



CITY PLANNING COMMISSION

March 20, 2013 / Calendar No. 11

C 130078 PPM

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Land Development Corporation (NYCLDC) of city-owned property located on Block 1373, Lot 20 and p/o Lot 1, pursuant to zoning.

This application (C 130078 PPM) for the disposition of city-owned property was filed by the New York City Department of Citywide Administrative Services (DCAS) on September 24, 2012 to facilitate the development of a 2.1 million square foot academic and commercial research campus focused on engineering and applied sciences on the southern part of Roosevelt Island. The program for the proposed development is expected to include classroom space as well as office, retail, residential, utility, and hotel use. The project would also allow for 2.5 acres of publicly-accessible open space.

RELATED ACTIONS

In addition to the application (C 130078 PPM) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are considered concurrently with this application:

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| C 130007 MMM | A proposed amendment to the City Map involving the establishment of a 50-foot right-of-way encircling the campus |
| C 130076 ZMM | A proposed amendment to the Zoning Map, Section Nos. 8d and 9b, changing from an R7-2 District to a C4-5 District and establishing a Special Southern Roosevelt Island District |
| N 130077 ZRM | A proposed amendment to the Zoning Resolution creating the Special Southern Roosevelt Island District |

BACKGROUND

A full background discussion and description of this application appears in the related report for a zoning text amendment application (N 130077 ZRM).

ENVIRONMENTAL REVIEW

This application (C 130078 PPM) in conjunction with the applications for the related actions (C 130007 MMM, C 130076 ZMM, and N 130077 ZRM) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Office of the Deputy Mayor for Economic Development (ODMED). The designated CEQR number is 12DME004M.

A summary of the environmental review and the Final Environmental Impact Statement appears in the related report for a zoning text amendment (N 130077 ZRM).

UNIFORM LAND USE REVIEW

This application (C 130078 PPM), in conjunction with the applications for the related actions (C 130007 MMM and C 130076 ZMM) was certified as complete by the Department of City Planning on October 15, 2012, and was duly referred to Manhattan Community Board 8 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 130077 ZRM) which was referred for information and review.

Community Board Public Hearing

Community Board 8 held a public hearing on this action and the related actions on November 26, 2012 and, on December 19, 2012, by a vote of 32 in favor, 1 opposed, 3 abstaining and 1 not voting for cause, adopted a resolution recommending approval of the application with conditions.

A summary of the recommendations of Community Board 8 appears in the report on the related application for the zoning text amendment (N 130077 ZRM).

Borough President Recommendation

This application (C 130078 PPM) and the related actions were considered by the Manhattan Borough President, who issued a recommendation on January 25, 2013, approving the application with conditions.

A summary of the recommendations of the Borough President appears in the related report for a text amendment application (N 130077 ZRM).

City Planning Commission Public Hearing

On January 23, 2013 (Calendar No. 5) the City Planning Commission scheduled February 6, 2013 for a public hearing on this application (C 130078 ZRM) and the related actions. The hearing was duly held on February 6, 2013 (Calendar No. 23) in conjunction with the public hearings on the applications for the related actions (C 130007 MMM, C 130076 ZMM, and N 130077 ZRM).

There were a number of appearances, as described in the related report for a zoning text amendment (N 130077 ZRM), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY

This application (C 130078 PPM), in conjunction with those for the related actions, was

reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 22, 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 12-076.

Based on the information submitted, the Waterfront Open Space Division, on behalf of the New York City Coastal Commission, having reviewed the waterfront aspect of this action, finds that the actions will not substantially hinder the achievement of any Waterfront Revitalization Program (WRP) policy and hereby finds the project consistent with the WRP policies.

CONSIDERATION

The Commission believes that this disposition of city-owned property as modified, in conjunction with the related applications (C 130007 MMM, C 130076 ZMM, and N 130077 ZRM), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for a zoning text amendment application (N 130077 ZRM).

RESOLUTION

RESOLVED, that having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on March 8, 2013, with respect to this application (CEQR No. 12DME004M), the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act & regulations, have been met and that:

Consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be adopted herein is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts disclosed in the FGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, in accordance with an environmental commitment letter, dated March 19, 2013, from Cornell and acknowledged and accepted by EDC, those project components related to the environment and mitigation measures that were identified as practicable.

This report of the City Planning Commission, together with the FGEIS, 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, 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 WRP policies; 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 consideration described in this report, the application filed by NYC DCAS and NYC EDC for disposition of one (1) city-owned property generally bounded by East Main Street, West Main Street, North Loop Road and South Loop Road on Roosevelt Island (Block 1373, Lot 20 and part of 1), is approved subject to the following restrictions:

Use of the Property shall be for use group 3 colleges and universities, including accessory uses (“Academic Uses”). Provided that the Property is used for Academic Uses, the following additional uses shall be permitted: (a) housing predominantly for students and employees (including faculty and staff) of Academic Uses; (b) space for technology-related profit and non-profit entities, including office space, instructional space, and research labs which benefit from proximity to Academic Uses; (c) Executive Education Conference Center, with hotel and conference facilities, accommodating meetings, conferences and other events related to, among

others, Academic Uses or the uses described in (b) above; (d) commercial, retail, recreational and other uses relating to or serving Academic Uses and other uses set forth in (a) through (c); (e) community facility uses, other than Academic Uses, provided such uses are without sleeping accommodations, including community space for the benefit of Roosevelt Island residents; (f) utility buildings used for producing energy for the property and other infrastructure facilities supporting the property; and (g) any other academic-related use supportive of the campus.

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that the disposition of city-owned property (Block 1373 Lot 20 and p/o lot 1) by New York City Department of Citywide Administrative Services to the NYC Land Development Corporation which will dispose the property to New York City Economic Development Corporation or a successor local development corporation, proposed in an application by the New York City Department of Citywide Administrative Services and NYC Economic Development Corporation, dated September 24, 2012, is approved.

The above resolution (C 130078 PPM), duly adopted by the City Planning Commission on March 20, 2013 (Calendar No. 11), 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, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners

MICHELLE R. DE LA UZ, Commissioner Voting No