



CITY PLANNING COMMISSION

July 1, 2015 Calendar No. 13

N 150267 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 park and conveyed to the City of New York, Borough of Manhattan, Community District 2.

This application for an amendment to the Zoning Resolution was filed was filed by West Village Residences LLC and the New York City Department of Parks and Recreation on February 19, 2015. The requested action, in conjunction with the related action, would allow the open for the open space being developed on a site of the West Village Residences LSGD (Block 607, Lot 1; Block 617, Lot 1) to be mapped as a park and conveyed to the City of New York. The project site is located within the Greenwich Village Historic District, within Manhattan Community Board 2.

RELATED ACTIONS

In addition to the amendment to the application for a zoning text amendment (N 150267 ZRM), which is the subject of this report, the implementation of the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 150203 MMM Amendment to the City Map involving the establishment of a park and modification of block dimensions and legal grades.

BACKGROUND

On March 28, 2012, the City Planning Commission approved an application for a rezoning (C 120033 ZMM), zoning text amendment (N 120032 ZRM) and several special permits (C 120029 ZSM, C 120030 ZSM & C 120031 ZSM) affecting two parcels of land that once comprised the

campus of St. Vincent's Hospital in the West Village. The approved actions created the West Village Residences Large Scale General Development (WVR LSGD), which is comprised of the East Site (Block 607, Lot 1), and the Triangle Site (Block 617, Lot 1). The East Site is zoned R8 and C6-2 and is bordered by West 11th Street to the south, Seventh Avenue to the west, West 12th Street to the north and interior lots to the east. The East Site, totaling 92,925 square feet of lot area, served as the main hospital complex, with seven buildings constructed between the early 1900s and the mid-1980s. The 2012 approvals allowed for the reuse and redevelopment of these buildings as mixed-use, primarily residential. Construction on these sites is currently underway. The Triangle Site is zoned C2-7 and is bordered by Seventh Avenue to the east, Greenwich Avenue to the southwest, and West 12th Street to the north. The Triangle Site is an approximately 16,677 square foot parcel and is currently under construction to be transformed into an open space.

Early in the ULURP review, a coalition of individuals and organizations known as AIDS Memorial Park was formed to advocate for the inclusion of a memorial on the Triangle Site open space that would be dedicated to the recognition and preservation of the ongoing history of the AIDS crisis.

As part of the City Council approval, Speaker Quinn facilitated the creation of a memorandum of understanding between her office, West Village Residences LLC, AIDS Memorial Park, and Community Board 2 (CB2) to clarify responsibility and to establish a process with significant community input for the development of the memorial's design. This process consisted of a series of four public design hearings managed by CB2 in April, May, June and July of 2012. The AIDS Memorial was subsequently approved at CB2's Executive Committee meeting on July 19th, 2012.

In September 2014 and January 2015, the Chairman of the City Planning Commission approved two follow up actions for minor amendments to the Restrictive Declaration of the WVR LSGD dated as of March 26, 2012. Approval of these actions facilitated the incorporation of the 1,575 square foot New York City AIDS Memorial into the Triangle Site.

The proposed project would formally map the open space as a park and convey the property to the City. The proposal would not change the design of the open space nor change the design of the West Village Residences project in any manner.

To facilitate the proposed project, in addition to the requested action for an amendment to the City Map (C 150203 MMM), zoning text amendments to Sections 74-741, 74-742, and 74-743 of the Zoning Resolution are required.

The zoning text amendment to Zoning Resolution Section 74-743 (Special provisions for bulk modifications) would reduce the open space requirement for a large-scale general development by the area of the public park in the event that open space improved as part of the large-scale general development is subsequently mapped as parkland and transferred to City ownership. This provision is only applicable within Manhattan Community District 2, where the Commission has approved a large-scale general development that is located partially within a C2-7 District, and at this time would only be available to the LSGD.

The zoning text amendment would also add a new section (e) to Zoning Resolution Section 74-742 to provide that once a portion of the LSGD is designated as a public park (i) the consent or authorization of any owner or party in interest to the Triangle Site shall not be required for any application for a modification to the special permit or associated Restrictive Declaration, which relates only to the other portion of the LSGD (i.e., the East Site) and does not impose an additional obligation or increase the degree of an obligation on another owner or party in interest to the LSGD; and (ii) the consent or authorization of any owner or party in interest to property other than the park shall not be required for any application for a modification to the special permit or associated Restrictive Declaration, which relates only to the park and does not impose an additional obligation or increase the degree of an obligation on another owner or party in interest to the LSGD. Finally, the zoning text amendment would also amend Zoning Resolution Section 74-741 to allow the site plans for applications pursuant to this new Zoning Resolution

Section 74-742(e) to only show the applicable portion of the large-scale general development.

ENVIRONMENTAL REVIEW

This application (C 150267 ZSM) 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 designated CEQR Number is 10DCP003M. The lead is the City Planning Commission.

A Final Environmental Impact Statement (FEIS) for the *Saint Vincents Campus Redevelopment* project (i.e., the West Village Residences project as noted above) was completed and a Notice of Completion for the FEIS was issued on January 12, 2012. Subsequent to the FEIS, four Technical Memoranda (“TM-001 – TM-004”) were issued in connection with modifications to the project. TM-001, dated March 22, 2012, reviewed project modifications involving the reuse of the existing Reiss building on the project site in lieu of demolition and construction of a new building; the reduction in the maximum number of dwelling units from 450 to 350; the reduction in retail signage and retention of existing window size along West 12th Street; and the reduction in the number of accessory parking spaces from 152 to 95. TM-001 concluded that significant adverse noise impacts due to construction activities would occur in connection with the proposed modifications although in different locations than the construction noise impacts identified in the FEIS, and that the same mitigation measures identified in the FEIS would be applicable to the modified project at the locations where the noise impacts were expected to occur.

TM-002 (dated May 24, 2012) evaluated changes involving the use of an additional street lane, mainly due to the increased width of construction noise barriers. TM-003 (dated December 17, 2012 and revised February 1, 2013) evaluated changes involving the use of diesel cranes with dual drums in lieu of electric cranes. Both TM-002 and TM-003 concluded that no new or different significant adverse impacts would result with the proposed modifications and that the

same or similar significant adverse noise impacts due to construction activities would occur as were disclosed in the FEIS.

TM-004, dated August 18, 2014, reviewed a proposal to locate an AIDS memorial on the Triangle Site and related CPC Chair certifications (i) for a modification pursuant to the Restrictive Declaration to approve the design of the AIDS memorial within the Triangle Site; and (ii) a modification of the Restrictive Declaration to extend the time for substantial completion of the public access areas within the Triangle Site. TM-004 concluded that there would not be any new or different significant adverse impacts that were not already disclosed in the FEIS.

TM-005, dated February 17, 2015, considered the potential impacts of this application (N 150267 ZRM.) TM-005 concluded that the proposed text amendment would not have any new or significant adverse environmental impacts that were not already identified in the FEIS, and therefore the preparation of a Supplemental Environmental Impact Statement is not warranted.

The related application (C 150203 MMM) was determined to be Type II by the New York City Department of Parks and Recreation, as lead agency for the action, 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).

PUBLIC REVIEW

On March 30, 2015, this 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 along with the related application (C 150203 MMM), which was certified as complete by the Department of City Planning, and duly referred in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 2 held public hearings on this application (N 150267 ZRM) on April 8, 2015,

and on April 23, 2015, by a vote of 41 in favor, 0 opposed and 0 abstaining recuing, adopted a resolution recommending approval of the application with no conditions.

Borough President Recommendations

This application (N 150267 ZRM) was considered by the President of the Borough of Manhattan, who issued a recommendation approving the application on May 26, 2015.

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 (N 150267 ZRM), in conjunction with the related action (C 150203 MMM). The hearing was duly held on June 3, 2015 (Calendar No. 20). There were four speakers in favor of the application and none in opposition.

The applicant's land use counsel spoke in favor of the application, providing background on the previous approvals, as well as a description of the proposed project. She also gave an overview of how the maintenance and operations of the park will function once it is complete and open to the public.

The Co-Founder and Executive Director of the New York City AIDS Memorial Park spoke in favor of the application. He detailed the design elements and public approval process for the AIDS Memorial component of the park.

A representative from the Manhattan Borough President's Office spoke, reiterating the Borough President's support for the application.

A representative from the New York City Department of Parks and Recreation explained DPR's involvement in the design review project and was available for questions.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the zoning text amendment (N 150267 ZRM) to amend Sections 74-741, 74-742, and 74-743 of the Zoning Resolution as modified, in conjunction with the related action, is appropriate.

The requested actions would allow for the open space being developed on a site of the West Village Residences LSGD to be mapped as a park and conveyed to the City of New York. The Commission acknowledges that the requested actions are the result of a commitment made by the applicant during the 2012 approvals to map the Triangle Site of the WVR LSGD as parkland, rather than have it treated as publicly accessible open space.

Within the new park will be the New York City AIDS Memorial, the first significant memorial to the HIV/AIDS epidemic in New York City. The Commission recognizes that the creation of the New York City AIDS Memorial came out of significant community engagement, and its design was informed by extensive consultation with Community Board 2 and the broader West Village neighborhood. The Commission further notes that the design for the open space at the Triangle Site, including the New York City AIDS Memorial, has been approved by all required city agencies, including the New York City Public Design Commission.

The Commission notes that upon the formal mapping of the open space as a park, it will be conveyed to the City. Approval of this action would not change the design of the Triangle open space, and only small structures related to park use will be permitted within the park.

The Commission further recognizes that a Maintenance and Operations agreement has been created between West Village Residences, LLC and the New York City Department of Parks and Recreation, establishing a framework for long-term maintenance and operation of the park.

The Commission notes that the zoning text amendment to Sections 74-741, 74-742, and 74-743 of the Zoning Resolution will allow for the open space requirement within the LSGD to be reduced by the size of the Triangle Site, when the site is mapped as park and opened for public

use, and that this provision will only be applicable within Manhattan Community Board 2, where the Commission has approved a large-scale general development that is located partially within a C2-7 District. Further, as part of this approval, the Commission has made minor changes to the proposed zoning text amendment to avoid repetition and to clarify the zoning text, which it feels are helpful and appropriate.

The Commission believes that while mapping the Triangle Site as parkland will result in it no longer contributing to required open space pursuant to the Zoning Resolution, it will as parkland serve the intended purpose of the 2012 approvals, which was that this site should serve as open space and as an amenity for both the development's residents and the community at large.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment that were not already identified in the FEIS for the previously approved West Village Residences project; and be it further; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and consideration 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 as follows:

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is old, to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

ARTICLE VII ADMINISTRATION

CHAPTER 4

Special Permits by the City Planning Commission

* * *

74-741

Requirements for application

An application to the City Planning Commission for the grant of a special permit pursuant to Section 74-74 for a #large-scale general development# shall include a site plan showing the boundaries of the #large-scale general development# and the proposed location and #use# of all #buildings or other structures# on each #zoning lot# comprising the #large-scale general development#.

However, for applications proceeding pursuant to the ownership provisions of paragraph (e) of Section 74-742, such site plan need only show the applicable portion of the #large-scale general development# as set forth in paragraph (e)(1) or (e) (2) of Section 74-742.

74-742

Ownership

Except as otherwise provided in this Section, any #large-scale general development# for which application is made for a special permit in accordance with the provisions of Section 74-74 (Large-Scale General Development) shall be on a tract of land which at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. No special permit shall be granted unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #large-scale general development#) of, or executed a binding sales contract for, all of the property comprising such tract.

* * *

A special permit may be applied for and granted under the provisions of Section 74-74, even though such #large-scale general development# does not meet the ownership requirements set forth elsewhere in this Section, when the site of such #large-scale general development# is:

* * *

- (d) partially under State or City ownership, or may include a tract of land under private ownership that is located within the bed of 26th Avenue between 1st Street and the bulkhead line within the Halletts Point Peninsula, in the area bounded by 8th Street and Vernon Boulevard on the east, the East River on the west and south, and the north side of 26th Avenue on the north, in Community District 1 in the Borough of Queens, provided that the exception to the ownership requirements set forth herein shall apply only to:
 - (1) tracts of land in State or City ownership; or

- (2) a tract of land in private ownership located within the bed of 26th Avenue, between 1st Street and the ~~#bulkhead#~~ line; or
- (e) within Manhattan Community District 2, where the Commission has approved a special permit under Section 74-74 (Large-Scale General Development) for a #large-scale general development# located partially within a C2-7 District, and a portion of such #large-scale general development# is subsequently mapped as a park and transferred to City ownership, then the consent or authorization of any owner or party in interest:
- (1) to such #public park# shall not be required for any application for a modification to the special permit or associated restrictive declaration relating only to property within the #large-scale general development# other than the #public park#; and
- (2) to property other than the #public park# shall not be required for any application for a modification to the special permit or associated restrictive declaration relating only to the #public park#.

However, the consent or authorization of the owners and any party in interest to the other property shall be required if the proposed modification would impose an additional obligation or increase the degree of an obligation existing as of the date of the application for the modification on any such owner or any such party in interest.

74-743

Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

- (b) In order to grant a special permit pursuant to this Section for any #large-scale general development#, the Commission shall find that:

* * *

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, ~~within Manhattan Community District 2,~~ where the Commission has approved a #large-scale general development#, and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

In addition, within Manhattan Community District 2, where the Commission has approved a #large-scale general development# located partially within a C2-7 District, if any #open space# approved pursuant to paragraph (a) (4) of Section 74-743 is subsequently mapped as a park and transferred to City ownership, the #open space# requirement approved for such #large-scale general development# pursuant to paragraph (a) (4) of Section 74-743 shall be reduced by the area of such #public park#.

Within Community District 1 in the Borough of Queens, the Commission may prescribe additional conditions to ensure that the purpose of the Inclusionary Housing program as set forth in Section 23-92 (General Provisions) is achieved in a #large-scale general development#. The Commission may establish procedures resulting in limiting the amount of #affordable floor area# utilizing #public funding# that may count toward satisfying the #affordable floor area# required in paragraph (b)(1) of Section 23-953. Any such procedures established by the Commission shall be set forth in the restrictive declaration required in connection with the grant of a special permit for such #large-scale general development#.

For a phased construction program of a multi-#building# complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #large-scale general development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #large-scale general development# and to minimize adverse effects on the character of the surrounding area.

* * * END * * *

The above resolution (N 150267 ZRM), duly adopted by the City Planning Commission on July 1, 2015 (Calendar No. 13), 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 EFFORN, BOMEJ JUNG, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, Commissioners

ALFRED C. CERULLO, III, Commissioner, Recused

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 and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - 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 12th 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.

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

P: 212-979-2272 F: 212-254-5102 E: 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 12th and West 11th 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,



Tobi Bergman, Chair
Community Board #2, Manhattan



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 12th 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

Paul 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

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 12th 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 12th 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 14th 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 11th and West 13th 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 12th 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.

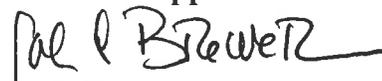
To ensure the long term interests of the Borough and its residents, one must also look forward to how the Triangle Site will be operated and maintained. Significant discussion and time was spent to ensure a superior quality and design for the open space. Since CB2 is lacking in open space, given its 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