CITY PLANNING COMMISSION

March 5, 2014/Calendar No. 18 N 140267 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 123 William Street (Block 78, Lot 4), Borough of Manhattan, Community District 1. (HRA offices)

WHEREAS, on February 5, 2014 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 123 William Street (Block 78, Lot 4), Community District 1, Borough of Manhattan, which is intended for use as an office by the Human Resources Administration (HRA); and

WHEREAS, this application (N 140267 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 submitted a letter dated February 25, 2014 requesting that, when relocating facilities to CB1, DCAS consider factors "such as the concentration of other social service facilities that have been moved to CB1's densely populated residential neighborhoods in the past few months"; 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 February 19, 2014 (Calendar No. 18); and

WHEREAS, representatives from DCAS and HRA 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 office space on the sixth floor at 123 William Street is of sufficient size to meet the needs of the Business Link group. The space is vacant and in un-built condition, but will require renovations to make it suitable for HRA's needs. Additionally, the site is fully ADA compliant.

b) **Suitability of the site for operational efficiency.** The 123 William Street office building has excellent access to public transportation. The 2, 3, 4, 5, A, C, J, and Z subway lines are all within a few blocks of the building. The site is also within walking distance from the M-15 bus at the Water Street/Fulton Street stop, as well as the M-5 bus at Broadway/Vesey Street and Church Street/Vesey Street stops.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** HRA's proposal entitled "Relocation of Business Link Office" appeared in the Citywide Statement of Needs (SON) for City Facilities/Fiscal Years 2013 and 2014 and its status was updated to "Active" in the SON for FYs 2014-15.

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 facility is located within the Downtown Manhattan Business District.

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 5, 2014, for use of property located at 123 William Street (Block 78, Lot 4), Borough of Manhattan, Community District 1. (HRA offices), is hereby **APPROVED.**

The above resolution, duly adopted by the City Planning Commission on March 5, 2014 (Calendar No. 18), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

CARL WEISBROD, 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

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: FEBRUARY 25, 2014

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	10 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	36 In Favor	0 Opposed	0 Abstained	0 Recused

RE: The Human Resources Administration (HRA) proposal to acquire 17,000 square feet of office space on the sixth floor at 123 William Street in Lower Manhattan, within Community Board 1 (CB1)

WHEREAS: Pursuant to Section 195 of the City Charter, HRA came before CB1 on December 4, 2013 to present the proposal of relocation of HRA's Business Link office; and

WHEREAS: HRA stated that space is needed for the relocation of HRA's Business Link office from its current location in Community Board 4 at 348 West 34th Street, a site for which the lease is being terminated; and

WHEREAS: CB1 feels that while making this proposal, HRA did not take into consideration the impact this office relocation would have on CB1's rapidly growing residential neighborhood and particularly its nursery schools, elementary schools, Head Start programs and small businesses; now

THEREFORE BE IT RESOLVED THAT: Community Board 1 urges the City Planning Commission to ask the Department of Citywide Administrative Services, when relocating social service facilities from another community board to CB1, to consider factors, in addition to those stated above, such as the concentration of other social service facilities that have been moved to CB1's densely populated residential neighborhoods in the past few months.