



## **CITY PLANNING COMMISSION**

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July 13, 2005/Calendar No. 19

C 050209 PPM

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**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the disposition of six (6) City-owned properties pursuant to zoning, Borough of Manhattan, Community District 3.

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The application for the disposition of six city-owned properties was filed by the Department of Citywide Administrative Services (DCAS) on December 7, 2004.

### **BACKGROUND**

The Department of Citywide Administrative Services (DCAS) submitted an application for the disposition of six (6) City-owned properties located on Avenue D between 7<sup>th</sup> and 8<sup>th</sup> streets pursuant to zoning. The subject properties are located in the Lower East Side (Block 377/ Lots 35, 41, 42, 43, 47, and 48) within Community District 3. The six properties are currently vacant and create a 15,152 square foot site.

The properties are situated in an R7-2 district with a C1-5 commercial overlay. The project site is adjacent to several low-rise residential buildings on East 7<sup>th</sup> and 8<sup>th</sup> streets. Across the street from the site on Avenue D is the Jacob Riis Housing Authority development.

The surrounding area is predominantly residential in character, with nearby blocks having a mix of city-owned and privately owned vacant and occupied residential buildings. Commercial and retail uses are also located on Avenue D, East Houston Street and 14<sup>th</sup> Street. The nearest subway station is located on the corner of East Houston and Second Avenue (F, J, M, Z line).

Upon disposition approval, DCAS intends to dispose of the subject property to the New York City Economic Development Corporation (EDC). EDC intends to dispose of the lots to a private development sponsor for development.

## **ENVIRONMENTAL REVIEW**

This application (C 050209PPM ) 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 designated CEQR number is 04DME001M. The lead agency is the Office of the Deputy Mayor for Economic Development and Rebuilding.

After a study of the potential impact of the proposed action, a negative declaration was issued on March 1, 2005.

## **UNIFORM LAND USE REVIEW**

This application (C 050209PPM) was certified as complete by the City Planning Commission on March 14, 2005 and was duly referred to Community Board 3 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 3 held a public hearing on this application on April 26, 2005 and on that date, by a vote of 29 to 1 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on May 20, 2005.

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

On May 25, 2005 (Calendar No.9), the City Planning Commission scheduled June 8, 2005, for a public hearing on this application (C 050209PPM). The hearing was duly held on June 8, 2005 (Calendar No. 21). There were three speakers in favor of the application and none in opposition.

The speakers included a representative of EDC, a representative from the Lower East Side Girl's Club, the intended sponsor, and the architect of the proposed development. The EDC representative described the project and stated that, upon approval of the disposition, EDC intends dispose of the property to the Lower East Side Girl's Club for development.

The representative of the Lower East Girl's Club gave an overview of the organization's history and mission and described the organization's experience in providing resources, facilities and educational programming for a diverse population of girls living in the Lower East Side. The representative said that the organization was founded in 1996 to address the inadequate services and recreational opportunities for girls between the ages of 8 and 18 years old . She stated that, if they should become owners of the project site and construct the proposed facility, they would be able to consolidate and significantly expand its services in the new building. The new building would be a headquarters for the LESGC, space for its program activities, a business incubator space, a café, a not-for-profit office space and artist workshop space and ground floor retail.

The project architect described the project site, the proposed program and the building design. She explained that the building was designed to accommodate the different needs of potential users of the building: the Girl's Club, artists renting studio space, and local residents accessing the community center. The architect also explained that the proposed building would be designed as an environmentally friendly building.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the disposition of six city-owned properties located on Avenue D between 7<sup>th</sup> and 8<sup>th</sup> streets is appropriate.

The subject properties (Block 377/ Lots 35, 41, 42, 43, 47, and 48) currently contains a vacant parking lot which is located in an R7-2 district with a C1-5 commercial overlay. The property is currently under the jurisdiction of the Department of Citywide Administrative Services (DCAS) and managed by the Economic Development Corporation (EDC).

The Commission understands that the subject application would facilitate the disposition of the property from DCAS to EDC. In turn, EDC would be able to dispose of the property to the intended sponsor, the Lower East Side Girl's Club, for development.

## **RESOLUTION**

**RESOLVED**, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of six (6) City-owned properties pursuant to zoning, Borough of Manhattan, Community District 3, proposed in an application by the Department of Citywide Administrative Services, dated December 7, 2005, is approved.

The above resolution (C 050209 PPM), duly adopted by the City Planning Commission on July 13, 2005 (Calendar No. 19), 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 Chair**

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Commissioners