



THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, NY 10007

**TECHNICAL MEMORANDUM 004  
INWOOD REZONING PROPOSAL**

**CEQR No. 17DME007M**

ULURP Nos.: 180073MMM, 180204 [A] ZMM, N180205 [A] ZRM  
180206PPM, 180207PQM, and 180208HAM

**January 22, 2021**

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**A. INTRODUCTION**

This Technical Memorandum considers a proposed modification to the land use approvals granted for the property at 4780 Broadway (Manhattan Block 2233, Lot 13 and part of Lot 20, a.k.a. "Project Site"), in the Inwood neighborhood of Manhattan Community District (CD) 12. The approvals were granted as part of the larger Inwood Rezoning Proposal, which received final approval from the City Council on August 8, 2018. The Project Site, which fronts on the east side of Broadway between Academy and Dyckman streets, is currently occupied by the Inwood Branch of the New York Public Library (NYPL) as well as a small portion of the adjacent I.S. 52 site. It is planned for redevelopment by a development team, Eliza Apartments, LLC, with a new building housing a modern library, Universal Pre-K classrooms, community facility space (a non-profit run community center and a STEM center), and 100 percent affordable housing. Although the Approved Project would generally comply with the zoning adopted as part of the 2018 Approved Actions, the proposed modification assessed in this technical memorandum is the addition of a Mayoral Zoning Override action to address a zoning noncompliance that would result from the apportionment of the existing Lot 20 to facilitate the proposed development.

The purpose of this Technical Memorandum (TM004) is to determine whether the proposed modification to the previously granted approvals would result in any significant adverse environmental impacts that were not previously identified in the June 2018 *Inwood Rezoning Proposal Final Environmental Impact Statement* (FEIS) and subsequent Technical Memoranda dated April 17, 2018, June 25, 2018, and August 3, 2018 (CEQR No. 17DME007M). As discussed below, this technical memorandum concludes that there would be no additional significant adverse impacts in any of the analyzed CEQR technical areas as a result of the proposed modification.

## **B. BACKGROUND**

### **Inwood Rezoning Proposal**

The New York City Economic Development Corporation (NYCEDC), together with the New York City Department of Housing Preservation and Development (NYCHPD), the New York City Department of Citywide Administrative Services (NYCDCAS), the New York City Department of Parks and Recreation (NYC Parks), and the New York City Department of Small Business Services (NYCSBS), proposed a series of land use actions (180073MMM, 180204[A]ZMM, N180205[A]ZRM, 180206PPM, 180207PQM, and 180208HAM) to implement a comprehensive rezoning plan for the Inwood neighborhood in Manhattan CD 12. The land use actions included zoning map amendments, zoning text amendments (to establish the Special Inwood District [SID], establish Mandatory Inclusionary Housing [MIH] Areas, and to establish a Waterfront Access Plan [WAP]), City Map changes, site acquisition and/or site disposition by the City, and an Urban Development Action Area (UDAA) designation and Urban Development Action Area Project (UDAAP) approval.

The Draft Environmental Impact Statement (DEIS) for those land use actions was accepted as complete on January 12, 2018 by the Office of the Deputy Mayor for Housing and Economic Development (ODMHED), who served as lead agency. Subsequently, the City of New York prepared and filed an amended ULURP application (the “A-Application”) that addressed issues raised just before or shortly after issuance of the DEIS. Potential environmental impacts of the A-Application were evaluated in Technical Memorandum 001 (TM001), which was made available for public review on April 17, 2018. A public hearing on the DEIS was held on May 9, 2018, in conjunction with the New York City Planning Commission’s (CPC’s) citywide public hearing pursuant to ULURP, and written comments on the DEIS were accepted until May 21, 2018. The Notice of Completion for the Final EIS (FEIS) was issued on June 14, 2018 (CEQR No. 17DME007M). The FEIS incorporated responses to public comments received on the DEIS and the A-Application.

Following the publication of the FEIS, modifications to the land use actions were made by the CPC, which were evaluated in Technical Memorandum 002 (TM002), issued by ODMHED on June 22, 2018. The assessment contained in TM002 demonstrated that the CPC modifications would not result in any new or different significant adverse impacts not already identified in the FEIS and subsequent TM001. The CPC adopted the Inwood Rezoning Proposal with modifications on June 25, 2018, and referred the application to the City Council.

Subsequent to the CPC’s adoption of the Inwood Rezoning Proposal, potential modifications were identified as under consideration by the City Council, which were evaluated in Technical Memorandum 003 (TM003), dated August 3, 2018. The assessment in TM003 demonstrated that the City Council modifications would not result in any new or different significant adverse impacts not already identified

in the FEIS and subsequent TM001 and TM002. The City Council approved the land use actions for the Inwood Rezoning Proposal with modifications on August 8, 2018 (the “Approved Actions”).

### The Project Site

The Approved Actions for the Inwood Rezoning Proposal included actions specific to the Project Site in order to facilitate its redevelopment, including site acquisition, Urban Development Action Area (UDAA) designation, and Urban Development Action Area Project (UDAAP) approval and Disposition. Specifically, the Approved Actions included:

- Acquisition of an approximately 20,000 sf condominium unit within a future development on Block 2233; Lot 13 (Inwood Branch Library at 4780 Broadway) and a part of Lot 20 (a portion of the adjacent I.S. 52 parking lot) for use as a library;
- Designation of City-owned Block 2233, Lot 13 and a part of City-owned Block 2233, Lot 20 as an UDAA and UDAAP approval of the aforementioned sites to facilitate the development of affordable housing, a new public library branch, and Universal Pre-K classrooms; and
- Disposition of the City-owned Block 2233, Lot 13 and a part of Lot 20 for the development of affordable housing, a new library to be owned and operated by the New York Public Library (NYPL), and Universal Pre-K classrooms.

The City of New York, through NYCHPD and in partnership with the NYPL, issued a Request for Proposals (RFP) for the Inwood Affordable Housing and Library Development Project on August 25, 2017 with a submission deadline of November 20, 2017. The RFP sought a developer to construct a high-quality sustainable, and mixed-use affordable housing development with a new library that would replace the existing Inwood Branch Library of the NYPL (the Inwood Branch Library) and provide a Universal Pre-K facility at 4780 Broadway and a portion of the adjacent City-owned parking lot at I.S. 52 junior high school.

On March 8, 2018, NYCHPD, NYCHDC, and NYPL selected a development team for the Inwood Affordable Housing Library Development Project, and announced mixed-use development plans for 175 affordable apartments, a new public library, a new pre-K facility, and non-profit office space for community services and programming (“Approved Project”) at 4780 Broadway and a portion of the adjacent City-owned parking lot at I.S. 52 junior high school. The Eliza, named in honor of Eliza Hamilton, is envisioned to be developed by a joint venture between the Community League of the Heights (CLOTH), Ranger Properties, Alembic, and the Children’s Village. As currently envisioned, the development would be a 14-story mixed-use residential and community facility building with a single cellar level. It is expected to be financed under Mayor de Blasio’s Housing New York plan under the Extremely Low and Low-Income Affordability (ELLA) program. All apartments are envisioned to be affordable to families with incomes at or below 60% of the area median income (AMI) as established by HUD. Some of the affordable apartments are expected to be available to formerly homeless households. The new library would be owned and operated by the NYPL, and the new pre-K facility would be operated by the New York City Department of Education (NYCDOE).

The Approved Project was analyzed as part of the June 2018, *Inwood Rezoning Proposal FEIS*, for which ODMHED was the lead agency. The 2018 FEIS, and subsequent Technical Memoranda TM001, TM002, and TM003, assessed the City’s proposed plan to rezone portions of 59 blocks in the Inwood neighborhood of Manhattan CD 12. The 2018 FEIS identified the Project Site as projected development site 25 (“Site 25”).

## C. DESCRIPTION OF PROPOSED MODIFICATION

A Mayoral Zoning Override is being requested in order to facilitate the development on the Project Site (Site 25 in the *Inwood Rezoning Proposal FEIS*).

In order to facilitate the Approved Project on Lot 13 and part of Lot 20, the portion of Lot 20 (School Site) that is part of the Project Site will be apportioned from Lot 20 and merged with Lot 13 to create the Project Site (see Figure 1). Subsequent to the completion of ULURP and approval of the Inwood Rezoning Proposal, it was determined that this proposed apportionment would create a zoning non-compliance on the School Site.

A Mayoral Override for Permitted Obstructions in Rear Yards or Rear Yard Equivalents (ZR 33-23(b)(3)) for the School Site is therefore required to facilitate the complete development plan for the Approved Project. ZR§33-23(b)(3) provides that the height of a permitted rear yard obstruction shall not exceed one story nor in any event 23 feet above curb level. As the portion of the existing I.S. 52 building that is located within the area that would become a rear yard of the reapportioned Lot 20 (School Site) is greater than 1 story and higher than 23 feet, the requested Override is necessary to advance the project. Refer to Figure 2 for the proposed site plan and Figure 3 for an illustrative noncompliance diagram.

Additionally, as the design of the Approved Project has advanced, the program for the Project Site has been modified slightly compared to what was analyzed in the FEIS, as summarized in Table 1 below ("Modified Project").

**TABLE 1**

**Project Site (Site 25) – Incremental Difference Between Approved Project and Modified Project**

| Use                                     | Approved Project <sup>1</sup> | Modified Project  | Difference       |
|-----------------------------------------|-------------------------------|-------------------|------------------|
| <b>Building Program</b>                 |                               |                   |                  |
| Residential SF                          | 144,325 sf                    | 138,370 sf        | -5,955 sf        |
| Residential Dwelling Units (DUs)        | 175 DUs                       | 174 DUs           | -1 DUs           |
| Library                                 | 20,360 sf                     | 20,926 sf         | 566 sf           |
| Non-Profit Office <sup>2</sup>          | 8,020 sf                      | 11,804 sf         | 3,784 sf         |
| Universal Pre-K                         | 7,000 sf                      | 6,835 sf          | - 165 sf         |
| <b>Total Development SF on Site 25</b>  | <b>179,705 sf</b>             | <b>177,935 sf</b> | <b>-1,770 sf</b> |
| <b>Population Estimates<sup>3</sup></b> |                               |                   |                  |
| Residents                               | 487                           | 484               | -3               |
| Workers                                 | 113                           | 126               | 13               |
| <b>Building Massing</b>                 |                               |                   |                  |
| Building Height (feet)                  | 145                           | 143.25            | - 1.75           |
| Number of Stories                       | 14                            | 14                | No Change        |

**Notes:**

<sup>1</sup> Based on program for Site 25 as specified in the RWCDs for the 2018 Environmental Review (refer to Table 1 in Appendix A of 2018 FEIS).

<sup>2</sup> This consists of community facility uses for various training and continuing education programs, which were analyzed as non-profit office space in the 2018 Environmental Review.

<sup>3</sup> Based on 2018 Environmental Review assumption of 2.78 persons per DU, one employee per 25 DU, and three employees per 1,000 sf of community facility uses.

## **D. ASSESSMENT OF POTENTIAL FOR SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS UNDER PROPOSED MODIFICATION**

It is the purpose of this Technical Memorandum (TM004) to determine whether the requested Mayoral Zoning Override and Modified Project would alter the conclusions of the 2018 *Inwood Rezoning Proposal FEIS* or any of the subsequent Technical Memoranda (the “2018 Environmental Review”) in a manner that would indicate the potential for any significant adverse environmental impacts that were not previously identified.

As shown in Table 1 above, there would be negligible changes to the program for development on the Project Site compared to what was analyzed in the 2018 Environmental Review, and the building height would be essentially the same. As shown in the table, the residential floor area in the Modified Project would be approximately 5,995 sf less, though the total dwelling unit count would decrease by only one unit as a result of careful design. The amount of total community facility square footage (library, Universal Pre-K, and non-profit office space) would increase by approximately 4,185 sf compared to the Approved Project. Specifically, the library square footage would increase by 566 sf, non-profit office space would increase by 3,784, and universal pre-K space would decrease by 165 sf. The total development square footage on the Project Site would be approximately 1,770 sf less than what was analyzed in the 2018 Environmental Review. As shown in Table 1, compared to the Approved Project, the Modified Project is estimated to generate 3 fewer residents and 13 more workers.

Given the negligible increase in the amount of community facility square footage and number of workers, the proposed modification would not alter the findings and conclusions of the 2018 FEIS or subsequent Technical Memoranda with respect to any density-based analyses (i.e., socioeconomic conditions, community facilities, open space, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, mobile source air quality, mobile source noise, or greenhouse gas emissions).

Specifically, the approximately 4,185 sf increase in community facility space on the Project Site and the associated increase of 13 employees would be well below the *CEQR Technical Manual* thresholds for analysis of the following technical areas: socioeconomic conditions (the introduction of 200 additional employees or 200,000 sf of additional non-residential space); open space (750 additional workers in an area defined as well-served by open space per *CEQR Technical Manual* appendix); water and sewer infrastructure (demand of more than one million gallons per day or 250,000 sf or more of non-residential space in Manhattan); solid waste and sanitation services (generation of 50 tons or more of solid waste per week); energy (affecting the transmission or generation of energy); transportation (25,000 sf of new community facility space in CEQR traffic zone 2); mobile source air quality (170 or more auto trips, or 23 or more heavy duty diesel vehicles on a principal or minor arterial (Broadway)); greenhouse gas emissions (development of 350,000 sf or more); and mobile source noise (doubling of noise passenger car equivalent values). As this small increase in community facility square footage would not trigger the CEQR analysis thresholds for the density-based analyses listed above, it would therefore not be expected to result in any new or additional impacts that were not already disclosed in the 2018 Environmental Review.

For CEQR technical areas that are dependent on building form, as the requested modification would not alter the massing of the Modified Project, the building’s total gross square footage would be less than the Approved Project, and the building height would be essentially the same as what was analyzed for the Approved Project, the Modified Project would not have the potential to affect analyses that are dependent on bulk, such as shadows, historic (architectural) resources, urban design and visual resources, and stationary source air quality. As such, the proposed modification would not alter the findings and

conclusions of the 2018 FEIS or subsequent Technical Memoranda with respect to any analyses that are dependent on building form.

In addition, as the proposed modification would not alter the building footprint or proposed land uses of the Modified Project, it would also not alter the findings and conclusions of the 2018 FEIS or subsequent Technical Memoranda with respect to site-specific analyses, such as land use, zoning and public policy, archaeological resources, natural resources, hazardous materials, or neighborhood character.

For site specific impacts related to archaeological resources, hazardous materials, noise, and air quality, the same measures that were required through the Land Disposition Agreement (LDA) between NYCHPD and the selected site developer, as specified in the 2018 Environmental Review, would be warranted under the proposed modification to eliminate potential impacts associated with those issues.

Specifically, as the 2018 Environmental Review identified a portion of the Project Site as potentially sensitive for archaeological resources, further archaeological testing to confirm the presence or absence of archaeological resources on a portion of Lot 20 would be required through the LDA between NYCHPD and the selected site developer. It should be noted that the development team has undertaken the requisite Phase 1B archaeological survey for the affected portion of Block 2233, Lot 20, which was conducted pursuant to a scope of work for testing approved by the NYC Landmarks Preservation Commission (NYCLPC). The Phase 1B, dated October 2018, found no evidence of buried artifact deposits, features, or structures. Based on the absence of prehistoric, colonial and historic artifact concentrations or features encountered during the Phase 1B subsurface testing, it was concluded that there are no archaeological features or deposits in this area of Lot 20, and no further archaeological testing was recommended. As such, the Modified Project would not result in any significant adverse impacts on archaeological resources.

Similarly, the LDA between NYCHPD and the selected site developer would ensure that no significant adverse impacts with respect to hazardous materials would occur, with oversight provided through NYCHPD and NYCDEP. For stationary source air quality, the LDA between NYCHPD and the selected site developer would ensure that new development on the Project Site would include heating system boilers that fire only natural gas. The LDA would also specify that in order to meet CEQR interior noise level requirements, up to 33 dBA of building attenuation would be required (and in order to meet U.S. Department of Housing and Urban Development (HUD) interior noise level guidelines, 30 dBA of building attenuation would be required) for any new development at the Project Site.

With the measures specified above, as with the Approved Project, the Modified Project would avoid, minimize, or mitigate significant adverse impacts on archaeological resources, hazardous materials, air quality, and noise.

Finally, the construction methods/techniques and duration for the Modified Project would be substantially the same as those assumed for the Approved Project as analyzed in the 2018 Environmental Review, and as such, the proposed modification would not alter the findings and conclusions of the 2018 FEIS and subsequent Technical Memoranda with respect to construction impacts. Similar to the Approved Project, to avoid any construction-related impacts to the S/NR-eligible P.S. 52, it is anticipated that additional protection measures would be required by NYCHPD during the construction of development on the Project Site. These additional protection measures would be required through the LDA between NYCHPD and the selected site developer, and therefore, as with the Approved Project, construction-related impacts to P.S. 52 as a result of the Modified Project would be avoided.

## E. CONCLUSION

The purpose of this Technical Memorandum was to determine whether the requested Mayoral Zoning Override and the resultant Modified Project would result in any significant adverse environmental impacts that were not previously identified in the June 2018 *Inwood Rezoning Proposal FEIS* and subsequent Technical Memoranda dated April 17, 2018, June 25, 2018, and August 3, 2018 (CEQR No. 17DME007M). As discussed above, this technical memorandum concludes that there would be no additional significant adverse impacts in any of the analyzed CEQR technical areas as a result of the proposed modification. As such, the requested mayoral Zoning Override and resultant Modified Project would not result in any significant adverse environmental impacts that had not been previously identified in the 2018 FEIS and subsequent Technical Memoranda. Therefore, no additional analysis or supplemental environmental impact statement is warranted for the proposed modification described herein.



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Date