



## CITY PLANNING COMMISSION

---

March 10, 2008/Calendar No. 2

C 080099(A) ZMM

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**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section Nos. 5c, 6a & 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by Broadway, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and the easterly centerline prolongation of Tiemann Place;
2. changing from an R7-2 District to an R6A District property bounded by a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, a line 200 feet westerly of Madison Avenue, East 124<sup>th</sup> Street, West 124<sup>th</sup> Street, and a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard;
3. changing from a C4-4 District to an R6A District property bounded by:
  - a. West 126<sup>th</sup> Street, a line 235 feet westerly of Fifth Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 125 feet easterly of Lenox Avenue– Malcolm X. Boulevard; and
  - b. East 126<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 85 feet easterly of Fifth Avenue;
4. changing from an R7-2 District to an R7A District property bounded by West 126<sup>th</sup> Street, Amsterdam Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 100 feet westerly of Morningside Avenue, West 126<sup>th</sup> Street, Morningside Avenue, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and its southeasterly centerline prolongation, and Broadway;
5. changing from an R7-2 District to a C4-4A District property bounded by:
  - a. a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard, West 124<sup>th</sup> Street, and Lenox Avenue – Malcolm X. Boulevard; and
  - b. a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, a line 85 feet easterly of Madison Avenue, East 124<sup>th</sup> Street, and a line 200 feet westerly of Madison Avenue;

6. changing from a C4-4 District to a C4-4A District property bounded by:
  - a. West 126<sup>th</sup> Street, a line 275 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 225 feet easterly of Frederick Douglass Boulevard;
  - b. West 126<sup>th</sup> Street, a line 125 feet easterly of Lenox Avenue– Malcolm X. Boulevard, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and Lenox Avenue– Malcolm X. Boulevard; and
  - c. a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 235 feet westerly of Fifth Avenue, West 126<sup>th</sup> Street, East 126<sup>th</sup> Street, a line 85 feet easterly of Fifth Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Madison Avenue, a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, and a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard;
  
7. changing from a C4-4 District to a C4-4D District property bounded by:
  - a. West 126<sup>th</sup> Street, a line 225 feet easterly of Frederick Douglass Boulevard, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Frederick Douglass Boulevard, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, St. Nicholas Avenue, West 124<sup>th</sup> Street, Hancock Place, and Morningside Avenue;
  - b. a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line 65 feet westerly of Adam Clayton Powell Jr. Boulevard, West 124<sup>th</sup> Street, and Frederick Douglass Boulevard;
  - c. a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, Lenox Avenue– Malcolm X. Boulevard, West 124<sup>th</sup> Street, and a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard;
  - d. a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 90 feet westerly of Park Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 215 feet westerly of Park Avenue, a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, and Madison Avenue; and
  - e. a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 115 feet westerly of Lexington Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Lexington Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr.

Boulevard, Third Avenue, a line 75 feet southerly of East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 130 feet easterly of Third Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Second Avenue, East 124<sup>th</sup> Street, and a line 90 feet easterly of Park Avenue;

8. changing from a C4-4A District to a C4-4D District property bounded by East 126<sup>th</sup> Street, Lexington Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 115 feet westerly of Lexington Avenue;
9. changing from a C4-5 District to a C4-4D District property bounded by West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Frederick Douglass Boulevard, West 124<sup>th</sup> Street, and St. Nicholas Avenue;
10. changing from an M1-2 District to a C4-4D District property bounded by:
  - a. East 126<sup>th</sup> Street, a line 115 feet westerly of Lexington Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 90 feet easterly of Park Avenue; and
  - b. East 126<sup>th</sup> Street, Third Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and Lexington Avenue;
11. changing from a C4-4 District to a C4-7 District property bounded by a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 380 feet easterly of Lenox Avenue– Malcolm X. Boulevard;
12. changing from a C4-4 District to a C6-3 District property bounded by:
  - a. West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard, a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 124<sup>th</sup> Street, a line 65 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, and Frederick Douglass Boulevard; and
  - b. East 126<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad Right-of-Way, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 90 feet easterly of Park Avenue, East 124<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad Right-of-Way, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 90 feet westerly of Park Avenue;

13. changing from an M1-2 District to a C6-3 District property bounded by East 126<sup>th</sup> Street, a line 90 feet easterly of Park Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and the westerly boundary line of the New York Central Railroad Right-of-Way;
14. establishing within an existing R7-2 District a C2-4 District bounded by West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line perpendicular to the southerly street line of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard distant 340 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and southerly street line of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 100 feet southerly of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and the easterly centerline prolongation of Tiemann Place, and Broadway; and
15. establishing a Special 125<sup>th</sup> Street District (125) bounded by West 126<sup>th</sup> Street, Amsterdam Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 100 feet westerly of Morningside Avenue, West 126<sup>th</sup> Street, East 126<sup>th</sup> Street, Third Avenue, a line 75 feet southerly of East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 130 feet easterly of Third Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Second Avenue, East 124<sup>th</sup> Street, West 124<sup>th</sup> Street, Morningside Avenue, a line 100 feet southerly of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and its southeasterly centerline prolongation, the easterly centerline prolongation of Tiemann Place, and Broadway;

Borough of Manhattan, Community Districts 9, 10 and 11, as shown on a diagram (for illustrative purposes only) dated December 19, 2007, and subject to the conditions of CEQR Declaration E-201.

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The original application for an amendment of the Zoning Map was filed by the Department of City Planning on September 26, 2007. The requested action, in conjunction with the related zoning text amendment, would facilitate the establishment of the Special 125<sup>th</sup> Street District. On December 17, 2007, pursuant to Section 2-06(c)(1) of the ULURP rules, the Department filed an application to modify the proposed amendment to the Zoning Map (C 080099(A) ZMM), for public hearing and consideration by the City Planning Commission. The modified application, C 080099(A) ZMM, is the subject of this report.

## **RELATED ACTION**

In addition to an amendment to the Zoning Map, which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

**N 080100(A) ZRM:** Zoning Text Amendment to establish the Special 125<sup>th</sup> Street District

## **BACKGROUND**

The Department of City Planning seeks approval of a zoning map amendment, in conjunction with the related zoning text amendment, to facilitate the establishment of the Special 125<sup>th</sup> Street District.

A more detailed description of this application, the surrounding area and related zoning text amendment are included in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special 125<sup>th</sup> Street District, (N 080100(A) ZRM).

## **ENVIRONMENTAL REVIEW**

The original applications (C 080099 ZMM, N 080100 ZRM), in conjunction with the modified applications (C 080099(A) ZMM, N 080100(A) ZRM), were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the City Planning Commission (CPC).

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on December 13, 2006, and distributed, published and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental

Impact Statement (DEIS) was issued on December 13, 2006. A public scoping meeting was held on the DEIS on January 17, 2007. A Final Scope of Work, reflecting the comments made during the scoping, was issued on August 31, 2007.

The applicant prepared a DEIS and a Notice of Completion for the DEIS was issued on September 28, 2007. On January 30, 2008, a public hearing was held on the DEIS pursuant to SEQRA and other relevant statutes. A Final Environmental Impact Statement (FEIS) was completed and a Notice of Completion for the FEIS was issued on February 29, 2008. The FEIS identified significant adverse impacts and proposed mitigation measures that are summarized in the Executive Summary of the FEIS attached as Exhibit A to the report for the related modified application, N 080100(A) ZRM.

The FEIS included the Expanded Arts Bonus Alternative, which reflects the modified ULURP applications (C 080099(A) ZMM, N 080100(A) ZRM) that were submitted subsequent to the issuance of the DEIS. On March 10, 2008, subsequent to the issuance of the FEIS, a Technical Memorandum was completed which addresses the potential impacts of further modifications by the CPC to the modified applications (C 080099(A) ZMM, N 080100(A) ZRM).

A more detailed discussion of the environmental issues and proposed mitigation measures is included in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special 125<sup>th</sup> Street District (N 080100(A) ZRM).

## **UNIFORM LAND USE REVIEW**

On October 1, 2007, the original application (C 080099 ZMM) was certified as complete by the Department of City Planning, and was duly referred to Community Boards 9, 10, and 11, the Borough Board and the Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related application for a zoning text amendment, (N 080100 ZRM) for information and review in accordance with the procedures for non-ULURP matters.

On December 17, 2007, the modified applications (C 080099(A) ZMM, N 080100(A)) were duly referred to community boards 9, 10, and 11, the Borough Board and Borough President pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure.

### **Community Board Public Hearing**

Community Board 9 held a public hearing on the original application (C 080099 ZMM) on December 5, 2007, and on that date, by a vote of 19 in favor, 3 opposed and 5 abstaining, adopted a resolution recommending approval of this application with conditions.

Community Board 10 held a public hearing on the original application (C 080099 ZMM) on December 5, 2007, and on that date, by a vote of 31 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending disapproval of this application with conditions.

Community Board 11 held a public hearing on the original application (C 080099 ZMM) on December 5, 2007, and on that date, by a vote of 23 in favor, 0 opposed and 4 abstaining, adopted a resolution recommending approval of this application with conditions.

A summary of the votes and recommendations of Community Boards 9, 10 and 11 appear in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special 125<sup>th</sup> Street District, (N 080100(A) ZRM).

### **Borough President Recommendation**

The original application (C 080099 ZMM) was considered by the Borough President, who issued a recommendation for conditional disapproval on January 9, 2008.

A summary of the Borough President's recommendation appears in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special 125<sup>th</sup> Street District, (N 080100(A) ZRM).

### **Borough Board Recommendation**

The Borough Board did not submit a recommendation for this application.

### **City Planning Commission Public Hearing**

On January 9, 2008 (Calendar No. 4), the City Planning Commission scheduled January 30, 2008 for a public hearing on the original application (C 080099 ZMM), and the modified application (N 080099(A) ZMM, and the applications for the related actions (N 080100 ZRM, N 080100(A) ZRM). The hearing was duly held on January 30, 2008 (Calendar No. 29), in conjunction with the public hearing on the applications for the related actions.

There were a number of speakers, as described in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special 125<sup>th</sup> Street District (N 080100(A) ZRM), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this amendment of the Zoning Map as modified, in conjunction with the related action, is appropriate.

A full consideration and analysis of the issues, and reasons for approving this application as modified, appears in the related application for the proposed amendment to the Zoning Resolution to establish the Special 125<sup>th</sup> Street District, (N 080100(A) ZRM).

### **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on February 29, 2008, with respect to this application, together with the Technical Memorandum, dated March 10, 2008, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action under the Expanded Arts Bonus Alternative, is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS and the Technical Memorandum, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961 and as subsequently amended, is hereby amended by changing the Zoning Map, Section Nos. 5c, 6a and 6b:

1. eliminating from within an existing R7-2 District a C1-4 District bounded by Broadway, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and the easterly centerline prolongation of Tiemann Place;
2. changing from an R7-2 District to an R6A District property bounded by a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, a line 200 feet westerly of Madison Avenue, East 124<sup>th</sup> Street, West 124<sup>th</sup> Street, and a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard;
3. changing from a C4-4 District to an R6A District property bounded by:
  - a. West 126<sup>th</sup> Street, a line 235 feet westerly of Fifth Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 125 feet easterly of Lenox Avenue– Malcolm X. Boulevard; and
  - b. East 126<sup>th</sup> Street, a line 90 feet westerly of Park Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 85 feet easterly of Fifth Avenue;

4. changing from an R7-2 District to an R7A District property bounded by West 126<sup>th</sup> Street, Amsterdam Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 100 feet westerly of Morningside Avenue, West 126<sup>th</sup> Street, Morningside Avenue, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and its southeasterly centerline prolongation, and Broadway;
5. changing from an R7-2 District to a C4-4A District property bounded by:
  - a. a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard, West 124<sup>th</sup> Street, and Lenox Avenue – Malcolm X. Boulevard; and
  - b. a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, a line 85 feet easterly of Madison Avenue, East 124<sup>th</sup> Street, and a line 200 feet westerly of Madison Avenue;
6. changing from a C4-4 District to a C4-4A District property bounded by:
  - a. West 126<sup>th</sup> Street, a line 275 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 225 feet easterly of Frederick Douglass Boulevard;
  - b. West 126<sup>th</sup> Street, a line 125 feet easterly of Lenox Avenue– Malcolm X. Boulevard, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and Lenox Avenue– Malcolm X. Boulevard; and
  - c. a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 235 feet westerly of Fifth Avenue, West 126<sup>th</sup> Street, East 126<sup>th</sup> Street, a line 85 feet easterly of Fifth Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Madison Avenue, a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, and a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard;
7. changing from a C4-4 District to a C4-4D District property bounded by:
  - a. West 126<sup>th</sup> Street, a line 225 feet easterly of Frederick Douglass Boulevard, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Frederick Douglass Boulevard, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, St. Nicholas Avenue, West 124<sup>th</sup> Street, Hancock Place, and Morningside Avenue;

- b. a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line 65 feet westerly of Adam Clayton Powell Jr. Boulevard, West 124<sup>th</sup> Street, and Frederick Douglass Boulevard;
  - c. a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, Lenox Avenue– Malcolm X. Boulevard, West 124<sup>th</sup> Street, and a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard;
  - d. a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 90 feet westerly of Park Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 215 feet westerly of Park Avenue, a line midway between East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and East 124<sup>th</sup> Street, and Madison Avenue; and
  - e. a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 115 feet westerly of Lexington Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Lexington Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Third Avenue, a line 75 feet southerly of East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 130 feet easterly of Third Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Second Avenue, East 124<sup>th</sup> Street, and a line 90 feet easterly of Park Avenue;
8. changing from a C4-4A District to a C4-4D District property bounded by East 126<sup>th</sup> Street, Lexington Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 115 feet westerly of Lexington Avenue;
9. changing from a C4-5 District to a C4-4D District property bounded by West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Frederick Douglass Boulevard, West 124<sup>th</sup> Street, and St. Nicholas Avenue;
10. changing from an M1-2 District to a C4-4D District property bounded by:
- a. East 126<sup>th</sup> Street, a line 115 feet westerly of Lexington Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 90 feet easterly of Park Avenue; and
  - b. East 126<sup>th</sup> Street, Third Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and Lexington Avenue;
11. changing from a C4-4 District to a C4-7 District property bounded by a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard, West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 380 feet easterly of Lenox Avenue– Malcolm X. Boulevard;

12. changing from a C4-4 District to a C6-3 District property bounded by:
  - a. West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 545 feet easterly of Lenox Avenue– Malcolm X. Boulevard, a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 124<sup>th</sup> Street, a line 65 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and West 124<sup>th</sup> Street, and Frederick Douglass Boulevard; and
  - b. East 126<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad Right-of-Way, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 90 feet easterly of Park Avenue, East 124<sup>th</sup> Street, the westerly boundary line of the New York Central Railroad Right-of-Way, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and a line 90 feet westerly of Park Avenue;
13. changing from an M1-2 District to a C6-3 District property bounded by East 126<sup>th</sup> Street, a line 90 feet easterly of Park Avenue, a line midway between East 126<sup>th</sup> Street and East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and the westerly boundary line of the New York Central Railroad Right-of-Way;
14. establishing within an existing R7-2 District a C2-4 District bounded by West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line perpendicular to the southerly street line of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard distant 340 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of Broadway and southerly street line of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 100 feet southerly of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, and the easterly centerline prolongation of Tiemann Place, and Broadway; and
15. establishing a Special 125<sup>th</sup> Street District (125) bounded by West 126<sup>th</sup> Street, Amsterdam Avenue, a line midway between West 126<sup>th</sup> Street and West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 100 feet westerly of Morningside Avenue, West 126<sup>th</sup> Street, East 126<sup>th</sup> Street, Third Avenue, a line 75 feet southerly of East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, a line 130 feet easterly of Third Avenue, East 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard, Second Avenue, East 124<sup>th</sup> Street, West 124<sup>th</sup> Street, Morningside Avenue, a line 100 feet southerly of West 125<sup>th</sup> Street/ Dr. Martin Luther King Jr. Boulevard and its southeasterly centerline prolongation, the easterly centerline prolongation of Tiemann Place, and Broadway;

Borough of Manhattan, Community District 9, 10 and 11, as shown in a diagram (for illustrative purposes only) dated December 19, 2007, and which includes CEQR Designation E-201.

The above resolution (C 080099(A) ZMM), duly adopted by the City Planning Commission on March 10, 2008 (Calendar No. 2), is filed with the Office of the Speaker, City Council and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN, AICP, Chair**  
**KENNETH J. KNUCKLES, Esq., Vice-Chairman**  
**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN,**  
**MARIA M. DEL TORO, RICHARD W. EADDY,**  
**NATHAN LEVENTHAL, SHIRLEY A. McRAE, JOHN MEROLO, Commissioners**  
  
**ANGELA R. CAVALUZZI, R.A., KAREN A. PHILLIPS, Commissioners Voting No**