



CITY PLANNING COMMISSION

July 2, 2003/Calendar No.14

C 030392 PPM

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 disposition of one (1) city-owned property located at 2 Columbus Circle (Block 1030, Lot 1) pursuant to zoning, Borough of Manhattan, Community District 5.

The application for the disposition of city-owned property was filed by the New York City Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on March 17, 2003. The application was revised on June 30, 2003 from general disposition pursuant to zoning to a disposition restricted to museum use.

BACKGROUND

DCAS submitted an application for the disposition of a 4,600 square-foot lot 75 feet along Columbus Circle, 41 feet along the eastern side of Eighth Avenue, 97 feet along the northern side of West 58th Street and 75 feet along the western side of Broadway. The lot is currently occupied by a nine-story vacant building. The subject site is located on the trapezoidal block bounded by Columbus Circle, Eighth Avenue, Broadway, and West 58th Street (Block 1030, Lot 1) in a C5-3 zoning district within the Special Midtown District in Community District 5.

The existing vacant building was originally built in 1964 as the Huntington Hartford Museum, and was most recently the home of the City's Department of Cultural Affairs. Once the proposed disposition is approved, DCAS intends to dispose of the property to the Economic Development Corporation (EDC). EDC intends, in turn, to dispose of the site by direct sale to the Museum of Art and Design (the Museum), a cultural facility. The proposed relocation of the Museum to the site from its current facility at 40 West 53rd Street, would permit the upgrading of the Museum to a modern facility and allow it to display more of its permanent collection, currently in storage,

and to pursue educational and artists-in-residence programs at the site. The proposed disposition would permit the complete renovation and upgrading of the deteriorating building to accommodate the cultural facility.

The original massing and form of the building will be retained. A new exterior system will replace the marble and new openings will be made in the exterior on all four sides to allow light into the gallery spaces, views into the museum, and views out to the Circle and the Park.

ENVIRONMENTAL REVIEW

This application (C 030392 PPM) 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 lead agency is EDC. The designated CEQR number is 03DME003M.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on March 26, 2003.

UNIFORM LAND USE REVIEW

This application (C 030392 PPM) was certified as complete by the Department of City Planning on March 31, 2003, and was duly referred to Community Board 5 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 5 held a public hearing on this application (C 030392 PPM) on May 8, 2003, and on that date, by a vote of 18 in favor, 8 opposed and 1 abstention, adopted a resolution recommending approval of the application, subject to the following conditions:

- (i) the financial terms of the disposition remain subject to the review of this Board; and
- (ii) the Museum will consult with this Board and other community groups with regard to issues of loading and unloading of buses and exhibits, sidewalk and street lamp design, exterior signage, and the availability of the basement auditorium for public use.

Borough President Recommendation

This application (C 030392 PPM) was considered by the Borough President, who issued a recommendation approving the application on May 27, 2003.

City Planning Commission Public Hearing

On June 4, 2003 (Calendar No. 13), the City Planning Commission scheduled June 18, 2003, for a public hearing on this application (C 030392 PPM). The hearing was duly held on June 18, 2003 (Calendar No.17). There were seven speakers in favor of the application, and twenty-four speakers in opposition. Written statements were also submitted, of which four were in favor of the application and three opposed.

Among the speakers in support of the application were three representatives of the Museum of

Arts and Design, including its Executive Director, the Chair of its Building Committee and its Director of Building. Also speaking in favor were the Executive Director of the New York chapter of the American Institute of Architects; the President of the West Side Chamber of Commerce; and the Chair of Community Board 5. Among the speakers in opposition were five representatives from Landmark West!, including its Executive Director; representatives from the Historic Districts Council; the Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement organization (DOCOMOMO); the president of the Fine Arts Federation of New York; the Executive Director of the Municipal Art Society speaking for the Society's Landmarks Committee; and a representative from the Modern Architecture Working Group.

The speakers in favor emphasized the neglected state of the building as it stands, and the benefits that would be derived from replacing an unused building in derelict condition with a well-designed and vibrant new museum structure. They also asserted the high quality of the new design.

The speakers opposed to the application urged the Commission not to approve the disposition without assurances that a hearing before the Landmarks Preservation Commission would take place, and asserted that there was a consensus among preservation groups that the existing building designed by Edward Durrell Stone was worthy of landmark designation.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of this city-owned property as revised is appropriate. The site consists of a 9-story vacant building at 2 Columbus Circle, on the trapezoidal block bounded by Columbus Circle, Eighth Avenue, Broadway, and West 58th Street. It is situated in a C5-3 zoning district within the Special Midtown District.

A museum use at this location will reinforce the on-going revitalization of Columbus Circle and re-activate a long-dormant space. The Commission has been assured by EDC by letter dated June 27, 2003, that the conveyance instruments to the Museum will require compliance with the plans and renderings seen by the Commission at its Review Session with respect to the exterior color and materials and general configuration of the curtain wall. Prior to approving any significant changes to the design of the building, EDC will consult with the Chair of the Commission on these changes. The Commission feels strongly that the appropriate use for this site is a museum, that such a cultural use will anchor the southern part of the Circle and complement the uses throughout the area, and that the use should therefore be restricted, and the application has been revised to reflect that restriction.

The Commission also feels that the building itself needs to be protected from the elements during the period of its construction and that the scaffolding, which will be up for at least two years, make as minor a visual impact on the circle as possible. By letter dated June 30, 2003, the Museum has assured the Commission that it will make the repairs necessary to stabilize the

building, and that it make its best efforts to minimize the impacts of the scaffolding during construction.

The Museum will be working with Community Board 5 to address their concerns about loading and unloading of buses and exhibits, sidewalk and streetlamp design, exterior signage, and the use of the basement auditorium for public use.

Many speakers addressed the issue of landmarks designation. Much of the testimony at the public hearing focused on the landmark status of the building and the desire of those in opposition to have a hearing at LPC. It is not within the purview of the Commission to designate landmarks.

RESOLUTION

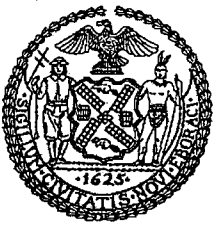
RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of one (1) city-owned property located at 2 Columbus Circle (Block 1030, Lot 1), restricted to museum use, Borough of Manhattan, Community District 5, proposed in an application by the Department of Citywide Administrative Services, dated March 17, 2003, and revised on June 30, 2003, is approved.

The above resolution (C 030392 PPM), duly adopted by the City Planning Commission on July 2, 2003, (Calendar No. 14) 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 Chairman

**ANGELA M. BATTAGLIA, IRVIN G. CANTOR, P.E., RICHARD W. EADDY,
ALEXANDER GARVIN, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, JOSEPH B. ROSE, DOLLY WILLIAMS, Commissioners**



MANHATTAN COMMUNITY BOARD FIVE

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
(212) 465-0907
fax: (212) 465-1628

Kyle Merker, Chair

Kathy Kinsella, District Manager

May 9, 2003

Hon. Amanda Burden
Commissioner
City Planning Commission
22 Reade Street
Room 2E
New York, NY 10007

CITY PLANNING COMMISSION
2003 MAY 13 PM 1:17
DEPT. OF CITY PLANNING

RE: ULURP application # C 030392 PPM – application for disposition of city owned property at 2 Columbus Circle to Museum of Contemporary Art and Design (formerly American Craft Museum)

Dear Commissioner Burden:

At the regularly scheduled monthly meeting of Community Board Five on Thursday, May 8, 2003, the Board passed the following resolution with a vote of 18 in favor, 8 opposed, 1 abstention:

WHEREAS, the 9-story building located at 2 Columbus Circle, which is owned by the City of New York, was originally designed in the mid-1960s by Edward Durrell Stone to house Huntington Hartford's Gallery of Modern Art, most recently held the New York City Department of Cultural Affairs and the Convention and Visitors Bureau, has been vacant since 1998, and is now in a state of disrepair; and

WHEREAS, the City has proposed to convey the property to The Museum of Arts and Design (the "Museum") for use as galleries, classrooms and offices for the Museum and a public restaurant on the top floor, and this disposition will allow the Museum to triple its current space from 18,000 square feet to 54,000 square feet; and

WHEREAS, the proposed uses of the Building will benefit the City by encouraging tourism, providing arts and design education to students, and promoting works of contemporary artists and designers, and such uses will have a less adverse impact on the immediate neighborhood than other proposed uses of the property, such as an hotel, and the City's Office of the Deputy Mayor for Economic Development and Rebuilding as lead agency under CEQR has determined that the disposition will not have a significant adverse impact on the environment; and

WHEREAS, the Museum has not yet formulated specific solutions to concerns of the community regarding loading and unloading of school buses and exhibits at the site, the design of the sidewalks and street lamps on all sides of the property, the availability for public use of the auditorium in the basement of the building, and the design of exterior signage, but the Museum's representatives appear to share the concerns of the community and have offered to work with the community in these matters; and

WHEREAS, the financial terms of the disposition between the City and the Museum have not been finalized and remain subject to further review by this board; and

WHEREAS, the design of the building has been highly controversial since the building first opened, having been praised by some persons and disparaged by others; and

WHEREAS, the Landmarks Preservation Commission ("Landmarks") in 1996 and again in 2002 declined to consider the building for designation as a landmark, and this Board in 2002 voted against recommending that Landmarks calendar the building for consideration; and

WHEREAS, the Museum's proposed renovations will not change the shape and massing of the existing building, except to extend the ground floor out to the building line, thus maintaining certain of the building's iconic qualities and its relationship to Columbus Circle; and

Email: cb5manhattan@netzero.net

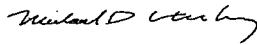
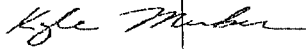
May 12, 2003

WHEREAS, the proposed changes to the exterior facade will add a large number of windows to a basically windowless original design, and a new exterior sheathing of terra cotta panels that will allow natural light to enter the building and will open views of the interior spaces to the street; and

WHEREAS, the proposed changes are a sensitive adaptation and re-use of the original design which will provide an enhanced presence for the building on Columbus Circle; now, therefore, be it

RESOLVED, that Community Board Five approves the disposition of 2 Columbus Circle to The Museum of Arts and Design, on the understanding that: (i) the financial terms of the disposition remain subject to the review of this Board; and (ii) the Museum will consult with this Board and other community groups with regard to issues of loading and unloading of buses and exhibits, sidewalk and street lamp design, exterior signage, and the availability of the basement auditorium for public use.

Sincerely,



Kyle Merker

Michael Utevskey

Chair

Chair, Land Use & Zoning

cc: Hon. C. Virginia Fields
Hon. Gale Brewer
Calendar Information Office, City Planning Commission
Kristi Knecht, Dept. of Citywide Administration Services
Manhattan Community Board 4
Manhattan Community Board 7
Suri Kasirer, President, Kasirer Consulting
Laurie Beckelman, Museum of Arts and Design

Community/Borough Board
Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.

2. Send a copy of the completed form with any attachments to the applicant's representative as indicated on the Notice of Certification, one copy to the Borough President, and one copy to the Borough Board, when applicable.

APPLICATION # C 030392 PPM

DOCKET DESCRIPTION

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 disposition of one (1) city-owned property located at 2 Columbus Circle (Block 1030, Lot 1) pursuant to zoning.

COMMUNITY BOARD NO. 5

BOROUGH Manhattan

BOROUGH BOARD _____

DATE OF PUBLIC HEARING MAY 8, 2003

LOCATION 1107 Broadway, 6th Floor
New York, NY

WAS QUORUM PRESENT? ☒ YES

☐ NO (A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members)

VOTE ADOPTING RECOMMENDATION TAKEN

DATE MAY 8, 2003

LOCATION 1107 Broadway, 6th Floor
New York, NY

RECOMMENDATION

☒ APPROVE ☐ APPROVE WITH MODIFICATIONS/CONDITIONS
☐ DISAPPROVE ☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

CITY PLANNING COMMISSION
2003 MAY 13 PM 1:17
DEPT. OF CITY PLANNING

VOTING

IN FAVOR 18 AGAINST 9 ABSTAINING 1

TOTAL MEMBERS APPOINTED TO BOARD 39

LC (K. Kinsella)
COMMUNITY/BOROUGH BOARD OFFICER

MAY 12, 2003
DATE

District Manager
TITLE



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

May 27, 2003

Manhattan
→ Dory

C. VIRGINIA FIELDS
BOROUGH PRESIDENT

ULURP NO:
C030392 PPM

APPLICANT:

NYC Department of Citywide Administration Services
Division of Real Estate
1 Centre Street- 19th Floor
N.Y. N.Y. 100307

RECEIVED

JUN - 2 2003

MANHATTAN OFFICE

REQUEST:

C030392 PPM

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 disposition of one (1) City-owned property, located at 2 Columbus Circle (Block 1030, Lot 14), pursuant to zoning.

PROJECT BACKGROUND/DESCRIPTION:

The City proposes to dispose of Block 1030, Lot 1, to EDC, which intends to dispose the site by direct sale to the Museum of Arts and Design (MAD), a cultural facility. The property at 2 Columbus Circle is currently unoccupied.

The proposed relocation of MAD (currently operating as the American Craft Museum) would permit the expansion and upgrading of the museum to a new and modern facility. The existing building at 2 Columbus Circle is a 9-story building with one-story penthouse. The proposed project would renovate and redevelop the interiors and the exterior of the building to accommodate the new cultural facility.

The original massing and form of the building will be maintained with the potential of adding an elevator overrun to the existing mechanical penthouse. The building will remain a distinctive counterpoint to the AOL/Time Warner apartment and office complex, while maintaining the existing building's iconic quality as a singular, freestanding object. Its relationship to Columbus Circle itself, with its distinctive curved design, will be emphasized and maintained. A new exterior on all four sides would provide light into the gallery spaces, views into the museum, and views out to the City and Park.

CITY
2003 JUN 29 PM 2:50
DEPT OF CITY PLANNING
PLANNING COMMISSION

The ground floor will be altered to make it fully accessible and inviting, to better accommodate the visiting public. The primary entrance will remain on Columbus Circle, and a secondary store entrance will be facing the AOL/Time Warner building. The existing auditorium will be renovated and a public restaurant will be located on one of the upper floors.

The relocation of MAD from its existing location at 40 West 53rd Street, to 2 Columbus Circle would allow the museum to thrive off the vibrant neighborhood surrounding Columbus Circle. By drawing visitors and tourists to the area, MAD would also become a significant contributor to the economic and community redevelopment program at Columbus Circle, which presently consists mainly of retail and commercial buildings.

There is a Negative Declaration for CEQR.

SUMMARY OF COMMUNITY BOARD ACTION:

At the regularly scheduled monthly meeting of Community Board Five on May 8, 2003 the Board vote of 18 in favor, 8 opposed, 1 abstention. The positive resolution was passed.

BOROUGH PRESIDENT ACTION:

- ☒ The Manhattan Borough President recommends approval.
- ☐ The Manhattan Borough President recommends disapproval.
- ☐ The Manhattan Borough President recommends approval, subject to the conditions detailed below.
- ☐ The Manhattan Borough President recommends disapproval, unless the conditions detailed below are addressed as described.

COMMENTS:

This building has been vacant since 1998. This office strongly supports the disposition of this building to EDC, which will then dispose it to the Museum of Art and Design. The site is unique and this free standing building will be a great asset to Columbus Circle, bringing in tourists and New Yorkers to what will be a wonderful new museum space. The new MAD will be an outstanding addition to New York City cultural institutions and add a new presence to Columbus Circle to make this area even more vibrant. It will add a distinctive architectural element and a counterpoint to the new AOL Time Warner Center.

Although there was a large majority of Community Board Five in support of the resolution to approve the disposition of 2 Columbus Circle, there are concerns that the Community Board, some members of the community and this office have. The applicant has spoken of various possible designs for the new façade, however, there has been no visual representation of what the final design will be. The Board would also like the Museum to consult with the Board and other

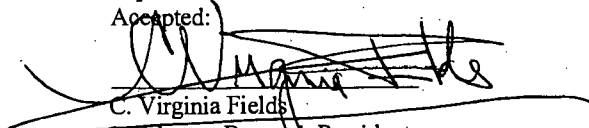
community groups regarding the issues of loading and unloading of buses and exhibits, sidewalk and street lamp design, exterior signage, and the availability of the auditorium for public use. In addition, the Board wants the understanding that the financial terms of the disposition remain subject to the review of the board. The Borough President suggests the applicant work with the Community Board regarding these concerns.

The Borough President supports the Community Board and the application of this disposition.

The Manhattan Borough President, therefore, recommends approval of this application.

Report and Recommendation

Accepted:



C. Virginia Fields
Manhattan Borough President

Borough President Recommendation

City Planning Commission
22 Reade Street, New York, NY 10007
Fax # (212) 720-3356

INSTRUCTIONS

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2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application #: C 030392 PPM

Docket Description:

Pursuant to Sections 197-c of the New York City Charter for disposition by the Department of Citywide Services for one (1) city-owned property located at 2 Columbus Circle (Block 1030, Lot 1) pursuant to zoning

COMMUNITY BOARD NO.: 5

BOROUGH: Manhattan

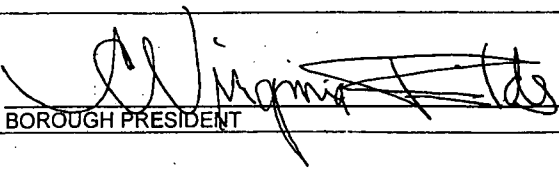
RECOMMENDATION

- ☒ APPROVE
- ☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☐ DISAPPROVE

DISAPPROVE WITH CONDITIONS (List below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

CITY PLANNING COMMISSION
2003 MAY 29 PM 2:50
DEPT. OF CITY PLANNING


BOROUGH PRESIDENT

5/27/03
DATE