</sup> Street, East 124<sup>th</sup> Street, Lexington Avenue and Park Avenue (Block 1773) consists of 11 commercial buildings, two institutional buildings, and three vacant lots.
- The block bounded by East 125<sup>th</sup> Street, East 124<sup>th</sup> Street, Third Avenue, and Lexington Avenue (Block 1773) consists of one commercial building (and associated parking garage) and two institutional buildings.
- The block bounded by East 125<sup>th</sup> Street, East 124<sup>th</sup> Street, Second Avenue, and Third Avenue (Block 1789) consists of six commercial buildings (Demolition Depot has an associated storage yard), three mixed-use buildings, three residential buildings, two institutional buildings, one industrial/manufacturing building, two parking lots, one community garden, one lot with a storage facility, and three vacant lots (one is being temporarily used as a playground).

The assessment of land uses in the rezoning area also includes a description of conditions on the 26 projected development sites (shown in Figure 3.1-5), which have been identified in the RWCDS as the sites most likely to be developed as a result of the proposed action by the analysis year of 2017. The existing conditions of these sites, described below, are also based on the field surveys conducted during November 2006. The rezoning area is a dynamic area in which land uses change over time. Therefore, the following site descriptions represent the conditions of the area at the time the survey was conducted. The existing conditions of the lots which would be affected by the proposed action are as follows:

- Site 1: This site is comprised of three tax lots (lots 19, 21, and 22) on Block 1952. Lot 19 is a 6,012 sf parcel at 321 West 125<sup>th</sup> Street. A two-story, 12,022 sf mixed-use building is currently on site with a built FAR of 2.0. It is occupied by a social service organization (Weston United) and a restaurant. Lot 21 is a 2,600 sf parcel at 319 West 125<sup>th</sup> Street. An existing two-story, 4,976 commercial building is currently on site with a built FAR of 1.91. Lot 22 is a 2,328 sf parcel at 317 West 125<sup>th</sup> Street. An existing two-story, 6,761 commercial building is currently on site with a built FAR of 2.9.
- Site 2: This 19,983 sf site is located at 2329 Frederick Douglass Boulevard (Block 1952, Lot 21), a corner through-lot west of Frederick Douglass Boulevard, which runs from West 125<sup>th</sup> to West 126<sup>th</sup> Street. An existing two- to four-story, 46,167 sf commercial building is currently on site with a built FAR of 2.31.

- Site 3: This 12,475 sf site is located at 362 West 125<sup>th</sup> Street (Block 1951, Lot 7), a mid-block through-lot, which runs from West 125<sup>th</sup> to Hancock Place. An existing three-story, 11,890 sf church building is currently on site with a built FAR of 0.95.
- Site 4: This 11,908 sf site is located at 350 West 125<sup>th</sup> Street (Block 1951, Lot 51). It currently has a two-story, 21,716 commercial building with a built FAR of 1.82. It is currently occupied by a building containing retail stores on the ground floor and approximately eleven offices on the second floor (including one social service office).
- Site 5: This 8,983 sf site is located at 324 West 125<sup>th</sup> Street (Block 1951, Lot 43). It currently has a five-story, 36,136 sf building, with a built FAR of 4.02. It is occupied by a building containing retail space on the ground floor (currently vacant), and twenty residential units above (currently vacant). The site is zoned C4-4, with a permitted FAR of 4.0.
- Site 6: This 12,500 sf site is located at 2100 Adam Clayton Powell, Jr. Boulevard (Block 1931, Lot 27), a corner lot west of Adam Clayton Powell Boulevard. It currently has a three-story, 33,740 sf building, with a built FAR of 2.7. It is occupied by a commercial building containing retail stores on the ground floor and a business school on the second floor (Global Business Institute). The site is zoned C4-7, with a permitted FAR of 10.0.
- Site 7: This 10,092 site is comprised of two 5,047 parcels located at 260 West 125<sup>th</sup> Street (Block 1930, Lot 55), a mid-block through-lot, which runs from West 125<sup>th</sup> to West 124<sup>th</sup> Street. An existing one-story, 10,540 sf commercial building (currently vacant) is located on both the northern and southern parcels of the lot with a built FAR of 1.04. The NYC Economic Development Corporation plans to redevelop the Mart 125 building for mixed-use.
- Site 8: This site is comprised of four tax lots (Lots 49, 50, 51, and 53) on Block 1930, a mid-block site, which runs through the block from West 125<sup>th</sup> to West 124<sup>th</sup> Street. Lot 49 is a 5,046 sf parcel located at 246 West 125<sup>th</sup> Street. An existing one-story, 6,545 commercial building is currently on site with a built FAR of 1.3. Lot 50 is a 2,523 sf parcel at 250 West 125<sup>th</sup> Street. An existing one-story, 2,375 commercial building is currently on site with a built FAR of 0.94. Lot 51 is a 5,005 sf parcel at 252 West 125<sup>th</sup> Street. An existing one-story, 4,796 commercial building is currently on site with a built FAR of 0.96. Lot 53 is comprised of a 5,045 sf parcel and a 10,093 sf parcel located at 256 West 125<sup>th</sup> Street. An existing one-story, 5,045 sf commercial building and an existing one-story, 10,093 sf commercial building are currently on site with a built FAR of 1.68.
- Site 9: This site is comprised of three tax lots (Lots 37, 40, 41) on Block 1930, a mid-block site, which runs through the block from West 125<sup>th</sup> to West 124<sup>th</sup> Street. Lot 37 is comprised of two 11,286 sf parcels located at 208 West 125<sup>th</sup> Street. An existing two-story, 33,840 sf commercial building and an existing two-story, 33,840 sf commercial building are currently on site with a built FAR of 3.0. Lot 40 is comprised of two 3,936 sf parcels located at 222 West 125<sup>th</sup> Street. Two existing two-story, 7,839 sf commercial buildings are currently on site with a built FAR of 1.99. Lot 41 is comprised of two 4,884 sf parcels located at 226 West 125<sup>th</sup> Street. Two existing two-story, 9,799 sf commercial buildings are currently on site with a built FAR of 2.01.

- **Site 10:** This site is comprised of two tax lots (Lots 1 and 7501) on Block 1910, a mid-block site, which runs through the block from West 125<sup>th</sup> to West 126<sup>th</sup> Street. Lot 1 is comprised of a 41,965 sf parcel and a 6,787 sf parcel located at 2105 Adam Clayton Powell Boulevard. An existing three-story, 83,930 sf commercial building (121 West 125<sup>th</sup> Street) with retail stores on the bottom level and frontage on West 125<sup>th</sup> Street and a commercial parking garage above (with an entrance on West 126<sup>th</sup> Street occupies Lot 1 with a built FAR of 2.0. In addition, an existing two-story, 6,787 sf parking garage (Adam Clayton Powell, Jr. State Office Building Parking Garage), with an entrance on West 126<sup>th</sup> Street, is currently on site with a built FAR of 1.0. Lot 7501 is an 11,500 sf parcel located at 125 West 125<sup>th</sup> Street. An existing two-story, 23,000 sf commercial building is currently on site with a built FAR of 2.0. The site is zoned C4-7, with a permitted FAR of 10.0.
- **Site 11:** This site is comprised of two tax lots (Lots 59 and 63) on Block 1909, a corner lot east of Adam Clayton Powell, Jr. Boulevard. Lot 59 is a 10,091 sf parcel located at 158 West 125<sup>th</sup> Street. An existing one-story commercial building with two retail stores is currently on site with a built FAR of 1.5. Lot 63 is a 2,523 sf parcel located at 2089 Adam Clayton Powell Boulevard (166 West 125<sup>th</sup> Street). An existing three-story commercial building is currently on site with a built FAR of 3.0. The ground floor of this building is occupied by a Verizon store and the upper two levels appear to be abandoned.
- **Site 12:** This site is comprised of two tax lots (Lots 44 and 46) on Block 1909, a mid-block site which runs through the block from West 125<sup>th</sup> to West 124<sup>th</sup> Street. Lot 44 is a 5,046 sf parcel located at 120 West 125<sup>th</sup> Street. An existing one-story, 10,000 sf commercial building is currently on site with a built FAR of 1.98. Lot 46 is comprised of two 10,092 sf parcels (20,184 sf total) located at 124 West 125<sup>th</sup> Street. Two existing one-story, 8,975 sf commercial buildings are currently on site with a built FAR of 0.89.
- **Site 13:** This site is comprised of 11 tax lots (Lots 26, 27, 28, 29, 30, 31, 32, 33, 38, 39, and 129) on Block 1909, a corner through-block site which runs from West 125<sup>th</sup> to West 124<sup>th</sup> Street on the west side of Lenox Avenue. Lot 26 is a 2,523 sf parcel located at 111 West 124<sup>th</sup> Street. The parcel is a vacant lot. Lot 27 is a 2,523 sf parcel located at 109 West 124<sup>th</sup> Street. The parcel is a vacant lot. Lot 28 is a 2,523 sf parcel located at 107 West 124<sup>th</sup> Street. The parcel is a vacant lot. Lot 29 is a 1,400 sf parcel located at 281 Lenox Avenue. The parcel is a vacant lot. Lot 129 is a 1,400 sf parcel located at 283 Lenox Avenue. The parcel is a vacant lot. Lot 30 is a 1,400 sf parcel located at 285 Lenox Avenue. The parcel is a vacant lot. Lot 31 is a 1,475 sf parcel located at 287 Lenox Avenue. The parcel is a vacant lot. Lot 32 is a 1,894 sf parcel located at 289 Lenox Avenue. The parcel is a vacant lot. Lot 33 is a 10,092 sf parcel located at 291 Lenox Avenue. The parcel is a vacant lot. Lot 38 is a 2,523 sf parcel located at 108 West 125<sup>th</sup> Street. The parcel is a vacant lot. Lot 39 is a 2,523 sf parcel located at 110 West 125<sup>th</sup> Street. The parcel is a vacant lot.
- **Site 14:** This site is comprised of five tax lots (Lots 17, 21, 22, 53, and 122) on Block 1723. Lot 17 is a 9,992 sf parcel located at 35 West 125<sup>th</sup> Street. An existing two-story, 17,124 sf commercial building is currently on site with a built FAR of 1.71. Lot 21 is a 1,998 sf parcel located at 33 West 125<sup>th</sup> Street. An existing five-story commercial building is currently on site with a built FAR of 4.39. Lot 22 is a 1,998 sf parcel located at 31 West 125<sup>th</sup> Street. An

existing five-story commercial building is currently on site with a built FAR of 3.65. Lot 122 is 1,998 sf parcel located at 29 West 125<sup>th</sup> Street. An existing five-story commercial building is currently on site with a built FAR of 3.65. Lot 53 is a 1,998 sf parcel located at 38 West 126<sup>th</sup> Street. A vacant lot that is used for parking occupies the site.

- Site 15: This site is comprised of three tax lots (Lots 31, 45, and 144) on Block 1723. Lot 31 is a 21,804 sf parcel located at 5 West 125<sup>th</sup> Street. The site is a vacant lot. Lot 45 is a 1,874 sf parcel located at 18 West 126<sup>th</sup> Street. The site is a vacant lot. Lot 144 is a 21,804 sf parcel located at 16 West 126<sup>th</sup> Street. The site is a vacant lot.
- Site 16: This site is comprised of six tax lots (Lots 63, 65, 66, 67, 68, and 168) on Block 1722. Lot 63 is a 5,147 sf parcel located at 64 West 125<sup>th</sup> Street. An existing one-story commercial building is currently on site with a built FAR of 1.0. Lot 65 is a 2,422 sf parcel located at 68 West 125<sup>th</sup> Street. An existing one-story commercial building is currently on site with a built FAR of 1.0. Lot 66 is a 1,935 sf parcel located at 70 West 125<sup>th</sup> Street. An existing three-story building is currently on site with a built FAR of 1.96. The building is currently closed and appears to have been renovated recently. Lot 67 is a 1,892 sf parcel located at 72 West 125<sup>th</sup> Street. An existing one-story commercial building is currently on site with a built FAR of 1.0. Lot 68 is a 1,892 sf parcel located at 74 West 125<sup>th</sup> Street. An existing one-story commercial building is currently on site with a built FAR of 1.0. Lot 168 is a 1,892 sf parcel located at 76 West 125<sup>th</sup> Street. An existing one-story commercial building is currently on site with a built FAR of 1.0.
- Site 17: This site is comprised of five tax lots (Lots 58, 59, 60, 61, and 62) on Block 1722. Lot 58 is a 2,876 sf parcel located at 54 West 125<sup>th</sup> Street. An existing four-story, 9,180 sf mixed-use commercial and residential building is currently on site with a built FAR of 3.19. Lot 59 is a 2,018 sf parcel located at 56 West 125<sup>th</sup> Street. An existing four-story, 5,192 sf mixed-use building is currently on site with a built FAR of 2.57. Lot 60 is a 2,826 sf parcel located at 58 West 125<sup>th</sup> Street. An existing four-story, 9,012 sf mixed-use commercial and residential building is currently on site with a built FAR of 3.19. Lot 61 is a 2,018 sf parcel located at 60 West 125<sup>th</sup> Street. An existing four-story, 5,192 sf mixed-use building is currently on site with a built FAR of 2.57. Lot 62 is a 2,876 sf parcel located at 62 West 125<sup>th</sup> Street. An existing four-story, 9,180 sf mixed-use commercial and residential building is currently on site with a built FAR of 3.19. For the entire building, the apartment windows in the upper three floors are boarded up.
- Site 18: This site is comprised of four tax lots (Lots 28, 29, 30, and 44) on Block 1750. Lot 28 is a 2,498 sf parcel located at 69 East 125<sup>th</sup> Street. An existing four-story mixed-use building is currently on site with a built FAR of 2.7. Both the commercial use on the first level and the apartments above appear to be vacant. Lot 29 is a 2,498 sf parcel located at 71 East 125<sup>th</sup> Street. The site is a vacant lot. Lot 30 is a 3,796 sf parcel located at 75 East 125<sup>th</sup> Street. An existing one-story church (Samuel's Temple) is currently on site with a built FAR of 1.01. Lot 44 is a 1,998 sf parcel located at 58 East 126<sup>th</sup> Street. An existing four-story residential building is currently on site with a built FAR of 1.47. The brownstone building is vacant and appears to be permanently closed.

- Site 19: This site is comprised of two tax lots (Lots 40 and 34) on Block 1750. Lot 40 is a 13,493 sf parcel located at 1824 Park Avenue. The site is currently occupied by an existing commercial parking lot (E-Z Parking Inc.). Lot 34 is a 4,493 sf parcel located at 81 East 125<sup>th</sup> Street. An existing five-story commercial building (“The New Corn Exchange Building”) is currently on site with a built FAR of 4.58. The building is currently vacant; the building was designated a NYC Landmark in 1993.
- Site 20: This site is comprised of two tax lots (Lots 48 and 49) on Block 1749. Lot 48 is a 2,523 sf parcel located at 58 East 125<sup>th</sup> Street. The parcel is an existing vacant lot. Lot 49 is a 2,523 sf parcel located at 60 East 125<sup>th</sup> Street. The parcel is an existing vacant lot. The site contains storage containers.
- Site 21: This site is comprised of six tax lots (Lots 24, 31, 33, 35, 40, and 43) on Block 1749. Lot 24 is a 17,409 sf parcel located at 55 East 124<sup>th</sup> Street. An existing three-story, 55,770 sf institutional building (New York College of Podiatric Medicine, Foot Clinic of New York) is currently on site with a built FAR of 3.2. Lot 31 is a 12,615 sf parcel located at 71 East 124<sup>th</sup> Street. ~~The lot is an existing parking lot for the hospital.~~ Lot 33 is a 3,539 sf parcel located at 1800 Park Avenue. ~~The lot is an existing parking lot for the hospital.~~ Lot 35 is a 3,475 sf parcel located at 1804 Park Avenue. ~~The lot is an existing parking lot for the hospital.~~ Lot 40 is a 9,083 sf parcel located at 1808 Park Avenue. ~~The lot is an existing parking lot for the hospital.~~ Lot 43 is a 7,569 sf parcel located at 66 East 125<sup>th</sup> Street. Lots 31, 33, 35, 40 and 43 are parking lots for the hospital.
- Site 22: This site is comprised of two tax lots (Lots 17 and 56) on Block 1774. Lot 17 is a 21,482 sf parcel located at 127 East 125<sup>th</sup> Street. An existing three-story, 39,929 sf mixed-use building is currently on site with a built FAR of 1.86. This lot also includes a bus parking lot with an entrance on East 126<sup>th</sup> Street. Lot 56 is a 1,499 sf parcel located at 132 East 126<sup>th</sup> Street. An existing one-story, 1,499 sf commercial building is currently on site with a built FAR of 1.0. Two of the three stores are closed.
- Site 23: This site is comprised of five tax lots (Lots 1, 4, 67, 69, and 72) on Block 1773. Lot 1 consists of a 5,670 sf parcel and a 3,150 sf parcel located at 1801 Park Avenue. The lot is a vacant lot that is currently being used for parking. Lot 4 is a 2,843 sf parcel located at 1807 Park Avenue. The lot is a vacant lot. Lot 67 is a 4,504 sf parcel located at 110 East 125<sup>th</sup> Street. The lot is a vacant lot that is currently being used for parking. Lot 69 is a 6,810 sf parcel located at 1815 Park Avenue. An existing two-story commercial building, a four-story commercial building, and a one-story commercial building occupy this lot with a total square footage of 15,322 and a built FAR of 2.25. Lot 72 is a 2,843 sf parcel located at 1811 Park Avenue. The lot is a vacant lot.
- Site 24: This site is comprised of four tax lots (Lots 9, 42, 43, and 45) on Block 1789. Lot 9 is a 8,376 sf parcel located at 215 East 124<sup>th</sup> Street. The lot is currently a storage yard for the “Demolition Depot” (located at 216 East 125<sup>th</sup> Street). Lot 42 is a 2,523 sf parcel located at 218 East 125<sup>th</sup> Street. An existing three-story 3,750 sf commercial building is currently on site with a built FAR of 1.49. Lot 43 is a 5,046 sf parcel located at 214 East 125<sup>th</sup> Street. An existing four-story, 10,000 sf commercial building is currently on site with a built FAR of

1.98. Lot 45 is a 2,523 sf parcel located at 212 East 125<sup>th</sup> Street. An existing four-story, 5,000 sf commercial building is currently on site with a built FAR of 1.98.

- **Site 25:** This 9,588 sf site is located at 246 East 125<sup>th</sup> Street (Block 1789, Lot 30). An existing two-story, 17,100 sf commercial building is currently on site with a built FAR of 1.78.
- **Site 26:** This site is comprised of ten tax lots (Lots 16, 18, 19, 20, 21, 22, 23, 24, 25, and 121) on Block 1789. Lot 16 is a 4,037 sf parcel located at 233 East 124<sup>th</sup> Street. An existing one-story, 3,500 sf metal storage building is currently on site with a built FAR of 0.87. Lot 18 is a 4,037 sf parcel located at 237 East 124<sup>th</sup> Street (this lot is being temporarily used as a playground). Lot 19 is a 2,018 sf parcel located at 241 East 124<sup>th</sup> Street. The lot is a paved parking lot. Lot 20 is a 2,018 sf parcel located at 243 East 124<sup>th</sup> Street. The parcel is a vacant lot. Lot 21 is a 1,867 sf parcel located at 245 East 124<sup>th</sup> Street. The parcel is a vacant lot. Lot 22 is a 1,610 sf parcel located at 2417 Second Avenue. The parcel is a vacant lot. Lot 23 is a 2,174 sf parcel located at 2419 Second Avenue. The parcel is a vacant lot. Lot 24 is 2,174 sf parcel located at 2421 Second Avenue. The parcel is a vacant lot. Lot 25 is a 2,174 sf parcel located at 2423 Second Avenue. The lot is a vacant lot. Lot 121 is a 2,826 sf parcel located at 247 East 124<sup>th</sup> Street. The parcel is a vacant lot.

## Secondary Study Area

As described above, the secondary study area includes the area outside of the rezoning area, but within a quarter-mile radius, and includes portions of the surrounding East Harlem, Central Harlem, and West Harlem neighborhoods. The secondary study area is generally bounded by 131<sup>st</sup> Street on the north, Harlem River on the east, 119<sup>th</sup> Street on the south, and the Hudson River on the west.

The secondary study area contains a variety of uses; however, residential uses predominate. A number of large public facility and institutional uses, including Columbia University and the Jewish Theological Seminary, are located in the secondary study area, especially west of Morningside Avenue, and a number of large open spaces, including Riverside Park, St. Nicholas Park, Morningside Park and Marcus Garvey Park are also present in the secondary study area, especially along the rivers. Other land uses in the secondary area include mixed residential/commercial, commercial retail and office, transportation/utility, industrial/manufacturing, parking facilities, and vacant land.

Within the secondary study area, to the north of the rezoning area, the predominant land use is residential, including walk-up multifamily dwellings and high-rise elevator apartment buildings. The latter includes the St. Nicholas Houses occupying a superblock bounded by West 131<sup>st</sup> and West 127<sup>th</sup> Streets, and Frederick Douglass and Adam C. Powell Jr. Boulevards; Manhattanville Houses occupying a superblock bounded by West 133<sup>rd</sup> and West 129<sup>th</sup> Streets, Amsterdam Avenue and Broadway; and Robinson Houses bounded by East 129<sup>th</sup> and East 128<sup>th</sup> Streets, and Lexington and Park Avenues which are New York City Housing Authority (NYCHA)

developments. Other uses include numerous public schools and St. Nicholas Park, located north of West 128<sup>th</sup> Street between St. Nicholas Terrace and Manhattan Avenue.

To the east of the rezoning area, the area contains a mixture of uses including parking, transportation and utility, residential, industrial, vacant land and open space. The entrance ramps to Harlem River Drive, Third Avenue Bridge, Willis Avenue Bridge, and the Triborough Bridge are located northeast of the rezoning area. Harlem River Park is located between the entrance ramps to the Third Avenue Bridge and Harlem River Drive. To the southeast, a large NYCHA development, Senator Robert Wagner, Sr. Houses, occupies two superblocks between East 124<sup>th</sup> Street to the north, East 120<sup>th</sup> Street to the south, Franklin D. Roosevelt (East River) Drive to the east, and Second Avenue to the west.

South of the rezoning area, residential uses predominate. Two large NYCHA developments, General Grant Houses and Morningside Gardens occupy three superblocks between West 125<sup>th</sup> Street to the north, West 123<sup>rd</sup> Street to the south, Morningside Avenue to the east, and Broadway to the west. Directly south of the Morningside Gardens is the northern boundary of Columbia University, a significant presence in the secondary study area. Other uses include two large open spaces, Marcus Garvey Park, adjacent to the rezoning area, and Morningside Park, located between Columbia University and the residential neighborhood south of the rezoning area. Similar to the area north of the rezoning area, there are several public schools south of the rezoning area.

To the west, the blocks between Broadway and the Hudson River are occupied by a mixture of uses including transportation and utility, industrial, parking, residential, and open space. South of 125<sup>th</sup> Street, Riverside Park occupies the majority of this area. To the northwest, smaller lots consisting of industrial and transportation/utility uses are located. Since the issuance of the DEIS, this area has been rezoned with the Special from M1-2 and M2-3 to C6-1, M1-2 and M2-3, which as result of the newly adopted Manhattanville Mixed Use District. C6-1 districts are medium density commercial districts that allow residential, commercial and community facility uses. allows for commercial uses and manufacturing, but does not allow residential.

### **3.1.2 FUTURE WITHOUT THE PROPOSED ACTION**

In the future without the proposed action, the existing zoning controls would remain in place. It is expected that the rezoning area would experience some growth in commercial and residential uses. As discussed above in “Existing Conditions,” there has been some recent large-scale commercial and retail developments along 125<sup>th</sup> Street, but overall, the 125<sup>th</sup> Street corridor would continue to contain properties with low-scale retail uses, commercial office buildings, institutional uses, limited residential uses and vacant lots. The restoration and rehabilitation of residential properties on 126<sup>th</sup> and 124<sup>th</sup> Streets is expected to continue. Development in the future without the proposed action is primarily projected to occur on vacant sites; these sites are projected to be developed with mixed-use buildings with ground floor retail. In the absence of the proposed action there would be no inclusionary bonus and new development would not be expected to provide affordable housing.

DCP has developed a scenario of as-of-right development that would reasonably be expected to occur within the rezoning area in the future without the proposed action (No-Action) This scenario includes known development projects that have been identified by DCP as being currently advanced or expected to be advanced in the near future based on currently available information, these know developments are not contingent on the proposed action and could proceed independently. In order to derive the incremental difference between the future without the proposed action scenario (No-Action) and the future with the proposed action scenario (With-Action), the Reasonable Worst Case Development Scenario (RWCDS) will be analyzed for the year 2017 – the length of time over which developers would likely act on the change in zoning and the effects of the proposed action would be felt. The RWCDS is comprised of projected and potential development sites.

The development expected in the future without the proposed action would be dictated by the use and build controls of the existing zoning regulations. The 125<sup>th</sup> Street corridor is primarily zoned with medium density commercial zoning districts. Smaller portions of the corridor are zoned with high-density commercial and low-density manufacturing zoning districts. The development expected to occur in the future without the proposed action would not be built under a balanced zoning strategy that takes into consideration the scale and character of the corridor nor would the existing zoning controls that would be in effect in the future no-action scenario encourage mixed used development that would serve to enliven the street during day and evening hours.

## **Rezoning Area**

The project site is the proposed 24-block rezoning area, generally bounded by 124<sup>th</sup> Street, 126<sup>th</sup> Street, Broadway and Second Avenue. In the future without the proposed action, it is expected that the current land use trends and general development patterns within the rezoning area would continue. These trends are characterized by limited, discrete redevelopment, in accordance with existing zoning. To date, there has been little such development which supports an active street life character; rather, while there has been new development and a variety of commercial uses, new housing development has not occurred within the rezoning area, although there is substantial affordable and market rate housing development outside the rezoning area and individual redevelopment of existing brownstones within and immediately adjacent to the rezoning area. .

Six known development sites lie within the rezoning area. These developments are expected to be in place by 2017 and would occur independently of the proposed action: none of these developments are located on projected or potential development sites. Together, they have a total of 28,986 sf of retail uses; 21,696 sf of commercial office floor area; a 127,500 sf hotel; 129,992 sf of community facility space and 147 parking spaces. These developments are discussed below and are summarized in Table 3.1-2; their locations are shown on Figure 3.1-3. Projected development site 21, the former Harlem Park Hotel site at Park Avenue between 125<sup>th</sup> and 124<sup>th</sup> Streets, is the subject of a current proposal for a mixed-use commercial office building. The preliminary development plans for this site are considered in the No-Action condition of the RWCDS based on the information currently available. The With-Action condition of the RWCDS considers development likely to occur on this site under the proposed action. The EIS

will be updated as more information about this project becomes available.

**Table 3.1-2: Known Developments in the Future without the Proposed Action**

Known Dev't	Block / Lot	DUs	Retail FA	Office/ Comm. FA	Hotel FA	Comm. Fac. FA	Inst. Conv. FA	Stor./ Mfg. FA	Park./ Auto FA	Utility FA	Prkg Spaces
A	1931 / 6	0	16,986	4,996	0	9,992	0	0	0	0	0
B	1931 / 17	0	10,000	0	127,500	120,000	0	0	0	0	147
C	1930 / 44	0	0	0	0	0	148,355	0	0	0	0
D	1723 / 9	0	2,000	16,700	0	0	0	0	0	0	0
E	1773 / 62	0	0	0	0	0	8,500	0	0	0	0
F	1789 / 39	0	0	0	0	0	27,776	0	0	0	0
<b>Total</b>		<b>0</b>	<b>28,986</b>	<b>21,696</b>	<b>127,500</b>	<b>129,992</b>	<b>184,631</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>147</b>

- Site A is currently a vacant lot. This site is to be developed to include a new community facility, as well as two levels of retail space and some 5,000 sf of new office space.
- Site B is the location of the former Victoria Theater. It is anticipated this site will be redeveloped to include retail and hotel space as well as a new community facility. As of December 2006, proposals from various developers have been submitted and these in turn have been narrowed down to a short list. A final development proposal has not been selected.
- Site C contains a building whose ground floor is currently in use as retail space and whose upper floors are vacant. The entire existing building is expected to be converted to an education-related community facility.
- Site D currently includes a vacant building. A new commercial development including ground-floor retail and office uses will be in place at this site by 2017.
- Site E currently includes a vacant building. This known development is expected to convert the existing building to a community facility.
- Site F currently includes a vacant building. This known development is expected to convert the existing building to an education-related community facility.

In the RWCDs, DCP has identified 26 projected development sites within the rezoning area. In the future without the proposed action, as-of-right development totaling 304 dwelling units (DUs), 364,159 sf of retail, 413,782 sf of office space, 8,512 sf of hotel space, 162,053 sf of community facility space, 20,586 sf of institutional conversions, 22,313 sf of parking/auto space, 4,504 sf of utility space and a total of 203 parking spaces would be expected to occur on 14 of these sites. These 14 sites are listed in Table 3.1-3; their locations are shown on Figure 3.1-3. These projected developments are possible under the current zoning regulations, and are in no way dependent upon the proposed action. The residential development projected in the No-Action scenario would not be expected to include affordable housing.

**Table 3.1-3: Projected Developments in the Future without the Proposed Action**

Projected Site #	Block / Lot	DUs	Retail FA	Office FA	Hotel FA	Comm. Fac. FA	Inst. Conv. FA	Stor/ Mfg. FA	Park./ Auto FA	Utility FA	Prkg Spaces
4	1951 / 51	0	10,858	10,858	0	0	0	0	0	0	0
5	1951 / 43	32	7,636	0	0	0	0	0	0	0	0
7	1930 / 55	0	10,540	0	0	0	0	0	0	0	0
11	1909 / 59, 63	0	17,614	5,046	0	0	0	0	0	0	0
13	1909 / 26, 27, 28, 29, 30, 31, 32, 33, 38, 39, 129	0	90,828	0	0	0	0	0	0	0	0
15	1723 / 31, 45, 144	73	21,719	0	0	78,189	0	0	0	0	37
17	1722 / 58, 59, 60, 61, 62	29	10,722	0	0	0	0	0	0	0	0
18	1750 / 28, 29, 30, 44	39	7,473	0	0	28,094	0	0	0	0	20
19	1750 / 34, 40	0	0	0	0	0	20,586	0	13,493	0	45
20	1749 / 48, 49	18	4,289	0	0	0	0	0	0	0	9
21	1749 / 24, 31, 33, 35, 40, 43	0	108,843	372,287	0	55,770	0	0	0	0	0
22	1774 / 17, 56	0	52,680	25,591	0	0	0	0	0	0	0
23	1773 / 1, 4, 67, 69, 72	20	11,643	0	8,512	0	0	0	8,820	4,504	45
26	1789 / 16, 18, 19, 20, 21, 22, 23, 24, 25, 121	93	9,314	0	0	0	0	0	0	0	47
<b>Total</b>		<b>304</b>	<b>364,159</b>	<b>413,782</b>	<b>8,512</b>	<b>162,053</b>	<b>20,586</b>	<b>0</b>	<b>22,313</b>	<b>4,504</b>	<b>203</b>

The following conditions are expected on the projected development sites in the future without the proposed action:

- Site 4: The existing building on Block 1951, Lot 51 would be renovated to include 10,858 sf of retail and 10,858 sf of office uses.
- Site 5: The existing building on Block 1951, Lot 43 would be renovated to include 32 new dwelling units and 7,636 sf of new retail space.
- Site 7: The existing vacant building on Block 1930, Lot 55 will be occupied with 10,540 sf of retail. This is part of the City-sponsored Mart 125 project.
- Site 11: This site is comprised of Lots 59 and 63 on Block 1909. In the future without the proposed action, only Lot 63 would be developed. The existing 2,523 sf of office uses would be converted to additional retail, while the 5,046 sf of space which is currently vacant would be converted to office uses.
- Site 13: This development site is a vacant lot. The site would be developed with 90,828 sf of retail.
- Site 15: This development site is a vacant lot. For analysis purposes the EIS projects that the

site would be developed with 73 dwelling units and 78,189 sf of community facilities. The site would also include 21,719 sf of retail on the ground floor. However, recent press coverage<sup>2</sup> has noted that an-as-of-right hotel has been proposed on Site 15. Available details note that a building of 19 stories containing approximately 130,000 gsf is contemplated. It would house between 240 and 260 rooms and would have 25,000 sf of banquet and meeting space. Since the issuance of the DEIS, a foundation permit was filed with the Department of Buildings and subsequently renewed, and a recent press article noted that construction had begun on the lot<sup>3</sup>. However, due to the uncertainty of the as-of-right project vesting prior to adoption of the rezoning proposal, the future no action projections for Site 15 have not been changed to reflect the as-of-right building the development of an as-of-right hotel.

- Site 17: The existing buildings (vacant on the upper floors) on this site would be occupied with 29 dwelling units and 10,722 sf of ground floor retail.
- Site 18: New development including 39 dwelling units, a 28,094 sf community facility and 7,473 sf of ground floor retail would occur at this site.
- Site 19: This site is comprised of two lots on Block 1750. In the future without the proposed action, only Lot 34 would be modified. The existing building, The Corn Exchange, is a designated New York City Landmark. It would be converted to an education-related community facility.
- Site 20: This development site is a vacant lot. In the future without the proposed action it would be developed with 18 dwelling units and 4,289 sf of ground floor retail.
- Site 21: This site is comprised of six lots on Block 1749. One of these, Lot 24, houses a school (The New York College of Podiatric Medicine). The remaining five lots are currently vacant but used for parking. This is the site of the former Harlem Park Hotel proposal, and is currently the subject of a new proposal for a commercial office building with retail. In the DEIS, the preliminary development plans for this site were considered in the No-Action condition of the RWCDS based on the information currently available at that time – specifically that the site would be developed with an approximately 480,000 sf building containing approximately 372,000 sf of office use and 109,000 square feet of retail use. The EIS will be updated as more information about this project becomes available. It is projected that this site would be developed with approximately 480,000 sf of retail and office uses. The DEIS noted that as more information became known about the Harlem Park proposal, the analysis would be updated accordingly.

Since the issuance of the DEIS, plans for the Harlem Park proposal have advanced, the building program has been revised, and the applicant is now seeking discretionary financing from the Industrial Development Agency (IDA) in connection with the development of the building. The financing application is currently undergoing environmental review. The proposed building under review is approximately 488,000 square feet, and contains

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<sup>2</sup> “Harlem to Get First Luxury Hotel,” *The New York Observer*, July 31, 2007.

<sup>3</sup> “Harlem’s Hotel Rising,” [www.curbed.com](http://www.curbed.com), February 5, 2008.

approximately 92,000 square feet more office space and 58,000 square feet less retail space than the development projected in the DEIS. The height and bulk of the new proposed building is approximately the same as was assumed in the DEIS. The total building height would be approximately 38 feet higher than the maximum height in the DEIS, because the office floors of the new proposal would rise approximately 12 feet higher than stated in the DEIS and there would be a floor of enclosed mechanical space that would be approximately 26 feet in height.

- The differences between the new proposal and the DEIS projections are minor in respect to the EIS conclusions for all impact categories. Information regarding the revised proposal became known immediately prior to the issuance of the FEIS and the technical analyses in the FEIS have not been updated to reflect the currently proposed building program. The potential affects of the revised building program with respect to traffic and transportation issues have been addressed in a technical memorandum, presented in Appendix F (“Transportation Sensitivity Analysis for Changes to the Harlem Park Development Program (Projected Development Site No. 21).” The conclusion of the technical memorandum is that no new significant adverse transportation impacts would result from what had been previously analyzed in the DEIS. Consequently, the revised proposal does not present the potential for significant changes to the analyses presented in the DEIS, and the assumptions and conclusions relating to this site remain the same.
- Site 22: This site is comprised of two lots on Block 1774. In the future without the proposed action, the existing retail use would be expanded to a total of 52,680 sf and the existing office use on Lot 17 would be expanded to a total of 25,591 sf.
- Site 23: This site is comprised of five lots on Block 1773. In the future without the proposed action, Lots 4, 72, and 67 would be developed with a total of 20 new dwelling units, 4,834 sf of retail, 8,820 sf of parking/auto, and 4,504 sf of utility.
- Site 26: This site is comprised of ten lots on Block 1789. In the future without the proposed action, the site would be developed with 93 new dwelling units. Lots 22, 23, 24, 25 and 121 would also include 9,314 sf of ground floor retail.

No changes are expected to occur on the remaining projected development sites (sites 1-3, 6, 8-10, 12, 14, 16, 24-25) in the future without the proposed action.

Absent the proposed action, if development does not occur on the projected development sites by 2017, some development could reasonably be expected to occur on seven of the 22 potential development sites. This potential development would be as-of-right pursuant to existing zoning. These seven sites are listed in Table 3.1-4; their locations are shown on Figure 3.1-3.

**Table 3.1-4: Potential Developments in the Future without the Proposed Action**

Potential Site #	Block / Lot	DUs	Retail FA	Office FA	Hotel FA	Comm. Fac. FA	Inst. Conv. FA	Stor/ Mfg. FA	Prkg Spaces
28	1952 / 61	17	4,243	0	0	0	0	0	0



Potential Site #	Block / Lot	DUs	Retail FA	Office FA	Hotel FA	Comm. Fac. FA	Inst. Conv. FA	Stor/Mfg. FA	Prkg Spaces
31	1952 / 23, 25, 27, 28, 37, 38, 41, 138	16	39,176	26,044	0	0	0	4,992	5
32	1931 / 56, 61, 63, 64	49	13,978	8,140	0	7,494	0	0	25
36	1909 / 24, 25, 40, 41, 42, 140	14	15,012	0	0	0	0	0	7
40	1722 / 55, 56, 57, 155, 156	0	5,560	15,949	0	0	0	0	0
44*	<del>4722 / 54</del>	<del>42</del>	<del>4,415</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>0</del>	<del>24</del>
43	1774 / 5, 6, 7, 8, 65, 66, 67	9	14,282	23,125	0	0	0	0	0
<b>Total</b>		<b>147</b>	<b><u>96,666</u></b> <del>92,251</del>	<b>73,258</b>	<b>0</b>	<b>7,494</b>	<b>0</b>	<b>4,992</b>	<b><u>5837</u></b>

\*Site 41 has been removed as a potential development site, due to a new proposal since the DEIS for the Village Academies School (see Chapter 3.1, “Land Use, Zoning, and Public Policy”).

Potential developments in the future without the proposed action include:

- Site 28: This site is currently used as a surface parking lot. It would be developed with 17 dwelling units and 4,243 sf of ground floor retail.
- Site 31: This development site consists of eight lots on Block 1952. Lot 23 would be converted to office uses. Lot 41 is currently used as a surface parking lot. It would be developed with 16 dwelling units. The remaining lots on this development site are not expected to change in the future without the proposed action.
- Site 32: This development site consists of four lots on Block 1931. The buildings on these sites would be redeveloped with a total of 49 new dwelling units and ground floor retail. The existing church on Lot 56 would remain and the remainder of the lot’s ground floor would be converted to retail space.
- Site 36: This development site consists of six lots on Block 1909. In the future without the proposed action, three of these (Lots 24, 25 and 140) would be redeveloped with new dwelling units and ground floor retail.
- Site 40: The development site consists of five lots on Block 1722. In the future without the proposed action, the existing retail uses on the site would remain and the existing storage/manufacturing uses along with the vacant space on Lot 155 would be converted to office uses.
- ~~Site 41: This site would be redeveloped with 42 new dwelling units and ground floor retail. The existing ConEd service center on the northern portion of Lot 51 would remain.~~
- Site 43: This development site consists of seven lots on Block 1774. In the future without the proposed action, only Lots 5 and 6 are expected to be redeveloped. The existing building on Lot 5 would be converted to 3,106 sf of office uses, and the vacant building on Lot 6 would be converted to retail and office uses.

### **Rezoning and Secondary Study Areas**



In addition to anticipated action in the rezoning area, absent the proposed action, there are other actions and development projects expected to be in place in the rezoning and secondary study areas by 2017. These developments are listed in Table 3.1-5 and are illustrated in Figure 3.1-4. Table 3.1-5 shows the anticipated development in the future without the proposed action will add over ~~2.8~~ 2.9 million gsf of non-residential development, nearly 1,800 parking spaces and 1,543 new dwelling units to the rezoning and secondary study areas by 2017.

In the future without the proposed action, there are ~~two~~ three major land use changes expected to occur in the rezoning and secondary study areas by 2017: (1) ~~development generated by Phase I of the proposed Special Manhattanville Mixed Use Zoning District to the northwest of the project area,~~ the redevelopment of six acres immediately to the east of the project area as part of the East 125<sup>th</sup> Street Project and (2) the redevelopment of the Washburn Wire plant site as part of the East River Plaza project, to the southeast of the project area. Since the issuance of the DEIS, the Special Manhattanville Mixed Use District has been enacted which will change land use patterns to the northwest of the project area. It has been projected that the newly rezoned area will gradually change from predominantly light manufacturing uses to community facility, open space, and other complimentary uses. A description of the new zoning district is below.

**Table 3.1-5: Developments in the Study Area in the Future without the Proposed Action**

Map No.	Name	DUs	Retail FA	Office FA	Hotel FA	Comm. Fac. FA	Cult. Facility FA	Hospital FA	Prkg Spaces
1	Special Manhattanville Mixed Use District <sup>1, 2</sup>	99	184,645	54,808	0	<del>1,104,688</del> <u>209,798</u>	0	0	0
2	East 125 <sup>th</sup> Street Project	1,000	470,000	200,000	100,000	0	30,000	0	0
3	East River Plaza	0	485,000	0	0	0	0	0	1,248
4	The Kalahari	250	40,000	0	0	0	0	0	0
5	Harlem Hospital Center	0	0	0	0	0	0	150,000	400
6	Fifth on the Park	194	0	0	0	38,000	0	0	117
<b>Total</b>		<b>1,543</b>	<b>1,179,645</b>	<b>254,808</b>	<b>100,000</b>	<del><b>1,142,688</b></del> <b>247,798</b>	<b>30,000</b>	<b>150,000</b>	<b>1,765</b>

Notes

<sup>1</sup> Phase I data. Community Facility FA includes the five new academic buildings in Subdistrict A. The below grade support uses are not included in this table.

<sup>2</sup> Subsequent to the issuance of the 125th Street Corridor Rezoning and Related Actions DEIS, the Special Manhattanville Mixed Use District has been adopted.

Special Manhattanville Mixed Use District

The ~~proposed~~ Special Manhattanville Mixed Use District provides Columbia University with a framework to shape the future development of its academic buildings, student housing and other support facilities. The ~~proposed~~ district is generally bounded by 125<sup>th</sup> and 135<sup>th</sup> Streets and Broadway and Twelfth Avenue. The Manhattanville EIS analyzed the future condition for two analysis years, 2015 and 2030. Since the analysis year for the 125<sup>th</sup> Street EIS is 2017, it is only necessary to examine the Manhattanville developments which are reasonably expected to be in place by 2015.

The project area is divided into four subdistricts: Subdistrict A (Academic Mixed-Use), Subdistrict B, Subdistrict C and Other Areas. The reasonable worst case development scenario

studied in the Manhattanville EIS assumes that by 2015, there will be approximately 1.5 million gsf of new development in the Manhattanville project area. The ~~DEIS~~ FEIS assumes development of five buildings within Subdistrict A: one for academic research, three for academic instruction and one for housing graduate students and faculty. A new open space would be located on West 129<sup>th</sup> Street, as well as a new landscaped midblock area through the midblock between West 130<sup>th</sup> and West 131<sup>st</sup> Streets to connect this portion of the new university area to the administrative functions which will be relocated to the Studebaker Building. Subdistrict A would also include approximately 300,000 gsf of below grade support uses such as energy plants, utility access/service, loading areas and storage. Due to some physical limitations, Subdistrict B would include approximately 180,000 gsf one- to two-story retail and commercial developments. There are no projected development sites in Subdistrict C. The Other Areas would be redeveloped with roughly 88,000 gsf of residential uses (99 units) and a new 60,000 gsf community facility. The reasonable worst case development scenario analyzed as part of the EIS prepared for the rezoning anticipates approximately ~~1.71~~1.8 million gsf of new development would be completed by 2015.

#### East 125<sup>th</sup> Street Development Project

The project site includes three parcels situated on approximately six acres in East Harlem which are generally bounded by 125<sup>th</sup> and 127<sup>th</sup> Streets and Second and Third Avenues. It is expected that the project site would be rezoned to enable the proposed development project. The development project would include approximately 1.7 million square feet of new mixed use development to include 700-1,000 low-, moderate- and middle income residential units, 470,000 sf of entertainment/retail space, 300,000 sf of office space, 30,000 sf of cultural space, open space, parking, and an optional 100,000 sf of hotel space. To accommodate the development program, an existing MTA bus storage facility would be relocated and constructed below grade within the site. The Build Year for this development project would be 2012.

#### East River Plaza

This development will provide approximately 485,000 gsf of new commercial development and 1,248 parking spaces on the site of the former Washburn Wire plant on East 116<sup>th</sup> Street at the FDR Drive. According to the development's website<sup>4</sup>, the anchor tenants will be Home Depot and Target. East River Plaza is expected to open in Summer 2008.

#### The Kalahari

The Kalahari is a new residential 12-story building at 40 West 116<sup>th</sup> Street, between Fifth and Lenox Avenues. The project includes approximately 250 residential co-op units and 40,000 gsf of retail. The building incorporates many of the principles of sustainable living such as a green roof, low flow fixtures, and low- and zero-VOC materials<sup>5</sup>.

#### Harlem Hospital Center

Harlem Hospital Center is constructing a new 150,000 gsf patient pavilion scheduled for

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<sup>4</sup> [www.eastriverplaza.com](http://www.eastriverplaza.com)

<sup>5</sup> [www.kalahari-nyc.com](http://www.kalahari-nyc.com)

completion in 2009<sup>6</sup>. The five-story patient pavilion will be built on Lenox Avenue where the Emergency Medical Service facility now stands and will link the Martin Luther King Pavilion with the Ronald H. Brown Ambulatory Care Pavilion, thus creating a more efficient complex. The new pavilion will include an emergency department, operating rooms, diagnostic and treatment services, a critical care suite and a modern radiology center. A 400-car parking garage will also be constructed.

#### Fifth on the Park

The 194-unit residential development is located on Fifth Avenue between East 119<sup>th</sup> and East 120<sup>th</sup> Streets. The building is currently under construction with an anticipated completion in 2008. The 26 residential stories will sit atop a 4-level, 1,800-seat church, the Bethel Gospel Assembly (the previous owner of the land)<sup>7</sup>. The building includes approximately 50,600 gsf of affordable rental apartments, 247,000 gsf of market rate condominiums, and a 117-space subterranean parking garage.

Since the issuance of the DEIS, four additional projects have been identified in the study area, which are described briefly below. One of the additional projects, the New Charter High School Building, is located at a site that was identified as Potential Development Site 41 in the DEIS. Consequently, Site 41 has been removed from the FEIS as a potential development site in the Future With Action scenario. The New Charter High School Building is currently undergoing its own SEQRA environmental review, and in that context is considering the implications of the 125th Street Rezoning.

#### West 127<sup>th</sup> Street Rezoning

The New York City Department of Housing Preservation and Development (HPD) is seeking approval of an Urban Development Action Area Project designation, project approval, disposition of City-Owned land and a zoning map amendment from the current R8, R7-2 and R7-2/C1-4 zoning district to an R8A with a C2-4 overlay to facilitate the development of three mixed-use buildings with approximately 229 residential units. The project will also include attended underground accessory parking for approximately ninety-two (92) cars and approximately 15,012 square feet of commercial space. The total floor area for the proposed project is approximately 265,444 square feet.

#### West 128<sup>th</sup> Street

HPD is seeking the disposition of several City-owned properties and a zoning map amendment to change existing R8, R7-2 and R7-2/C1-4 districts to R8A and R8A/C2-5 districts for an Urban Development Action Area Project. The project would involve development of three predominantly residential buildings on a block bounded by West 127th and West 128<sup>th</sup> streets and St. Nicholas Avenue and Frederick Douglas Boulevard in the Harlem neighborhood of Manhattan, Community District 10. The project would include up to 250 dwelling units, 16,510 square feet of neighborhood retail space and a 100-space accessory parking garage contained in three buildings.

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<sup>6</sup> <http://www.dasny.org/dasny/news/2005/050428Harlerals.php>

<sup>7</sup> [http://www.cityrealty.com/new\\_developments/news.cr?noteid=16841](http://www.cityrealty.com/new_developments/news.cr?noteid=16841)

### 129<sup>th</sup> Street Rezoning

The project involves the rezoning of the block bounded by West 130<sup>th</sup> Street to the north, West 129<sup>th</sup> Street to the south, Convent Avenue to the east, and Amsterdam Avenue to the west – from the existing manufacturing M1-1, and residential R7-2 zones with a commercial C1-4 overlay to a residential R7A zone in Manhattan. The existing C1-4 overlay along Amsterdam Avenue would remain. The development would consist of a 9-story residential building, with approximately 130 residential units on the development site, plus approximately 65 accessory parking spaces.

### New Charter High School Building

A proposal by Con Edison to sell its property at 32-42 West 125th Street (Block 1722, Lot 51) to Village Academies Network, Inc. for the construction of an approximately 400-seat high school is currently undergoing SEQRA review by the New York City School Construction Authority and the Public Service Commission (in connection with its review of the proposed sale pursuant to Section 70 of the New York State Public Service Law). . In the DEIS, the site had been identified as Potential Development Site 41, and in the Future With Action scenario had been projected to be developed with 42 new dwelling units and ground floor retail, with the existing Con Edison service center remaining on the northern portion of Lot 51. In the new proposal that has been developed by the Village Academies Network, Inc. since the issuance of the DEIS, Con Edison would sell the site and a new approximately seven-story, 78,500 square foot high school building (with approximately 9,000 square feet of ground floor retail space) would be built, occupying the entire 15,000 square foot lot and rising to an approximate height of 120 feet. The school entrance of the new building would be from West 124th Street, and access to the retail space would be from the West 125th Street side of the building. The Con Edison operations that are housed in the existing building at the site would be relocated before the existing facility is closed. It is anticipated that the approximately 400-seat high school (grades 9 thru 12) would receive students primarily from the two Village Academies elementary schools in Harlem: Harlem Village Academy in Central Harlem and Leadership Village Academy in East Harlem. The high school facilities would include an assembly/performance space, gymnasium equipment, a library, music and art classrooms, science laboratories, an outdoor play area, a kitchen and a cafeteria. .

## **3.1.3 FUTURE WITH THE PROPOSED ACTION**

### **Rezoning Area**

The proposed action would not result in significant adverse land use impacts in the rezoning area. By 2017, much of the rezoning area would be occupied by a diverse mix of commercial, residential, institutional and residential buildings with retail generally located on the ground floor. The mapping of the proposed Special 125<sup>th</sup> Street District with its modifications to the existing C4-7, C4-4A and R7-2 districts within the rezoning area and the mapping of new C6-3, C4-4D, and R6A districts, would enable existing commercial, residential, institutional and mixed uses to remain, but would encourage new mixed-use development that would be consistent with the existing and the surrounding land uses.

With the proposed action, the same general land uses would be allowed. Zoning changes proposed as part of the Special 125<sup>th</sup> Street District would replace existing manufacturing districts on portions of 126<sup>th</sup> Street between Park and Third Avenues to encourage new mixed use and commercial uses; map new R6A zoning districts on portions of 126<sup>th</sup> and 124<sup>th</sup> Streets to protect the low-rise character of areas with existing brownstones; and map new C4-4A zoning districts on portions of 125<sup>th</sup>, 124<sup>th</sup> and 126<sup>th</sup> Streets generally between Lenox and Madison Avenues to promote building forms compatible with the existing medium and low-rise context. The change in the manufacturing and transportation uses at the eastern end of the corridor to new mixed use and commercial uses would be compatible with the rest of the 125<sup>th</sup> Street corridor. The proposed action would complement trends that have already been established in manufacturing districts at the eastern end of the rezoning area in the existing and no-action conditions, where blocks in manufacturing districts have been redeveloped with more commercially-oriented uses, and smaller parcels have been converted to residential use.

With the proposed zoning changes, increased densities for generally the same land uses would be allowed in the corridor. The C4-4D, C6-3 and C4-7 zoning districts, mapped throughout the corridor east of Morningside Avenue, would allow for increased density with established height limits. Within these districts, a density bonus in exchange for affordable housing would be available through the Inclusionary Housing program, further encouraging mixed-use development and the creation of affordable housing in the corridor.

The proposed R6A zoning district, mapped on portions of 126<sup>th</sup> Street between Lenox and Park Avenues and on a portion of 124<sup>th</sup> Street between Lenox and Madison Avenues, would protect the existing residential and community facility uses in these areas and would allow for less density and no commercial uses. These new districts would preserve the existing residential character of 124<sup>th</sup> and 126<sup>th</sup> Streets.

The Special District proposed for the 125<sup>th</sup> Street corridor would contain a “Core Subdistrict” to encourage arts and entertainment uses that would complement existing cultural institutions in Harlem. It is expected that entertainment-related uses would be included in new development of 60,000sf or larger, within the Core Subdistrict, in accordance with the entertainment use requirement included in the special district.

If all of the 26 projected development sites were to be redeveloped, the following would be developed by 2017: a total of approximately 2,632 residential dwelling units, including 498 affordable dwelling units; 843,923 sf of commercial retail floor area; 948,319 sf of commercial office floor area; 20,184 sf of commercial hotel floor area; 71,508 sf of community facility floor area; 20,586 of institutional (converted) floor area; 1,998 sf of parking/auto floor area; and 4,504 sf of utility floor area.

Compared to the No-Action condition, the proposed action is expected to generate a net change in uses of approximately 2,328 residential dwelling units; 208,586 sf of commercial retail floor area; 436,015 sf of commercial office floor area; 11,672 sf of commercial hotel floor area; a decrease of 110,985 sf of community facility floor area; a decrease of 26,824 sf of storage/manufacturing floor area; and a decrease of 110,406 sf of parking/auto floor area.

The locations of the projected and potential development sites are shown in Figure 3.1-5. Site data are presented below for the future with the proposed action (With-Action), followed by Table 3.1-6 which shows the incremental net change in development between the No-Action and With-Action conditions.

The following development is anticipated to occur in the future with the proposed action by 2017:

- Site 1: Under existing conditions, the site has 10,827 sf of retail and 12,932 sf of office space. Under No-Action conditions, this site would remain unchanged. Approximately 9,299 sf of retail and 49,777 sf of office space are expected for this site under With-Action conditions. All three of the lots that comprise this site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 2<sup>8</sup>: Under existing conditions, the site has 15,983 sf of retail, 30,184 sf of office space, and 4,000 sf of parking/auto space. Under No-Action conditions, this site would remain unchanged. Approximately 122 dwelling units (including 24 affordable units) and 33,971 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 3: Under existing conditions, the site has 11,890 sf of community facility space. Under No-Action conditions, this site would remain unchanged. Approximately 75 dwelling units (including 15 affordable units), 10,604 sf of retail, and 11,890 sf of community facility space are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 4: Under existing conditions, the site is a 21,716 sf vacant building. Under No-Action conditions, Site 4 would have 10,858 sf of retail and 10,858 sf of office space. Approximately 10,122 sf of retail and 54,181 sf of office space are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 5: Under existing conditions, the site is a 36,136 sf vacant building. Under No-Action conditions, Site 5 would have 32 dwelling units and 7,636 sf of retail. Approximately 63 dwelling units (including 13 affordable units) and 7,636 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 6: Under existing conditions, the site has 33,740 sf of office space. Under No-Action conditions, the site would remain unchanged. Approximately 143 dwelling units (including

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<sup>8</sup> A recent press article in *Real Estate Weekly* (February 20, 2008) discusses plans for an as-of-right building at the site. The article describes plans for a 4 to 6 story office building with retail at 2331-33, 2341, 2343, 2345 2349 Frederick Douglass Blvd. and 301 W. 125th street, and that existing buildings on these properties would be demolished. No building permits have been filed in connection with the site, and no further information was available at the time of the FEIS. Consequently, the analysis has not been changed to reflect a potential as-of-right development in the future without the proposed action. Projecting that the site would remain unchanged in the future no action condition is a conservative analysis assumption.

29 affordable units) and 21,250 sf of retail are expected for this site under With-Action conditions. The site would remain in the C4-7 zone with a maximum FAR of 12.0.

- Site 7: Under existing conditions, the site is a 10,540 sf vacant building. Under No-Action conditions, Site 7 would have 10,540 sf of retail. Site 7 would have 17,156 sf of retail, 20,184 sf of office space, and 20,184 sf of hotel space under With-Action conditions. The northern portion of the site would be zoned C6-3 with a maximum commercial FAR of 6.0 and the southern portion of the site would be zoned C4-4D with a maximum commercial FAR of 5.4 under With-Action conditions.
- Site 8: Under existing conditions, the site has 26,424 sf of retail and 12,707 sf of office space. Under No-Action conditions, the site would remain unchanged. Approximately 185 dwelling units (including 37 affordable units) and 47,110 sf of retail are expected for this site under With-Action conditions. Lots 49, 50, 51 and the northern portion of lot 53 would be within the proposed C6-3 zone with a maximum FAR of 8.0 and the southern portion of lot 53 would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 9: Under existing conditions, the site has 102,955 sf of retail. Under No-Action conditions, the site would remain unchanged. Approximately 264 dwelling units (including 53 affordable units) and 68,359 sf of retail are expected for this site under With-Action conditions. The northern portion of Lots 37, 40 and 41 would be within the proposed C6-3 zone with a maximum FAR of 8.0 and the southern portion of Lots 37, 40 and 41 would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 10: Under existing conditions, the site has 38,000 sf of retail and 75,717 sf of parking/auto space. Under No-Action conditions, the site would remain unchanged. Under With-Action conditions, Site 10 would have 150,630 sf of retail and 451,890 of office space. The site would remain in the C4-7 zone with a maximum commercial FAR of 10.0.
- Site 11: Under existing conditions, the site has 15,091 sf of retail, 2,523 sf of office space, and 5,046 sf of vacant floor area. Under No-Action conditions, the site would have 17,614 sf of retail and 5,046 sf of office space. Approximately 89 dwelling units (including 18 affordable units) and 21,444 sf of retail are expected for this site under With-Action conditions. The site would be in the proposed C6-3 zone with a maximum FAR of 8.0.
- Site 12: Under existing conditions, the site has 27,950 sf of retail. Under No-Action conditions, the site would remain unchanged. Approximately 168 dwelling units (including 34 affordable units) and 42,889 sf of retail are expected for this site under With-Action conditions. Lot 44 and the northern portion of Lot 46 would be within the proposed C6-3 zone with a maximum FAR of 8.0 and the southern portion of Lot 46 would be within the proposed C4-4D with a maximum FAR of 7.2.
- Site 13: Under existing conditions, the site is a 30,276 sf vacant lot. Under No-Action conditions, the site would have 90,828 sf of retail. Approximately 200 dwelling units (including 40 affordable units) and 51,469 sf of retail are expected for this site under With-

Action conditions. Lots 26, 27, 28, 29, 30, 31, 32, and 129 would be within the proposed C4-4D zone with a maximum FAR of 7.2 and lots 33, 38, and 39 would be within the proposed C6-3 zone with a maximum FAR of 8.0.

- Site 14: Under existing conditions, the site has 19,521 sf of retail, 7,699 sf of office space, 13,274 sf of storage/manufacturing space, and 1,998 sf of parking/auto space. Under No-Action conditions, the site would have 19,521 sf of retail, 7,699 sf of office space, 13,274 sf of manufacturing space, and 1,998 sf of parking/auto space. Approximately 183 dwelling units (including 37 affordable units), 27,176 sf of retail, and 1,998 sf of parking/auto space are expected for this site under With-Action conditions. Lots 17, 21, 22, and 122 would be within the proposed C4-7 zone with a maximum FAR of 12.0 and lot 53 would be within the proposed R6A zone with a maximum FAR of 3.0.
- Site 15: Under existing conditions, the site is a 26,543 sf vacant lot. Under No-Action conditions, the site would have 73 dwelling units, 21,719 sf of retail, and 78,189 sf of community facility space. Approximately 90 dwelling units and 21,719 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4A zone with a maximum FAR of 4.0.
- Site 16: Under existing conditions, the site has 15,767 sf of retail and 1,261 sf of office space. Under No-Action conditions, the site would remain unchanged. Approximately 106 dwelling units (including 21 affordable units) and 25,806 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C6-3 zone with a maximum FAR of 8.0.
- Site 17: Under existing conditions, the site has 12,445 sf of retail, 9,927 sf of manufacturing space, and 15,384 sf of vacant floor area. Under No-Action conditions, the site would have 29 dwelling units and 10,722 sf of retail. Approximately 88 dwelling units (including 18 affordable units) and 21,444 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C6-3 zone with a maximum FAR of 8.0.
- Site 18: Under existing conditions, the site has two dwelling units, 3,000 sf of retail, 1,250 sf of office space, 3,848 sf of community space, and 5,432 sf of vacant floor area. Under No-Action conditions, the site would have 39 dwelling units, 7,473 sf of retail, and 28,094 sf of community facility space. Approximately 34 dwelling units, 7,473 sf of retail, and 3,848 sf of community facility space are expected for this site under With-Action conditions. Lots 28, 29, and 30 would be within the proposed C4-4A zone with a maximum FAR of 4.0 and lot 44 would be within the proposed R6A zone with a maximum FAR of 3.0.
- Site 19: Under existing conditions, the site has 13,493 sf of parking/auto space and 20,586 sf of vacant floor area. Under No-Action conditions, the site would have 20,586 sf of institutional (converted) space and 13,493 sf of parking/auto space. Approximately 99 dwelling units (including 20 affordable units), 22,938 sf of retail, and 20,586 sf of institutional (converted) space are expected for this site under With-Action conditions. Lot 40 would be within the proposed C6-3 zone with a maximum FAR of 8.0 and lot 34 would be within the proposed C6-3 zone with a maximum commercial FAR of 6.0.

- Site 20: Under existing conditions, the site is a 5,046 sf vacant lot. Under No-Action conditions, the site would have 18 dwelling units and 4,289 sf of retail. Approximately 18 dwelling units and 4,289 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4A zone with a maximum FAR of 4.0.
- Site 21<sup>9</sup>: Under existing conditions, the site has 55,770 sf of community facility space and 36,281 sf on a vacant lot. Under No-Action conditions, the site would have 108,843 of retail, 372,287 sf of office space, and 55,770 sf of community facility space. Under With-Action conditions, Site 21 would have 108,843 sf of retail, 372,287 sf of office space, and 55,770 sf of community facility space. The site would remain in the C4-7 zone with a maximum commercial FAR of 10.0.
- Site 22: Under existing conditions, the site has 28,118 sf of retail, 13,309 sf of office space, and 10,000 sf of parking/auto space. Under No-Action conditions, the site would have 52,680 sf of retail and 25,591 sf of office space. Approximately 140 dwelling units (including 28 affordable units) and 39,068 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 23: Under existing conditions, the site has 6,810 sf of retail, 8,512 sf of hotel space, 13,324 sf of parking/auto space, and 5,686 sf on a vacant lot. Under No-Action conditions, the site would have 20 dwelling units, 11,643 sf of retail, 8,512 sf of hotel space, 8,820 sf of parking/auto space, and 4,504 sf of utility space. Approximately 179 dwelling units (including 36 affordable units), 40,066 sf of retail and 4,504 sf of utility space are expected for this site under With-Action conditions. The western portion of lot 1, and lots 4, 69, and 72 would be within the proposed C6-3 zone with a maximum FAR of 8.0 and the eastern portion of lot 1 and lot 67 would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 24: Under existing conditions, the site has 5,200 sf of retail, 13,550 sf of manufacturing space, and 8,376 sf of parking/auto space. Under No-Action conditions, the site would remain unchanged. Approximately 131 dwelling units (including 26 affordable units) and 15,698 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 25: Under existing conditions, the site has 8,550 sf of retail and 8,550 sf of community facility space. Under No-Action conditions, the site would remain unchanged. Approximately 68 dwelling units (including 14 affordable units) and 8,150 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.
- Site 26: Under existing conditions, the site has 4,037 sf of manufacturing space and 20,898

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<sup>9</sup> As noted on p. 3.1-24, this site is currently the subject of a proposal for a commercial office building with retail, which is undergoing a separate environmental review.

sf of vacant floor area on nine vacant lots. Under No-Action conditions, the site would have 93 dwelling units and 9,314 sf of retail. Approximately 187 dwelling units (including 37 affordable units) and 9,314 sf of retail are expected for this site under With-Action conditions. The site would be within the proposed C4-4D zone with a maximum FAR of 7.2.

As shown in Table 3.1-6, the 125<sup>th</sup> Street rezoning area would experience a significant increase in residential development (including affordable units) as a result of the proposed action. As noted above, substantial new construction for residential, commercial and retail uses are projected to occur in the future with the proposed action, which illustrates how the proposed zoning would facilitate new mixed-use development with retail with a strong street presence as well as the continued development of commercial space. Community facility, storage/manufacturing, and parking uses would decrease as a result of the proposed action in comparison to the No-Action condition. There would be no change in the amount of Utility related uses in the future with the proposed action.

**Table 3.1-6: 2017 Project Increment on Projected Development Sites**

	<b>2017 No-Action</b>	<b>2017 With-Action</b>	<b>Increment</b>
Residential Dwelling Units	304	2,632 (incl. 498 affordable units)	2,328
Retail FA	635,337	843,923	208,586
Office FA	512,305	948,319	436,015
Hotel FA	8,512	20,184	11,672
Community Facility / Institutional FA	182,493*	71,508*	- 110,985
Storage / Manufacturing FA	26,824	0	- 26,824
Parking / Auto FA	112,404	1,998	- 110,406
Utility FA	4,504	4,504	0

\*Includes 20,586 sf of institutional conversion

As discussed earlier, 125<sup>th</sup> Street has experienced recent renewed development and private investment, especially commercial development. The trend of commercial development is expected to continue in the future with and without the proposed action.

The proposed action would result in substantial land use changes centered on 125<sup>th</sup> Street between Broadway and Second Avenue. By 2017, with the proposed action, the 125th Street corridor would substantially reinforce its major mixed-use corridor character and its status as a local and regional destination for arts, entertainment and retail. The proposed action includes a zoning text and map amendments to establish the Special 125<sup>th</sup> Street District that will enhance the 125<sup>th</sup> Street corridor through a balanced rezoning strategy that will serve to stimulate mixed-use commercial and residential development while protecting the scale and character of the existing built context of the neighborhood. It is also expected that the existing arts and entertainment uses would be expanded and enhanced in the middle portion of the corridor as part of the proposed Core Subdistrict.

The proposed rezoning districts and the changes in land use associated with them would be compatible with the ongoing revitalization of 125<sup>th</sup> Street, and providing opportunities for new mixed-use development that includes housing on 125<sup>th</sup> Street. In the future with the proposed action, new mixed-use, commercial and residential development would be developed instead of the community facility, storage/manufacturing, and parking uses. For most of the corridor, the land uses would remain the same, however, the increased densities for the same land uses would accommodate the future growth and expansion of mixed use and residential development. The proposed rezoning would preserve the existing built character of the area, especially the residential character of adjacent 124<sup>th</sup> and 126<sup>th</sup> Streets as well as those portions of 125<sup>th</sup> Street with occupied residential uses. In the future without the proposed action, eleven of the 26 projected development sites would remain unchanged whereas in the future with the proposed action, these sites would be developed with primarily residential, commercial, and retail uses. The proposed special district would include a Core Subdistrict that would promote the location

of new arts and entertainment-related uses, such as art galleries, theaters, and performance spaces, to complement the existing cultural institutions present in the rezoning study area. As the proposed rezoning action is expected to have a beneficial effect on the built character, context and range of uses in the 125<sup>th</sup> corridor, no significant adverse land use impacts are anticipated in the rezoning study area.

## **Secondary Study Area**

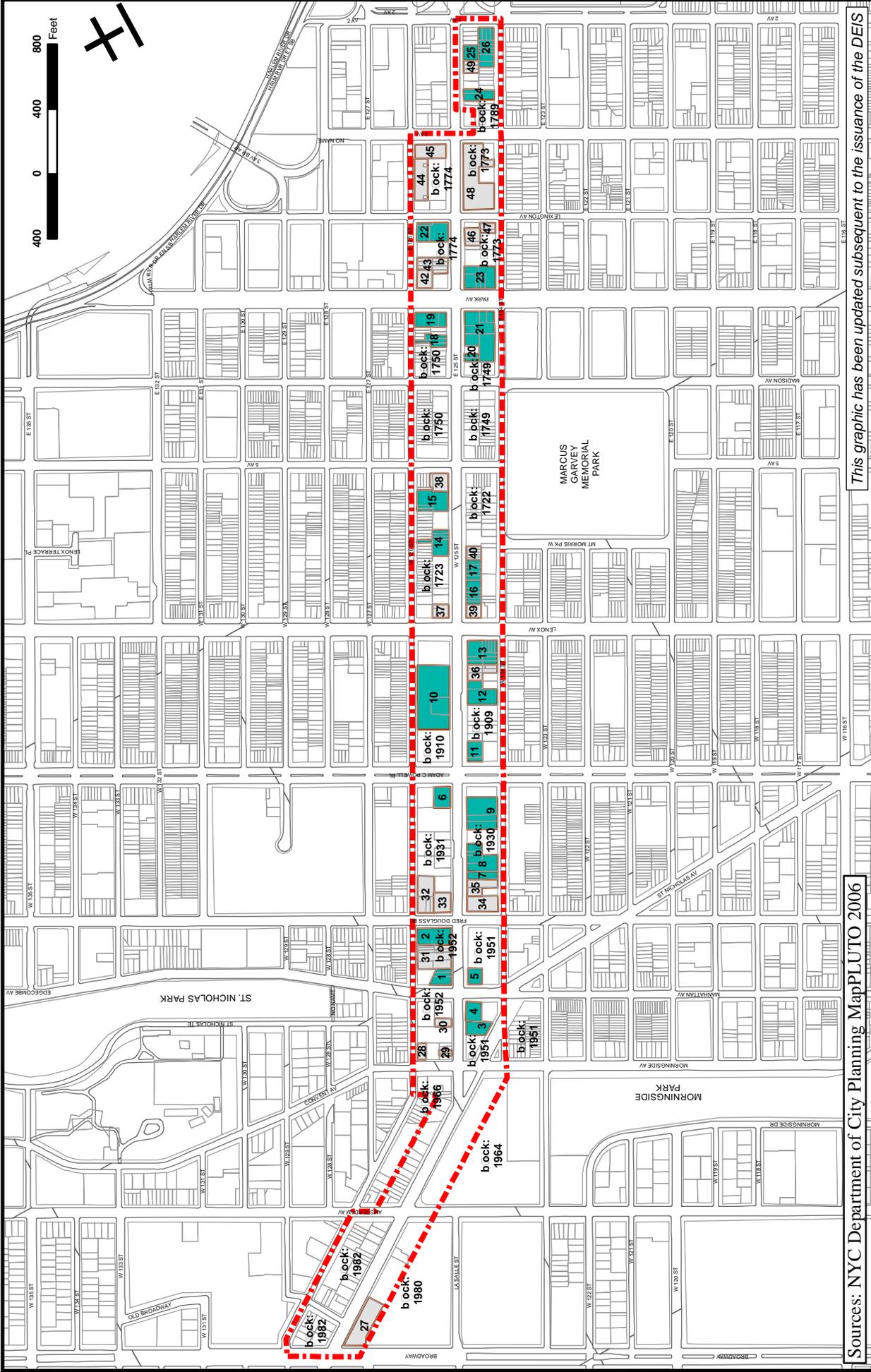
The proposed action is not anticipated to result in significant adverse impacts on land uses in the secondary study area. In general, the mixed use, residential, commercial, and entertainment uses expected as a result of the proposed action would be compatible with the predominantly residential uses and institutional uses found in most of the secondary study area in the surrounding East Harlem, Central Harlem, and West Harlem neighborhoods. By 2017, changes south of the proposed rezoning area are expected as a result of the recently adopted Frederick Douglass Boulevard Rezoning, which would foster residential development and ground-floor retail in south-central Harlem, and the recently adopted East Harlem Rezoning, which would encourage residential development and ground floor retail and service uses in East Harlem.

To the north and south of the proposed action, individual development and redevelopment projects, largely residential in nature, would be compatible with and supportive of the strengthening of the 125<sup>th</sup> Street corridor.

To the east, the mix of commercial, residential, and entertainment uses along the 125<sup>th</sup> Street corridor would be compatible with the East 125<sup>th</sup> Street Project, a major, mixed-use development at the easterly end of the rezoning area, proposed by the New York City Economic Development Corporation (EDC).

EDC has recently advertised for developer interest for three parcels situated on approximately six acres in East Harlem which are generally bounded by 125<sup>th</sup> and 127<sup>th</sup> Streets and Second and Third Avenues, immediately adjacent to the proposed rezoning area. EDC contemplates private redevelopment of two largely city-owned blocks bounded by East 127<sup>th</sup> Street to the north, East 125<sup>th</sup> Street to the south and Second and Third Avenues. The third parcel comprising the project area is the corner lot located at the southeast corner of East 125<sup>th</sup> Street and Third Avenue. EDC's proposed development project would include approximately 1.7 million square feet of new mixed use development to include 700-1,000 low-, moderate- and middle-income residential units, 470,000 sf of entertainment/retail space, 300,000 sf of office space, 30,000 sf of cultural space, open space, parking, and an optional 100,000 sf of hotel space. In order to accommodate the proposed development program, an existing MTA bus parking lot would be relocated to a below grade garage. The proposed East 125<sup>th</sup> Street redevelopment would strengthen and extend the 125<sup>th</sup> Street mixed-use corridor to the east in the form of affordable housing, entertainment and retail uses, cultural uses and other related opportunities.

Since the issuance of the DEIS, the proposed Special Manhattanville Mixed Use District has been enacted, which has changed the zoning to the west of the project area. The district will be



**Figure 3.1-5 - Projected and Potential Development Sites in the Future with the Proposed Action**  
 125th Street Corridor Rezoning and Related Actions EIS  
 NYC Department of City Planning

**Legend**

- Development Site
- Projected
- Potential
- Proposed Rezoning Area

Sources: NYC Department of City Planning MapPLUTO 2006

This graphic has been updated subsequent to the issuance of the DEIS

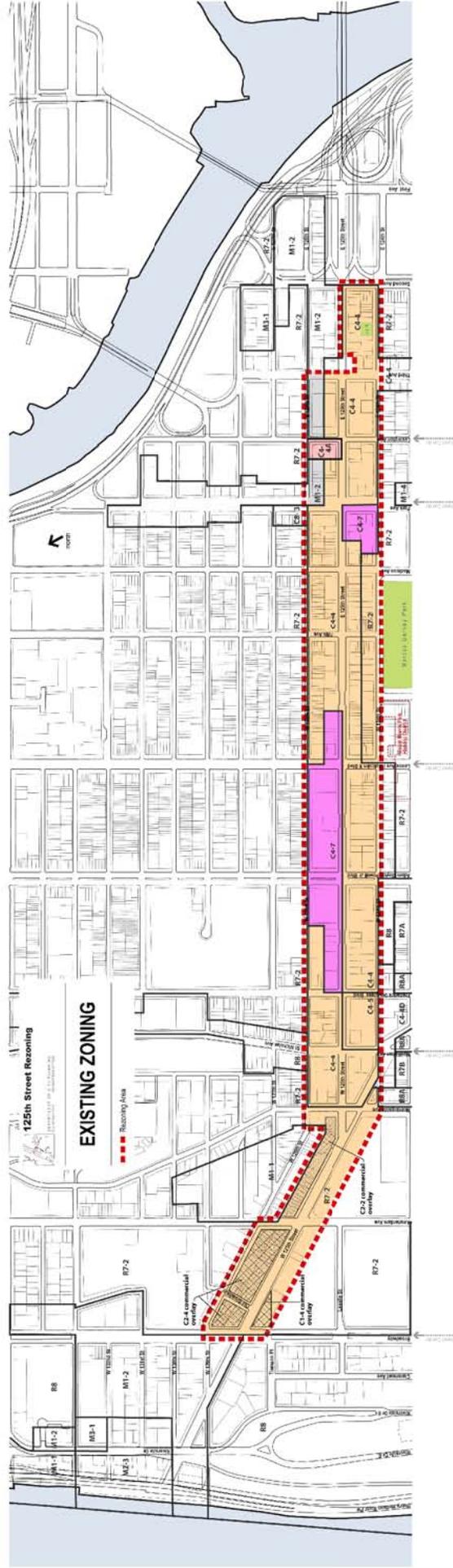
**EXISTING ZONING**

Allowed Density (FAR):		RESIDENTIAL		COMMERCIAL		COMMUNITY FACILITY	
Use:	Zoning District	Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Max. FAR
	R7-2	-	-	3.44/4.0*	-	6.5	-
	C2-4, C2-2, C1-4 <i>overlays</i>	-	-	3.44/4.0*	2.0	-	-
	C4-4	-	-	3.44/4.0*	3.4	6.5	-
	C4-5	-	-	3.44	3.4	6.5	-
	C4-4A	-	-	4.0	4.0	4.0	80'
	C4-7	10.0	2.0	12.0	10 - 12*	10 - 12*	-
	M1-2	2.0 - Manufacturing	-	-	2.0	4.8	-

\* with Quality Housing Program  
\* with plaza or street bonus

**Building Form:**

Existing bulk controls	
Building base (streetwall), min.	max.
not required	none
not required	none
not required	none
40'	65'
not required	none
not required	none



Source: NYC Department of City Planning

Figure 3.1-6 - Existing Zoning





an institutionally oriented complement to the more broadly based 125<sup>th</sup> Street Corridor rezoning. The ~~proposed~~ district is generally bounded by 125th and 135th Streets and Broadway and Twelfth Avenue. Through its provision of community facilities, open space, and other related uses, the ~~proposed~~ Manhattanville rezoning will complement the land uses contemplated by this proposed rezoning, and will supply the interest and activity that could support the proposed action.

The ~~proposed~~ newly adopted Manhattanville rezoning ~~will~~ provides Columbia University with a framework to shape the future development of its academic buildings, university housing and other support facilities. The Manhattanville EIS analyzed the future condition for two analysis years, 2015 and 2030. Being the analysis year for the 125<sup>th</sup> Street EIS 2017, this EIS considered the portion of the Manhattanville development which is expected to be in place by 2015.

The project area is divided into four subdistricts: Subdistrict A (Academic Mixed-Use Area), Subdistrict B (Waterfront Area), Subdistrict C (Mixed-Use Development Area), and Other Areas. The reasonable worst case development scenario to be studied in the Manhattanville EIS assumes that by 2015, there will be approximately 1.5 million gsf of new development in the Manhattanville project area within Subdistricts A, B, and Other Areas. No development is anticipated in Subdistrict C by 2015.

Academic Mixed-Use Area (Subdistrict A)

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 for 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, replacing industrial, storage, and auto-related buildings. 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 District.

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 will 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 will have active ground-floor uses along Broadway and West 125th Street. A building with mixed use building containing 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 will complement the existing academic area to the south of the Manhattanville rezoning area, including another academic building to be

constructed by Columbia University at the southwest corner of West 125th Street and Broadway.

New open spaces are planned to provide landscaped pedestrian amenities in an area where there are currently none. They will 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 will also extend the 125th Street retail corridor, adding vitality to an area that currently has little street activity and drawing pedestrians through the proposed project area and toward the waterfront.

#### Waterfront Area (Subdistrict B)

With the Proposed Actions in 2015, it is anticipated that commercial uses will 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. It is expected that these new buildings would house ground-floor retail with office space or similar compatible uses above. These new uses will 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.

#### Other Areas

By 2015, it is anticipated that some residential and community facility redevelopment will occur on two lots in the Other Area east of Broadway as a result of the ~~proposed~~ Manhattanville rezoning.

## CONCLUSION

The proposed action would not result in significant adverse land use impacts in the rezoning or secondary study areas. The proposed rezoning is expected to encourage growth and development in this area of Manhattan while also promoting the preservation of the scale and character of areas within the rezoning area.

The proposed rezoning would foster mixed-use development that would add to the vitality of the street life in the rezoning area by increasing the residential population (including affordable housing) and encouraging ground floor retail uses that promote the street's activity and enhance the pedestrian experience. The rezoning is consistent in tangent with the City's ongoing capital and private investment in the area. The proposed rezoning includes a Core Subdistrict that would encourage the location of arts and entertainment-related uses within the 125<sup>th</sup> Street corridor. The promotion of the mixed-use development and arts and entertainment-related uses within the rezoning area would activate and reinforce 125<sup>th</sup> Street corridor as a major local and regional destination for arts, entertainment and retail.

## ZONING

### 3.1.4 EXISTING CONDITIONS

The assessment of zoning uses the same study areas as used for land use, the rezoning area, and the secondary study area, an area within roughly a quarter-mile radius of the rezoning area boundary.

#### **Rezoning Area**

Most of the 125<sup>th</sup> Street corridor within the rezoning area (the area directly affected by the proposed action) is currently zoned either C4-4, a commercial zoning district that allows for medium-density residential and commercial development, or C4-7, a commercial district that allows high-density mixed use development. As shown in Figure 3.1-6, Existing Zoning, while the rezoning area lies mainly within C4-4 and C4-7 districts, there are also other districts in the rezoning area: R7-2 (portions of the R7-2 district are mapped with C1-4, C2-2, and C2-4 commercial overlays); C4-4A; C4-5; M1-2; and a Special TA District.

Most of the rezoning area lies within a C4-4 general commercial district, which allows retail and a wide range of commercial uses. This district allows specialty and department stores, theaters and other commercial and office uses. Use Group 7, (home maintenance and repair service stores), is not allowed in this district. C4-4 districts allow commercial development up to 3.4 FAR, residential development up to 3.44 FAR and community facility uses up to 6.5 FAR. On wide streets outside the Manhattan Core (i.e., allowed within Manhattan Community Districts 9-12), residential development that complies with the Quality Housing program is allowed up to 4.0 FAR. One off-street parking space per 1,000 feet of commercial floor area for most retail uses is generally required; however, parking requirements can be waived if less than 40 parking spaces are generated.

C4-7 high-density districts are generally mapped on the north side of West 125<sup>th</sup> Street between Lenox Avenue and Frederick Douglass Boulevard and at the southwest corner of East 125<sup>th</sup> Street and Park Avenue. C4-7 districts are mapped in densely built areas in Manhattan, including these portions of central Harlem. C4-7 districts allow commercial, residential and community facility uses up to 10.0 FAR. The maximum FAR can be increased to 12.0 FAR through the provision of an urban plaza or arcade and through the inclusionary zoning bonus available for residential development.

West 124<sup>th</sup> Street between Madison and Lenox Avenues is zoned R7-2, a medium-density residential district that allows residential uses up to 3.44 FAR and an open space ratio (OSR) up to 25.5. In R7-2 districts, parking is required for 50% of the dwelling units, and waived if 15 or fewer spaces are required. On wide streets outside the Manhattan Core, residential development that complies with the Quality Housing program is allowed up to 4.0 FAR. Under the Quality Housing program, parking is required for 50% of the dwelling units, and waived if 15 or fewer spaces are required.

Local retail activity is facilitated by a C1-4 commercial overlay mapped over the R7-2 district at the southeastern corner of West 125<sup>th</sup> Street and Broadway, a C2-2 commercial overlay mapped over the R7-2 district along the north side of West 125<sup>th</sup> Street between Amsterdam and Morningside Avenues, a C2-2 commercial overlay mapped over the R7-2 district on the triangular-shaped parcel east of Morningside Avenue between Hancock Place and West 124<sup>th</sup> Street, and a C2-4 commercial overlay mapped over the R7-2 district along the north side of West 125<sup>th</sup> Street between Broadway and Amsterdam Avenue. A C2-2 commercial overlay is also mapped over the R7-2 district on the triangular-shaped park (Roosevelt Square) west of Morningside Avenue at West 125<sup>th</sup> Street. As local service districts, the C1-4, C2-2, and C2-4 commercial overlays allow commercial uses up to 2.0 FAR; however, in mixed use buildings, commercial uses are limited to the ground floor. C2-2 districts require one parking space per 300 square feet of commercial uses, which can be waived if less than 15 parking spaces are required. Both C1-4 and C2-4 districts require one parking space per 1,000 square feet of commercial use, with allowance for a waiver if less than 40 parking spaces are required.

The west side of Lexington Avenue between East 125<sup>th</sup> and 126<sup>th</sup> Streets is zoned C4-4A, a general commercial district that allows residential, commercial and community facility uses up to 4.0 FAR. The C4-4A district is a contextual district and requires buildings to provide a street wall between 40 and 65 feet and has a maximum height limit of 80 feet.

A C4-5 general commercial district is mapped on the block bounded by West 125<sup>th</sup> Street, West 124<sup>th</sup> Street, Frederick Douglass Boulevard, and St. Nicholas Avenue. C4-5 districts also allow regional shopping with a wide range of commercial uses. Like C4-4 districts, C4-5 districts allow residential uses up to 3.44 FAR and community facility uses up to 6.5 FAR. Commercial uses are permitted up to 3.4 FAR. For commercial uses, no accessory parking is required.

Low density M1-2 districts are mapped along portions of East 126<sup>th</sup> Street between Lexington and Third Avenues, and along Park Avenue north of East 125<sup>th</sup> Street. M1-2 districts allow light manufacturing and commercial uses up to 2.0 FAR and certain community facility uses up to 4.8 FAR.

The existing Special TA District is mapped along Second Avenue between East 120<sup>th</sup> Street and East 126<sup>th</sup> Street. The Special TA District is mapped in the vicinity of the proposed Second Avenue subway line to provide easements to facilitate pedestrian access to the proposed subway and the access of light and air to the stations to be built as part of that subway line.

Table 3.1-7 provides a summary of zoning regulations for each of the existing zoning districts within the proposed rezoning area, including FAR, street wall height, and building height regulations.

**Table 3.1-7: Summary of Existing Allowed Density and Building Form in the Rezoning Area**

EXISTING ZONING								
Allowed Density (FAR):						Building Form:		
Use:	RESIDENTIAL			COMMERCIAL	COMMUNITY FACILITY	Existing bulk controls		
Zoning District	Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Building base (streetwall): min. max.		Building height: max.
R7-2	-	-	3.44/4.0*	-	6.5	not required		none
C1-4 overlay	-	-	-	2.0	-	-		-
C2-2 overlay	-	-	-	2.0	-	-		-
C2-4 overlay	-	-	-	2.0	-	-		-
C4-4	-	-	3.44/4.0*	3.4	6.5	not required		none
C4-5	-	-	3.44	3.4	6.5	not required		none
C4-4A	-	-	4.0	4.0	4.0	40'	65'	80'
C4-7	10.0	2.0	12.0	10 – 12*	10 – 12*	not required		none
M1-2	2.0 – Manufacturing			2.0	4.8	not required		none
* with Quality Housing Program				* with plaza or arcade bonus				

Source: NYC DCP

## Secondary Study Area

The secondary study area, the properties within a quarter-mile radius of the rezoning area, consists of a variety of zoning districts. Residential zoning districts comprise the majority of the secondary study area and are located to the north and south of the rezoning area; small manufacturing zones are scattered to the northwest, northeast, and southeast; and commercial zones are located predominately east of the rezoning area. Zoning classifications within the secondary study area consist predominately of residential districts to the north and south, commercial districts located to the southeast, and manufacturing districts located to the northeast along the Harlem River and northwest along the Hudson River. Zoning classifications within the secondary study area include R7A, R7B, R7-2, R8, R8A, R9, C1-9, C4-4, C4-4A, C4-4D, C4-5, C4-7, C8-3, M1-1, M1-2, M1-4, M2-2, M2-3, and M3-1. The R7-2 zone covers most of the area directly north and south of the rezoning area, as well as smaller areas located east, southeast, southwest, west, and northwest of the rezoning area. C8-3, M1-2, M2-2, and M3-1 districts comprise most of the area to the northeast. R7A, R7B, R8, R8A, R9, C1-9, C4-4D, and M1-4 district comprise most of the area to the southeast. R7A, R7B, and R8A districts comprise most of the area to the southwest. ~~M1-1, M1-2, and M2-3 districts comprise~~ Since the issuance of the

DEIS most of the area to the northwest of the proposed rezoning area has been rezoned with the Special Manhattanville Mixed-Use District, the special district underlying zoning includes a C6-1 zoning district covering the majority of the special district along with M1-2, C6-2 and R8A zoning districts. A large R8 zone is located southwest of the zoning area adjacent to the Hudson River and smaller zones are located adjacent to the northern and southern boundaries of the rezoning area. Below is a description of the existing zoning districts in the secondary study area:

- **R7A** is a medium density apartment house district. The R7A designation allows for higher lot coverage apartment buildings blending with existing buildings in existing older neighborhoods. R7A districts have a residential FAR of 4.0, and community facilities have an allowable FAR of 4.0.
- **R7B** is also a medium density apartment house district. R7B districts have a residential FAR of 3.0, and community facilities have an allowable FAR of 3.0.
- **R8** is a medium density district which is widely mapped in Manhattan. The FAR for residences in R8 districts is 0.94 to 6.02 - approximately two-thirds greater than that allowed in R7. The higher FAR produces taller buildings with low lot coverage that are set back from the street. It produces a density of 295 to 387 dwelling units per acre. For community facilities, an FAR of 6.5 is permitted.
- **R8A** is a medium density contextual district, but unlike the R8 district, the R8A designation allows for greater lot coverage and provides modified height and setback regulations which are designed to be compatible with existing older neighborhoods. The FAR in R8A districts is 6.02 for residences and 6.5 for community facilities.
- **R9** is a medium to high-density residential district. The FAR for residences in R9 districts is 0.99 to 7.52. The height of the building is governed by minimum lot coverage requirements and open space requirements. For community facilities, an FAR of 10.0 is permitted.
- **C1-9** is a commercial district that is predominantly residential in character. It has a commercial FAR of 2.0, a residential FAR of 10.0, and a community facility FAR of 10.0 (R10 equivalent).
- **C4-4** districts are major commercial centers located outside of the central business districts. C4-4 districts allow department stores, theaters, and other commercial uses that serve a larger area. The commercial FAR is 3.4. Residential FAR ranges from 0.87 to 3.44. The community facility FAR is 6.5 (equivalent to R7).
- **C4-4A** is a contextual district that allows the same uses as C4-4 districts (see description above). C4-4A districts have a FAR of 4.0 for commercial, residential, and community

facility buildings (equivalent to R7A).

- **C4-4D** districts are similar to C4-4A zones, though they have a commercial FAR of 3.4, residential FAR of 6.02, and a community facility FAR of 6.5 (equivalent to R8A).
- **C4-5** districts allow the same uses and maximum densities as C4-4 districts (see description above).
- **C4-7** districts are similar to C4-4 districts, though they are mapped in more densely built areas than C4-4 districts. C4-7 districts have a FAR of 10.0 for commercial, residential, and community facility buildings (equivalent to R10).
- **C8-3** districts provide for automotive and other heavy commercial uses. All commercial uses and certain community facilities are permitted; housing is not permitted. C8-3 districts have a commercial FAR of 2.0 and a community facility FAR of 6.5.
- **M1-1** is a light manufacturing district with a manufacturing FAR of 1.0. M1 districts are often a buffer between M2 or M3 districts and adjacent residential or commercial districts. Retail and office uses are also permitted at an FAR of 1.0. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit but houses of worship are allowed as-of-right. M1-1 districts allow certain community facility uses up to 2.4 FAR.
- **M1-2** districts are similar to M1-1 districts. An FAR of 2.0 is allowed for commercial uses and manufacturing uses, and certain community facility uses are permitted up to 4.8 FAR.
- **M1-4** districts are similar to M1-2 districts, though M1-4 districts have an FAR of 2.0 for manufacturing and commercial uses, and an FAR of 6.5 for certain community facility uses.
- **M2-2** districts allow heavier manufacturing and industrial uses than are permitted in M1 districts. Except when bordered by a residential district, more noise and vibration are allowed in M2 districts. Additionally, smoke is permitted and industrial activities need not be entirely enclosed. M2-2 districts have an FAR of 5.0 for manufacturing and commercial uses. Residential and community facility uses are not allowed in M2-2 districts.
- **M2-3** districts are similar to M2-2 districts, though they have an FAR of 2.0. Residential and community facility uses are not allowed in M2-3 districts.

- **M3-1** districts are for heavy industries that generate noise, traffic or pollutants. Like M2 districts, M3 districts are usually located near the waterfront and buffered from residential areas. M3-1 districts have an FAR of 2.0 for manufacturing and commercial uses. Residential and community facility uses are not allowed in M3-1 districts.
- **Special Manhattanville Mixed Use District** is a special purpose district established to encourage the development of a mixed-use neighborhood that complements the revitalized waterfront area and that supports a variety of community facility, commercial and manufacturing uses. One of the main goals of the special district is to provide opportunities for the expansion of large academic, scientific and mixed use facilities. The special district includes provisions to encourage active ground floor uses along Broadway, West 125<sup>th</sup> Street and 12th Avenue; to create public open space; to improve the streetscape; and to improve the east-west visual and pedestrian corridors that connect the area to the waterfront. The special district underlying zoning includes C6-1, C6-2, M1-2 and R8A zoning districts.

Parking requirements vary throughout the various zoning districts in the secondary study area. Accessory parking for residential developments in the area is not to exceed 200 spaces. Accessory parking for permitted community facilities or commercial uses in residential districts is not to exceed 150 spaces (ZR-25-12). Accessory commercial parking for commercial uses is not to exceed 150 spaces (ZR-36-12). Accessory parking for manufacturing uses is not to exceed 150 spaces (ZR-44-12). Additionally, large public assisted housing developments require a minimum of 30 parking spaces, except for housing developments in R7B districts which require a minimum of 39 parking spaces (ZR 25-25).

#### 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 Boulevard in Manhattan Community Districts 9 and 10, and is located directly south of the rezoning area within the secondary study area.

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.

#### East Harlem Rezoning

A DCP-proposed zoning map amendment affecting 57 blocks in East Harlem, the first comprehensive revisions of East Harlem zoning since the last major revision of the Zoning

Resolution in 1961, was adopted by the City Council in June 2003. The rezoned area is generally between East 99<sup>th</sup> and East 122<sup>nd</sup> Streets, east of Lexington Avenue in Manhattan Community District 11, and is located southeast of the rezoning area within the secondary study area.

This rezoning is intended to balance growth and preservation in East Harlem. The zoning amendments would foster new opportunities for residential development, ensure that future development is consistent with neighborhood character, preserve the scale of residential midblocks, and encourage ground floor retail and services uses.

### 3.1.5 FUTURE WITHOUT THE PROPOSED ACTION

#### Rezoning Area

In the future without the proposed action, the rezoning area would maintain its existing zoning. Existing trends in land use are expected to continue within the framework of the current zoning; with continued as-of-right development of medium-density residential and commercial development and high-density mixed use development in the future without the proposed action.

The current zoning regulations would continue to be in effect in the future without the proposed development. The current zoning regulations allow tower-in-the-park development that is inconsistent with the surrounding context of street wall buildings. In the future without the action it is expected that the current zoning regulations would promote building forms that are not compatible with the existing neighborhood character.

#### Secondary Study Area

In the future without the proposed action, the secondary study area would maintain its existing zoning, including the recently adopted Frederick Douglass Boulevard and East Harlem rezonings. The proposed zoning changes in the secondary study area are the East 125<sup>th</sup> Street Development Project and the mapping of the Special Manhattanville Mixed-Use Zoning District.

The proposed East 125<sup>th</sup> Street Development Project would include three parcels situated on approximately six acres in East Harlem which are generally bounded by 125<sup>th</sup> & 127<sup>th</sup> Streets and Second & Third Avenues, immediately adjacent to the proposed rezoning area. It is expected that the project site would be rezoned to a C4-6 or similar district to enable the proposed development project. EDC's proposed development project would include approximately 1.7 million square feet of new mixed use development to include 700-1,000 low-, moderate- and middle income residential units, 470,000 sf of entertainment/retail space, 300,000 sf of office space, 30,000 sf of cultural space, open space, parking, and an optional 100,000 sf of hotel space. In order to accommodate the proposed development program, an existing MTA bus parking area would be relocated to a below grade garage.

The proposed East 125<sup>th</sup> Street Development Project would change the underlying residential, manufacturing, and commercial zoning districts (R7-2, M1-2, and C4-4) within the project site to a commercial zoning district (C4-6 or similar).

Since the issuance of the DEIS, the Special Manhattanville Mixed Use District has been approved. The special district includes an approximately 35-acre area in the Manhattanville section of West Harlem directly northwest of the proposed Special 125<sup>th</sup> Street District. ~~The proposed Manhattanville rezoning area special district~~ is generally bounded by 135<sup>th</sup> Street to the north, Broadway to the east, 125<sup>th</sup> Street to the south, and 12<sup>th</sup> Avenue to the west. It is anticipated that, in the future without the proposed action, ~~the Manhattanville zoning would be approved and~~ the area northwest of the proposed rezoning area would gradually change from

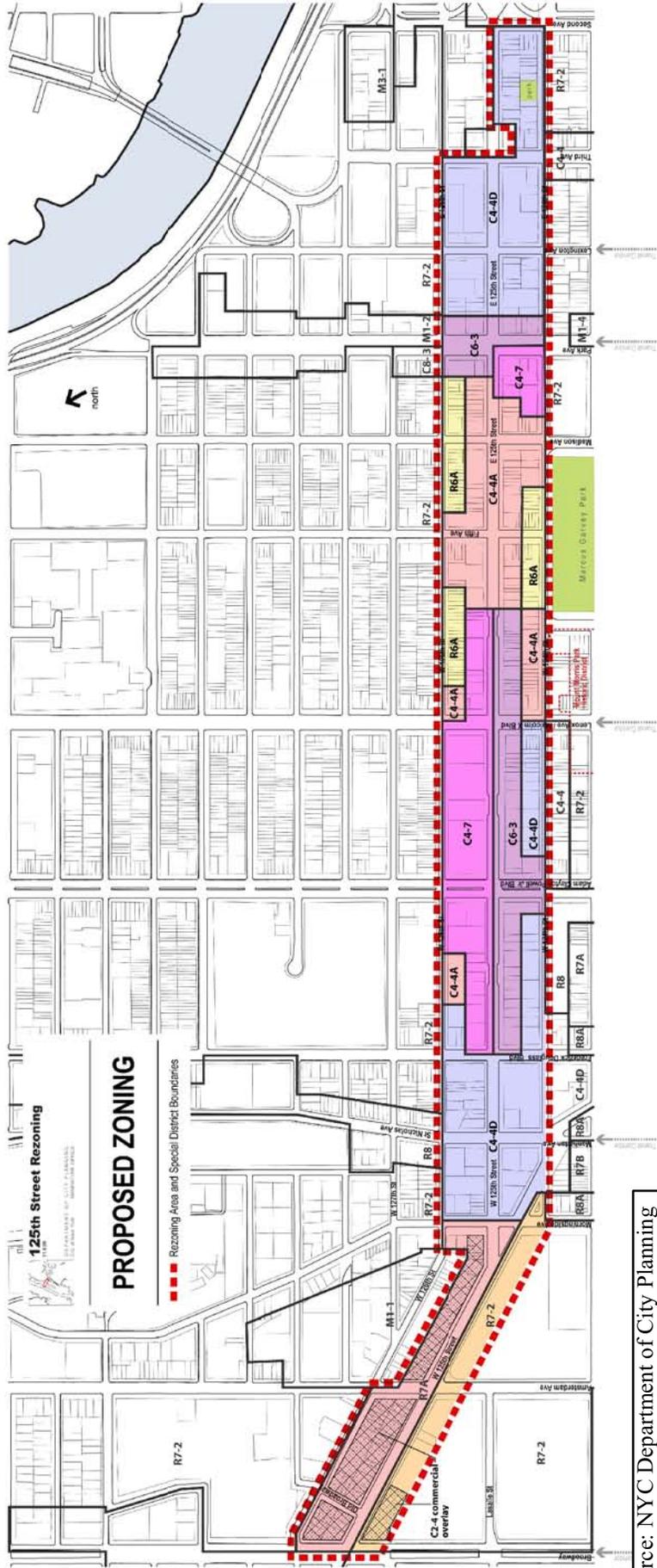
**PROPOSED ZONING**

**Allowed Density within Special District (FAR):**

Use:	RESIDENTIAL		COMMERCIAL		COMMUNITY FACILITY	
	Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Max. FAR
Underlying Zoning District						
R6A	-	-	3.0	-	3.0	-
R7-2	-	-	3.44	-	6.5	-
C2-4 overlay	-	-	-	2.0	-	-
R7A	-	-	4.0	-	4.0	-
C2-4 overlay	-	-	-	2.0	-	-
C4-4A	-	-	4.0	4.0	4.0	-
C4-4D	5.4	1.8	7.2	5.4	6.0	-
C6-3	6.0	2.0	8.0	6.0	6.0	-
C4-7	9.0	3.0	12.0	10.0	10.0	-

**Building Form:**

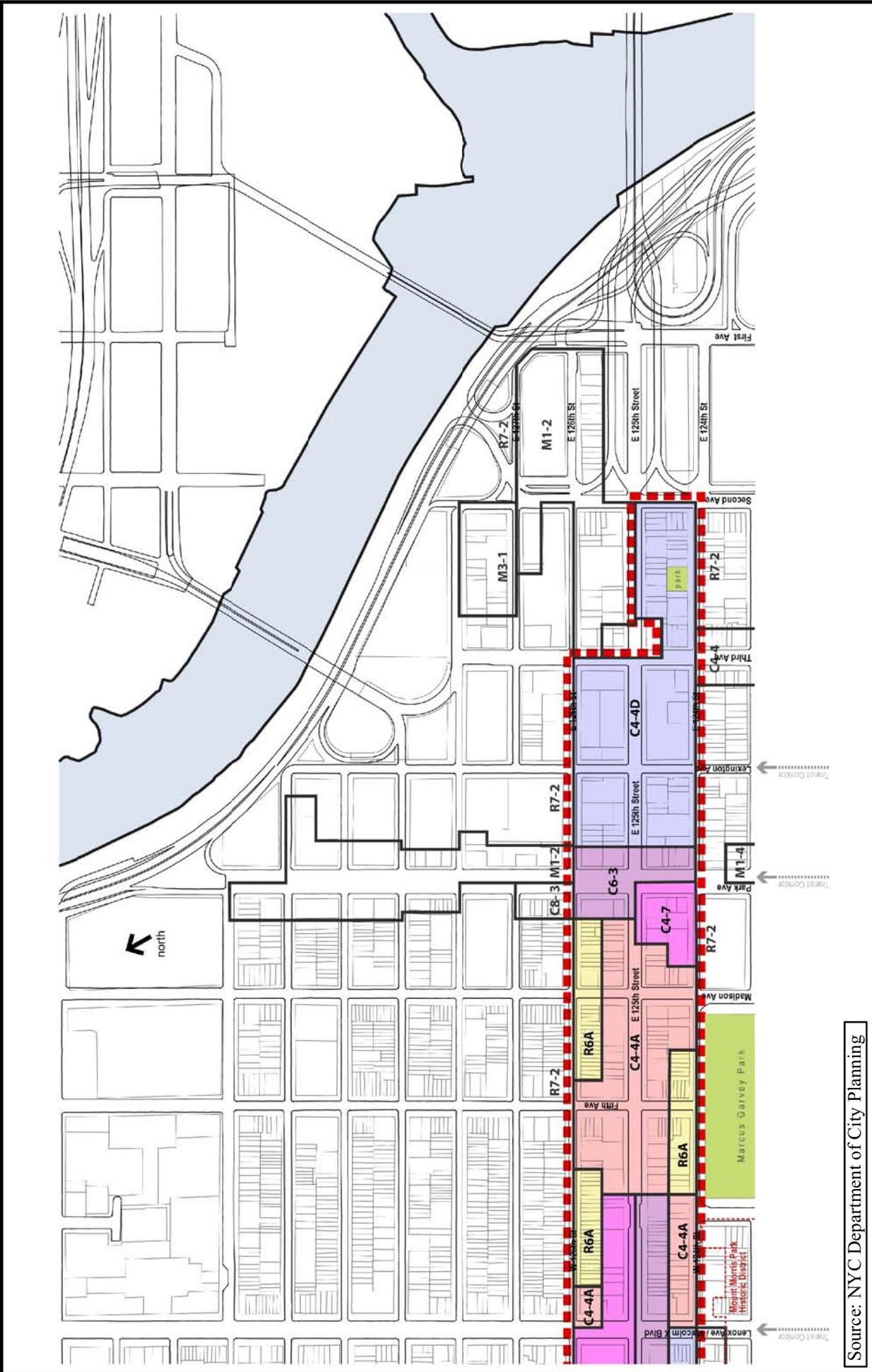
Special District bulk controls	
Building base (streetwall): min.	Building height: max.
40'	70'
not required	none
40'	65'
40'	80'
60'	85'
60'	120'
60'	85'
60'	160'
60'	85'
60'	290'



Source: NYC Department of City Planning

**Figure 3.1-7 - Proposed Zoning**





Source: NYC Department of City Planning

Figure 3.1-7b - Proposed Zoning

predominantly light manufacturing uses to community facility, open space, and other uses.

The ~~proposed~~ Special Manhattanville Mixed Use District includes changes in allowable bulk and uses based on location, existing character, and potential for redevelopment. The ~~proposed Manhattanville zoning special~~ district is divided into the Academic Mixed-Use Area (Subdistrict A), Waterfront Area (Subdistrict B), Mixed-Use Development Area (Subdistrict C), and the Other Areas. While the ~~proposed special~~ district ~~would lead to~~ substantially changes land uses within the Manhattanville area, these new uses would be compatible with the nearby predominantly residential uses and major institutions within the study area, Columbia University and City College. The ~~proposed Manhattanville zoning special~~ district transforms the low-density industrial area of Manhattanville to a denser academic center.

The ~~proposed Special Manhattanville Mixed Use District rezoning would~~ substantially alters the zoning within the project area by increasing maximum FARs and allowing a broader range of uses. Overall, the proposed zoning would increase the allowable commercial and community facility FARs, in addition to permitting residential uses, consistent with creating a denser mixed-use neighborhood. Enlargement or extensions of pre-existing non-conforming uses are allowed under the provisions of the ~~proposed~~ Special Manhattanville Mixed Use District. As part of the special district, 12<sup>th</sup> Avenue, West 125<sup>th</sup> Street, and Broadway are designated for active ground-floor uses, such as retail, galleries, performance spaces, and other space for community services.

### **Subdistrict A**

In this subdistrict, the ~~proposed Manhattanville rezoning special district~~ changed a manufacturing zoning (i.e., M1-2, M2-3 and M3-1), to a medium-density C6-1 district, with additional regulations.

C6-1 districts are medium-density commercial districts that allow residential, commercial and community facility uses. Residential development is allowed up to 3.44 FAR, commercial uses are allowed up to 3.4 FAR and community facility uses are allowed up to 6.5 FAR. Subdistrict A would have special provisions to limit community facility uses to 6.0 FAR, which is below the 6.5 FAR maximum for community facility use in C6-1 districts.

While Columbia University's development plan does not include manufacturing uses, the ~~proposed special district rezoning would~~ accommodates new manufacturing uses in the Project Area, up to 2.0 FAR, and allow for expansion of existing manufacturing uses. The special district ~~proposed rezoning would~~ allows manufacturing and commercial uses in Use Groups 16, 17 and 18, which are not generally permitted in C6-1 districts.

### **Subdistrict B**

Subdistrict B has been rezoned from M1-1 and M2-3 to a C6-1 underlying zoning district, with additional regulations to promote appropriate land uses and strengthen the visual east-west corridors to the waterfront: residential development would be prohibited and commercial and community facility development would be limited to a maximum FAR of 2.0. Community facility uses (Use Groups 3 and 4) would be further limited to 5,000 square feet per

establishment. A set of appropriate commercial and manufacturing uses in Use Groups 16, 17 and 18, which are not generally permitted in C6-1 districts, would also be allowed in the special district. Permitted manufacturing uses include those manufacturing uses currently prevailing in the area, including automotive, warehouses, wholesale and produce and meat markets, along with certain specialty manufacturing. A new or enlarged permitted manufacturing use is permitted to be located in the same building as, or in a building adjacent to, a residential or community facility use provided that the manufacturing use obtained a certification from an architect or engineer that such use would not be hazardous. New manufacturing uses are permitted at the same 2.0 FAR density permitted under the current zoning. Enlargement or extensions of pre-existing non-conforming uses in Use Groups 16 and 17 are allowed.

Subdistrict B limits building heights to below the height of the Riverside Drive viaduct, with maximum a height of 60 feet. The southernmost parcel, at the south side of West 125th Street and Twelfth Avenue, would have a maximum height of 130 feet, in order to accommodate its long-term potential as a future mixed-use facility including an intermodal station for future connections for bus, rail, and ferry operations. The zoning changes for Subdistrict B also allow the existing Fairway Market more flexibility in its operations and enhance its future potential for expansion.

Subdistrict C comprises three parcels on the east side of Twelfth Avenue between West 133<sup>rd</sup> Street and north of West 134<sup>th</sup> Street. Its location adjacent to the Riverside Park Community Apartments and near the proposed Academic Mixed-Use Area makes it important that any new development that might occur in the future be compatible with adjacent residential and community facility uses.

Subdistrict C has been rezoned from an M1-2 to a C6-2 zoning district, which allows residential uses up to 6.02 FAR. Under the ~~proposed~~ special district regulations, Subdistrict C allows commercial uses up to 6.0 FAR and community facility uses up to 6.0 FAR. It also contains a height limit of 120 feet above curb level.

### **Other Area "Waterfront"**

All of the waterfront west from Marginal Street to the pier line would be in the waterfront Other Area, which has been rezoned from a M2-3 designation to the higher performing M1-1. Of its approximately nine acres, seven are under water and have no development capacity. The two acres on land are currently under construction as a city park, authorized by a Mayoral override of existing zoning. The ~~proposed~~ M1-1 zoning brought the park use into conformance with underlying zoning. There are no plans for this area other than park use.

### **Other Area "Broadway"**

The "Other Area" east of Broadway includes several parcels on the east side of Broadway between West 134<sup>th</sup> and West 135<sup>th</sup> Streets. It is mapped as an R8A contextual zoning district that applies height and setback regulations designed to be compatible with the character of the neighborhood.

The R8A district requires 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.

A C1-4 overlay has been mapped along the entire frontage of Broadway to a depth of 100 feet east from Broadway. The maximum FAR is 6.02 for residential uses and 6.5 for community facility uses. Where the C1-4 overlay is mapped, the maximum FAR would be 2.0 for commercial uses; otherwise, commercial uses are limited to 1.0 FAR in the base of a residential building. The remaining area located east of the C1-4 overlay on the same block is mapped R8A, with a maximum FAR of 6.02 for residential uses and 6.5 for community facility uses. The northeastern corner, between West 134<sup>th</sup> and West 135<sup>th</sup> Streets, east of Broadway is zoned R8A, with the frontage along Broadway having a C1-4 commercial overlay, to allow moderate density multi-family housing which is consistent with development to its east and north. Broadway has been designated for active ground-floor uses in the special district

### **3.1.6 FUTURE WITH THE PROPOSED ACTION**

#### **Rezoning Area**

The proposed action would establish the Special 125<sup>th</sup> Street District through zoning map and text amendments (see Appendix A, “Proposed Zoning Text Amendment”). The proposed action would serve to enhance the 125<sup>th</sup> Street corridor through a balanced strategy which provides new opportunities to catalyze future mixed-use commercial and residential development, including affordable housing, while protecting the scale and character of predominately residential portions of the corridor with a strong built context.

The proposed Special 125<sup>th</sup> Street District boundaries coincide with the rezoning area boundaries, which is generally bounded by 124<sup>th</sup> and 126<sup>th</sup> Streets, Broadway and Second Avenue (see Figure 3.1-7). 125<sup>th</sup> Street comprises the spine within the proposed rezoning area. The proposed rezoning area is currently zoned R7-2, C4-4, C4-4A, C4-5, C4-7, and M1-2. The rezoning proposal would create a new special district, the Special 125<sup>th</sup> Street District, within the rezoning area and change the area’s underlying zoning to R6A, R7-2, R7A, C4-4A, C4-4D, C6-3, and C4-7, as modified by the proposed special district. The proposed zoning changes are part of a comprehensive City initiative to support the ongoing revitalization of 125<sup>th</sup> Street, Harlem’s Main Street.

The proposed Special 125<sup>th</sup> Street District would contain the “Core Subdistrict”. The proposed subdistrict would generally include both sides of 125<sup>th</sup> Street between Frederick Douglass Boulevard and 545 feet east of Lenox Avenue/Malcolm X Boulevard. Prominent arts institutions like the Apollo Theater and the Studio Museum are located within this segment of the 125<sup>th</sup> Street corridor. The subdistrict would contain additional regulations pertaining to the creation of arts and entertainment-related uses that would complement existing ones.

Table 3.1-8 presents a summary of the proposed zoning changes.

**Table 3.1-8: Summary of the Proposed Zoning Changes**

Existing Zoning District	Proposed Underlying Zoning District	Proposed Special Purpose District
R7-2 (C1-4, C2-2, and C2-4 overlays)	R6A, R7A (C2-4 overlay), R7-2 (C2-4 overlay), C4-4A	Special 125 <sup>th</sup> Street District
C4-4	R6A, C4-4A, C4-4D, C6-3, C4-7	Special 125 <sup>th</sup> Street District
C4-5	C4-4D	Special 125 <sup>th</sup> Street District
C4-7	C4-7	Special 125 <sup>th</sup> Street District
M1-2	C4-4D, C6-3	Special 125 <sup>th</sup> Street District
C4-4A	C4-4D	Special 125 <sup>th</sup> Street District

The Special 125<sup>th</sup> Street District would be comprised of several underlying zoning districts subject to the provisions described below.

The proposed Special District would promulgate controls that shape the form of new buildings to respond to the specific conditions along the corridor in a more fine-tuned approach than possible with regular zoning categories. Key elements include:

- Maintaining a consistent street wall that frames 125<sup>th</sup> Street through the base of new buildings at heights consistent with the existing context,
- Ensuring ground floor retail continuity and transparency to improve the pedestrian experience along 125<sup>th</sup> Street, and
- Establishing height limits for new development within the corridor.

The proposed Special District would modify existing bulk and density regulations for C4-4D, C6-3 and C4-7 districts mapped within the proposed rezoning area in order to achieve the building form objectives listed above. The modified density regulations would also create and expand opportunities for affordable housing. The proposed action would change the existing M1-2 zoning district at the eastern end of the corridor to C6-3 and C4-4D districts to encourage mixed-use development in this area.

The proposed Special District would modify use requirements of the underlying zoning to ensure appropriate “active” uses such as retail, arts and entertainment have sufficient frontage on 125<sup>th</sup> 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.

Table 3.1-9 summarizes the zoning regulations for each of the proposed zoning districts within the proposed rezoning area, including FAR, street wall height, and building height regulations.

**Table 3.1-9: Summary of Proposed Allowed Density and Building Form within the Special District**

PROPOSED ZONING								
Allowed Density within Special District (FAR):						Building Form:		
Use:	RESIDENTIAL			COMMERCIAL	COMMUNITY FACILITY	Special District bulk controls		
Underlying Zoning District	Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Building base (streetwall): min. max.		Building height: max.
R6A	-	-	3.0	-	3.0	40'	60'	70'
R7-2	-	-	3.44	-	6.5	not required		none
C2-4 overlay	-	-	-	2.0	-	-		-
R7A	-	-	4.0	-	4.0	40'	65'	80'
C2-4 overlay	-	-	-	2.0	-	-		-
C4-4A	-	-	4.0	4.0	4.0	40'	65'	80'
C4-4D	5.4	1.8	7.2	5.4	6.0	60'	85'	120'
C6-3	6.0	2.0	8.0	6.0	6.0	60'	85'	160'
C4-7	9.0	3.0	12.0	10.0	10.0	60'	85'	290'

Source: NYC DCP

### Zoning Map Changes

The following provides a summary of the proposed changes to existing zoning designations (also refer to Table 3.1-8). For specific changes with regard to FAR, street wall height, and building height, please refer to Tables 3.1-7 (for existing districts) and 3.1-9 (for proposed districts).

The rezoning proposal includes the following changes in the zoning districts, as modified by the proposed Special 125<sup>th</sup> Street District:

#### C4-7

C4-7, on the north side of 125th Street, between Frederick Douglass Boulevard and a point 545 feet east of Malcolm X Boulevard, and the southwest corner of 125th Street and Park Avenue. The proposed C4-7 district is an existing zoning district with modified bulk regulations to limit the height of new buildings and to expand opportunities for affordable housing. The existing C4-7 district allows residential uses up to 10.0 FAR (bonusable to 12.0 FAR through the existing inclusionary housing program or the provision of an urban plaza or arcade) and commercial and community facility uses up to 10.0 FAR with a bonus of up to 2.0 FAR available for the provision of an urban plaza or arcade. The proposed C4-7 district would be extended 165 feet east beyond its existing boundaries over a C4-4 district. The proposed C4-7 district would permit residential uses up to 9.0 FAR (bonusable to 12.0 FAR through inclusionary housing) and commercial and community facility uses up to 10.0 FAR. The building form requires a street wall between 60 and 85 feet, a 15 feet setback above the street wall facing wide and narrow streets, and limits the maximum building height to 290 feet. In addition, within 50 feet of the 126th Street frontage between Adam Clayton Powell Boulevard and Lenox Avenue/Malcolm X

Boulevard the bulk regulations would require a maximum height of 80 feet for those portions of the building within this area, in lieu of the height limit described above.

### C6-3

C6-3, on the south side of 125th Street, between Frederick Douglass Boulevard and a point 545 feet east of Malcolm X Boulevard. The proposed C6-3 district is a zoning district with modified bulk regulations to limit the height of new buildings and to create opportunities for new housing, including affordable housing. The existing zoning within this area is C4-4 which allows residential uses up to 3.44 FAR (4.0 FAR through the Quality Housing provisions on wide streets), commercial uses up to 3.4 FAR and community facility uses up to 6.5 FAR. The proposed C6-3 district would permit residential uses up to 6.0 FAR (bonusable to 8.0 FAR through inclusionary housing) and commercial and community facility uses up to 6.0 FAR. The building form requires a street wall between 60 and 85 feet, with a 15 feet setback above the street wall facing wide and narrow streets. Above a height of 85 feet the horizontal dimension of the building (also referred to as the slab width) is limited to 150 feet in width. The maximum building height is limited to 160 feet.

C6-3, along portions of Park Avenue between 124th and 126th Streets. The existing zoning within this area is C4-4 as described above, except for the southeast corner of Park Avenue and 126th Street which is zoned M1-2, a manufacturing district that allows manufacturing and local commercial uses up to 2.0 FAR and community facility uses up to 4.8 FAR. Density and bulk regulations on the proposed C6-3 district are as described above, in addition, buildings fronting along Park Avenue and the elevated railroad structure are allowed to setback from the Park Avenue streetline 10 feet regardless of the street wall requirements.

### C4-4D

C4-4D, for three areas generally bounded by Park and Second Avenues, 124th and 126th streets; Frederick Douglass Boulevard and Morningside Avenue between 124th and 126th streets, and along portions of 124th Street between Frederick Douglass and Malcolm X boulevards. The proposed C4-4D district would limit the height of new buildings and would create opportunities for new housing, including affordable housing. The existing zoning within these areas is C4-4, C4-5, C4-4A and M1-2. The proposed C4-4D district would permit residential uses up to 5.4 FAR (bonusable to 7.2 FAR through inclusionary housing), commercial uses up to 5.4 FAR and community facility uses up to 6.0 FAR. The building form requires a street wall between 60 and 85 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 120 feet.

### C4-4A

C4-4A, on portions of 125th Street generally between Fifth and Park Avenues, along portions of 126th Street between Frederick Douglass and Adam Clayton Powell Boulevards, and between Malcolm X Boulevard and Fifth Avenue, and along portions of 124th Street between Malcolm X Boulevard and Madison Avenue. The existing zoning within these areas is C4-4 and R7-2. The proposed C4-4A district would permit residential, commercial and community facility uses up to 4.0 FAR. The building form requires a street wall between 40 and 65 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 80 feet.

#### R7A

R7A, on the north side of 125th Street between Morningside Avenue and Broadway. The existing zoning within this area is R7-2. The proposed R7A district would permit residential and community facility uses up to 4.0 FAR. The building form requires a street wall between 40 and 65 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 80 feet.

#### C2-4

C2-4, a commercial overlay mapped over the proposed R7A district on the north side of 125<sup>th</sup> Street between Amsterdam and Morningside Avenues and on the two blocks north of 125<sup>th</sup> Street between Amsterdam Ave and Broadway, would allow local retail uses and commercial development up to 2.0 FAR.

#### R6A

R6A, for portions of 124th and 126th Streets between Malcolm X Boulevard and Park Avenue. The existing zoning within these areas is C4-4. The proposed R6A district would allow residential and community facility uses up to 3.0 FAR. The building form requires a street wall between 40 and 60 feet, a setback above the street wall, 10 feet facing wide streets and 15 feet facing narrow streets, and limits the maximum building height to 70 feet.

#### R7-2

The existing R7-2, within 100 feet of the south side of 125th Street between Broadway, Morningside Avenue and 124th Street, would remain. The district allows residential uses up to 3.44 FAR and community facility uses up to 6.5 FAR. The R7-2 district is mapped on the northern portion of the General Grant Houses campus. Within this portion of the R7-2 district contextual bulk regulations do not apply and building form is regulated through height and setback regulations, the building height is controlled through a sky-exposure plane, without a maximum height limit.

#### C2-4

C2-4, a commercial overlay mapped over a portion of the R7-2 district described above, would extend east to completely include the existing commercial uses fronting on 125th Street between Broadway and a point 340 feet east. The C2-4 overlay allows commercial development up to 2.0 FAR.

### ***Split Lot Provisions***

Some blocks within the core of the 125<sup>th</sup> Street corridor contain through-lots that front both on 125<sup>th</sup> and 124<sup>th</sup> Streets; the proposed zoning districts would split lots within these blocks into two different zoning districts. In order to provide development flexibility on these split lots without compromising the urban design goals of the proposal, the proposed Special District includes a provision to allow developments within the Core Subdistrict that are split by two different zoning districts to transfer floor area across such district lines, such developments would still be required to comply with the bulk requirements applicable to each of the portions of the development within their corresponding zoning districts.

### ***Bulk Regulations for New Developments within the Special Transit Land Use (TA) District***

The proposed Special 125<sup>th</sup> Street District would overlap with the Special TA District which is mapped along portions of East 125<sup>th</sup> Street and Second Avenue. The proposed regulations would allow new developments within the Special 125<sup>th</sup> Street District, that are also located within the Special TA District, to modify the street wall requirements for those portions of the new development located directly above the proposed tunnel for the Second Avenue Subway. Such portions of the new development would be required to provide a minimum street wall with a height of at least 15 feet or one story, in lieu of the minimum street wall required by the Special 125<sup>th</sup> Street District.

### ***Inclusionary Housing Bonus***

As part of the City's ongoing effort to broaden and provide new housing opportunities in Harlem, the proposed 125<sup>th</sup> Street Corridor Rezoning includes an inclusionary housing bonus. The inclusionary housing bonus, which can be applied in areas being rezoned to allow medium- and high-density residential development, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing. Developments taking advantage of the full bonus must devote at least 20 percent of their total floor area (excluding ground floor non-residential floor area) for housing that will be affordable to lower-income households.

Within the rezoning area, the inclusionary housing bonus would be available in the proposed C4-7, C6-3 and C4-4D districts. The bonus would allow an increase in floor area (up to 33 percent above the base residential FAR) in exchange for the provision of permanently affordable housing. The additional floor area must be accommodated within the applicable height and setback provisions of the proposed Special District.

The amount of bonus floor area is determined by the amount of lower income housing provided. For each square foot of lower income housing provided, a development is eligible for 1.25 square feet of bonus floor area, up to the maximum floor area ratio (FAR) permitted with the bonus. However, the amount of lower income housing required to receive such bonus need not exceed 20 percent of the total floor area in the building (excluding ground floor non-residential floor area).

In order to be eligible for the bonus, lower-income units must be affordable to households at or below 80 percent of Area Median Income (AMI), and must remain affordable for the life of the development receiving the bonus. Lower-income housing units used to earn the Inclusionary Housing bonus may be new units on the same site as the development receiving the bonus, or new or preserved units in a separate building off-site. Off-site affordable units must be located within the same community district, or in an adjacent community district on a site within a half-mile of the site receiving the bonus.

Developments using the floor area bonus in the new program may also use various city, state and federal housing subsidy programs and tax incentives to finance affordable units. The Department

of Housing Preservation and Development must approve a Lower Income Housing Plan for all developments in the Inclusionary Housing Program.

### ***Use Regulations***

The proposed Special District would modify the underlying allowed uses by regulating uses located at the ground floor level on new developments or enlargements with frontage on 125<sup>th</sup> Street within the boundaries of the Special District. The proposed Special District would allow those uses that promote a vibrant pedestrian environment to locate at ground floor level while limiting the ground floor location and frontage on 125<sup>th</sup> Street of uses that do not contribute to this goal.

Uses above or below the ground floor of new developments or enlargements throughout the Special District would be regulated by the underlying districts use regulations.

### ***Retail and Active Use Ground Floor Requirement for 125<sup>th</sup> Street Frontages***

In order to promote a vibrant pedestrian environment the Special District would require that new developments or enlargements locate active uses at ground level fronting on 125<sup>th</sup> Street and to provide continuity of these uses within the 125<sup>th</sup> Street frontage. Uses locating on the ground floor, fronting on 125<sup>th</sup> Street would be limited to “active” uses that include retail, and uses that qualify as arts and entertainment-related uses as described below. Such uses would be required to be located along the majority of the 125<sup>th</sup> Street frontage of any new development or enlargement.

### ***Ground Floor Restrictions for 125<sup>th</sup> Street Frontages***

In order to promote ground floor uses that enliven the street and contribute to an active pedestrian environment, bank, hotel, office and residential uses would be restricted from fully occupying the ground floor of any new development or enlargement with 125<sup>th</sup> Street frontage. Such uses would be allowed to locate on floors other than the ground floor and would be allowed to have a limited ground floor frontage on 125<sup>th</sup> Street for the purpose of access through entrances and lobbies. Buildings with offices or hotels would have to have active uses such as restaurants, retail and entertainment venues located at the ground floor level.

### ***Arts and Entertainment-Related Use Requirement***

Within the Core Subdistrict, new developments with 60,000 square feet of floor area or more would be required to have five percent of their total floor area reserved for and developed with qualifying arts and entertainment-related uses as listed below. Such arts and entertainment-related uses could be located anywhere within the new development but would be required to be accessible from 125<sup>th</sup> Street.

The uses listed below would qualify as art and entertainment-related uses within the proposed Special District:

- Art galleries
- Auditoriums
- Bookstores
- Bowling alleys
- Clubs, commercial
- Dance clubs, public
- Eating or drinking establishments, with table service only
- Historical exhibits
- Museums
- Performance spaces
- Music or record stores
- Studios, art, music, dancing or theatrical
- Studios, radio, television or motion picture
- Theaters

### ***Signage Regulations***

The underlying signage regulations would apply within the Special District. In addition, in order to allow distinctive signage that would complement and support the arts and entertainment character of the corridor, the proposed Special District would modify sign regulations within the Arts and Entertainment Core Subdistrict to allow accessory marquee signs for those uses qualifying as arts and entertainment-related uses. The proposed special district would allow accessory signs for arts and entertainment-related uses to be located no higher than 85 feet (which is equivalent to the maximum streetwall height); however, no sign would be allowed to be located at a height higher than three feet below any floor containing a residential use.

### ***Parking Regulations***

The proposed rezoning seeks to achieve a balance between creating a vibrant pedestrian environment within the 125<sup>th</sup> Street corridor that respects and enhances the pedestrian character and safety of 125<sup>th</sup> Street with the provision of adequate parking. In order to achieve this goal the underlying parking regulations would apply within the Special District except for those instances where the Special District modifies them as described below.

### ***Curb Cut Restrictions***

In order to promote a safe, attractive and uninterrupted pedestrian experience along 125<sup>th</sup> Street the Special District would not allow as-of-right curb cuts on 125<sup>th</sup> Street or within 50 feet of 125<sup>th</sup> Street. Curb cuts on 125<sup>th</sup> Street would be allowed only through a City Planning Commission Authorization. In order to grant such authorization the Commission would have to find that the curb cut is not hazardous to traffic safety, that it does not create traffic congestion or unduly inhibit vehicular and pedestrian movement, and that the curb cut will not interfere with the efficient functioning of buses and public transit facilities.

Curb cuts along wide streets other than 125<sup>th</sup> Street would be allowed only through a City Planning Commission (CPC) Certification for those instances when a development or

enlargement is required to provide accessory residential parking and/or loading and such development has no narrow street access. In order to obtain such certification the applicant would have to prove, in addition to the findings described in the preceding paragraph, that efforts to configure the development so that it has narrow street access have been exhausted, that there is no other mean to access the required accessory residential parking and/or loading, and that providing the required accessory residential parking off-site is not possible.

### ***Commercial Parking Requirements***

Commercial parking is not required in medium and high density commercial districts such as C6-3 and C4-7; however, medium density commercial C4-4D districts have a commercial parking requirement of generally one space for every 1,000 square feet of commercial floor area which can be waived if the required number of spaces is less than 40. The proposed Special District would eliminate the commercial parking requirement in C4-4D districts making it consistent with the other medium and high density commercial districts within the Special District where commercial parking is not required.

### ***Residential Parking Requirements***

The underlying residential parking requirements apply. In addition, any required accessory residential parking would be allowed to be provided off-site, on a location other than the development site provided that such location is within 1,000 feet from the development required to provide the parking and that such location is within a commercial district.

### ***Community Facility Parking Requirements***

The underlying community facility parking requirements apply.

### ***Allowed Public Parking***

The provision of public parking is essential to support the role of 125<sup>th</sup> Street as a prominent local and regional commercial, arts and entertainment destination. In addition, the rezoning proposal would increase the number of residents within the corridor. The proposed Special District therefore includes provisions to allow public parking of up to 150 spaces as-of-right throughout the Special District, subject to the district's curb cut regulations.

### ***Access through R6A District***

In order to maximize the opportunities to provide access for parking and/or loading from a side street and to protect the pedestrian character of 125<sup>th</sup> Street, the Special District would allow the use of undeveloped lots (as of the date the rezoning is enacted) within R6A districts, adjacent to a commercial district, to be used for the purposes of accessing parking and/or loading. Existing regulations on R6A districts do not allow for commercial parking and/or loading access.

## **Conclusion**

### ***Rezoning Study Area***

The proposed action would change zoning designations within the proposed rezoning study area in a manner that would both encourage growth and promote preservation within select areas of the 125<sup>th</sup> Street corridor. The balanced rezoning approach includes opportunities to catalyze future development, while preserving those areas with a strong, definable built context as well as predominately residential areas. The proposed zoning districts recognize the built context of 124<sup>th</sup> and 126<sup>th</sup> Streets, which are predominantly residential in character and clearly distinct from 125<sup>th</sup> Street, and would not result in significant adverse impacts related to zoning.

The rezoning would support 125<sup>th</sup> Street's function as a major retail corridor and would facilitate new development activity. The proposed zoning regulations would activate and reinforce 125<sup>th</sup> Street as a major mixed-use corridor and a local and regional destination for arts, entertainment and retail.

The proposed Special 125<sup>th</sup> Street zoning district includes bulk controls that would require all new development to provide street walls and setbacks for the upper portion of the buildings above the street wall to reduce their visual impact from the street level. Maximum height limits would be introduced for all the proposed new mapped districts ensuring that the overall massing and scale of new development responds to the particular characteristics of the different areas within the corridor.

The proposed C4-4D zoning district between Frederick Douglass Boulevard and Morningside Avenue would be consistent with the previously mapped C4-4D zoning district as part of the Frederick Douglass Boulevard rezoning, directly adjacent to the south of the rezoning area. The C4-4D district proposed east of Park Avenue would be consistent with the C4-4D and R8A zoning districts previously mapped along portions of Second and Third Avenues through the East Harlem rezoning.

### ***Secondary Study Area***

The proposed action creates zoning that is compatible with those districts that surround the rezoning area. The proposed action would not alter zoning designations within the quarter-mile secondary study area. Those portions of Central Harlem adjacent to the proposed rezoning area would continue with their existing zoning designations, and the proposed action would complement existing land use trends in the secondary study area. Those portions of East Harlem adjacent to the proposed rezoning area are expected to be rezoned through a separate action for compatible uses including residential, entertainment/retail, office, cultural space, open space, parking, and a possible hotel, as part of the East 125<sup>th</sup> Street Project. It is expected that the proposed project site would be rezoned to a C4-6 or similar district to enable the proposed development project. The proposed development at East 125<sup>th</sup> Street is expected to be a dynamic retail, residential, entertainment and media destination for upper Manhattan. While accommodating approximately 1.7 million square feet of new residential, retail, and commercial development, the development would also accommodate the relocation of an existing MTA bus

storage area to a below grade facility.

~~It is expected that~~ Since the issuance of the DEIS, those portions of West Harlem adjacent to the proposed rezoning area have been rezoned through a separate action for compatible uses including community facility, open space, and other uses as part of the ~~proposed~~ Special Manhattanville Mixed Use District. Rezoning the Manhattanville section of West Harlem ~~would bring aims to generate~~ the development of a vibrant mix of academic, retail, and cultural uses, and University-related housing, which would result in uses compatible with the residential zoning districts and commercial overlays found in the rezoning area. It is expected that the Manhattanville rezoning will transform the low-density industrial area of Manhattanville to a mixed-use neighborhood with a wider range of higher-density uses. As part of the proposed Special Manhattanville Mixed Use District, 12<sup>th</sup> Avenue, West 125<sup>th</sup> Street, and Broadway have been designated for active ground-floor uses, such as retail, galleries, performance spaces, and other space for community services, providing neighborhood amenities and lively streetscapes.

The Special 125<sup>th</sup> Street District would create new opportunities for mixed-use development in ways that would be complimentary to the proposed East 125<sup>th</sup> Street Project and the ~~proposed~~ Special Manhattanville Mixed Use District. As such, the proposed action would have no direct impact upon zoning in the secondary study area.

## **PUBLIC POLICY**

### **3.1.7 EXISTING CONDITIONS**

Besides zoning, many other public policies can affect the allowable land uses within the proposed rezoning area. The public policies applicable to the proposed rezoning area are the 125<sup>th</sup> Street Business Improvement District, Community District 9 197-a Plan, Community District 11's draft 197-a Plan, and the Harlem-East Harlem Urban Renewal Plan. Public policies affecting land use in the secondary study area include the Comprehensive Manhattan Waterfront Plan, Waterfront Revitalization Program (WRP), Upper Manhattan Empowerment Zone, East Harlem Empire Zone, West Harlem Master Plan, Frederick Douglass Boulevard Rezoning, East Harlem Rezoning, and the St. Nicholas Park Urban Renewal Area. Since the issuance of the DEIS the Special Manhattanville Mixed Use District has been adopted becoming part of the existing conditions affecting land use in the secondary study area.

#### **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 activity 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.

### **Community District 9 197-a Plan**

Under Section 197-a of the New York City Charter, community boards may propose plans for the development, growth, and improvement of land within their districts. Pursuant to the Charter, the City Planning Commission developed and adopted standards and rules of procedure for 197-a plans. Once approved by the Commission and adopted by the City Council, 197-a plans are intended to serve as policy guides for subsequent actions by city agencies.

On August 4, 2005, an application for a 197-a Plan was submitted by Manhattan Community Board 9 for Threshold Determination (N 060047 NPM). On October 17, 2005, the Commission determined that the proposed 197-a plan met the threshold standards for compliance with form, content and sound planning policy as set forth in Article 4 of the Rules for Processing 197-a Plans adopted by the City Planning Commission on December 3, 1990.

On June 4, 2007, the Department referred Community Board 9's 197-a Plan (with Columbia University's 197-c application for Manhattanville) for public review. The 197-a Plan's overall goal is to foster socially responsible economic development while ensuring that future development is compatible with the existing neighborhood character. One of the major thrusts of the plan is to create a special district in the Manhattanville area to encourage light manufacturing with limited retail in one area; and a mix of manufacturing, commercial, community facilities and residential uses at modest densities in another area. Adopted 197-a plans, usually community-sponsored, provide guidance for future actions of City agencies. In October 2005 the Commission determined that the CB 9 197-a Plan met threshold standards for form, content and sound planning policy.

Because CB 9 and Columbia University have significantly different visions for the future of the Manhattanville area, the City Planning Commission, pursuant to Section 3.021 of the *Rules for the Processing of Plans Pursuant to Charter Section 197-a*, decided in October 2005 that both plans should be referred for public review at the same time and considered by the Commission simultaneously, ensuring that the two proposals will be afforded equal treatment in the public review process.

### **Community District 11 197-a Plan**

Although not officially adopted by the City, Community Board 11's draft 197-a Plan provides a framework to address the land issues in East Harlem, provides a comprehensive vision for the future, and addresses service delivery issues and future capital needs. The study area of the 197-a Plan includes the mainland CD 11 area containing approximately 946 acres and bounded 142nd Street to the north, to the south by 96th Street, Harlem River to the east, and Fifth Avenue to the west.

The Plan includes the following objectives: to provide quality economic and community development; to provide decent and affordable housing, accessible health, quality education, recreational and cultural services, and safe streets; to maintain current public services; and enforce delivery and maintenance of public services by the City of New York.

The creation of “Cross Roads” is found in the second part of the 197-A Plan. Cross Roads offers specific recommendations for specific areas in East Harlem. East 125<sup>th</sup> Street between Second and Fifth Avenues was identified as both a crucial transportation and retail nexus for the metropolitan region, and better retail connections to promote the expansion of commercial and retail established along this stretch of 125<sup>th</sup> are recommended to convert East 125<sup>th</sup> Street into a major commercial and entertainment area.

### **Harlem-East Harlem Urban Renewal Plan**

The Harlem-East Harlem Urban Renewal Plan covers portions of Manhattan Community Districts 10 and 11 from approximately 106<sup>th</sup> to 133<sup>rd</sup> Streets, generally east of Fifth Avenue. The Harlem-East Harlem Urban Renewal Plan that governs the redevelopment of this area was established in 1968. The Plan seeks to accomplish the following: redevelop the area in a comprehensive manner, removing blight and maximizing appropriate land use; remove or rehabilitate substandard and unsanitary structures; remove impediments to land assemblage and orderly development; strengthen the tax base of the City by encouraging development and employment opportunities in the area; provide new housing of high quality and/or rehabilitated housing of upgraded quality; provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking; and, provide a stable environment within the area that will not be a blighting influence on surrounding neighborhoods. Design objectives of the plan are to develop the area in a manner compatible with the surrounding community in terms of scale and materials, and to reinforce the existing urban pattern in areas with uniform street character.

Acquisition parcels are designated according to five land use categories, and supplementary controls are recommended including site-specific controls such as screening and landscaping, open space requirements, recommended pedestrian facilities, and industrial performance standards, among others. Building bulk and parking requirements are also specified.

The eastern end of the proposed rezoning area is located within the East Harlem Triangle Urban Renewal Area (URA) bounded by East 131<sup>st</sup> Street/Harlem River Drive to the north, East 124<sup>th</sup> Street to the south, First Avenue to the east, and Park Avenue to the west. The Milbank Frawley Circle – East URA includes two blocks of the proposed rezoning area. Designated in 1967, the Milbank Frawley Circle – East URA is bounded generally by East 125<sup>th</sup> Street to the north, East 107<sup>th</sup> Street to the south, Park Avenue to the east, and Fifth Avenue to the west. The Upper Park Avenue URA is located directly south of the proposed rezoning area. Designated in 1992, the Upper Park URA is bounded by East 124<sup>th</sup> Street to the north, East 116<sup>th</sup> Street to the south, Lexington Avenue to the east, and Park Avenue to the west.

The St. Nicholas Park URA is located to the north of the rezoning area. Designated in 1968, the St. Nicholas Park URA is bounded by West 145<sup>th</sup> Street to the north, West 127<sup>th</sup> Street to the south, Adam Clayton Powell and Frederick Douglass Boulevards 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.

### **Comprehensive Manhattan Waterfront Plan**

Section 197-a of the New York City Charter also authorizes any borough president to sponsor plans for the development, growth, and improvement of the City, its boroughs, and communities. Once approved by CPC and adopted by the City Council, 197-a Plans are published and distributed. They are guided and subject to the same approvals as community board 197-a plans and together with any modifications made by CPC and the City Council, they may guide subsequent actions by City agencies.

Pursuant to his authority, the Comprehensive Manhattan Waterfront Plan was submitted by the Borough President of Manhattan in 1995. It 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 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.

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 is located within the Secondary Study 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. 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.

### **Waterfront Revitalization Program (WRP) / Coastal Zone Management**

The federal Coastal Zone Management Act of 1972, established to support and protect the nation's coastal areas, set forth standard policies for the review of proposed projects along the coastlines. As part of the Federal Coastline Management Program, New York State has adopted a state Coastal Management Program, designed to achieve a balance between economic development and preservation that will promote waterfront revitalization and waterfront dependent uses; protect fish, wildlife, open space, scenic areas, public access to the shoreline, and farmland. The program is also designed to minimize adverse changes to the ecological systems, erosion, and flood hazards.

The state program contains provisions for local governments to develop their own local waterfront revitalization programs. New York City has adopted such a program (*New York City Waterfront Revitalization Program*, New York City Department of City Planning, revised 1999). The Local WRP establishes the City's Coastal Zone, and includes policies that address the waterfront's economic development, environmental preservation, and public use of the waterfront, while minimizing the conflicts among those objectives.

As the proposed rezoning area does not fall within the City's designated coastal zone, the proposed action is not assessed for its consistency with the policies of the City's Local Waterfront Revitalization Program (LWRP).

### **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 north to Inwood, south to East 96th Street, east to First Avenue, and west to Twelfth Avenue/Riverside Drive; the entire rezoning 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.

### **East Harlem Empire Zone**

The East Harlem Empire Zone, established in 1988, is located entirely within the federally-designated UMEZ and businesses within the zone can receive benefits from both programs. Empire Zones are designated areas of New York State that offer tax benefits and incentives to encourage economic development, business investment, and job creation. The Commissioner of New York City's Department of Small Business Services serves as the Chairman of the Zone Administrative Board for each of the City's empire zones and the Department of Small Business Services oversees the activities of the empire zones. The goal of the program is to create jobs and stimulate private investment in new or existing businesses in order to alleviate problems in impoverished areas of the State. To receive certain benefits, a business needs only to reside within the boundaries of a zone.

### **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 secondary study area. The boundaries for the Master Plan study area are generally West 135<sup>th</sup> Street to the north, Broadway to the east, 125<sup>th</sup> Street to the south, and 12<sup>th</sup> Avenue to the west.

The Master Plan does not propose any changes to the project 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 2007. 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 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, 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 between Twelfth Avenue and Broadway to permit mid-rise infill development. The new and renovated small and mid-rise buildings 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.

### **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 Boulevard in Manhattan Community Districts 9 and 10, and is located directly south of the rezoning area within the secondary study area.

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.

### **East Harlem Rezoning**

A DCP-proposed zoning map amendment affecting 57 blocks in East Harlem, the first comprehensive revisions of East Harlem zoning since the last major revision of the Zoning Resolution in 1961, was adopted by the City Council in June 2003. The rezoned area is generally between East 99<sup>th</sup> and East 122<sup>nd</sup> Streets, east of Lexington Avenue in Manhattan Community District 11, and is located southeast of the rezoning area within the secondary study area.

This rezoning is intended to balance growth and preservation in East Harlem. The zoning amendments would foster new opportunities for residential development, ensure that future development is consistent with neighborhood character, preserve the scale of residential midblocks, and encourage ground floor retail and services uses.

### **St. Nicholas Park Urban Renewal Area**

The St. Nicholas Park URA is located to the north of the rezoning area. 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 and Frederick Douglass Boulevards 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 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. The actions of this URA are to remain in effect until 2008 (40 years).

### **Special Manhattanville Mixed Use District**

The Special Manhattanville Mixed Use District is a special purpose district established to encourage the development of a mixed-use neighborhood that complements the revitalized waterfront area and that supports a variety of community facility, commercial and manufacturing uses. One of the main goals of the special district is to provide opportunities for the expansion of large academic, scientific and mixed use facilities. The special district includes provisions to encourage active ground floor uses along Broadway, West 125th Street and 12th Avenue; to create public open space; to improve the streetscape; and to improve the east-west visual and pedestrian corridors that connect the area to the waterfront. The special district is generally bounded by 135<sup>th</sup> Street, 125<sup>th</sup> Street, Broadway, and 12<sup>th</sup> Avenue in Manhattan Community

District 9, and is located adjacent to and directly northwest of the rezoning area within the secondary study area.

### **3.1.8 FUTURE WITHOUT THE PROPOSED ACTION**

There are no anticipated public policy actions which would have a significant effect on conditions in the rezoning or secondary study areas in the future without the proposed action. All City public policies, as described above in “Existing Conditions,” are expected to remain unchanged in the future without the proposed action. The East 125<sup>th</sup> Street Development Project proposed by NYCEDC ~~and Columbia University’s application for the Special Manhattanville Mixed Use Zoning District, described above in “Zoning,”~~ may result in new policies aimed at transforming portions of ~~West and East Harlem neighborhoods~~ to denser, mixed-use neighborhoods. A recent draft zoning proposal by the Manhattan Borough President would preserve the existing neighborhood character in West Harlem surrounding the proposed Manhattanville rezoning area. The proposed reforms to the 421-a Property Tax Exemption Program would have limited effect on the rezoning study area as there would be limited residential development and no additional incentives for the provision of affordable housing through the Inclusionary Housing program in the future without the proposed action.

#### **East 125<sup>th</sup> Street Development Project**

This project is an EDC-proposed development affecting two blocks and a portion of a third block in East Harlem. The project site is generally bounded by 125<sup>th</sup> & 127<sup>th</sup> Streets and Second & Third Avenues in Manhattan Community District 11, and is located adjacent to and directly east of the rezoning area within the secondary study area.

The project site would be rezoned to a C4-6 or similar district to enable the proposed development project. The proposed development at East 125<sup>th</sup> Street is expected to be a dynamic retail, residential, entertainment and media destination for upper Manhattan. EDC’s proposed development project would include approximately 1.7 million square feet of new mixed use development to include 700 to 1,000 low-, moderate- and middle income residential units, 470,000 sf of entertainment/retail space, 300,000 sf of office space, 30,000 sf of cultural space, open space, parking, and an optional 100,000 sf of hotel space. In order to accommodate the proposed development program, an existing MTA bus parking area would be relocated to a below-grade garage.

#### **Special Manhattanville Mixed-Use Zoning District**

~~The Special Manhattanville Mixed Use Zoning District is a DCP-proposed zoning map amendment affecting approximately 35 acres in the Manhattanville section of West Harlem. The proposed rezoning area is generally bounded by 135<sup>th</sup> Street, 125<sup>th</sup> Street, Broadway, and 12<sup>th</sup> Avenue in Manhattan Community District 9, and is located adjacent to and directly northwest of the rezoning area within the secondary study area.~~

~~This rezoning is intended to bring about the development of a vibrant mix of academic, retail, and cultural uses, and University related housing, which would result in uses compatible with the~~

~~residential zoning districts and commercial overlays found in the rezoning area. The Manhattanville rezoning would transform the low density industrial area of Manhattanville to a mixed use neighborhood with a wider range of higher density uses. As part of the proposed Special Manhattanville Mixed Use Zoning District, 12<sup>th</sup> Avenue, West 125<sup>th</sup> Street, and Broadway would be designated for active ground floor uses, such as retail, galleries, performance spaces, and other space for community services, providing neighborhood amenities and lively streetscapes.~~

~~The Special Manhattanville Mixed Use Zoning District would include changes in allowable bulk and uses based on location, existing character, and potential for redevelopment. The proposed Manhattanville zoning district would be divided into the Academic Mixed Use Area (Subdistrict A), Waterfront Area (Subdistrict B), Mixed Use Development Area (Subdistrict C), and the Other Areas. While the proposed zoning district would lead to substantial changes in land uses within the Manhattanville area, these new uses would be compatible with the nearby predominantly residential uses and major institutions within the study area, Columbia University and City College. The proposed Manhattanville zoning district would transform the low density industrial area of Manhattanville to a denser academic center.~~

#### **West Harlem Special District**

The West Harlem Special District is a draft zoning proposal by the Manhattan Borough President to create a special district in West Harlem. The proposed special district boundaries would be West 145<sup>th</sup> Street, West 125<sup>th</sup> Street, Convent and Bradhurst/Edgecombe Avenues, and the Hudson River, in Manhattan Community District 9. The principal objective of the proposed special district is to create a Preservation Subdistrict surrounding the ~~proposed~~ adopted 17-acre Columbia University Manhattanville expansion area in West Harlem. The proposed zoning controls would encourage the long term preservation and stabilization of the residential areas of West Harlem north of the planned university expansion. The Preservation Subdistrict would be divided into four subareas with different zoning rules specific to each part of the neighborhoods' built character. The proposed West Harlem Special District would include recommendations that were included in the Community District 9 197-a plan. The main elements of the Preservation Subdistrict would include contextual zoning, community facility regulations, inclusionary housing, anti-harassment and demolition restriction provisions, new density bonus for small business incubators, and special off-street parking regulations.

#### **421-a Property Tax Exemption Program**

The 421-a Property Tax Exemption Program, an incentive tool for creating new housing that is affordable to low and moderate-income New Yorkers, was recently reformed by the New York City Council. It is expected that the changes would go into effect in July 2008. The program, known as "421-a" (Section 421a of the New York State Private Housing Finance Law), mandates that developers in the geographic exclusion area (GEA) are obligated to provide affordable housing in order to receive property tax exemptions. The affordable units would be required to be provided on-site within the development receiving the tax exemptions. Under the program reforms, the GEA, which currently includes Manhattan from roughly 14<sup>th</sup> Street to 96<sup>th</sup> Street, would be expanded to include all of Manhattan and significant new areas of the outer boroughs. Under the new measure, 20 percent of the new units produced in developments within the broader exclusion zone must be affordable to households earning less than 60 percent of New

York's area median income, or \$42,540 for a family of four. The subsidized housing must remain affordable for 40 years (up from the current 20) and employees of buildings benefiting from the tax break must be paid a prevailing wage, as set by the city.

### **3.1.9 FUTURE WITH THE PROPOSED ACTION**

The changes resulting in the future with the proposed action are not anticipated to create significant adverse impacts to public policy. The proposed action would be consistent with the public policy set forth to guide the development of the rezoning and the secondary study areas.

#### **125<sup>th</sup> Street Business Improvement District**

As described earlier, the 125<sup>th</sup> Street Business Improvement District (BID) is a not-for-profit corporation that uses funds from 100 properties and numerous businesses that face 125<sup>th</sup> Street and businesses that are located on the avenues of corner buildings. The 125<sup>th</sup> Street BID was established in September 1993 to stimulate economic life in the 125<sup>th</sup> Street corridor by developing commercial and service establishments, to spur private investment, and to improve the corridor's physical appearance. The proposed Special District would support 125<sup>th</sup> Street commercial character through increases in density for commercial development and active use requirements expected to create ground level retail, and upper levels retail and commercial uses in new development. New development catalyzed through the proposed rezoning would also support the creation of jobs and career opportunities. The proposed Special District would also contain the "Core Subdistrict" which would encourage appropriate complimentary arts and entertainment-related uses that would complement the corridor's existing and future cultural institutions. Therefore, the proposed action would be compatible with the general goals of the 125<sup>th</sup> Street BID.

#### **Community District 9 197-a Plan**

The Community District 9 197-a Plan aims to address land issues in West Harlem. The 197-a Plan's overall goal is to foster socially responsible economic development while ensuring that future development is compatible with the existing neighborhood character. Recommendations include preservation of the historic neighborhoods of Morningside and Hamilton Heights, and a special mixed-use district for Manhattanville. Other priorities are affordable housing, preservation of industrial jobs, and improved environmental quality. The proposed action encourages new mixed-use development on 125<sup>th</sup> Street and the preservation of the existing character of the adjacent neighborhoods. Therefore, the proposed action would be compatible with the overall goals of the 197-a Plan.

#### **Community District 11 197-a Plan**

The Community District 11 Draft 197-A Plan aims to address the land issues in East Harlem, a comprehensive vision for the future, current service delivery issues and current and future capital needs. The Plan had the following objectives: to provide quality economic and community development; to provide decent and affordable housing, accessible health, quality education, recreational and cultural services, and safe streets; to maintain current public services; and enforce delivery and maintenance of public services by the City of New York. East 125<sup>th</sup> Street

between Second and Fifth Avenues was identified as both a crucial transportation and retail nexus for the metropolitan region, and better retail connections to promote the expansion of commercial and retail established along this stretch of 125<sup>th</sup> are recommended to convert East 125<sup>th</sup> Street into a major commercial and entertainment area. The proposed action includes an inclusionary housing bonus to encourage the development and preservation of affordable housing. The proposed action also requires that new developments or enlargements locate active uses at ground level fronting on 125<sup>th</sup> Street, and these uses locating on the ground floor would be limited to “active” uses that include retail, and arts and entertainment-related uses. Therefore, the proposed action would be compatible with the goals of the 197-a Plan.

#### **421-a Property Tax Exemption Program**

The reforms to the 421-a Property Tax Exemption Program, expected to go into effect in July 2008, provide an incentive tool for creating new affordable housing. The reforms would expand the exclusion zone so that the potential impact of the 421-a program would include all of Manhattan and certain areas of the outer boroughs. The 421-a program mandates that developers in the exclusion zone are obligated to provide affordable housing in order to receive property tax exemptions. The affordable units would be required to be provided on-site within the development receiving the tax exemption . The proposed action includes an inclusionary housing bonus to encourage the development of affordable housing. Developments using the new floor area bonus may also use tax incentives to finance affordable units. With the proposed reforms to the 421-a program in effect, the proposed action is expected to provide further incentives for providing affordable housing within the proposed Special 125<sup>th</sup> Street District. Under the proposed changes to the 421-a program, significant tax incentives would be only available when complying with a minimum of 20% affordable units located within the development receiving the tax exemption. These changes are expected to further increase the incentives for the creation of “on-site” affordable units within the Special District. Therefore, the proposed action would be consistent with the expected reforms to the 421-a program.

Land use changes anticipated as a result of the proposed action are anticipated to be consistent with the known public polices in the secondary study area as follows:

#### **Harlem-East Harlem Urban Renewal Plan**

The Harlem-East Harlem Urban Renewal Plan seeks to accomplish the following: redevelop the area in a comprehensive manner, removing blight and maximizing appropriate land use; remove or rehabilitate substandard and unsanitary structures; remove impediments to land assemblage and orderly development; strengthen the tax base of the City by encouraging development and employment opportunities in the area; provide new housing of high quality and/or rehabilitated housing of upgraded quality; provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking; and, provide a stable environment within the area that will not be a blighting influence on surrounding neighborhoods. Design objectives of the plan are to develop the area in a manner compatible with the surrounding community in terms of scale and materials, and to reinforce the existing urban pattern in areas with uniform street character. The proposed action includes an inclusionary housing bonus to encourage the development and preservation of affordable housing; includes building form controls to respond to the specific built conditions along the 125<sup>th</sup> Street corridor; and includes an amendment to the Harlem-East Harlem Urban Renewal Plan to facilitate mixed-use

development on projected site 26. The proposed action is consistent with the goals and objectives of the Harlem-East Harlem Urban Renewal Plan.

### **Comprehensive Manhattan Waterfront Plan**

The principal objective of this plan was to enhance public access to and use of the 32-mile Manhattan shoreline. The special urban design controls incorporated into the Special 125<sup>th</sup> Street District (building bulk, permitted densities, building heights, and street walls) would enhance pedestrian access to the waterfront. In addition, the proposed rezoning would allow those uses that promote a vibrant pedestrian environment to locate at ground floor level while limiting the ground floor location and frontage on 125<sup>th</sup> Street of uses that do not contribute to this goal, 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 action would be consistent with the Comprehensive Manhattan Waterfront Plan.

### **Upper Manhattan Empowerment Zone**

As described above, the 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 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. The proposed action would create new opportunities for new mixed-use development and would improve the pedestrian experience along 125<sup>th</sup> Street. Therefore, the proposed action would be compatible with the goals of the UMEZ.

### **East Harlem Empire Zone**

As described above, the East Harlem Empire Zone is a designated area of New York State that offers tax benefits and incentives to encourage economic development, business investment, and job creation. The Commissioner of New York City's Department of Small Business Services serves as the Chairman of the Zone Administrative Board for each of the City's empire zones and the Department of Small Business Services oversees the activities of the empire zones. The goal of the program is to create jobs and stimulate private investment in new or existing businesses in order to alleviate problems in impoverished areas of the State. To receive certain benefits, a business needs only to reside within the boundaries of a zone. The proposed action would also be compatible with the goals of the East Harlem Empire Zone.

### **West Harlem Master Plan**

As identified earlier, the West Harlem Master Plan identifies broad goals and objectives for Manhattanville. 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. 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, 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 between Twelfth Avenue and Broadway to permit mid-rise infill development. The new and renovated small and mid-rise buildings 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 proposed action would be consistent with the overall goals and objectives of the West Harlem Master Plan.

### **Frederick Douglass Boulevard Rezoning**

The recent 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. The proposed C4-4D zoning district on the western side of the 125<sup>th</sup> Street corridor would expand and complement the C4-4D zoning district mapped south of the proposed rezoning area along Frederick Douglass Boulevard and St. Nicholas Avenue as a result of the Frederick Douglass Boulevard Rezoning. The proposed action would be compatible with the Frederick Douglass Boulevard Rezoning.

### **East Harlem Rezoning**

The recent rezoning is intended to balance growth and preservation in East Harlem. The zoning amendments would foster new opportunities for residential development, ensure that future development is consistent with neighborhood character, preserve the scale of residential midblocks, and encourage ground floor retail and services uses. The proposed C4-4D zoning district on the eastern side of the 125<sup>th</sup> Street corridor would complement the C4-4D and R8-A zoning districts mapped south of the proposed rezoning area along Third and Second Avenues as a result of the East Harlem Rezoning. The proposed action would be compatible with the East Harlem Rezoning.

### **East 125<sup>th</sup> Street Development Project**

The proposed development project is intended to foster new opportunities for residential, entertainment/retail, and commercial development by rezoning the project area to a C4-6 or similar district to enable the proposed development. The proposed development for the East 125<sup>th</sup> Street Development Project is expected to be a dynamic retail, residential, entertainment and media destination for the 125<sup>th</sup> Street corridor and upper Manhattan. The proposed action would be compatible with the East 125<sup>th</sup> Street Development Project.

### **Special Manhattanville Mixed Use District**

The Special Manhattanville Mixed Use ~~proposed zoning d~~istrict is intended to change the ~~rezoning area in~~ Manhattanville area from predominantly light manufacturing uses to community facility, open space, and other uses. It is anticipated that the area would gradually change from

predominantly light manufacturing uses to community facility, open space, and other uses which would be compatible with the nearby predominantly residential uses and major institutions within the study area, Columbia University and City College. 12<sup>th</sup> Avenue, West 125<sup>th</sup> Street, and Broadway would be designated for active ground-floor uses, such as retail, galleries, performance spaces, and other space for community services, providing neighborhood amenities and lively streetscapes. The proposed action is considered to compatible with the Special Manhattanville Mixed Use District. Both the Special Manhattanville Mixed Use District and the 125<sup>th</sup> Street Corridor Rezoning and Related Actions seek to encourage development that would create an active and lively streetscape. ~~The proposed Manhattanville and 125<sup>th</sup> Street Corridor rezoning actions both include zoning districts that designate active ground floor uses such as retail and entertainment uses (e.g. galleries, performance space).~~

### **St. Nicholas Park Urban Renewal Area**

The St. Nicholas Park URA is located to the north of the rezoning area. 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. The proposed action would be considered compatible with the policies of the St. Nicholas Park Urban Renewal Area. Both the St. Nicholas Park URA and the proposed action are intended to promote development in a comprehensive manner, with a focus on housing and appropriate residential support facilities and economic development.