



# Land Use Review Application

Department of City Planning

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

## 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Department of City Planning

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*

120 Broadway

STREET ADDRESS

New York NY 10007

CITY STATE ZIP

212 720-3300

AREA CODE TELEPHONE # FAX#

Edith Hsu-Chen

APPLICANT'S PRIMARY REPRESENTATIVE

Department of City Planning

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

120 Broadway

STREET ADDRESS

New York NY 10007

CITY STATE ZIP

212 720-3300

AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )  
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

## 2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

Various Union Square South Hotel Special Permit

STREET ADDRESS PROJECT NAME (IF ANY)

Roughly bound by Fifth Avenue, 14th Street, Third Avenue, and East 9th Street

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-1; C1-7; C6-1; C6-2A; Special Union Square District 12c

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).

See attached Manhattan 2, 3, & 5

TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY

See attached.

## 3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached.

## 4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

CHANGE IN CITY MAP.....MM \$ \_\_\_\_\_

ZONING MAP AMENDMENT.....ZM \$ NA

ZONING TEXT AMENDMENT..... ZR \$ NA

ZONING SPECIAL PERMIT.....ZS \$ \_\_\_\_\_

ZONING AUTHORIZATION.....ZA \$ \_\_\_\_\_

ZONING CERTIFICATION.....ZC \$ \_\_\_\_\_

PUBLIC FACILITY, SEL./ACQ.....PF \$ \_\_\_\_\_

DISPOSITION OF REAL PROP.....PP \$ \_\_\_\_\_

URBAN DEVELOP+T ACTION.....HA \$ \_\_\_\_\_

URBAN RENEWAL PROJECT.....\* \$ \_\_\_\_\_

HOUSING PLAN & PROJECT.....\* \$ \_\_\_\_\_

FRANCHISE.....\* \$ \_\_\_\_\_

REVOCABLE CONSENT.....\* \$ \_\_\_\_\_

CONCESSION.....\* \$ \_\_\_\_\_

LANDFILL.....\* \$ \_\_\_\_\_

OTHER (Describe) \$ \_\_\_\_\_

MODIFICATION \$ \_\_\_\_\_

FOLLOW-UP \$ \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

RENEWAL \$ \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

OTHER \$ \_\_\_\_\_

SPECIFY \_\_\_\_\_

**TOTAL FEE (For all actions) \$ NA**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Applicant is a City Agency

Has pre-application meeting been held?  NO  YES

If yes

DCP Office/Representative

Date of meeting

**5. ENVIRONMENTAL REVIEW**

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY Department of City Planning

CEQR NUMBER 20DCP058M

TYPE OF CEQR ACTION:

TYPE II Type II category: \_\_\_\_\_ Date determination was made: \_\_\_\_\_

TYPE I } Has EAS been filed? Yes  No

UNLISTED } If yes, Date EAS filed: Oct. 16, 2019

Has CEQR determination been made? Yes  No

If yes, what was determination? Negative Declaration  } Date determination made: \_\_\_\_\_ (Attach Copy)  
CND .....   
Positive Declaration

If Positive Declaration, has PDEIS been filed? \_\_\_\_\_

Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_ If yes, date issued: \_\_\_\_\_

**6. COASTAL ZONE MANAGEMENT**

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No  Yes

**7. RELATED ACTIONS BY CITY PLANNING**

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

See attached

**8. RELATED ACTIONS BY OTHER AGENCIES**

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO. DESCRIPTION/ DISPOSITION/STATUS CAL. NO. DATE

**9. FUTURE ACTIONS REQUIRED**

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

**10. APPLICANT**  
(Attach authorizing resolution(s), if applicable)

Edith Hsu-Chen, Director of Manhattan Office



Oct. 24, 2019

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT

DATE

Department of City Planning

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

**11. CO-APPLICANTS**

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

**ADMINISTRATIVE CODE**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

**NOTICE**

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.



## Land Use Review Application (LR)

## Item 2: Site Data Sheet

<b>TAX BLOCK</b>	<b>TAX LOT</b>	<b>ADDRESS</b>
465	9	102 EAST 10 STREET
465	10	106 EAST 10 STREET
465	109	104 EAST 10 STREET
465	32	17 STUYVESANT STREET
465	1	31 3 AVENUE
466	56	103 EAST 10 STREET
466	7501	47 3 AVENUE
466	7502	55 3 AVENUE
467	1	67 3 AVENUE
468	1	87 3 AVENUE
468	4	93 3 AVENUE
468	7	99 3 AVENUE
468	11	204 EAST 13 STREET
555	11	59 4 AVENUE
555	14	65 4 AVENUE
555	28	30 3 AVENUE
555	12	61 4 AVENUE
555	18	71 4 AVENUE
555	21	84 EAST 10 STREET
555	40	109 EAST 9 STREET
555	48	105 EAST 9 STREET
555	122	86 EAST 10 STREET
555	124	90 EAST 10 STREET
555	10	57 4 AVENUE
555	123	88 EAST 10 STREET
555	13	63 4 AVENUE
556	15	85 EAST 10 STREET
556	52	126 EAST 12 STREET
556	75	113 EAST 11 STREET
556	1	85 4 AVENUE
556	44	111 4 AVENUE
556	20	64 3 AVENUE
556	21	62 3 AVENUE
556	22	60 3 AVENUE
556	23	58 3 AVENUE
556	24	54 3 AVENUE
556	26	50 3 AVENUE
556	28	48 3 AVENUE
556	7501	130 EAST 12 STREET

## Land Use Review Application (LR)

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<b>TAX BLOCK</b>	<b>TAX LOT</b>	<b>ADDRESS</b>
556	7502	84 3 AVENUE
556	65	66 3 AVENUE
556	68	119 EAST 11 STREET
556	36	93 PARK AVENUE SOUTH
556	48	120 EAST 12 STREET
556	16	112 EAST 11 STREET
557	25	112 4 AVENUE
557	11	810 BROADWAY
557	17	60 EAST 12 STREET
557	22	70 EAST 12 STREET
557	30	102 4 AVENUE
557	31	100 4 AVENUE
557	39	80 4 AVENUE
557	7501	806 BROADWAY
557	12	812 BROADWAY
557	14	816 BROADWAY
557	1	788 BROADWAY
557	8	804 BROADWAY
557	41	76 4 AVENUE
558	26	138 EAST 13 STREET
558	27	140 EAST 13 STREET
558	10	127 4 AVENUE
558	13	110 EAST 13 STREET
558	18	122 EAST 13 STREET
558	44	115 EAST 12 STREET
558	7503	125 EAST 12 STREET
558	17	120 EAST 13 STREET
558	24	134 EAST 13 STREET
558	28	104 3 AVENUE
558	29	102 3 AVENUE
558	30	100 3 AVENUE
558	31	98 3 AVENUE
558	32	96 3 AVENUE
558	36	88 3 AVENUE
558	47	113 EAST 12 STREET
558	48	111 EAST 12 STREET
558	49	109 EAST 12 STREET
558	7501	114 EAST 13 STREET
558	7502	115 4 AVENUE
558	7504	124 EAST 13 STREET

## Land Use Review Application (LR)

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<b>TAX BLOCK</b>	<b>TAX LOT</b>	<b>ADDRESS</b>
558	5	121 4 AVENUE
558	6	125 4 AVENUE
558	43	126 EAST 13 STREET
558	11	106 EAST 13 STREET
558	37	131 EAST 12 STREET
559	43	139 EAST 13 STREET
559	9	137 4 AVENUE
559	42	141 EAST 13 STREET
559	141	143 EAST 13 STREET
559	7501	108 3 AVENUE
559	7502	137 EAST 37 STREET
559	12	106 EAST 14 STREET
559	22	126 EAST 14 STREET
560	7501	21 UNIVERSITY PLACE
561	1	41 UNIVERSITY PLACE
561	3	45 UNIVERSITY PLACE
561	7502	28 EAST 10 STREET
562	1	63 UNIVERSITY PLACE
562	11	54 EAST 11 STREET
562	13	58 EAST 11 STREET
562	29	791 BROADWAY
562	7502	56 EAST 11 STREET
562	7503	66 EAST 11 STREET
562	24	797 BROADWAY
562	27	795 BROADWAY
562	28	793 BROADWAY
562	14	60 EAST 11 STREET
562	30	787 BROADWAY
562	18	68 EAST 11 STREET
563	7502	42 EAST 12 STREET
563	26	40 EAST 12 STREET
563	37	801 BROADWAY
563	43	63 EAST 11 STREET
563	45	61 EAST 11 STREET
563	48	55 EAST 11 STREET
563	7501	44 EAST 12 STREET
563	1	83 UNIVERSITY PLACE
563	19	97 UNIVERSITY PLACE
563	24	36 EAST 12 STREET
563	31	817 BROADWAY

## Land Use Review Application (LR)

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<b>TAX BLOCK</b>	<b>TAX LOT</b>	<b>ADDRESS</b>
563	33	815 BROADWAY
563	46	57 EAST 11 STREET
563	7503	809 BROADWAY
563	34	813 BROADWAY
563	20	34 EAST 12 STREET
563	49	53 EAST 11 STREET
564	7503	37 EAST 12 STREET
564	1	31 EAST 12 STREET
564	4	107 UNIVERSITY PLACE
564	11	52 EAST 13 STREET
564	20	49 EAST 12 STREET
564	26	39 EAST 12 STREET
564	31	35 EAST 12 STREET
564	36	832 BROADWAY
564	41	840 BROADWAY
564	54	120 4 AVENUE
564	7501	835 BROADWAY
564	7502	56 EAST 13 STREET
564	7	113 UNIVERSITY PLACE
564	22	821 BROADWAY
564	34	826 BROADWAY
564	39	836 BROADWAY
564	45	132 4 AVENUE
564	16	833 BROADWAY
564	17	831 BROADWAY
564	19	827 BROADWAY
564	32	33 EAST 12 STREET
565	5	119 UNIVERSITY PLACE
565	2	39 EAST 13 STREET
565	11	44 EAST 14 STREET
565	15	849 BROADWAY
565	21	842 BROADWAY
566	18	20 UNIVERSITY PLACE
567	17	22 EAST 10 STREET
567	18	24 EAST 10 STREET
567	19	40 UNIVERSITY PLACE
567	23	23 EAST 9 STREET
567	24	21 EAST 9 STREET
567	25	19 EAST 9 STREET
568	17	28 EAST 11 STREET

## Land Use Review Application (LR)

## Item 2: Site Data Sheet

<b>TAX BLOCK</b>	<b>TAX LOT</b>	<b>ADDRESS</b>
568	20	70 UNIVERSITY PLACE
568	24	60 UNIVERSITY PLACE
568	26	15 EAST 10 STREET
568	18	74 UNIVERSITY PLACE
568	19	72 UNIVERSITY PLACE
568	21	64 UNIVERSITY PLACE
569	29	29 EAST 11 STREET
569	7	2 EAST 12 STREET
569	9	6 EAST 12 STREET
569	3	45 5 AVENUE
569	5	49 5 AVENUE
569	8	4 EAST 12 STREET
569	20	28 EAST 12 STREET
569	21	94 UNIVERSITY PLACE
569	22	92 UNIVERSITY PLACE
569	25	86 UNIVERSITY PLACE
569	7501	12 EAST 12 STREET
569	7502	8 EAST 12 STREET
569	7503	16 EAST 12 STREET
569	7505	82 UNIVERSITY PLACE
569	17	22 EAST 12 STREET
569	24	88 UNIVERSITY PLACE
569	28	80 UNIVERSITY PLACE
569	26	84 UNIVERSITY PLACE
569	4	47 5 AVENUE
570	15	20 EAST 13 STREET
570	16	22 EAST 13 STREET
570	7504	17 EAST 12 STREET
570	8	6 EAST 13 STREET
570	17	24 EAST 13 STREET
570	14	18 EAST 13 STREET
570	19	28 EAST 13 STREET
570	20	30 EAST 13 STREET
570	22	116 UNIVERSITY PLACE
570	38	15 EAST 12 STREET
570	39	13 EAST 12 STREET
570	40	11 EAST 12 STREET
570	7502	12 EAST 13 STREET
570	7501	55 5 AVENUE
570	7503	110 UNIVERSITY PLACE
570	42	7 EAST 12 STREET

## Land Use Review Application (LR)

## Item 2: Site Data Sheet

<b>TAX BLOCK</b>	<b>TAX LOT</b>	<b>ADDRESS</b>
571	13	20 EAST 14 STREET
571	12	18 EAST 14 STREET
571	25	120 UNIVERSITY PLACE
571	17	28 EAST 14 STREET
571	18	30 EAST 14 STREET
571	7501	7 EAST 13 STREET
571	7503	10 EAST 14 STREET
571	7504	126 UNIVERSITY PLACE
571	30	17 EAST 13 STREET
571	31	15 EAST 13 STREET
571	7502	22 EAST 14 STREET
571	1	2 EAST 14 STREET
571	27	126 REAR UNIVERSITY PLACE
842	7	7 EAST 14 STREET
842	21	1 UNION SQUARE WEST
842	23	5 UNION SQUARE

**LR Item 2 - Individual Landmarks within Project Area**

<b>Building Name</b>	<b>Address</b>
<i>The Lincoln Building</i>	1-3 Union Square West
<i>Irard Hawley House</i>	47 Fifth Avenue
<i>The Roosevelt Building</i>	841 Broadway (aka 837 Broadway; 837-847 Broadway; 53-63 East 13 <sup>th</sup> Street)
<i>Police Athletic League Building</i>	34 ½ East 12 <sup>th</sup> Street
<i>827-831 Broadway Buildings</i>	827-829 and 831 Broadway
<i>817 Broadway Building</i>	817 Broadway
<i>840 Broadway Building</i>	840 Broadway
<i>836 Broadway Building</i>	836-838 Broadway (aka 72-74 East 13 <sup>th</sup> Street)
<i>832-834 Broadway Building</i>	832-834 Broadway
<i>830 Broadway Building</i>	830 Broadway
<i>826 Broadway Building</i>	826 Broadway
<i>The Strand Building</i>	826 Broadway (aka 826-828 Broadway; 57-63 East 12 <sup>th</sup> Street)
<i>Grace Church Rectory</i>	804 Broadway
<i>Grace Church</i>	800 Broadway
<i>Neighborhood House</i>	98 Fourth Avenue
<i>Grace Memorial House</i>	94-96 Fourth Avenue
<i>Clergy House</i>	92 Fourth Avenue
<i>Webster Hall and Annex</i>	119-125 East 11 <sup>th</sup> Street
<i>Van Tassell &amp; Kearney Auction Mart</i>	126-128 East 13 <sup>th</sup> Street

**UNION SQUARE SOUTH**  
**LR Item 3 – Project Description**

**INTRODUCTION**

The Department of City Planning (DCP) is proposing a zoning map amendment and a text amendment to the New York City Zoning Resolution (ZR) Article XI, Chapter 8, Special Union Square District. These actions would extend the special district to include a new subdistrict to the south of Union Square (Subdistrict B, also referred to herein as the Project Area). The existing Union Square Special District would become Subdistrict A. Within the proposed Subdistrict B, new hotel development, conversions, or enlargements would require a City Planning Commission special permit. The purpose of this application is to ensure that future hotel development supports the varying contexts of the mixed-use neighborhood south of Union Square.

**BACKGROUND**

In 1961, the zoning resolution divided New York City into residential, commercial, and manufacturing districts. At that time, Subdistrict B, and the surrounding area, was mapped predominately as a C6-1 district, with a portion of University Place mapped as a C1-7 district.

In November 1984, the City Planning Commission approved the creation of the Special Union Square District (C 841005 ZMM). Prior to approval, land use surrounding Union Square was predominantly commercial, consisting of office buildings with ground floor retail. Residential uses were sparse, with only three residential buildings fronting on the Square. While the area contained active retail frontage, especially along the East 14<sup>th</sup> Street corridor, underutilized and vacant lots interrupted this context. The pattern of fragmented land uses resulted in the “underutilization of the Union Square, stagnation of new development, and ultimately the gradual deterioration of the area.”<sup>1</sup>

In response to these issues, DCP proposed creating the special district and increasing density to encourage the development of mixed residential and commercial buildings on underutilized or vacant lots. Specifically, while the zoning map amendment from a C6-1 to a C6-4 district increased the overall allowable Floor Area Ratio (FAR) to 10, a provision of the special district limited commercial FAR to 6 while maintaining residential FAR at 10. With commercial uses predominant, the regulations of the special district strove to encourage more residential use and promote the creation of new dwelling units. The potential for more residents would, and has, helped to shape Union Square into an active park and reinforce the existing retail character surrounding it.

In October 1995, a DCP-led zoning map amendment further sought to promote the area’s residential character by approving a contextual rezoning along the East 14<sup>th</sup> Street corridor (C 950443 ZMM). From roughly Irving Place to Avenue B, the City enacted zoning changes that increased residential and community facility densities while maintaining the existing commercial densities. Specifically, from Third Avenue to Irving Place on the midblock north of East 13<sup>th</sup> Avenue, the city approved a zoning change from C6-1 to C6-2A. This rezoning increased the allowable residential FAR from 3.44 to 6 while maintaining the community facility FAR at 6.5 and commercial FAR at 2. Like the goals of the Special Union Square District, this rezoning sought to increase the area’s residential capacity, thereby encouraging the transformation

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<sup>1</sup> C 841005 ZMM



of underutilized lots into additional dwelling units that would temper housing affordability and further reinforce the area's retail context.

In September 2010, DCP proposed another zoning map amendment that encouraged the development of residential uses, located to the southeast of the park. From East 9<sup>th</sup> Street to East 13<sup>th</sup> Street between Third and Fourth Avenues, the CPC approved a zoning map amendment from a C6-1 to a C6-2A, extending the zoning district that was mapped in October 1995 (C 100420 ZMM). Along with this rezoning, the CPC approved a text amendment to map the Inclusionary Housing program (N 100419 ZRM). The combination of these actions sought to increase residential capacity of the neighborhood by combining an increase in the allowable FAR of residential FAR from 3.44 to 6 and maintenance of the allowable density for other uses with an incentive that allowed for an additional increase in residential FAR to 7.2 if the development provided affordable housing. In keeping the commercial designation of the area, the rezoning allowed for the continued development of the area as a mixed-use district but placed more emphasis on promoting residential uses.

The area has also subject to the following land use actions: 21 East 12th Street Parking Garage ([C 180069 ZSM](#)); 3rd Avenue Corridor Rezoning and Text Amendment ([C 100420 ZMM](#)); East Village/Lower East Side Rezoning ([C 080397\(A\) ZMM](#)); Cooper Union General Large-Scale Development and Rezoning ([C 020499\(A\) ZSM](#)); 52-82 East 14th Street (N 970152 ZCM); East 14th Street Rezoning ([C 950443 ZMM](#)); and more recently, in 2018, an application for a new technology-focused office and retail space (Tech Hub) was approved adjacent to the Project Area ([C 180203 ZSM](#)).

#### **DESCRIPTION OF THE PROPOSED PROJECT AREA**

The Project Area is an approximately 25-block area generally bound by East 14th Street on the north, Third Avenue to the east, East 9th streets to the south, and Fifth Avenue to the west. The Project Area is located within Manhattan Community Districts 2, 3, and 5.

The area is well-served by mass transit, including light rail and bus routes. The 14 Street-Union Square subway station is an ADA-accessible station located at the north of the Project Area and is served by the L, N, Q, R, W, 4, 5, and 6 subway lines. The Astor Place subway station is located to the south of the project area and is served by the 4, 5, and 6 lines. The 8<sup>th</sup> Street-NYU subway station is served by the R and W lines. The Project Area also contains the M1, M2, M3, and M8 bus lines and is in close proximity to the M14A SBS, M14D SBS, and M55 bus lines.

#### *Land Use*

The area is highly mixed with respect to height, density, and use. Buildings range in height from one to 26 stories; in density from 0 to just below 15 FAR; and in use from mixed residential and commercial to institutional to commercial and office. This mix reflects the different building forms and uses in the areas surrounding the Project Area.

Directly west of the Project Area lie predominately residential and institutional uses in the Greenwich Village neighborhood. The midblocks within the Project Area generally contain one and two-family walkups and multi-family elevator buildings ranging between three and 12 stories. The Fifth Avenue corridor generally contains taller buildings on larger footprints with commercial, multi-family residential, and educational uses. Educational uses, namely New York University and The New School, are generally dispersed from West 10th Street to West 16th Street. West 12th Street is the boundary of a high density

residential zoning district to the south and a high density commercial district to the north. Uses to the north and south of West 12th Street follow the underlying zoning designations: the R10 district to south of W. 12th Street consists of predominately, high density residential uses while the C6-4 district to the north contains medium to high density commercial and office buildings with some mixed commercial and residential buildings.

To the north of the Project Area is Union Square Park, which is surrounded by mid- to high-rise commercial and office buildings, as well as mixed commercial and residential buildings. Here, buildings range in height between two and 27 stories, with taller buildings occupying larger lots. 14th Street is a wide, commercial corridor predominated by a mix of office, mixed residential and commercial, and institutional uses. The recently approved Tech Hub at East 14th Street and Irving Place (C 180203 ZSM), is a mixed-use startup incubator, office, and community facility space that is currently under development.

To the east of the Project Area is the East Village neighborhood where tenement-style walkups containing ground floor retail and residential uses on the upper floors predominate. Generally, the main corridors of First, Second, and Third avenues contain higher density, taller buildings (between three and 17 stories) while those buildings along the midblocks are lower in height and less dense (between one and 10 stories).

To the south is Astor Place, which is characterized by mixed commercial and residential uses as well as large commercial buildings that are built on large lots, including some that comprise the entire block. This area is a commercial corridor which has seen the recent growth of office space dedicated for technology-focused companies including companies such as Facebook, Instagram, and IBM Watson. Here, buildings range in height between five and 31 stories.

There are a wide range of uses and building typologies found in the surrounding neighborhoods. These range from educational uses on large lots (New York University, The New School, the Cooper Union) to residential elevator buildings with ground floor retail to mid- to high-rise office buildings to multifamily walk up buildings. The amount of buildable land in the area is very limited. However, there is one, 546 square-foot vacant lot located west of University Place between West 13th and 14th Streets. This lot does not front on any streets.

### *Zoning*

The Project Area contains three commercial zoning districts: C6-1, C1-7, and C6-2A. The C6-1 zoning district in this area was mapped in the 1961 Zoning Resolution and is a medium density commercial district that allows for up to 6.0 FAR of commercial use and 3.44 FAR of residential use (its residential district equivalent is an R7-2). These districts are typically found outside of central business districts.

C1-7 zoning districts, like other C1 and C2 districts, are mapped within residential neighborhoods and allow for uses that serve local retail and services needs of the surrounding community. This district allows for up to 2.0 FAR of commercial use and between 0.94 and 7.2 FAR of residential use. The range in residential FAR is due to the district's equivalency as an R8 district in which zoning lots are subject to either quality housing or height factor regulations, which dictate the allowable FAR on the site.

C6-2A zoning districts are medium density, contextual commercial districts that allow up to 6.0 FAR of commercial use, up to 7.2 FAR of residential use, and 6.5 FAR of community facility use. An R8A equivalent, this contextual district limits base and max height up to 95 feet or 145 feet, respectively.

**DESCRIPTION OF PROPOSED PROJECT**

Given the study area highly mixed-use character at the confluence of multiple, diverse neighborhoods, and the ever-changing neighborhood character within the project area, attention should be given to future hotel developments as their impacts vary within different contexts.

To achieve the goal of balanced growth in a dynamic neighborhood, DCP is proposing a zoning map amendment to extend the US special district, creating Subdistrict A, which would comprise the boundaries of the existing special district and Subdistrict B, which would consist of the extended area south of Union Square (see Zoning Change Map). Within Subdistrict B, DCP is also proposing a zoning text amendment to establish a special permit for new hotel development. To be granted the special permit, future hotel development must demonstrate that they do not impair the essential character, future development or use of neighborhood (see attached Text Amendment). The proposed special permit would not preclude hotel development, nor would it deem all future hotels inappropriate. Rather, it allows the community, the City Planning Commission, and elected officials to assess the appropriateness of such development based on the local neighborhood context.

In the past fifteen years, new construction has reflected the highly mixed used and form present throughout the Project Area. In 2006, New York University built a new residence hall located at 120 East 12th Street, and in 2011, The New School expanded its presence along Fifth Avenue, between East 13th and East 14th Streets. There have also been several new mixed residential and commercial buildings, ranging in size from six to 21 stories. New commercial uses include the headquarters for IBM Watson Group located at 51 Astor Place (2012) and the under-construction Tech Hub, located on East 14th Street and Irving Place, as mentioned earlier. There is also a proposal for a commercial building on the corner of Third Avenue and St. Marks Place currently in the Uniform Land Use Review Procedure (ULURP).

Because the Project Area is a highly mixed-use neighborhood containing a variety of built forms, the Department seeks to ensure that future growth and land uses are compatible with this context. As such, discretion over land uses like hotels, which have the flexibility to be built on varying lot sizes and shapes, consist of many built forms, and cater to different demands, becomes more important especially in an area where uses and built form vary block to block.

In order to ensure that future hotel developments are compatible with their surrounding context, the proposed actions would implement findings that must be met to assess and establish the appropriateness of such development. Depending on current and future land use, the effect of any future hotel development could vary significantly by location within the Project Area. A special permit ensures that careful and deliberate evaluation of hotel use takes place and that any resulting hotel development would fit appropriately into the context of this highly varied and evolving neighborhood, which includes a wide range of uses—institutional, commercial, and residential—within a limited geographic area. However, because the current zoning districts in the area permit hotel development as-of-right, there are no provisions to ensure these developments complement this mixed context. This new special permit will allow for the mediation and maintenance of the mixed-use character of the neighborhood, while continuing to connect the more commercial uses in Union Square and Astor Place with the more residential uses in East Village and the mixed residential, commercial, and institutional uses in Greenwich Village.

**ACTIONS NECESSARY TO FACILITATE THE PROJECT**

The Department is proposing a zoning map amendment and a zoning text amendment to the Special Union Square District (ZR Section 118-00) to extend the special district, create Subdistrict A which would consist of the existing boundaries of the Special Union Square District, and create a new Subdistrict B which would comprise the Project Area. The text amendment would establish a new special permit to allow new hotel uses (referred to as “transient hotels” in the ZR) in Subdistrict B of the Special Union Square District. Transient hotels are listed in Use Group 5 in the ZR and are currently permitted as-of-right in commercial zoning districts. Use and bulk of sites within Subdistrict B would continue to be governed by the underlying zoning districts, which would remain unchanged. The existing zoning regulations of the special district would continue to apply to Subdistrict A, following adoption of the zoning map and zoning text amendment. There would be no changes to the existing zoning regulations in Subdistrict A.

**LR ITEM 7**

## Previous City Planning Commission Land Use Action

ULURP No.	Description of Project	Cal No.	Date
<a href="#">C 180069 ZSM</a>	21 East 12th Street Parking Garage	17	2/28/2018
<a href="#">C 100420 ZMM</a>	3rd Avenue Corridor Rezoning and Text Amendment	6	9/29/2010
<a href="#">C 080397(A) ZMM</a>	East Village/Lower East Side Rezoning	22	10/7/2008
<a href="#">C 020499(A) ZSM</a>	Cooper Union Large Scale General Development and Rezoning	5	9/3/2002
N 970152 ZCM	52-82 East 14th Street	NA	10/21/1996
<a href="#">C 950443 ZMM</a>	East 14th Street Rezoning	4	10/30/1995
<a href="#">C 841005 ZMM</a>	Rezoning/Creation of Special Union Square District	3	11/26/1984
NA	Zoning Map Amendment (C6-1 to C1-7) - East 13th Street and University Place	NA	11/21/1968

# City Map Change . . . . . MM

APPLICATION NO

**Proposed City Map Change**

(Check appropriate boxes)

- 1. ESTABLISH NEW..... STREET       PARK       PUBLIC PLACE       GRADE
- 2. ELIMINATE EXISTING.....  STREET       PARK       PUBLIC PLACE       GRADE
- 3. CHANGE EXISTING STREET.....  WIDTH       ALIGNMENT       GRADE
- 4. EASEMENT  
     Delineate New.....      Remove Existing.....      Modify Existing.....
- 5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY .....

# Zoning Map Change . . . . . ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

**Proposed Zoning Map Change(s)**

CHANGE #1	FROM:	EXISTING	TO:	Establish Special Union Square District - Subdistrict B PROPOSED
CHANGE #2	FROM:	EXISTING	TO:	PROPOSED
CHANGE #3	FROM:	EXISTING	TO:	PROPOSED
CHANGE #4	FROM:	EXISTING	TO:	PROPOSED
CHANGE #5	FROM:	EXISTING	TO:	PROPOSED

# Zoning Text Amendment . . . . . ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

**Affected Zoning Resolution (ZR) Sections**

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
<u>118-00</u>	<u>Special Union Square District</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

## ***UNION SQUARE SOUTH TEXT AMENDMENT***

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

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

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

### **ARTICLE XI - SPECIAL PURPOSE DISTRICTS**

#### **Chapter 8 - Special Union Square District**

\* \* \*

#### **118-02 Incorporation of Appendix A**

The ~~District Plan of the #Special Union Square District#~~ and Subdistricts ~~is~~ are set forth in Appendix A of this Chapter and ~~is~~ are incorporated as an integral part of the provisions of this Chapter.

#### **118-03 Subdistricts**

In order to carry out the purposes and provisions of this Chapter, Subdistrict A and Subdistrict B are established within the #Special Union Square District#.

In each of these Subdistricts certain special regulations apply which do not apply in the remainder of the #Special Union Square District#. The Subdistricts are specified on Map 1 (Special Union Square District and Subdistricts) in Appendix A of this Chapter.

#### **118-10 USE REGULATIONS**

In Subdistricts A and B, as shown on Map 1 in Appendix A of this Chapter, the underlying #use# regulations are modified by the provisions of this Section, inclusive.

## 118-11

### Ground Floor Uses

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, #uses# #Uses# within #stories# that have a floor level within five feet of #curb level# along 14th Street shall be limited to the #uses# listed in this Section, except that entrances to above-grade or below-grade #uses# are permitted, subject to the regulations set forth in Section 118-41 (Entrances on 14th Street).

\* \* \*

## 118-12

### ~~Sign Regulations~~ Transient Hotels

[Note: sign regulations moved to Section 118-13]

In Subdistrict B, as shown on Map 1 in Appendix A of this Chapter, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption], that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption], within Subdistrict B shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel# within Subdistrict B that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.



**118-13**  
**Sign Regulations**

[Note: sign regulations moved from Section 118-12]

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the following shall apply:

- (a) ~~On~~ on #street walls# fronting on 14th Street, no #sign# may be located more than 25 feet above #curb level#;
- (b) ~~Signs~~ #signs# on #street walls# fronting on all other #streets# within the ~~Special District Subdistrict~~ shall be subject to the provisions of paragraph (e) of Section 32-435 (Ground floor use in high density Commercial Districts); and
- (c) ~~Flashing~~ #flashing signs# are not permitted within the ~~Special District Subdistrict~~.

**118-20**  
**BULK REGULATIONS**

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the underlying #floor area# and density regulations are modified by the provisions of this Section, inclusive. In Subdistrict B, as shown on Map 1, the underlying #floor area# and density regulations shall apply.

\* \* \*

**118-30**  
**STREET WALL, HEIGHT AND SETBACK REGULATIONS**

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, the provisions of this Section, inclusive, shall apply. In Subdistrict B, as shown on Map 1, the underlying height and setback provisions shall apply.

The location and height above #curb level# of the #street wall# of any #development# or #enlargement# shall be as shown ~~in the District Plan (on Map 2 in Appendix A of this Chapter)~~. However, if a #development# or #enlargement# is adjacent to one or more existing #buildings# fronting on the same #street line#, the #street wall# of such #development# or #enlargement# shall be located neither closer to nor further from the #street line# than the front wall of the adjacent #building# which is closest to the same #street line#.

\* \* \*

**118-40**

## **ENTRANCE AND STREET WALL TRANSPARENCY REQUIREMENTS**

In Subdistrict A, as shown on Map 1 in Appendix A of this Chapter, all ~~All~~ #buildings developed# or portions of #buildings enlarged# after January 10, 1985, that front on 14th Street, Union Square East, Union Square West or 17th Street shall be subject to the requirements set forth ~~below~~ in this Section, inclusive.

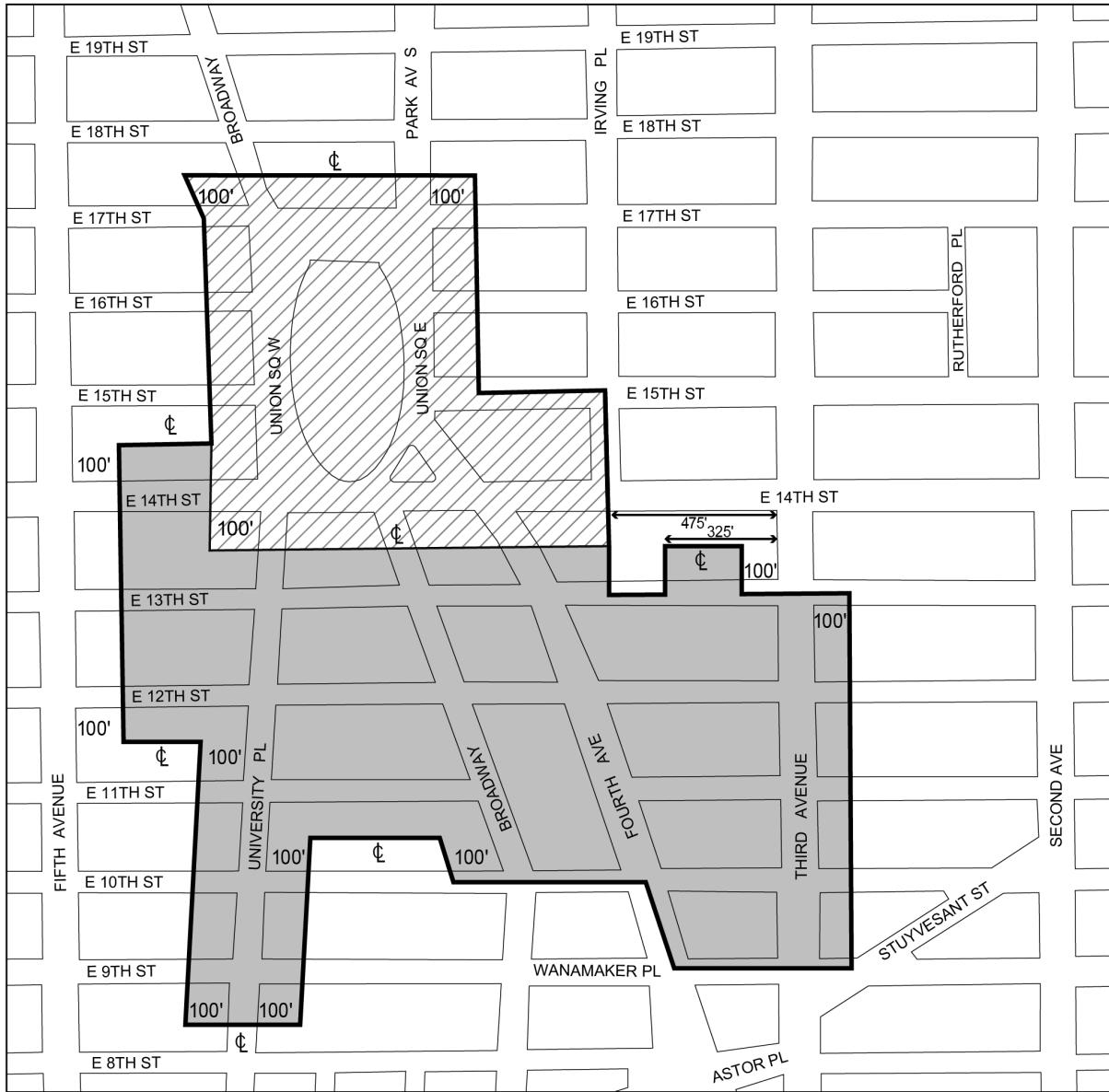
\* \* \*

### **Appendix A**


#### **~~UNION SQUARE DISTRICT PLAN~~**

**Map 1 – Special Union Square District and Subdistricts [date of adoption]**

[PROPOSED MAP]



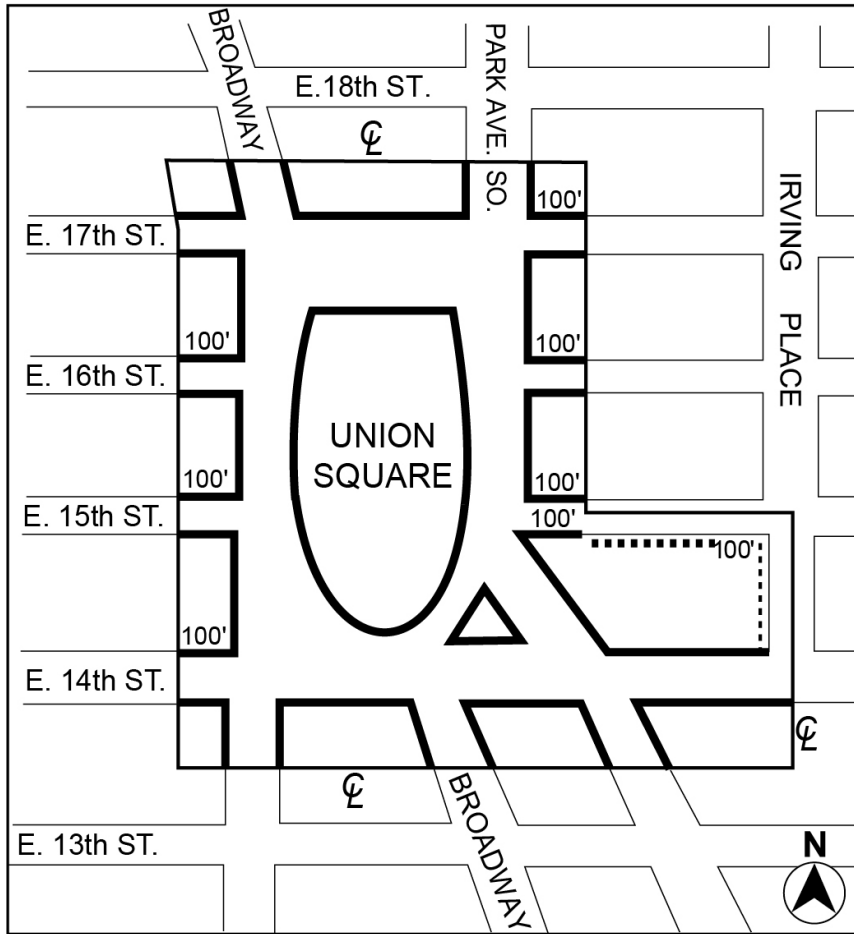
 Special Union Square District

 Subdistrict A

 Subdistrict B

**Map 2 - Location and Height Above Curb Level of Street Walls for any Development or Enlargement Within Subdistrict A [date of adoption]**

#Street walls# shall be coincident with #street lines#.



—— Special Union Square District, Subdistrict A

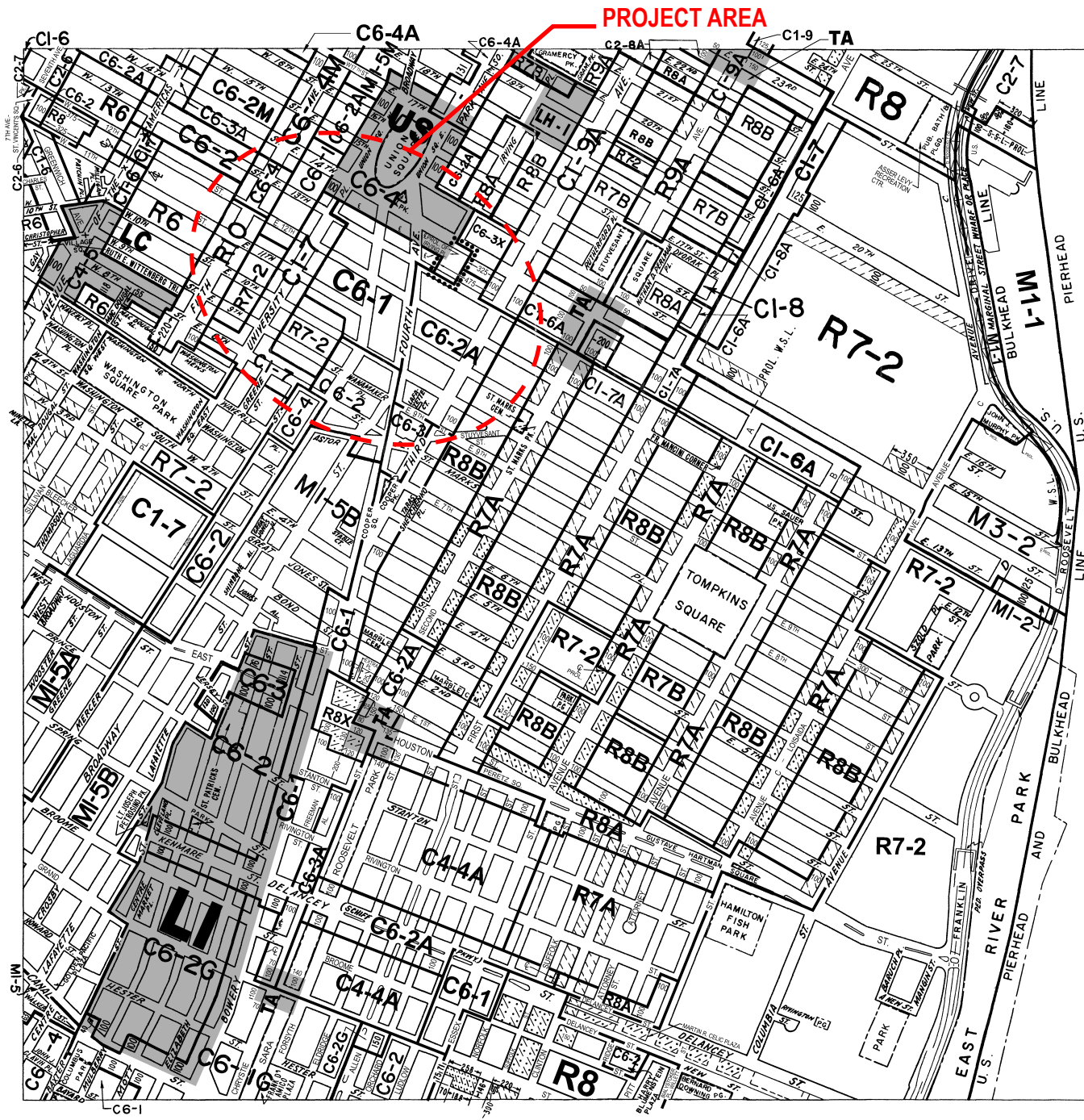
———— Mandatory Street Walls 85'-125' above curb level

- - - - - Permitted Street Walls 125' above curb level

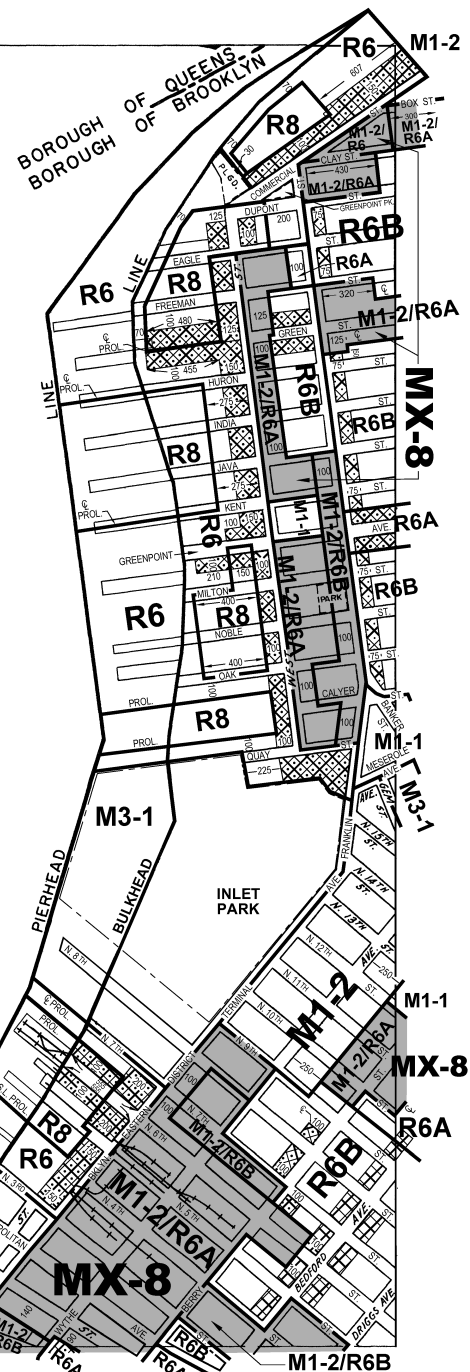
..... Permitted Street Walls 85' above curb level

Street Walls shall be coincident with street lines

\* \* \*



EAST RIVER



# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

## Effective Date(s) of Rezoning:

08-08-2018 C 180201 ZMM

## Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

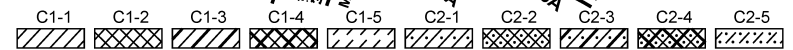
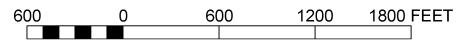
For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

### MAP KEY

8b	8d	9b
12a	<b>12c</b>	13a
12b	12d	13b

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ZONING MAP 12c



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.


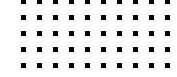


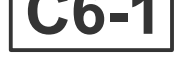


NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.



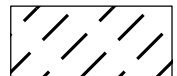

# UNION SQUARE SOUTH AREA MAP



## LEGEND

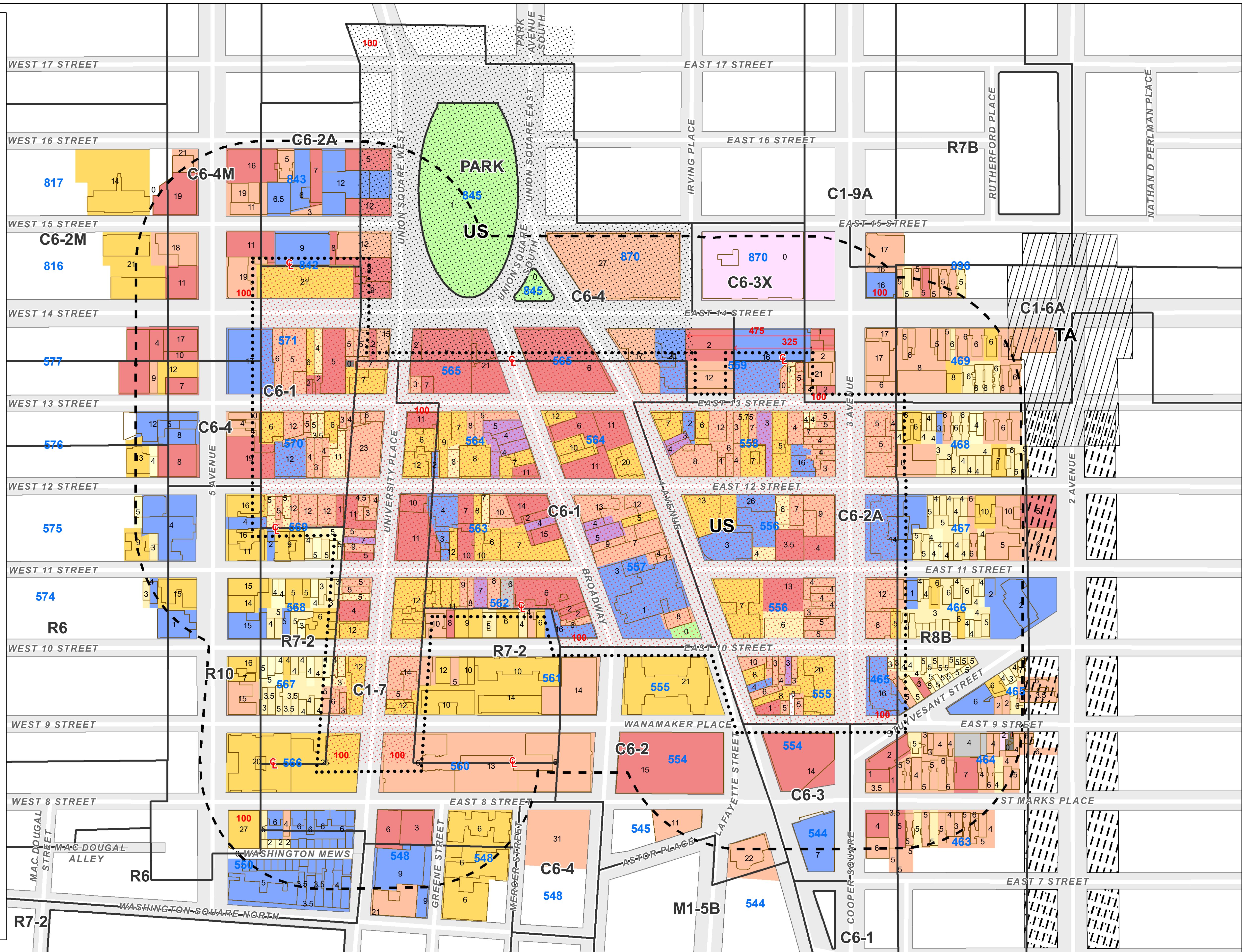
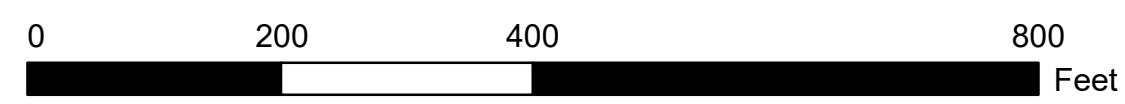
-  Existing Special Transit Land Use
-  Existing Special Union Square
-  Proposed Special Union Square
-  600 foot buffer
-  Zoning District
-  Tax Block
-  Building Footprint

## Existing Commercial Overlay

-  C1-5
-  C2-5

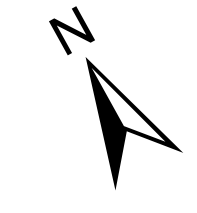
## Land Use

-  01 - One & Two Family Buildings
-  02 - MultiFamily Walkup Buildings
-  03 - MultiFamily Elevator Buildings
-  04 - Mixed Commercial/Residential Buildings
-  05 - Commercial/Office Buildings
-  06 - Industrial/Manufacturing
-  07 - Transportation/Utility
-  08 - Public Facilities & Institutions
-  09 - Open Space
-  10 - Parking Facilities
-  11 - Vacant Land





# UNION SQUARE ZONING CHANGE MAP



**LEGEND**

- C6-2M Zoning District
- Lot
- 817 Tax Block

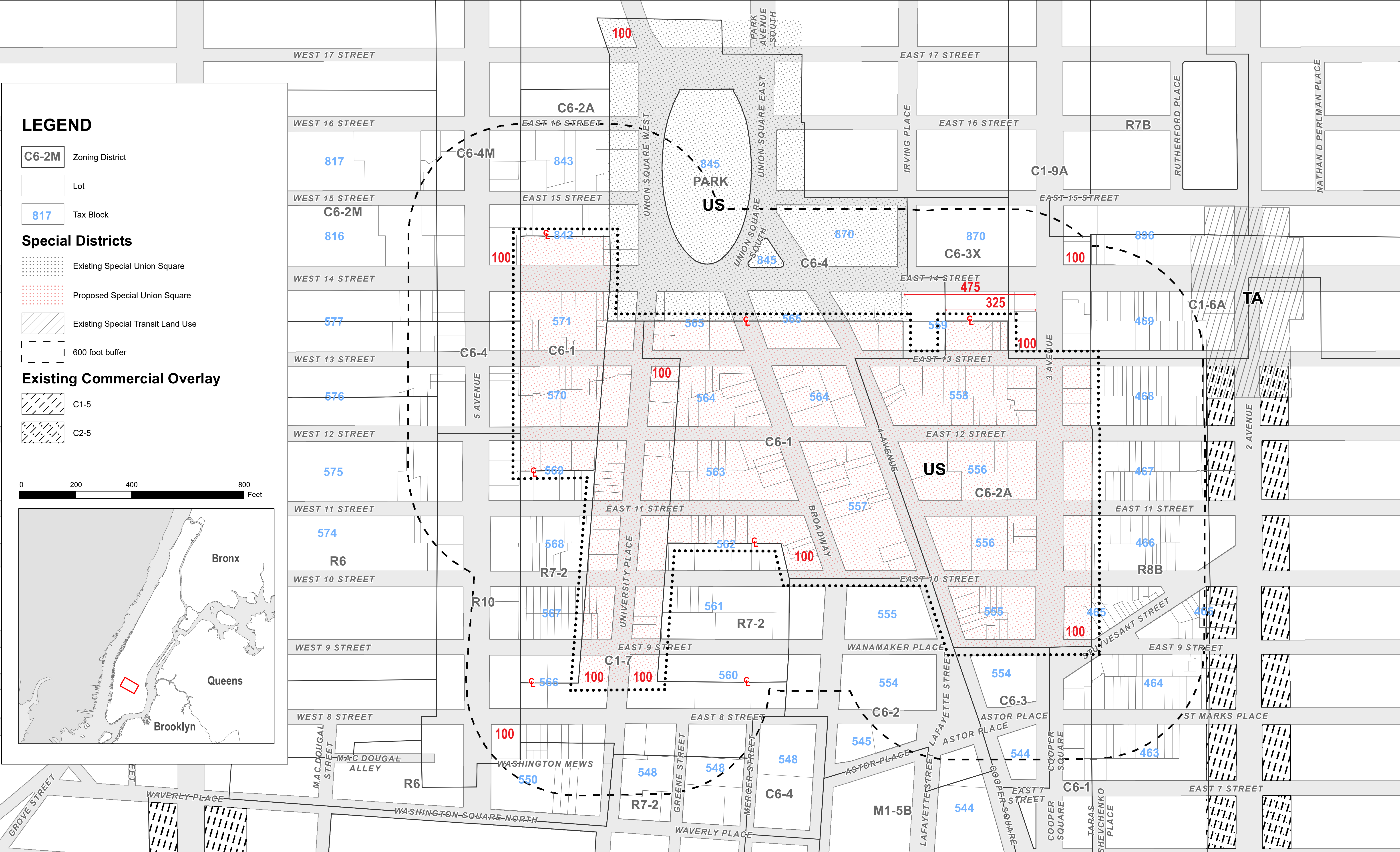
**Special Districts**

- Existing Special Union Square
- Proposed Special Union Square
- Existing Special Transit Land Use
- 600 foot buffer

**Existing Commercial Overlay**

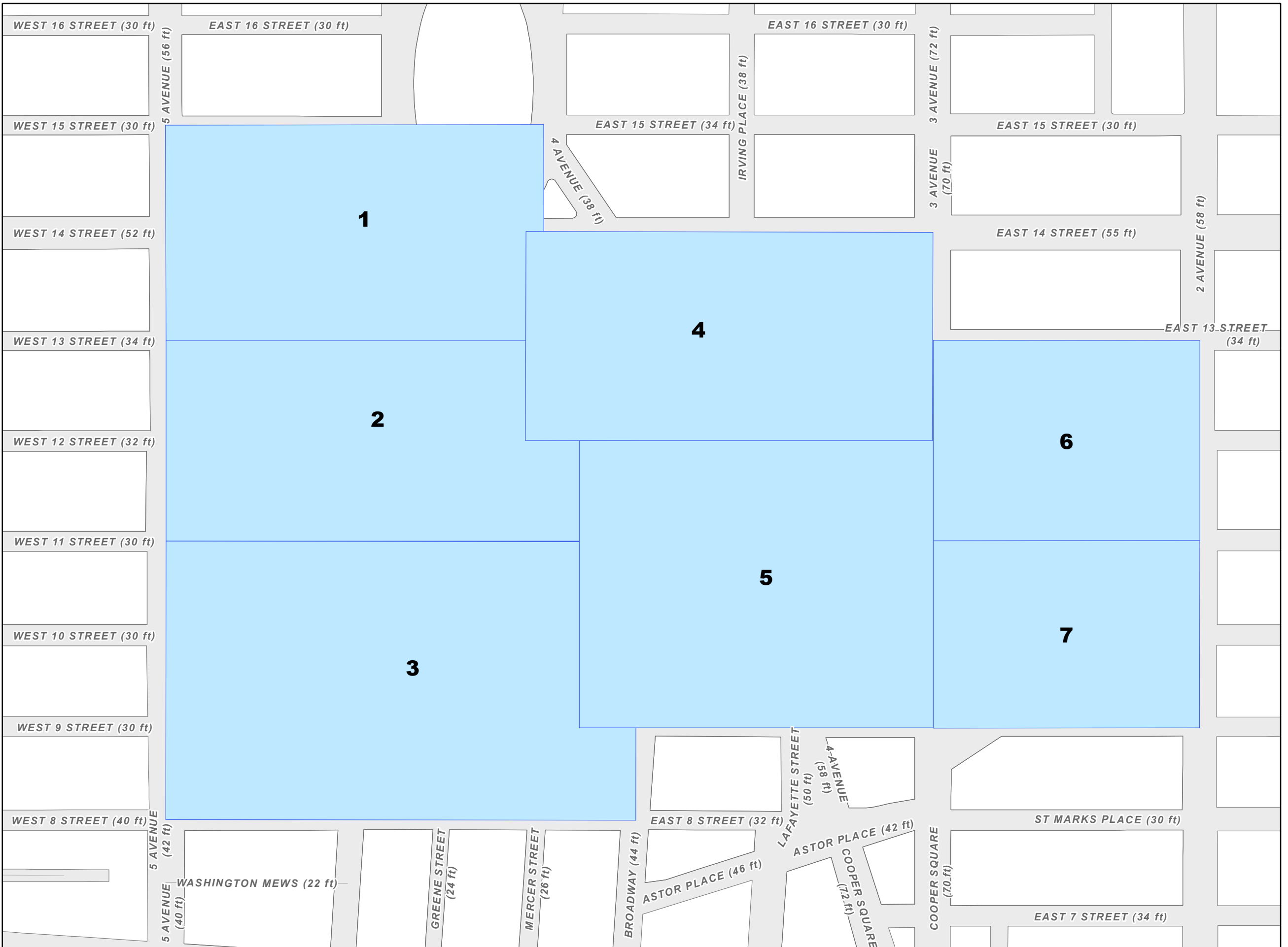
- C1-5
- C2-5

0    200    400    800 Feet





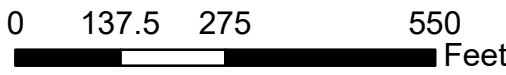


# UNION SQUARE TAX MAP KEY MAP



## LEGEND

-  Tax Map No.
-  Tax Block





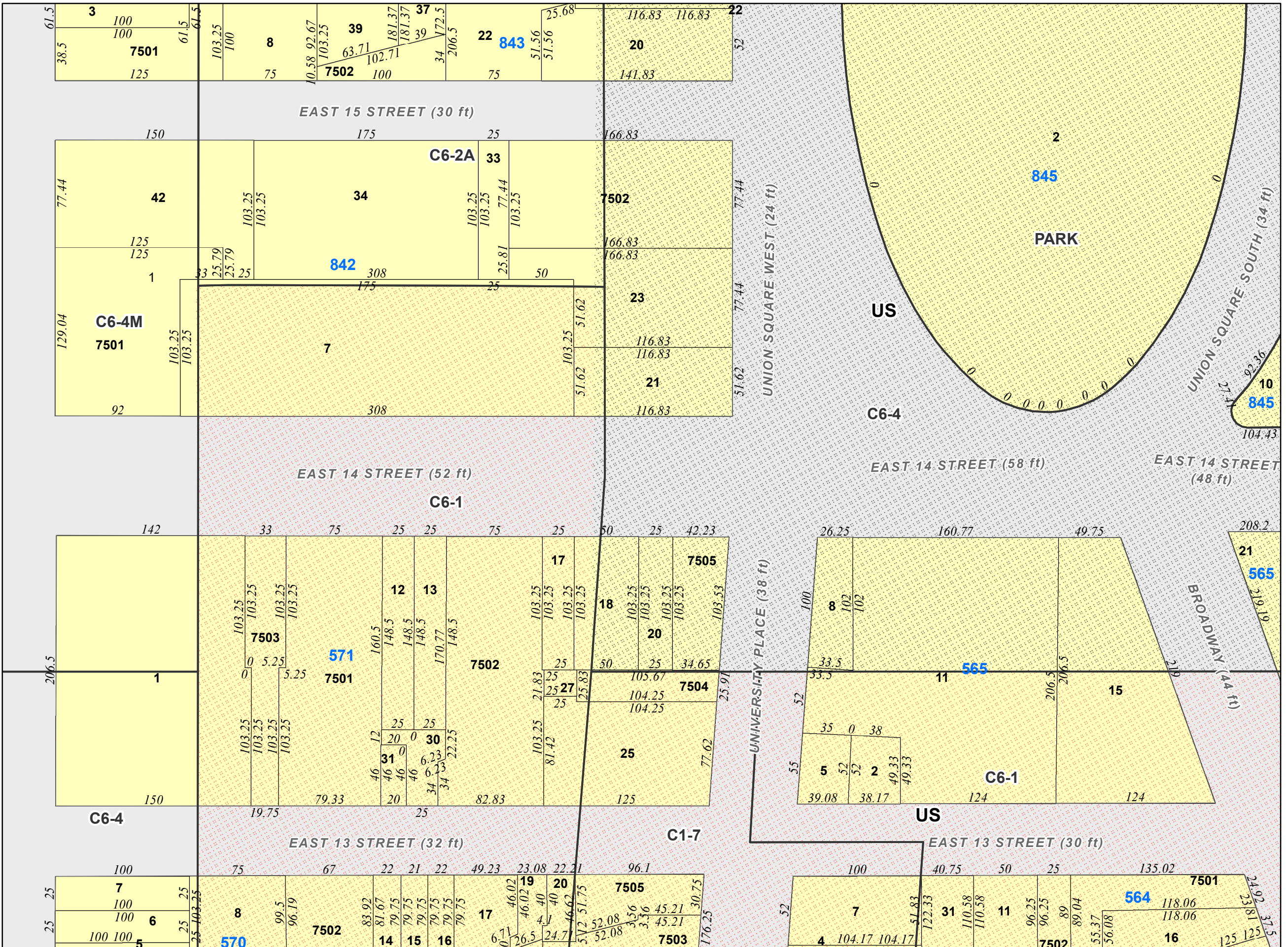
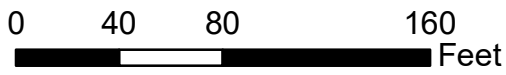
# UNION SQUARE TAX MAP

Map 1 Blocks: 571, 565, 842



**LEGEND**

- Zoning District
- Existing Special Union Square
- Proposed Special Union Square
- Lot
- Tax Block





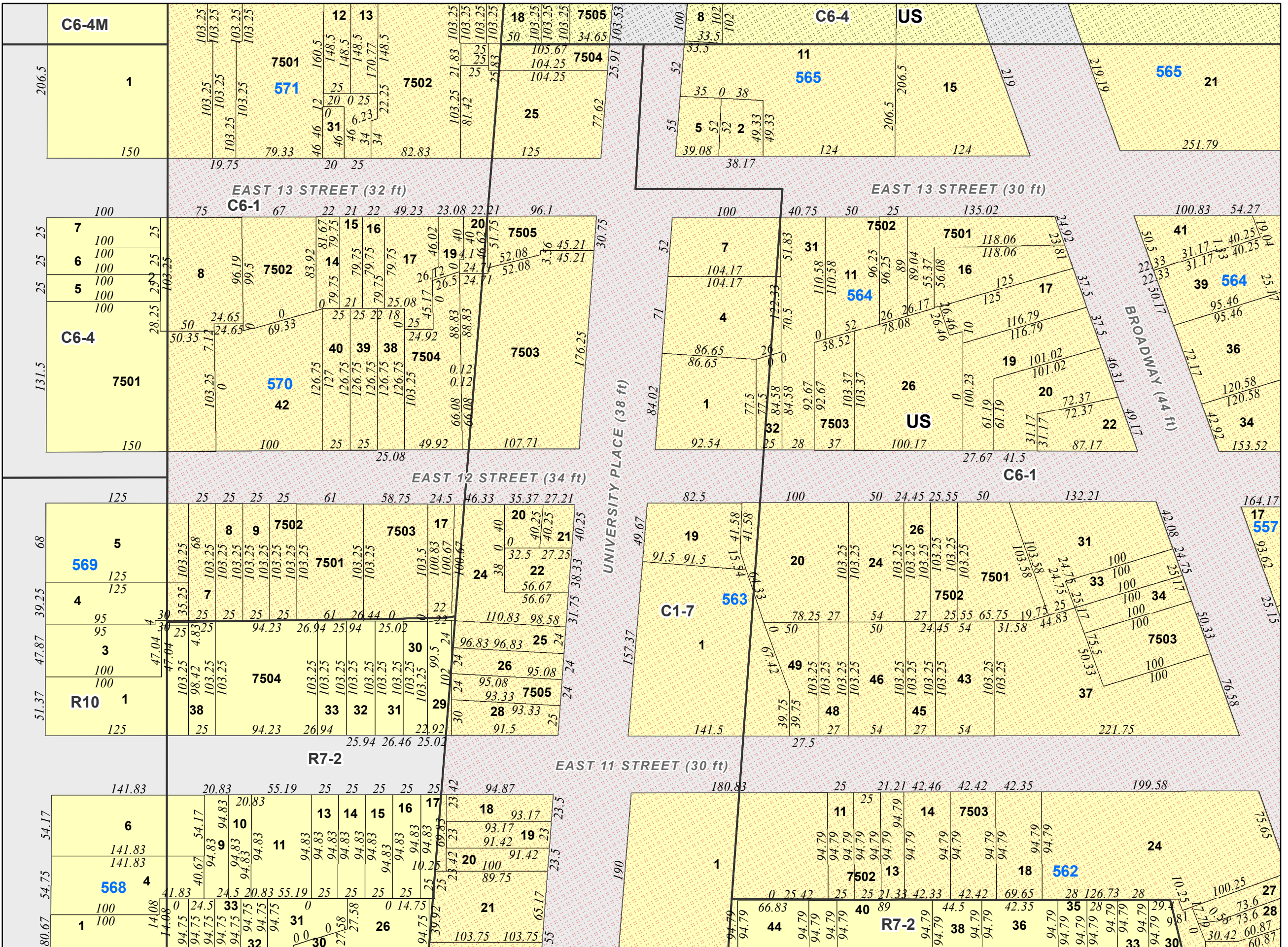
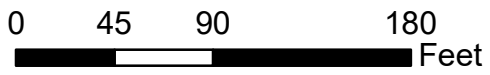
# UNION SQUARE TAX MAP

Map 2 Blocks: 563, 564, 569, 570



**LEGEND**

- Zoning District
- Existing Special Union Square
- Proposed Special Union Square
- Lot
- Tax Block





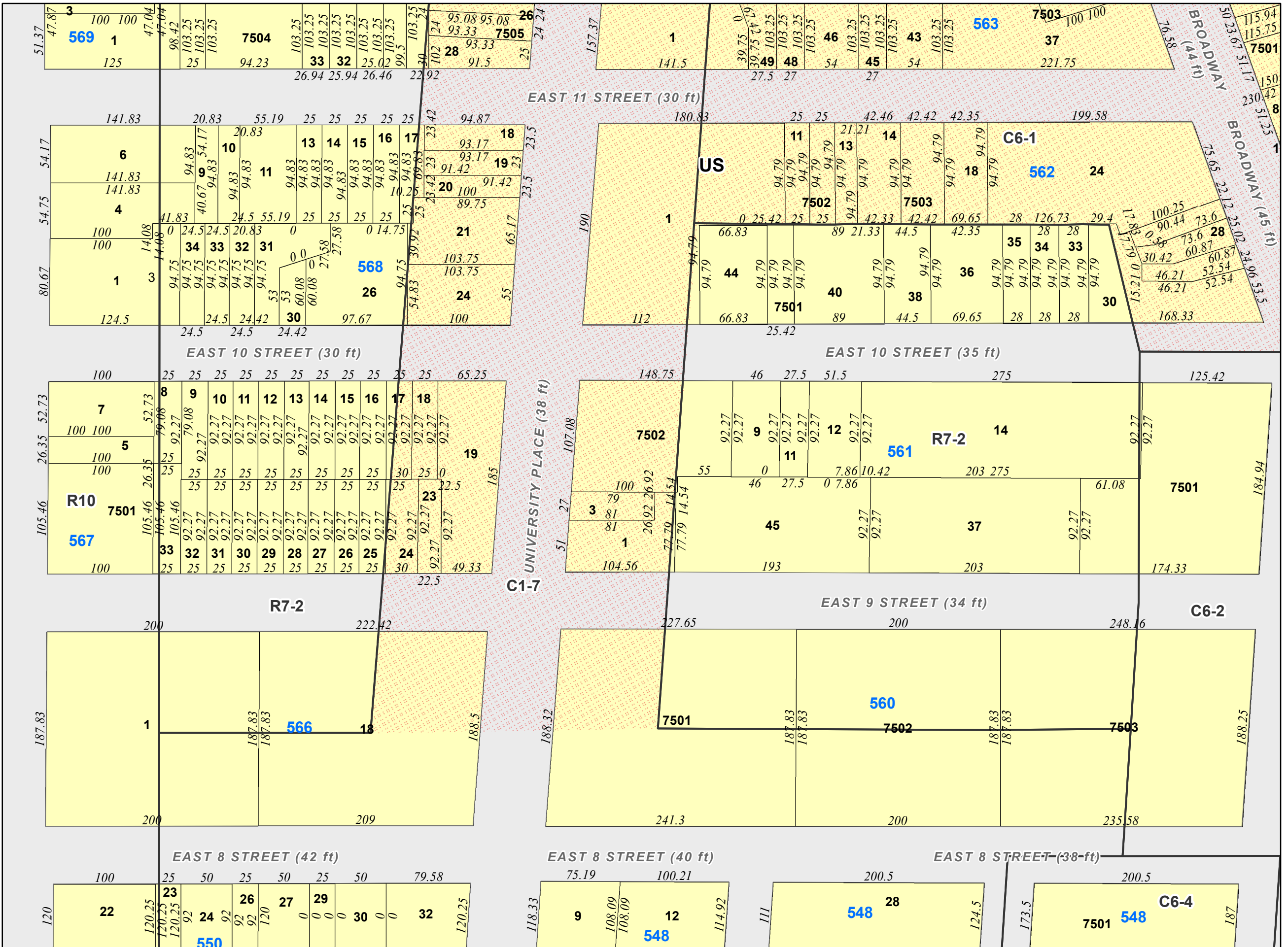
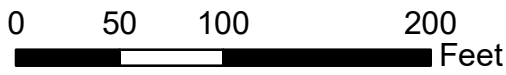
# UNION SQUARE TAX MAP

Map 3 Blocks: 560, 561, 562, 566, 567, 568



**LEGEND**

- Zoning District
- Proposed Special Union Square
- Lot
- Tax Block





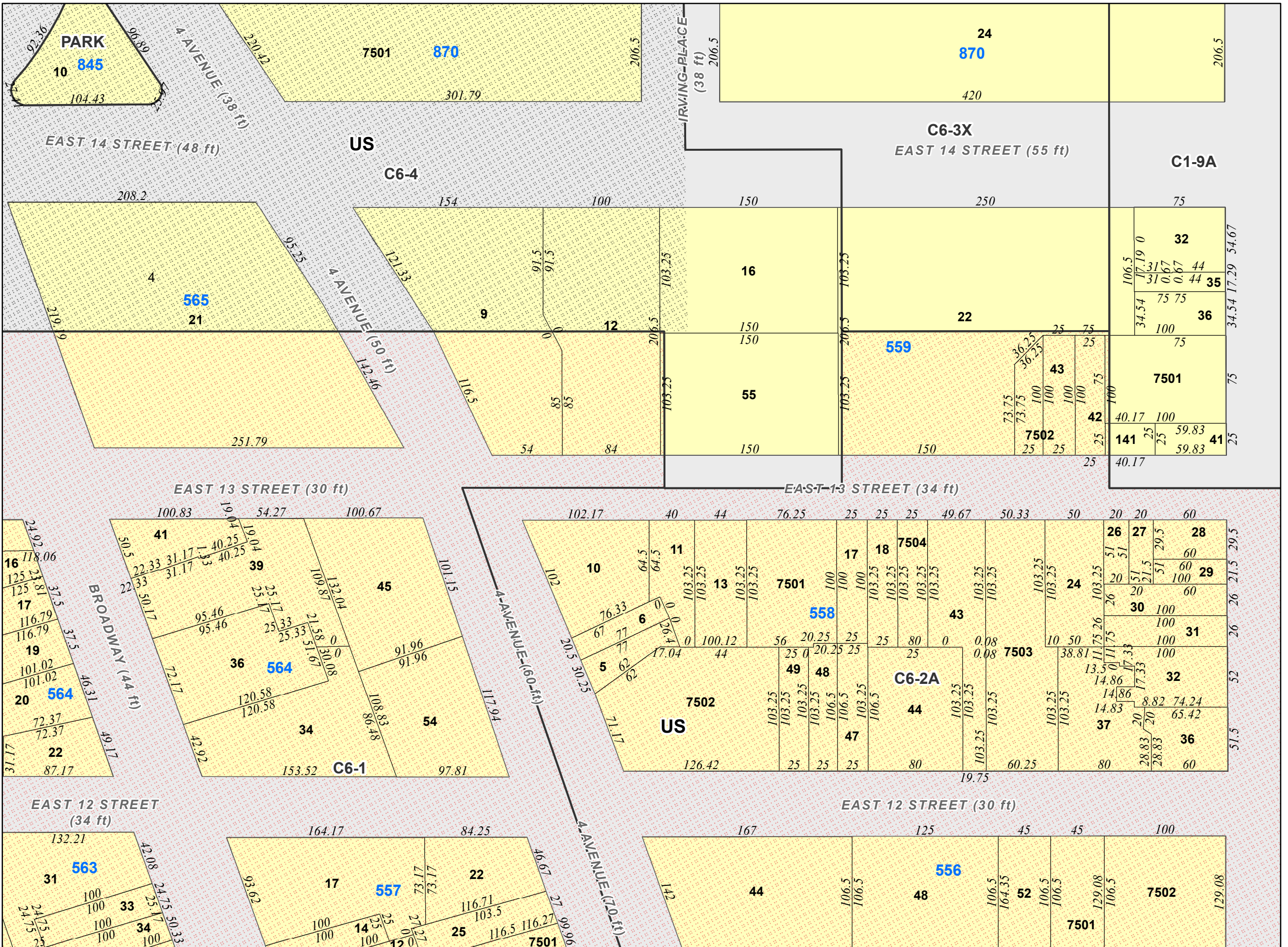
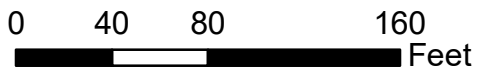
# UNION SQUARE TAX MAP

Map 4 Blocks: 558, 559, 564, 565



**LEGEND**

- Zoning District
- Existing Special Union Square
- Proposed Special Union Square
- Lot
- Tax Block





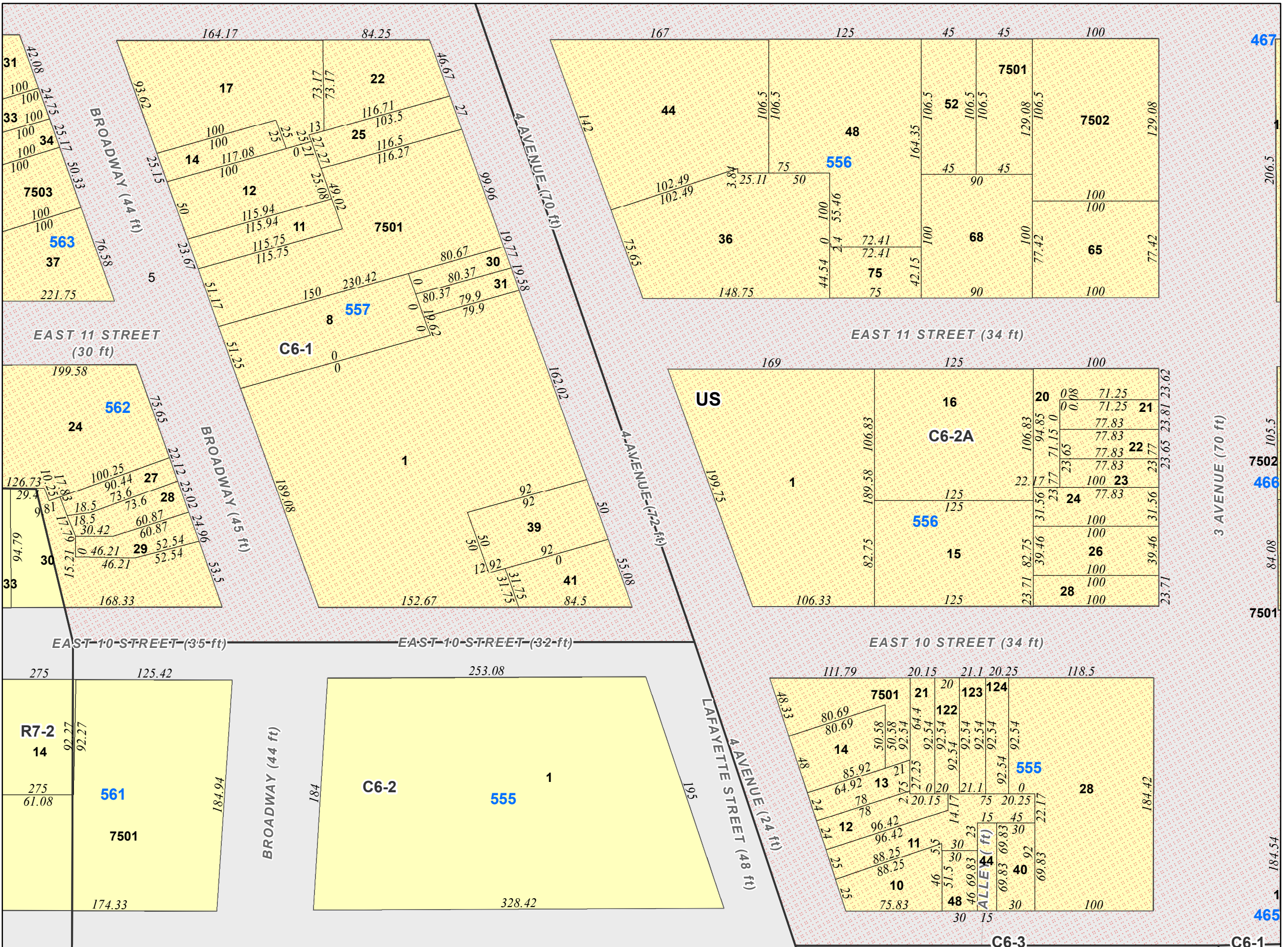
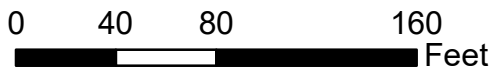
# UNION SQUARE TAX MAP

Map 5 Blocks: 555, 556, 557



### LEGEND

- Zoning District
- Proposed Special Union Square
- Lot
- Tax Block





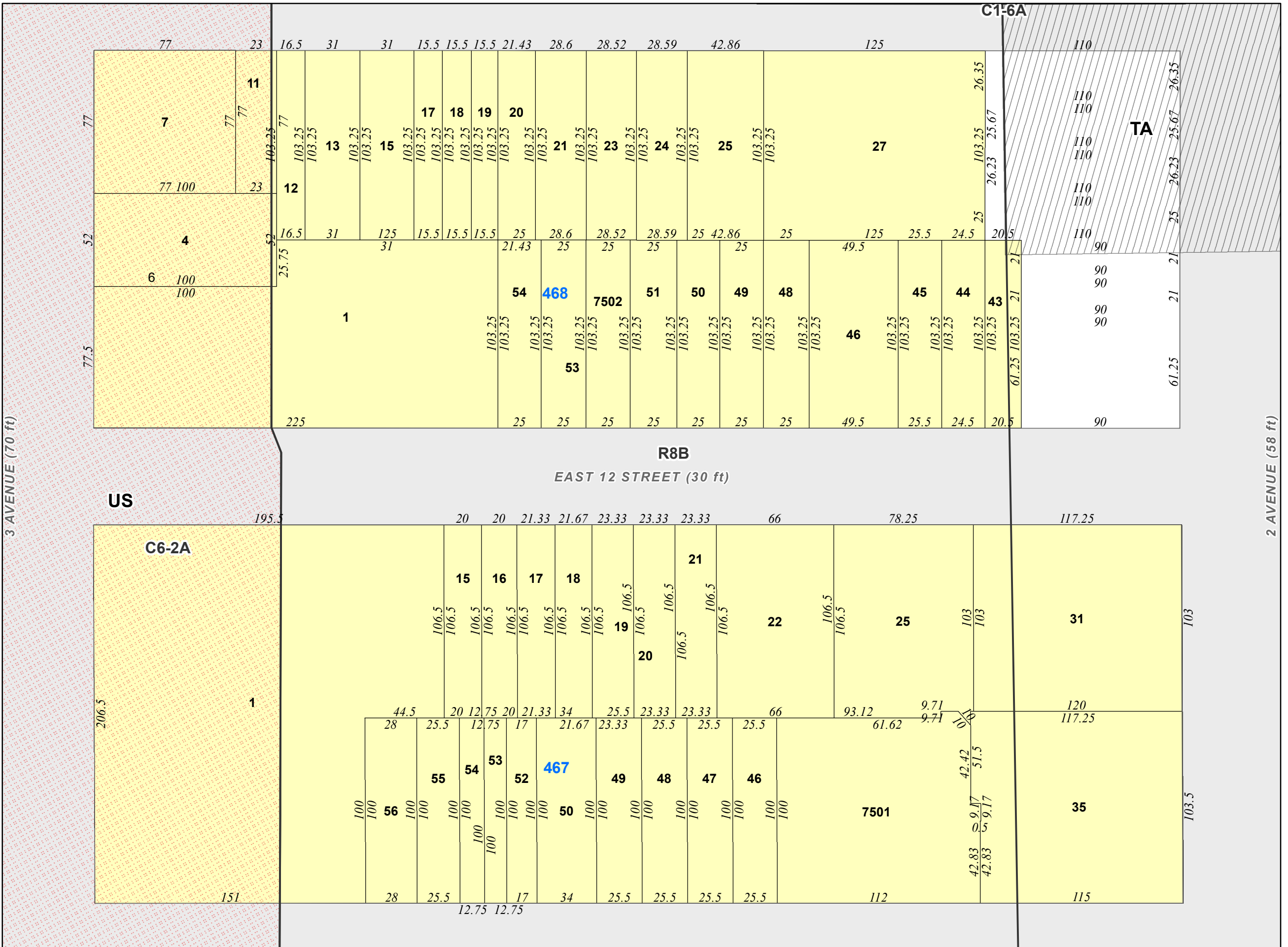
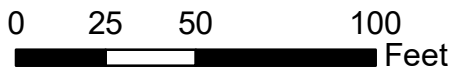
# UNION SQUARE TAX MAP

Map 6 Blocks: 467, 468



## LEGEND

- Zoning District
- Proposed Special Union Square
- Existing Special Transit Land Use
- Lot
- Tax Block



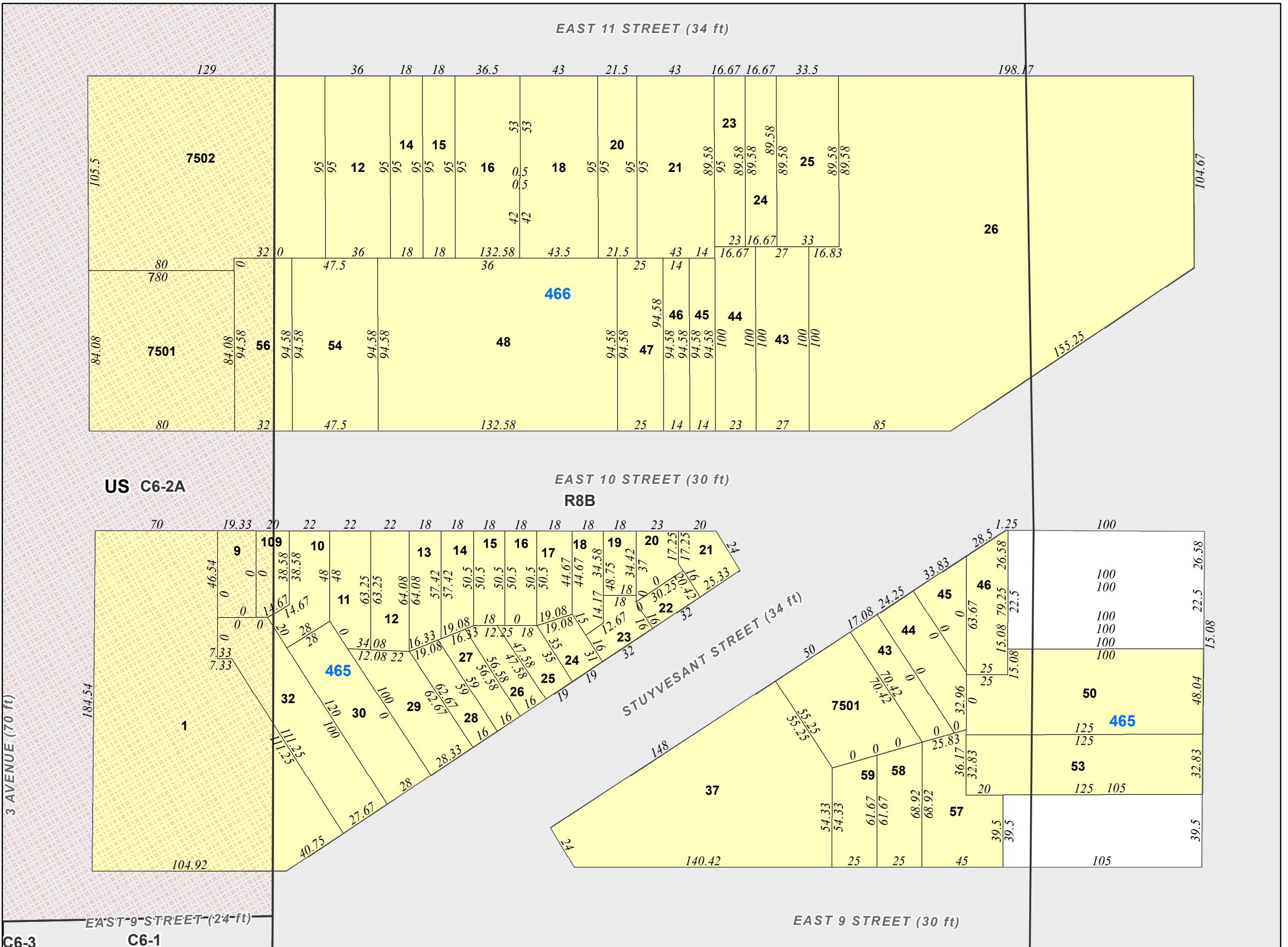
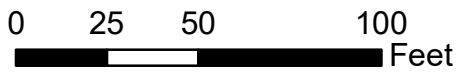
# UNION SQUARE TAX MAP

Map 7 Blocks: 465, 466



**LEGEND**

- Zoning District
- Proposed Special Union Square
- Lot
- Tax Block







1. Fifth Avenue and 14th Street looking south - The New School



2. University Place and 14th Street looking south



3. 14th Street looking east



4. 14th Street looking northeast







5. University Place and West 12th Street looking south



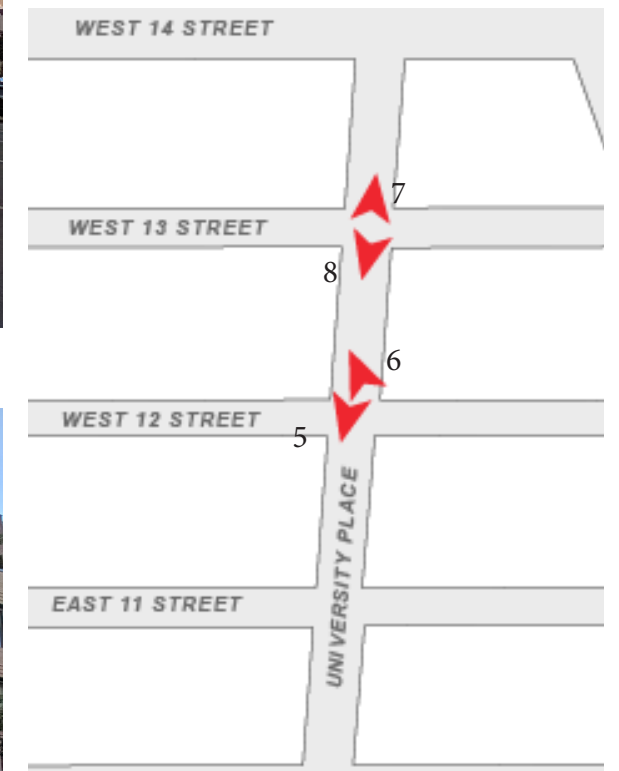
6. University Place and West 12th Street looking north



7. University Place and West 13th Street looking north



5. University Place and West 13th Street looking south







9. Broadway and East 12th Street looking north



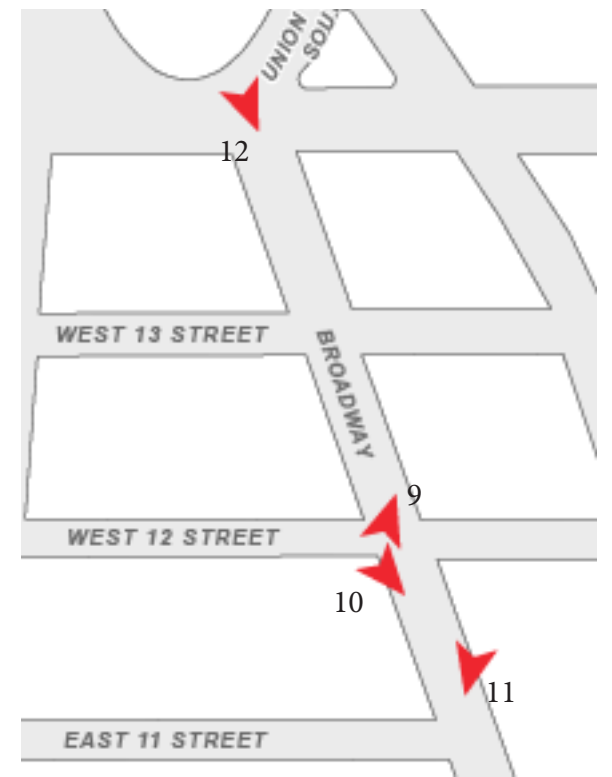
10. Broadway and East 12th Street looking south



11. Broadway and East 11th Street looking south



12. Broadway and East 14th Street looking south







13. Broadway and East 13th Street looking southwest



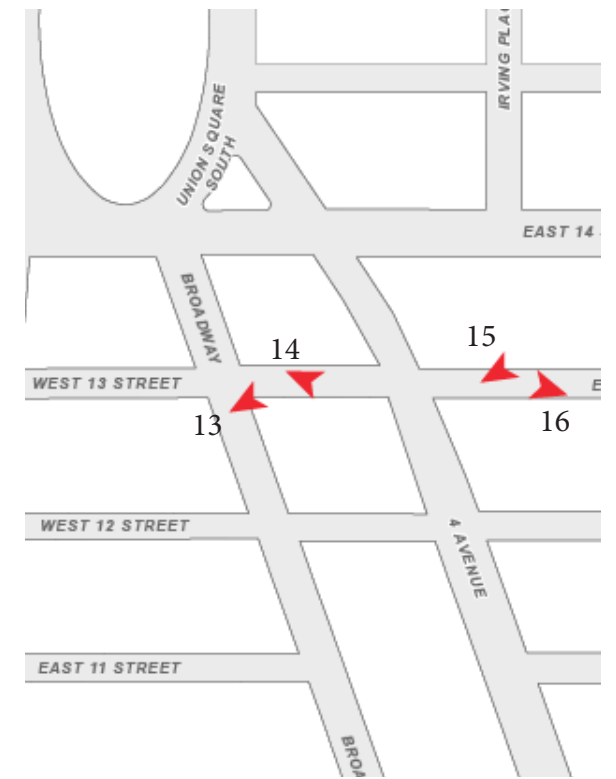
14. Broadway and East 13th Street looking northwest



15. East 13th Street and 4th Avenue looking west



16. East 13th Street and 4th Avenue looking west







17. 4th Avenue and East 13th Street looking southwest



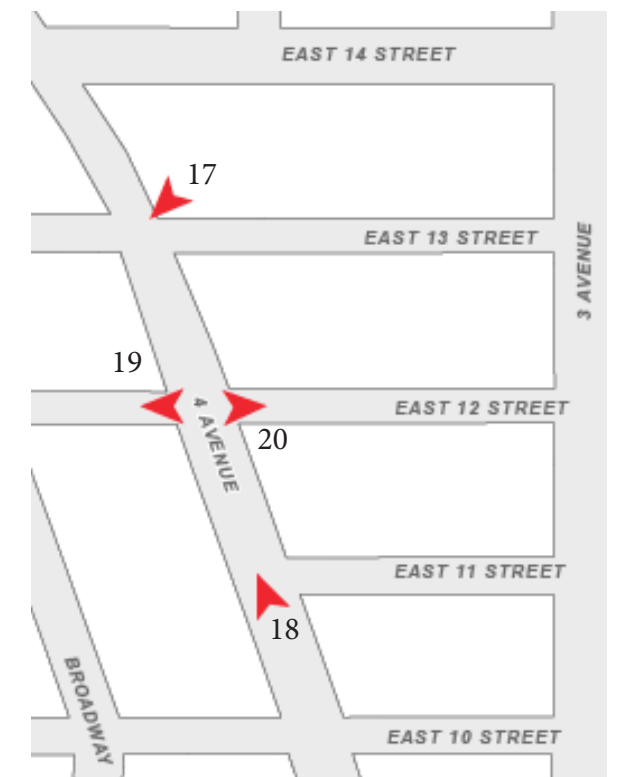
18. 4th Avenue and East 11th Street looking north



19. 4th Avenue and East 12th Street looking west



18. 4th Avenue and East 12th Street looking east







21. 4th Avenue and East 11th Street looking southwest



22. 4th Avenue and East 11th Street looking northwest



23. 4th Avenue and East 10th Street looking north



24. 4th Avenue and East 10th Street looking east







25. East 10th Street looking south - Projected Development Site 2



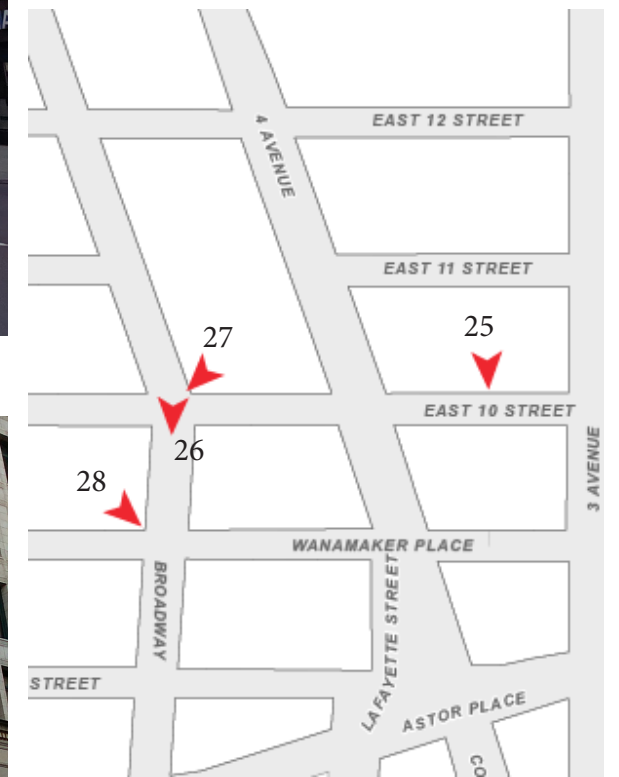
26. Broadway and East 10th Street looking south



27. Broadway and East 10th Street looking southwest



28. Broadway and East 9th Street looking southeast







29. East 11th Street looking northeast - Webster Hall



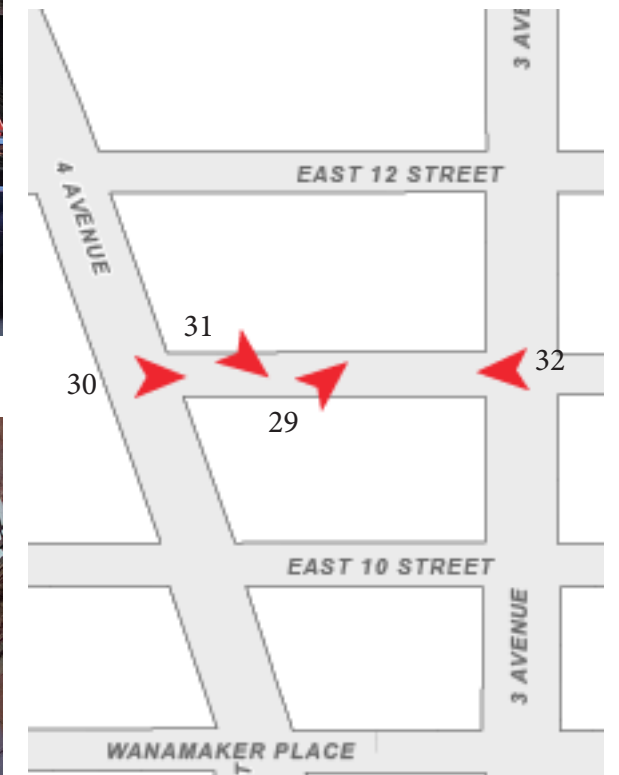
30. East 11th Street looking south - Moxy Hotel



31. East 11th Street looking southeast - Moxy Hotel



32. East 11th Street looking west - Moxy Hotel & Webster Hall







33. 14th Street looking southeast



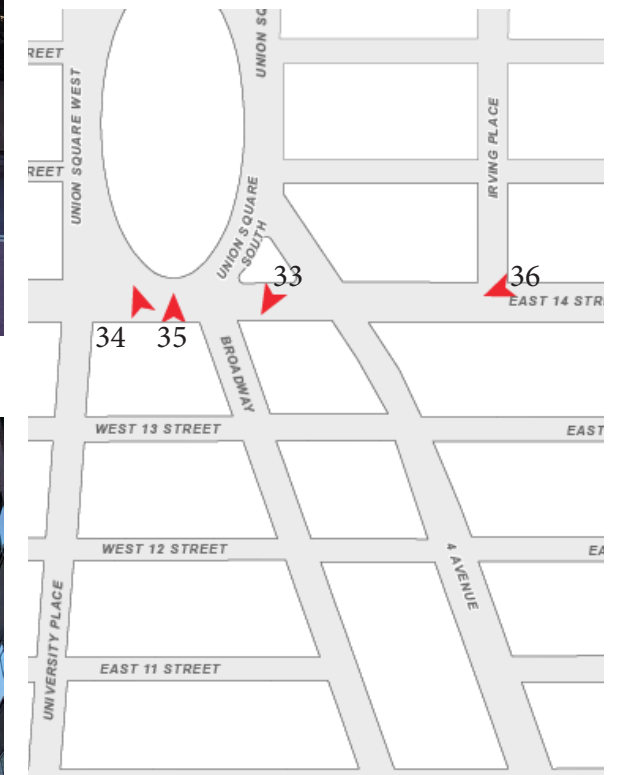
34. 14th Street looking northwest - Union Square



35. 14th Street looking north - Union Square



36. 14th Street and Irving Place looking west







37. 3rd Avenue and East 13th Street looking southeast



38. 3rd Avenue and East 12th Street looking north



39. 3rd Avenue and East 13th Street looking east



40. 14 Street and Irving Place looking south - Future Site of Tech Hub







41. 3rd Avenue and East 12th Street looking west



42. 3rd Avenue and East 11th Street looking northeast



43. 3rd Avenue and East 12th Street looking southwest



44. 3rd Avenue looking east

