



## Legislation Details (With Text)

<b>File #:</b>	Res 1343-2016	<b>Version:</b>	*	<b>Name:</b>	LU 507 - Zoning, 550 Washinton Street/Special Hudson River Park District, Manhattan (C160309ZMM)
<b>Type:</b>	Resolution	<b>Status:</b>		<b>In control:</b>	Adopted Committee on Land Use
<b>On agenda:</b>	12/15/2016				
<b>Enactment date:</b>		<b>Enactment #:</b>			
<b>Title:</b>	Resolution approving the decision of the City Planning Commission on ULURP No. C 160309 ZMM, a Zoning Map amendment (L.U. No. 507).				
<b>Sponsors:</b>	David G. Greenfield, Donovan J. Richards				
<b>Indexes:</b>					
<b>Attachments:</b>	1. Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 2. REVISED - Land Use Calendar - Week of October 31, 2016 - November 4, 2016, 3. Hearing Testimony - Zoning 11-1-16, 4. Land Use Calendar - Week of December 5, 2016 - December 9, 2016, 5. Land Use Calendar - December 5, 2016, 6. City Planning Commission Approval Letter, 7. December 15, 2016 - Stated Meeting Agenda with Links to Files, 8. Committee Report, 9. Hearing Transcript - Stated Meeting 12-15-16, 10. Minutes of the Stated Meeting - December 15, 2016				

Date	Ver.	Action By	Action	Result
12/5/2016	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
12/15/2016	*	City Council	Approved, by Council	Pass

### THE COUNCIL OF THE CITY OF NEW YORK RESOLUTION NO. 1343

**Resolution approving the decision of the City Planning Commission on ULURP No. C 160309 ZMM, a Zoning Map amendment (L.U. No. 507).**

#### By Council Members Greenfield and Richards

WHEREAS, the City Planning Commission filed with the Council on October 17, 2016 its decision dated October 17, 2016 (the "Decision"), on the application submitted by SJC 33 Owner 2015 LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 12 a, changing M1-5 and M2-4 zoning districts to C6-4, C6-3 and M1-5 zoning districts. The amendment, along with the other related actions, would facilitate the redevelopment of 550 Washington Street with a mix of uses over five buildings and open areas, including a designated public access area, in Manhattan Community District 2. The development would include 1,711,000 total square feet with 1,289,000 square feet of residential floor area, of which 328,700 square feet would be permanently affordable; 200,000 square feet of retail and event space; and 222,000 square feet of office or hotel use; three separate accessory parking facilities below grade with a total of 772 spaces; and additionally, would enable a transfer of floor area to support the repair and rehabilitation of Pier 40 in the Hudson River Park, (ULURP No. C 160309 ZMM), Community District 2, Borough of Manhattan (the "Application");

WHEREAS, the Application is related to applications N 160308 ZRM (L.U. No. 506), an amendment of

the Zoning Resolution to establish Article VIII Chapter 9, the Special Hudson River Park District, to include Pier 40 (Block 656, Lot 1; the “granting site”) and the St. John’s Center (Block 596, Lot 1; the “receiving site”). It would include provisions for a special permit to allow the transfer of floor area from the granting site to the receiving site and permit bulk modifications within the receiving site in the Hudson Square neighborhood in Manhattan Community District 2; C 160310 ZSM (L.U. No. 508), a special permit pursuant to Section 89-21 to allow the distribution of 200,000 square feet of floor area from a granting site (A1, Block 656, Lot 1) to a receiving site (A2, Block 596, Lot 1), and to modify the height and setback requirements of Sections 23-60 (Height and Setback Regulations) and Section 43-40 (Height and Setback Regulations), the height factor requirements of 23-151 (Basic regulations for R6 through R9 Districts) and the rear yard requirements of Section 43-20 (Rear Yard Regulations), in connection with the proposed mixed use development; C 160311 ZSM (L.U. No. 509), a special permit pursuant to Sections 13-45 and 13-451 to allow an attended accessory parking garage with a maximum capacity of 236 spaces on portions of the ground floor and cellar on the North Site of the proposed mixed use development; C 160312 ZSM (L.U. No. 510), a special permit pursuant to Sections 13-45 and 13-451 to allow an attended accessory parking garage with a maximum capacity of 372 spaces on portions of the ground floor and cellar on the Center Site of the proposed mixed use development; and C 160313 ZSM (L.U. No. 511), a special permit pursuant to Sections 13-45 and 13-451 to allow an attended accessory parking garage with a maximum capacity of 164 spaces on portions of the ground floor and cellar on the South Site of the proposed mixed use development;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, upon due notice, the Council held a public hearing on the Decision and Application on November 1, 2016;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Application; and

WHEREAS, the Council has considered the relevant environmental issues and the Final Environmental Impact Statement (“FEIS”), for which a Notice of Completion was issued on October 6, 2016 (CEQR No. 16DCP031M), and the CEQR Technical Memorandum 001 dated October 17, 2016 and the CEQR Technical Memorandum 002 dated December 9, 2016 (together, the “CEQR Technical Memoranda”);

RESOLVED:

Having considered the FEIS and the CEQR Technical Memoranda with respect to the Decision and Application, the Council finds that:

- (1) The FEIS and CEQR Technical Memoranda meet the requirements of 6 N.Y.C.R.R. Part 617;
- (2) Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the Revised Proposed Project Alternative adopted herein is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- (3) The adverse environmental impacts disclosed in the FEIS and CEQR Technical Memoranda will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the Restrictive Declaration marked as Exhibit A, as modified by the

City Council as of December 5, 2016, those project components related to the environment and mitigation measures that were identified as practicable and the placement of (E) designation (E-384) for Air Quality and Noise; and

- (4) The Decision together with the FEIS and the CEQR Technical Memoranda constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Sections 197-d and 200 of the City Charter and on the basis of the Decision and Application, and based on the environmental determination and consideration described in this report, C 160309 ZMM, incorporated by reference herein, the Council approves the Decision.

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. 12a:

1. changing from an M1-5 District to a C6-4 District property bounded by Clarkson Street, Washington Street, West Houston Street, and West Street;
2. changing from an M2-4 District to a C6-3 District property bounded by West Houston Street, Washington Street, a line 596 feet northerly of Spring Street, and West Street;
3. changing from an M2-4 District to an M1-5 District property bounded by a line 596 feet northerly of Spring Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
4. establishing a Special Hudson River Park District (HRP) bounded by:
  - a. Clarkson Street, Washington Street, a line 415 feet northerly of Spring Street, and West Street; and
  - b. a line 57 feet northerly of the westerly prolongation of the northerly street line of Leroy Street, the U.S. Pierhead Line, a line 1118 feet southerly of the westerly prolongation of the northerly street line of Leroy Street, and the U.S. Bulkhead Line;

as shown on a diagram (for illustrative purposes only) dated May 9, 2016, and subject to the conditions of CEQR Declaration E-384.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on December 15, 2016, on file in this office

City Clerk, Clerk of The Council