



CITY PLANNING COMMISSION

March 20, 2013/Calendar No. 13

N 130196 PXM

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 90 Church Street (Block 86, Lot 1), Borough of Manhattan, Community District 1. (NYPD offices).

WHEREAS, on February 20, 2013 the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter for the use of space located at 90 Church Street (Block 86, Lot 1), Community District 1, Borough of Manhattan, which is intended for use as an office by the New York City Police Department (NYPD); and

WHEREAS, this application (N 130196 PXM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. This application was determined to be a Type II action which requires no further environmental review; and

WHEREAS, the Notice of Intent was referred by the Department of City Planning to Manhattan Community Board 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 1 has not submitted a recommendation; and

WHEREAS, the Borough President of Manhattan has not submitted a recommendation; and

WHEREAS, no recommendations were received from other Borough Presidents; and

WHEREAS, the City Planning Commission held a public hearing on the application on March 6, 2013(Calendar No. 18); and

WHEREAS, representatives from DCAS and NYPD spoke in favor of the application; and

WHEREAS, the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of office space has considered the following criteria of Article 7 of the Criteria for the Location of City Facilities as adopted by the City Planning Commission on December 3, 1990 pursuant to Section 203 (a) of the New York City Charter:

- a) **Suitability of the site to provide cost-effective operations.** The proposed site at 90 Church Street is of sufficient size and will be appropriately renovated for cost-effective operations. The site will be designed to provide adequate private and shared work stations, conference areas, bid rooms, file management systems and storage areas. The space to be occupied is currently occupied by the New York City Housing Authority (NYCHA). NYCHA is consolidating its space within the building and will be vacating this space in early 2013. The facility will be fully handicapped accessible.
- b) **Suitability of the site for operational efficiency.** The proposed site is suitable for operational efficiency, as it will allow the NYPD to continue to maintain their presence in Lower Manhattan. The proposed site is readily accessible to mass transit, including the 1, 2, 3, 4, 5, A, C, E, and R subway lines, as well as the Staten Island Ferry. Additionally, numerous bus lines also stop near the proposed site. The site offers excellent access to nearby arterial highways, major thoroughfares, and close proximity to the two Lower Manhattan East River bridges and the Brooklyn Battery and Holland Tunnels.
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed relocation was not listed in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, sufficient conference and bid rooms, and handicapped accessibility, conform to the criteria used in the Citywide Statement of Needs.
- d) **Whether the facility can be located so as to support development and revitalization of the city's regional business districts without constraining operational efficiency.** The proposed site is located within a regional business district. The facilities location is consistent with the needs and requirements of the NYPD.

WHEREAS, the Commission has determined that the application warrants approval and, therefore, adopts the following resolution:

RESOLVED, by the City Planning Commission that the Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services on February 20, 2013, for use of property located at 90 Church Street (Block 86, Lot 1), Borough of Manhattan, Community District 1. (NYPD offices), is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 20, 2013 (Calendar No. 13), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners