



Legislation Details (With Text)

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Title: Resolution approving the decision of the City Planning Commission on ULURP No. C 120122 ZMM, a Zoning Map amendment (L.U. No. 633).

Sponsors: Leroy G. Comrie, Jr., Mark S. Weprin

Indexes:

Attachments: 1. Committee Report, 2. Hearing Transcript - Stated Meeting 7-25-12

Date	Ver.	Action By	Action	Result
7/17/2012	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
7/25/2012	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1467

Resolution approving the decision of the City Planning Commission on ULURP No. C 120122 ZMM, a Zoning Map amendment (L.U. No. 633).

By Council Members Comrie and Weprin

WHEREAS, the City Planning Commission filed with the Council on June 7, 2012 its decision dated June 6, 2012 (the "Decision"), on the 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, along with its related actions, to facilitate the expansion of New York University's campus in the Washington Square area. The proposed action would 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 in Community District 2, Borough of Manhattan (ULURP No. C 120122 ZMM) (the "Application");

WHEREAS, the Application is related to Application C 120077 MMM (L.U. No. 632), a 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 (L.U. No. 634), a 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); and C 120124 ZSM (L.U. No. 635), a Special Permit pursuant to Section 74-743 to modify

height and setback and rear yard requirements, and to modify minimum distances between buildings within a Large-Scale General Development;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on June 29, 2012;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (“FEIS”) for which a Notice of Completion was issued on May 25, 2012 and the CEQR Technical Memoranda dated June 4, 2012 and July 20, 2012 (the “CEQR Technical Memoranda”) (CEQR No. 11DCP121M);

RESOLVED:

Having considered the FEIS and the CEQR Technical Memoranda, with respect to the Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) 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 Memoranda (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 July 24, 2012, those project components related to the environment and mitigation measures that were identified as practicable;
- (2) The Decision together with the FEIS and the CEQR Technical Memoranda constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 120122 ZMM, incorporated by reference herein, the Council approves the Decision.

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. 1 2c:

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.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on July 25, 2012, on file in this office.

City Clerk, Clerk of The Council