



CITY PLANNING COMMISSION

August 10, 2005 / Calendar 9

C 050427 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 270 Greenwich Street (Block 142, Lot 110) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area;
- 2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property to the New York City Economic Development Corporation;

to facilitate development of a mixed-use building with approximately 402 residential units and commercial uses; Borough of Manhattan, Community District 1.

Approval of separate matters is required:

- 1) The designation of 270 Greenwich Street (Block 142, Lot 110), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area; and
- 3) Disposition of the 270 Greenwich Street (Block 142, Lot 110), to the Economic Development Corporation.

The application for the proposed Urban Development Action Area designation and project disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on May 4, 2005. The requested action, in conjunction with the related actions, would facilitate the development of a mixed-use project in Lower Manhattan within the former Washington Square Urban Renewal Area which was established in 1961 and expired in January 2002.

HPD states in its application that:

the site contains an underutilized vacant lot that tends to impair or arrest sound development of the surrounding community, with or without physical blight. Incentives

are needed in order to induce the correction of the substandard, unsanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the proposed UDAAP designation, project approval, and disposition of city-owned property, which is the subject of this report (C 050427 HAM), 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.

1. C 050429 ZSM Special Permit pursuant to Zoning Resolution Section 74-743(a) to allow height and setback and rear yard waivers.
2. C 050430 ZSM Special Permit pursuant to ZR Sections 13-562 and 74-52 to permit a 400-space public parking garage to be located in the cellar of the proposed building.
3. N 050431 ZAM Authorization pursuant to Section 13-553 to allow a curb cut to be located on a wide street, Murray Street, to provide access to the proposed parking garage.
4. N 050432 ZCM Certification pursuant to ZR Section 26-17 to allow curb cuts on Murray Street in connection with the project's loading berths.
5. N 050428 MEM Amendment to the City Map to eliminate a six-foot easement on Murray Street as shown on City Map No. ACC30025, filed February 7, 1973.

BACKGROUND

A more detailed description of this application, the surrounding area, proposed project, and special permit applications is included in the report on the related application for the proposed special permit (C 050429 ZSM).

ENVIRONMENTAL REVIEW

This application (C 050427 HAM), in conjunction with the applications for the related actions (C 050429 ZSM, C 050430 ZSM, N 050431 ZAM, N 050432 ZCM), 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 Procedures of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DME011M. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding (ODMEDR).

A more detailed discussion of the environmental review is included in the report on the related application for a special permit (C 050429 ZSM).

UNIFORM LAND USE REVIEW

This application (C 050427 HAM), in conjunction with the applications for the related actions (C 050429 ZSM, C 050430 ZSM), was certified as complete by the Department of City Planning on May 9, 2005, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules along with the related non-ULURP actions (N 050431 ZAM, N 050432 ZCM, N 050428 MEM) which was referred for comment.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on May 17, 2005, and on that date, by a vote of 31 in favor, 0 opposed, 2 abstained, and 1 recused, adopted a resolution recommending approval of the application. A summary of the vote of

Community Board 1 appears in the report of the related application for special permit (C 050429 ZSM).

Borough President Public Hearing

This Borough President considered this application and on May 31, 2005, issued a recommendation with conditions. A summary of the Borough President's recommendation with conditions appears in the report of the related application for special permit (C 050429 ZSM).

City Planning Commission Public Hearing

On June 23, 2005 (Calendar No. 4) the City Planning Commission scheduled July 11, 2005, for a public hearing on this application (C 050427 HAM). The hearing was duly held on July 11, 2005 (Calendar No. 24), in conjunction with the public hearings on the applications for the related actions (C 050429 ZSM, C 050430 ZSM). There were five speakers in favor of the applications and no speakers in opposition.

A summary of the public hearing appears in the report of the related application for special permit (C 050429 ZSM).

Waterfront Revitalization Program Consistency Review

The application (C 050427 HAM), in conjunction with the application for the related actions (C 050429 ZSM, C 050430 ZSM), was reviewed but the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP) as amended, approved by the NYC 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 05-010.

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 Urban Development Action Area designation and project (UDAAP), and disposition of city-owned property, in conjunction with the related actions, are appropriate.

A full consideration and analysis of the issues and reasons for approving this application appears in the report for the related application for special permit (C 050429 ZSM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on July 28, 2005, with respect to this application (CEQR No. 05DME011M) the City Planning Commission finds that the requirements of Part 617, State Environmental Quality Review, have been met and that, consistent with social, economic, and other essential considerations:

- 1) From among the reasonable alternatives thereto, the actions to be approved are ones which minimize or avoid adverse environmental impacts to the maximum extent practicable; and
- 2) The adverse environmental impacts revealed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes 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 the WRP policies; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 270 Greenwich Street (Block 142, Lot 110), in Community District 1, Borough of Manhattan, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of 270 Greenwich Street (Block 142, Lot 110 as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) the present status of the area tends to impair or arrest sound development of the municipality;
- b) financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and

- c) the project is consistent with the policy and purposes stated in the Section 691 of the Urban Development Action Area Act; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property at 270 Greenwich Street (Block 142, Lot 110), in Community District 1, Borough of Manhattan, to the New York City Economic Development Corporation, is approved (C 050427 HAM).

The above resolution (C 050427 HAM), duly adopted by the City Planning Commission on August 13, 2005 (Calendar No. 9), 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
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