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Mark Levine, Borough President

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Recommendation on ULURP Application No. 240122PPM – 7 North Moore Street By DCAS - NYC Department of Citywide Administrative Services

PROPOSED ACTIONS

NYC Department of Citywide Administrative Services (DCAS) (“The Applicant”) seeks approval to dispose of City-owned property located at 7 North Moore Street (Block 190, Lot 47) in Community District 1. The site is currently under the jurisdiction of the New York City Department of Sanitation (“DSNY”) and is improved by a vacant 3-story building that formerly served as a DSNY Manhattan Community District 1 Garage Section Station and as the headquarters for the Permit Inspection Unit (PIU). DCAS seeks approval to dispose of the property because DSNY no longer has use for the station.

BACKGROUND

Proposed Development

Prior to its use as a DSNY Section Station and Permit Inspection Unit headquarters beginning in 1939, 7 North Moore Street was originally used by the Fire Department as the location of Hook & Ladder 8. Once the station closed, the building was used by sanitation workers as a break facility and contained break rooms, locker rooms, administrative offices, and bathrooms with showers. In 2007, the Department of Sanitation considered options for new uses for the building but determined that the cost of redevelopment was too high. In 2015, DSNY relocated the break room operations to DSNY Spring Street Garage at 500 Washington Street, which had larger facilities for employees.

The lot at 7 North Moore Street is approximately 1,405 square feet and includes a vacant 3-story city-owned building totaling 3,393 square feet. The vacant building is in disrepair, with some water damage and mold issues. The site is zoned C6-2A and is within area A6 of the Tribeca Mixed Use District. The site has a current built floor area ratio of 2.41, but has a maximum FAR of 5.4, which could be increased to 7.0 with the inclusion of affordable housing. Although DCAS is seeking to dispose of the site, there currently are no plans for its future use or development.

While residential development is allowed as-of right on the site, DSNY has stated that high redevelopment costs prohibit the agency from repurposing the site. HPD has also represented that the site would yield at most few housing units at a much higher cost per unit than alternative options for affordable housing would cost the City.

DSNY has also represented that the disposition of the building from the agency's portfolio will help meet PEG requirement and allow saved funds to be used towards other essential DSNY services.

Area Context

The site is located in the Tribeca neighborhood of Manhattan Community District 1, between Varick Street and West Broadway. Nearby zoning districts include commercial and manufacturing districts, as well as contextual medium- and high-density residential districts. There are several institutions nearby, including the Tribeca Community School, the New York Academy of Art, the Borough of Manhattan Community College, the Tribeca Performing Arts Center, the Portfolio School, the Church Street School for Music and Arts, and C3 and New York Chinese Baptist churches. There are several parks within a few blocks of the site including Hudson River Park and Tribeca Park. The area is well served by public transit, with the MTA 1 Subway line one block south of the site and A, C, and E lines two blocks northeast, as well as the M20 bus line half a block west.

COMMUNITY BOARD RESOLUTION

Community Board 1 heard and discussed the proposal at its Land Use, Zoning and Economic Development Committee meeting on December 11th, 2023. The Committee expressed concerns about disposition of the site without considerations for its potential use for affordable housing development or other alternate public uses. On December 20th, Community Board 1's Full Board voted to recommend disapproval of this application, unless and until further review of the site could be completed in conjunction with HPD to determine if the site could be utilized for a public use or benefit.

BOROUGH PRESIDENT'S COMMENTS

7 North Moore Street is a small site, with a lot that is about 18 feet wide and a depth of 75 feet - significantly smaller than most lots in Manhattan. The size of the site, in addition to limitations imposed by its zoning, impose significant constraints on potential development, especially because residential development would introduce additional requirements, such as elevators, on an already-small floorplate. HPD has demonstrated that due to the high cost of redevelopment on the site, only a minimal number of units could be constructed. HPD has represented that the site would produce approximately 3.5 units at a cost of over half a million dollars per unit. The agency also indicated that current zoning restrictions on the site would require any affordable units to be affordable at high Area Median Income (AMI) levels. Moreover, the redevelopment of this site would require time and resources from several City agencies at a time when there are other priorities that could make more meaningful contributions to our City's housing needs. Given these challenges, I believe that the site would much better serve the City if it is disposed and sold.

BOROUGH PRESIDENT'S RECOMMENDATION

No. 240122PPM

I therefore recommend approval of ULURP application No. 240122PPM.



Mark Levine
Manhattan Borough President