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**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 feet westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and
3. changing from a C6-3X District to a C6-4 District property bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place;

Borough of Manhattan, Community District 3, as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

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This application for a zoning map amendment was filed by Fourteenth at Irving, LLC and the NYC Economic Development Corporation (EDC) on January 3, 2018. The applicant proposes to change existing C6-1, C6-2A, and C6-3X zoning districts to a C6-4 district on Manhattan Block 559, Lots 16 and 55. The application, along with the related actions, would facilitate the redevelopment of City-owned property with a 21-story, 209,246-square-foot technology-focused office and retail commercial building in the Union Square neighborhood of Community District 3 in Manhattan.

### **RELATED ACTIONS**

In addition to the zoning map amendment (C 180201 ZMM) that 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 being considered concurrently with this application:

**N 180202 ZRM**            Zoning text amendments to designate a Mandatory Inclusionary Housing (MIH) area and to modify bulk regulations.

**C 180203 ZSM**            Special permit to modify rear yard and height and setback requirements.

## **BACKGROUND**

A full background discussion and description of this application appears in the report for the related special permit (C 180203 ZSM).

## **ENVIRONMENTAL REVIEW**

This application (C 180201ZMM), in conjunction with the application for the related actions (N 180202 ZRM and C 180203 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 17DME002M. The lead agency is Office of the Deputy Mayor for Housing and Economic Development.

A summary of the environmental review appears in the report for the related special permit (C 180203 ZSM).

## **UNIFORM LAND USE REVIEW**

This application (C 180201 ZMM), in conjunction with the application for the related action (C 180203 ZSM), was certified as complete by the Department of City Planning on January 29, 2018, and was duly referred to Manhattan Community Board 3 and the Manhattan Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 180202 ZRM), which was referred for information and review in accordance with the procedures for non-ULURP matters.

## **Community Board Public Hearing**

Manhattan Community Board 3 held a public hearing on this application (C 180201 ZMM) on February 7, 2018, and on February 27, 2018, by a vote of 36 in favor, none opposed, and no

abstentions, adopted a resolution recommending approval of the application with conditions. A summary of the vote and recommendation of the Community Board appears in the report for the related special permit (C 180203 ZSM).

### **Borough President Recommendation**

This application (C 180201 ZMM) was considered by the Manhattan Borough President, who issued a recommendation on May 3, 2018 to approve the application with conditions. A summary of the recommendation of Manhattan Borough President appears in the report for the related special permit (C 180203 ZSM).

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

On April 23, 2018 (Calendar No. 9), the City Planning Commission scheduled May 9, 2018, for a public hearing on this application (C 180201 ZMM). The hearing was duly held on May 9, 2018 (Calendar No. 31) in conjunction with the public hearing on the applications for related actions. There were 16 speakers in favor of the application and 18 speakers in opposition, as described in the report for the related special permit (C 180203 ZSM), and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the grant of this zoning map amendment (C 180201 ZMM), in conjunction with the related applications for a special permit (C 180203 ZSM) and zoning text amendment (N 180202 ZRM), is appropriate. A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the special permit (C 180203 ZSM).

### **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 Section 200 of the New

York City Charter, that based on the environmental determination and the 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 by changing the Zoning Map, Section No. 12c:

1. changing from a C6-1 District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 feet westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and
3. changing from a C6-3X District to a C6-4 District property bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place;

Borough of Manhattan, Community District 3, as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

The above resolution (C 180201 ZMM), duly adopted by the City Planning Commission on June 27, 2018 (Calendar No. 12), 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.

**MARISA LAGO**, *Chair*

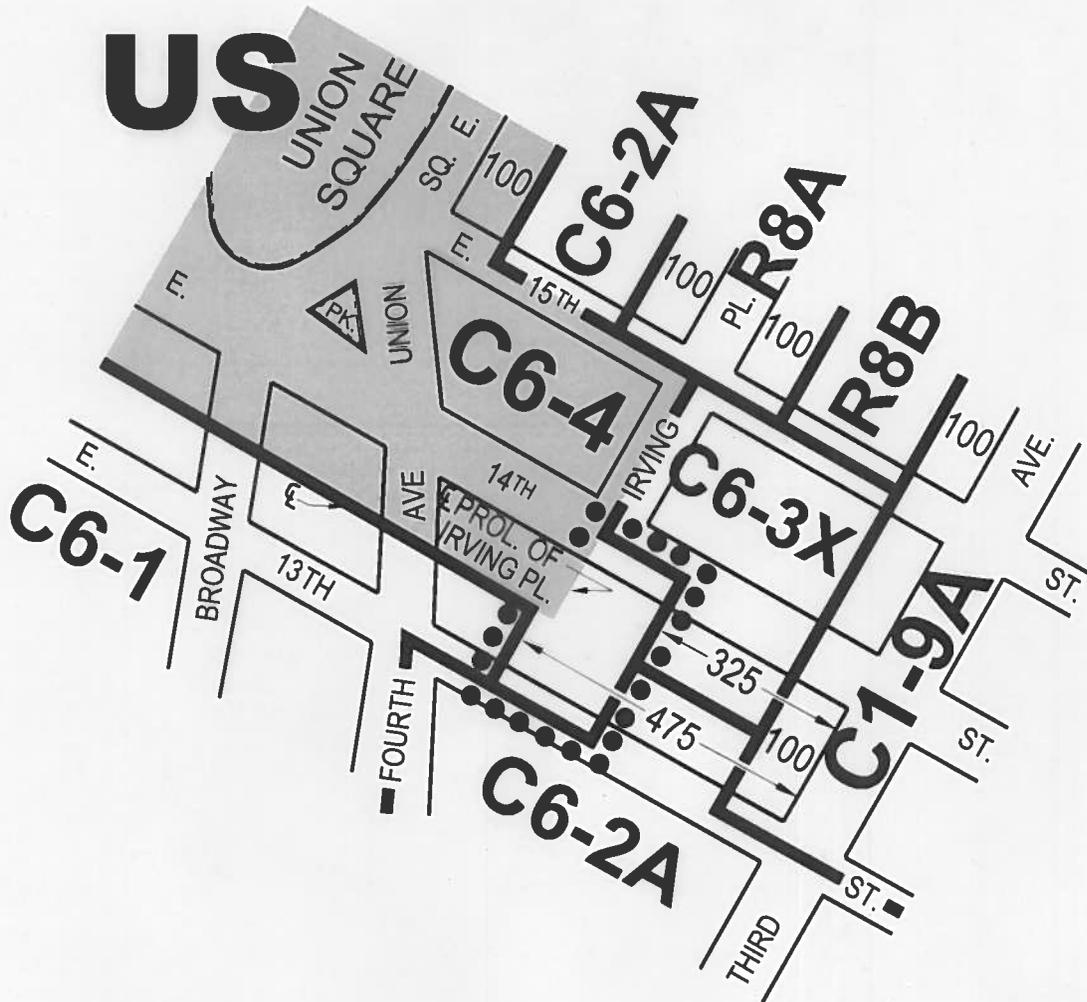
**KENNETH J. KNUCKLES, ESQ.**, *Vice Chair*

**ALLEN CAPPELLI, ALFRED CERULLO, III,**

**MICHELLE DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN**, *Commissioners*



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**12c**

BOROUGH OF  
**MANHATTAN**

S. Lenard, Director  
 Technical Review Division

New York, Certification Date  
 JANUARY 29, 2018



**NOTE:**

- Indicates Zoning District Boundary.
- ● ● ●** The area enclosed by the dotted line is proposed to be rezoned by changing existing C6-1, C6-2A, and C6-3X Districts to a C6-4 District.
- US** Indicates a Special Union Square District.