

2.0 PROJECT DESCRIPTION

INTRODUCTION

This Final Environmental Impact Statement (Final EIS) has been prepared to analyze the proposed 125th Street Corridor Rezoning and Related Actions (“the proposed action”). The proposed action includes zoning map and zoning text amendments proposed by the New York City Department of City Planning (DCP). The rezoning area spans the West, Central and East Harlem neighborhoods of Manhattan and includes parts of Manhattan Community Districts 9, 10 and 11. The proposed rezoning area is currently zoned R7-2, C4-4, C4-4A, C4-5, C4-7, and M1-2 (see **Figure 2.0-1**, Existing Zoning). The rezoning proposal would create a new special district, the Special 125th Street District, within the rezoning area and change the area’s underlying zoning to R6A, R7A, C4-4A, C4-4D, C6-3, and C4-7, as modified by the proposed special district (see **Figures 2.0-2**, Rezoning Area and Special District Boundaries and **2.0-3**, Proposed Zoning). ~~A draft of~~ The proposed text amendment is included in **Appendix A** of this Final EIS.

In addition to the zoning map and text amendments, the proposed action includes the disposition of City-owned property, an Urban Renewal Plan amendment, a City Planning Commission (CPC) certification pursuant to the Special TA (transit land use) District, and Urban Development Action Area Project (UDAAP) designation and project approval (a non-ULURP action) in connection with a known development on a site within the rezoning area.

The Final EIS analyzes a range of alternatives to the proposed action, in addition to the proposed action itself. Among the alternatives considered, a new alternative, the “Expanded Arts Bonus Alternative,” has been proposed by DCP since the issuance of the Draft EIS. The Expanded Arts Bonus Alternative was developed largely in response to public comments received during the land use review process, and is, therefore, under particularly active consideration by the lead agency, the CPC. The Expanded Arts Bonus Alternative, which is described more fully and analyzed in Chapter 21, “Alternatives,” represents a combination of aspects of both the Arts Bonus and the C4-4D Alternatives, and is presented in addition to those Alternatives. Upon completion of the environmental review process, it is possible, in accordance with SEQRA and CEQR, that the CPC will select an alternative, rather than the proposed action. The modified ULURP application [C 080099(A) ZMM and N 080100(A) ZRM] for the zoning map and text amendments which are analyzed in the new Expanded Arts Bonus Alternative were filed by the DCP on December 17, 2007 and are contained in their entirety in Appendix A.

The environmental analyses put forth in this EIS assume a development period of ten years for the reasonable worst-case development scenario (RWCDS) for the proposed action (build year 2017), and identify the cumulative impacts of other projects in areas within or nearby the area affected by the proposed action. The RWCDS is discussed in detail below in Section 2.5, “Reasonable Worst-Case Development Scenario.”

2.1 Required Approvals and Review Procedures

The proposed action requires ~~City Planning Commission~~ CPC and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and includes the following actions:

- Zoning map amendments that would map the Special 125th Street District and new zoning districts in conjunction with the proposed zoning text amendments. Refer to **Figures 2.0-1** (Existing Zoning), **Figures 2.0-2** (Rezoning Area and Special District Boundaries) and **2.0-3**, (Proposed Zoning) for proposed zoning map changes.
- Zoning text amendment to establish the Special 125th Street District.
- Disposition of City-owned property, an Urban Renewal Plan amendment, a CPC certification pursuant to the Special TA (transit land use) District, and UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail on a site within the proposed rezoning area.

These actions are subject to the City Environmental Quality Review (CEQR) procedures. An Environmental Assessment Statement (EAS) was submitted on December 13, 2006. DCP, acting as lead agency on behalf of the City Planning Commission, has determined that the proposed action would have the potential for significant adverse impacts. Therefore, a detailed assessment of likely effects in those areas of concern has been prepared and disclosed in this Final EIS.

A draft scoping document that set forth the analyses and methodologies proposed for this EIS was submitted to the public on December 13, 2006. The public, interested agencies, Manhattan Community Boards 9, 10 and 11, and elected officials were invited to comment on the scope, either in writing or orally, at a public scoping meeting that was held on Wednesday, January 17, 2007, at 4:00 PM at the Harlem State Office Building located at 163 West 125th Street, between Adam Clayton Powell Jr. Blvd and Lenox Avenue/Malcolm X Blvd, New York, NY 10027. The written comment period for submitting comments on the draft scoping document was initially scheduled to end on Monday, January 29, 2007 but was subsequently extended until Tuesday, February 20, 2007. Comments received during the draft scope's public meeting, and written comments received up to the end of the written comments period were considered and incorporated, as appropriate, into the final scope of work. The final scope of work was then used as a framework for preparing the Draft EIS (DEIS) for the proposed action. The final scoping document was submitted to the public on August 31, 2007.

On September 28, 2007, the DCP, on behalf of the CPC as lead agency, issued a Notice of Completion for the DEIS for 125th Street Corridor Rezoning and Related Actions. The public, interested agencies, Manhattan Community Boards 9, 10 and 11, and elected officials were invited to comment on the DEIS. Written comments were accepted on the DEIS from the time of issuance of the Notice of Completion until the closing of the comment period on February 11, 2008. In addition, a public meeting was held on January 30, 2008, at the City College of New York, in Aaron Davis Hall, located at 138 Convent Avenue at West 135th Street, in Manhattan to afford the interested public the opportunity to provide oral comments on the DEIS.

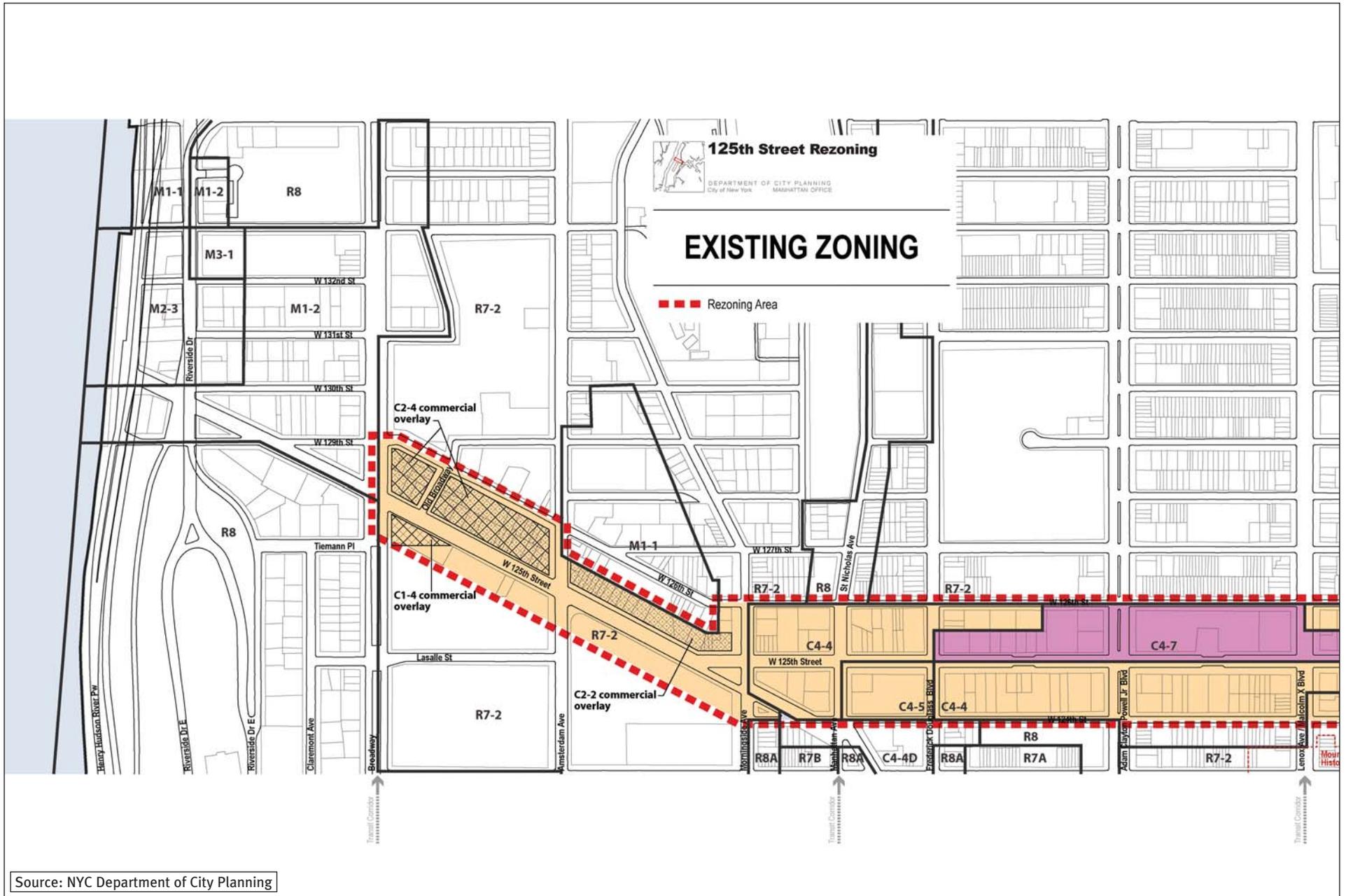
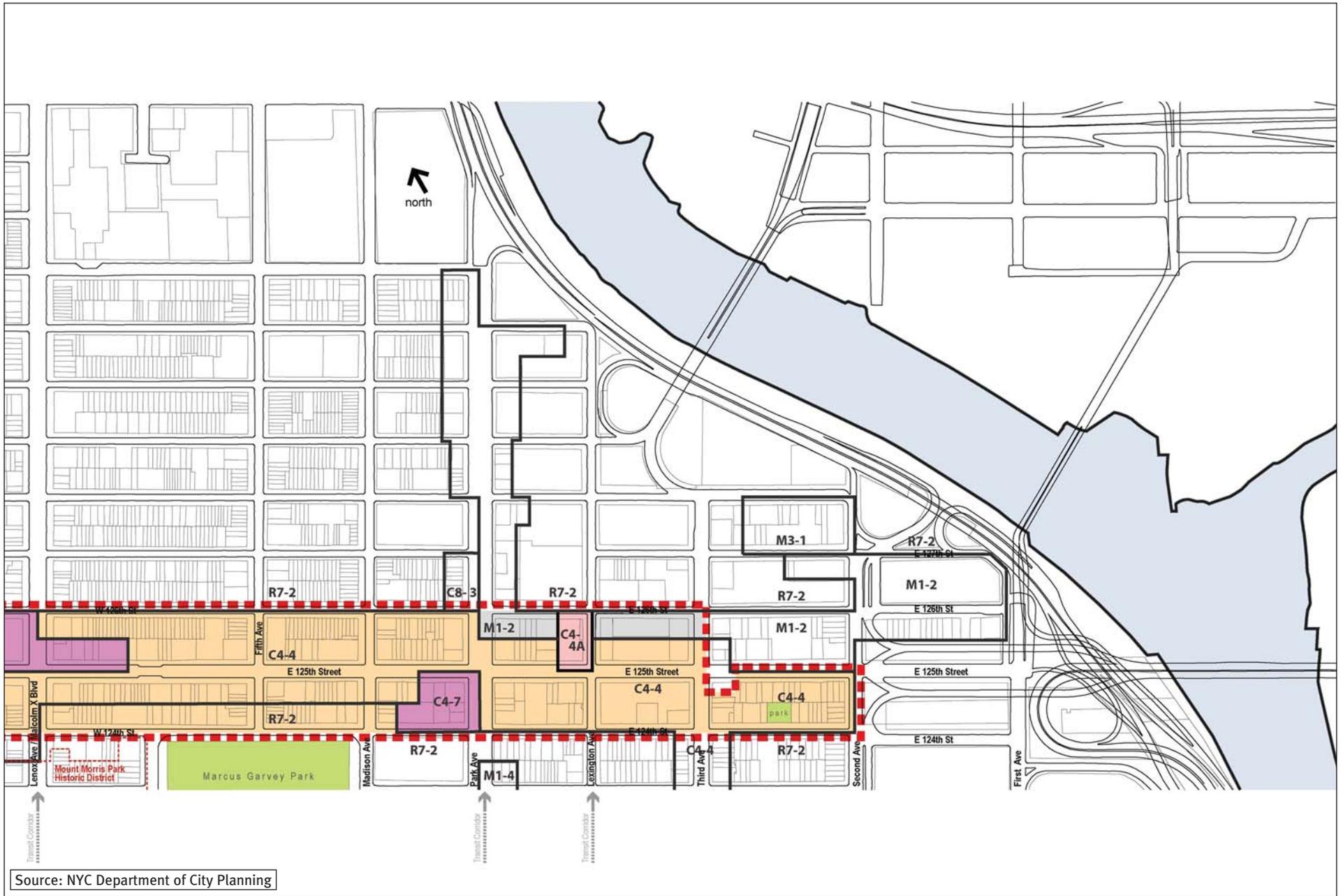


Figure 2.0-1a - Existing Zoning
 125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning



Source: NYC Department of City Planning

Figure 2.0-1b - Existing Zoning
125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning

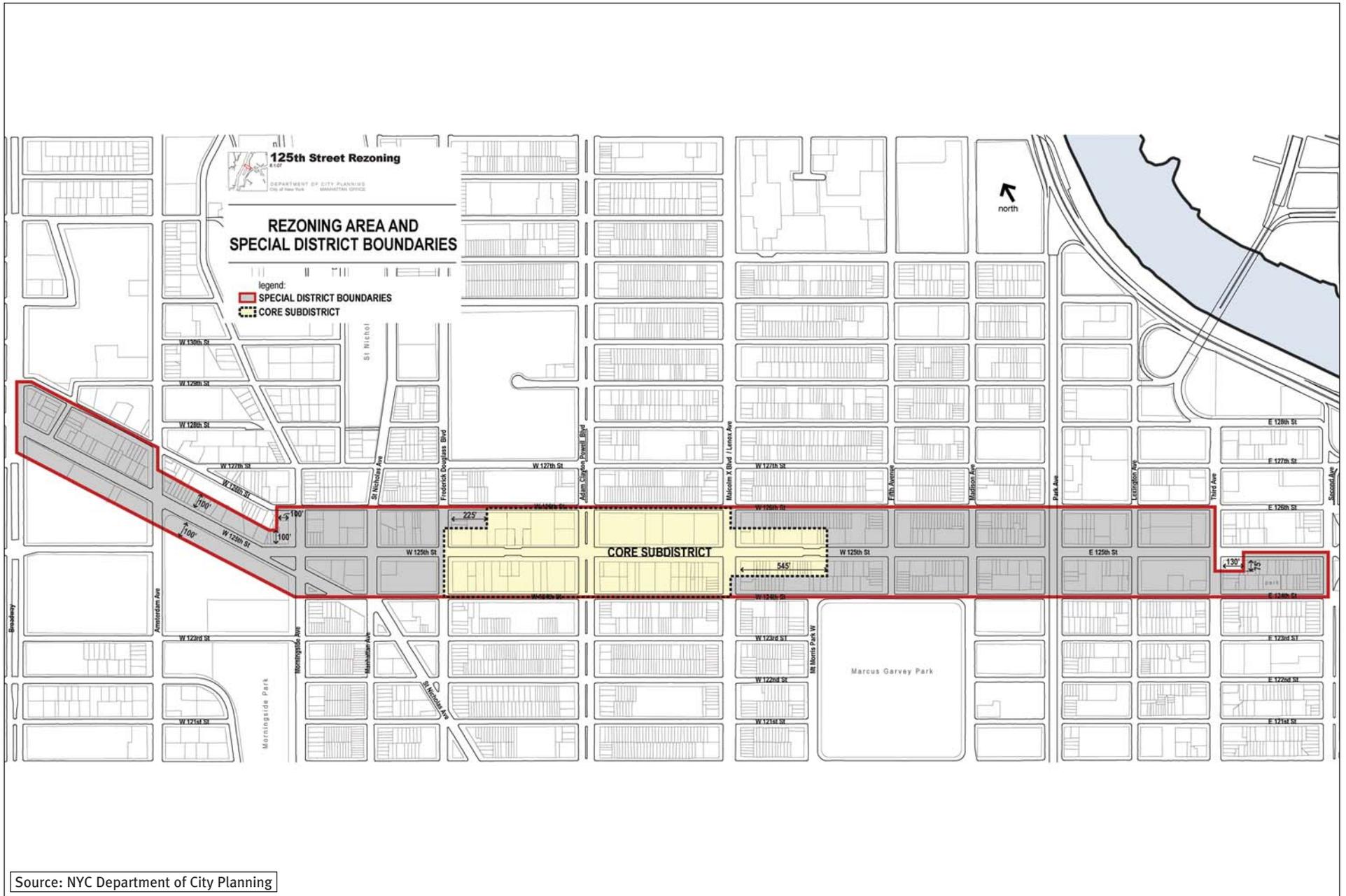
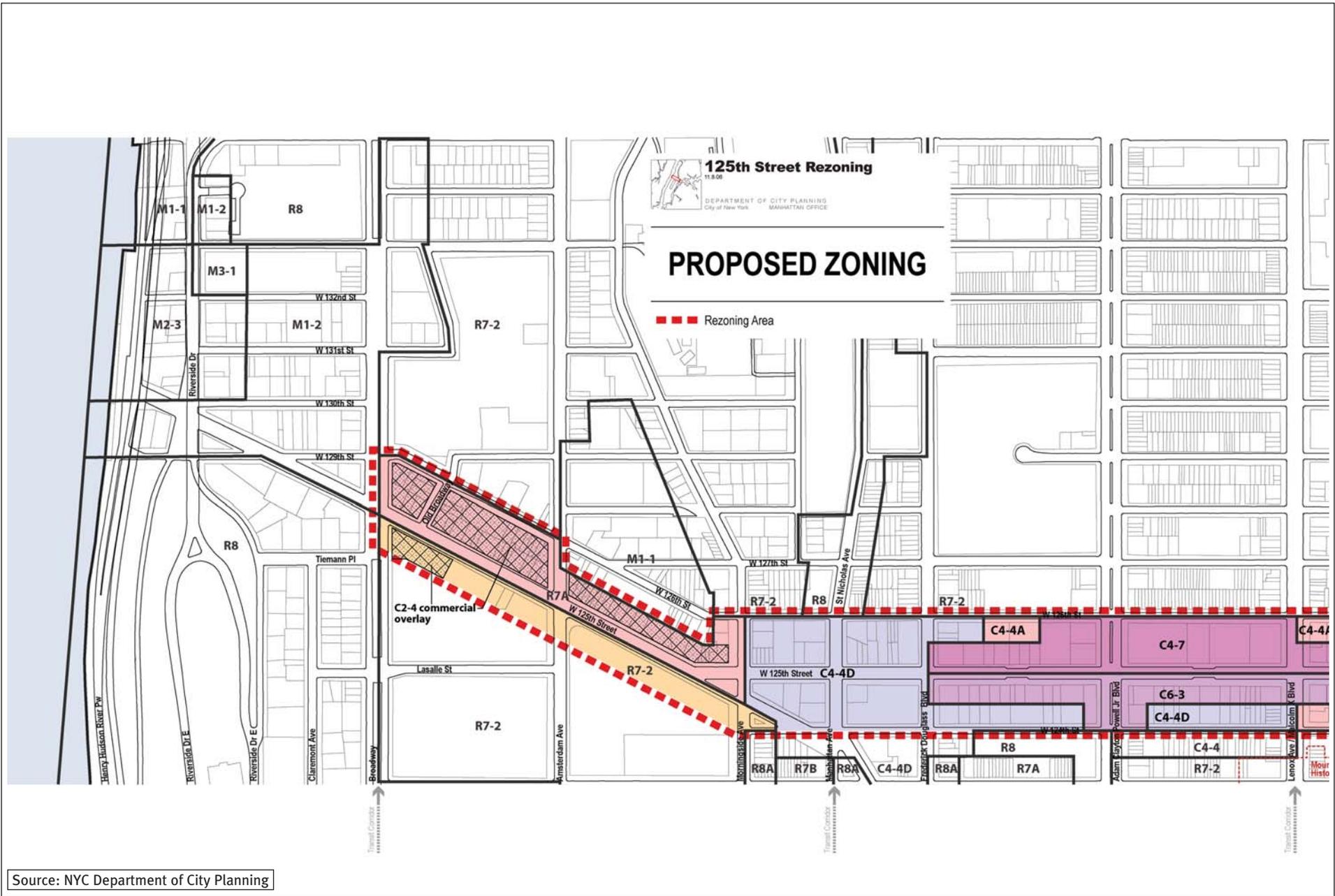
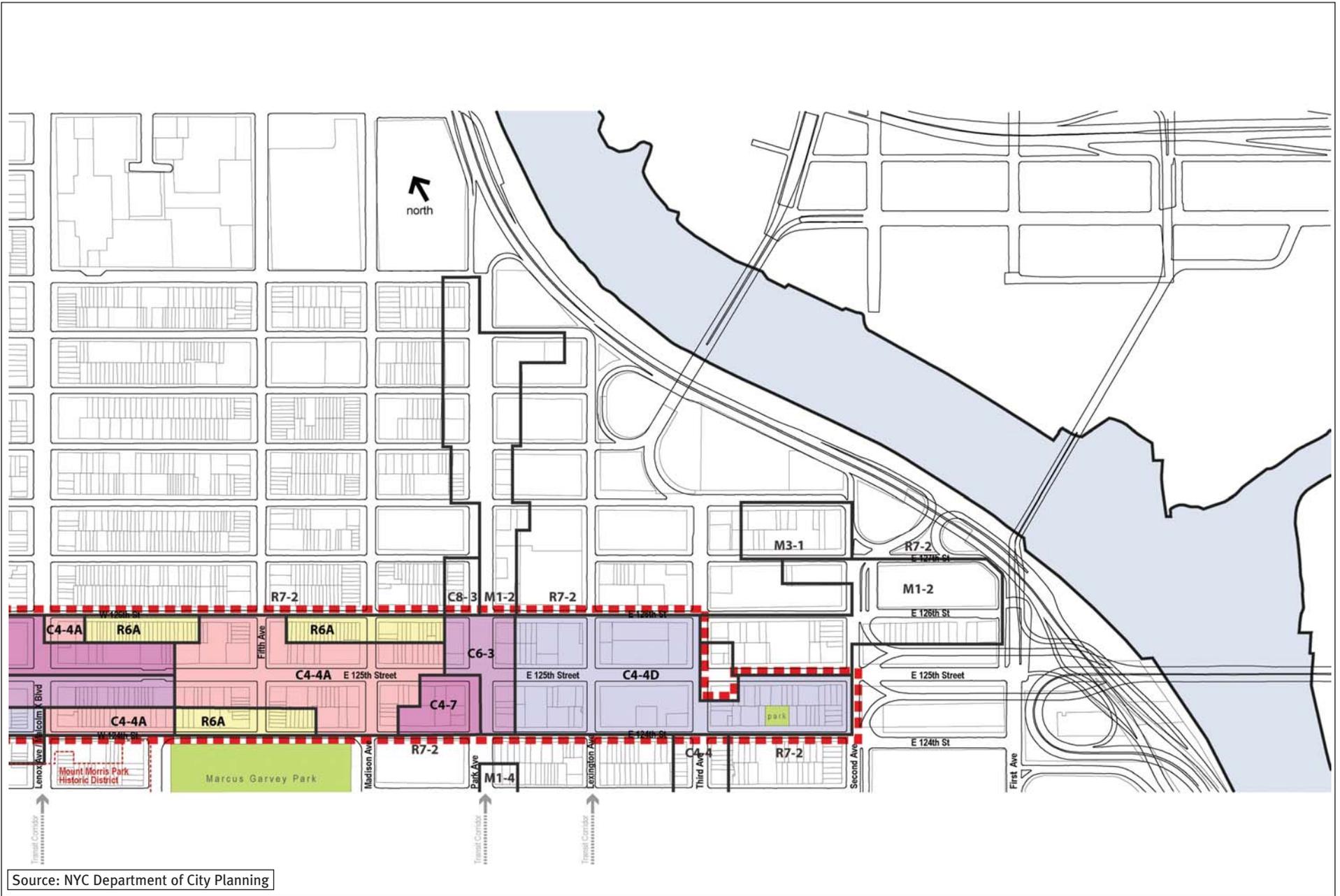


Figure 2.0-2 - Rezoning Area and Special District Boundaries
 125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning



Source: NYC Department of City Planning

Figure 2.0-3a - Proposed Zoning
125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning



Source: NYC Department of City Planning

Figure 2.0-3b - Proposed Zoning
125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning

2.2 Description of the Proposed Action

The New York City Department of City Planning is proposing zoning text and map amendments that would affect 24 blocks in East, Central and West Harlem. The project area’s location within New York City is shown in **Figure 2.0-3**, Location Map. The area proposed to be rezoned is generally bounded by 124th Street, 126th Street, Broadway and Second Avenue (the exact boundaries are shown in the attached Rezoning Area and Special District Boundaries map – See **Figure 2.0-4**). The proposed changes are part of a comprehensive City initiative to support the ongoing revitalization of 125th Street, Harlem’s Main Street. **Table 2.0-1** below provides a list of the block and lots affected by the proposed action.

The 125th Street corridor has a diverse mix of commercial, institutional and retail uses. Portions of the corridor have occupied residential buildings. Examples of recent development include a Pathmark supermarket, Gotham Plaza and Gateway Plaza, located at Lexington Avenue and 125th Street; the Hotel Trades Association building and Harlem USA, located at Morningside Avenue and Frederick Douglass Boulevard, respectively.

Table 2.0-1
List of Blocks and Lots Affected by Proposed 125th Street Corridor Rezoning and Related Actions

AFFECTED BLOCKS	AFFECTED LOTS
1722	1, 3, 5, 6, 7, 13, 19, 22, 24, 25, 26, 27, 30, 33, 35, 36, 37, 38, 39, 40, 41, 44, 46, 47, 49, 51, 55, 56, 57, 58, 59, 60, 61, 62, 63, 65, 66, 67, 68, 69, 135, 137, 145, 155, 156, 168
1723	1, 4, 5, 7, 9, 10, 17, 21, 22, 23, 31, 33, 37, 38, 39, 40, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 59, 60, 61, 62, 63, 64, 65, 66, 67, 69, 122, 137, 140, 144, 146, 150, 153, 157, 159, 161, 164
1749	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 14, 16, 21, 22, 23, 24, 31, 33, 35, 40, 43, 46, 48, 49, 50, 56, 59, 60, 61, 62, 63, 64, 66, 69, 101, 104, 107, 123, 160, 172
1750	1, 5, 6, 7, 9, 10, 12, 16, 21, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 52, 53, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 104, 142, 156, 158, 161, 165, 167, 168
1773	1, 4, 7, 11, 15, 17, 18, 20, 27, 33, 57, 58, 61, 62, 67, 69, 72
1774	1, 5, 6, 7, 8, 9, 17, 20, 30, 33, 48, 51, 56, 58, 61, 65, 66, 67, 68
1789	1, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 34, 35, 36, 37, 39, 42, 43, 45, 46 (partial), 50, 104, 121
1909	1, 7, 9, 11, 12, 20, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 38, 39, 40, 41, 42, 44, 46, 57, 59, 63, 129, 140
1910	1, 7501
1930	1, 5, 30, 37, 40, 41, 44, 49, 50, 51, 53, 55, 57, 59
1931	1, 6, 10, 12, 15, 17, 19, 21, 27, 36, 56, 61, 63, 64
1951	1, 4, 7, 14, 22, 43, 51
1952	1, 2, 3, 4, 5, 9, 11, 19, 21, 22, 23, 25, 27, 28, 29, 37, 38, 41, 43, 51, 61, 101, 102, 138

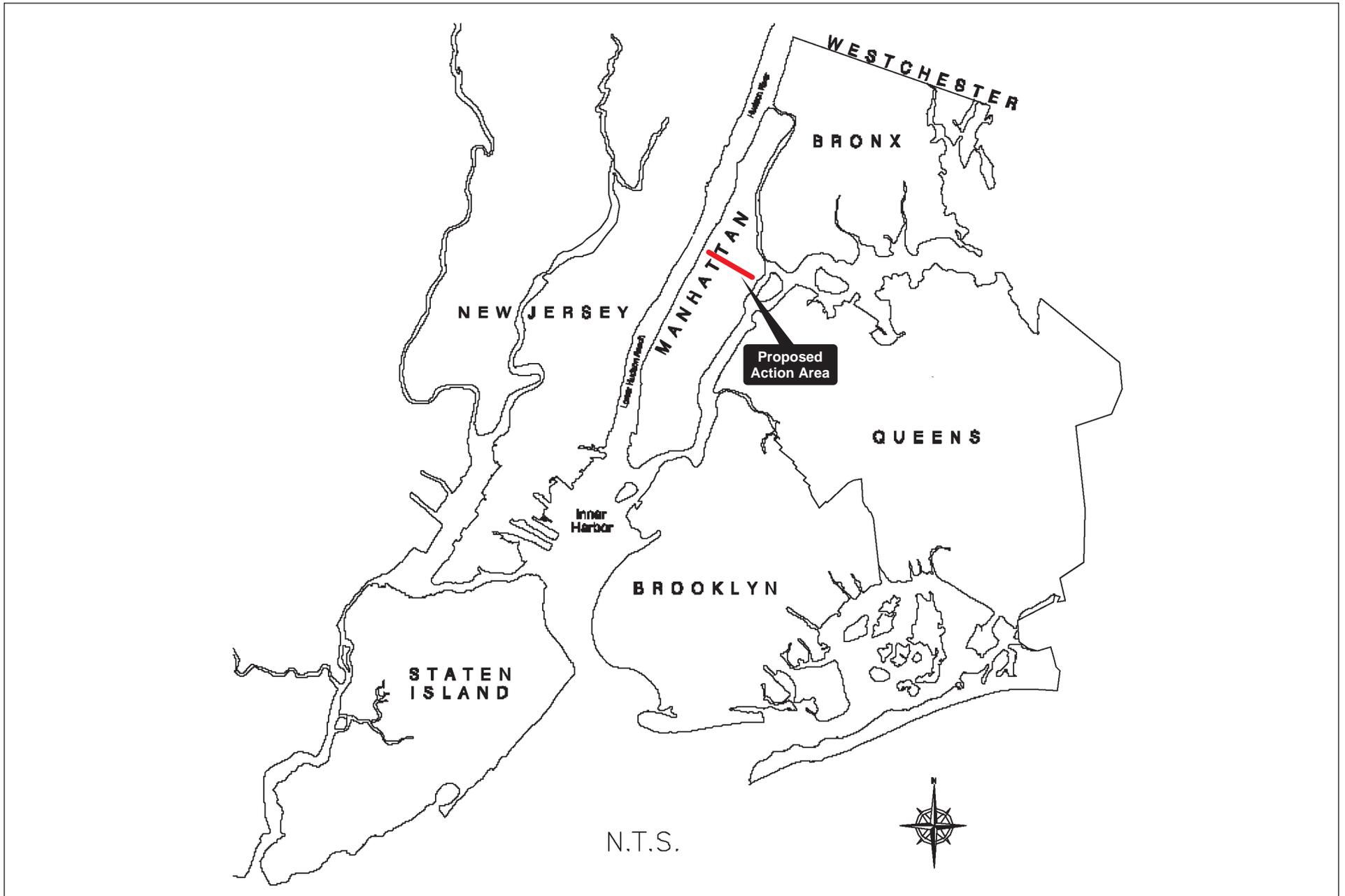


Figure 2.0-4 - Project Location
125th Street Corridor Rezoning and Related Actions EIS
NYC Department of City Planning

1964	1 (partial)
1966	31, 33 (partial), 36, 37, 38, 39, 40, 42, 44, 46, 47, 49 (partial), 52, 59, 61, 66 (partial), 67, 70, 73, 77 (partial), 95 (partial)
1980	1 (partial), 22 (partial), 75 (partial)
1982	1, 5, 7, 9, 10, 14, 15, 16, 17, 20, 22, 24, 29, 30, 31, 32, 33, 34, 36, 38, 47, 49, 50, 59, 61, 63, 65, 67, 68, 69, 71, 73, 104

Central to the proposal is establishing a new special purpose district for the areas of the 125th Street corridor within the rezoning - the Special 125th Street District. The Special District would allow a wide range of retail, arts, entertainment and cultural uses to physically and economically activate the street, would allow fine-tuned building form controls to respond to the specific scale and character of the corridor, and would support future job creation and career opportunities.

The majority of the area within the proposed rezoning boundaries is currently zoned C4-4, C4-7 and R7-2, which comprise medium and high density zoning districts. Small portions within the rezoning boundaries also include areas currently zoned C4-5, C4-4A and M1-2. The majority of the existing zoning districts within the corridor have been in effect since the last major revision of the New York City Zoning Resolution in 1961. The zoning proposal includes changes to the existing C4-7 and R7-2 zoning districts within the rezoning area and mapping C6-3, C4-4D, C4-4A and R6A zoning districts in the remaining areas. The proposed C4-4D zoning district would expand the existing C4-4D zoning district previously mapped through the Frederick Douglass Boulevard rezoning directly adjacent to the south of the rezoning area along Fredrick Douglass Boulevard and St Nicholas Avenue.

A key principle of the rezoning proposal for 125th Street is the creation of a balanced rezoning approach that includes opportunities to catalyze future development, while preserving those areas with a strong, definable built context as well as predominately residential areas. The proposal recognizes the built context of 124th and 126th Streets, which are predominantly residential in character and clearly distinct from 125th Street and proposes compatible zoning districts accordingly.

DCP’s rezoning strategy balances encouraging growth with promoting preservation within select areas of the corridor. Through zoning text and zoning map amendments DCP’s proposal would:

Support and enhance the ongoing economic revitalization of 125th Street and neighboring areas.

125th Street is Harlem’s Main Street. Through the 1960- 80's period, 125th Street experienced an erosion of its function as a major retail corridor, resulting from population and housing decline, a lack of available public funding for new development, and general private disinvestment. In recent years 125th Street has experienced renewed development and private investment, such as that typified by the Harlem USA retail complex, the Hotel Trades Association building, Harlem Center and Pathmark. Significant projects undergoing their planning stages include the proposed redevelopment of the Victoria Theater, Columbia University’s proposed campus plan for Manhattanville, to the western end of 125th Street, and the East 125th Street Development Project (formerly known as

Uptown New York), a new mixed-use project to be located on portions of three blocks bounded by 125th and 127th streets, Second and Third avenues, at the eastern end of 125th Street. Neighboring blocks have also seen new residential development facilitated by the recently adopted Frederick Douglass Boulevard and East Harlem rezonings, and under various New York City Housing Preservation and Development (HPD) programs.

DCP's rezoning proposal complements the city's ongoing capital investment and renewed private investment in the area. The proposal includes zoning changes that would positively bolster new development activity, and activate and reinforce 125th Street as a major mixed-use corridor and a local and regional destination for arts, entertainment and retail.

Promote building forms that are compatible with existing neighborhood character.

Along most of 125th Street, mid-blocks and intersecting avenue frontages, current zoning regulations allow tower-in-the park development that is inconsistent with the surrounding context of street wall buildings. Portions of the corridor within the rezoning area are characterized by four- to five-story rowhouses with street walls built to the street line; prominent examples of these areas include portions of 124th and 126th streets between Malcolm X Boulevard and Park Avenues, and along portions of 125th Street between Fifth and Madison Avenues.

To address these issues, DCP is proposing zoning districts to catalyze development and to ensure that future building forms are compatible with the surrounding neighborhood's built character. The proposed changes to the existing zoning regulations include bulk controls that will 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 the overall massing and scale of new development responds to the particular characteristics of the different areas within the corridor.

Foster new opportunities for mixed-use development.

Neighboring blocks, located north and south of 125th Street, comprise a growing neighborhood that is undergoing significant redevelopment. Residential development is critical and valuable to the long term vitality of a mixed-use district; however, no new housing has been built along 125th Street in the past recent years. New mixed-use development that includes housing on 125th Street would add vitality to the street both at day and night times by increasing the residential population. To encourage new mixed-use development that includes housing, DCP proposes increased densities in appropriate locations, with an inclusionary housing bonus to expand and enhance the opportunities for affordable housing development.

2.3 Purpose and Need

In response to recent and anticipated development in Harlem, and most specifically along 125th Street, DCP, in partnership with New York City Economic Development Corporation (EDC), Housing Preservation and Development (HPD), New York City Department of Transportation (DOT) and other City agencies, undertook in 2003 the 125th Street River-to-River Study. The purpose of this study was to propose a strategic planning and development framework for 125th Street from the Hudson River to the East River. The study focused on several key areas that include: zoning, transportation, the arts, identity enhancement to promote and support increased visits to the corridor by local residents as well as regional, national and international visitors, and public realm/streetscape improvements. The study also reviewed and proposed strategies to develop housing within the corridor, including affordable housing. To achieve the study's overall objectives, DCP convened an interagency working group and community-based Advisory Committee comprising more than 100 Harlem business and local civic representatives, community board members and elected officials. The actions comprising the 125th Street Corridor Rezoning and Special District designation described in this document constitute a key product of the study.

The rezoning plan includes input received from public meetings held in 2004, 2005, 2006 and 2007. The plan includes strategies to encourage new mixed-use development and to expand and enhance the arts, culture and retail activities on 125th Street in order to enable Harlem's Main Street to evolve as a vibrant corridor and a premier arts, entertainment and commercial destination in the City. The proposed rezoning seeks to:

Sustain and enhance the ongoing revitalization of 125th Street as a unique, diverse Manhattan main street — expand the extent and range of uses permitted along the street.

Provide a balanced zoning strategy — encourage new development where appropriate while maintaining the scale and character of existing predominantly residential areas.

Encourage new mixed-use development — catalyze the production of residential, commercial, retail, arts and entertainment uses to enliven the street during the day and evening.

Balance new development in response to existing neighborhood character and scale — establish urban design controls that reflect the special context of 125th Street.

Create opportunities for new housing including affordable housing — couple increases in density with inclusionary housing bonuses.

Existing Zoning

The 125th Street corridor is primarily zoned for medium-density residential and commercial development, interspersed with low-density manufacturing and high-density commercial districts (see **Figure 2.0-2**).

C4-7 high-density districts are generally mapped on the north side of 125th Street between Malcolm X and Frederick Douglass Boulevards, and at the southwest corner of 125th Street and Park Avenue. C4-7 districts allow commercial, residential and community facility uses up to 10 FAR. The maximum FAR can be increased to 12 FAR through the inclusionary housing bonus available for residential development and through the provision of an urban plaza or arcade.

Most of the rezoning area lies within a C4-4 general commercial district, which allows regional shopping with a wide range of commercial uses. 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., 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.

A C4-5 general commercial district is mapped on the block bounded by Frederick Douglass Boulevard, St. Nicholas Avenue, West 125th and West 124th Streets. 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.

The west side of Lexington Avenue between 125th and 126th Street is zoned C4-4A, a general commercial district that allows residential, commercial and community facility uses up to 4 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.

Local retail activity is facilitated by commercial overlays mapped over the existing R7-2 district. Along the north side of 125th Street, C2-4 commercial overlays are mapped between Broadway and Amsterdam Avenue, and a C2-2 commercial overlay is mapped between Amsterdam and Morningside Avenues. Along the south side of 125th Street, a C1-4 commercial overlay is mapped at the intersection with Broadway. As local service districts, these commercial overlays allow commercial uses up to 2.0 FAR; however, in mixed residential/ and or community facility and commercial buildings, commercial uses are limited to the ground floor.

Low density M1-2 districts are mapped along portions of East 126th Street between Park and Third Avenues, and along Park Avenue north of East 125th 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 portions of East 125th Street and Second Avenue. 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.

Table 2.0-2 provides a summary of the existing allowed density and building form in the rezoning area.

Table 2.0-2
Summary of Existing Allowed Density and Building Form

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
 C2-4, C2-2, C1-4 <small>overlays</small>	-	-	-	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

Proposed Zoning

The Department of City Planning is proposing a zoning text amendment to establish the Special 125th Street District and zoning map amendments to map the Special 125th Street District. The proposed action would serve to enhance the 125th 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 Special 125th Street District boundaries coincide with the rezoning area boundaries, which is generally bounded by 124th and 126th Streets, Broadway and Second Avenue (see **Figure 2.0-1**). 125th Street comprises the spine within the proposed rezoning area.

The proposed Special District would contain the “Core Subdistrict”. The subdistrict would generally include both sides of 125th 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 section of 125th Street. The subdistrict would contain additional regulations pertaining to the creation of arts and entertainment uses that would complement existing ones; these regulations are described in detail within the Use Regulations section 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 125th 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 125th Street; and
- Establishing height limits for new developments 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 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 125th Street at the ground floor level; it would also include building frontage and ground floor location restrictions for certain uses such as banks, offices and hotels. The proposed Special District would also modify signage and parking regulations. **Table 2.0-3** summarizes the proposed density and bulk regulations for the rezoning area.

**Table 2.0-3
 Summary of Proposed Allowed Density and Building Form within Special District**

PROPOSED ZONING									
Allowed Density within Special District (FAR):							Building Form:		
Use: Underlying Zoning District	RESIDENTIAL			COMMERCIAL	COMMUNITY FACILITY	Special District bulk controls			
	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

Density and Building Form Regulations

DCP’s proposed zoning map and zoning text amendments would create new opportunities for mixed-use development along 125th Street while preserving the scale and character of portions of

124th, 125th and 126th streets. The proposed actions would also facilitate and expand new and existing opportunities for affordable housing. The primary component of DCP's proposal would affect zoning regulations governing building bulk, including the permitted densities (i.e., FAR), building heights, and street walls.

The rezoning proposal includes the following changes in the zoning districts, as modified by the proposed special district:

- 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 FAR (bonusable to 12 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 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 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 Jr. 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, 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 south

east 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, 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, on portions of 125th Street generally between Fifth and Park Avenues, along portions of 126th Street between Frederick Douglass and Adam Clayton Powell Jr. boulevard, 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, 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, a commercial overlay mapped over the proposed R7A district between Amsterdam and Morningside Avenues and on the two blocks north of 125th Street between Amsterdam Ave and Broadway would allow local retail uses and commercial development up to 2.0 FAR.
- 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.

- 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. 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, 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 125th Street corridor contain through-lots that front both on 125th and 124th 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 125th St District would overlap with the Special TA District which is mapped along portions of East 125th Street and Second Avenue. The proposed regulations would allow new developments within the Special 125th 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 125th Street District.

Inclusionary Housing Bonus

As part of the City's ongoing effort to broaden and provide new housing opportunities in Harlem, the proposed 125th 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) to housing that will remain permanently 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 in the borough of Manhattan 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 125th 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 125th Street of uses that do not contribute to this goal.

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

Retail and Active Use Ground Floor Requirement for 125th 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 125th Street and to provide continuity of these uses within the 125th Street frontage. Uses locating on the ground floor, fronting on 125th 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 125th Street frontage of any new development or enlargement.

Ground Floor Restrictions for 125th 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 125th 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 125th 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 uses could be located anywhere within the new development but would be required to be accessible from 125th 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 a limited set of arts and entertainment-related uses~~. ~~The proposed special district~~

~~would allow accessory signs for arts and entertainment related uses~~ Such marquees would be located no higher than 85 20 feet ~~(which is equivalent to the maximum streetwall height); however, no sign would be allowed to be located at a height or no~~ 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 125th Street corridor that respects and enhances the pedestrian character and safety of 125th 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 125th Street the Special District would not allow as-of-right curb cuts on 125th Street or within 50 feet of 125th Street. Curb cuts on 125th 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 125th 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 what is 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.

Curb cuts along wide streets other than 125th Street would be allowed only through a CPC Authorization to access non-required accessory residential parking or public parking facilities and non-required loading docks when access via a narrow street 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 1 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 1000 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 125th 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 125th 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.

2.4 Reasonable Worst-Case Development Scenario

A Reasonable Worst Case Development Scenario (RWCDS) for both “future no-action” and “future with-action” conditions will be analyzed for an analysis year, or build year, of 2017. A ten-year period is typically believed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be felt.

The Future Action Scenario identifies the amount, type, and location of development that is expected to occur by 2017 as a result of the proposed action. The Future No-Action scenario identifies similar development projections for 2017 absent the proposed action. The incremental difference between the Future Action and No-Action Scenarios serves as the basis for the impact analyses.

To determine the scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new development, several factors have been considered, including known development proposals, current real estate market demands, and DCP's standard “soft site” criteria, described below, for identifying likely development sites. The first step in establishing the development scenarios was to identify those sites where new development could reasonably be expected to occur.

In identifying the RWCDs, a set of criteria were established and all sites that met the criteria were identified. Development sites were identified based on one or more of the following criteria:

- Individual lots or lot assemblages with total lot area of 3,500 sf or more
- Vacant lots or vacant buildings
- Buildings built to less than 50% of the maximum allowable FAR under the proposed zoning
- Buildings with less than six residential units
- Site location and development potential (limited to sites with frontage on 125th Street)

The following assumptions were made in developing the RWCDs:

- The average dwelling unit size is assumed to be 900 square feet for new construction.
- Retail (commercial use) is generally assumed to occupy the ground floor of new development within C4-4D and C4-4A zoning districts with 125th Street frontage.
- Retail (commercial use) is generally assumed to occupy the ground floor and the second story of new development within C6-3 and C4-7 zoning districts with 125th Street frontage.
- Sites within the Core Subdistrict (generally C4-7, C6-3 and C4-4D zones between Frederick Douglass Blvd and 545' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted for in the development scenario as part of the retail floor area for any such site.

DCP has identified a total of ~~49~~ 48 sites which meet these criteria. Of these ~~49~~ 48 sites, 26 are projected development sites and ~~23~~ 22 are potential development sites.

One of the projected development sites, Projected Development Site 26, is the subject of a specific development proposal. The rezoning would facilitate the development of a residential project with ground floor retail on Projected Development Site 26. As some parcels comprising Projected Development Site 26 are owned by the City's Department of Housing Preservation and Development (HPD), the project would be developed in partnership with HPD and a private developer. The project would include a substantial amount of affordable units. In addition to the proposed rezoning, the project would require several discretionary actions including the disposition of City-owned property, an Urban Renewal Plan amendment, a CPC certification pursuant to the Special TA (transit land use) District, and UDAAP designation and project approval (a non-ULURP action). At present, the Harlem-East Harlem Urban Renewal Plan limits development at this site to the existing C4-4 zoning regulations. The proposed amendment to the Urban Renewal Plan would remove the density restrictions from the site to allow the HPD proposed mixed-use project to be developed in accordance with the proposed action described herein. Further, the Urban Renewal Plan amendment would extend the Plan's expiration date from 2008 to 2013 to accommodate future development. A site plan, ground floor plan, building section and rendering of Projected Development Site 26 are shown in Figures 2.0-6 through 2.0-9.

Future without the Proposed Action (Future No-Action Scenario)

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. In the future without the proposed action, as-of-right development would be expected to occur on 14 of the 26 projected development sites identified by DCP in the rezoning area. In total, the existing and as-of-right development on the 26 projected development sites is expected to consist of 304 dwelling units (DUs); 635,337 sf of commercial retail space; 512,305 sf of commercial office space; 8,512 sf of hotel space (together the retail, office, and hotel space would comprise a total of 1,156,154 sf of commercial space); 26,824 sf of storage/manufacturing uses; 112,404 sf of parking/auto related uses; 182,493 sf of community facility/institutional space; 20,586 sf of institutional conversion space; and 4,504 sf of utility space. The residential development projected in the Future No-Action Scenario would not be expected to include affordable housing.

In addition to the ~~49~~ 48 projected and potential development sites in the proposed rezoning area described above, there are six known development sites in the rezoning area. The development expected on the six known development would occur independent of the proposed actions. The six development sites would have a total of 28,986 square feet of commercial retail floor area, 21,696 square feet of commercial office floor area, 127,500 square feet of hotel floor area, 129,992 square feet of community facility space and 147 total parking spaces. These developments are expected to occur in the Future No-Action Scenario.

Future with the Proposed Action (Future Action Scenario)

DCP has identified 26 projected development sites in the rezoning area. The total development expected to occur on the 26 projected development sites under the Future Action Scenario would consist of 2,632 DUs (498 of which would be affordable housing units); 843,923 sf of commercial retail space; 948,319 sf of commercial office space; 20,184 sf of hotel space (total retail, office and hotel commercial space is 1,812,426 sf); 71,508 of community facility/institutional space; 20,586 sf of institutional conversion space; 1,998 sf of parking/auto related uses; and 4,504 sf of utility space. In addition, DCP has identified ~~23~~ 22 potential development sites in the rezoning area. If development does not occur on the projected development sites, the same overall amount of development could occur instead on some or all of the potential development sites. Although considered possible sites for future development based on the soft site criteria described above, these sites are considered less likely to be developed over the ten year analysis period. Site conditions, location, and market demand are among the factors contributing to the more limited likelihood for redevelopment of potential development sites.

Incremental Difference between Future With-Action and No-Action Scenarios

The projected incremental (net) change in development between the future no-action and action scenarios that would result from the proposed action at these 26 projected development sites is

2,328 DUs, including 498 units of affordable housing; 208,586 sf of commercial retail space; 436,015 sf of commercial office space; 11,672 sf of hotel space (total net increment of commercial space is 656,273 sf); a decrease of 110,985 sf of community facility/institutional space; a decrease of 26,824 sf of storage and manufacturing space; and a decrease of 110,406 sf of parking/auto related uses.

The locations of the projected, potential, and known development sites are shown in **Figure 2.0-5**. Site data are presented in **Table 2.0-4** and development scenario data for the future without the proposed action, future with the proposed action, and incremental net change in development for all the sites are presented in **Table 2.0-5**.

**Table 2.0-4
Projected, Potential, and Known Development Sites Data¹**

Site	Address	Block & Lot	Lot Area (sf)	Site	Address	Block & Lot	Lot Area (sf)
1	317-321 West 125th Street	1952; 19, 21, 22	10,940	14	29-35 W 125th St & 38 W 126th St	1723; 17, 21, 22, 53, 122	17,984
2	2329 Fredrick Douglass Blvd	1952; 29	19,983	15	5 W 125th St & 16-18 W 126th St	1723; 31, 45, 144	25,552
3	362 West 125th Street	1951; 7	12,475	16	64-76 West 125th Street	1722; 63, 65-68, 168	15,180
4	350 West 125th Street	1951; 51	11,908	17	54-62 West 125th Street	1722; 58-62	12,614
5	324 West 125th Street	1951; 43	8,983	18	69-75 E 125th St & 58 E 126th St	1750; 28-30, 44	10,790
6	2100 Adam C Powell Blvd	1931; 27	12,500	19	1824 Park Ave & 81 E 125th St	1750; 34, 40	17,986
7	260 West 125th Street	1930; 55	10,092	20	58-60 East 125th Street	1749; 48, 49	5,046
8	246-256 West 125th Street	1930; 49-51, 53	27,712	21	1800-08 Park Ave & 66 E 125th St & 55, 71 E 124th St	1749; 24, 31, 33, 35, 40, 43	53,690
9	208-226 West 125th Street	1930; 37, 40, 41	40,211	22	127 E 125th St & 132 E 126th St	1774; 17, 56	22,981
10	2105 AC Powell Blvd & 125 W 125th St	1910; 1, 7501	60,252	23	1801-15 Park Ave & 110 E 125th St	1773; 1, 4, 67, 69, 72	25,820
11	158 W 125th St & 2089 AC Powell Blvd	1909; 59, 63	12,614	24	212-18 E 125th St & 215 E 124th St	1789; 9, 42, 43, 45	18,468
12	120-124 West 125th Street	1909; 44, 46	25,229	25	246 East 125th Street	1789; 30	9,588
13	107-111 W 124th St; 281-291 Lenox Ave; 108-110 W 125th St	1909; 26-33, 38, 39, 129	30,276	26	233-47 E 124th St & 2417-23 2nd Ave	1789; 16, 18-25, 121	24,935
POTENTIAL DEVELOPMENT SITES							
27	568 West 125th Street	1980; 75	32,050	39	290 Lenox Avenue	1722; 69	8,578
28	151-3 Morningside Avenue	1952; 61	4,992	40	44-54 West 125th Street	1722; 55-7, 69, 155-6	8,406
29	379-81 West 125th Street	1952; 2, 101	2,996	41	32 West 125th Street	1722; 51	45,013
30	361 West 125th Street	1952; 9	5,296	42	102 East 126th Street	1774; 68	11,491
31	305-13 W 125th St & 304-8 W 126th St	1952; 23, 25, 27, 28, 37, 38, 41, 138	29,975	43	104-8 E 126th St & 107-13 E 125th St	1774; 5-8, 65-7	17,486
32	2338-42 F Douglass Blvd & 260 W 126th St	1931; 56, 61, 63, 64	22,482	44	150-70 East 126th Street	1774; 48	22,531
33	2330 Fredrick Douglass Blvd	1931; 1	11,590	45	2306 Third Avenue	1774; 33	17,993
34	2310 Fredrick Douglass Blvd	1930; 1	20,184	46	122, 128 East 125th Street	1773; 58, 61	10,597
35	264-8 West 125th Street	1930; 57, 59	15,101	47	129 E 124th St & 2050-4 Lexington Ave	1773; 15, 17, 18	6,567
36	117 W 124th St; 112-6 W 125th St; 283 W 125th St	1909; 24, 25, 40-2, 140	15,460	48	148 East 124th Street	1773; 20	68,681
37	300, 308 Lenox Avenue	1723; 1, 4	8,493	49	228-32 East 125th Street	1789; 34-6	7,569
38	2022, 2032 Fifth Avenue	1723; 33, 37	12,594				
KNOWN DEVELOPMENT SITES							
A	261 West 125th Street	1931; 6	9,992				
B	233 West 125th Street	1931; 17	19,984				
C	230 West 125th Street	1930; 44	25,048				
D	63 West 125th Street	1723; 9	2,498				
E	120 East 125th Street	1773; 62	2,523				
F	220 East 125th Street	1789; 39	5,046				
G	32-34 West 125th Street	1722; 51	78,500				

¹ Site 41 has been removed as a potential development site due to a new proposal for the Village Academies School (see Chapter 3.1, “Land Use, Zoning, and Public Policy”). As discussed in Chapter 3.1, development plans for the Village Academies School were announced subsequent to the issuance of the DEIS. Development at the site is expected to proceed with or without the proposed action. Consequently, the site is not analyzed in the FEIS as a potential development site. References to Site 41 are indicated with a strike through. Sites 42 – 49 have not been renumbered.

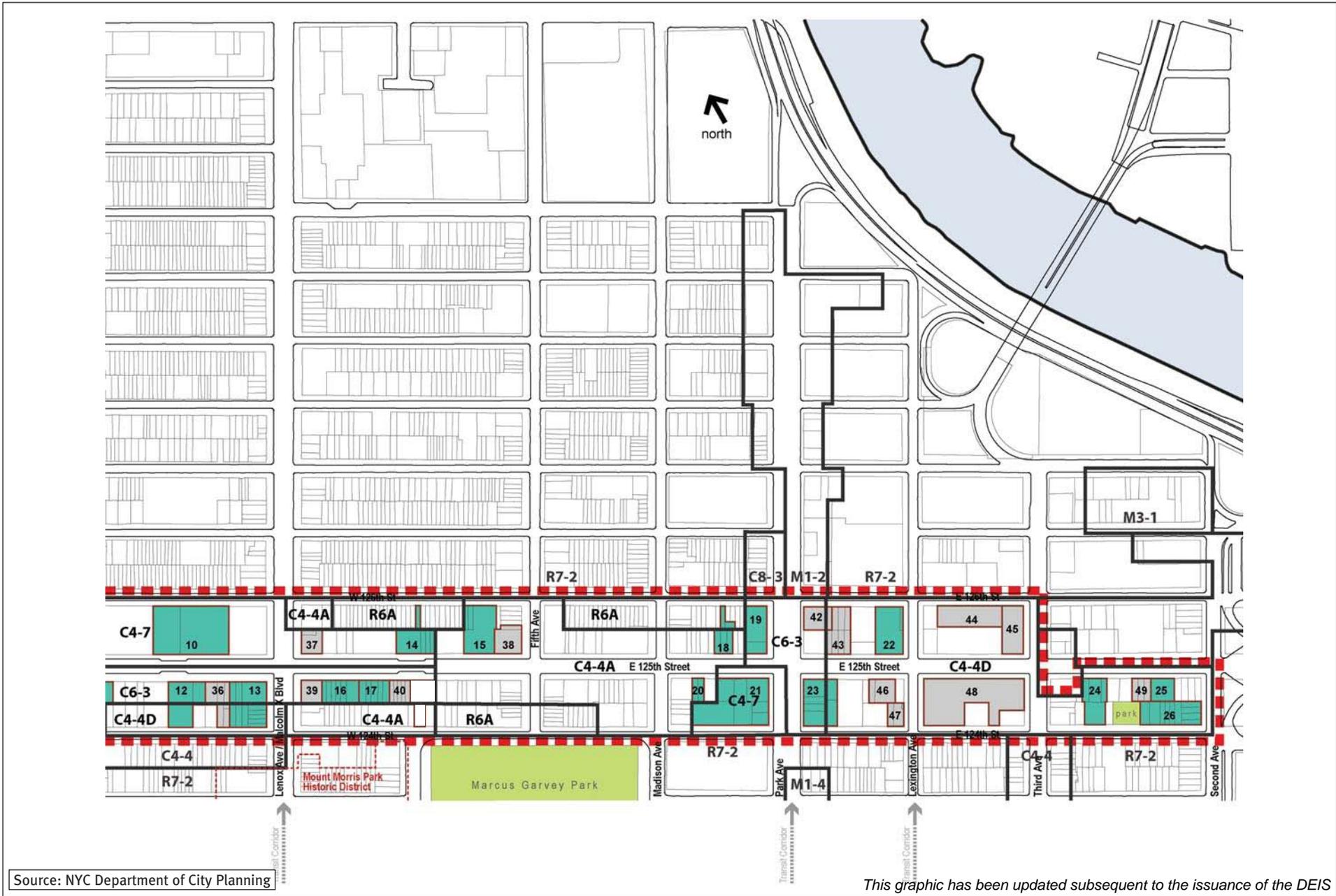
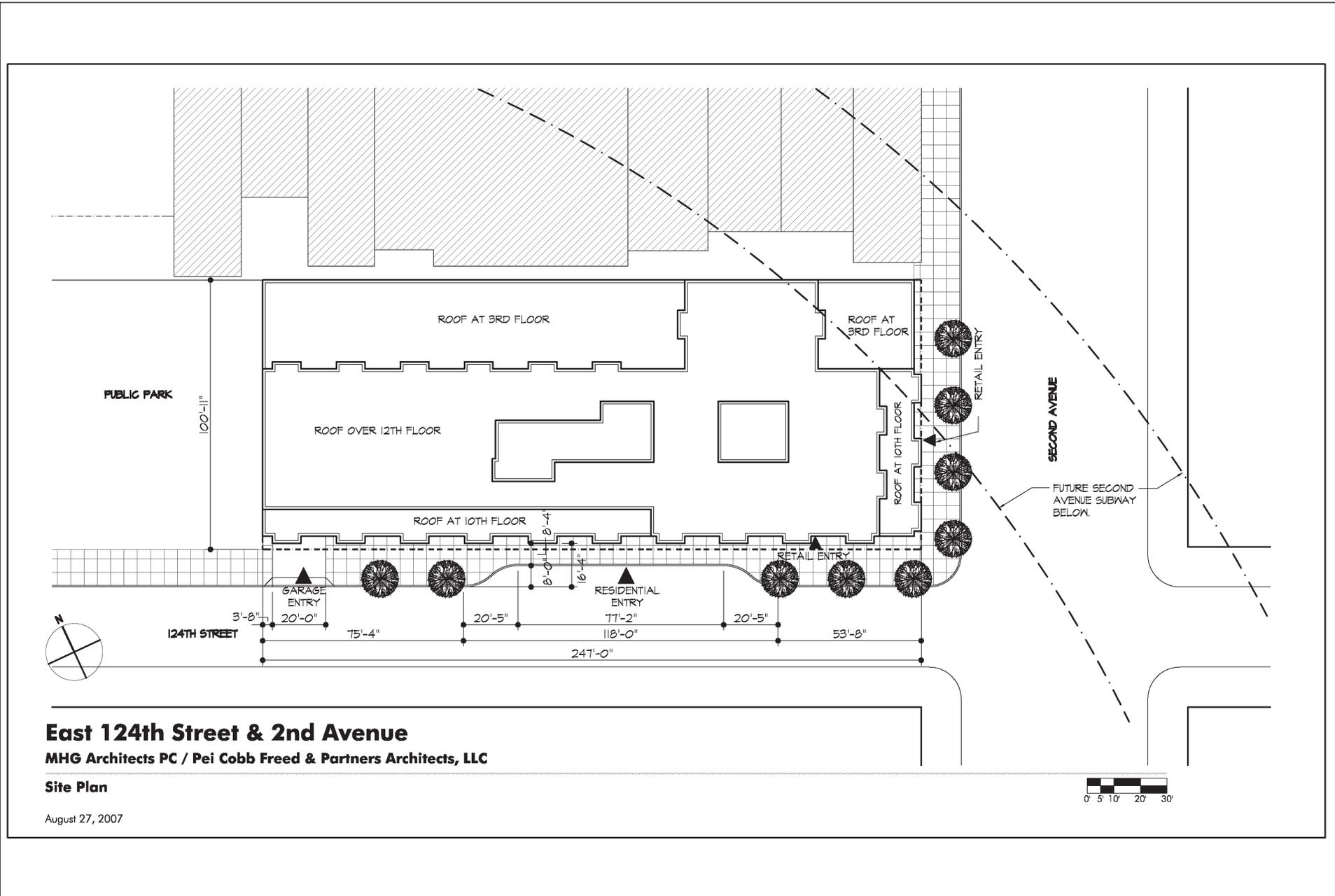


Figure 2.0-5b - Projected and Potential Development Sites
 125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning



East 124th Street & 2nd Avenue

MHG Architects PC / Pei Cobb Freed & Partners Architects, LLC

Site Plan

August 27, 2007

Figure 2.0-6 - Site Plan of Projected Development Site 26

125th Street Corridor Rezoning and Related Actions EIS

NYC Department of City Planning

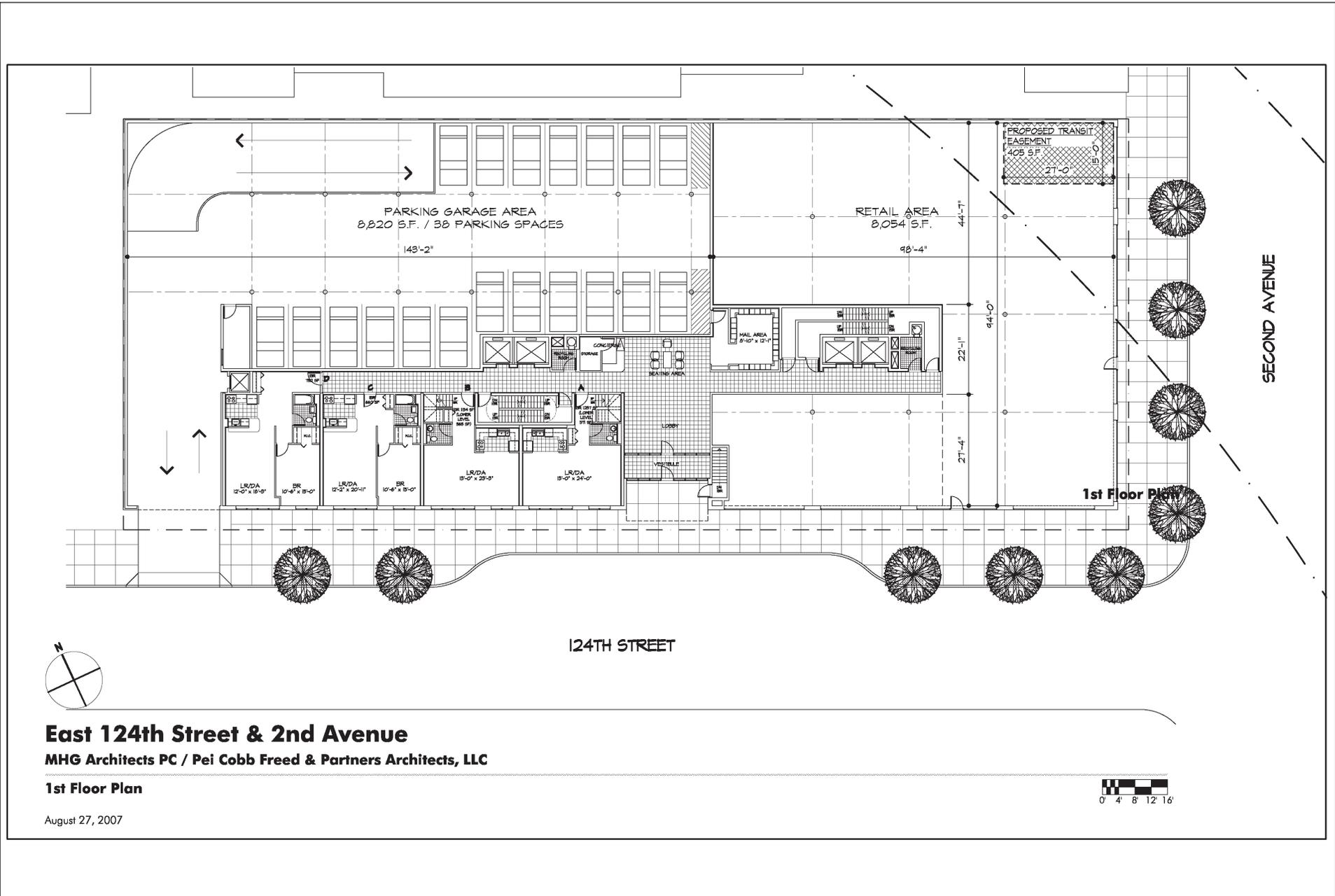
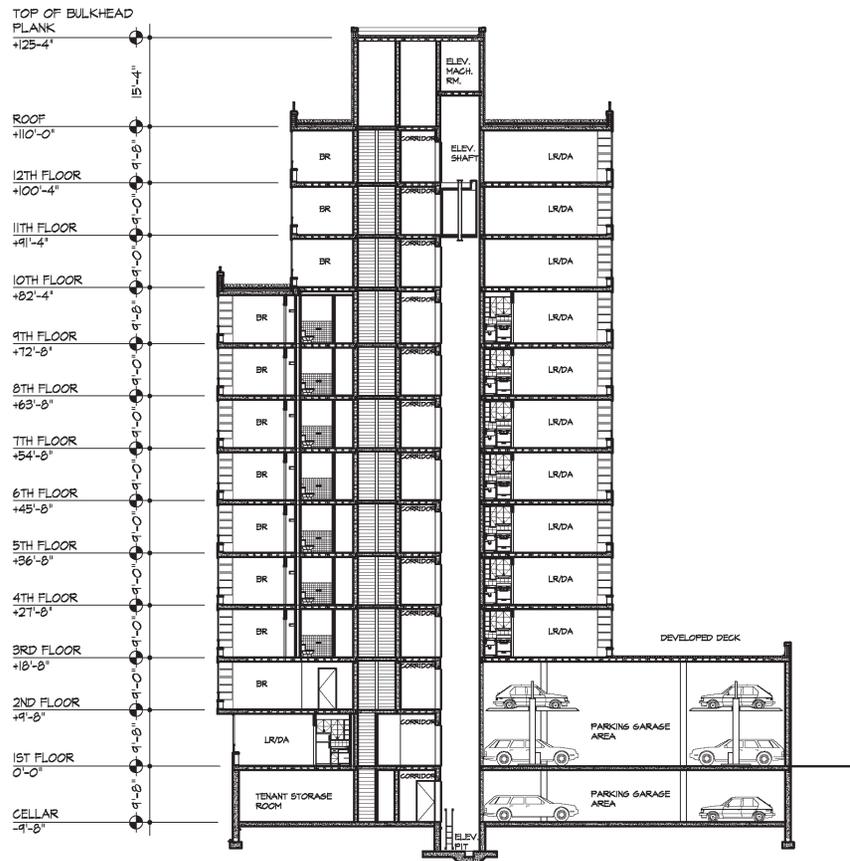


Figure 2.0-7 - Ground Floor plan of Projected Development Site 26
 125th Street Corridor Rezoning and Related Actions EIS
 NYC Department of City Planning



East 124th Street & 2nd Avenue
MHG Architects PC / Pei Cobb Freed & Partners Architects, LLC

Building Section

August 27, 2007



Figure 2.0-8 - Building Section of Projected Development Site 26
125th Street Corridor Rezoning and Related Actions EIS
NYC Department of City Planning



PEI COBB FREED & PARTNERS ARCHITECTS, LLP
HERBERT L. MANDEL P.C. ARCHITECT/CITY PLANNER

NOVEMBER 7 2006

JONATHAN ROSE COMPANIES LLC
URBAN BUILDERS COLLABORATIVE LLC

Figure 2.0-9 - Rendering of Projected Development Site 26
125th Street Corridor Rezoning and Related Actions EIS
NYC Department of City Planning

RWCDS - ARTS BONUS ALTERNATIVE

- June 20, 2007

assumptions:
Unit size - new development (sf) 900
site key:

- proj Projected site
- pot Potential site
- known Known development

PROJECTED DEVELOPMENT SITES

site description:								existing conditions:											No-Action conditions:																	
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUS:	retail FA:	office / comm FA:	hotel FA:	commun fac / instlt FA:	stor / mtg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUS:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instlt FA:	inst conv FA:	stor / mtg FA:	parking / auto FA:	utility FA:	total parking:					
1	proj	321 WEST 125 STREET	1952	19	6,012	12,022	C4-4	2.00	4		6,011	6,011												6,011	6,011											
	proj	319 WEST 125 STREET	1952	21	2,600	4,976	C4-4	1.91	4		2,488	2,488												2,488	2,488											
	proj	317 WEST 125 STREET	1952	22	2,328	6,761	C4-4	2.90	4		2,328	4,433												2,328	4,433											
		subtotal:			10,940	23,759					10,827	12,932												10,827	12,932								0			
2	proj	2329 FRED DOUGLASS BLVD	1952	29	19,983	46,167	C4-4	2.31	4		15,983	30,184				4,000								15,983	30,184				4,000				14			
3	proj	362 WEST 125 STREET	1951	7	12,475	11,890	C4-4	0.95	4					11,890													11,890							0		
4	proj	350 WEST 125 STREET	1951	51	11,908	21,716	C4-4	1.82	4															10,858	10,858									0		
5	proj	324 WEST 125 STREET	1951	43	8,983	36,136	C4-4	4.02	4																		32	7,636					0			
6	proj	2100 ADAM C POWELL BLVD	1931	27	12,500	33,740	C4-7	2.70	10			33,740																						0		
7	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	4																5,270									0		
	proj	260 WEST 125 STREET	1930	55	5,046	5,270	C4-4	1.04	3.44																5,270									0		
		subtotal:			10,092	10,540																			10,540										0	
8	proj	256 WEST 125 STREET	1930	53	5,045	8,470	C4-4	1.68	4		4,235	4,235												4,235	4,235									0		
	proj	256 WEST 125 STREET	1930	53	10,093	16,945	C4-4	1.68	3.44		8,473	8,472												8,473	8,472									0		
	proj	252 WEST 125 STREET	1930	51	5,005	4,796	C4-4	0.96	4		4,796													4,796										0		
	proj	250 WEST 125 STREET	1930	50	2,523	2,375	C4-4	0.94	4		2,375													2,375										0		
	proj	246 WEST 125 STREET	1930	49	5,046	6,545	C4-4	1.30	4		6,545													6,545										0		
		subtotal:			27,712	39,131					26,424	12,707												26,424	12,707									0		
9	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	4		9,799													9,799										0		
	proj	226 WEST 125 STREET	1930	41	4,884	9,799	C4-4	2.01	3.44		9,799													9,799											0	
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	4		7,839													7,839											0	
	proj	222 WEST 125 STREET	1930	40	3,936	7,839	C4-4	1.99	3.44		7,839														7,839											0
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	4		33,840														33,840										0	
	proj	208 WEST 125 STREET	1930	37	11,286	33,840	C4-4	3.00	3.44		33,840														33,840										0	
		subtotal:			40,211	102,955					102,955													102,955										0		
10	proj	2105 ADAM C POWELL BLVD	1910	1	41,965	83,930	C4-7	2.00	10		15,000																							196		
	proj	2105 ADAM C POWELL BLVD	1910	1	6,787	6,787	C4-7	1.00	10																										196	
	proj	125 WEST 125 STREET	1910	7501	11,500	23,000	C4-7	2.00	10		23,000													23,000										196		
		subtotal:			60,252	113,717					38,000													38,000										196		

125th Street Rezoning - Arts Bonus Alternative

site description:							existing conditions:													No-Action conditions:															
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / inslt FA:	stor / mtg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / inslt FA:	inst conv FA:	stor / mtg FA:	parking / auto FA:	utility FA:	total parking:				
20	proj	60 EAST 125 STREET	1749	48	2,523	0	C-4-4	0.00	4										2,523	0.85	9	5	2,145												
	proj	58 EAST 125 STREET	1749	49	2,523	0	C-4-4	0.00	4										2,523	0.85	9	5	2,145												
	subtotal:					5,046	0													5,046		18	9	4,289											0
21	proj	71 EAST 124 STREET	1749	31	12,615	0	C-4-7	0.00	10										12,615	3			37,845	88,305											
	proj	1800 PARK AVENUE	1749	33	3,539	0	C-4-7	0.00	10										3,539	3			10,617	24,773											
	proj	1804 PARK AVENUE	1749	35	3,475	0	C-4-7	0.00	10										3,475	3			10,425	24,325											
	proj	1808 PARK AVENUE	1749	40	9,083	0	C-4-7	0.00	10										9,083	3			27,249	63,581											
	proj	66 EAST 125 STREET	1749	43	7,569	0	C-4-7	0.00	10										7,569	3			22,707	52,983											
	proj	55 EAST 124 STREET	1749	24	17,409	55,770	C-4-7	3.20	10						55,770									118,320		55,770									
subtotal:					53,690	55,770								55,770									108,843	372,287			55,770							0	
22	proj	127 EAST 125 STREET	1774	17	21,482	39,928	C-4-4A	1.86	4		26,619	13,309											51,181	25,591											
	proj	132 EAST 126 STREET	1774	56	1,499	1,499	C-4-4A	1.00	4		1,499												1,499												
subtotal:					22,981	41,427					28,118	13,309												52,680	25,591										0
23	proj	1815 PARK AVENUE	1773	69	6,810	15,322	C-4-4	2.25	4		6,810	8,512											6,810	8,512											
	proj	1811 PARK AVENUE	1773	72	2,843	0	C-4-4	0.00	4										2,843	0.85	10	5	2,417												
	proj	1807 PARK AVENUE	1773	4	2,843	0	C-4-4	0.00	4										2,843	0.85	10	5	2,417												
	proj	1801 PARK AVENUE	1773	1	5,670	0	C-4-4	0.00	4							5,670													5,670					19	
	proj	1801 PARK AVENUE	1773	1	3,150	0	C-4-4	0.00	4							3,150													3,150					11	
	proj	110 EAST 125 STREET	1773	67	4,504	0	C-4-4	0.00	4							4,504															4,504				15
subtotal:					25,820	15,322					6,810	8,512				13,324			5,686			20	10	11,643		8,512			8,820	4,504			45		
24	proj	212 EAST 125 STREET	1789	45	2,523	5,000	C-4-4	1.98	4						5,000																				
	proj	214 EAST 125 STREET	1789	43	5,046	10,000	C-4-4	1.98	4		5,200				4,800								5,200												
	proj	218 EAST 125 STREET	1789	42	2,523	3,750	C-4-4	1.49	4						3,750																				
	proj	215 EAST 124 STREET	1789	9	8,376	0	C-4-4	0.00	3.44							8,376																			
	subtotal:					18,468	18,750					5,200				13,550	8,376								5,200					13,550	8,376				28
25	proj	246 EAST 125 STREET	1789	30	9,588	17,100	C-4-4	1.78	4		8,550			8,550									8,550												
26	proj	233 EAST 124 STREET	1789	16	4,037	3,500	C-4-4	0.87	3.44					4,037								0	15	8	0										
	proj	237 EAST 124 STREET	1789	18	4,037	0	C-4-4	0.00	3.44						4,037							0	15	8	0										
	proj	241 EAST 124 STREET	1789	19	2,018	0	C-4-4	0.00	3.44						2,018							0	8	4	0										
	proj	243 EAST 124 STREET	1789	20	2,018	0	C-4-4	0.00	3.44						2,018							0	8	4	0										
	proj	245 EAST 124 STREET	1789	21	1,867	0	C-4-4	0.00	3.44						1,867							0	7	4	0										
	proj	247 EAST 124 STREET	1789	121	2,826	0	C-4-4	0.00	4						2,826							0.85	10	5	2,402										
	proj	2423 2 AVENUE	1789	25	2,174	0	C-4-4	0.00	4						2,174							0.85	8	4	1,848										
	proj	2421 2 AVENUE	1789	24	2,174	0	C-4-4	0.00	4						2,174							0.85	8	4	1,848										
	proj	2419 2 AVENUE	1789	23	2,174	0	C-4-4	0.00	4						2,174							0.85	8	4	1,848										
	proj	2417 2 AVENUE	1789	22	1,610	0	C-4-4	0.00	4						1,610							0.85	6	3	1,369										
subtotal:					24,935	3,500					4,037				20,898								93	47	9,314									47	
site description:							existing conditions:													No-Action conditions:															
site:	type:	address:	block:	lot:	lot area:	built floor area	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / inslt FA:	stor / mtg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / inslt FA:	inst conv FA:	stor / mtg FA:	parking / auto FA:	utility FA:	total parking:				
totals:					543,809	776,289					2	336,641	115,605	8,512	80,058	40,788	126,908		0	239,570	346		304	123	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438		

general notes:
 - Sites within the core subdistrict (C4-7 and C6-3 zones between Frederick Douglass Blvd and 550' east of Lenox Ave) larger than 60,000sf of new development are required to set aside a small portion of their total floor area for an entertainment-related use as described in the zoning text. This requirement is accounted in the development scenario as part of the retail floor area for any such site.

Summary of Reasonable Worst Case Development Scenario

- June 20, 2007

site description:						existing conditions:													No-Action conditions:										
# of sites	lot area:	built floor area	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / inslt FA:	stor / mtg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / inslt FA:	inst conv FA:	stor / mtg FA:	parking / auto FA:	utility FA:	total parking:						
Projected Sites	26	543,809	776,289	2	336,641	115,605	8,512	80,058	40,788	126,908	0	239,570	346	304	123	635,337	512,305	8,512	182,493	20,586	26,824	112,404	4,504	438					

POTENTIAL DEVELOPMENT SITES

site description:							existing conditions:										No-Action conditions:																
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instlt FA:	stor / mtg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instlt FA:	inst conv FA:	stor / mtg FA:	parking / auto FA:	utility FA:	total parking:			
27	pot	568 WEST 125 STREET	1980	75	32,050	28,900	R7-2	0.90	4		28,900																					0	
28	pot	151-153 MORNINGSIDE AVE	1952	61	4,992	0	C4-4	0.00	4							4,992				17	0.85	17	0	4,243								0	
29	pot	381 WEST 125 STREET	1952	101	1,498	4,872	C4-4	3.25	4	3	900											3		900								0	
	pot	379 WEST 125 STREET	1952	2	1,498	4,872	C4-4	3.25	4	3	1,005											3		1,005								0	
		subtotal:			2,996	9,744				6	1,905											6	0	1,905								0	
30	pot	361 WEST 125 STREET	1952	9	5,296	18,384	C4-4	3.47	4			18,384																				0	
31	pot	313 WEST 125 STREET	1952	23	5,500	23,620	C4-4	4.29	4		5,500				18,120									5,500	18,120							0	
	pot	WEST 126 STREET	1952	41	4,162	0	C4-4	0.00	3.44							4,162						0	16	5	0							0	
	pot	309 WEST 125 STREET	1952	25	10,321	26,400	C4-4	2.56	3.44 / 4		21,476	4,924												21,476	4,924							0	
	pot	307 WEST 125 STREET	1952	27	2,000	6,560	C4-4	3.28	4		3,560	3,000													3,560	3,000						0	
	pot	305 WEST 125 STREET	1952	28	3,000	8,640	C4-4	2.88	4		8,640														8,640							0	
	pot	308 WEST 126 STREET	1952	38	1,664	1,664	C4-4	1.00	3.44						1,664														1,664			0	
	pot	306 WEST 126 STREET	1952	138	1,664	1,664	C4-4	1.00	3.44						1,664														1,664			0	
		subtotal:			29,975	70,212					39,176	7,924			23,112	4,162							16	5	39,176	26,044			1,664		4,992	0	
32	pot	2342 FRED DOUGLASS BLVD	1931	61	4,992	3,500	C4-4	0.70	4		3,500													4,243							9		
	pot	260 WEST 126 STREET	1931	56	12,490	7,494	C4-4	0.60	3.44					7,494											6,245			7,494				16	
	pot	2340 FRED DOUGLASS BLVD	1931	63	2,500	9,250	C4-4	3.70	4						9,250										2,300	6,950						0	
	pot	2338 FRED DOUGLASS BLVD	1931	64	2,500	2,380	C4-4	0.95	4		1,190	1,190													1,190	1,190						0	
		subtotal:			22,482	22,624					4,690	1,190		7,494	9,250	4,996									13,978	8,140		7,494				25	
33	pot	2330 FRED DOUGLASS BLVD	1931	1	11,590	42,310	C4-4	3.65	4		11,590	30,720																				0	
34	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44		8,680													8,680			13,913					0	
	pot	2310 FRED DOUGLASS BLVD	1930	1	10,092	22,593	C4-4	2.24	3.44		8,680																22,593						0
		subtotal:			20,184	45,185					8,680														8,680			36,505					0
35	pot	268 WEST 125 STREET	1930	59	5,046	5,046	C4-4	1.00	4		5,046													5,046								0	
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	4		4,500				6,488									4,500					6,488			0	
	pot	264 WEST 125 STREET	1930	57	5,028	10,988	C4-4	2.19	3.44		4,500				6,488									4,500				6,488				0	
		subtotal:			15,101	27,022					14,046				12,976										14,046				12,976				0
36	pot	112 WEST 125 STREET	1909	40	2,330	2,018	C4-4	0.87	4		2,018													2,018								0	
	pot	114 WEST 125 STREET	1909	41	3,028	3,752	C4-4	1.24	4		3,752													3,752								0	
	pot	116 WEST 125 STREET	1909	42	5,046	4,944	C4-4	0.98	4		4,944													4,944								0	
	pot	117 WEST 124 STREET	1909	24	2,523	225	C4-4	0.09	3.44							2,523																	0
	pot	WEST 124 STREET	1909	25	2,133	0	C4-4	0.00	3.44																								0
		subtotal:			15,460	10,939					10,714					2,523														2,533			0
37	pot	300 LENOX AVENUE	1723	1	6,993	18,629	C4-7	2.66	10		4,700	13,929												4,700	13,929							0	
	pot	308 LENOX AVENUE	1723	4	1,500	6,000	C4-7	4.00	10		1,500	4,500												1,500	4,500							0	
		subtotal:			8,493	24,629					6,200	18,429													6,200	18,429							0
38	pot	2022 5 AVENUE	1723	33	10,894	20,764	C4-4	1.91	4		4,900	11,326			4,538									4,900	11,326				4,538			0	
	pot	2032 5 AVENUE	1723	37	1,700	4,774	C4-4	2.81	4		1,700	3,074												1,700	3,074							0	
		subtotal:			12,594	25,538					6,600	14,400			4,538										6,600	14,400				4,538			0

site:	With-Action conditions:													Increment:								comments:					
	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable):	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instlt FA:	inst conv FA:	parking / auto utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instlt FA:		inst conv FA:	stor / mfg FA:	parking / auto utility FA:	public parking:	total reqrd parking:
27	R7-2	3.44	0			28,900	28,900								0	0	28,900									0	Expansion of existing commercial use adding a second story for offices under With-Action scenario
28	C4-4D	7.2	1.8	IH	35	7	4,243							0	0	18	0								0	0	New residential dev, ground floor retail, under No-Action and With-Action scenarios
29	C4-4D	7.2	1.8	IH	11	2	1,273									8	373										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	11	2	1,273									8	268										New residential dev, ground floor retail, under With-Action scenario
					22	4	2,547							0	0	16	642								0	0	
30	C4-4D	7.2	1.8	IH	37	7	4,502							0	0	37	4,502	-18,384							0	0	New residential dev, ground floor retail, under With-Action scenario
31	C4-4D	7.2	1.8	IH	39	8	4,675									39	-825	-18,120									Conversion to offices, ground floor retail, under No-Action scenario. New resid dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	29	6	3,538									13	3,538										New residential dev, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	73	15	8,773									73	-12,703	-4,924									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	14	3	1,700									14	-1,860	-3,000									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	21	4	2,550									21	-6,090										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414									12							-1,664				New residential dev under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414									12							-1,664				New residential dev under With-Action scenario
	C4-4D	7.2	1.8	IH	12	2	1,414									12							-1,664				New residential dev under With-Action scenario
					212	42	25,479							150	95	196	-17,940	-26,044						-4,992	150	95	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
32	C4-4D	7.2	1.8	IH	35	7	4,243									18	0										New residential dev, ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	85	17	6,245			7,494						53	0				0						New residential dev including new comm facility (church), partial ground floor retail, under No-Action and With-Action scenarios
	C4-4D	7.2	1.8	IH	18	4	2,125									18	-175	-6,950									New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,125									18	935	-1,190									New residential dev, ground floor retail, under With-Action scenario
					156	31	14,738				7,494			150	70	107	760	-8,140						0	150	45	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
33	C4-7	12	3	arts	123		19,703			8,693				0	25	123	8,113	-30,720		8,693					0	25	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking under With-Action scenario
34	C6-3	8	2	IH	71	14	17,156							0		71	8,476				-13,913						North portion of lot 1. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	6	0	IH	11	2	0				22,593					11	0				0						South portion of lot 1. Existing church remains, transfers 1 FAR of dev rights to north portion of lot 1, under With-Action scenario
					82	16	17,156				22,593			0	31	82	8,476				-13,913				0	31	This dev site provides one level of below-grade parking under With-Action scenario
35	C6-3	8	2	IH	35	7	8,578									35	3,532										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	35	7	8,547									35	4,047						-6,488			North portion of lot 57. New residential dev, two levels of retail, under With-Action scenario	
	C4-4D	7.2	1.8	IH	31	6	8,547									31	4,047						-6,488			South portion of lot 57. New residential dev, two levels of retail, under With-Action scenario	
					101	20	25,672							111	40	101	11,626						-12,976	111	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario	
36	C6-3	8	2	IH	16	3	3,961									16	1,943										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	21	4	5,148									21	1,396										New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	35	7	8,578									35	3,634										New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	15	3	4,289									8	2,145										New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	13	3	3,626									7	1,813										New residential dev, ground floor retail, under No-Action. New residential dev, two levels of retail, under With-Action scenario
					2	0	680									1	340										New residential dev under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					102	20	26,282							115	40	88	11,270								115	40	This dev site provides two levels of below-grade parking including public parking under With-Action scenario
37	C4-7	12	3	IH	80	16	11,888									80	7,188	-13,929									New residential dev, two levels of retail, under With-Action scenario
	C4-7	12	3	IH	17	3	2,550									17	1,050	-4,500									New residential dev, two levels of retail, under With-Action scenario
					97	19	14,438							0	0	97	8,238	-18,429							0	0	
38	C4-4A	4	0		38		9,260									38	4,360	-11,326					-4,538				New residential dev, ground floor retail, under With-Action scenario
	C4-4A	4	0		6		1,445									6	-255	-3,074									New residential dev, ground floor retail, under With-Action scenario
					44		10,705							42	0	44	4,105	-14,400					-4,538	42	0	0	This dev site provides one level of below-grade public parking under With-Action scenario

125th Street Rezoning - Arts Bonus Alternative

site:	With-Action conditions:													Increment:										comments:				
	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable):	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	community FA:	inst conv FA:	parking / auto utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	community FA:	inst conv FA:	stor / mfg FA:		parking / auto utility FA:	public parking:	total reqrd parking:	
39	C6-3	8	2	arts	55		14,583								0	0	55	6,005	-16,748		4,289					0	0	New residential dev, two levels of retail, under With-Action scenario
40	C6-3	8	2	IH	11	2	2,679									11	1,679	-3,066									0	Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679									11	1,679	-3,121									0	Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679									11	1,679	-3,113									0	Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	11	2	2,679									11	2,279	-3,409									0	Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
	C6-3	8	2	IH	15	3	3,573									15	1,413	-3,240									0	Retail and offices renovation under No-Action scenario. New residential dev, two levels of retail, under With-Action scenario
					59	12	14,290								0	0	59	8,730	-15,949							0	0	
44	C6-3	8	2	IH	85	17	7,358						10,512			60	2,943							4,501			0	North portion of lot 51. New resid dev with partial ground floor retail and ConEd service center on two levels under No-Action and With-Action scenarios.
	C4-4A	4	0		17		3,151						4,501			0	3,151							4,501			0	South portion of lot 51. New resid dev under No-Action scenario. New resid dev with partial ground floor retail and ConEd service center on two levels under With-Action scenario.
					102	17	10,509						15,013		110	40	60	6,094						0	110	19	This dev site provides two levels of below-grade parking including public parking under With-Action scenario	
42	C6-3	8	2	IH	80	16	19,535								21	17	80	19,535						-11,491	21	17	New residential dev, two levels of retail, under With-Action scenario. This dev site provides one level of below-grade parking including public parking under With-Action scenario	
43	C4-4D	7.2	1.8	IH	16	3	1,868									12	638											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	20	4	2,378									20	2,378	-6,720										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123									18	2,123	-9,500										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,166									18	-305	-3,106										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	17	3	2,081									17	0	-3,799										New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123									13	423											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	18	4	2,123									18	-4,677											New residential dev, ground floor retail, under With-Action scenario
					125	25	14,863								119	56	116	581	-23,125						119	56	This dev site provides two levels of below-grade parking including public parking under With-Action scenario	
44	C4-4D	7.2	1.8	IH	159	32	19,151								150	72	159	19,151						-22,531	150	-3	New residential dev, two levels of retail, under With-Action scenario. 75 public parking spaces in the no-build. This dev site provides two levels of below-grade parking including public parking under With-Action scenario	
45	C4-4D	5.4	1.4	arts			15,294	75,571		6,298					150	0	0	15,294	75,571	6,298	-27,000				150	0	New commercial dev, ground floor retail. This dev site provides two levels of below-grade public parking under With-Action scenario	
46	C4-4D	7.2	1.8	IH	18	4	2,145									18	-1,155											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	57	11	6,863								0	0	57	-14,693									0	New residential dev, ground floor retail, under With-Action scenario
					75	15	9,007								0	0	75	-15,849								0	0	
47	C4-4D	7.2	1.8	IH	18	4	2,145									18	2,145						-7,194					New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	27	5	3,254									27	-783											New residential dev, ground floor retail, under With-Action scenario
	C4-4D	7.2	1.8	IH	2	0	184									2	-341										0	New residential dev, ground floor retail, under With-Action scenario
					47	9	5,582								0	0	47	1,020						-7,194	0	0		
48	C4-4D	7.2	1.8	IH	485	97	58,379								150	218	485	-5,984							150	218	New residential dev, ground floor retail, under With-Action scenario. This dev site provides two levels of below-grade parking including public parking under With-Action scenario	
49	C4-4D	7.2	1.8	IH	18	4	2,145									18	2,145						-2,700					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	IH	18	4	2,145									18	2,145				-3,500							New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
	C4-4D	7.2	1.8	IH	18	4	2,145									18	2,145						-7,659					New residential dev, ground floor retail, under With-Action scenario. Site planned for acquisition for the 2nd Ave subway
					54	11	6,434								0	0	54	6,434						-3,500	-10,359	0	0	

KNOWN DEVELOPMENTS

site description:							existing conditions:										No-Action conditions:															
site:	type:	address:	block:	lot:	lot area:	built floor area:	zoning:	built FAR:	permitted resid FAR:	DUs:	retail FA:	office / comm FA:	hotel FA:	commun fac / instlt FA:	stor / mfg FA:	parking / auto FA:	utility FA:	vacant FA:	parking (C of O):	proposed retail FAR:	DUs:	residential parking:	retail FA:	office / comm FA:	Hotel FA:	commun fac / instlt FA:	inst conv FA:	stor / mfg FA:	parking / auto FA:	utility FA:	total parking:	
A	known	261 WEST 125 STREET	1931	6	9,992	0	C4-7	0.00	10										9,992	1.7			16,986	4,996		9,992						0
B	known	233 WEST 125 STREET	1931	17	4,995	22,495	C4-7	4.50	10										88,400				10,000									
		233 WEST 125 STREET	1931	17	14,989	67,505	C4-4	4.50	3.44			1,600								88,400				10,000		127,500	120,000					
		subtotal:			19,984	90,000					1,600								88,400				10,000		127,500	120,000						
C	known	230 WEST 125 STREET	1930	44	25,048	148,355	C4-4	5.92	3.44 / 4		25,048								123,307								148,355					0
D	known	63 WEST 125 STREET	1723	9	2,498	6,767	C4-7	2.71	10										6,767				2,000	16,700								0
E	known	120 EAST 125 STREET	1773	62	2,523	8,500	C4-4	3.37	4										8,500								8,500					0
F	known	220 EAST 125 STREET	1789	39	5,046	27,776	C4-4	5.50	4										27,776								27,776					0
		totals:			65,091	281,398				0	26,648	0	0	0	0	0	0	0	264,742	0	0	0	28,986	21,696	127,500	129,992	184,631	0	0	0	0	0

site:	With-Action conditions:													Increment:										comments:			
	proposed zoning:	proposed FAR:	bonus FAR:	bonus type:	DUs (inc. affordable):	Affordable DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instlt FA:	inst conv FA:	parking / auto utility FA:	public parking:	total reqrd parking:	DUs:	retail FA:	office / comm FA:	Hotel FA:	arts/performance FA:	commun fac / instlt FA:	inst conv FA:	stor / mfg FA:		parking / auto utility FA:	public parking:	total reqrd parking:
A	C4-7	10	0			16,986	4,996				9,992				0	0	0	0									Known dev expected to accommodate a cultural institution, two levels of retail and 0.5FAR of offices. Not as a result of the Action
B	C4-7	10	0			10,000											0									Victoria Theater. South portion of lot 17. Special Development. Not as a result of the Action	
	C4-4A	4	0			10,000		127,500		120,000							0		0		0					Victoria Theater. North portion of lot 17. Special Development. Not as a result of the Action	
C	C6-3	6	0									148,355												0		Known dev expected to convert existing building to community facility (educational). Not as a result of the Action	
D	C4-7	7.5	0			2,000	16,700										0	0								Known new commercial dev (offices), ground floor retail. Not as a result of the Action	
E	C4-4D	6	0									8,500												0		Known dev expected to convert existing building to community facility. Not as a result of the Action	
F	C4-4D	6	0									27,776												0		Known dev expected to convert existing building to community facility (educational)	
					0	0	28,986	21,696	127,500	0	129,992	184,631	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Table 2.0-5
Summary of Land Uses RWCDS on Projected Development Sites
Under No Action, With Action and With Action Increment

Land Use Type	2017 No Action	2017 With Action	<u>With</u> Action Increment
Residential Dwelling Units (DUs)*	304DU	2,632DU	2,328DU
<u>Affordable DUs</u>	<u>0</u>	<u>498</u>	<u>498</u>
<u>Commercial Retail FA (sf)</u>	635,337sf	843,923sf	208,586sf
<u>Commercial Office FA (sf)</u>	512,305sf	948,319sf	436,015sf
<u>Commercial Hotel FA (sf)</u>	8,512sf	20,184sf	11,672sf
<u>Total Commercial FA (retail, office, hotel) (sf)</u>	<u>1,156,154</u>	<u>1,812,426</u>	<u>656,273</u>
<u>Storage / Manufacturing FA (sf)</u>	26,824sf	0	-26,824sf
<u>Parking / Automotive FA (sf)</u>	112,404sf	1,998sf	-110,406sf
<u>Community Facility / Institutional FA (sf)</u>	182,493sf	71,508sf	-110,985sf
<u>Institutional Conversion FA (sf)</u>	20,586sf	20,586sf	-
<u>Utility FA (sf)</u>	4,504sf	4,504sf	-

*Includes affordable dwelling units