

A. INTRODUCTION

The project site runs along Peck Slip in the Borough of Manhattan, and is bordered by Water Street to the west and South Street to the east. Peck Slip is currently bisected by Front Street (see Figure A-1). The Proposed Action would provide funding for the reconstruction of Peck Slip as an urban open space for passive recreation.

This section considers existing land use, zoning, and public land use policies for the project site and to the surrounding 400-foot study area. Land use issues associated with the Proposed Action include potential changes in local land uses and neighborhood land use patterns. Zoning and public policy issues include the compatibility of the proposed modifications to Peck Slip and resulting development with existing public policies. As described below, this analysis concludes that the Proposed Action would be in keeping with and supportive of existing land uses in the study area, and that it would be consistent with zoning and public policy for the area. Overall, the Proposed Action would not result in any significant adverse impacts to land use, zoning or public policy.

B. EXISTING CONDITIONS**LAND USE***PROJECT SITE*

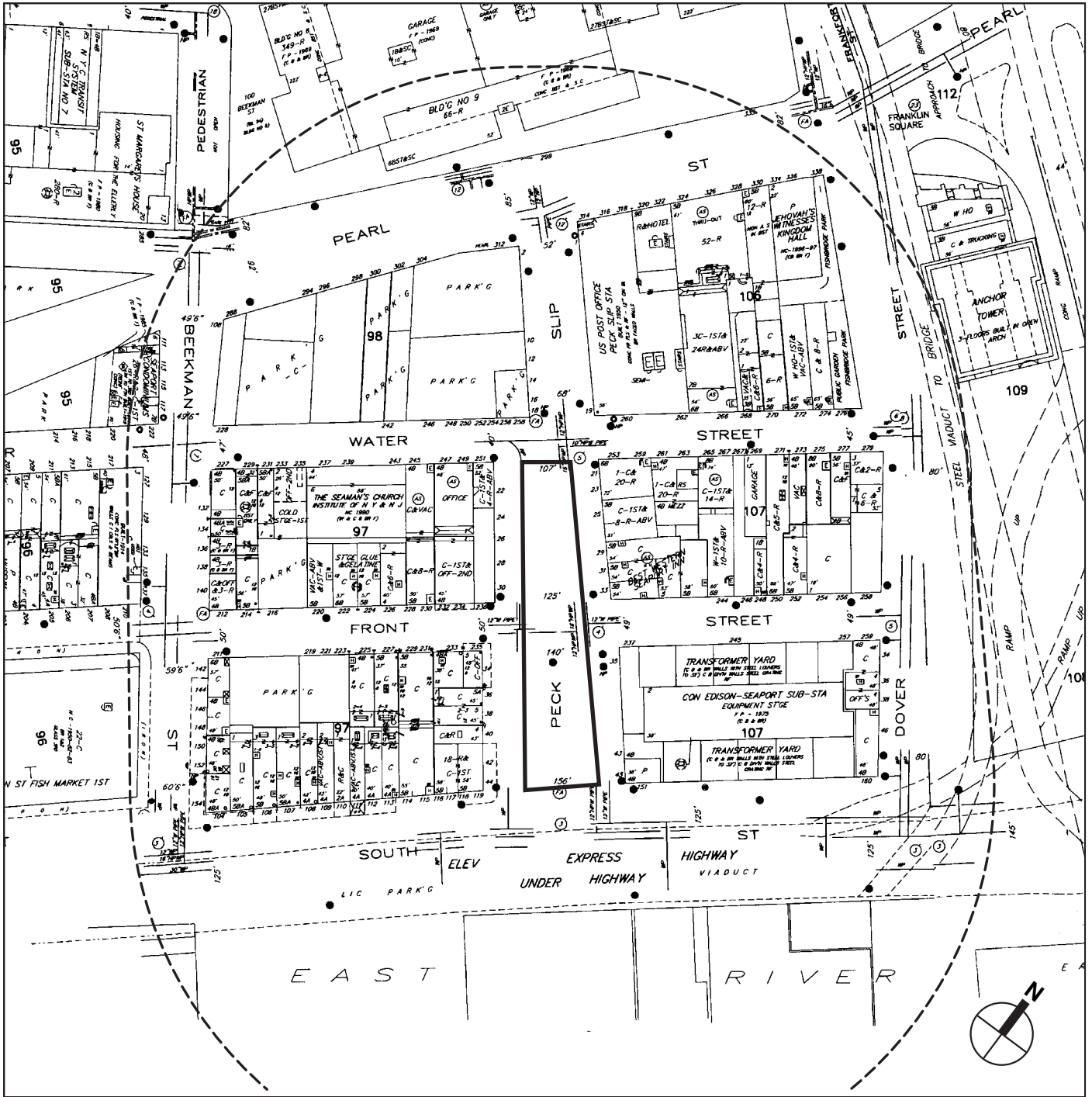
The project site includes a large open space with parking in two segments in the median of a cobblestone street.

STUDY AREA

There are a variety of land uses in the study area (see Figure A-2). To the west, the study area comprises numerous residential buildings, both with and without ground floor retail, as well as some manufacturing uses and a large parking lot. The Seamen's Church Institute is also located in the western portion of the study area. There is a large post office directly to the north of the project site, and as a Holiday Inn hotel that fronts Peck Slip to the east. The eastern portion of the study area includes a vacant building and a large Consolidated Edison facility that fronts Peck Slip to the east. Pier 19 is in the southeastern portion of the study area.

ZONING*PROJECT SITE*

The project site falls within a C6-2A commercial zoning district, however, the site itself is in the existing street bed, and as such, does not carry a zoning designation (see Figure A-3).



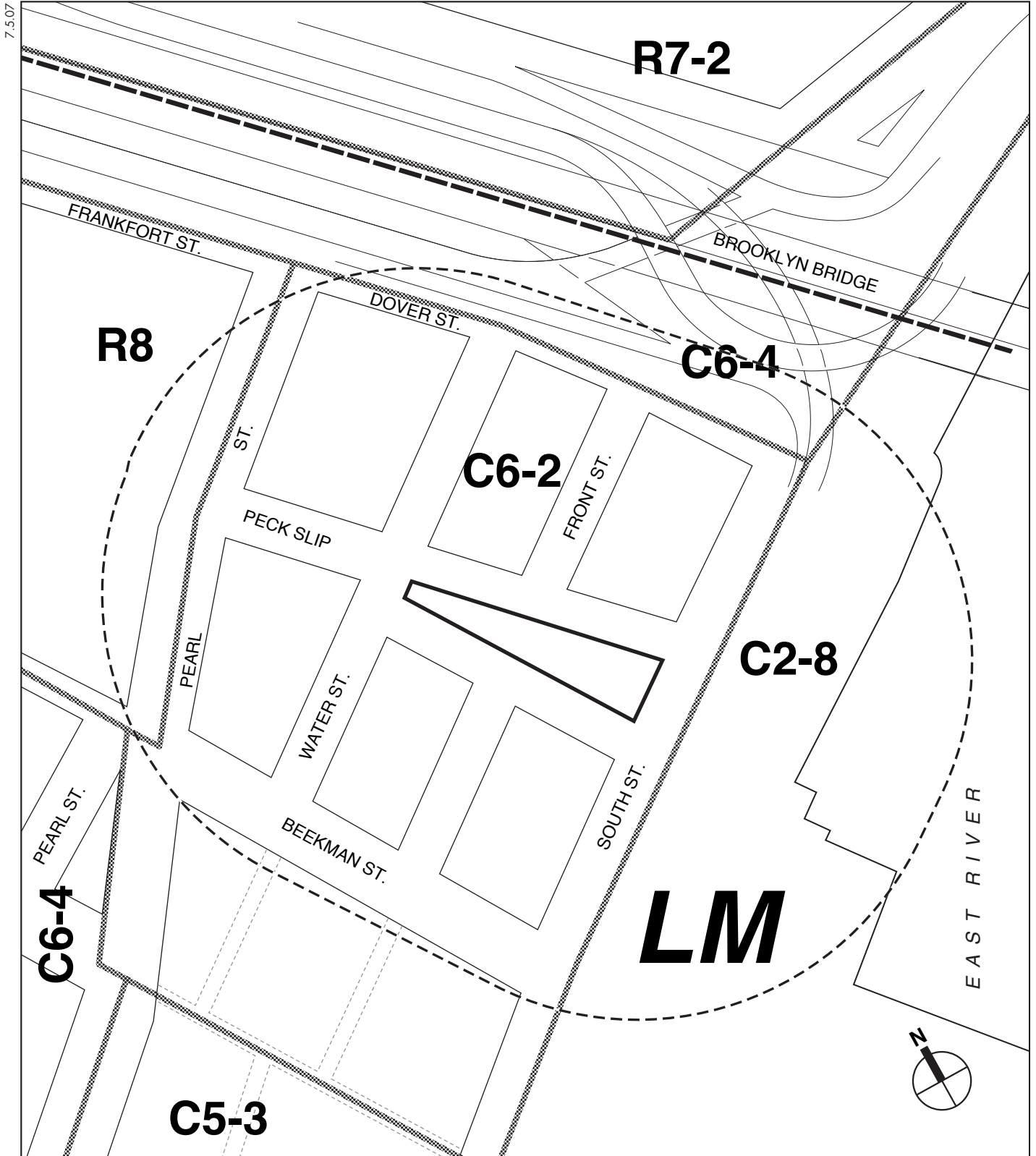
- Peck Slip Project Boundary
- - - Study Area Boundary (400-Foot Perimeter)









- Peck Slip Project Area
- Study Area Boundary (400-Foot Perimeter)
- Residential
- Residential with Commercial Below
- Hotels
- Commercial and Office Buildings
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building





7.5.07

-  Peck Slip Project Boundary
-  Study Area Boundary (400-Foot Perimeter)
-  Zoning District Boundary
-  Lower Manhattan Special District

0 200 400 FEET
SCALE

East River Waterfront Access: Peck Slip

STUDY AREA

The majority of the study area also falls within a C6-2 district. The areas beneath and adjacent to the Brooklyn Bridge are zoned C6-4. The land east of South Street is zoned C2-8, and the area east of Pearl Street is C6-4 and R8.

PUBLIC POLICY

Public policy at multiple levels of government supports the expedited redevelopment of Lower Manhattan. Public policies that affect the project site and study area by encouraging development and revitalization are outlined below.

LOWER MANHATTAN DEVELOPMENT CORPORATION (LMDC)

Lower Manhattan Development Corporation (LMDC) was created in November 2001 as a subsidiary of Empire State Development Corporation (ESDC) to help plan and coordinate the rebuilding of Lower Manhattan south of Houston Street. LMDC is charged with assisting New York City in recovering from the terrorist attacks on the World Trade Center (WTC), and ensuring that Lower Manhattan emerges as a strong and vibrant 24-hour community. The centerpiece of LMDC's efforts is the creation of a permanent Memorial for WTC site. In addition, several advisory councils provide input on such issues as transportation and infrastructure, residential and commuter concerns, economic development, and tourism and the arts.

NEW YORK CITY'S VISION FOR LOWER MANHATTAN

On December 12, 2002, Mayor Michael Bloomberg released New York City's Vision for Lower Manhattan with the stated purpose of connecting Lower Manhattan to the world around it, building new neighborhoods, and creating public places that make Lower Manhattan one of the most appealing places in the world. The Vision discusses various recommendations to help revitalize and improve Lower Manhattan as a global center of business by creating new regional transportation links. Other goals include improvements to streetscapes, the expansion and creation of public plazas and parks, and the continued revitalization of the waterfront. The Vision aims to spark private market reactions from these public investments.

THE ALLIANCE FOR DOWNTOWN NEW YORK

The Alliance for Downtown New York (ADNY), the City's largest Business Improvement District (BID), was established in 1995. Prior to September 11, 2001, the ADNY's mission was to transform downtown into a 24-hour neighborhood and to create a safe, clean, live-work, wired community for the 21st century. The BID covers the area from City Hall to the Battery, and from the East River to West Street (Route 9A). After September 11, 2001, the ADNY is continuing its efforts to aid downtown redevelopment. ADNY has partnered with Seedco and Asian Americans for Equality to offer combination grants/loans and workforce subsidies to small retailers south of Canal Street.

NEW YORK CITY WATERFRONT REVITALIZATION PROGRAM

Because the Proposed Action would occur within the City's Coastal Zone, it is subject to the policies of the *New York City Waterfront Revitalization Program* (WRP). The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYS DOS) for inclusion in the New York State Coastal Management Program. The WRP

establishes the City's policies for development and use of the waterfront and provides a framework for evaluating activities proposed in the Coastal Zone. The City's WRP was revised to include 10 consolidated policies and adopted by the City Council in October 1999. In May 2002, NYSDOS approved the City's new WRP, and the United States Department of Commerce concurred in August 2002.

C. FUTURE WITHOUT THE PROJECT

LAND USE

A ¼-mile study area was used for the identification of future development projects in order to provide a future baseline for traffic analysis (see Chapter 2, Section E: Traffic and Parking). In addition, a number of projects located outside of the ¼-mile study area were included in the traffic analysis and listed in Table 2-A-1 below to conservatively account for future trip generation in the area.

As shown in Table 2-A-1 below, there are a number of projects expected to be built in—and just outside of—the study area by the 2010 build year.

ZONING AND PUBLIC POLICY

There are no known changes to zoning or public policy currently being contemplated in the study area.

D. PROBABLE IMPACTS OF THE PROPOSED ACTION

LAND USE

The Proposed action would fund the reconstruction of Peck Slip as an urban open space, and would be consistent with surrounding residential, retail, and institutional uses. It would provide an expanded and reconstructed passive open space for the enjoyment of the area's many workers visitors, and increasing residents.

ZONING AND PUBLIC POLICY

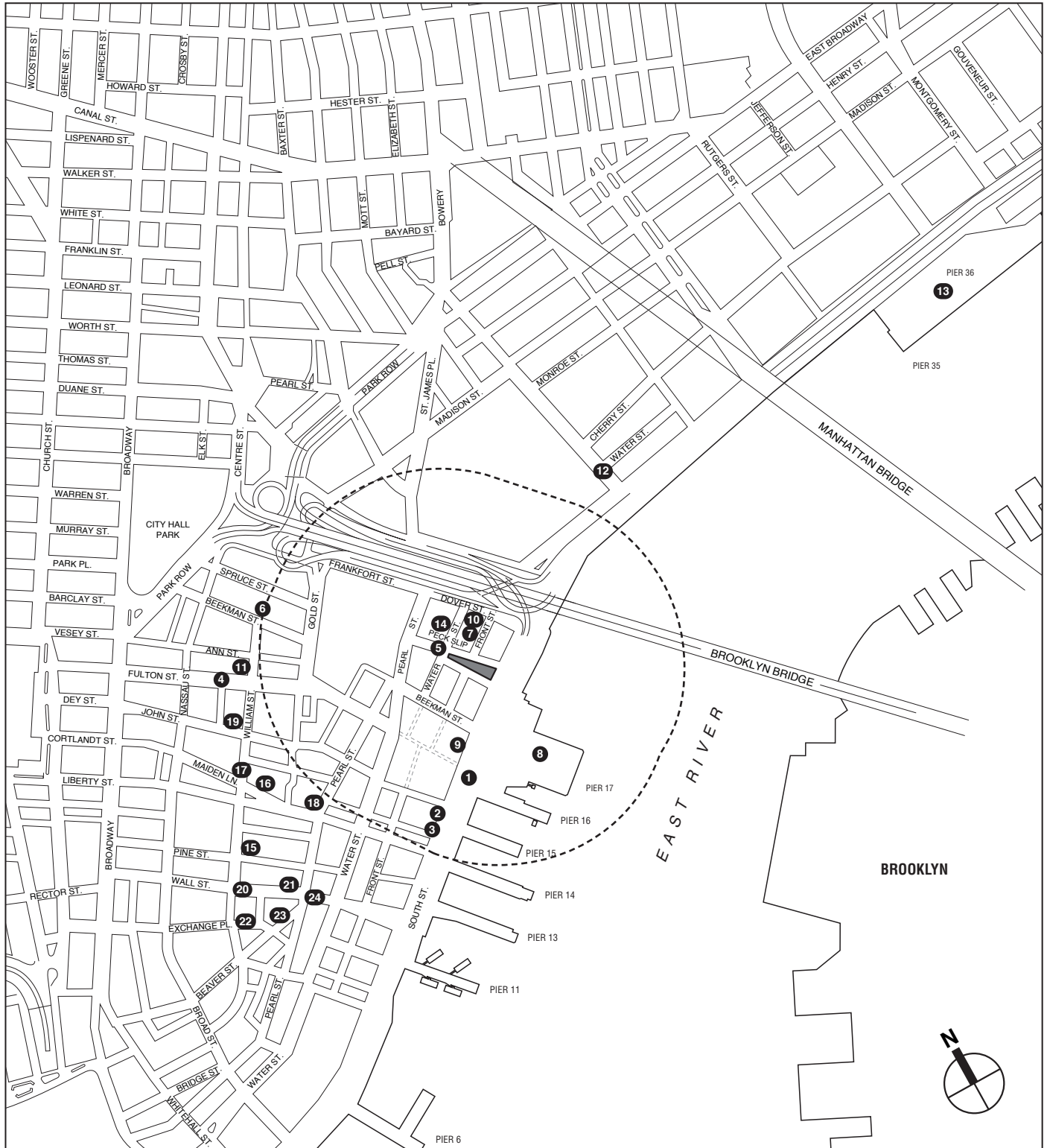
The Proposed Action would not entail any changes to zoning or public policy on the project site or in the study area, and is consistent with initiatives to improve the quality of life in Lower Manhattan. As such, the Proposed Action would not result in any significant adverse impacts to zoning or public policy.

Table 2-A-1

Future Development Projects in the Study Area to be Completed by 2010

Map No.	Name / Address	Use
1	East River Esplanade/ South Street from Battery Park To Montgomery Street	Linear park with pavilions
2	85 South Street	50 DU
3	80 South Street	24 DU
4	119 Fulton Street	19 DU
5	250 Water Street	300 DU, 175,000 sf institutional
6	NYU Downtown Hospital/ Between Spruce and Beekman Streets	720 DU, 24,000 ambulatory care facility, 2,400 sf retail, 630-Seat K-8 School
7	246 Front Street	9 DU, 3,000 sf Retail
8	Pier 17 Tin Building	Additional 25,000 sf retail space
9	Former Fulton Market fish stalls/ North side of South Street between Fulton and Beekman Streets	40,000 sf retail
10	254 Front Street	Approx. 20 DU and approx. 4,200 sf retail
11	151 William Street	163 DU
North of Project Area		
12	New York Post/ Catherine Slip on Water Street	650 DU
13	Basketball City/Part of Pier 36	6 indoor basketball courts, workout room, locker room, administrative offices
South of Project Area		
14	276 Water Street	3 DU
15	50 Pine Street	20 DU
16	79 Maiden Lane	400 DU
17	90 William Street	128 DU
18	201 Pearl St.	315 DU, 30,000 sf retail
19	Five Nine John Lofts 59 John Street	74 DU (Conversion)
20	Cipriani Residences / Wall Street Regent Hotel 55 Wall Street	200 DU (Conversion)
21	67 Wall Street	357 DU (Conversion)
22	20 Exchange Place	369 DU (Conversion); 133,000 sf retail; 335,000 sf office (office already exists)
23	Cocoa Exchange/1 Wall St Court (82 Beaver St)	124 DU (conversion)
24	75 Wall Street	347 DU, 300 hotel rooms
<p>Note: See Figure A-4. DU = Dwelling Unit</p>		

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- Peck Slip Project Area
- Study Area Boundary (1/4-Mile Perimeter)
- No Build Project (see Table 2A-1)

