

**DEPARTMENT OF CITY PLANNING
TECHNICAL REVIEW DIVISION**

POLLING LETTER

Cornell NYC Tech - Street Mapping

130007 MMM

July 23, 2012

SUBJECT

An application filed on July 5, 2012 by Cornell University and the New York City Economic Development Corporation for a change to the City Map involving the establishment of streets and legal grades south of Main Street on Roosevelt Island, including any acquisition or disposition of real property related thereto, in Community District 8, Borough of Manhattan, in order to facilitate the development of a new college campus for Cornell University.

PROJECT DESCRIPTION

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 generally located south of the Queensboro Bridge, comprised of an area within and adjacent to an existing built but unmapped 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 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 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 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.)

TO THE AFFECTED AGENCIES

The Technical Review Division requests that written comments from all concerned agencies be forwarded within three (3) weeks of receipt of this letter to:

Irene Sadko, Deputy Director/Chief Engineer
Department of City Planning
Technical Review Division

22 Reade Street, 3rd Floor
New York, NY 10007
212-720-3227
isadko@planning.nyc.gov

With copies to:

Matt Mason
New York City Economic Development Corporation
MMason@nycedc.com
212.312.3718

Adam Young
Philip Habib & Associates
102 Madison Avenue
New York, NY 10016
212-929-5656
ayoung@phaeng.com

David Gest
Fried, Frank, Harris, Shriver & Jacobson LLP
One New York Plaza, New York, NY 10004
212.859.8353
david.gest@friedfrank.com

Emily Keyes
New York City Law Department
100 Church Street
New York, NY 10007
212-788-0718
ekeyes@law.nyc.gov

Comments issued by **Email** are encouraged. If the Department of City Planning does not hear from any agency within the allotted time, it may be assumed that such agency has no objections to the proposal, and a request for the preparation of the alteration map may be issued by the Department.