



CITY PLANNING COMMISSION

May 6, 2015, Calendar No. 10

N 150299 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 179 Ludlow Street (Block 412, Lot 26) for the Community Board 3 District Office, Borough of Brooklyn, Community District 3.

WHEREAS, on April 8, 2015, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to 195 of the New York City Charter for use of space located at 179 Ludlow Street (Block 412, Lot 26), Community District 3, Manhattan, which is intended for use as office space by Manhattan Community Board 3; and

WHEREAS, this application (N 150299 PXM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA requirements 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 by Manhattan Community Board 3 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Manhattan Community Board 3 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 April 22, 2015 (Calendar No. 12); and

WHEREAS, there was one speaker at the public hearing in favor of the application and none opposed; 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, in a memo to the Commission dated April 28, 2015 the Department of Citywide Administrative Services confirmed that it is seeking a 15-year lease for the continued operation of this facility; 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 of 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 facility at 179 Ludlow Street is of sufficient size and will be appropriately built-out for cost-effective Community Board operations. The proposed site will provide modern office facilities including appropriate reception area, non-private offices, adequate conference room and filing space, and data processing facilities. The site provides sufficient space for staff and various committees of the Board. Further, the site provides adequate space for the monthly District Service Cabinet meeting and related activities.

- b) **Suitability of the Site for Operation Efficiency.** The site is suitable for operational efficiency due to its accessibility to both staff and residents of Community Board 3. The proposed site is located within the Board's service area and the site is well served by

public transportation. The building is located on the west side of Ludlow Street between East Houston and Stanton Streets within easy walking distance of the F train stop at 2nd Avenue and Houston Street and the J, M and Z trains at the Essex and Delancey Street stop. Numerous bus lines are also nearby including the M9 which is 1 block East on Essex Street, the M21, which runs along Houston Street, and the M15, which runs North and South two blocks West on Allen Street. The proposed lease does not include parking, there is some metered on-street parking on the surrounding blocks. The site will be handicapped accessible. Further, there are sufficient shopping and eating establishments within the vicinity of the site.

c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed location was not indicated in a Citywide Statement of Needs. The site is located in a C4-4A zoning district, which allows office uses (Use Group 6) as-of-right, and is located within the service area of the Community Board.

d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The site is located within a C4-4A regional business district. Regional business districts are areas outside of the Manhattan central business district that are zoned C4, C5, or C6, or are hubs of office buildings and/or civic structures. The proposed site also borders on the Lower East Side Business Improvement District. The organization is composed of property owners, merchants, residents and government representatives that work together to promote the Lower East Side through a variety of programs and initiatives.

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 April 8, 2015, for the use of space located at 179 Ludlow Street (Block 412, Lot 26), Community District 3, Manhattan,

which is intended for use as office space by Manhattan Community Board, is hereby

APPROVED.

The above resolution is duly adopted by the City Planning Commission on May 6, 2015, (Calendar No. 10), 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,

CHERYL COHEN EFFRON, MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,

RICHARD W. EADDY, ANNA HAYES LEVIN, BOME E JUNG,

ORLANDO MARIN LARISA ORTIZ, Commissioners