



CITY PLANNING COMMISSION  
CITY OF NEW YORK

OFFICE OF THE CHAIR

## **NEGATIVE DECLARATION**

### **Project Identification**

CEQR No. 17DCP132M

ULURP No. 180069ZSM

SEQRA Classification: Unlisted

### **Lead Agency**

City Planning Commission

120 Broadway, 31<sup>st</sup> Floor

New York, NY 10271

Contact: Robert Dobruskin

(212) 720-3423

### **Name, Description and Location of Proposal:**

#### **21 E. 12<sup>th</sup> Street Parking Garage Special Permit**

The Applicant, 21 East 12<sup>th</sup> Street LLC, is seeking a special permit pursuant to Zoning Resolution Sections 13-45 and 13-451 to permit a public parking garage within a C6-1 zoning district and a C1-7 zoning district. The Proposed Action would facilitate a proposal by the Applicant to provide a 187-space attended public parking garage within the cellar and subcellar levels of a 21-story mixed-use building containing primarily residential use, in addition to commercial and community facility uses, that is being developed as-of-right. The Project Site is located at 21 East 12<sup>th</sup> Street (Block 570, Lot 32), in a C6-1 and C1-7 split zoning district in the Union Square South neighborhood of Manhattan, Community District 2.

The Project Site is an irregularly-shaped corner lot with frontage on University Place and East 12<sup>th</sup> Street. The Project Site is being developed as-of-right, pursuant to Department of Buildings (DOB) approved plans, with a building that will contain 53 dwelling units; 19,182 gsf of ground floor retail and 6,412 gsf of cellar level retail; 1,030 gsf of community facility space; and 13 accessory parking spaces. Pursuant to the proposed special permit, the building would have 187 public parking spaces, within an area of 37,809 gsf (including 24,150 gsf of surface parking on the cellar and sub-cellar levels; 8,109 sf of parking area on stacker trays; and 5,550 gsf of access zones). Both the as-of-right garage and the proposed special permit garage would be accessed via a curb cut on East 12<sup>th</sup> Street.

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The “Manhattan Core” parking requirements found in Article I, Chapter 3 of the Zoning Resolution are applicable to the Project Site. As such, any new development may provide residential accessory parking spaces equivalent to up to 20 percent of the number of new dwelling units and one space per every 4,000 sf of commercial or community facility floor area. Pursuant to these requirements, 13 accessory parking spaces would be permitted on the Project Site absent the Proposed Action.

The Applicant is seeking the special permit in order to allow more parking spaces than are allowed as-of-right, and to allow these parking spaces to be public rather than accessory. The special permit would allow for 187 public parking spaces, instead of 13 accessory parking spaces. The Applicant is constructing the building with the expectation that the special permit will be granted, however if the special permit is not granted the Applicant will complete the building in accordance with the DOB approved plans. Those plans show the area of the proposed garage to be occupied by 6,412 gsf of local retail, as well as amenities and storage for building tenants in addition to the 13 accessory parking spaces.

The analysis year for the Proposed Action is 2018.

**Statement of No Significant Effect:**

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated October 27, 2017, prepared in connection with the ULURP Application (No.180069ZSM ). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Rachel Antelmi at (212) 720-3621.

Robert Dobruskin

Robert Dobruskin, Director  
Environmental Assessment & Review Division  
Department of City Planning

Date: October 27, 2017

Marisa Lago, Chair  
City Planning Commission

Date: October 30, 2017