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) (Department of Youth and Community Development offices), Borough of Manhattan, Community District 1.

WHEREAS, on January 6, 2016, 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 use of space located at 123 William Street (Block 78, Lot 4), Community District 1, Manhattan, which is intended for use as office space by the Department of Youth and Community Development; and

WHEREAS, this application (N 160119 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 to Manhattan Community Board 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, on January 26, 2016 the Financial District Committee of Manhattan Community Board 1 voted to issue a resolution not opposing 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, on January 5, 2016, the City Planning Commission duly advertised January 20, 2016 for a public hearing on this application (N 160119 PXM).

WHEREAS, the City Planning Commission held a public hearing on the application on January 20, 2016 (Calendar No. 7); and

WHEREAS, representatives from the Department of Youth and Community Development and 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 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 office space on the 17th and 18th floors at 123 William Street is of sufficient size and will be appropriately built-out for cost-effective operations. The proposed office space will provide modern office facilities including private and non-private offices, conference rooms, and filing space. The office space was vacant when DYCD first occupied it in 2014 under a license agreement. The space will require minor reconfigurations and upgrades. The facility is fully handicapped accessible.

b) **Suitability of the Site for Operation Efficiency**. The proposed office space is suitable for operational efficiency and is within close proximity to DYCD's offices located at 2 Lafayette Street. The proposed site is served by multiple subway lines that converge at Fulton Center including the 2, 3, 4, 5, A, C, J, Z, and R. Bus service is available via the M9, M22, and M103. The site has nearby access to arterial highways and major thoroughfares as well as close proximity to the three Lower Manhattan East River bridges and the Brooklyn-Battery and Holland Tunnels.

c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not included in the Citywide Statement of Needs. However, the siting criteria used here; such as close proximity to DYCD offices at 2 Lafayette Street, access to public transportation, and handicap access; conform to the criteria used in 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.** The facility is located in the Downtown-Lower Manhattan Business Improvement District (BID). The BID, which is operated by Downtown Alliance Inc., provides public safety, sanitation, and economic development services.

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 January 6, 2016, for the use of property located at 123 William Street (Block 78, Lot 4), (Department of Youth and Community Development offices), Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on February 3, 2015, (Calendar No. 9), 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, CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, Commissioners

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 26, 2016

COMMITTEE OF ORIGIN: FINANCIAL DISTRICT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	41 In Favor	0 Opposed	0 Abstained	0 Recused

RE: N 160119 PXM, 195 Notice of Intent to Acquire Office Space, Department of Citywide Administrative Services/Department of Youth and Community Development, 123 William Street

WHEREAS: The Department of Citywide Administrative Services (DCAS) has filed application N 160119 PXM with the Department of City Planning, a Notice of Intent to Acquire Office Space for use of property located at 123 William St.; and

WHEREAS: The Department of Youth and Community Development (DYCD) proposes to lease approximately 41,000 square feet of office space on the entire 17th and 18th floors at 123 William St.; and

WHEREAS: This space is needed to accommodate the recent growth in DYCD's baseline headcount. The agency has hired new employees in order to fully staff the Mayoral Universal Afterschool Middle School Initiative: the Comprehensive After School System of NYC (COMPASS NYC); and

WHEREAS: The space at 123 William St. was secured under a license agreement in late 2014 and now DYCD wants to convert the agreement into a long-term lease. 195 land use approval is necessary for DCAS to execute a long-term lease at this site. There are no other tenants on the 17th and 18th floors; and

WHEREAS: DYCD currently has office space at two other downtown Manhattan locations; 2 Lafayette Street and 16I William Street. There is no space available at either of these sites for this program. DYCD plans to vacate the leased space at 161 William Street after the buildout of a portion of the 18th floor at 123 William Street is completed. DCAS is presently looking for a backfill candidate for the 161 William Street space as the lease does not expire until 2021; and

WHEREAS: The applicant has confirmed that the expansion to 123 William St. will not involve increased placard parking; now

THEREFORE BE IT RESOLVED THAT: CB 1 does not oppose application N 160119 PXM, for DYCD to lease approximately 41,000 square feet of office space on the entire 17th and 18th floors at 123 William St.