



CITY PLANNING COMMISSION

March 9, 2016 / Calendar No. 8

N 160173 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 33 Whitehall Street (Block 10, Lot 14) (NYC Department of Sanitation Offices), Borough of Manhattan, Community District 1.

WHEREAS, on February 10, 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 33 Whitehall Street (Block 10, Lot 14), Community District 1, Manhattan, which is intended for use as office space by the Bureau of Information and Technology (BIT) of the Department of Sanitation (DSNY); and

WHEREAS, this application (N 160173 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 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, on February 23, 2016 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 February 9, 2016 the City Planning Commission duly advertised February 24, 2016 for a public hearing on this application (N 160173 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on February 24, 2016 (Calendar No. 18); and

WHEREAS, representatives from the Department of Sanitation 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 sixth floor at 33 Whitehall Street is of sufficient size to meet the needs of the Bureau of Information and Technology. The proposed office space is already equipped with specific essential Bureau of Information and Technology infrastructure requirements, such as a server room, cooling and ventilation systems, work stations, conference rooms and storage space for information technology inventory. The facility is fully handicapped accessible.

- b) **Suitability of the Site for Operation Efficiency.** The proposed office space is suitable for operational efficiency as it is sufficient in size to accommodate a minimum of 75 employees. The building has excellent access to public transportation. The 1 train at South Ferry, the R train at Whitehall Street, the 4 and 5 trains at Bowling Green, the M15 and M20 bus lines and the Staten Island Ferry are all within walking distance. Additionally, the proposed office space's close proximity to other Department of Sanitation facilities will allow for greater interaction amongst the various divisions of the Department of Sanitation.

- 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 other Department of Sanitation offices at 44 Beaver Street, access to public transportation and handicapped accessibility - 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 provides supplemental security and sanitation, assists with streetscape and design services and programs special events to the Lower Manhattan area.

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 10, 2016, pursuant to Section 195 of the New York City Charter for use of property located at 33 Whitehall Street (Block 10, Lot 14) (NYC Department of Sanitation Offices), Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on March 9, 2016, (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, 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: FEBRUARY 23, 2016

COMMITTEE OF ORIGIN: NEW BUSINESS

BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Notice of Intent to Acquire Office Space, Department of Citywide Administrative Services/Department of Sanitation, Bureau of Information and Technology, 33 Whitehall Street

WHEREAS: The Department of Sanitation (DSNY) proposes to acquire approximately 17,000 rentable square feet of office space on the sixth floor of 33 Whitehall Street. The site is required to provide office space for Bureau of Information and Technology (BIT) personnel that cannot be accommodated in existing space assigned to DSNY at 137 Centre Street, a City-owned building which will be sold by the Economic Development Corporation (EDC) within the next few years (a request for proposals was released in February 2015); and

WHEREAS: BIT is responsible for the data processing functions and development, maintenance and operations of systems that provide operational, analytical and managerial support functions, as well as IT resource management, for DSNY; and

WHEREAS: BIT has occupied floors of the building at 137 Centre Street for decades, when it was the largest of several units across the agency that provided information technology and systems support. Staffing numbers were much lower than today, and the amount of servers that were housed on premises were also much less than exists today. BIT has grown significantly over the last few years, due to increased hiring to meet the demand, and also as a result of IT staff from other units and bureaus being consolidated into the bureau; and

WHEREAS: 33 Whitehall Street is a modern office building located between Bridge Street and Pearl Street. The building has 30 floors and is approximately 360,000 square feet; and

WHEREAS: BIT would occupy the entire sixth floor. The space is already equipped with specific essential BIT infrastructure requirements, such as a server room with sufficient power, cooling and ventilation systems, adequate work stations, conference rooms and storage space for IT inventory. BIT would be able to relocate to this space without any significant additional improvements or costs; and

WHEREAS: The space is sufficient in size to accommodate a minimum of 75 employees. The hours of operation will be between 6:00AM and 6:00PM, Monday through Friday although periodic 24/7 access will be required, particularly during winter emergencies; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the application by DSNY/BIT to acquire approximately 17,000 rentable square feet of office space on the sixth floor of 33 Whitehall Street.

