



## CITY PLANNING COMMISSION

---

July 1, 2015 / Calendar No. 12

C 150203 MMM

---

**IN THE MATTER OF** an application, submitted by West Village Residences LLC and The New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of a park within the area bounded by Seventh Avenue, Greenwich Avenue and West 12<sup>th</sup> Street; and
- the modification of block dimensions and legal grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in the Borough of Manhattan, Community District 2, in accordance with Map No. 30250 dated March 27, 2015 and signed by the Borough President.

---

This application for an amendment to the City Map was filed by West Village Residences LLC and The New York City Department of Parks and Recreation on December 18, 2014. The proposed City Map amendment, along with its related action, would facilitate the establishment of parkland and subsequent conveyance of open space to the City in the Greenwich Village neighborhood of Manhattan, Community District 2.

### **RELATED ACTIONS**

In addition to the amendment to the City Map (C 150203 MMM) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

N 150267 ZRM	A proposed zoning text amendment to allow for open space being developed within the West Village Residences Large Scale General Development to be mapped as a park and conveyed to the City of New York.
--------------	--

## **BACKGROUND**

A full background discussion and description of this application appears in the related report for a zoning text amendment (N 150267 ZRM).

## **ENVIRONMENTAL REVIEW**

This application (C 150203 MMM) was determined by the New York City Department of Parks and Recreation, as lead agency for this action, to be Type II pursuant to Section 5-05(c)(9) of the Rules of the City of New York and Section 617.5(b) of the New York State Environmental Quality Review Act (SEQRA). The application for the related action (N 150267 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 10DCP003M. The lead is the City Planning Commission. A summary of the environmental review appears in the report on the related application for a zoning text amendment (C 150267 ZRM).

## **UNIFORM LAND USE REVIEW**

This application (C 150203 MMM) was certified as complete by the Department of City Planning on March 30, 2015, and was duly referred to Manhattan 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). On the same date the related application (N 150267 ZRM) was duly referred to Manhattan Community Board 2 and the Manhattan Borough President in accordance with the procedures for non-ULURP matters.

## **Community Board Public Hearing**

Community Board 2 held a public hearing on this action on April 8, 2015 and on April 24, 2015, by a vote of 41 in favor, 0 opposed, the Board adopted a resolution recommending approval of the application.

A summary of the recommendation and conditions of Community Board 2 appears in the related report for a zoning text amendment (N 150267 ZRM).

### **Borough President Recommendation**

This application (C 150203 MMM) was considered by the Borough President of Manhattan, who on May 26, 2015 issued a recommendation of approval of the application.

A summary of the recommendation and conditions of the Borough President appears in the related report for a zoning text amendment (N 150267 ZRM).

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

On May 20, 2015 (Calendar No. 4), the City Planning Commission scheduled June 3, 2015, for a public hearing on this application (C 150203 MMM). The hearing was duly held on June 3, 2015 (Calendar No. 19), in conjunction with the public hearing on the related action.

There were a number of appearances, as described in the report for the related zoning text amendment (N 150267 ZRM) and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for a City Map amendment (C 150203 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 zoning text amendment (N 150267 ZRM).

### **RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following resolution:

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter that based on the environmental determination and the consideration described in this report, the application (C 150203 MMM), for an amendment to the City Map involving:

- the establishment of a park within the area bounded by Seventh Avenue, Greenwich Avenue and West 12<sup>th</sup> Street; and
- the modification of block dimensions and legal grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in the Borough of Manhattan, Community District 2, in accordance with Map No. 30250 dated March 27, 2015 and signed by the Borough President is approved.

All such approvals being subject to the following conditions:

- a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 30250 dated March 27, 2015, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter.

The above resolution (C 150203 MMM), duly adopted by the City Planning Commission on July 1, 2015 (Calendar No. 12), 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.

**CARL WEISBROD, Chairman**

**KENNETH J. KNUCKLES, Esq., Vice-Chairman**

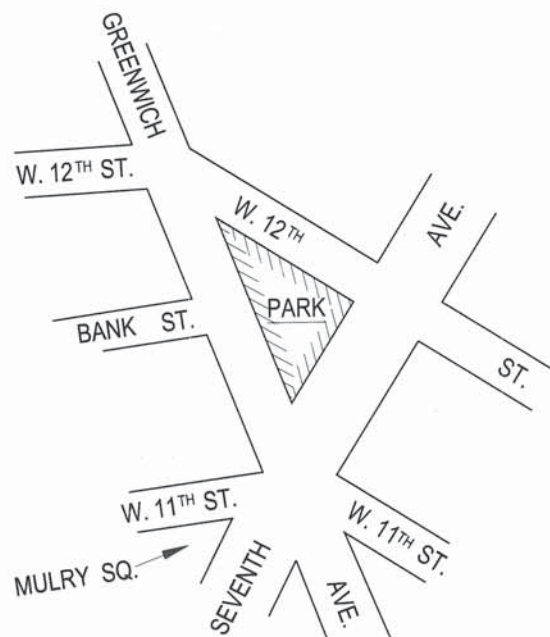
**RAYANN BESSER, IRWIN G. CANTOR, P.E.,**

**JOSEPH I. DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, BOMEI JUNG, ANNA HAYES LEVIN,**

**ORLANDO MARIN, LARISA ORTIZ, Commissioners**

**ALFRED C. CERULLO, III, Commissioner Recused**





New York, Certification Date  
MARCH 30, 2015

CITY PLANNING COMMISSION  
CITY OF NEW YORK  
DIAGRAM SHOWING PROPOSED  
**MAP CHANGE**  
ON SECTIONAL MAP  
**12**  
BOROUGH OF  
**MANHATTAN**

*I. Sadko P.E.*  
I. Sadko, P.E.  
Chief Engineer



NOTE:  
 Indicates line of street legally adopted.  
 Indicates Park line hereby established.

Application #: **C 150203 MMM**

Project Name: **76 GREENWICH AVENUE PARK MAPPING**

CEQR Number: 10DCP003M

Borough(s): **MANHATTAN**

Community District Number(s): **2**

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF** an application, submitted by West Village Residences LLC and The New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of a park within the area bounded by Seventh Avenue, Greenwich Avenue and West 12<sup>th</sup> Street;
- the modification of block dimensions and legal grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 2, Borough of Manhattan, in accordance with Map No. 30250 dated March 27, 2015 and signed by the Borough President.

<b>Applicant(s):</b> West Village Residents LLC c/o Rudin Management 345 Park Avenue New York, NY 10154 212.407.2400		<b>Applicant's Representative:</b> NYC DPR The Arsenal Central Park New York, NY 10065 212.360.3441	Melanie Myers, Esq. Fried Frank One New York Plaza New York, NY 10004 212.859.8785
<b>Recommendation submitted by:</b> Manhattan      Community Board 2			
<b>Date of public hearing:</b> 4/8/15		<b>Location:</b> NYU Silver Building, 32 Waverly Pl., Rm 411	
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
<b>Date of Vote:</b> 4/23/15		<b>Location:</b> SCHOLASTIC BUILDING, 557 BROADWAY, 4th floor	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
<b>Voting</b> # In Favor: 41      # Against: 0      # Abstaining: 0      Total members appointed to the board: 50			
<b>Name of CB/BB officer completing this form</b> Robert Lowmley		<b>Title</b> DISTRICT MANAGER	<b>Date</b> 4/28/15



Tobi Bergman, *Chair*  
Terri Cude, *First Vice Chair*  
Susan Kent, *Second Vice Chair*  
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*  
Keen Berger, *Secretary*  
Susan Wittenberg, *Assistant Secretary*

## COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

[www.cb2manhattan.org](http://www.cb2manhattan.org)

P: 212-979-2272 F: 212-254-5102 E: [info@cb2manhattan.org](mailto:info@cb2manhattan.org)

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

April 24, 2015

Carl Weisbrod, Director  
City Planning Commission  
22 Reade Street  
New York, NY 10007

Dear Mr. Weisbrod:

At its Full Board meeting on April 23, 2015, CB#2, Manhattan (CB#2-Man.), adopted the following resolution:

**St. Vincent's Park (located at the intersection of Seventh Avenue and Greenwich Avenue between West 12<sup>th</sup> and West 11<sup>th</sup> Streets.). Zoning text amendment N150267ZRM and zoning map amendment M150203MMM. The actions before the Board pertain to: 1) a zoning map amendment to transfer ownership of the park to the City and the formal designation of the park as a City park (M150203MMM) and 2) a zoning text amendment (N150267ZRM) to allow space that has been designated as "open space" to be designated as a city park instead. There are no changes to the design of the park.**

**Whereas:**

1. This park was part of the deal made in 2011 by the Rudin Management. The developer promised to build a public park on this triangular plot of land as part of the approval to convert the old St. Vincent's Hospital site into condos.
2. The design of 16,000-square-foot open space has been before the Community Board before.
3. The proposal was not to change the design, but to transfer ownership and have this "open space" formally designated as a NYC Park.

**Therefore, it is resolved that:**

CB, Man. recommends approval of changes to the zoning text and zoning map, as proposed.

Vote: Unanimous, with 41 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tobi Bergman', with a stylized, cursive script.

Tobi Bergman, Chair  
Community Board #2, Manhattan

A handwritten signature in dark ink, appearing to read 'Anita Brandt', with a stylized, cursive script.

Anita Brandt, Chair  
Land Use & Business Development Committee  
Community Board #2, Manhattan

TB/fa

c: Hon. Jerrold L. Nadler, Congressman  
Hon. Sheldon Silver, Assembly Member  
Hon. Deborah Glick, Assembly Member  
Hon. Daniel Squadron, NY State Senator  
Hon. Brad Hoylman, NY State Senator  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Corey Johnson, NYC Council Member



# Borough President 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 one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

### Docket Description:

#### **C 150203 MMM:**

**IN THE MATTER OF** an application submitted by West Village Residences LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of New York City Charter, for an amendment to the City Map involving:

- the establishment of a park within the area bounded by Seventh Avenue, Greenwich Avenue, and West 12<sup>th</sup> Street;
- the modification of block dimensions and legal grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 2, Borough of Manhattan, in accordance with Map No. 30250 dated March 27, 2015 and signed by the Borough President.

#### **N 150237 ZRM:**

**IN THE MATTER OF** an application, submitted by West Village Residences LLC and The New York City Department of Parks and Recreation, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York to allow for open space being developed within the West Village Residences Large Scale General Development to be mapped as a park and conveyed to the City of New York.

COMMUNITY BOARD NO:

2

BOROUGH: Manhattan

## RECOMMENDATION

- ☒ APPROVE
- ☐ APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☐ DISAPPROVE
- ☐ DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)
- ☐ EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached

Pat O'Brien  
BOROUGH PRESIDENT

May 26, 2015  
DATE



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

1 Centre Street, 19th floor, New York, NY 10007  
(212) 669-8300 p (212) 669-4306 f  
163 West 125th Street, 5th floor, New York, NY 10027  
(212) 531-1609 p (212) 531-4615 f  
[www.manhattanbp.nyc.gov](http://www.manhattanbp.nyc.gov)

Gale A. Brewer, Borough President

May 26, 2015

**Recommendation on**  
**ULURP Application Nos. C 150203 MMM and N 150237 ZRM – 76 Greenwich Avenue**  
**By West Village Residences LLC & New York City Department of Parks and Recreation**

**PROPOSED ACTION**

West Village Residences LLC and the New York City Department of Parks and Recreation (“the applicants”) are seeking an amendment to the City Map pursuant to Sections 197-c and 199 of the New York City Charter to establish a park at 76 Greenwich Avenue, also known as the Triangle Site, on Block 607, Lot 1 within the Greenwich Village Historic District in Manhattan Community District 2. In order to facilitate this mapping, the applicants also seek approval for a minor modification to the existing Restrictive Declaration recorded as part of the 2012 approval of the West Village Residences Large Scale General Development (“LSGD”) and a related text amendment to the City of New York Zoning Resolution.

A city map change is subject to the city’s Uniform Land Use Review Procedure (ULURP) and as such, shall be reviewed by the Borough President and a recommendation issued based on the interests of the people in the Borough. In addition, the Office of the Borough President has the responsibility to ensure the technical accuracy of such map prior to certification into public review.

**PROJECT DESCRIPTION**

The applicants propose to map the Triangle Site at 76 Greenwich Avenue as parkland to ensure public enjoyment and access in perpetuity of the open space, approximately 16,677 square feet. The site was originally designed as required open space as part of the 2012 LSGD, and through the ULURP process, a portion of the site was devoted as square footage for an AIDS Memorial, which went through a separate, public design process. The final design is for two complementary parks that will be under the jurisdiction of the New York City Department of Parks and Recreation (DPR) as a result of the requested mapping action. The AIDS Memorial will occupy approximately 1,575 square feet at the western point at the intersection of West 12<sup>th</sup> Street and Greenwich Avenue. The memorial area is marked by granite paving stones arranged in concentric rings, stone ledge seating, and a canopy structure. The stones will be engraved with poetry, facts, and quotes about the Villages’ and St. Vincent’s Hospital’s, response to the AIDS epidemic. The remainder of the Triangle Site is proposed to have paved paths, planting beds, seating, a water feature, and commemorative pavers linking the site to its history as St. Vincent’s Hospital. This portion of the site is enclosed by a decorative fence with multiple entrances.

## **Area Context**

The Triangle Site at 76 Greenwich Avenue (Block 607, Lot 1) is bordered by West 12<sup>th</sup> Street to the north, Seventh Avenue to the east and Greenwich Avenue to the southwest and the site is approximately a 16,677 square foot parcel. A portion of this parcel will include the New York City AIDS Memorial. The entirety of the parcel would be mapped parkland and construction of the park has already begun. The project site is located in a C2-7 zoning district in the Greenwich Village Historic District Community District 2, Manhattan. The Greenwich Village Historic District was designated by the Landmarks Preservation Commission (LPC) in 1969 and is known for its irregular shaped blocks and having the greatest concentration of the earliest residential architecture in the City.

The neighborhood is a mix of commercial and residential uses and is predominately characterized by townhouses and mid-rise buildings. Greenwich Avenue is mostly residential, three to six stories, with ground floor retail uses. There is additional ground floor retail along the wide streets and taller buildings, 20 stories, along the avenues. The surrounding zoning districts include C1-6 northwest of the site, R6 southwest of the site, C2-6 south and north of the site and R8 east of the site. The area is served well by mass transit with the 1/2/3 trains one block northeast of the site, F/M and PATH trains two blocks northeast of the site, and the L train two blocks northwest. The M20 bus runs south along Seventh Avenue and the M7 and M14 buses run along West 14<sup>th</sup> Street. Citibike bicycle stations are also within close proximity of the site.

## **Background**

Saint Vincent's Hospital began its operations in the West Village in 1849 and expanded its campus to the East Site, the Triangle Site and the O'Toole Building located along Seventh Avenue between West 11<sup>th</sup> and West 13<sup>th</sup> Streets. In 1979, these three sites were designated as a Large Scale Community Facility Development. The designation facilitated the development of the Coleman and Link Pavilions in the 1980s.

In 2009, Saint Vincent's Hospital put forth a plan to construct a new 19-story acute care hospital and emergency department at the O'Toole Building Site. The 2009 plan proposed the demolition of four of the eight buildings on the East Site for a primarily residential development, as well as the demolition of the O'Toole Building to allow for the development of a new acute hospital center which was approved by the LPC. However, in 2010 Saint Vincent's Hospital declared bankruptcy and in 2011, the campus was sold to facilitate a mixed-use development on the East Site.

In March 2012, the CPC approved an application by St. Vincent's Catholic Medical Centers and West Villages Residences LLC for a zoning map amendment, zoning text amendment and several special permits for a Large Scale General Development encompassing two parcels of land, the East and Triangle Sites, to facilitate the reuse and redevelopment of the former Saint Vincent's Hospital campus. The project was for a 92,925 square foot mixed-use development with approximately 450 market-rate residential units, ground-floor retail, medical office space, a 152-space parking facility on the East Site and a 16,667 square foot private, publicly-accessible open space on the Triangle Site. The Triangle Site component included the demolition of the

Materials Handling Facility, gas facility and the raised landscaped portion of the site. West Villages Residences LLC agreed, in conjunction with the approval, to pursue two actions: (a) to allow a memorial for the AIDS/HIV epidemic on the Triangle site; (b) a city map and text amendments to allow the private, publicly-accessed open space to become a formal public park owned by the City. In September of 2014, the CPC approved the first modification to the Restrictive Declaration to incorporate the New York City AIDS/HIV Memorial into the Triangle Site plan.

### **Proposed Actions**

As described in the application materials, the applicant seeks an amendment to the City Map, a zoning text amendment to Sections 74-741, 74-742 and 74-743 of the Zoning Resolution, and a minor modification to the LSGD Restrictive Declaration. These actions will facilitate mapping the open space as parkland and subsequent conveyance of the park to the City by modifying the LSGD open space requirements and modification of the Restrictive Declaration to address the site ownership and the impact the park mapping will have on the LSGD zoning calculations and drawings. The proposal would not alter the design of the open space.

The amendment to the City Map will establish a park within the area bounded by Seventh Avenue, Greenwich Avenue, and West 12<sup>th</sup> Street. The mapping action will also allow for the modification of block dimensions and legal grades necessitated by this change.

The text amendment is comprised of three changes to the Zoning Resolution. First, the applicant seeks a modification to ZR § 74-741 to only show the applicable portion of LSGD on the site plan when applying for a special permit. Second, the applicant seeks an amendment to ZR § 74-742 to include a new section (e) which incorporates ownership requirements for modifications relating to the mapping of open space as a park and its subsequent conveyance to the City. Finally, the applicant seeks an amendment to ZR § 74-743 to reduce the open space requirement for a large-scale general development previously approved by the City Planning Commission within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area in the event that the open space improved as part of the LSGD is later mapped as parkland and conveyed to the City. Given these geographic restrictions, the text currently only applies to the subject LSGD and Triangle Site.

The minor modification to the Restrictive Declaration is a City Planning Commission vote to approve changes to the original declaration recorded as part of the 2012 LSGD approvals. The changes include removal of all park approved plans as an exhibit to reflect the change in ownership of the Triangle Site and the revision of LSGD site plan and zoning calculations subsequent to the Triangle Site's mapping and acquisition by the City.

### **COMMUNITY BOARD RECOMMENDATION**

At its Full Board meeting on April 23, 2015, Manhattan Community Board 2 ("CB2") recommended approval with no conditions of this application. The vote was unanimous and the recommendation was submitted to the Department of City Planning on April 24, 2015.



## **BOROUGH PRESIDENT'S COMMENTS**

The request for a city map change and related text amendments are appropriate and reflect the interests of the residents of the Borough of Manhattan. This proposal is the direct result of impassioned community input during the 2012 ULURP process. The public, the community board, the Borough President, and the City Council insisted that an AIDS Memorial be incorporated into the design of the Triangle Site and that the LSGD be revised to ensure an open and public park in perpetuity. The application addresses those conditions.

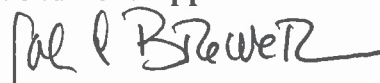
To ensure the long term interests of the Borough and its residents, one must also look forward to how the Triangle Site will be operated and maintained. Significant discussion and time was spent to ensure a superior quality and design for the open space. Since CB2 is lacking in open space, given its population density, it was imperative that the design of the Triangle Site allow for passive respite and a visual, landscaped break from the built environment. A significant part of the design was the center planting bed and water feature, the decorative fence, and the curvature of the beds and paths around the perimeter of the parcel. This quality and the design intent should not be diminished over time. There is confidence that the space will be well maintained, as the DPR is responsible for capital improvements and the developer for the remainder of the LSGD is responsible for all maintenance obligations.

At the time of certification, the alteration map included a note to allow DPR to construct small structures such as kiosks, comfort stations and sheds. These small structures would be subject to Public Design Commission approval. However, it is believed that kiosks and comfort stations by their very programmatic and footprint needs would potentially be disruptive to the design intent of the space, and that the alteration map is not the appropriate place to convey implicit approval for these structures. It is greatly appreciated that the applicants understood this concern and after discussion with City Planning's Chief Engineer and the applicants, the note will be revised to eliminate kiosks and comfort stations, while providing DPR the flexibility it needs for long-term improvements and maintenance of the Triangle Site.

The application for the City Map change, a text amendment and the related minor modification to the Restrictive Declaration, represent a significant step toward the completion and provision of open space and the Memorial. As a City Councilmember, I was proud to support the need for an AIDS/HIV Memorial at this site given the care so many received at St. Vincent's Memorial Hospital and the importance of the LGBTQ community in Greenwich Village. As Borough President, I have continued my support by providing funds for the construction of the AIDS memorial and believe this proposal is appropriate.

## **BOROUGH PRESIDENT'S RECOMMENDATION**

**Therefore, the Manhattan Borough President recommends approval of ULURP Application No. C 150203 MMM and the related text amendment Application No. N 150237 ZRM.**



Gale A. Brewer  
Manhattan Borough President