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Direct Line: 212-859-8353
Fax: 212-859-4000
david.gest@friedfrank.com

July 5, 2012

By Hand

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



130007MMM

Received by Central Intake on July 5, 2012

Re: CornellNYC Tech, City Map change – ULURP application filing

Dear Mr. Spreiregen:

Attached for filing is a ULURP application for the establishment of a new street on Roosevelt Island in an area covering portions of Manhattan Block 1373, Lots 1 and 7, and surrounding Manhattan Block 1373, Lot 20. This application includes:

- One copy of the LR Form, MM Form, and sign-off memo from Ben Singer
- Eighteen (18) copies of the following:
 - LR Form Item 3 (Description of Proposal)
 - Affected Property List
 - Zoning Sectional Maps (8d, 9b)
 - Tax Map
 - Application Map (two sheets)
 - Area Map
 - Survey for Part of Lot 1, Block 1373 (two sheets)
 - Survey for Part of Lot 1 & Lot 20, Block 1373 (three sheets)
 - Overlay drawing

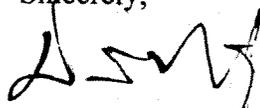
Maurice Spreiregen

Page 2

- Check for application fee of \$5,445

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

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Gest', written in a cursive style.

David Gest

Enclosures



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

TECHNICAL REVIEW DIVISION

Amanda M Burden, FAICP, *Director*
Department of City Planning

DEPARTMENT OF CITY PLANNING

MEMORANDUM

TO: Maurice Spreiregen, Central Intake
FROM: Ben Singer, Technical Review Division (TRD)
DATE: July 3, 2012
RE: PRE-APPLICATION REVIEW

Staff of the Technical Review Division has review the material relating to the following proposed application for a change in the City Map and has found it to be in suitable form for submission to Central Intake.

Project Name: Cornell NYC-Tech

Zoning Map No. 8d, 9b

Borough: Manhattan

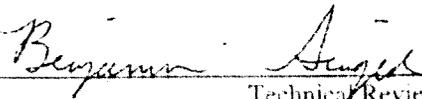
Applicant: Cornell University and EDC
Rep.: David Gest (Fried Frank) and Adam Young (PHA)



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Reviewed By:


Technical Review Staff

Note: This authorization for submission does not imply staff approval of the proposed map change. Staff reserves the right to request additional information, documents, or copies should such be deemed necessary after further review.

Irene Sadko, P.E., Deputy Director / Chief Engineer
22 Reade Street - Room 3N
New York, NY 10007-1216
FAX (212) 720-3244
www.nyc.gov/planning



Land Use Review Application

Department DEPARTMENT OF CITY PLANNING

10007-1216



130007 MMM

APPLICATI

Received by Central Intake on July 5, 2012

City Planning will assign and stamp reference numbers here

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

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

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER

Melanie Meyers, Esq.

APPLICANT'S PRIMARY REPRESENTATIVE

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

AREA CODE TELEPHONE # FAX#

* 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)

CHANGE IN CITY MAP.....MM \$ **5,445**

ZONING MAP AMENDMENT.....ZM \$

ZONING TEXT AMENDMENT.....ZR \$

ZONING SPECIAL PERMIT.....ZS \$

ZONING AUTHORIZATION.....ZA \$

ZONING CERTIFICATION.....ZC \$

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

DISPOSITION OF REAL PROP.....PD \$

URBAN DEVELOP=MENT ACTION.....HA \$

URBAN RENEWAL PROJECT.....*

HOUSING PLAN & PROJECT.....*

FRANCHISE.....*

REVOCABLE CONSENT.....*

CONCESSION.....*

LANDFILL.....*

OTHER (Describe) \$

MODIFICATION \$

FOLLOW-UP \$

RENEWAL \$

OTHER \$

APPLICATION NO. _____

APPLICATION NO. _____

SPECIFY _____

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

APLD
7-5-12

Has pre-application meeting been held? NO YES

If yes **TRD / Ben Singer** **Feb. 2012**

DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY Mayor's Office of Environmental Coordination¹

CEQR NUMBER 12DME004M¹

TYPE OF CEQR ACTION:

TYPE II Type II category: 1 Date determination was made: 1

TYPE I } Has EAS been filed? Yes No

UNLISTED } If yes, Date EAS filed: 4/18/12¹

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: 4/18/12¹ (Attach Copy)
 CND
 Positive Declaration

If Positive Declaration, has PDEIS been filed? No¹

Has Notice of Completion (NOC) for DEIS been issued? No¹ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? No¹ If yes, date issued: 1

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
<u>1</u>	<u>Zoning Map Amendment¹</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>Zoning Text Amendment</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>Disposition of City-owned Property¹</u>	<u>1</u>	<u>1</u>

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
<u>1</u>	<u>N/A¹</u>	<u>1</u>	<u>1</u>
<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>

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 Approval¹

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

Andrew Winters, Director of Capital Projects, Cornell NYC Tech¹
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

[Signature] 7/3/12
 SIGNATURE OF APPLICANT DATE

Cornell University¹
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

Hardy Adasko, Senior Vice President of Planning¹
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

[Signature] 6/28/2012
 SIGNATURE OF CO-APPLICANT DATE

New York City Economic Development Corporation¹
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

110 William Street New York NY 10038 (212) 619-5000 (212) 312-3909¹
 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.



130007 MMM



City Map Change

4130007MMM

MM

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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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 CornellNYC Tech applied science and engineering campus (the “Cornell Campus” or “CornellNYC 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 CornellNYC 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 esplanade 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 esplanade extends along the eastern and western edges of the Project Site. The esplanade 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 CornellNYC 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 of 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 CornellNYC Tech Campus and ensure that the road meets NYCDOT and FDNY standards.

RELATED ACTIONS

Several additional actions related to the CornellNYC 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 from the City of New York to the New York City Economic Development Corporation for a subsequent long-term lease and potential future sale 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.)

Affected Property List, Attachment #12

<u>Property</u>	<u>Owner</u>
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



Site

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.

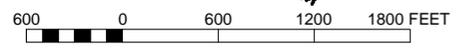
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

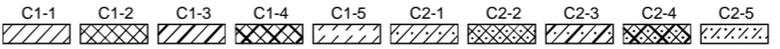
8a	8c	9a
8b	8d	9b
12a	12c	13a

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ZONING MAP 8d



NOTE: 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.

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.



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):

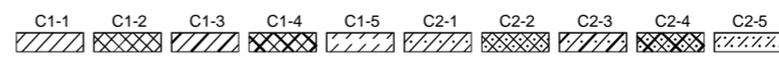
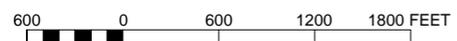
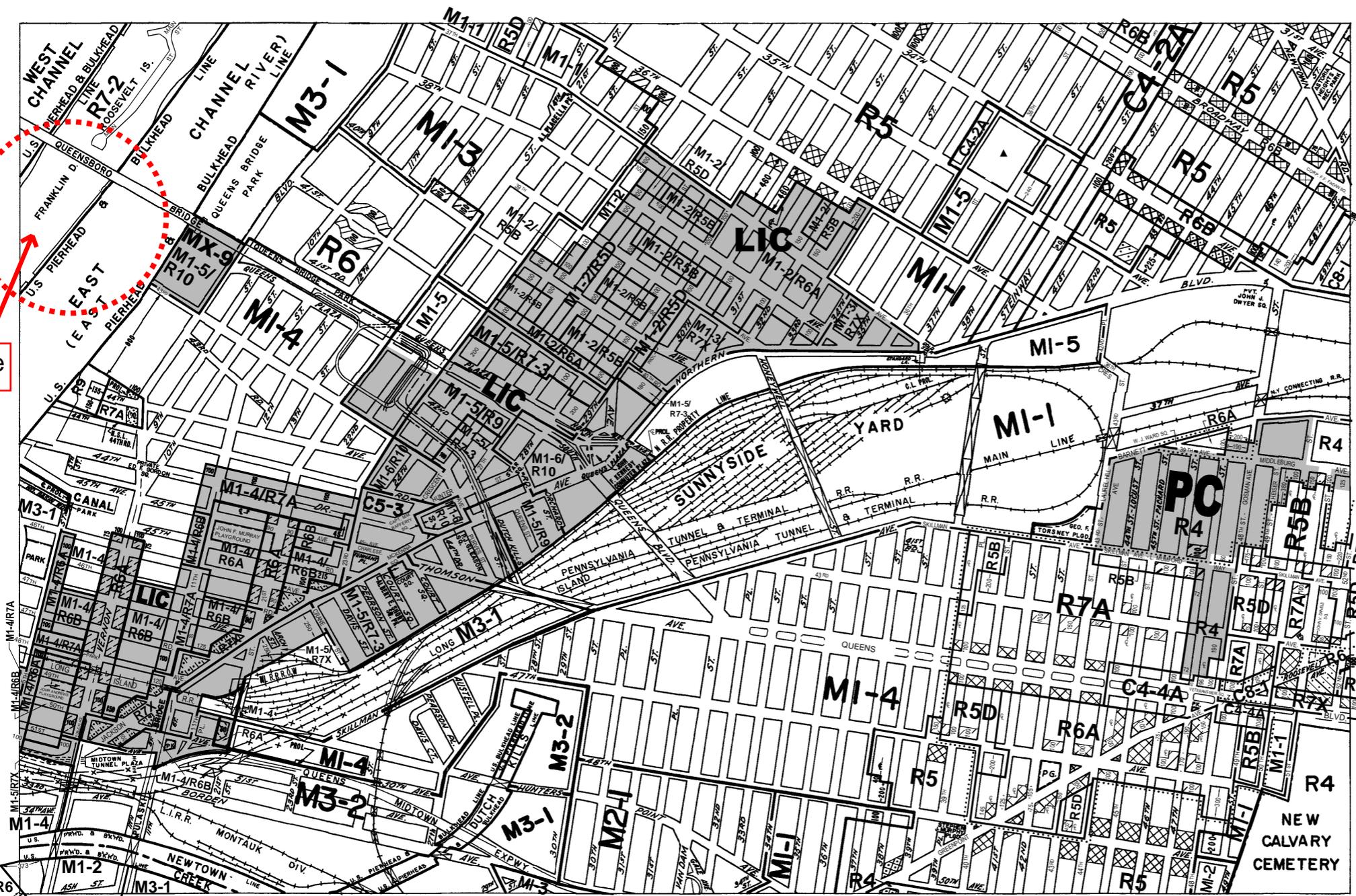
▲ 04-30-2011 C 100468 MMQ

MAP KEY

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

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ZONING MAP 9b



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



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

