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NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

RECEIVED
OCT 25 2012
BY COMMUNITY BOARD 8

NOTICE OF CERTIFICATION
Pursuant to the Uniform Land Use Review Procedure

Application #: **C 130076 ZMM**	Project Name: **Cornell NYC Tech**
CEQR Number: 12DME004M	Borough(s): Manhattan
	Community District Number(s): 8

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by Cornell University and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b, by:

1. changing from and R7-2 District to a C4-5 District property bounded by North Loop Road* and its northwesterly and southeasterly prolongations, the U.S. Pierhead and Bulkhead Line, a line 1380 feet southwesterly of the centerline of North Loop Road* and its northwesterly and southeasterly prolongations, and the U.S. Pierhead and Bulkhead Line; and

2. establishing a Special Southern Roosevelt Island District (SRI) bounded by North Loop Road* and its northwesterly and southeasterly prolongations, the U.S. Pierhead and Bulkhead Line, a line 1380 feet southwesterly of the centerline of North Loop Road* and its northwesterly and southeasterly prolongations, and the U.S. Pierhead and Bulkhead Line;

Borough of Manhattan, Community District 8, as shown on a diagram (for illustrative purposes only) dated October 15, 2012.

* Note: North Loop Road is proposed to be mapped under a concurrent related application (C 130007 MMM) for a change in the City Map.

Related Applications:	C 130007 MMM	N 130077 ZRM	C 130078 PPM	

Applicant(s):	**Applicant's Representative:**
Cornell University 300 Day Hall, Ithaca NY 14853 New York City Economic Development Corporation 110 William Street, New York NY 10038	Melanie Meyers, Esq. Fried, Frank, Harris Shriver & Jacobson LLP 1 New York Plaza New York, NY 10004

Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Manhattan Office
Address: 22 Reade Street, 6th Fl. West, New York, NY 10007-1216
Phone: 212-720-3480
Fax: 212-720-3488

Public Review Timeline:

On **October 15, 2012** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **October 24, 2012** and must be completed by **December 24, 2012**

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 130078 PPM** CEQR Number: 12DME004M	Project Name: **Cornell NYC Tech** Borough(s): Manhattan Community District Number(s): 8

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by the NYC Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition to the New York City Land Development Corporation (NYCLDC) of city-owned property located on Block 1373, Lot 20 and p/o Lot 1, Borough of Manhattan, Community District 8, pursuant to zoning.

Related Applications:	C 130007 MMM	N 130076 ZMM	N 130077 ZRM	

Applicant(s): NYC Department of Citywide Administrative Services 1 Centre Street, 17th Floor New York NY 10007	**Applicant's Representative:** Melanie Meyers, Esq. Fried, Frank, Harris Shriver & Jacobson LLP 1 New York Plaza New York, NY 10004

Contact:
Address questions about this application to the following DCP office:
DEPARTMENT OF CITY PLANNING
Manhattan Office
Address: 22 Reade Street, 6th Fl. West, New York, NY 10007-1216
Phone: 212-720-3480
Fax: 212-720-3488

Public Review Timeline:

On **October 15, 2012** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **October 24, 2012** and must be completed by **December 24, 2012**

LR Form Item 3 – DESCRIPTION OF PROPOSAL

INTRODUCTION

The applicants, Cornell University ("Cornell") and the New York City Economic Development Corporation ("NYCEDC"), are proposing a change to the City Map involving the mapping of an improved roadway system (the "Loop Road" or "Project Site") that would support the development and operation of the Cornell NYC Tech applied science and engineering campus (the "Cornell Campus" or "Cornell NYC Tech Campus") on Roosevelt Island (the "Island"). The City Map amendment would include the formal mapping of streets connecting the Loop Road to the mapped Main Street located to the north of the Ed Koch Queensboro Bridge (the "Queensboro Bridge"). The Loop Road, which is owned by the City, and is currently subject to a long-term ground lease to the Roosevelt Island Operating Corporation ("RIOC"), covers a portion of Manhattan Block 1373, Lot 1 and a very small portion of Block 1373, Lot 7, and encircles Block 1373, Lot 20.

EXISTING CONDITIONS AND PROPOSED MAPPING ACTION

The land affected by the proposed action is for the most part located south of the Queensboro Bridge, comprised of an area within and adjacent to an existing roadway encircling the Coler-Goldwater Specialty Hospital and Nursing Facility's Goldwater Memorial Hospital ("Goldwater"), the proposed site for the Cornell NYC Tech Campus. At present, the primarily one-way loop road that encircles Goldwater is not part of the formal City street system, and for the most part is not improved to current FDNY and NYCDOT standards. To the north of Goldwater, the road is unnamed; to the east, the road is named East Road; to the west, the road is named West Road; to the south, the road is named Road #3. The existing average roadbed width is 22 feet and there are five-foot-wide ribbon sidewalks on the inboard side of West Road. As part of the proposed action, the legs of the Loop Road surrounding Lot 20 would be renamed North Loop Road, East Loop Road, West Loop Road, and South Loop Road, and the newly mapped streets to the north of the North Loop Road, which connect to the existing Main Street, would be named East Main Street and West Main Street. Traffic generally runs in a clockwise direction entering the East Road from Main Street to the north, and exiting from the West Road. The only portion of the Loop Road that operates as a two-way street is the short northern leg, where vehicles can travel in both directions. The Loop Road is linked to Main Street by two roadways, with southbound traffic connected to the East Road and northbound traffic connected to the West Road.

To allow for the improvement of the existing street network on the Project Site to NYCDOT and FDNY standards and facilitate access to the Cornell Campus, the Loop Road would be mapped to a width of 50 feet, and would extend to and tie into Main Street north of the Queensboro Bridge. (The Loop Road would narrow to a width of 45 feet adjacent to the existing NYCDEP pump station on the southeast corner of the Project Site.) The configuration of the mapped street would roughly follow the existing loop road, but would be widened inward approximately eight feet toward the Cornell Campus to establish an adequate width and facilitate access to the southern portion of Roosevelt Island without affecting the existing waterfront promenade areas.

The roadbed would be improved to a uniform 32 feet throughout its length, allowing for one 11-foot-wide travel lane, one eight-foot-wide parking lane, and a 10-foot-wide Class II two-way bicycle lane separated from the travel lane by a three-foot-wide striped buffer. A 15 foot sidewalk would be located on the inboard side of the Loop Road (narrowing to a minimum width of 8.5 feet along the short segment of the Loop Road adjacent to the NYCDEP pump station at the southeast corner of the Project Site). The outer curb of the Loop Road would be located three feet inside of the map line. This three foot zone would not have a sidewalk, and would allow for street lights and fire hydrants to be located within the street right-of-way. As in the existing condition, the new Loop Road would be one-way, with southbound traffic on the east side of the Project Site and northbound traffic on the west side. The Loop Road would provide access to the Cornell Campus's loading areas, which would be located primarily on the east side of the Cornell Campus. Drop off and pick up areas may be provided in front of a hotel and at central locations serving the academic buildings.

The area encircled by the proposed mapped Loop Road is the site of the proposed Cornell NYCTech Campus. The center of this property (Block 1373, Lot 20) is currently occupied by the Goldwater Memorial Hospital operated by the New York City Health and Hospital Corporation ("NYCHHC"). The main entrance to Goldwater is from the western leg of the Loop Road and service areas are generally accessed from the eastern leg of the Loop Road. NYCHHC plans to vacate the Goldwater Memorial Campus by 2013 and relocate the hospital beds to other facilities within the City, making the site available for redevelopment.

SURROUNDING ZONING AND LAND USES

All of Roosevelt Island is zoned R7-2, a medium-density residential designation that allows for community facility and residential development.

A waterfront promenade extends along the eastern and western edges of the Project Site. The promenade is a paved pathway running the length of Roosevelt Island with seating, lighting, and landscaped areas along its length. With the exception of the Goldwater campus, most of the area to the south of the Queensboro Bridge is open space. Publicly accessible amenities in this area include South Point Park, which contains the landmarked ruins of a former Smallpox Hospital, and Four Freedoms Park, a new park and memorial to President Franklin D. Roosevelt scheduled to be completed in late 2012.

Immediately north of the northern leg of the Loop Road and extending under the Queensboro Bridge is Sports Park, the Island's primary recreational facility. A steam plant serving the Island is also located in this area. Residential development with ground floor retail extends north of the Queensboro Bridge. The residential communities of Southtown and Northtown are located along several blocks north of the Queensboro Bridge. A centralized parking facility, the Motorgate Garage, is located adjacent to the Roosevelt Island Bridge. The Coler Memorial Hospital is located at the northern tip of Roosevelt Island, north of the residential development.

PROPOSED PROJECT

The proposed Cornell NYC Tech Campus project will replace the existing Goldwater Hospital buildings in their entirety with a new, state-of-the-art sustainable academic campus comprised of a combination of academic space, research and development facilities, a conference facility, housing, and publicly accessible open space. Overall, up to 2.1 million square feet of new development would be located on the new campus in a series buildings expected to range in height from 2 to up to 30 stories. The proposed mapping of the Loop Road would facilitate the development and operation of the Cornell NYC Tech Campus and ensure that the road meets NYCDOT and FDNY standards.

RELATED ACTIONS

Several additional actions related to the Cornell NYC Tech Campus are being pursued in separate but concurrent applications. These include:

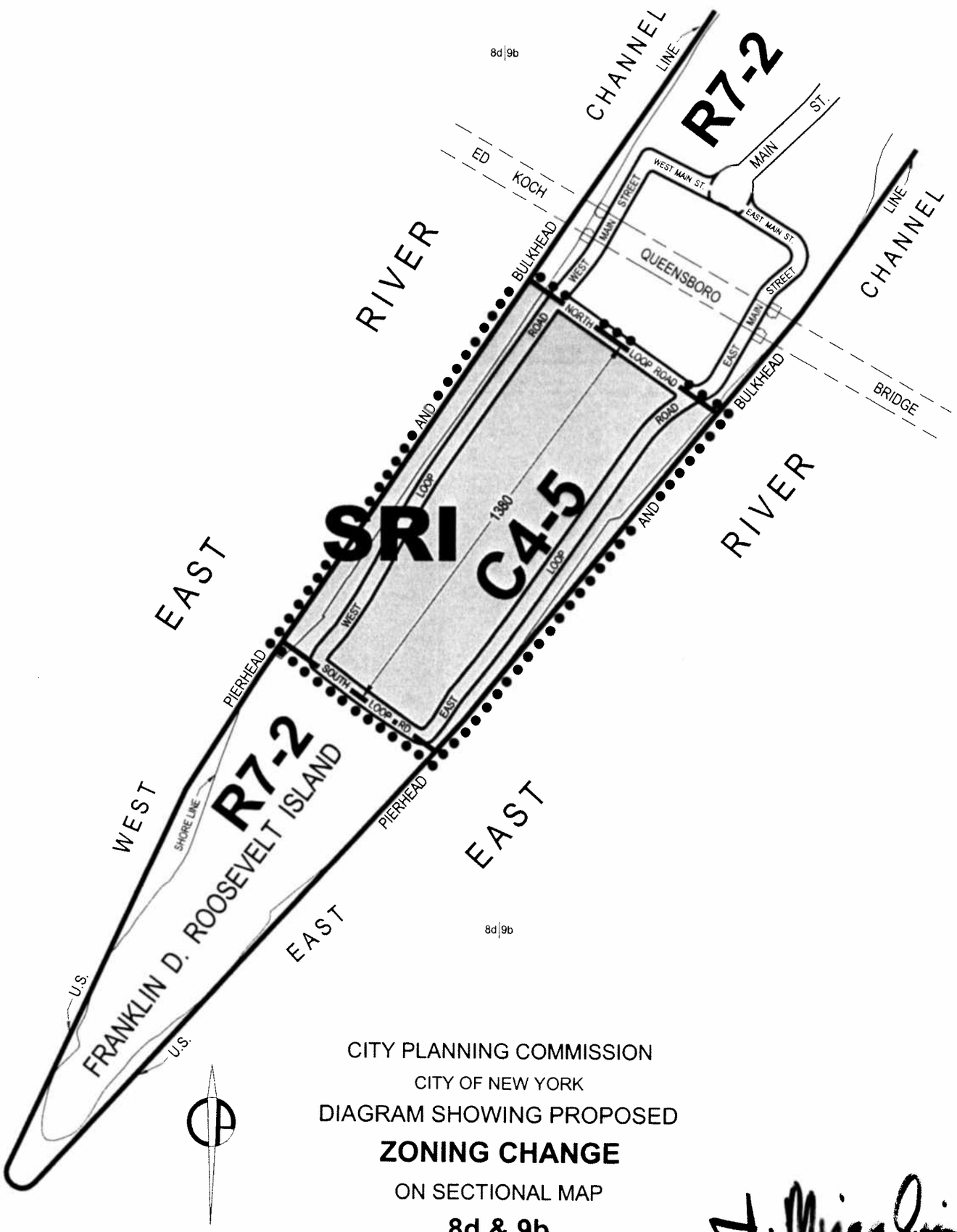
a) Zoning Map amendment to change the Cornell Campus site zoning from R7-2 to C4-5 and to establish the Special Southern Roosevelt Island District over the Cornell Campus site;

b) Zoning Text amendment to create a new Chapter 3, Article XIII to the New York City Zoning Resolution governing the Special Southern Roosevelt Island District, including special bulk, use, parking and public access controls for the Special District; and

c) Disposition of City-owned property (by lease with a purchase option) from the City of New York (via the Department of Citywide Administrative Services ("DCAS")) to the New York City Land Development Corporation ("NYCLDC"), which will assign the lease to Cornell (This disposition would be limited to the area located inside of the proposed Loop Road; the Loop Road itself would not be part of the conveyance to Cornell.)

C.D. 08

C 130076 ZMM



CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

ZONING CHANGE

ON SECTIONAL MAP

8d & 9b

BOROUGH OF

MANHATTAN

New York, Certification Date
OCTOBER 15, 2012

J. Miraglia, Director
Technical Review Division

SCALE IN FEET

400 0 400

NOTE:

——— Indicates Zoning District Boundary.

• • • • • The area enclosed by the dotted line is proposed to be rezoned by changing an R7-2 District to a C4-5 District, and by establishing a Special Southern Roosevelt Island District.

SRI Indicates a Special Southern Roosevelt Island District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Affected Property List, Attachment #12

Property	Owner
Block 1373, p/o Lot 1	City of New York City Hall New York, NY 10007
Block 1373, p/o Lot 7	City of New York City Hall New York, NY 10007
Block 1373, Lot 20	City of New York City Hall New York, NY 10007

Basic Form LR

DEPARTMENT OF CITY PLANNING — CITY OF NEW YORK

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C130076ZMM REVISED

AF ... BER N130077ZRM ... 130078PPM

City pla... CITY OF NEW YORK and sta... Received by Central Intake on October 11, 2012 ... 24, 2012 ... BER

number...

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Cornell University
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

300 Day Hall
STREET ADDRESS

Ithaca | **NY** | **14853**
CITY | STATE | ZIP

(607) 255-2364 | **(607) 255-9924**
TELEPHONE # | FAX#

* LIST ADDITIONAL APPLICANTS BELOW:

Melanie Meyers, Esq.
APPLICANT'S PRIMARY REPRESENTATIVE AND PROFESSIONAL AFFILIATION

Fried, Frank, Harris, Shriver & Jacobson LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

1 New York Plaza
STREET ADDRESS

New York | **NY** | **10004**
CITY | STATE | ZIP

(212) 859-8785 | **(212) 859-4000**
TELEPHONE # | FAX#

melanie.meyers@friedfrank.com

NYC Economic Development Corporation, 110 William St., NY, NY 10038 (see attached addendum)
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

NYC Department of Citywide Administrative Services, One Centre St., 17th Fl. South, NY, NY 10007
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

(For disposition of City-owned property only)

ADDITIONAL APPLICANT REPRESENTATIVE:

Please see attached addendum
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.")

1 Main Street, Roosevelt Island
STREET ADDRESS

Cornell NYC Tech
PROJECT NAME (IF ANY)

East Road, West Road, Road 3 to south, unnamed road to north
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R7-2
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

8d, 9b
ZONING SECTIONAL MAP NO(S).

Block 1373, Lot 20 and p/o Lot 1 | **Manhattan** | **8**
TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

N/A
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

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")

PLEASE SEE ATTACHED DESCRIPTION

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	$	30,620
☒	ZONING TEXT AMENDMENT	ZR	$	5,445
☐	ZONING SPECIAL PERMIT (2)	ZS	$	
☐	ZONING AUTHORIZATION	ZA	$	
☐	ZONING CERTIFICATION	ZC	$	
☐	PUBLIC FACILITY, SEL./ACQ	PF	$	
☒	DISPOSITION OF REAL PROPERTY	PD	$	0
☐	URBAN DEVELOPT ACTION	HA	$	
☐	URBAN RENEWAL PROJECT	*	$	
☐	HOUSING PLAN & PROJECT	*	$	
☐	FRANCHISE	*	$	
☐	REVOCABLE CONSENT	*	$	
☐	CONCESSION	*	$	
☐	LANDFILL	*	$	
☐	OTHER (Describe:)		$	

☐	MODIFICATION (Second)	APPLICATION NO.	$
☐	FOLLOW-UP	APPLICATION NO.	$
☐	RENEWAL	APPLICATION NO.	$
☒	OTHER	Supplemental Fee (SPECIFY)	$ 120,000

TOTAL FEE (For all actions) $ 156,065

Make Check or Money Order payable to Department of City Planning

If fee exemption is claimed check box below and explain:

☐

PAID 9-24-12

Has pre-application meeting been held? ☐ NO ☒ YES

If Yes: Grace Han, Dominick Answini — DCP Office / Representative; Feb. 2012 — Date of meeting

5. ENVIRONMENTAL REVIEW

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

Lead agency: **Office of the Deputy Mayor for Economic Development** CEQR No. **12DME004M**

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: **4/18/12**

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐ CND ☐ Positive Declaration ☒ } Date determination made: **4/18/12** (Attach Copy)

If positive declaration, has PDEIS been filed? Yes ☒ No ☐

Has notice of completion (NOC) for DEIS been issued? Yes ☐ No ☒ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? Yes ☐ No ☒ 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
130007MMM	City Map Application		

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
	N/A		

9. FUTURE ACTIONS REQUIRED

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

Disposition by New York City Economic Development Corporation under NYC Charter Section 384(b)(4)

New York City Public Design Commission approval

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

Andrew Winters, Director of Capital Projects, Cornell NYC Tech — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE: 9/14/12

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

11. CO-APPLICANT(S) (Attach authorizing resolution(s), if applicable)

Hardy Adasko, Senior Vice President of Planning — NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE: 9/14/2012

New York City Economic Development Corporation — CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TELEPHONE #	FAX #
110 William Street	New York	NY	10038	(212) 619-5000	(212) 312-3909

Randal Fong, Assistant Commissioner — NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE: SEP 17 2012

New York City Department of Citywide Administrative Services — CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TELEPHONE #	FAX #
One Centre Street, 20th Floor North	New York	NY	10007	(212) 386-0618	(212) 313-3469

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.

REVISED

DEPARTMENT OF CITY PLANNING — CITY OF NEW YORK

130076ZMM
N130077ZRM
130078PPM

Received by Central Intake on October 11, 2012

New York City Department of City Planning
Land Use Review Application

Supplemental Form

Property Disposition ..... PD

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

130078PPM

REVISED

Received by Central Intake on October 11, 2012

1. Type of disposition (Check appropriate box)

a. ☒ DIRECT b. ☐ GENERAL

2. Restrictions and conditions

a. ☒ PURSUANT TO ZONING b. ☐ RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

3. For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: **The Department of Citywide Administrative Services**
City Agency

b. TO*: **NYC Land Development Corporation**
Sponsor/ developer/ purchaser/ lessee or local public development corporation

* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

UDAA/UDAAP ..... HA

APPLICATION NO.

APPLICATION NO.

Requested action Check applicable boxes and provide requested information)

☐ DESIGNATION* (Also complete Site Data Sheet, Form H) ☐ PROJECT*† (Also complete Form PD, above) ☐ DISPOSITION

* FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For **Projects**, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

a) Proposed Land Use
b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
c) Proposed New Codes and Ordinances
d) Proposed Time Schedule for Effectuation

Fried, Frank, Harris, Shriver & Jacobson LLP

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david.gest@friedfrank.com

October 11, 2012

By Hand

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

REVISED

Received by Central Intake on October 11, 2012

Maurice Spreiregen
Central Intake
Department of City Planning
22 Reade Street, 2nd Floor
New York, NY 10007

Re: Cornell NYC Tech, ULURP Application #s 130076ZMM, N130077ZRM, and 130078PPM – **UPDATE**

Dear Mr. Spreiregen:

Attached for filing are 18 copies of an update to the above-referenced ULURP application. This update consists of the following changes only, and the remainder of the application remains as filed on September 24, 2012.

- Revision to LR Form to reflect the correct lead agency for environmental review, the Office of the Deputy Mayor for Economic Development

- Revisions of the following components of the application, to reflect the correct nature of the disposition action, i.e. disposition of City-owned property (by ground lease with a purchase option) from the City of New York (via the Department of Citywide Administrative Services ("DCAS")) to the New York City Land Development Corporation ("NYCLDC"), which will assign the ground lease to Cornell.

  - PD Form
  - LR Form Item 3 – Description of Proposal

Please feel free to call me at 212-859-8353 with any questions.

Sincerely,

David Gest

Enclosures

LR Form Item 3 - DESCRIPTION OF PROPOSAL

INTRODUCTION

Cornell University ("Cornell") and the New York City Economic Development Corporation ("NYCEDC") are seeking a number of discretionary approvals to support and allow for the development of the Cornell NYC Tech applied science and engineering campus on Roosevelt Island (the "Cornell Campus" or "Cornell NYC Tech Campus").[1] The land affected by the proposed actions is an approximately 19-acre parcel located south of the Ed Koch Queensboro Bridge (the "Queensboro Bridge"), and is bounded on the north and the south by an existing roadway encircling the existing Coler-Goldwater Specialty Hospital and Nursing Facility's Goldwater Memorial Hospital and on the east and the west by the New York City pierhead and bulkhead lines (the "Project Site"). An approximately 12.4 acre portion of the Project Site would serve as the Cornell NYC Tech Campus and the remainder would be preserved for waterfront access and waterfront enhancing uses. In order to allow for the redevelopment of the Project Site, Cornell and NYCEDC are requesting the following actions:

a) Zoning Map amendment to change the Project Site zoning from R7-2 to C4-5 and to establish the Special Southern Roosevelt Island District over the Project Site;
b) Zoning Text amendment to create a new Chapter 3, Article XIII to the New York City Zoning Resolution governing the Special Southern Roosevelt Island District, including special bulk, use, parking and public access controls for the Special District;
c) Disposition of City-owned property (by lease with a purchase option) from the City of New York (via the Department of Citywide Administrative Services ("DCAS")) to the New York City Land Development Corporation ("NYCLDC"), which will assign the lease to Cornell;[2] and
d) Amendment to the City Map to make a one-way loop road surrounding the proposed Cornell Campus (the "Loop Road") and the connections between the Loop Road and the main street on Roosevelt Island part of the City's formal street system.[3]

The proposed project and this application will further the goal of New York City to provide an opportunity for a leading academic institution to build a world-class applied sciences and engineering campus in New York City to help maintain and increase New York City's global competitiveness, diversify the City's economy, drive economic growth and create jobs for New Yorkers. To further this goal, the City issued a Request for Expressions of Interest in December of 2010 to academic institutions to develop and operate a new applied science and engineering research campus in New York City, and subsequently issued a Request for Proposals in the summer of 2011. Based on that process, Cornell University was selected by the City to develop the Cornell NYC Tech project on Roosevelt Island.

PROJECT SITE AND DEVELOPMENT HISTORY

The Project Site consists of Manhattan Block 1373, Lot 20 and a portion of Block 1373 Lot 1 on Roosevelt Island (the "Island"). At present, the Project Site is comprised of three main elements: the Goldwater Memorial Hospital, an existing approximately 22 to 25 foot wide roadway ringing the Goldwater facility, and a pedestrian promenade running along the waterfront on both sides of the Project Site.[4]

Goldwater Memorial Hospital. The center of the Project Site (Block 1373, Lot 20) is occupied by the Goldwater Memorial Hospital ("Goldwater"). Goldwater opened on the Island in 1939 as a chronic care and nursing facility. In 1996, Goldwater and Coler Memorial Hospital (located on the northern portion of the Island) merged to become Coler-Goldwater Specialty Hospital and Nursing Facility. The facilities are operated by the New York City Health and

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[1] Cornell will partner with Technion – Israel Institute of Technology in operating the campus.
[2] DCAS is an applicant for the project solely as the project relates to the disposition of City-owned property.
[3] The Amendment to the City Map is the subject of a separate, related application (#130007MMM).
[4] Lot 20 is owned by the City and is not encumbered by a ground lease or other encumbrance. Lot 1 is owned by the City, but is subject to a long-term ground lease to the Roosevelt Island Operating Corporation ("RIOC"). As part of this project, it is anticipated that the portions of Lot 1 located within the circumference of the Loop Road would be released to the City for subsequent lease to Cornell.

Hospital Corporation ("NYCHHC"). The Goldwater campus is comprised of a series of four- to eight- story buildings connected together through a single north-south spine running the length of the campus. The main entrance to the Hospital is from the western leg of the Loop Road and service areas are generally accessed from the eastern leg of the Loop Road. The existing buildings are fairly non-descript with a uniform aesthetic, with a principally masonry façade. NYCHHC plans to vacate the Goldwater campus by 2013 and relocate the hospital beds to other facilities within the City, making the site available for redevelopment.

Loop Road. At present, a primarily one-way loop road encircles the Goldwater campus. The Loop Road is not part of the formal City street system, and for the most part is not improved to current FDNY standards. To the north of the site, the road is unnamed. To the east of the Hospital site, the road is named East Road; to the west of the site, the road is named West Road; and the portion to the south of the Hospital site is identified as Road #3. Traffic generally runs in a clockwise direction entering the East Road from Main Street to the north, and exiting from the West Road. The only portion of the Loop Road that operates as a two-way street is the short northern leg. At this point, the Loop Road is used primarily by visitors to the Hospital and visitors to South Point Park. In the future, the Loop Road will also be used by visitors to the Four Freedoms Park and Franklin D. Roosevelt memorial under construction at the southernmost end of Roosevelt Island.

Waterfront Promenade. A waterfront promenade extends along the eastern and western edges of the Project Site. (A concrete seawall forms the barrier to the East River on both sides of the Island.) The promenade is an approximately six- to 56-foot-wide paved pathway running the length of Roosevelt Island with seating, lighting, and landscaped areas along its length. The promenade is in the part of the Project Site subject to the RIOC lease, and RIOC is responsible for the ongoing maintenance of this publicly accessible amenity.

Zoning. The Project Site is currently zoned R7-2. R7-2 zones permit residential uses to a maximum floor area ratio (FAR) of 3.44 and community facility uses to a maximum FAR of 6.5. Commercial uses and manufacturing uses are not allowed in R7-2 zones. R7-2 zones require parking for residential and many community facility uses, with accessory parking required for 50 percent of all dwelling units. In addition, because of the Project Site's location adjacent to the East River, it is subject to the requirements of Chapter 2 of Article VI of the Zoning Resolution (Special Regulations for Waterfront Properties).

SURROUNDING AREA

The Project Site is located on the southern half of Roosevelt Island, an approximately 2-mile long by 800 foot wide island located in the East River. Roosevelt Island is accessible to the rest of Manhattan by tram and subway, and is accessible to Queens by subway and by car (via the Roosevelt Island Bridge). The Queensboro Bridge bisects Roosevelt Island, and development patterns are currently quite different to the north and the south of the Queensboro Bridge.

With the exception of the Goldwater campus, most of the area to the south of the Queensboro Bridge is open space, including some publicly accessible amenities. South Point Park, an open space resource that contains natural areas, pathways, benches, and a restroom facility, is located to the south of the Project Site. South Point Park also contains the landmarked ruins of a former Smallpox Hospital that once operated on the Island. Farther to the south is Four Freedoms Park, a new park and memorial to President Franklin D. Roosevelt. Four Freedoms Park is currently under construction and scheduled to be completed in 4th quarter, 2012. In addition to the park areas, the waterfront promenade that crosses the Project Site continues southward and connects to these open space amenities.

Immediately north of the Project Site and extending under the Queensboro Bridge is Sports Park. This facility is the Island's primary recreational facility and contains such amenities as an Olympic-size swimming pool, a gymnasium, basketball courts, a ping pong room, and a large tennis complex. A steam plant serving the island is also located in this area. Residential development with ground floor retail extends north of the Queensboro Bridge. The residential communities of Southtown and Northtown are located along several blocks north of the Queensboro Bridge. The buildings in these complexes range from approximately 8 to 21 stories in height, and also contain supporting retail and community facilities. Farther north, the 14-story Octagon residential complex was recently developed around an 1841 eight-sided building designed and owned by Alexander Jackson Davis, a prominent architect at that time. Pursuant to

the RIOC lease, most of the residential development on Roosevelt Island is required to be mixed-income housing. In total, 5,500 residential dwelling units are built or planned on Roosevelt Island under the RIOC lease.

A centralized parking facility, the Motorgate Garage, is located adjacent to the Roosevelt Island Bridge on the Bridge's north side. This facility serves the residential occupants and their visitors, as none of the residential buildings have garages. The Coler Memorial Hospital is located at the northern end of Roosevelt Island, north of the residential development. The Coler Hospital is comprised of four- to seven- story buildings similar in style to the older Goldwater campus structures.

Consistent with the Project Site, the remainder of Roosevelt Island is zoned R7-2, a medium-density residential designation that allows for community facility and residential development, but prohibits commercial and manufacturing uses. However, most of Roosevelt Island is under the jurisdiction of New York State through the RIOC, and is operated pursuant to a "General Project Plan" adopted by the RIOC/NYSUDC in the 1970s allowing various overrides of the New York City Zoning Resolution.

PROPOSED PROJECT

Program. The proposed Cornell NYC Tech project will replace the existing Goldwater Hospital buildings in their entirety with a new, state-of-the art sustainable academic campus comprised of a combination of academic space, research and development facilities, a conference facility, housing, and publicly accessible open space. Overall, up to 2.1 million square feet of new development would be located on the new campus in a series of buildings expected to range in height from 2 to 30 stories. The academic program will focus on research and graduate degrees in the applied sciences and related fields of interest to the technology sector. A defining aspect of the new campus's academic programs will be a close tie to business and entrepreneurship that will be woven throughout the curriculum. Research and education will focus on technology in application areas that have commercial potential in New York City markets. Specifically, New York City's tech sector and information-driven economy serves as the impetus for the development of many consumer-oriented companies focused specifically on technology to meet end users' needs, including some of NYC's core industries: media, advertising, finance, healthcare, real estate, fashion and design.

The Cornell NYC Tech Campus will be built out over time. The first phase of development is expected to be constructed in the northern portion of the Project Site, and will include 300,000 to 790,000 square feet ("sf") of development. This development is expected to consist of up to approximately 200,000 sf of academic use space, approximately 300,000 sf of residential space, 100,000 sf of partner corporate co-location and research and development space, and 170,000 sf for an Executive Education Center with hotel and conference facilities. In addition, another 20,000 sf may be developed as a central energy plant in the initial phase of construction. Approximately 52,000 square feet of new publicly accessible space would be introduced on to the Project Site by the time 790,000 square feet of development is built.[5]

The remainder of the campus would be built out over time, and is expected to be completed by 2037. The additional development would add an additional up to 1.34 million sf of space to the Cornell NYC Tech Campus. While the program for the additional space may also be refined and adjusted over time, it is expected that the additional program will consist of approximately 420,000 sf of academic research space, approximately 500,000 sf of residential space, approximately 400,000 sf of partner corporate co-location and research and development space, and another 20,000 sf central energy plant may be added. In total, the Cornell NYC Tech Campus project program is expected to comprise a maximum of 2.13 million sf of development consisting of approximately 620,000 sf of academic space, approximately 800,000 sf of residential space, approximately 500,000 sf of partner corporate co-location and research and development space, approximately 170,000 sf for an Executive Education Center, and 40,000 sf for the optional central energy plants. Approximately 25,000 sf of campus-oriented retail is

[5] Under the terms of the City's and NYCEDC's Agreements with Cornell, Cornell is obligated to build no less than 300,000 sf by June 30, 2017, of which 200,000 sf shall be for academic use. By 2037, Cornell is obligated to build 1.8 million sf on Roosevelt Island, of which a minimum of 620,000 sf must be for academic use.

expected to be included within this program. In addition, at least 108,000 square feet of publicly accessible open space would be provided on the Cornell Campus to complement and supplement the waterfront promenade areas already existing along the eastern and western edges of the Project Site.

In addition to these uses, parking may be provided for the Executive Education Center and for the corporate co-location buildings. It is anticipated that up to 500 spaces may be provided at the Cornell Campus, with 250 spaces provided in Phase 1 and another 250 spaces provided in Phase 2.

Proposed Design. The proposed project would be comprised of a series of buildings of varying height and footprint, all organized along an outdoor publicly accessible pedestrian corridor that would extend from the northern to southern boundary of the Cornell Campus and connect to the adjoining sidewalks. A series of open spaces would extend from the edge of the Loop Road to this north-south corridor, creating a network of publicly accessible open areas throughout the Cornell Campus. The main entries to the buildings are expected to be located along this north-south spine.

While the project is expected to be refined over time, at this time the project buildings are expected to have the following characteristics reflecting the functions in each facility:

a) The academic buildings would generally be 3 to 12 stories with the tallest of the buildings possibly reaching 165 to 180 feet in height.
b) The residential buildings would be taller, approximately 15 to 30 stories, with the tallest of the residential buildings possibly reaching 280 to 320 feet in height.
c) The Executive Education Center would be up to 15 stories, or up to 180 feet in height.
d) The corporate co-location buildings would be 3 to 12 stories with the tallest of the buildings possibly reaching 165 to 180 feet in height.

Open Space. Publicly accessible open areas will be a principal feature of the Cornell NYC Tech Campus. The Cornell Campus will introduce at least 2-1/2 acres of publicly accessible space into the Special District. In addition, because lot coverage would be limited to a maximum of 70 percent at grade level, an additional 1-1/4 acres of lot area will be open to the sky, but need not be publicly accessible. The publicly accessible open space areas will include:

a) a north-south connector entered in proximity to the north and south legs of the Loop Road and running the length of the Cornell Campus;
b) an at least 30,000 square foot "central open area" located along the western leg of the Loop Road and connecting to the north-south connector; and
c) an east-west pedestrian connection providing access from the western leg of the Loop Road to the eastern leg of the Loop Road and to the waterfront promenades on both sides of the Project Site.

Additional open space areas on the Cornell Campus will supplement these main features. These open space elements will work in concert with the existing promenade areas, which will remain on City property and under RIOC control, to create a coherent and varied open space network for the public across the Project Site.

Loop Road. As part of the project, the existing Loop Road will be mapped with a 50 foot right-of-way, and widened and improved to NYCDOT and FDNY standards. The roadbed itself will be improved to 32 feet throughout its length, allowing for one travel lane, one parking lane, and a 10-foot wide Class II bicycle lane with a three-foot wide striped buffer. A 15-foot sidewalk will be located on the inboard side of the Loop Road.[6] The outer edge of the Loop Road will not have a sidewalk to avoid interfering with the promenade or with trees adjacent to the waterfront. As in the existing condition, the new Loop Road will be one-way, with southbound traffic on the east side of the Project Site and northbound traffic on the west side. The Loop Road will provide access to the Cornell Campus's loading areas, which will be located primarily on the east side of the Cornell NYC Tech Campus as well as to the campus buildings generally. Drop off and pick up areas may

[6] The sidewalk will be narrower for a short segment at the southeast corner in order not to interfere with an existing DEP pump station.

be provided in front of the Executive Education Center and at central locations serving the academic buildings.

Sustainability. The proposed project will incorporate a number of sustainable design measures that would reduce energy consumption and greenhouse gas ("GHG") emissions. In addition to meeting all applicable local laws regarding energy and GHG emissions, Cornell has agreed to achieve a minimum of LEED Silver certification for all project buildings. As part of the sustainable design energy measures, to the extent feasible, the proposed project may include the following:

- On-site energy plants that would total approximately 40,000 square feet. The energy plants would supply power, chilled water, and heat to the campus.
- Photovoltaic (PV) panels throughout the site (e.g., on the roofs of the proposed buildings and possibly elsewhere on the site).
- A system of up to 400 geothermal wells.

Other sustainable energy systems may be incorporated as technologies evolve.

Cornell has set a goal to achieve Net-Zero Energy for its Phase 1 academic building; Net-Zero Energy means that the campus would generate the electricity, heat, and chilled water needed to offset the energy use of the Phase 1 academic building on an annual basis. In addition to energy measures, the proposed project would be planned and designed to achieve other sustainability targets.

Waterfront. The Cornell NYC Tech Campus will be located in its entirety within the boundaries of the Loop Road. The waterfront areas on the outer edges of the Loop Road will remain under the jurisdiction of RIOC, and consistent with the terms of the RIOC lease will continue to be occupied by the waterfront promenade and be open to the public.

PROPOSED ACTIONS

To facilitate the Proposed Project, the following ULURP actions are being proposed.

A. **Disposition of City Owned Property.** Because the Cornell NYC Tech Campus will be located on City-owned property, the application seeks approval of the disposition of City-owned property. Once the requested disposition is approved, the City (via DCAS) intends to dispose of the property (by lease with a purchase option) to the NYCLDC. The disposition will be limited to the area located inside of the proposed Loop Road system. This disposition will enable the subsequent transfer of the property to Cornell University by assignment of the lease. The Loop Road would not be part of the disposition.

B. **Zoning Map Amendment**. To facilitate the proposed project, it is proposed to amend the Zoning Map as it relates to the Project Site to change the existing R7-2 zoning to a C4-5 zone, and to establish the Special Southern Roosevelt Island District designation over the Project Site. The C4-5 zoning will maintain the same maximum permitted floor area ratios for residential and community facility uses, but will also allow for commercial uses to a maximum FAR of 3.4. As described in the next Section, the Special District designation will allow for a variety of modifications to use, bulk, waterfront access, and parking requirements that would otherwise apply in a C4-5 zoning district, and will impose alternative public access requirements over the Project Site.

C. **Zoning Text Amendment.** In order to create a uniform, flexible framework for the ongoing development of the Cornell NYC Tech Campus, a new Chapter 3 to Article XIII (Special Purpose Districts) of the Zoning Resolution is proposed to create a new Special Southern Roosevelt Island District. The zoning text will supplement and modify the underlying zoning controls to reflect the challenges and requirements associated with building out a new academic campus over an approximately 24 year period on a unique property located in the middle of the East River. The proposed Special District text would include the following provisions.

a. Section 12-10 (Definitions)

A definition for the new Special Southern Roosevelt Island District will be added to Section 12-10.

b. Section 133-00 (General Purposes)

Proposed new Section 133-00 sets forth the general purposes and general parameters for the Special District. Additional definitions specific to the Special District are provided in Section 133-01 related to the base plane, the Development Parcel (the area to comprise the Cornell NYC Tech Campus, located within the Loop Road), and the Loop Road. Section 133-02 makes clear that the underlying zoning requirements apply except as modified by the Chapter and Section 133-03 incorporates certain District Plans and Maps by reference. Proposed Section 133-04 exempts the Special District from the requirements of Chapter 6 of Article III (Accessory Off-Street Parking and Loading Regulations) other than bicycle parking requirements, and permits up to 500 accessory parking spaces in the Special District. Finally, proposed Section 133-05 exempts the Special District from the requirements of Chapter 2 of Article VI (Special Regulations Applying in the Waterfront Area), and requires that the areas between the edges of the Development Parcel and the City pierhead and bulkhead lines be used exclusively for open recreational uses.

c. Section 133-10 (Special Use Regulations)

Section 133-10 sets forth special use regulations applicable to the Special District. In most respects, the underlying use regulations will apply in the Development Parcel of the Special District; however, in order to facilitate the research and development and applied science aspects of the Cornell Campus, Section 133-11 supplements the underlying regulations by allowing Use Group 17B research, experimental or testing laboratories as a permitted use. In addition, proposed Section 133-12 exempts the Special District from the requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow for residential uses to be located on a lower floor than a non-residential use.

d. Section 133-20 (Special Bulk Regulations)

A variety of special bulk controls are established in proposed Zoning Resolution Section 133-20 to permit a variety of building types throughout the campus while mandating certainty through lot coverage controls and public access area requirements.

i. Zoning Resolution Section 133-21 (Floor Area Ratio) eliminates the applicability of open space ratio and height factor calculations required by Zoning Resolution Section 23-14, and establishes a maximum FAR for residential use of 3.44, consistent with the maximum residential FAR allowed by the underlying zoning. This Section also provides that any Use Group 17B use shall be limited to a maximum FAR of 3.40. The underlying controls for the permitted FAR for commercial, community facility and mixed developments shall remain unchanged.

ii. Zoning Resolution Section 133-22 (Lot Coverage) establishes specific lot coverage controls for the Development Parcel. The amount of permitted lot coverage changes for different elevations. Under the text, a maximum of 70% lot coverage is permitted up to an elevation of 20 feet above the base plane; a maximum of 60% lot coverage is allowed above 20 feet and up to 60 feet; a maximum of 45% lot coverage is allowed above 60 feet and up to 180 feet; and a maximum of 25% lot coverage is allowed above 180 feet.

iii. Zoning Resolution Section 133-23 (Height and Setback) allows for limited areas of encroachment of the underlying height and setback controls along each street frontage. A higher percentage of encroachment is allowed along the northern and southern street frontages (65%) than along the eastern and western street frontages (35%). This distinction is to account for the short length of the northern and southern legs of the Loop Road and to assure that there is a substantial amount of open area and light and air along the eastern and western frontages of the Cornell Campus to complement the waterfront promenade and other public access areas contemplated by the Special District. In areas where there is an encroachment of the underlying height and setback controls, the maximum building height would be limited to 320 feet within 500 feet of the northern boundary of the Special District, and limited to 280 feet for the remainder of the Cornell Campus. Section 133-233 limits the gross area of any story located entirely above a height of 180 feet to 15,000 square feet. Section 133-234 allows as permitted obstructions solar energy systems and other energy generating systems on the roof of buildings or as free standing structures.

iv. Zoning Resolution Section 133-24 (Distance Between Buildings) provides that Zoning Resolution Sections 23-70 (Minimum Required Distance Between Two or More Buildings on a Single Zoning Lot) and 23-82 (Building Walls Regulated by Minimum Spacing Requirements) are superseded and instead requires buildings or portions of buildings located at or below a height of 180 feet above the base plane to be located a minimum of eight feet apart, and requires portions of buildings located above 180 feet to be located at least 60 feet apart.

v. Finally, Zoning Resolution Section 133-25 (Modification of Bulk Regulations) allows the City Planning Commission to approve modifications to the applicable bulk controls, including the Special District controls (but excluding floor area controls), provided that the Commission finds that the modifications would result in better site

planning, permit adequate access of light and air to surrounding streets, are necessary to the programmatic requirements of the Cornell NYC Tech campus, and not unduly increase the bulk of buildings in the Special District or on nearby blocks.

e. Section 133-30 (Public Access Areas)

Section 133-30 requires that 20% of the lot area of the Development Parcel be publicly accessible. The required public access areas include an at least 50-foot wide North-South Connection running the length of the Development Parcel, an at least 30,000 square foot Central Open Space located along the western edge of the Development Parcel, and an at least 30-foot wide Waterfront Connection Corridor transversing the Development Parcel and connecting the West Loop Road and the East Loop Road. At least 80% of the required open space is required to be located within five feet of grade level and open to the sky, with the remainder allowed to be enclosed or located at another level. In addition to the general requirements, the Special District text imposes a number of specific controls on the phasing, hours of operation, and design of the public access areas.

i. Section 133-31 (Size and Location of Public Access Areas)

1. Central Open Area. A Central Open Area must be located immediately adjacent to the western leg of the Loop Road, and must be located at least 300 feet from the northern and southern boundaries of the Development Parcel. In addition to having a minimum size of 30,000 square feet, this space must have a frontage of at least 150 feet along the West Loop Road in order to establish a strong, inviting presence from the surrounding street and open space system.

2. North-South Connection. A North-South Connection is required to begin and end within 200 feet of the northern and southern boundaries of the Development Parcel. The North-South Connection is required to have a 50 foot width for the entire length of the Connection. To facilitate an integrated public access network, the North-South Connection is required to have an at least 30-foot wide connection to the Central Open Area. In addition, an at least 30-foot wide connection shall be provided from the North-South Connection to the western leg of the Loop Road and to the eastern leg of the Loop Road.

3. Waterfront connection corridor. The Waterfront Connection Corridor is required to have a 30 foot width for the entire length of the Connection Corridor. The Waterfront Connection Corridor must be located at least 300 feet from the northern and southern boundaries of the Development Parcel to separate this element from the entry point of the North-South Connector.

4. Supplemental Public Access Areas. Any supplemental public access areas must have a minimum dimension of 20 feet in all directions and must be directly adjacent to the Loop Road or one of the required public access areas.

ii. Section 133-32 (Design Requirements for Public Access Areas).

1. Level of public access areas and limits on coverage. At least 80% of the Central Open Area must be open to the sky, and any portion that is covered must have a clear height of at least 30 feet. At least 70% of the area of the North-South

Connection is required to be open to the sky, and any portion that is covered must have a clear height of at least 15 feet. If any portion of the Waterfront Connection is covered, there must be a clear height of 30 feet, with an allowance for overhead walkways, lighting, and other structures.

2. Clear paths. The North-South Connection and Waterfront Connection Corridor must each have a clear path of 12 feet throughout their lengths and be accessible to persons with disabilities.

3. Permitted obstructions. Kiosks limited to 500 sf in area, and open air cafes occupying not more than 5% of any required public access area are permitted within public access areas.

4. Seating. A minimum of one linear foot of seating must be provided for each 200 sf of required public access areas. Required seating may include moveable seating, fixed individual seats, fixed benches with or without backs, and design-feature seating such as seat walls, planter edges or steps. All required seating must comply with detailed standards, including:

    a. Seating must have a minimum depth of 18 inches.

    b. Seating must have a height not less than 16 inches nor greater than 20 inches above the level of the adjacent walking surface.

    c. At least 50% of the linear feet of fixed seating must have backs at least 14 inches high and a maximum seat depth of 20 inches.

    d. Moveable seating will be credited as 24 inches of linear seating per chair. All moveable seats must have backs and a maximum seat depth of 20 inches. Moveable chairs may not be chained, fixed, or otherwise secured while the public access area is open to the public.

    e. Seating steps (6-30 inches in height and at least 18 inches deep) and seating walls (no higher than 18 inches, or 24 inches if located within 10 feet of an edge of a public access area) may be used for required seating if such seating does not, in aggregate, represent more than 15 percent of the linear feet of all required seating.

Seating must be provided in the Central Open Area in an amount equal to a minimum of one linear foot for every 100 square feet of the Central Open Area, including at least one moveable chair for every 500 square feet of the Central Open Area, and at least one other seating type, with one table provided for every four moveable chairs. Seating must be provided in the North-South Connection in an amount equal to at least one linear foot for every 150 square feet of the North-South Connection, with at least 20 linear feet of such seating located within 20 feet of its northern entrance and an additional 20 linear feet within 20 feet of its southern entrance.

5. Planting. At least 20% of the public access areas on the Development Parcel and 30% of the Central Open Area must be planted.

6. Hours. All public access areas must be open daily from 6am to 10pm between April 15th and October 31st and from 7am to 8pm for the remainder of the year.

iii. Section 133-40 (Building Permits) and Section 133-50 (Phasing). This Section establishes thresholds for providing the required public access areas to ensure that the open space is added to the zoning lot in a timely and proportional way as development proceeds. Under this Section, at least 25,000 square feet of public access area must be provided in the Development Parcel before certificates of occupancy are obtained for more than 300,000 square feet of floor area, and at least 40,000 square feet of public access area (including the Central Open Area) must be provided in the Development Parcel before certificates of occupancy are obtained for more than 500,000 square feet of floor area. Thereafter, at least 12,000 square feet of public access area must be provided for every 200,000 square feet of development until 20% of the lot area of the zoning lot has been developed as public access area. In addition, a portion of the North-South Connection connecting at least one of the Loop Roads and the Central Open Area must be substantially completed before certificates of occupancy are obtained for more than 750,000 square feet of floor area, and the Waterfront Connection Corridor must be substantially completed before certificates of occupancy are obtained for more than 900,000 square feet of floor area. The open space provided in the Special District may include interim open space areas, provided that all of the Central Open Area, the North-South Connection, and the Waterfront Connection are substantially completed before certificates of occupancy are obtained for more than 1,700,000 square feet of floor area. In order to ensure that the requirements of Section 133-31 are met, any application to the Department of Buildings for a building permit for development within the Development Parcel must include a plan showing that all of the required public access area will be able to be achieved.

iv. Section 133-60 (Modification of Public Access Areas). In order to provide for flexibility in the ongoing development of the Cornell NYC Tech Campus, Section 133-60 makes clear that the public access areas may be modified, reconfigured, eliminated, or replaced over time, provided that the required amount of public access area complying with the requirements of Section 133-30 is maintained for the amount of floor area existing in the Development Parcel at any time.

f. Section 133-70 (No-Build Volume). Section 133-70 requires that a visual corridor with a minimum width of 50 feet and minimum height of 60 feet above the base plane must be located along a line that is within 30 degrees of true east-west, and must be located at least 300 feet from the northern and southern boundaries of the Development Parcel.

City Map Amendment. As a separate application (#130007MMM), an amendment to the City Map is proposed. In order to allow for the improvement of the surrounding street network to NYCDOT and FDNY standards and facilitate access to the Cornell Campus, Cornell and NYCEDC are proposing that a 50-foot wide street be mapped around the Cornell Campus and extend to and tie into Main Street north of the Queensboro Bridge. The configuration of the mapped street would roughly follow the existing Loop Road, but would be widened inwards towards the Cornell Campus to establish an adequate width and facilitate access in the southern portion of Roosevelt Island without impacting the existing waterfront promenade areas.

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

NOTICE OF CERTIFICATION

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 130007 MMM**	Project Name: **Cornell NYC Tech**
CEQR Number: 12DME004M	Borough(s): Manhattan
	Community District Number(s): 8

Please use the above application number on all correspondence concerning this application

Docket Description:

IN THE MATTER OF an application submitted by Cornell University and the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of East Main Street, West Main Street, North Loop Road, South Loop Road, East Loop Road and West Loop Road; and
- the establishment of legal grades necessitated thereby,

including authorization for any acquisition or disposition of real property related thereto, in Community District 8, Borough of Manhattan, in accordance with Map Nos. 30241, dated October 11, 2012 and signed by the Borough President.

Related Applications:	C 130076 ZMM	N 130077 ZRM	C 130078 PPM	

Applicant(s):

Cornell University
300 Day Hall, Ithaca NY 14853
New York City Economic Development Corporation
110 William Street, New York NY 10038

Applicant's Representative:

Melanie Meyers, Esq.
Fried, Frank, Harris Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
212-859-8785 or melanie.meyers@friedfrank.com

Contact:

Address questions about this application to the following DCP office:

DEPARTMENT OF CITY PLANNING
Technical Review Division
Address: 22 Reade Street, 3rd Fl., New York, NY 10007
Phone: 212-720-3227
Fax: 212-720-3244

Public Review Timeline:

On **October 15, 2012** the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on **October 24, 2012** and must be completed by **December 24, 2012**

Fried, Frank, Harris, Shriver & Jacobson LLP

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October 11, 2012

By Hand

REVISED

Received by Central Intake on October 11, 2012

Maurice Spreiregen
Central Intake
Department of City Planning
22 Reade Street, 2nd Floor
New York, NY 10007

Re: Cornell NYC Tech, City Map change
ULURP Application #130007MMM – **UPDATE**

Dear Mr. Spreiregen:

Attached for filing are 18 copies of an update to the above-referenced ULURP application. This update consists of the following changes only, and the remainder of the application remains as filed on July 5, 2012.

- Revision to LR Form to reflect the correct lead agency for environmental review, the Office of the Deputy Mayor for Economic Development
- Revision to LR Form Item 3 – Description of Proposal to reflect the correct nature of the related disposition action (ULURP #130078PPM)
- Updated application map (two sheets)

Please note that the final alteration map, signed by the Manhattan Borough President's Office, has separately been submitted to Irene Sadko.

Please feel free to call me at 212-859-8353 with any questions.

Sincerely,

David Gest

Enclosures

Basic Form LR

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Departi DEPARTMENT OF CITY PLANNING CITY OF NEW YORK [illegible]007-1216

APPLICA

City Planning will assign and stamp reference numbers here

Received by Central Intake on October 11, 2012

REVISED

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Cornell University
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

300 Day Hall
STREET ADDRESS

Ithaca | **NY** | **14853**
CITY | STATE | ZIP

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AREA CODE TELEPHONE # | FAX#

Melanie Meyers, Esq.
APPLICANT'S PRIMARY REPRESENTATIVE

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REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

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melanie.meyers@friedfrank.com

* List additional applicants below:

NYC Economic Development Corporation, 110 William St., NY, NY 10038
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

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

Sue E. McCoy, P.E., Philip Habib & Associates | **(212) 929-5656** | **(212) 929-5605**
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.")

1 Main Street, Roosevelt Island | **CornellNYC Tech**
STREET ADDRESS | PROJECT NAME (IF ANY)

East Road, West Road, Road 3 to the south, unnamed road to the north
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R7-2 | **8d, 9b**
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) | ZONING SECTIONAL MAP NO(S).

Block 1373, p/o Lot 1 and p/o Lot 7 | **Manhattan** | **8**
TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

N/A
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

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 description

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

☒	CHANGE IN CITY MAP.....MM	$ 5,445	☐	MODIFICATION	$
☐	ZONING MAP AMENDMENT.....ZM	$	☐	FOLLOW-UP APPLICATION NO.	$
☐	ZONING TEXT AMENDMENT..... ZR	$	☐	RENEWAL APPLICATION NO.	$
☐	ZONING SPECIAL PERMIT.....ZS	$	☐	OTHER SPECIFY	$
☐	ZONING AUTHORIZATION.....ZA	$			
☐	ZONING CERTIFICATION.....ZC	$			
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$			
☐	DISPOSITION OF REAL PROP.....PD	$			
☐	URBAN DEVELOP=T ACTION.....HA	$			
☐	URBAN RENEWAL PROJECT.....*	$			
☐	HOUSING PLAN & PROJECT.....*	$			
☐	FRANCHISE.....*	$			
☐	REVOCABLE CONSENT.....*	$			
☐	CONCESSION.....*	$			
☐	LANDFILL.....*	$			
☐	OTHER (Describe)				
		$			

TOTAL FEE (For all actions) $ 5,445

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

If fee exemption is claimed check box below and explain

☐

PAID 7-5-12

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **TRD / Ben Singer** (DCP Office/Representative) | **Feb. 2012** (Date of meeting)

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY: Office of the Deputy Mayor for Economic Development ⊥ CEQR NUMBER: 12DME004M ⊥

TYPE OF CEQR ACTION:

☐ TYPE II — Type II category: ⊥ — Date determination was made: ⊥

☒ TYPE I } ☐ UNLISTED — Has EAS been filed? Yes ☒ No ☐ — If yes, Date EAS filed: 4/18/12 ⊥

Has CEQR determination been made? Yes ☒ No ☐

If yes, what was determination? Negative Declaration ☐ CND ☐ Positive Declaration ☒ — Date determination made: 4/18/12 ⊥ (Attach Copy)

If Positive Declaration, has PDEIS been filed? No ⊥

Has Notice of Completion (NOC) for DEIS been issued? No ⊥ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? No ⊥ 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
⊥	Zoning Map Amendment ⊥ Zoning Text Amendment	⊥	⊥
⊥	Disposition of City-owned Property ⊥	⊥	⊥

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
⊥	N/A ⊥	⊥	⊥
⊥	⊥	⊥	⊥

9. FUTURE ACTIONS REQUIRED

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

Disposition by New York City Economic Development Corporation under NYC Charter Section 384(b)(4)
New York City Public Design Commission Approval ⊥

⊥

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

Andrew Winters, Director of Capital Projects, CornellNYC Tech ⊥ — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT — DATE: 7/3/12

Cornell University ⊥ — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

Hardy Adasko, Senior Vice President of Planning ⊥ — NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT — DATE: 6/28/2012

New York City Economic Development Corporation ⊥ — CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
110 William Street	New York	NY	10038	(212) 619-5000	(212) 312-3909 ⊥

⊥ — 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.

REVISED

DEPARTMENT OF CITY PLANNING — CITY OF NEW YORK

130007MMM

Received by Central Intake on October 11, 2012

New York City Department of City Planni
Land Use Review Application

City Map Change

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

Form
MM

M130007MMM

Received by Central Intake on July 5, 2012

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:	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.

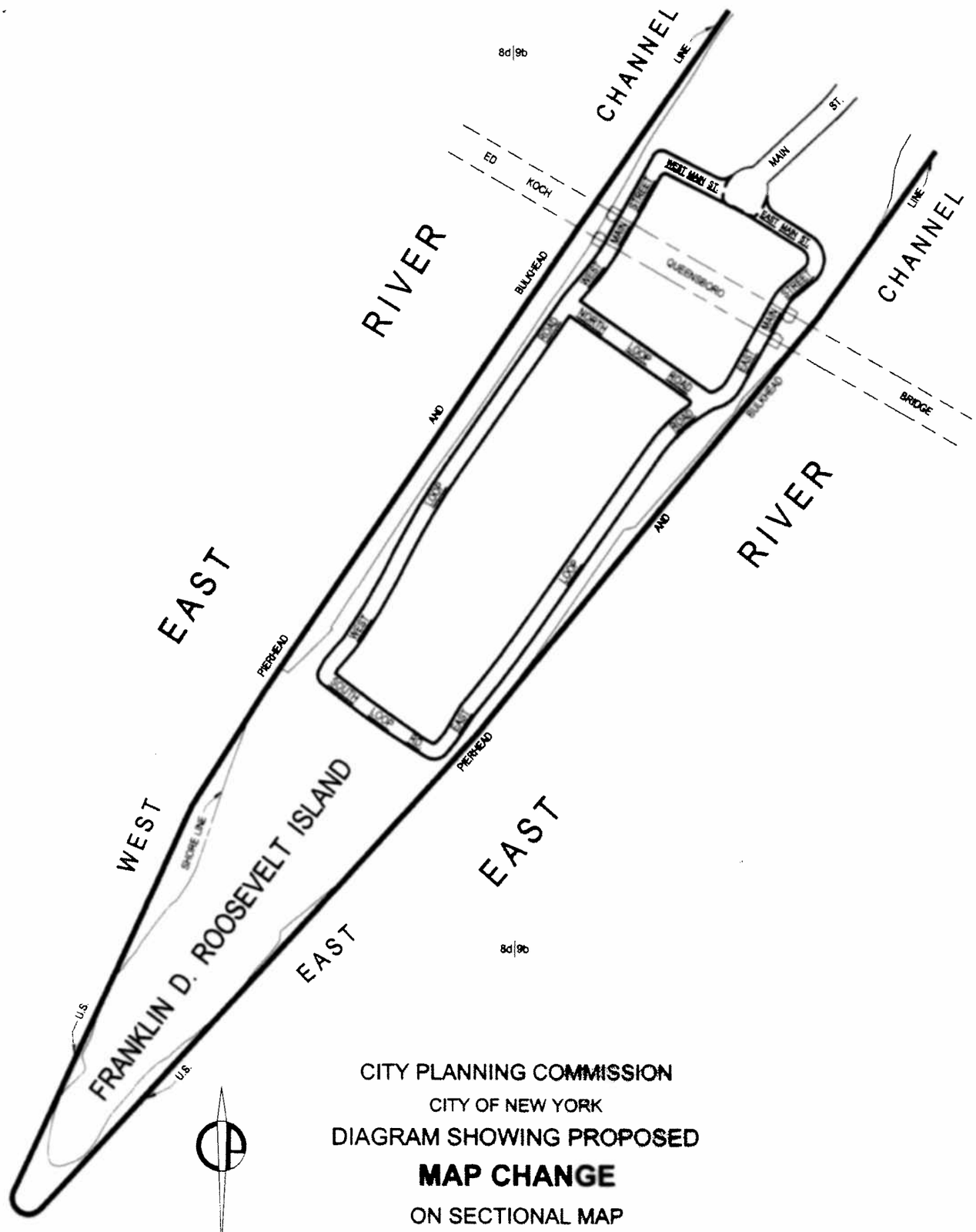
If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE

C.D. 08

C 130007 MMM
Refer to Alt. Map No.30241



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED

MAP CHANGE

ON SECTIONAL MAP

8d & 9b

BOROUGH OF

MANHATTAN

New York, Certification Date
OCTOBER 15, 2012

I. Sadko, P.E.
Chief Engineer

SCALE IN FEET

400 0 400

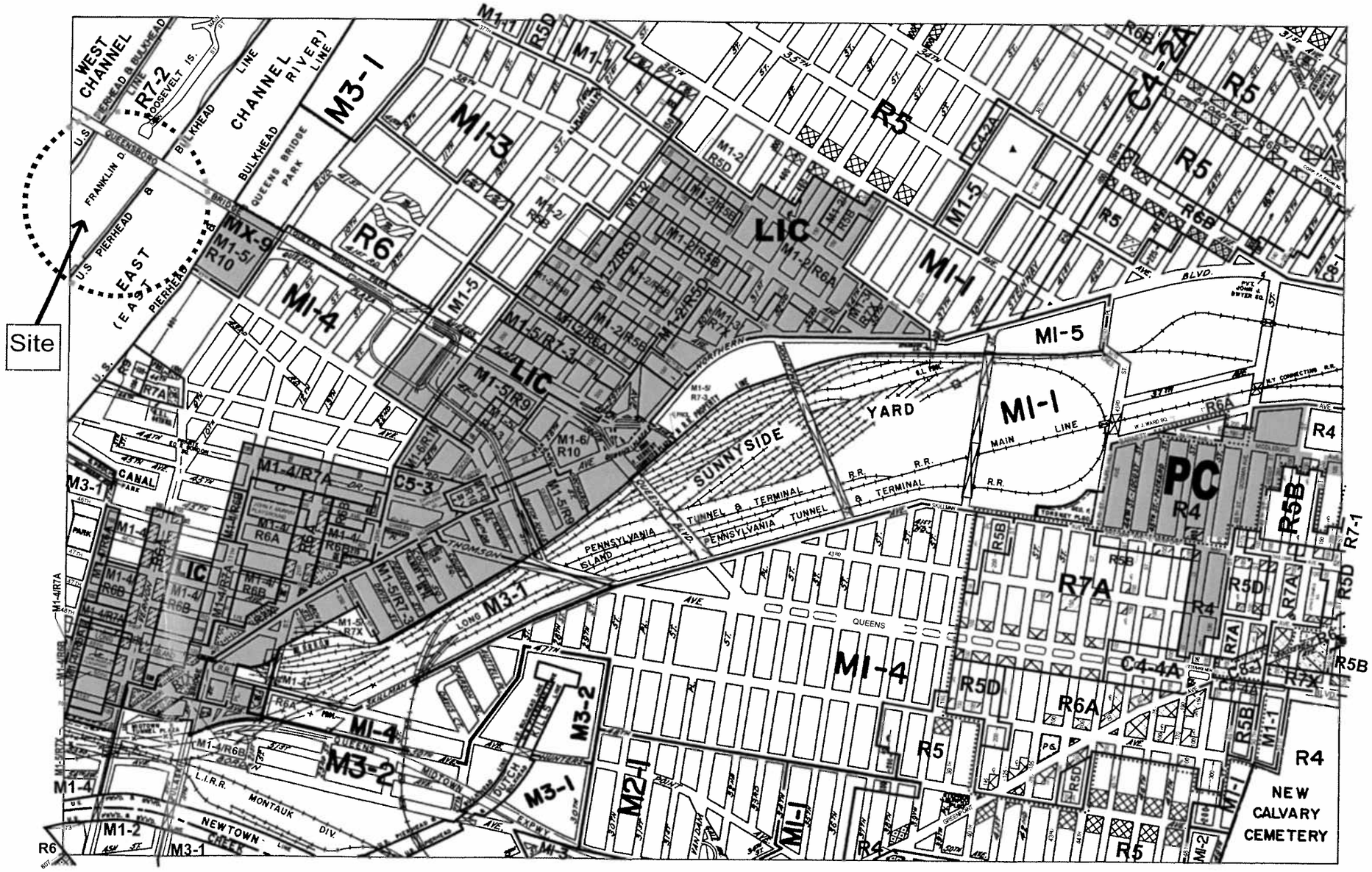
NOTE:

——— Indicates line of street legally adopted.

——— Indicates line of street proposed to be established.

- - - - - Indicates line of street proposed to be eliminated.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



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:

07-28-2011 C 110207 ZMQ

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 on this map, see APPENDIX F.

CITY MAP CHANGE(S):

▲ 04-30-2011 C 100468 MMQ

N

MAP KEY

8c	9a	9c
8d	**9b**	9d
12c	13a	13c

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ZONING MAP **9b**

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** or contact the Zoning Information Desk at (212) 720-3291.

600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C 040508 MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

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.

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:

09-21-2011 C 100063 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 on this map, see APPENDIX F.

MAP KEY

8a	8c	9a
8b	**8d**	9b
12a	12c	13a

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ZONING MAP 8d

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 or contact the Zoning Information Desk at (212) 720-3291.

NYC Finance
NYC Digital Tax Map
Effective Date : 08-06-2009 10:21:41
End Date : Current
Manhattan Block: 1373 Inset: 2
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Site
R7-2
R7-2
R7-2
C4-5
SRI
R7-2
Feet
07.55 150225300