



## CITY PLANNING COMMISSION

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November 26, 2007/Calendar No.1

C 070495 ZMM

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**IN THE MATTER OF** an application submitted by Columbia University in the City of New York pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 5c and 6a:

1. changing from an M1-2 District to an R8A District property bounded by West 135th Street, a line 200 feet easterly of Broadway, West 134th Street, and Broadway;
2. changing from an M1-1 District to a C6-1 District property bounded by West 135th Street, 12th Avenue, West 133rd Street, and the U.S. Bulkhead Line;
3. changing from an M1-2 District to a C6-1 District property bounded by West 134th Street, a line 200 feet easterly of Broadway, West 133rd Street, Old Broadway, West 131st Street, Broadway, West 125th Street/Dr. Martin Luther King Jr. Boulevard, St. Clair Place and its westerly centerline prolongation, the U.S. Bulk Line, West 130th Street and its westerly centerline prolongation, a line 200 feet easterly of 12th Avenue, West 132nd Street, a line 250 feet easterly of 12th Avenue, West 133rd Street, and Broadway;
4. changing from an M2-3 District to a C6-1 District property bounded by West 133rd Street, 12th Avenue, West 132nd Street, a line 200 feet easterly of 12th Avenue, West 130th Street and its westerly centerline prolongation, and the U.S. Bulkhead Line;
5. changing from an M3-1 District to a C6-1 District property bounded by West 133rd Street, a line 250 feet easterly of 12th Avenue, West 132nd Street, and 12th Avenue;
6. changing from an M1-2 District to a C6-2 District property bounded by a line midway between West 135th Street and West 134th Street and its westerly prolongation, a line 125 feet easterly of 12th Avenue, West 133rd Street, and 12th Avenue;
7. changing from an M1-2 District to an M1-1 District property bounded by the westerly centerline prolongation of West 130th Street, the U.S. Bulkhead Line, the westerly centerline prolongation of St. Clair Place, and the U.S. Pierhead Line;
8. changing from an M2-3 District to an M1-1 District property bounded by the westerly centerline prolongation of West 133rd Street, the U.S. Bulkhead Line, the westerly centerline prolongation of West 130th Street, and the U.S. Pierhead Line;

9. establishing within a proposed R8A District a C1-4 District bounded by West 135th Street, a line 100 feet easterly of Broadway, West 134th Street, and Broadway; and
10. establishing a Special Manhattanville Mixed Use District (MMU) bounded by West 135th Street, 12th Avenue, a line midway between West 135th Street and West 134th Street and its westerly prolongation, a line 125 feet easterly of 12th Avenue, West 133rd Street, Broadway, West 135th Street, a line 200 feet easterly of Broadway, West 133rd Street, Old Broadway, West 131st Street, Broadway, West 125th Street/Dr. Martin Luther King Jr. Boulevard, St. Clair Place and its westerly centerline prolongation, the U.S. Pierhead Line, the westerly centerline prolongation of West 133rd Street, and the U.S. Bulkhead Line;

Borough of Manhattan, Community District 9, as shown in a diagram (for illustrative purposes only) dated June 18, 2007, and which includes CEQR Designation E-188.

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The application for an amendment of the Zoning Map was filed by Columbia University on May 30, 2007. The requested action, in conjunction with the related zoning text amendment, would facilitate the development of a modern academic mixed-use campus in the Manhattanville section of West Harlem, Manhattan Community District 9.

#### **RELATED ACTION**

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

**N 070496 ZRM:** Zoning Text Amendment to establish the Special Manhattanville Mixed Use District

## **BACKGROUND**

The applicant, Columbia University, is seeking approval of a zoning map amendment, in conjunction with the related zoning text amendment, to facilitate the development of a new academic campus in Manhattanville.

A more detailed description of this application, surrounding area, the proposed project and rezoning application, are included in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special Manhattanville Mixed Use District, (N 070496 ZRM).

## **ENVIRONMENTAL REVIEW**

This application (C 070495 ZMM), in conjunction with the applications for the related action (N 070496 ZRM), 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 lead agency is the City Planning Commission.

It was determined that the proposed actions may have a significant effect on the environment. A Positive Declaration was issued on October 3, 2005, and distributed, published and filed. Together with its issuance of a Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on October 3, 2005. A public scoping meeting was held on the DEIS on November 15, 2005. A Final Scope of Work, reflecting the comments made during the scoping, was issued on April 25, 2007.

The applicant prepared a DEIS and issued a Notice of Completion on June 15, 2007. On October 3, 2007, a public hearing was held on the DEIS pursuant to SEQRA and other relevant statutes. The Final Environmental Impact Statement (FEIS) was completed, and a Notice of Completion for the FEIS was issued on November 16, 2007. 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 application N 070496 ZRM. Chapter 29 of the FEIS, “Modifications to the Proposed Action”, described and analyzed the modification to the Proposed Actions to rezone Subdistrict B to an underlying M1-2 district instead of a C6-1 district, adopted herein. On November 26, 2007 a Technical Memorandum was issued which describes and analyzes the other modifications to the Proposed Actions, described herein. Both Chapter 29 of the FEIS and the Technical Memorandum conclude that the Proposed Actions with the modifications would not result in any new or different significant adverse environmental impacts not already identified in the FEIS.

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 Manhattanville Mixed Use District (N 070496 ZRM).

#### **UNIFORM LAND USE REVIEW**

This application (C 070495 ZMM), was certified as complete by the Department of City Planning on June 18, 2007, and was duly referred to Community Board 9 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 non-ULURP application (N 070496 ZRM), which was referred for information and review.

#### **Community Board Public Hearing**

Community Board 9 held a public hearing on this application on August 20, 2007, and on that date, by a vote of 32 to 2 with 1 abstention, adopted a resolution recommending disapproval of the application with conditions.

A summary of the vote and recommendation of Community Board 9 appears in the report on the related application for the proposed amendment to the Zoning Resolution to establish the Special Manhattanville Mixed Use District, (N 070496 ZRM).

#### **Borough President Recommendation**

This application (C 070495 ZMM) was considered by the Borough President, who issued a recommendation for conditional approval on September 26, 2007.

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 Manhattanville Mixed Use District, (N 070496 ZRM).

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

On September 19, 2007 (Calendar No. 1), the City Planning Commission scheduled October 3, 2007 for a public hearing on this application (N 070495 ZMM). The hearing was duly held on October 3, 2007 (Calendar No. 23), in conjunction with the public hearing on the application for the related action (N 070496 ZRM).

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 Manhattanville Mixed Use District (N 070496 ZRM), and the hearing was closed.

### **Waterfront Revitalization Program Consistency Review**

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 06-043.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **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 Manhattanville Mixed Use District, (N 070496 ZRM).

## **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on November 16, 2007, with respect to this application, including Chapter 29 thereof, together with the Technical Memorandum, dated November 26, 2007, the City Planning Commission finds that the requirements of the 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 to be approved 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 , pursuant to a Restrictive Declaration , dated November 26, 2007, 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**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; 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 and 6a:

1. changing from an M1-2 District to an R8A District property bounded by West 135<sup>th</sup> Street, a line 200 feet easterly of Broadway, West 134<sup>th</sup> Street, and Broadway;
2. changing from an M1-2 District to a C6-1 District property bounded by West 134<sup>th</sup> Street, a line 200 feet easterly of Broadway, West 133<sup>rd</sup> Street, Old Broadway, West 131<sup>st</sup> Street, Broadway, West 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, St. Clair Place and its westerly centerline prolongation, 12<sup>th</sup> Avenue, West 130<sup>th</sup> Street, a line 200 feet easterly of 12<sup>th</sup> Avenue, West 132<sup>nd</sup> Street, a line 250 feet easterly of 12<sup>th</sup> Avenue, West 133<sup>rd</sup> Street, and Broadway;
3. changing from an M2-3 District to a C6-1 District property bounded by West 132<sup>nd</sup> Street, a line 200 feet easterly of 12<sup>th</sup> Avenue, West 130<sup>th</sup> Street and 12<sup>th</sup> Avenue;
4. changing from an M3-1 District to a C6-1 District property bounded by West 133<sup>rd</sup> Street, a line 250 feet easterly of 12<sup>th</sup> Avenue, West 132<sup>nd</sup> Street, and 12<sup>th</sup> Avenue;
5. changing from an M1-2 District to a C6-2 District property bounded by a line midway between West 135<sup>th</sup> Street and West 134<sup>th</sup> Street and its westerly prolongation, a line 125 feet easterly of 12<sup>th</sup> Avenue, West 133<sup>rd</sup> Street, and 12<sup>th</sup> Avenue;
6. changing from an M1-2 District to an M1-1 District property bounded by the westerly centerline prolongation of West 130<sup>th</sup> Street, the U.S. Bulkhead Line, the westerly centerline prolongation of St. Clair Place, and the U.S. Pierhead Line;
7. changing from an M2-3 District to an M1-1 District property bounded by the westerly centerline prolongation of West 133<sup>rd</sup> Street, the U.S. Bulkhead Line, the westerly centerline prolongation of West 130<sup>th</sup> Street, and the U.S. Pierhead Line;

8. changing from an M1-1 District to an M1-2 District property bounded by West 135<sup>th</sup> Street, 12<sup>th</sup> Avenue, West 133<sup>rd</sup> Street, and the U.S. Bulkhead Line;
9. changing from an M2-3 District to an M1-2 District property bounded by West 133<sup>rd</sup> Street, 12<sup>th</sup> Avenue, West 130<sup>th</sup> Street and its westerly centerline prolongation, and the U.S. Bulkhead Line;
10. establishing within a proposed R8A District a C1-4 District bounded by West 135<sup>th</sup> Street, a line 100 feet easterly of Broadway, West 134<sup>th</sup> Street, and Broadway; and
11. establishing a Special Manhattanville Mixed Use District (MMU) bounded by West 135<sup>th</sup> Street, 12<sup>th</sup> Avenue, a line midway between West 135<sup>th</sup> Street and West 134<sup>th</sup> Street and its westerly prolongation, a line 125 feet easterly of 12<sup>th</sup> Avenue, West 133<sup>rd</sup> Street, Broadway, West 135<sup>th</sup> Street, a line 200 feet easterly of Broadway, West 133<sup>rd</sup> Street, Old Broadway, West 131<sup>st</sup> Street, Broadway, West 125<sup>th</sup> Street/Dr. Martin Luther King Jr. Boulevard, St. Clair Place and its westerly centerline prolongation, the U.S. Pierhead Line, the westerly centerline prolongation of West 133<sup>rd</sup> Street, and the U.S. Bulkhead Line;

Borough of Manhattan, Community District 9, as shown in a diagram (for illustrative purposes only) dated June 18, 2007 and modified on November 26, 2007, and which includes CEQR Designation E-188.

The above resolution (C 070495 ZMM), duly adopted by the City Planning Commission on November 26, 2007 (Calendar No.1), 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, ANGELA R. CAVALUZZI**, R.A.,  
**ALFRED C. CERULLO, III, BETTY Y. CHEN,**  
**RICHARD W. EADDY, NATHAN LEVENTHAL,**  
**JOHN MEROLO, DOLLY WILLIAMS**, Commissioners

**IRWIN G. CANTOR, P.E.**, Commissioner, ABSTAINING  
**KAREN A. PHILLIPS**, Commissioner, VOTING NO