

Unavoidable significant adverse impacts are defined as those that meet the following two criteria:

- There are no reasonably practicable mitigation measures to eliminate the impacts; and
- There are no reasonable alternatives to the proposed project that would meet the purpose and need of the action, eliminate the impact, and not cause other or similar significant adverse impacts.

As described in Chapter 23, “Mitigation,” a number of the potential impacts identified for the Proposed Actions could be mitigated. However, as described below, in some cases, project impacts would not be fully mitigated.

A. SOCIOECONOMIC CONDITIONS

As described in Chapter 4, “Socioeconomic Conditions,” the projected University demand in the socioeconomic reasonable worst-case development scenario (for an estimated 839 non-University housing units), combined with potential demand generated by a non-University population due to the increased livability and overall residential appeal of the neighborhood, could place upward pressure on market-rate rents, which could result in significant adverse indirect residential displacement impacts in the primary study area by 2030. Columbia would establish a \$20 million fund to develop or preserve affordable housing which would preserve and/or develop an estimated 1,110 units in CB9; provide 31 additional affordable housing units from incremental development at direct residential displacement relocation sites; enact a range of programs to reduce University-generated off-site housing demand within the primary study area; and fund anti-eviction/anti-harassment legal services for Manhattanville residents. These measures would partially mitigate the significant adverse indirect residential displacement impact.

With these mitigation measures in place, there would be some remaining off-site housing demand from the University-generated population, and there would be demand generated by the non-University population due to the increased livability and overall residential appeal of the neighborhood. While indirect displacement could still occur with the Proposed Actions, with mitigation measures described above, the amount of displacement would likely be less.

B. OPEN SPACE

As discussed in Chapter 6, “Open Space,” the Proposed Actions would result in a direct adverse shadow impact on the I.S. 195 Playground during the March and December analysis periods in 2030. Columbia has committed to fund enhancements at the I.S. 195 Playground and will work with the Department of Education (DOE) and the New York City School Construction Authority (SCA) to determine the details of the process for implementing the funding and executing the enhancements. The funding for enhancements would only partially mitigate the significant adverse shadow impacts on this open space.

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An alternative to reduce or eliminate the shadow impact on the I.S. 195 Playground was also considered in Chapter 24, “Alternatives,” in which University housing is placed on Sites 17 and 11, which would greatly reduce the height of buildings on those sites and proportionally reduce shadows. This alternative use and height scenario would substantially reduce the extent and duration of incremental shadow during the March/September analysis period, particularly during the late morning and early afternoon.

After reviewing each of the potential options for reducing or eliminating the impact, this FEIS concludes that the two realistic options to address the shadow impacts on the I.S. 195 Playground are either to maintain the project and building heights as proposed, allowing the impact to occur, but applying the funding for enhancements as partial mitigation to the playground, or to seek a modification to the Proposed Actions to change the uses and related building heights and configuration and thus the building sizes on Sites 17 and 11.

The Proposed Actions could also result in indirect significant adverse impacts on passive and active open spaces in the non-residential study area in 2015 and 2030. Columbia has committed to several measures to address the significant adverse indirect open space impacts. Columbia proposes to acquire and create publicly accessible open space on Block 1996, Lot 1, the location of development Site 5 of the Illustrative Plan. Columbia would convey the site to the City and would be responsible for up to \$30,000 per year for 25 years to be used for site maintenance. Columbia has agreed to contribute \$500,000 per year, increasing at 3 percent annually, for the West Harlem Waterfront park for a period of 25 years. These measures would partially mitigate the indirect significant adverse impacts on open space.

C. SHADOWS

The only identified significant shadow impact of the Proposed Actions is the impact on the I.S. 195 Playground in 2030 in the December and March/September time periods. Mitigation measures and the potential for the impact to remain unmitigated are discussed above, in “Open Space.”

D. HISTORIC RESOURCES

As described in Chapter 8, “Historic Resources,” demolition of the former Sheffield Farms Stable at 3229 Broadway in the Academic Mixed-Use Area constitutes a significant adverse impact on this historic resource.

Measures that would partially mitigate this impact include Historic American Buildings Survey (HABS) Level I documentation of the former Sheffield Farms Stable (to be submitted to OPRHP, the New York Historical Society, and the Museum of the City of New York); and development and installation of a permanent interpretive exhibit or exhibits in or near the Project Area to document the history of the former Sheffield Farms Stable and to encompass the larger history of the Manhattanville neighborhood. However, despite the measures described here and further outlined in Chapter 23, this impact would not be completely eliminated. Therefore, it would constitute an unavoidable significant adverse impact on this historic resource as a result of the Proposed Actions.

E. PARKING

As discussed in Chapter 17, “Traffic and Parking,” although adequate parking supply would be provided for the Columbia University demand projected for the Proposed Actions, significant adverse parking impacts attributable to the displacement of existing parking facilities within the Project Area would result. To address the shortfall, Columbia University, working with the New York City Department of Environmental Protection (DEP), has developed a plan to license, under a revocable license to be agreed upon by the parties, portions of the DEP property between West 135th and West 145th Streets beneath the Henry Hudson Parkway for use as a public parking facility. Implementation of this parking mitigation would fully mitigate the projected significant adverse parking impact while not resulting in the potential for significant adverse traffic impacts.

Absent the implementation of the above parking plan, Columbia University is prepared to add up to 72 parking spaces through an improvement of operational efficiency and parking configuration at its 560 Riverside Drive parking garage, thereby providing additional supply at area public parking facilities. This measure would partially mitigate the projected significant adverse parking impact in 2015.

As with 2015, the proposed public parking facility under the Henry Hudson Parkway would fully mitigate the projected significant adverse parking impacts identified for 2030. As discussed above, absent the implementation of the above parking plan, Columbia University is prepared to reconfigure the 560 Riverside Drive Columbia University parking garage to add up to 72 parking spaces. This measure would partially mitigate the projected significant adverse parking impact in 2030 if the above parking facility is not developed.

F. NOISE

As discussed in Chapter 20, “Noise,” the Proposed Actions would have a significant adverse noise impact at Noise Receptor 10, located at West 125th Street between Twelfth Avenue and St. Clair Place, the result of project-generated traffic and the effects of a new traffic light midblock on West 125th Street between Twelfth Avenue and Broadway. Although adjacent buildings would not be affected, because they have been or will be constructed with adequate noise attenuation (i.e., double-glazed windows and central air conditioning), there are no effective mitigation measures that could be implemented to eliminate the noise impact predicted at this location. The impact at this location would principally affect pedestrians. Consequently, a significant unavoidable adverse noise impact on pedestrians at this location would occur.

G. CONSTRUCTION

NOISE

As described in Chapter 21, significant noise impacts during construction would be expected to occur at a number of receptor sites at residential locations within the Project Area, specifically, Riverside Park Community (3333 Broadway), two buildings at Manhattanville Houses (95 Old Broadway and 1430 Amsterdam Avenue), and 560 Riverside Drive. Although these residences have double-glazed windows, which would provide significant sound attenuation during winter months when the windows are closed, the buildings would provide only limited attenuation during warmer months when the windows are open for ventilation. Additionally, while some of the buildings with air conditioning would also experience limited noise attenuation, residents in buildings without air conditioning would be significantly impacted by noise during construction.

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Columbia University would make available air conditioning units at no cost to those residents of 3333 Broadway and 95 Old Broadway and 1430 Amsterdam Avenue who would be affected by the significant adverse impact (see Chapter 23 for details). This would partially mitigate the temporary noise impacts due to construction activities. *