

CITY PLANNING COMMISSION

July 20, 1998/Calendar No. 5

C 980316 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) and the Economic Development Corporation (EDC) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 8th Amendment to the Brooklyn Bridge Southeast Urban Renewal Plan for the Brooklyn Bridge Southeast Urban Renewal Area, Borough of Manhattan, Community Districts 1 and 3.

The application for the eighth amendment to the Brooklyn Bridge Southeast Urban Renewal Plan was filed by the Department of Housing Preservation and Development (HPD) on February 4, 1998, to amend the land use and density controls of the Plan to make them consistent with the requirements of the proposed Special Lower Manhattan District as described in the report on the related application for an amendment of the Zoning Resolution (N 980314 ZRM). The plan would also be reformatted to comply with current practice.

RELATED ACTIONS

In addition to the eighth amendment to the Brooklyn Bridge Southeast Urban Renewal Plan which is the subject of this report, implementation also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

N 980314 ZRM A zoning text amendment to amend various sections of the Zoning Resolution relating to the establishment of a Special Lower Manhattan District (Article IX Chapter 1), the elimination of the Special Greenwich Street Development District (Article VIII, Chapter 6), the elimination of the Special South Street Seaport District (Article VIII, Chapter 8), the elimination of the Special Manhattan Landing Development District (Article IX, Chapter 8), and other related sections concerning the reorganization and relocation of certain provisions

relating to pedestrian circulation and subway stair relocation requirements and subway improvements.

C 980315 ZMM Zoning map changes to amend Zoning maps 12b and 12d to establish a new Special Lower Manhattan District, to eliminate the Special Greenwich Street Development, the Special Manhattan Landing Development and the Special South Street Seaport districts and other map changes.

BACKGROUND

The Brooklyn Bridge Southeast Urban Renewal Plan (BBSE) was approved by the City Planning Commission on October 28, 1968 and adopted by the Board of Estimate on July 24, 1968. The objective of the BBSE was the establishment of a viable development consisting of residential, commercial, fish market, public, cultural, and regional recreation facilities. Specific objectives included the upgrading of the Fulton Fish Market, development of the South Street Seaport, and the full utilization for recreational, commercial and community development uses of the land and land underwater extending to the pierhead line in the East River. A high-density commercial and commercial/residential development on the waterfront and adjacent lands-under-water in the East River was envisioned. Existing piers 9, 11, 13 and 14 were to be removed as part of the development.

The proposed amendment would conform the Brooklyn Bridge Southeast Urban Renewal Plan to all zoning provisions and permissible land uses in the proposed Special Lower Manhattan District. The amendment would also adopt all applicable text and reformat the Plan to comply with HPD's current format of Urban Renewal Plans. The amendment provides for the following text changes:

- a. Certain plan objectives have been eliminated;
- b. The estimated completion dates for site preparation and for land use disposition have been updated for 1998 to 2000;

- c. Proposed land uses have been modified;
- d. Urban design and zoning regulations, controls or restrictions inconsistent with related provisions in the proposed Special Lower Manhattan District have been eliminated;
- e. Maps III and IV in the 7th Amended Plan which are no longer needed for the amended text have been deleted.

The changes to the land uses in the Plan include the deletion of Residential, Public, and Commercial-Residential-Public land use classifications; the redefining of the Commercial use category to refer specifically to the LMD; and the addition of a new land use category, "Transportation". This category includes all uses including docks for ferries allowed by the provisions of Section 62-00 (Special Regulations for the Waterfront Area) of the Zoning Resolution allowed in a M1-4 zoning district and the provisions of the LMD. The eighth amendment to the plan eliminates urban design and zoning regulations, controls or restrictions that are not consistent with the provisions of the LMD. The revised plan also eliminates two maps, the Internal Roadway Plan and the Seaport Area Public Facilities Plans, that are no longer necessary.

ENVIRONMENTAL REVIEW

This application (C 980316 HUM), in conjunction with the applications for the related actions (N 980314 ZRM) and (C 980315 ZMM), 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 98DCP037M. The lead is the City Planning Commission.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on February 9, 1998.

UNIFORM LAND USE REVIEW

This application (C 980316 HUM), in conjunction with the application for the related action (C 980315 ZMM), was certified as complete by the Department of City Planning on February 9, 1998, and was duly referred to Community Boards 1 and 3, the Borough President and the Borough Board, along with the related non-ULURP text change application (N 980314 ZRM), which was sent to the Community Boards and the Borough President for information and review, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on March 17, 1998, and on March 17, 1998, by a vote of 32 to 2 with 1 abstention, adopted a resolution recommending disapproval of the application.

A summary of the recommendation of Community Board 1 appears in the report on the related application for an amendment of the Zoning Resolution (N 980314 ZRM).

Community Board 3 held a public hearing on this application on March 12, 1998, and on March 24, 1998, by a vote of 28 to 7 with 1 abstention, adopted a resolution recommending that the applications be tabled pending resolution of the issues raised by Community Board 1.

Borough Board Recommendation

This application was considered by the Borough Board, which issued a recommendation on May 14, 1998 in opposition to the application.

A summary of the Borough Board's recommendation appears in the report on the related application for an amendment of the Zoning Resolution (N 980314 ZRM).

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on May 20, 1998.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment of the Zoning Resolution (N 980314 ZRM).

City Planning Commission Public Hearing

On June 3, 1998 (Calendar No. 4), the City Planning Commission scheduled June 17, 1998, for a public hearing on this application (C 980316 HUM). The hearing was duly held on June 17, 1998 (Calendar No. 10), in conjunction with the public hearings on the applications for the related actions (N 980314 ZRM) and (C 980315 ZMM).

There were a number of speakers, as described in the report on the related application for an amendment of the Zoning Resolution (N 980314 ZRM), and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application, in conjunction with the applications 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), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), 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 WRP 98-002.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the eighth amendment to the Brooklyn Bridge Southeast Urban Renewal Plan is appropriate because it will make the provisions of the Plan consistent with the proposed text amendments for the Special Lower Manhattan District (LMD). The amendment will also reformat the plan to the Department of Housing Preservation and Development's current format for Urban Renewal Plans.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the report on the related application for an amendment of the Zoning Resolution (N 980314 ZRM).

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, that 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, that the City Planning Commission finds that the amended Urban Renewal Plan is an appropriate plan for the area involved; and

The City Planning Commission certifies that the Amended Urban Renewal Plan for the Brooklyn Bridge Southeast Urban Renewal Area complies with provisions of Section 502, Article 15 of the General Municipal Law of New York State, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

The Commission further certifies that the 8th Amended Urban Renewal Plan for the Brooklyn Bridge Southeast Urban Renewal Area is in conformity with the findings and designation of the Brooklyn Bridge Southeast Urban Renewal Area as adopted by the City Planning Commission on May 17, 1972. The Commission certifies its unqualified approval of the Amended Urban Renewal Plan for the Brooklyn Bridge Southeast Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the 8th Amended Urban Renewal Plan for the Brooklyn Bridge Southeast Urban Renewal Area, Community District 1, 3, Borough of Manhattan, submitted by the Department of Housing Preservation and Development on February 4, 1998, is approved.

The above resolution (C 980316 HUM), duly adopted by the City Planning Commission on July 20, 1998 (Calendar No. 5), 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.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman
ALBERT ABNEY, IRWIN G. CANTOR, P.E.,
KATHY HIRATA CHIN, ESQ., ANTHONY I. GIACOBBE, ESQ.,
WILLIAM J. GRINKER, BRENDA LEVIN,
EDWARD T. ROGOWSKY, JACOB B. WARD, ESQ., Commissioners