



CITY PLANNING COMMISSION

August 11, 2008/Calendar No. 18

C 080407 PCM

IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 555 West Street/820 Washington Street (Block 644, Lots 1 and 10) for use as a maintenance and operations facility for the High Line public open space, Borough of Manhattan, Community District 2.

The application for the acquisition of property located at 555 West Street/820 Washington Street (Block 644, Lots 1 and 10) in Manhattan was filed by the New York City Department of Parks and Recreation and the New York City Department of Citywide Administrative Services on April 28, 2008. The application for acquisition of property by the City would facilitate the construction of a maintenance and operations facility for the High Line in the northeast corner of the proposed new structure for the Whitney Museum of American Art at 555 West Street/820 Washington Street.

RELATED ACTIONS

In addition to the site selection and acquisition which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

- | | |
|--------------|---|
| N 080406 ZRM | Zoning Text Amendment to Section 74-92, to permit height and setback modifications for a building containing a Use Group 3A museum use in a M1-5 zoning district on a zoning lot over which the High Line passes. |
| C 080408 PPM | Disposition of City-owned property to the NYC Economic Development Corporation. |
| C 080409 ZSM | Special permit pursuant to the proposed amended Section 74-921(a) to modify use to allow a museum in a M1-5 zoning district; and the proposed Section 74-921(b) to modify bulk in a building containing a museum use in a M1-5 district, located on a zoning lot over which the High Line passes. |

BACKGROUND

The NYC Department of Parks and Recreation (DPR) and the NYC Department of Citywide Administrative Services (DCAS) propose the site selection and acquisition to facilitate the construction of a Support Facility for the High Line in the northeast corner of the proposed Whitney Museum of American Art. The museum is proposed to be located at 555 West Street/820 Washington Street (Block 644, Lots 1 and 10), immediately adjacent to the southern terminus of the High Line.

The Support Facility would house the DPR staff, vehicles and equipment that would operate and maintain the High Line. The facility would contain approximately 28,000 square foot of floor area in four above-grade and two below-grade levels. It would contain a large freight elevator designed to accommodate DPR equipment and materials. The facility would also contain a public lobby and a public elevator which would provide access the level of the High Line. Two small bridges would connect the building to the High Line. One bridge would be used by vehicles to access the High Line for maintenance. An elevated driveway would run along the northern edge of the facility and lead to this bridge. Vehicles would access the facility from the existing courtyard located in the adjacent Meat Market Co-Op. The second bridge would allow pedestrians to access the High Line from the facility. The two below-grade levels would contain storage areas and mechanical equipment.

ENVIRONMENTAL REVIEW

This application (C 080407 PCM), in conjunction with the related applications (N 080406 ZRM, C 080408 PPM, and C 080409 ZSM) were reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 07SBS021M. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 30, 2008.

UNIFORM LAND USE REVIEW

This application (C 080407 PCM), in conjunction with the related applications (C 080408 PPM and C 080409 ZSM) were certified as complete by the Department of City Planning on May 5, 2008, and were duly referred to Community Board 2 and the Borough President of Manhattan, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 2 held a public hearing on this application (C 080407 PCM), in conjunction with the related applications on May 15, 2008, and on May 22, 2008, by a vote of 43 to 0 with 0 abstentions, adopted a resolution recommending approval of the applications.

Borough President Review

This application (C 080407 PCM), in conjunction with the related applications was considered by the Borough President of Manhattan, who issued a recommendation on June 30, 2008, approving the applications. A discussion of the Borough President's recommendation is included in the report on the related application for a special permit (C 080409 ZSM).

City Planning Commission Public Hearing

On June 18, 2008, Calendar No. 7, the City Planning Commission scheduled July 2, 2008, for a public hearing on this application (C 080407 PCM). The hearing was duly held on July 2, 2008, Calendar No.30, in conjunction with the hearings on the related applications (N 080406 ZRM, C 080408 PPM, and C 080409 ZSM).

There were a number of speakers, as described in the report on the related application for the proposed special permit, (C 080409 ZSM), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 080407 PCM), in conjunction with the related applications (N 080406 ZRM, C 080408 PPM, and C 080409 ZSM), was reviewed by the Department of City Planning for

consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, 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 08-026M.

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

CONSIDERATION

The Commission believes that the proposed site selection and acquisition of property located at 555 West Street/820 Washington Street (Block 644, Lots 1 and 10,) for use as a maintenance and operations facility for the High Line public open space is appropriate.

The project was not included in the Citywide Statement of Needs, however, a letter pursuant to Section 204g of the New York City Charter was sent to the Borough President of Manhattan.

A full consideration and analysis of the issues and reasons for approving this application, appears in the related application for a special permit, (C 080409 ZSM).

RESOLUTION

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, 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 Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and

described in this report, the application (C 080407 PCM) of the Department of Parks and Recreation and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the for the site selection and acquisition of property located at 555 West Street/820 Washington Street (Block 644, Lots 1 and 10) for use as a maintenance and operations facility for the High Line public open space, Borough of Manhattan, Community District 2, is approved.

The above resolution (C 080407 PCM), was duly adopted by the City Planning Commission on August 11, 2008 (Calendar No. 18), 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, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA,
ALFRED C. CERULLO, III, MARIA M. DEL TORO, RICHARD W. EADDY,
NATHAN LEVENTHAL, SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners