



CITY PLANNING COMMISSION

August 7, 2013/Calendar No. 6

N 140007 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 469 Seventh Avenue (Block 811, Lot 68), Community District 5, Borough of Manhattan (NYPD offices).

WHEREAS, on July 10, 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 469 Seventh Avenue (Block 811, Lot 68), Community District 5, Borough of Manhattan, which is intended for use as office space by the New York City Police Department (NYPD); and

WHEREAS, this application (N 140007 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 5 and to the Borough President of Manhattan pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 5 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 July 24, 2013 (Calendar No. 27); and

WHEREAS, a representative from the Department of Citywide Administrative Services spoke in favor of the application; and

WHEREAS, there were no other speakers and 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 469 Seventh Avenue is of sufficient size and will be appropriately renovated for cost-effective operations. The proposed leased area is partially occupied but will be vacated in the coming months. The space is structurally sound and will be built-out to make it suitable for the Police Department's needs. When the renovation work is complete, the facility will be fully handicapped accessible.
- b) **Suitability of the site for operational efficiency.** The site is suitable for operational efficiency due to its central location and its excellent access to the area it will be serving. The site is located two blocks northeast from the current location, 330 West 34th Street, and is within the area served by NYPD staff to be relocated to the new office space. The new site will not include parking. Staff will continue to use on-street designated parking in the area around 330 West 34th Street and use a City-owned lot located at East 36th Street and the FDR Drive. The proposed site is exceptionally accessible by mass transportation. The site is located within three blocks of the No, 1, 2 and 3 subway lines and the B, D, F, M, N, Q and R subway lines. Additionally, Penn Station is located two blocks south of the proposed location, providing access to Long Island Railroad service. Local bus service is provided by the M7 and M20 lines which travel along Seventh Avenue. The site is zoned M1-6, which permits the proposed use.
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed location was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, sufficient conference and muster rooms and handicapped accessibility conform to the criteria used for 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 proposed location is consistent with the needs 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 July 10, 2013 for use of property located at 469 Seventh Avenue (Block 811, Lot 68) (NYPD offices), Community District 5, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on August 7, 2013 (Calendar No. 6), 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,
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ORLANDO MARIN, Commissioners