CITY PLANNING COMMISSION

August 19, 2015/Calendar No. 7 N160001 PXX

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 1775 Grand Concourse (Block 2822, Lot 7501), Borough of the Bronx, Community District 5 (DCP Bronx Offices).

WHEREAS, on July 22, 2015 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 1775 Grand Concourse (Block 2822, Lot 7501), Community District 5, Borough of the Bronx, which is intended for use as an office by the Department of City Planning's (DCP) Bronx Borough Offices; and

WHEREAS, this application (N160001 PXX) 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 Bronx Community Board 5 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Bronx Community Board 5 has not submitted a recommendation; and

WHEREAS, the Borough President of the Bronx 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 August 5, 2015 (Calendar No. 18); and

WHEREAS, a representative from DCAS 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 5th Floor of 1775 Grand Concourse is sufficient in size to meet the current and future needs of the DCP Bronx Borough Office. The space is presently vacant and will be built out to accommodate modern work areas, multiple formal and informal meeting spaces, common areas, pantry and break room, and technology that are required by the agency. The 5th floor of 1775 Grand Concourse will be shared with offices of the Law Department and Safe Horizons.

b) **Suitability of the site for operational efficiency.** The 1775 Grand Concourse office building has excellent access to public transportation. The building's main entrance is located steps away from the 174-175th Street Station of the B and D Subway Lines. The #4 Subway is also only two blocks away on Jerome Avenue. Additionally there are 3 bus lines that run along the Grand Concourse**.**

   Visitors to 1775 Grand Concourse will have two points of entry at street level: Grand Concourse level and Walton Avenue level. The main lobby for the building is located on the 4th Floor (of Walton Avenue), which is the ADA-accessible ground level on the Grand Concourse. Every floor has new code-compliant, ADA-accessible restrooms.

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 in November 2013 of the Fiscal Year 2015-2016 Citywide Statement of Needs, therefore it 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.** The Grand Concourse is a dense major thoroughfare which has historically been a center of culture and activity for the Bronx. Jerome Avenue, to the west, is a busy commercial corridor. Tremont Avenue,

a major east-west retail corridor, is four blocks to the north. Bronx Lebanon Hospital is two blocks to the south. 161st Street/Bronx Civic Center is fifteen blocks to the south. The location is less than a mile away from the Fordham Road Shopping District, the busiest in the Bronx.

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 23, 2015, for use of property located at 1775 Grand Concourse (Block 2822, Lot 7501), Borough of the Bronx, Community District 5 (DCP Bronx Borough Offices), is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on August 19, 2015 (Calendar No. 7), 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, JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ Commissioners