



## **CITY PLANNING COMMISSION**

January 21, 2015/Calendar No. 15

N 150189 PXM

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**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 120 Broadway (Block 47, Lot 7501), Borough of Manhattan, Community District 1 (DCP offices).

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**WHEREAS**, on December 23, 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 120 Broadway (Block 47, Lot 7501), Community District 1, Borough of Manhattan, which is intended for use as an office by the Department of City Planning (DCP); and

**WHEREAS**, this application (N 150189 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**, on January 12, 2015, the Planning Committee of Manhattan Community Board 1 voted to issue a resolution recommending approval of the application; 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 January 7, 2015 (Calendar No. 16); and

**WHEREAS**, a representative from DCAS spoke in favor of the application; and

**WHEREAS**, a representative for the Borough President of Manhattan spoke in favor of the application; and

**WHEREAS**, a former member of the City Planning Commission 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 Lower Arcade, 30<sup>th</sup> and 31<sup>st</sup> floors of 120 Broadway is of sufficient size to meet the current and future needs of the Department of City Planning. The space is presently vacant with the exception of small portions of both floors. The remaining tenant is currently in the process of relocating. The space will be predominantly retained in its existing condition, but will require selected renovation to accommodate the needs of DCP. There are many modern conference rooms and work areas, and the layout and size of the space will allow for appropriate adjacencies for related divisions. The CPC public meeting spaces, when built out, will more than double the seating capacity of the current meeting space at 22 Reade Street.
- b) **Suitability of the site for operational efficiency.** The 120 Broadway office building has excellent access to public transportation. There is direct building access to the 4/5 and J/Z trains, as well as proximity to the new Fulton Transit Center and bus service. The building is a ten minute walk to the Staten Island Ferry. The site is a little over one-half mile from DCP's current location at 22 Reade Street, and thus staff and visitors will have proximate accessibility to the same services currently available in the area surrounding 22 Reade Street.

Visitors to 120 Broadway may enter from 3 points at street level: Broadway, Nassau Street and Cedar Street. There is also direct access to the building from the Lower Arcade (sub-level) to the 4/5 and J/Z subway lines.

For ADA access, visitors must enter from Cedar Street by pressing a service button at that entrance. Once the manned security/starter post (24/7) observes the visitor/employee via the CCTV system, access will be provided. The visitor/employee will be escorted to a service elevator that will bring the visitor/employee to their floor destination. An internal building phone system is in place on all floors to request service elevator pick up. Service elevators provide access to all floors in the building including the Lower Arcade.

- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The location had not been established at the time of the release of the FY 2015-2016 Citywide Statement of Needs in November 2013, and therefore is not mentioned.
- 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.** 120 Broadway is situated within the Downtown-Lower Manhattan Business Improvement District (BID). The BID, which is operated by the Alliance for Downtown New York, provides public safety, sanitation and economic development services throughout the district, which extends roughly from City Hall to the Battery, from the East River to West Street.

**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 December 23, 2014, for use of property located at 120 Broadway (Block 47, Lot 7501), Borough of Manhattan, Community District 1 (DCP offices), is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on January 21, 2015 (Calendar No. 15), 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, Chairman**  
**KENNETH J. KNUCKLES, ESQ., Vice Chairman**  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**MICHELLE R. DE LA UZ, RICHARD W. EADDY,**  
**CHERYL COHEN EFFRON, BOMEJ JUNG, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ Commissioners**

COMMUNITY BOARD #1 – MANHATTAN  
RESOLUTION

DATE: JANUARY 26, 2015

COMMITTEE OF ORIGIN: PLANNING

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC MEMBERS VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	0 In Favor	0 Opposed	0 Abstained	0 Recused

RE: N 150189PXM  
Acquisition of office space for Department of City Planning at 120 Broadway

WHEREAS: The New York City Department of Citywide Administrative Services proposes to acquire approximately 120,000 square feet of office space on the 30<sup>th</sup>, 31<sup>st</sup> and Lower Arcade at 120 Broadway for relocation of the Department of City Planning (DCP) and City Planning Commission offices at their current locations at 22 Reade Street and 2 Lafayette Street, and

WHEREAS: Approximately 300 personnel, including full and part time interns, are located at 22 Reade Street and the DCP's Transportation Division, with 22 staff is currently located on the 12th floor of 2 Lafayette Street, and

WHEREAS: DCP currently occupies 99,000 sf.in a six story building at 22 Reade Street that is currently in a state of disrepair, with ongoing maintenance issues, including poorly functioning elevators, inconsistent or nonexistent air-conditioning and heat; poor lighting, inferior meeting spaces and an antiquated layout; and the City Planning Commission's public hearing space is inadequate in size and does not have appropriate lighting and sound conducive for public meetings, and

WHEREAS: Spanning a full city block bordered by Broadway and Nassau, Pine and Cedar Streets, 120 Broadway, also known as The Equitable Building is a designated National Historic Landmark and a NYC Landmark and was constructed in 1915 and renovated and restored in 1990, and

WHEREAS: The 30<sup>th</sup> and 31<sup>st</sup> floors of 120 Broadway will be fully occupied by DCP personnel, including members of the City Planning Commission and a portion of the Lower Arcade will be utilized as the City Planning Commission public meeting space, now

THEREFORE  
BE IT  
RESOLVED

THAT: CB 1 recommends approval of the acquisition of approximately 120,000 square feet of office space on the 30<sup>th</sup>, 31<sup>st</sup> and Lower Arcade at 120 Broadway for the New York City Department of City Planning for relocation of its offices at 22 Reade Street and 2 Lafayette Street.