

A. INTRODUCTION

Under the 2014 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a project, and determines whether a project is compatible with those conditions and whether it may affect them. The analysis considers the project’s compliance with, and effect on, the area’s zoning and other applicable public policies.

As described in Chapter 1, “Project Description,” the proposed project would result in a new building, the Richard Gilder Center for Science, Education, and Innovation (the Gilder Center), which would be an approximately 105-foot-tall (five stories above grade; taking into account mechanical and elevator bulkheads, a portion of the rooftop would reach 115 feet) addition to the American Museum of Natural History (AMNH or the Museum). The Museum is located in Theodore Roosevelt Park, which is City-owned parkland under the jurisdiction of the New York City Department of Parks and Recreation (NYC Parks). The Gilder Center would be an approximately 203,000 gsf addition on the west side of the Museum complex facing Columbus Avenue. The proposed project would also include approximately 42,000 gsf of renovations to existing Museum space and improvements to an approximately 75,000 square-foot adjacent public open space in Theodore Roosevelt Park.

The proposed project’s potential impacts on land use, zoning, and public policy are considered in this analysis. This chapter provides an assessment of existing and future conditions with and without the proposed project for the project site and a study area surrounding the site, which are described in detail below.

PRINCIPAL CONCLUSIONS

The proposed project would result in improvements to the Museum’s existing cultural, educational, and scientific research uses, and would not introduce any new or incompatible uses. Three existing buildings within the Museum complex would be removed to accommodate the project, thereby minimizing the new building’s footprint on land that is now open space in Theodore Roosevelt Park. The proposed project would enhance the accessibility of the Museum, improve internal circulation, and provide new modern spaces for exhibition, collections, education, and scientific research, among other functions.

The improvement of existing land uses within the project site would not result in a significant adverse impact on adjacent land uses in the study area, as the proposed project would not affect land use conditions outside of Theodore Roosevelt Park. AMNH is compatible with the surrounding mixed-use area, which includes other museum uses such as the New-York Historical Society and the Children’s Museum of Manhattan. The Museum is a well-established use, as an 1876 State statute set aside the entire site of Manhattan Square (now Theodore Roosevelt Park) for the Museum. Museum uses are also permitted in residential zoning districts under the New York City Zoning Resolution, indicating that such uses are considered

compatible with residential and other uses. As the types of uses would be the same as currently exist in the project site and in the study area, they would continue to be compatible with surrounding residential, commercial, institutional, and open space uses. The proposed project would benefit study area residents and the City as a whole by providing new and enhanced spaces for exhibition, collections, education, and scientific research, which would further AMNH's ability to carry out its mission. While the proposed project is not subject to zoning, the project has been reviewed by the Landmarks Preservation Commission (LPC), which indicated that the project's bulk is appropriate within the context of its surrounding land uses and historic character. In addition, the proposed project would be consistent with applicable public policies.

Overall, the proposed project, which is an expansion of a long-established, permitted use in Theodore Roosevelt Park, would not result in any significant adverse impacts to land use, zoning, and public policy.

B. METHODOLOGY

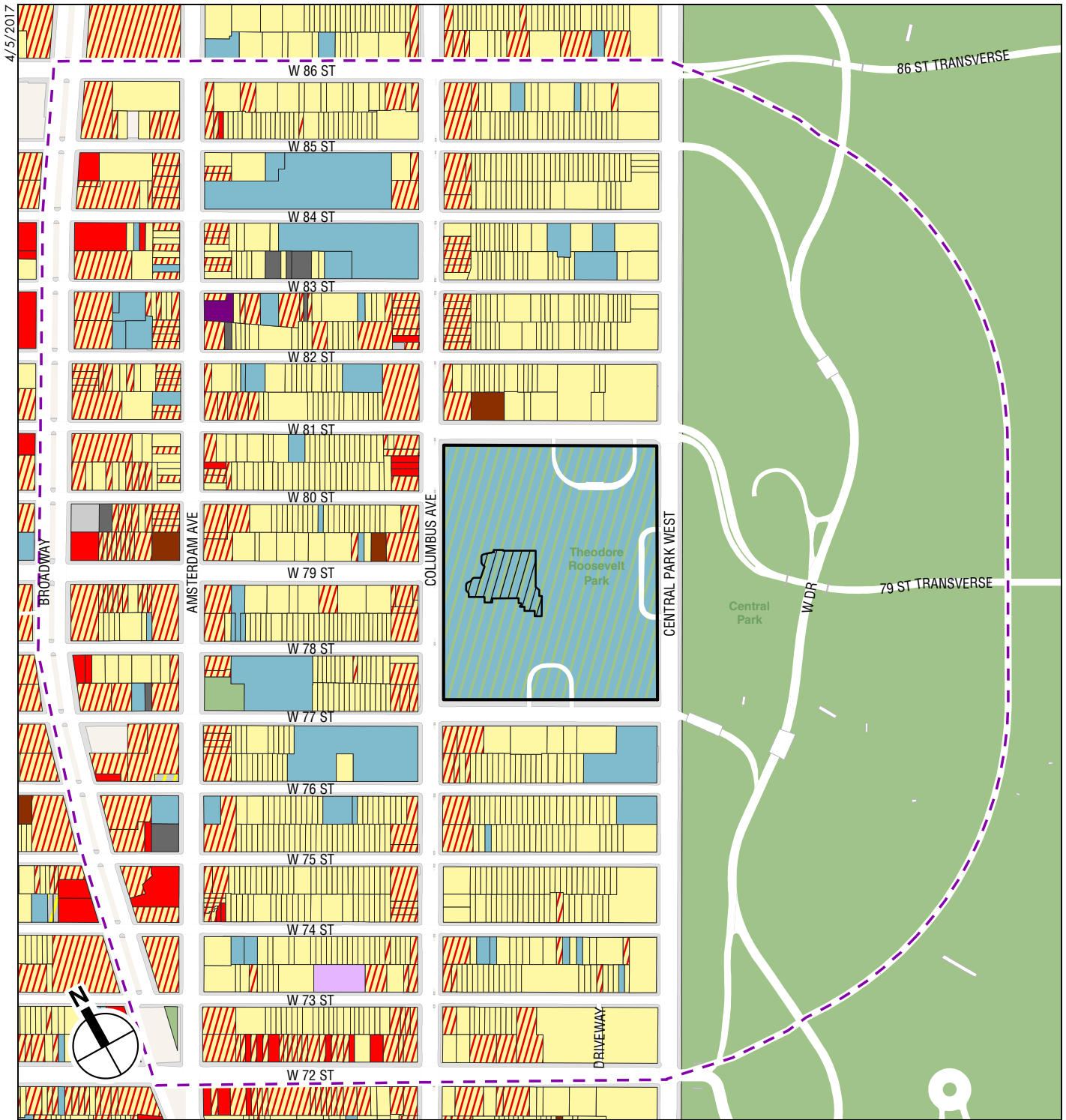
According to the *CEQR Technical Manual*, a land use assessment characterizes the uses and development trends in the area that may be affected by a project, and determines whether a project is either compatible with those conditions or whether it may affect them. This analysis describes existing and anticipated future conditions for the 2021 analysis year, assesses the nature of any changes on these conditions that would be created by the proposed project, and identifies those changes, if any, that could be significant.

The study area for this analysis encompasses the area bounded by West 86th Street to the north, West 72nd Street to the south, the Loop Drive of Central Park to the east, and Broadway to the west, as this is the area in which the proposed project could reasonably be expected to generate significant adverse impacts (see **Figure 2-1**). Sources for this analysis include NYC Parks, AMNH, the New York City Department of City Planning (DCP), and the New York City Department of Buildings (DOB).

C. DEVELOPMENT HISTORY

STUDY AREA

The Upper West Side was laid out according to the Commissioners' Plan of 1811, which created the grid of avenues and cross streets in Manhattan that remains today. At that time, Manhattan Square (since renamed Theodore Roosevelt Park) was established along with several other squares and parks in Manhattan, including Tompkins Square, Madison Square, and Union Square. However, even with the creation of Manhattan Square and the introduction of the planned grid, the surrounding area remained rural and largely undeveloped for many years. It was not until the creation of Central Park (begun in 1857) that significant development began to take place, much of it along Central Park's perimeter. By the 1890s the Upper West Side, particularly between Broadway and Central Park West, was experiencing a development boom, most of which took the form of row houses and residence hotels. During the late 1920s and early 1930s, some of the older residence hotels along Central Park West were demolished to make way for the apartment, cooperative, and condominium buildings that now face Central Park.



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|-----------------------------------|------------------------------------|
| Theodore Roosevelt Park | Public Facilities and Institutions |
| Building Site | Residential |
| Land Use Study Area | Residential with Commercial Below |
| Commercial and Office Buildings | Transportation and Utility |
| Hotels | Vacant Land |
| Industrial and Manufacturing | Vacant Building |
| Open Space and Outdoor Recreation | Under Construction |
| Parking Facilities | Parkland with Museum |

0 400 FEET

PROJECT SITE

The Museum and its original buildings were created pursuant to New York State statutes passed between 1869 and 1875. The Museum's first exhibitions were made available to the public in 1871 in the Arsenal, a building on the eastern side of Central Park that now houses NYC Parks offices. In 1876, a State statute set aside the entire site of Manhattan Square for the Museum and authorized the City's then Department of Public Parks to enter into a contract (the Museum's lease) granting the Museum exclusive use of the buildings erected or to be erected in Manhattan Square (now known as Theodore Roosevelt Park). A master plan was developed for AMNH to occupy the entire Manhattan Square site over time, including perimeter buildings on four sides, and interior buildings crossed in the center to create four inner courtyards. Development of the Museum over the subsequent decades resulted in the build out of the southern and eastern facades (facing West 77th Street and Central Park West) but the northern and western facades (facing West 81st Street and Columbus Avenue) were left as unfinished edges, with infill development occupying the spaces that were previously intended as courtyards. In 2000, the Rose Center and North Side project along the northern edge of the Museum was completed, providing a new planetarium, parking garage, publicly accessible open space (the Ross Terrace), and other improvements, including the Weston Pavilion on the west side.

D. EXISTING CONDITIONS

Existing land use conditions, patterns, and trends are described below for the project site and the study area. This is followed by a discussion of zoning and public policy for these areas.

LAND USE

PROJECT SITE

The Museum is located within, and bounded by, Theodore Roosevelt Park, on the 17.58-acre superblock formed by West 81st Street, West 77th Street, Central Park West, and Columbus Avenue.

The Museum complex consists of numerous interconnected buildings, covering a 7.7-acre footprint. Uses within the Museum complex include science laboratories and research space; collections storage; a library; exhibit space; theater spaces such as the LeFrak Theater and the Hayden Planetarium Space Theater; classrooms, education space, lecture halls, and support space for visiting school groups; café and food court uses; the Ross Terrace; gift shops; a parking garage; and maintenance, administrative, and operational space. Vehicular access to the Museum's parking garage is provided via a driveway that extends from West 81st Street; access to the service yard is via a driveway from Columbus Avenue at West 78th Street. The main pedestrian entrance to the Museum faces Central Park West; additional entrances include the connection from the 81st Street subway station, the Rose Center for Earth and Space (facing West 81st Street), the Weston Pavilion (facing Columbus Avenue), and an ~~restricted access~~ entrance on West 77th Street.¹

Beyond the Museum complex, open space uses in Theodore Roosevelt Park include bench-lined walking paths, fenced lawns and gardens, and a dog run. On the west side of the park, the Nobel

¹ The West 77th Street entrance is open to the public with a kiosk for purchase of tickets; this entrance is primarily used for Museum staff and public programs.

AMNH Gilder Center

Monument is located in a small square at the northwest corner of the Museum complex and *The New York Times* Capsule, designed by architect Santiago Calatrava, is located on a terrace adjacent to the Weston Pavilion. A protected bike lane runs along Columbus Avenue, adjacent to the western boundary of Theodore Roosevelt Park.

The below-grade footprint of the Gilder Center would be 35,307 square feet for new construction and 14,222 square feet for renovated space and the at-grade footprint would be 43,691 square feet. Of the at-grade footprint, 11,600 square feet would be outside the existing built area of the Museum (13,730 square feet of the below-grade footprint is outside the existing built area of the Museum). The portion of the building site that is inside of the existing Museum footprint contains the Weston Pavilion and adjacent corridors, two other Museum buildings and adjacent corridors, and the Museum's service yard. The three existing buildings within the footprint of the proposed Gilder Center are the Weston Pavilion and Buildings 15 (the former power and boiler house) and 15A (an addition to Building 15), which are both used for science collections and research. These buildings would be demolished as part of the proposed project. The portion of the building site that is outside of the existing Museum footprint contains an entry terrace, walkways, seating areas, fenced lawns, and trees and plantings.

As a major visitor destination, AMNH continuously reviews its security operations, systems, and plans with the New York City Police Department (NYPD) Counterterrorism and Intelligence Bureaus, including the Incident Prevention and Emergency Services Units, and coordinates with them to ensure that appropriate public safety measures are in place. The Museum has security infrastructure, physical protections, and dedicated and trained staff responsible for building and facility security.

STUDY AREA

As shown in **Figure 2-1**, the land use study area surrounding the Museum includes residential, commercial, community facility, transportation/utility, open space, and parking uses. The study area is bounded by West 86th Street to the north, West 72nd Street to the south, the Loop Drive of Central Park to the east, and Broadway to the west, within the Upper West Side neighborhood of Manhattan (Community District 7).

The portion of the Upper West Side within the study area is a predominantly residential neighborhood with commercial corridors located along Broadway, Amsterdam Avenue, Columbus Avenue, and West 72nd Street. Residential uses in this area include row houses that are generally located on side streets, and larger apartment buildings that are generally located on Avenues or Central Park West. Commercial uses are concentrated on Broadway, the Avenues, and West 72nd Street, and are typically located at the ground floor of mixed-use buildings with residential apartments above. Commercial uses are generally neighborhood retail stores, such as restaurants, coffee shops, laundromats, and grocery stores. Other commercial uses include the Beacon Theater, the AMC 84th Street cinema, small offices, hotels, and fitness centers.

Community facility and institutional uses in addition to AMNH include: the New-York Historical Society; the Children's Museum; the NYPD 20th Precinct house; the New York City Fire Department (FDNY) Division 3/Ladder 25 station; the Saint Agnes Branch Library; the Bard Graduate Center Gallery and Library, schools such as P.S. 9, P.S. 87, I.S. 44, Louis D. Brandeis High School, the Robert Alanson Stevenson School, and The Parkside School; and religious facilities such as the Universalist Church, the St. Volodymyr Ukrainian Orthodox Church, the Redeemer Presbyterian Church, the Holy Trinity Roman Catholic Church, the Riverside Memorial Chapel and The West Side Institutional Synagogue.

Open spaces within the study area include Theodore Roosevelt Park (described above), Central Park, Verdi Square Park, and Tecumseh Park. Approximately 278 acres of Central Park’s 840 acres are within the study area. Under the jurisdiction of NYC Parks, Central Park is a world-famous recreational and cultural destination for New York City residents and visitors. Within the study area, Central Park contains numerous playgrounds, fields, esplanades, greenways, gardens, a theater, and waterbodies. In addition to the recreational activities, Central Park also hosts numerous festivals and gatherings throughout the year. On the opposite side of Central Park from the Museum, outside of the study area, is the Metropolitan Museum of Art.

As with the other museum uses in the study area, including the New-York Historical Society and the Children’s Museum of Manhattan, AMNH is compatible with the surrounding mixed-use area. The Museum is a well-established use, as an 1876 State statute set aside the entire site of Manhattan Square (now Theodore Roosevelt Park) for the Museum. Museum uses are also permitted in residential zoning districts under the New York City Zoning Resolution, indicating that such uses are considered compatible with residential and other uses.

ZONING

PROJECT SITE

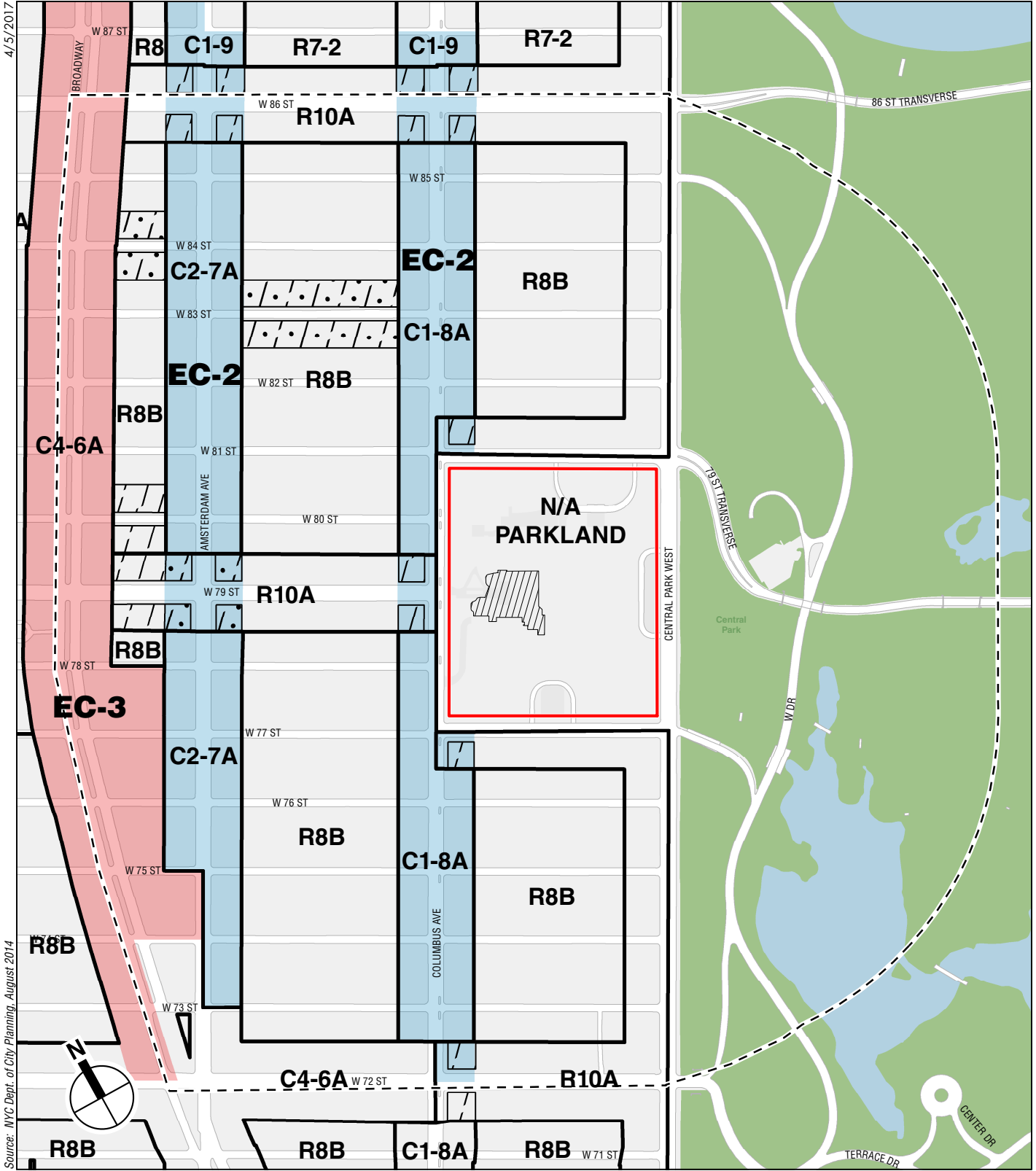
Zoning designations do not apply to park land within the jurisdiction of NYC Parks. As the project site is entirely within Theodore Roosevelt Park, it does not bear a zoning designation and is not subject to the New York City Zoning Resolution.

STUDY AREA

As shown on **Figure 2-2**, outside of Theodore Roosevelt Park, the study area includes R8-B and R10-A residential zoning districts, C1-8A and C2-7A commercial districts, and C1-5 and C2-5 commercial overlay districts. The study area also includes two special purpose districts: Special Enhanced Commercial District 2 (EC-2) and Special Enhanced Commercial District 3 (EC-3). **Table 2-1** lists the zoning districts in the study area.

**Table 2-1
Zoning Districts in the Study Area**

Zoning District	Maximum FAR ¹	Uses/Zone Type
R8B	4.0 residential	Contextual medium-density residential district
R10A	10.0 residential (12.0 with Inclusionary Housing or plaza bonus)	Contextual high-density residential district
C1-8A	7.52 residential and 2.0 commercial	Local retail district in residential neighborhoods.
C2-7A	7.52 residential and 2.0 commercial	Local retail district in residential neighborhoods. Allows greater range of uses than C1-8A district.
C1-5 overlay	1.0 or 2.0 commercial (depending on underlying residential district)	Local retail overlay district in residential zoning districts.
C2-5 overlay	1.0 or 2.0 commercial (depending on underlying residential district)	Local retail overlay district in residential zoning districts.
EC-2	N/A (underlying zoning district)	Special district promoting varied and active retail environment.
EC-3	N/A (underlying zoning district)	Special district promoting varied and active retail environment.
Note:		
1. FAR is a measure of density establishing the amount of development allowed in proportion to the base lot area. For example, a lot of 10,000 sf with an FAR of 1 has an allowable building area of 10,000 sf. The same lot with an FAR of 10 has an allowable building area of 100,000 sf.		
Source: <i>New York City Zoning Resolution.</i>		



4/5/2017

Source: NYC Dept. of City Planning, August 2014

- Theodore Roosevelt Park
- EC-2 - Special Enhanced Commercial District- 2
- Building Site
- EC-3 - Special Enhanced Commercial District- 3
- Land Use Study Area
- C1-5 Commercial Overlay District
- Zoning Districts
- C2-5 Commercial Overlay District

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AMNH Gilder Center

R8B districts are contextual residential districts in which new development must conform to the existing built scale of the neighborhood. These districts allow a maximum Floor Area Ratio (FAR) of 4.0 and typically contain both blocks of row houses and taller apartment buildings. R8B zone districts can be found both north and south of the project site between Amsterdam and Columbus Avenues, as well as between Columbus Avenue and Central Park West.

R10A districts are also contextual districts but they typically produce large apartment buildings set on the avenues and wide cross streets of Manhattan. The maximum FAR is 10.0, which can be increased to 12.0 if affordable housing (Inclusionary Housing) is provided. R10 zoning districts can be found both north and south of the project site, as well as directly west along West 79th Street.

C1-8A and C2-7A are commercial designations that are predominantly residential in character. These districts are usually mapped along major thoroughfares in medium-and higher-density areas. Typical uses include local retail establishments such as grocery stores, laundromats, restaurants, and clothing stores that cater to the daily needs of the immediate neighborhood. C2 districts allow a wider range of uses, such as funeral homes and local repair services. Both C1-8A and C2-7A districts allow a maximum residential FAR of 7.52 and a maximum commercial FAR of 2.0.

C1-5 and C2-5 are commercial overlay districts mapped within residential districts. These overlays are mapped along streets that serve the local retail needs of the surrounding residential neighborhood. Typical uses are similar to C1-8A and C2-71A districts and include grocery stores, restaurants, and beauty parlors. C2 overlays permit a slightly wider range of uses than C1 overlays, including funeral homes and repair services. In mixed use residential/commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use. Both C1-5 and C2-5 commercial overlay districts allow a maximum FAR of 1.0 to 2.0 for commercial uses (depending on the underlying residential district).

The purpose of EC-2 and EC-3 districts is to promote and maintain a lively and engaging pedestrian experience along commercial avenues. Within the study area, EC-2 is mapped along Amsterdam Avenue and Columbus Avenue and EC-3 is mapped along Broadway. These districts were created to maintain the general multi-store character of their respective commercial avenues, while promoting a varied and active retail environment. The special district provisions apply ground floor frontage limitations for most new and expanding retail and commercial establishments and residential lobbies.

PUBLIC POLICY

The following section identifies notable public policy initiatives with relevance to the study area.

ONENYC

In April 2007 at AMNH, the Mayor's Office of Long Term Planning and Sustainability released *PlaNYC: A Greener, Greater New York* (PlaNYC). Since that time, updates to PlaNYC have been issued that build upon the goals set forth in 2007 and provide new objectives and strategies. In 2015, *One New York: The Plan for a Strong and Just City* (OneNYC) was released by the Mayor's Office of Sustainability and the Mayor's Office of Recovery and Resiliency. OneNYC builds upon the sustainability goals established by PlaNYC and focuses on growth, equity, sustainability, and resiliency. Goals outlined in the report include those related to sustainability, housing (ensuring access to affordable, high-quality housing), thriving neighborhoods (ensuring

that neighborhoods will be well-served), and culture (ensuring all New Yorkers have easy access to cultural resources and activities), among other topics.

As described in Chapter 1, “Project Description,” AMNH has a deep commitment to sustainability—in its facilities, its operations, and its scientific and educational programs. On an ongoing basis, AMNH’s analysis of new and emerging opportunities to reduce the Museum’s carbon footprint is continuing. With an education as well as a science mission, the Museum communicates sustainability messages through its public programs, exhibitions, and out of school time experiences for K-12 students.

NEW YORK CITY LANDMARKS LAW

The New York City Landmarks Law of 1965 established the Landmarks Preservation Commission (LPC) and authorized the Commission to designate individual buildings, historic districts, interior landmarks, and scenic landmarks of historical, cultural, and architectural significance. The Landmarks Law defines a Historic District as an area that has a “special character or special historic or aesthetic interest,” represents “one or more periods of styles of architecture typical of one or more eras in the history of the city,” and constitutes “a distinct section of the city.” Historic district designation by LPC protects buildings from demolition and development that is out of context or insensitive to the historic nature of the area. Property owners are required to obtain LPC approval before altering the exterior of designated buildings. The Museum is a New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR); in addition, the Museum and much of the surrounding study area is within the LPC-designated Upper West Side/Central Park West Historic District.

As funding for the project is being provided by the State of New York through Empire State Development (ESD), the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) is also reviewing the proposed project pursuant to Section 14.09 New York State Historic Preservation Act of 1980 (see Chapter 5, “Historic and Cultural Resources”).

BUSINESS IMPROVEMENT DISTRICTS

Business Improvement Districts (BIDs) were first established in New York City in the 1980s and are organizations made up of property and business owners dedicated to promoting business development and improving their neighborhoods. BIDs usually deliver supplemental services such as sanitation and maintenance, public safety and visitor services, marketing and promotional programs, and beautification for the area, funded by a special assessment in the district. The New York City Department of Small Business Services (SBS) is responsible for managing the City’s relationships with BIDs. BIDs have supported and promoted the development of commercial districts throughout New York City.

The Columbus Avenue BID is bounded by West 67th Street to the south and West 82nd Street to the north and its area includes AMNH. The BID represents and promotes area businesses, implements greening and streetscape beautification projects, coordinates special events such as holiday lighting, and provides sanitation workers seven days a week in the area, including repainting street furniture and cleaning graffiti.

E. FUTURE WITHOUT THE PROPOSED PROJECT

LAND USE

PROJECT SITE

In the No Action condition, land use conditions on the project site are assumed to remain substantially the same as existing conditions. Separate from the proposed project, other improvements are expected to be made over time in the Museum. These could include restoration of exhibition halls, elevator upgrades, rehabilitation of existing roofs and facades, and various infrastructure improvements. The Gilder Center would not be constructed and the portion of the Park in front of the Weston Pavilion would retain its current design. The goals and objectives of the proposed project, as described in Chapter 1, “Project Description,” would not be achieved, or would be achieved only to a lesser and unsatisfactory extent. Substantial new spaces for education, research, exhibition, and collections would not be created, and constrained circulation within the Museum would not be improved.

Independent of the proposed Gilder Center project, NYC Parks is developing plans to reconstruct and upgrade the approximately 0.29 acre Bull Moose Dog Run, on the 81st Street side of Theodore Roosevelt Park, to address deterioration, drainage deficiencies, and other issues. Chapter 15, “Construction,” includes a description of the dog run project and considers the potential for overlapping of construction activities and associated cumulative effects.

STUDY AREA

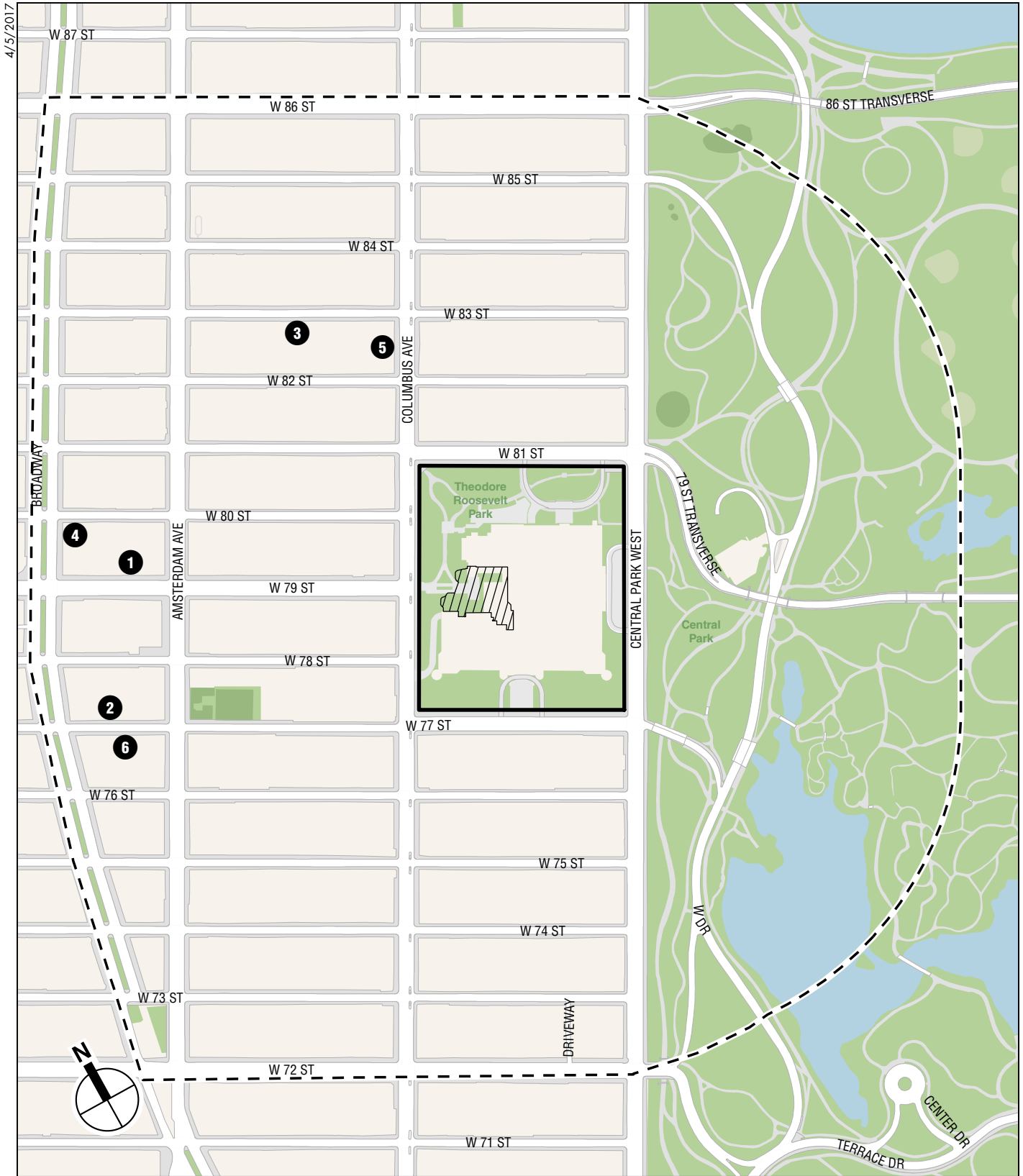
Background development projects in the study area that are expected to be completed by 2021 are listed in **Table 2-2** and shown on **Figure 2-3**. These development projects are expected to introduce additional residential units and retail uses to the study area, in new buildings ranging from six stories in height to 19 stories. The No Action projects are anticipated to be consistent with the study area’s existing land use pattern, as described above.

Table 2-2
Background Development Projects in the No Action Condition:
1/4-Mile Study Area

Map No. ¹	Location	Description
1	207 West 79th Street	16-story mixed use building with retail uses and 24 dwelling units
2	221 West 77th Street	18-story mixed use building with retail uses and 26 dwelling units
3	132 West 83rd Street	6-story residential building with 6 dwelling units
4	2230 Broadway	19-story mixed use building with retail uses and 72 dwelling units
5	468 Columbus Avenue	8-story mixed use building with retail uses and 7 dwelling units
6	206 West 77th Street	18-story mixed use building with retail uses and 28 dwelling units
Note: ¹ See Figure 2-3 .		
Source: New York City Department of Buildings; published news reports.		

ZONING

No notable changes to zoning in the study area have been proposed in the No Action condition. Existing zoning regulations in the study area (described above) will remain in force.



Theodore Roosevelt Park

Building Site

Land Use Study Area

No Build Project

PUBLIC POLICY

No notable changes affecting public policy on the project site or in the study area have been identified in the 2021 No Action condition.

F. PROBABLE IMPACTS OF THE PROPOSED PROJECT

As described in Chapter 1, “Project Description,” the proposed project requires a series of discretionary approvals from public agencies, including approval from NYC Parks pursuant to the Museum’s lease, from the New York City Department of Cultural Affairs (DCLA) for City funding, and from ESD for State funding. Prior to making its determination, ~~DPR-NYC Parks~~ must obtain a report and approval from LPC, and ESD is required to undertake a historic preservation review in consultation with SHPO. In addition, the new location of *The New York Times* Capsule requires the approval of PDC. LPC issued its Binding Report on November 2, 2016, approving the proposed design of the Gilder Center and modifications to the existing Museum complex and site, subject to LPC’s further review and approval of final Department of Buildings (DOB) filing drawings (see **Appendix A**). LPC’s Binding Report is summarized in Chapter 5, “Historic and Cultural Resources.”

This section describes the land use, zoning, and public policy conditions that would result from the completion of the proposed project in 2021 (the With Action condition). This section evaluates the potential for the proposed project to result in significant adverse land use, zoning, and public policy impacts, compared to the No Action condition described above.

LAND USE

PROJECT SITE

The Gilder Center would be an approximately 105-foot-tall (five stories above grade; taking into account mechanical and elevator bulkheads, a portion of the rooftop would reach 115 feet), approximately 203,000 gsf addition to the Museum. As described in detail in Chapter 1, “Project Description,” the proposed project would be designed to provide an inter-disciplinary visitor experience that conveys the Museum’s full, integrated mission of science, education, and exhibition. To that end, the proposed project would include new kinds of spaces for exhibition, collections, education, and scientific research, among other functions. The proposed project would resolve the circulation shortcomings of the existing campus by creating approximately thirty new connections into ten existing Museum buildings on multiple levels, improving circulation and better utilizing existing space. Among the major new features that would be included in the proposed project are:

- A physical articulation of the Museum's full, integrated mission of science, education, and exhibition, that will provide visitors with cross-disciplinary exposure to the natural world;
- New kinds of exhibition and learning spaces infused with advanced digital and technological tools, linked to scientific facilities and collections;
- Connections with clear sightlines that would accommodate increased attendance and improve visitor flow and circulation;
- Innovative spaces devoted to the teaching of science—including for middle and high school, early childhood, family, and adult learners and teachers;

AMNH Gilder Center

- Spaces for carrying out scientific research—particularly in natural sciences—and facilitating public understanding of this vital scientific field;
- Increased storage capacity and greater visibility and access to the Museum’s world-class collections;
- Exhibitions and interpretations of new areas of scientific study;
- Improved access to the natural history library for visitors, creating a dynamic hub that would connect users with its many unparalleled resources and help them navigate flows of information, both printed and digital;
- Enhanced visitor experience and services;
- Improved building services;
- Sustainable systems and high performance/energy-efficient technologies; and
- A more visible and accessible entrance on the west side of the Museum complex.

The proposed project would result in the loss of 11,600 square feet of open space in Theodore Roosevelt Park at grade (13,730 square feet of the below-grade footprint is outside the existing built area of the Museum).

As described in Chapter 1, “Project Description,” based on analysis of the Museum’s historic attendance data and the impact of major capital projects at other museums and visitor attractions, it is expected that AMNH attendance and utilization would increase by approximately 745,000 annual visitors, compared to the No Action condition.

The proposed project would result in improvements to the existing cultural, educational, and scientific research uses on the project site, and would not introduce any new or incompatible uses. Three existing buildings within the Museum complex would be removed to accommodate the project, thereby minimizing the new building’s footprint on land that is now open space in Theodore Roosevelt Park. As described in greater detail in Chapter 3, “Open Space,” the proposed project would result in a reduction in available open space in Theodore Roosevelt Park of approximately 0.27 acres. While adverse, this loss of open space would not result in a significant adverse impact. Nearby sections of the Park and other resources in the area would accommodate the largely passive recreation activities displaced from the affected area. With the project’s proposed landscaping modifications and improvements, park users would continue to have access to areas for gathering, play, and respite and pathways for Museum entry and traversing the Park. The overall quality in the rebuilt portion of the Park would be improved (see Chapter 3 for more information). The proposed project would enhance the accessibility of the Museum, improve internal circulation, and provide new modern spaces for exhibition, collections, education, and scientific research, among other functions. Overall, the proposed project would not result in any significant adverse land use impacts on the project site.

As noted above, AMNH continuously reviews its security operations, systems, and plans with the NYPD, and coordinates with them to ensure that appropriate public safety measures are in place. With the proposed project, this on-going coordination would continue. AMNH’s security infrastructure and physical protections would be extended as appropriate to the new building and AMNH would increase its security force as necessary.

STUDY AREA

The improvement of existing land uses within the project site would not result in a significant adverse impact on adjacent land uses, as the proposed project would not affect land use

conditions outside of Theodore Roosevelt Park. As described above, AMNH is compatible with the surrounding mixed-use area, which includes other museum uses such as the New-York Historical Society and the Children’s Museum of Manhattan. The Museum is a well-established use, as an 1876 State statute set aside the entire site of Manhattan Square (now Theodore Roosevelt Park) for the Museum. Museum uses are also permitted in residential zoning districts under the New York City Zoning Resolution, indicating that such uses are considered compatible with residential and other uses. As the types of uses would be the same as currently exist in the project site and in the study area, they would continue to be compatible with surrounding residential, commercial, institutional, and open space uses. While the proposed project would result in a small reduction in available open space, the study area would continue to be well-served by public open space resources, as described in detail in Chapter 3, “Open Space.” The proposed project would benefit study area residents and the City as a whole by providing new and enhanced spaces for exhibition, collections, education, and scientific research, which would further AMNH’s ability to carry out its mission. Therefore, the proposed project would not result in any significant adverse land use impacts within the study area.

ZONING

The proposed project would not affect zoning on the project site or study area. The project site is not subject to the New York City Zoning Resolution and the proposed project would not include any actions that would change zoning in the study area. While the proposed project is not subject to zoning, the project has been reviewed by LPC, which indicated that the project’s bulk is appropriate within the context of the surrounding land uses and historic character.

PUBLIC POLICY

ONENYC

The proposed project would be compatible with the applicable goals and objectives of OneNYC, particularly with respect to sustainability. The proposed project is targeting a LEED Gold rating, with state-of-the-art systems and controls, and a high-performance envelope that minimizes energy use. Several design aspects of the proposed project incorporate sustainability. The Gilder Center would be an addition to the existing Museum, and is, therefore, efficient by virtue of being infill development that requires less new infrastructure and connections, and benefiting from the efficiency of combined energy systems with the existing Museum. The design includes renovated space, prioritizing reuse of existing assets, and reducing the need for new construction. The extensive interconnection with the museum campus would allow the institution overall to function more effectively, reducing the need for new space. The Gilder Center would be largely surrounded by existing buildings, reducing the exterior envelope and increasing energy efficiency and increasing self-shading.

As planning for the Gilder Center continues, the design team is collaborating with Atelier Ten, an international environmental consulting firm on an integrated approach to sustainability. Strategies include water efficient landscaping with adaptive vegetation and retention of storm water on site; a high performance building envelope; ample natural daylight within coupled with frittered glass for shading and bird safety; lighting designs that consider impact on the night sky; and water conservation strategies including collecting water from the roof and from HVAC systems and various possible reuses of gray water. The collaborative effort will continue as the design is advanced, with a commitment to achieving LEED Gold certification level.

NEW YORK CITY LANDMARKS LAW

Pursuant to the Landmarks Law, prior to making its determination, NYC Parks must obtain a report and approval from LPC; this process is discussed in Chapter 5, “Historic and Cultural Resources.” LPC issued its Binding Report on November 2, 2016, approving the proposed design of the Gilder Center and modifications to the existing Museum complex and site, subject to LPC’s further review and approval of final Department of Buildings (DOB) filing drawings (see **Appendix A-3**). In a letter dated April 25, 2017, OPRHP concurred that there are no prudent and feasible alternatives to demolition of Building 15 (see **Appendix A-4**). Measures to avoid, minimize, and mitigate the project’s adverse impacts on architectural resources are set forth in a draft Letter of Resolution (LOR) to be executed among the Museum, OPRHP, and Empire State Development (ESD) (see **Appendix A-1**).

BUSINESS IMPROVEMENT DISTRICTS

Visitation to the proposed project would result in increased activity in the study area. In addition, a higher proportion of visitors would be expected to enter the Museum from the new Gilder Center entrance on Columbus Avenue, thus increasing foot traffic for local businesses (see Chapter 10, “Transportation,” for more information). Therefore, the proposed project would be compatible with the purpose and goals of the Columbus Avenue BID. *