



CITY PLANNING COMMISSION

June 6, 2012 / Calendar No. 9

C 120122 ZMM

IN THE MATTER OF an application submitted by New York University pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 340 feet northerly of Bleecker Street, a line 125 feet easterly of LaGuardia Place, a line 131 feet southerly of Bleecker Street, and LaGuardia Place;
2. changing from an R7-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street, West Houston Street, LaGuardia Place, Bleecker Street, and LaGuardia Place;
3. changing from a C6-2 District to an R7-2 District property bounded by West 4th Street, Mercer Street* West 3rd Street, and the former centerline of Mercer Street;
4. changing from a C6-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street, West Houston Street, and the former centerline of Mercer Street*; and
5. establishing within an existing R7-2 District a C1-5 District bounded by a line 100 feet southerly of East 8th Street, Mercer Street, West 4th Street, and Washington Square East, Waverly Place, and University Place;

as shown on a diagram (for illustrative purposes only) dated January 3, 2012, Borough of Manhattan, Community District 2.

This application for a zoning map amendment was filed by the applicant on December 5, 2011. The zoning map amendment, along with its related actions, would facilitate the expansion of New York University's campus in the Washington Square area. NYU is proposing to construct four new buildings (including academic uses, residential units for NYU faculty and students, a new athletic facility, a University-affiliated hotel, and retail uses) and approximately 3 acres of public parks and publicly-accessible open spaces. By 2031, the proposed actions are intended to result in the development of approximately 1.11 million zoning square feet of new uses. NYU also proposes to map a C1-5 overlay on the approximately 6-block area bounded by Mercer Street, West 4th Street, Washington Square East, University Place, and the northern boundary of the existing R7-2 district just south of East 8th Street. The rezoning would allow ground floors to

convert to retail use.

RELATED ACTIONS

In addition to the zoning map amendment (C 120122 ZMM) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

- | | |
|--------------|---|
| C 120124 ZSM | Special Permit pursuant to Section 74-743 to allow the distribution of open space; to modify height and setback and rear yard requirements; and to modify minimum distances between buildings within a Large-Scale General Development. |
| C 120077 MMM | City Map Change to narrow, through elimination, discontinuance, and closure, various segments of Mercer Street and LaGuardia Place to enable property disposition to New York University and to establish parkland. |
| N 120123 ZRM | Zoning Text Amendment relating to special permit regulations for large scale general developments relating to Section 74-742 (Ownership) and Section 74-743 (Special Provisions for bulk modifications). |

BACKGROUND

A full background discussion and description of this application appears in the report for a special permit application (C 120124 ZSM).

ENVIRONMENTAL REVIEW

The application (C 120122 ZMM), in conjunction with the application for the related actions, 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 11DCP121M. The lead is the City Planning Commission.

A summary of the environmental review appears in the report on the related application for a special permit amendment (C 120124 ZSM).

UNIFORM LAND USE REVIEW

This application (C 120122 ZMM), in conjunction with the application for the related actions, (C 120124 ZSM, C 120077 MMM) was certified as complete by the Department of City Planning on January 3, 2012, and was duly referred to Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related non-ULURP application (N 120123 ZRM), which was referred for review and comment.

Community Board Public Hearing

Community Board 2 held a public hearing on this application February 23, 2011, and on that date, by a unanimous vote of 40 to 0, adopted a resolution recommending disapproval, of the application.

A summary of the recommendations of Community Board 2 appears on the related application for a special permit (C 120124 ZSM).

Borough President Recommendation

This application (C 120122 ZMM), in conjunction with the related actions, was considered by the President of the Borough of Manhattan, who recommended approval, with conditions, of the application on April 11, 2012.

A summary of the recommendations of the Borough President appears on the related application for a special permit (C 120124 ZSM).

City Planning Commission Public Hearing

On April 11, 2012 (Calendar No. 3), the City Planning Commission scheduled April 25, 2012, for a public hearing on this application (C 120122 ZMM). The hearing was duly held on April 25, 2012 (Calendar No. 15) in conjunction with the public hearing on the applications for related actions.

There were a number of appearances as described in the related application for a special permit (C 120124 ZSM), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment as modified (C 120122 ZMM), in conjunction with the related applications for a text amendment (N 120123 ZRM) and special permit as modified (C 120124 ZSM) and city map change as modified (120077 MMM) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the related report for a special permit application (C 120124 ZSM).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on May 25, 2012, with respect to this application (CEQR No. 11DCP121M), and the CEQR Technical Memorandum dated June 4, 2012, (Technical Memorandum), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act & regulations, have been met and that:

1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the Proposed Action as modified with the modifications adopted herein and as analyzed in Chapter 26, "Potential Modifications under Consideration by the CPC," of the FEIS and in the Technical Memorandum (Modified Proposed Action) is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts of the Modified Proposed Action will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Restrictive Declaration, dated June 6, 2012, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS and Technical Memorandum, 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, 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 findings described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 12c:

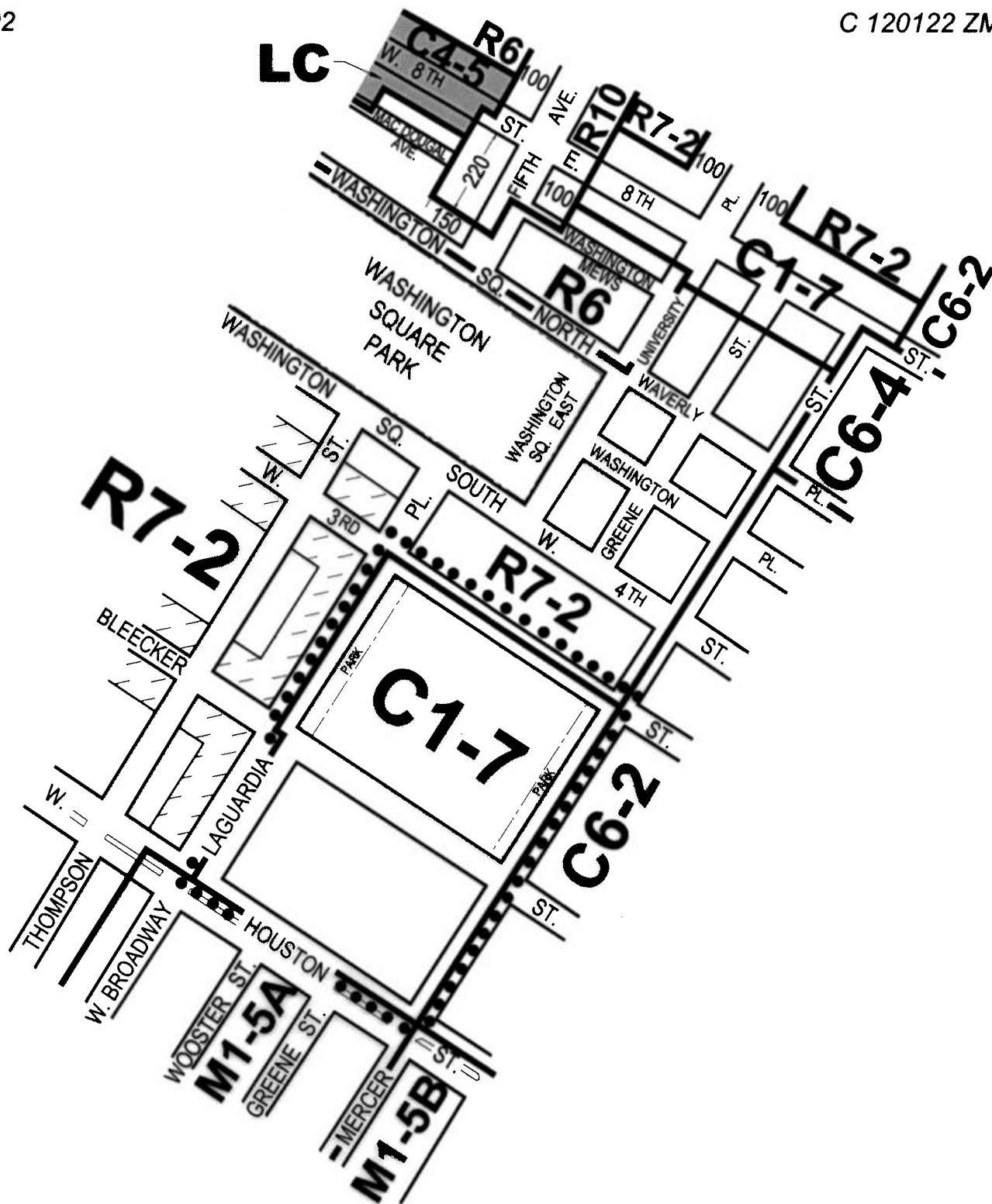
1. eliminating from within an existing R7-2 District a C1-5 District bounded by a line 340 feet northerly of Bleecker Street, a line 125 feet easterly of LaGuardia Place, a line 131 feet southerly of Bleecker Street, and LaGuardia Place;
2. changing from an R7-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street, West Houston Street, LaGuardia Place, Bleecker Street, and LaGuardia Place;
3. changing from a C6-2 District to an R7-2 District property bounded by West 4th Street, Mercer Street, West 3rd Street, and the former centerline of Mercer Street; and
4. changing from a C6-2 District to a C1-7 District property bounded by West 3rd Street, Mercer Street, West Houston Street, and the former centerline of Mercer Street;

Borough of Manhattan, Community District 2, as shown on a diagram (for illustrative purposes only) dated January 3, 2012, and modified by the City Planning Commission on June 6, 2012.

The above resolution (C 120122 ZMM), duly adopted by the City Planning Commission on June 6, 2012 (Calendar No. 9), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES , Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARIN,
SHIRLEY A. MCRAE, Commissioners

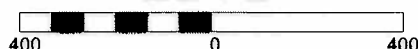
MICHELLE DE LA UZ, Commissioner, Voted No







**BOROUGH OF
MANHATTAN**

S. Voyages
S. Voyages, R.A. Director
Technical Review Division

SCALE IN FEET



NOTE:

- NOTE:**
-  Indicates Zoning District Boundary.
 -  The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-5 District from within an existing R7-2 District, and by changing R7-2 and C6-2 Districts to R7-2 and C1-7 Districts.
 -  Indicates a C1-5 District.
 -  Indicates a Special Limited Commercial District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.