



July 28, 2021 / Calendar No. 30

C 180024 MMM

IN THE MATTER OF an application submitted by The Port Authority of New York and New Jersey pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of West 178th Street and West 180th Street between Haven Avenue and Cabrini Boulevard;
- the elimination, discontinuance and closing of West 179th Street between the westerly end of West 179th Street and Cabrini Boulevard;
- the elimination, discontinuance and closing of Haven Avenue between West 177th Street and West 178th Street;
- the elimination, discontinuance and closing of Haven Avenue between West 179th Street and West 180th Street;
- the elimination, discontinuance and closing of West 177th Street at its intersection with Haven Avenue;
- the widening of a portion of Haven Avenue south of West 181st Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Acc Nos. 30259 and 30260 dated March 23, 2020 and signed by the Borough President.

This application (C 180024 MMM) for an amendment to the City Map was filed by the Port Authority of New York and New Jersey (PANYNJ) on July 24, 2017. The proposed amendment would facilitate the construction of new bike and pedestrian access ramps on the north and south New York side of The George Washington Bridge (GWB), in Manhattan Community District 12.

BACKGROUND

This project is part of the overall “Restoring the George Program” sponsored by the PANYNJ, which includes 11 projects to rehabilitate the 90-year-old (GWB). The program addresses high priority

state-of-good-repair projects. It also provides improvements to the pedestrian and bicycle access. This includes separating users on the north and south GWB sidewalks, adding Americans with Disabilities Act (ADA) compliant access ramps, eliminating stairways and constricted turns on access ramps, introducing spacious entry plazas and viewing platforms, and installing safety fencing along ramps and main span sidewalks.

The GWB sidewalks are currently accessed by pedestrians and cyclists via stair structures and narrow access ramps on both the New Jersey and New York sides of the GWB. On the New York side, the sidewalks are accessed via a ramp on West 178th Street and an entrance with a set of stairs on West 179th Street. These stairs lead to a walkway and additional stairs used to access the bridge. To provide ADA compliant access to the GWB, new bike and pedestrian ramps and entrance plazas would be constructed on both the N-Y and N-J north and south GWB approaches.

The subject streets being eliminated, discontinued and closed are mapped but unbuilt City-owned streets. While the streets are City owned, the PANYNJ owns and operates the vehicular ramps to the GWB that now occupy parts of or span above the subject streets. As part of the ramp construction in the 1950s/1960s, there was a transfer of properties and maintenance responsibilities between agencies, but neither the City nor PANYNJ has any records of any formal property transfer of the subject streets. Both entities have operated as if the PANYNJ owns the subject street property as they have maintained the area since 1962. The proposed City Map amendment would allow for the subsequent transfer of the City-owned property and update the City Map.

ENVIRONMENTAL REVIEW

This application (C 180024 MMM) was 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 18DCP027M. The lead is the City Planning Commission.

After a study of the potential impact of the proposed actions, a Type II determination was issued on August 22, 2017.

UNIFORM LAND USE REVIEW

This application (C 180024 MMM) was certified as complete by the Department of City Planning on March 15, 2021 and was duly referred to Manhattan Community Board 12, and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Manhattan Community Board 12 held a public hearing on this application (C 180024 MMM), on May 5, 2021 and on May 25, 2021, by a vote of 33 in favor, none opposed and none abstaining, adopted a resolution recommending approval of the application.

Manhattan Borough President Recommendation

This application (C 180024 MMM) was considered by the Manhattan Borough President, who on June 23, 2021, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On June 23, 2021 (Calendar No. 7), the City Planning Commission scheduled July 14, 2021 for a public hearing on this application (C 180024 MMM). The hearing was duly held on July 14, 2021 (Calendar No. 41). One speaker testified in favor of the application and none in opposition.

An applicant team from the PANYNJ testified in support of the application, describing the details of the demapping proposal.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a City Map amendment (C 180024 MMM) is appropriate.

The Commission acknowledges the need to keep the GWB in a state of good repair and the need for ADA accessibility to it, and supports the plan to separate pedestrian and bicycle uses on the north and south sides of the GWB.

The Commission notes that the streets to be eliminated, discontinued and closed are City owned mapped street areas that are unbuilt and have been maintained by the PANYNJ since the 1960s.

The Commission further notes that the City Map amendment will have no effect on access to private property as no residential or commercial properties receive access from the subject streets.

RESOLUTION

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and to be appropriate, adopts the following resolution:

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c and 199 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C 180024 MMM), for an amendment to the City Map involving:

- the elimination, discontinuance and closing of West 178th Street and West 180th Street between Haven Avenue and Cabrini Boulevard;
- the elimination, discontinuance and closing of West 179th Street between the westerly end of West 179th Street and Cabrini Boulevard;
- the elimination, discontinuance and closing of Haven Avenue between West 177th Street and West 178th Street;
- the elimination, discontinuance and closing of Haven Avenue between West 179th Street and West 180th Street;
- the elimination, discontinuance and closing of West 177th Street at its intersection with Haven Avenue;
- the widening of a portion of Haven Avenue south of West 181st Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Acc Nos.30259 and 30260 dated March 23, 2020 and signed by the Borough President is approved; and be it further

RESOLVED, that pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that “such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City”; and be it further

RESOLVED, that, pursuant to Section 5-433 of the New York Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map Nos. 30259, and 30260 dated March 23, 2020 providing for the discontinuance and closing of: • the elimination, discontinuance and closing of West 178th Street and West 180th Street between Haven Avenue and Cabrini Boulevard; the elimination, discontinuance and closing of West 179th Street between the westerly end of West 179th Street and Cabrini Boulevard; the elimination, discontinuance and closing of Haven Avenue between West 177th Street and West 178th Street; the elimination, discontinuance and closing of Haven Avenue between West 179th Street and West 180th Street; the elimination, discontinuance and closing of West 177th Street at its intersection with Haven Avenue; particularly described as follows:

TECHNICAL DESCRIPTION OF STREETS TO BE DISCONTINUED AND CLOSED

WEST 180 STREET, BETWEEN CABRINI BOULEVARD AND HAVEN AVENUE, WEST 179 STREET, BETWEEN CABRINI BOULEVARD AND THE WESTERLY SIDE OF WEST 179 STREET, AND HAVEN AVENUE, BETWEEN WEST 179 STREET AND WEST 180 STREET, BOROUGH OF MANHATTAN, NEW YORK COUNTY.

Starting at a point on the westerly line of Cabrini Boulevard at the intersection with the southerly line of West 181 Street; thence, running 278.80 feet southerly, along the westerly line of Cabrini Boulevard to a point on the northerly line of West 180 Street, discontinued and closed, the point or place of beginning;

1. Thence, running 60.00 feet, in a southerly direction, along the easterly line of West 180 Street, discontinued and closed, to a point
2. Thence running 272.00 feet, in a westerly direction, along the southerly line of West 180 Street, discontinued and closed to a point;
3. Thence running 200.00 feet, in a southerly direction, along the easterly line of Haven Avenue, discontinued and closed, to a point;
4. Thence running 272.00 feet, in an easterly direction, along the northerly line of West 179 Street, discontinued and closed, which makes an interior angle with the previous course of 270 degrees, to a point;
5. Thence running 80 feet, in a southerly direction, on a line which makes an interior angle of 90 degrees with the previous course, to a point;

6. Thence running 460.46 feet, in a westerly direction, along the southerly line of West 179 Street, discontinued and closed, which makes an interior angle of 90 degrees with the previous course, to a point;
7. Thence running 11.79 feet, in a northerly direction, along the westerly line of West 179 Street, discontinued and closed, which makes an interior angle of ninety degrees with the previous course, to a point;
8. Thence running 4.00 feet, in a westerly direction, along a line which makes an interior angle of 270 degrees with the previous course, to a point;
9. Thence, running 25.17 feet, in a northerly direction along the westerly line of Haven Avenue, discontinued and closed, which makes an interior angle of 90 degrees with the previous course, to a point;
10. Thence running 79.04 feet in a northerly direction, along the westerly line of Haven Avenue, discontinued and closed, which makes an interior angle of 170 degrees-11 minutes and 56 seconds with the previous course, to a point;
11. Thence, running 119.00 feet in an easterly direction, along a line which makes an interior angle of 99 degrees-48 minutes and 11 seconds with the previous course, to a point;
12. Thence, running 225.15 feet, in a northerly direction, along the westerly line of Haven Avenue, discontinued and closed, which makes an interior angle of 270 degrees with the previous course, to a point;
13. Thence, running 332.00 feet, in an easterly direction, along the northerly line of West 180 Street, discontinued and closed, which makes an interior angle of 90 degrees with the previous course, to the point or place of beginning.

Said street lands to be discontinued and closed contain an area of 73,122 square feet, more or less.

TECHNICAL DESCRIPTION OF STREETS TO BE DISCONTINUED AND CLOSED

WEST 178 STREET, BETWEEN CABRINI BOULEVARD AND HAVEN AVENUE; HAVEN AVENUE, BETWEEN WEST 177 STREET AND WEST 178 STREET; AND A PORTION OF WEST 177 STREET, AT IT' INTERSECTION WITH HAVEN AVENUE, BOROUGH OF MANHATTAN, NEW YORK COUNTY

Starting at the point of beginning, located at the intersection of the westerly line of Cabrini

Boulevard, extended and the northerly line of West 178 Street;

1. Thence, running 80.00 feet, in a southerly direction, along a line perpendicular to the northerly line of West 178 Street, to a point;
2. Thence running 272.00 feet, in a westerly direction, along the southerly line of West 178 Street, discontinued and closed, which makes an interior angle of 90 degrees with the previous course, to a point;
3. Thence running 65.00 feet, in a southerly direction, along the easterly line of Haven Avenue, discontinued and closed, which makes an interior angle with the previous course of 270 degrees, to a point;
4. Thence running 219.10 feet, in a southeasterly direction, along the easterly line of Haven Avenue, discontinued and closed, which makes an interior angle of 203 degrees-54 minutes and 24 seconds to a point;
5. Thence running 50.07 feet, easterly, on a curve to the right, with a radius of 120.00 feet to a point on the northerly line of West 177 Street that makes an interior angle of 269 degrees-59 minutes and 54 seconds with the tangent to said circle;
6. Thence running 98.67 feet, in a southwesterly direction, along a line that makes an interior angle of 25 degrees-23 minutes and 13 seconds to the tangent of said curve, to a point on the westerly line of Haven Avenue;
7. Thence running 267.20 feet, in a northwesterly direction, along the westerly line of Haven Avenue, discontinued and closed, which makes an interior angle of 88 degrees-31 minutes and 11 seconds with the previous course, to a point;
8. Thence running 133.03 feet, in a northerly direction, along the westerly line of Haven Avenue, discontinued and closed, which makes an interior angle of 156 degrees-05 minutes and 36 seconds with the previous course, to a point;
9. Thence, running 332.00 feet, in an easterly direction, along the northerly line of West 178 Street, discontinued and closed, which makes an interior angle of 90 degrees with the previous course, to the point or place of beginning.

Said street land to be discontinued and closed contains an area of 42, 922 Square Feet, more or less.

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map Acc Nos 30259 and 30260. dated March 23, 2020 are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.
- b. The subject streets to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 180024 MMM), duly adopted by the City Planning Commission on July 28, 2021 (Calendar No. 30), 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.

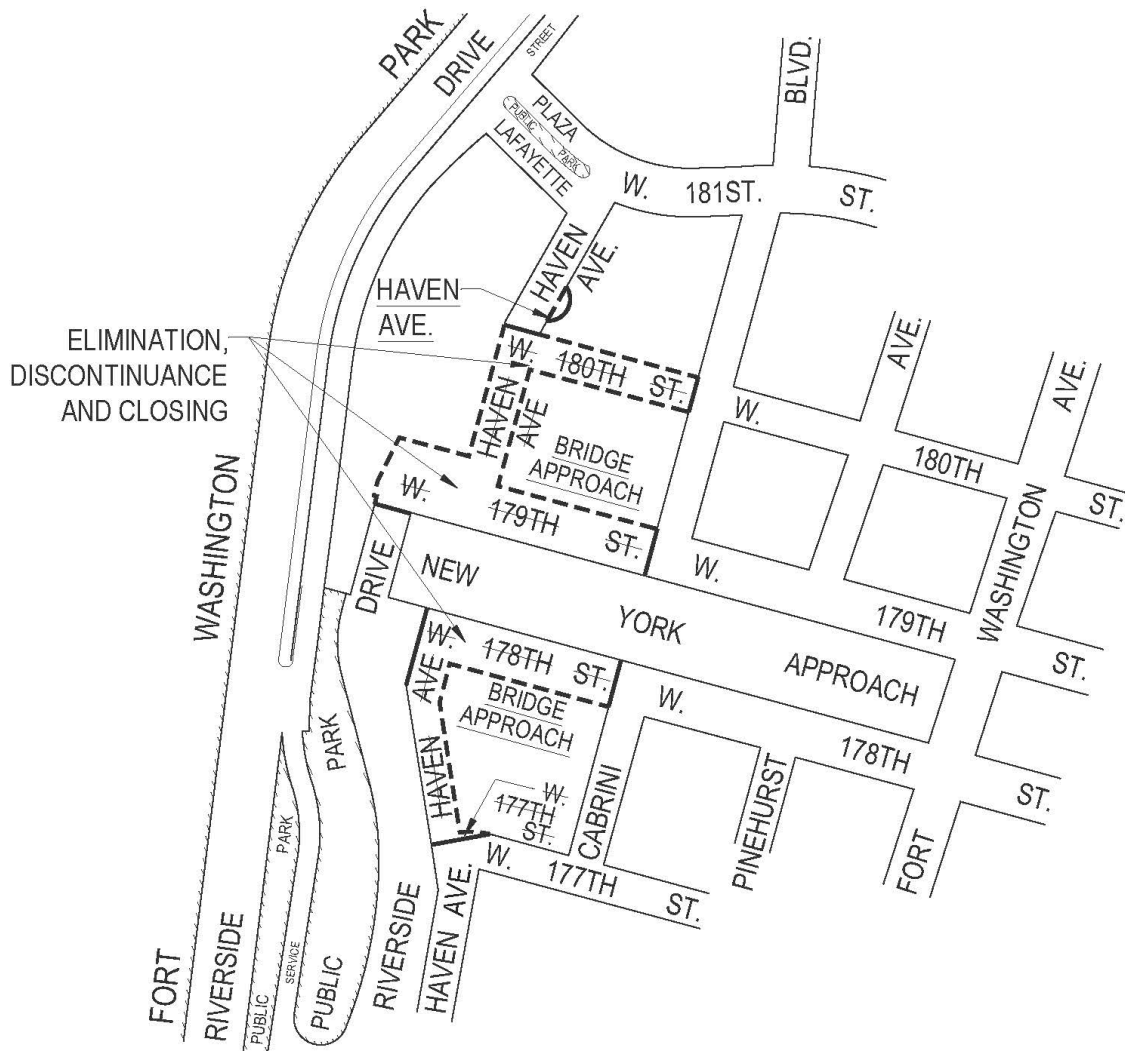
MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO III

JOSEPH I. DOUEK, RICHARD W. EADDY HOPE KNIGHT, ANNA HAYES LEVIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
MAP CHANGE
ON SECTIONAL MAP

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**BOROUGH OF
MANHATTAN**

New York, Certification Date
March 15, 2021

P. Montgomery, P.E.
Chief Engineer



- NOTE:
- Indicates line of street legally adopted.
 - Indicates line of street proposed to be established.
 - Indicates line of street proposed to be eliminated.
 - Indicates Park line heretofore established and hereby retained.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



Community Board 12 - Manhattan Washington Heights & Inwood

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Eleazar Bueno, Chairperson
Ebenezer Smith, District Manager

June 2, 2021

Hon. Marisa Lago, Director
New York City Department of City Planning
120 Broadway
31st Floor
New York, NY 10271

Re: SUPPORTING THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY'S "RESTORE THE GEORGE"
STREET MAP CHANGE ULURP APPLICATION

Dear Director Lago:

At the General Meeting Tuesday, May 25, 2021 Community Board #12, Manhattan passed a resolution with a vote of 33 in favor, 0 opposed, 0 abstention ratifying the Executive Committee resolution passed on Monday, May 17, 2021, supporting the ULURP Application No.: 180024MMM filed by the Port Authority of New York and New Jersey, which proposes certain street map changes and disposition of property between the Port Authority and the City of New York.

Whereas: The Port Authority of New York and New Jersey (the "Port Authority") (the "Applicant") submitted an application ("Application No.: 180024MMM" or the "Application") to the Department of City Planning ("DCP") seeking certain street map changes and the disposition of property between the Port Authority and the City of New York (the "Map Changes") under the Uniform Land Use Review Procedure ("ULURP"). The Application is part of the Port Authority's overall "Restore the George Program" which includes 11 projects to restore the 85-year-old bridge including the construction of new pedestrian and bicycle ramps and providing access to the bridge's sidewalks compliant with the American with Disabilities Act ("ADA"). The Application was certified as complete by DCP on March 15, 2021. Community Board 12-Manhattan ("CB12M") has a 60-day period to review and comment on the Application which commenced on March 24, 2021 and ends May 24, 2021; and

Whereas: The Map Changes would update the City Map and formalize the street network resulting from the construction of the lower level of the George Washington Bridge in the 1950s, discontinue and close certain mapped but unbuilt or "paper" streets (the "Unbuilt Streets"), align the City Map with the existing use of space, establish a turnaround at the Haven Avenue dead-end at the request of the New York City Department of Transportation ("NYCDOT"), and update miscellaneous topographic features and legal grades as directed by the Manhattan Borough President's Office; and

Hon. Marisa Lago, Director

Re: SUPPORTING THE PORT AUTHORITY OF NEW YORK AND NEW JERSEY'S "RESTORE THE GEORGE"
STREET MAP CHANGE ULURP APPLICATION

June 2, 2021

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Whereas: The Unbuilt Streets proposed for closure and de-mapping are bounded by Riverside Drive and Fort Washington Avenue and West 177th and 179th Streets; Haven Avenue and Cabrini Boulevard and West 179th and 180th Streets, Haven Avenue, Riverside Drive and Cabrini Boulevard and West 177th and 178th Streets; and Haven Avenue and Cabrini Boulevard and West 180th and 181st Streets (collectively Block 2177 / Lots 51, 255, 300, 168, 170, 174 and 175). Title to the existing turnaround located at Haven Avenue just north of West 180th Street (Block 2177 / Lot 168) would also be transferred at no cost from the Port Authority to the City of New York (the "City"); and

Whereas: Although the Board of Estimate approved the Port Authority's 1957 plan to expand the George Washington Bridge approaches and approved other actions required to implement the plan; the Port Authority constructed the ramps and has maintained the subject area since 1957; and the City and Port Authority have operated since 1962 as if the Port Authority owns all of the land on which the ramps are built, neither the City nor the Port Authority have located records of any formal property transfer; and

Whereas: The Application for Map Changes is a procedural formality to update the City Map to allow for the subsequent transfer of the Unbuilt Streets from the City to the Port Authority to complete a process that was left unfinished from the 1950s/1960s and to cede ownership of the Haven Avenue turnaround from the Port Authority to the City; and

Whereas: Representatives of DCP and the Port Authority presented the Application to CB12-M's Land Use Committee at its regularly scheduled May 5, 2021 Committee Meeting. The Chair of CB12-M's Traffic and Transportation Committee attended the meeting. No objections or concerns were raised in connection with the Application; now, therefore, be it

Resolved: Community Board 12-Manhattan supports ULURP Application No.: 180024MMM filed by the Port Authority of New York and New Jersey, which proposes certain street map changes and disposition of property between the Port Authority and the City of New York.

Sincerely,



Eleazar Bueno
Chairperson

cc: Hon. Bill de Blasio, Mayor
Hon. Jumaane Williams, Public Advocate
Hon. Scott M. Stringer, Comptroller
Hon. Brian Benjamin, State Senator
Hon. Robert Jackson, State Senator
Hon. Gale Brewer, Manhattan Borough President

Hon. Al Taylor, Assembly Member
Hon. Carmen De La Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member



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Gale A. Brewer, Borough President

June 23, 2021

**Recommendation on ULURP Application C180024 MMM
Restore The George City Map Change
By the Port Authority of New York & New Jersey**

PROPOSED ACTIONS

The Port Authority of New York & New Jersey (“the Applicant”) is seeking approval to amend the City Map to eliminate, discontinue, and close West 178th, 179th, and 180th Streets between Haven Avenue and Cabrini Boulevard; to eliminate, discontinue, and close Haven Avenue between West 177th Street and 180th Streets; and to establish a turn-around at the newly formed Haven Avenue dead end (“the Actions”). The Actions would facilitate the construction of new bicycle and pedestrian ramps on the north and south sides of the New York side of the George Washington Bridge (“GWB”).

BACKGROUND

The GWB was built in 1931 and is a vital link between New York and New Jersey. The bridge is the busiest vehicular crossing in the world. In addition to carrying vehicular traffic, the bridge also carries bicycle and pedestrian traffic. The bicycle and pedestrian paths across the GWB are the only such links for non-vehicular traffic between New York and New Jersey. The effort to improve bicycle and pedestrian facilities on the GWB is part of the Applicant’s 10-year, \$1.9 billion plan to renovate the bridge.¹

The streets listed in the Actions are unbuilt and do not serve any residential or commercial structures. Since the time of the bridge’s construction, the City Map has not been amended to reflect the fact that these streets have not operated as roadways.

PROPOSED DEVELOPMENT

The Applicant proposes to remove the aforementioned unbuilt streets (West 178th, 179th, 180th Streets, and Haven Avenue) from the City Map. Removing these unbuilt streets is a part of the Applicant’s efforts to improve access to the GWB. Part of these efforts include the construction of new bicycle and pedestrian pathways on the bridge. The proposed new paths for bicyclists and pedestrians would be compliant with the Americans with Disabilities Act of 1990 (“ADA”).

¹ [Restoring the George: 10-Year Capital Construction Program.](#)

Area Context

The site of the proposed City Map change is located within Manhattan Community Board 12 in Washington Heights. The site is located near several landmarks and destinations in Washington Heights including Fort Washington Park, J. Hood Wright Park, The Little Red Lighthouse, Holyrood Episcopal Church-Iglesia Santa Cruz, and the George Washington Bridge Bus Station. The site is close to the 175th Street and 181st Street subway stations along the A line. Also nearby are bus stops along the M4, M5, M98, M100, Bx3, Bx7, Bx11, Bx13, Bx35, and Bx36 routes.

Site Description

The site consists of the existing ramps to the GWB. The unbuilt streets cover an area of 115,857 square feet. The surrounding area is zoned R7-2 and R8 with multifamily residential buildings that vary in height but are generally five to six stories. Just east of the area is a C4-4 zone which encompasses the George Washington Bridge Bus Station and Broadway, the main commercial thoroughfare of the area. To the west of the area is the GWB, the Henry Hudson Parkway, and Fort Washington Park.

COMMUNITY BOARD RESOLUTION

Manhattan Community Board 12 held a Full Board meeting on May 25, 2021. The Board voted to recommend approval of the application by a vote of 33 in favor, 0 opposed, 0 abstentions, and 0 recusals.

BOROUGH PRESIDENT'S COMMENTS

This change to the City Map is long overdue, as these streets were never constructed. I support the installation and upgrade of new bicycle and pedestrian ramps. The new ramps will finally bring this access point to the GWB into ADA compliance and provide an upgraded experience for bicyclists and pedestrians. During this pandemic, we have seen an increase of people commuting via bicycles and this project is a good step toward providing adequate infrastructure and better access to vital transportation links.

I appreciate the Applicant's efforts to engage with and inform the community throughout the ULURP process.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends approval of ULURP Application No. C180024 MMM – Restore The George City Map Change.



Gale A. Brewer
Manhattan Borough President