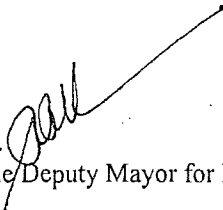


THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N. Y. 10007

To: Laurie Beckelman  
Andrew Alper  
Sharon Greenberger  
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Gail Benjamin  
Kyle Merker  
NYCOEC

From: Robert R. Kulikowski, Ph.D.   
Assistant to the Mayor for the Deputy Mayor for Economic Development and Rebuilding

Date: March 26, 2003

Re: Museum of Arts and Design  
CEQR # 03DME 003M  
Block 1030, Lot 1, Manhattan

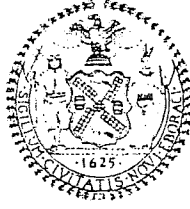
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Under the City Environmental Quality Review, the lead agency is required to determine whether a proposed action may or will not have a significant effect on the environment. In accordance with this regulation, the Office of Deputy Mayor for Economic Development and Rebuilding, as lead agency, has determined that the proposed action will not have a significant effect on the environment.

Enclosed are Parts I, II and III of the project's EAS, along with a Negative Declaration for CEQR No. 03DME003M. The declaration includes the supporting statements for the findings that the project will not have a significant effect on the environment.

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Contact Person:  
Asima Shah  
New York City Economic Development Corporation  
(212) 312 3861



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**Negative Declaration**

Project No. 03DME003M

Date Issued: March 26, 2003

NAME: The Museum of Arts and Design

LOCATION: Block 1030, Lot 1  
2 Columbus Circle (a.k.a. 251-3 West 58<sup>th</sup> St, 990 8<sup>th</sup> Ave, 1789-97 Broadway)  
CB #5, Manhattan

SEQR CLASSIFICATION: The project is classified as an Unlisted action pursuant to 6NYCRR, Part 617.4.

DESCRIPTION:

The City of New York, through the Department of Citywide Administrative Services (DCAS), intends to dispose of Block 1030, Lot 1. Once disposition is approved, the City will dispose of this property to the New York City Economic Development Corporation which intends to dispose of the site by direct sale to the Museum of Arts and Design (MAD), a cultural facility. The property at 2 Columbus Circle is currently unoccupied.

The proposed relocation of MAD (currently operating as the American Craft Museum) would permit the expansion and upgrading of the museum to a new and modern facility. The existing building at 2 Columbus Circle is a 9-story building with one-story penthouse. The proposed project would provide the opportunity to renovate and redevelop the interior and the exterior of the building to accommodate the cultural facility. The ground floor will be altered to make it fully accessible and inviting to better accommodate the visiting public. The primary entrance will remain on Columbus Circle, and a secondary store entrance will be facing the AOL/Time Warner building. MAD at Two Columbus Circle will also include an accessory restaurant, museum store, 154-seat auditorium, public programming/educational space, and artist studio space, as well as a Center for the Study of Contemporary Craft. The sub-cellar would be used primarily for storage and mechanical space, and the building's sixth through eighth floors would accommodate administrative and public programming space.

The relocation of MAD from its existing location at 40 West 53rd Street to 2 Columbus Circle would allow the museum to profit from the vibrant neighborhood surrounding Columbus Circle. By drawing visitors and tourists to the area, MAD would also become a significant contributor to the economic and community redevelopment program at Columbus Circle. Columbus Circle consists mainly of retail and commercial buildings.

The proposed project requires the following discretionary approvals:

- Disposition of City-owned property pursuant to zoning.

#### Statement of No Significant Effect

The Office of the Deputy Mayor for Economic Development and Rebuilding has reviewed information about the project contained in an Environmental Assessment Statement dated March, 2003, pursuant to Article 8 of the New York State Environmental Conservation Law and 6NYCRR, Part 617.7, and has determined that the project will not have a significant adverse impact on the environment.

#### Reasons Supporting this Determination

1. **LAND USE AND ZONING.** The proposed project will not result in any adverse zoning or land use impacts. Presently, the building at Two Columbus Circle is entirely vacant. The proposed relocation of MAD to the project site would not result in any significant change in land uses for the surrounding area, nor would it generate a land use that would be incompatible with the surrounding residential, commercial, and/or institutional uses. The proposed action would facilitate the expansion and upgrading of MAD to a larger more spacious facility, and adaptively reuse a long-neglected deteriorating structure. The museum would modify and upgrade the building's existing facades and renovate the interior spaces of the building. The proposed museum use of the project site would complement existing and anticipated uses in the area. The proposed disposition would once again establish an art and design gallery at the project site, which has been used in the past for a variety of cultural uses.

The proposed action would conform to all applicable zoning regulations and would not result in a loss or change of a particular use or introduce a new use that is nonconforming with zoning regulations in the area.

2. **URBAN DESIGN/VISUAL RESOURCES.** The proposed project would not result in any significant impacts related to urban design and visual resources. The museum would adaptively reuse, refurbish, and renovate a long-neglected deteriorating structure, and reestablish a cultural hub along Columbus Circle. The proposed project is not expected to significantly change or alter the existing structure's scale, bulk, or shape. The original massing and form would be maintained with the potential of adding an elevator overrun to the existing mechanical penthouse. It is anticipated that the building's existing exterior cladding will be replaced with a panel system consistent with the existing buildings along Central Park. In addition, the building's open ground floor arcade will be enclosed with glass walls, and the ground floor would be extended to the building's footprint edge to create an open, spacious lobby/reception area and museum store.

Overall, the refurbished building is expected to be contextual with the nearby structures in terms of materials, color, and architectural style. The exterior of the building would complement the existing and planned buildings in the area.

3. **TRAFFIC.** There would be no significant impacts related to traffic as a result of the proposed project. The proposed museum use is expected to generate up to 33, 45, and 42 vehicle trips in the weekday midday, weekday evening, and weekend midday hours. Based on the levels of anticipated vehicle demand for the museum, the project-generated trips are below the CEQR thresholds. The majority of the site's visitors would arrive by foot or by public transit. It is estimated that approximately 30 percent of visitors to the museum would arrive by subway and approximately 8 percent would use public buses (10 percent would come by charter bus during the week). Only 5 to 10 percent are expected to arrive by car, with approximately 5 percent arriving or leaving via taxi.


There would be no significant impacts related to traffic as a result of the proposed project.

4. **TRANSIT AND PEDESTRIANS.** The CEQR threshold for detailed transit analysis of subway trips due to implementation of the proposed project was exceeded during the weekday PM peak hour (207 peak hour trips) and weekend midday peak hour (242 peak hour trips). Although the proposed project is anticipated to generate more than 200 subway trips during these times, further analysis indicated that the proposed project's generated subway trips would be adequately distributed between two subway stations and four major subway lines. Therefore, no subway station would have an increase in demand in excess of 200 persons an hour.

The proposed project is anticipated to generate a total of 51, 65, and 55 bus trips in the AM, midday, and PM peak hours, respectively. However, as these trips would be divided among nine bus routes within a quarter mile radius of the project site, each will experience little project-generated increase in riders during weekday peak hours.

Thus, the proposed project would not result in any significant transit or pedestrian impacts.

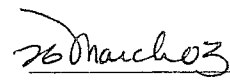
No other significant effects upon the environment that would require an Environmental Impact Statement are foreseeable.

  
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Robert R. Kulikowski, Ph.D.

Assistant to the Mayor,

On behalf of the Deputy Mayor for Economic Development  
And Rebuilding

  
\_\_\_\_\_

Date