CITY PLANNING COMMISSION

June 8, 2016 / Calendar No. 9 N160305PXX

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 260 East 161st Street, (Block 2443, Lot 100), Borough of the Bronx, Community District 4. (Office of the Chief Medical Examiner and NYC Law Department)

WHEREAS, on May 11, 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 260 East 161st Street, (Block 2443, Lot 100), Community District 4, the Bronx, which is intended for use as office space by the Tort Division of the Law Department and the Family Services Unit of the Office of the Chief Medical Examiner (OCME); and

WHEREAS, this application (N160305PXX) 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 Bronx Community Board 4 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Bronx Community Board 4 has not submitted a recommendation on this matter; 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, on May 12, 2016 the City Planning Commission duly advertised May 25, 2016 for a public hearing on this application (N160305 PXX); and

WHEREAS, the City Planning Commission held a public hearing on the application on May 25, 2016 (Calendar No. 13); and

WHEREAS, representatives from the Department of Citywide Administrative Services, the Office of the Chief Medical Examiner (OCME), and the Law Department 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 for the NYC Law Department 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:

7.1a <u>Suitability of the Site to Provide Cost Effective Operations</u>

The proposed space at 260 East 161st Street is of sufficient size and will be appropriately renovated for cost-effective operations by the Law Department. The space is currently vacant and in good condition, but will require an office build-out to make it suitable for Law the Law Department's use. Additionally, the office will be fully handicapped accessible and is readily accessible by public transportation.

7.1b <u>Suitability of Site for Operational Efficiency</u>

The proposed site is suitable for operational efficiency by Law due to its excellent accessibility to staff. 260 East 161st Street is well served by public transportation. The 4, B and D subway lines are all within a few blocks of the building and the 2 and 5 lines are less than a ½ mile from the site. The route of the B6 bus line passes within a few feet of the front of the building and numerous other bus lines are within walking distance. Additionally, the location also provides easy vehicular access to the Grand Concourse. Finally, this sites close proximity to the Bronx Courts makes this site ideal

7.1c Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs

The proposed relocation and expansion was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation and handicapped access conform to the criteria used in the Citywide Statement of Needs.

7.1d Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts

The proposed location is within a C6-2 zoning district, which allows the proposed use. The *Fair Share Criteria* defines regional business districts as area zoned C4, C5, or C6, located outside of the Manhattan central business district. Therefore, the proposed location is in a regional business district. The location is also a few minute walk from the Bronx Court Houses making it ideally suitable for Law.

WHEREAS, the City Planning Commission, in reviewing the proposed location of office space for the Office of the Chief Medical Examiner 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:

7.1a Suitability of the Site to Provide Cost Effective Operations

The proposed 4th floor space at 260 East 161st Street is of sufficient size and will be appropriately renovated for cost-effective operations by OCME. The space is currently vacant and in good condition, but will require an office build-out to make it suitable for OCME. Additionally, the office will be fully handicapped accessible and is readily accessible by public transportation.

7.1b Suitability of Site for Operational Efficiency

The proposed site is suitable for OCME's operational efficiency due to its excellent accessibility to staff. 260 East 161st Street is well served by public transportation. The 4, B and D subway lines are all within a few blocks of the building and the 2 and 5 lines are less than a ½ mile from the site. The route of the B6 bus line passes within a few feet of the front of the building and numerous other bus lines are within walking distance. Additionally, the location also provides easy vehicular access to the Grand Concourse.

7.1c Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs

The proposed relocation and expansion was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation and handicapped access conform to the criteria used in the Citywide Statement of Needs.

7.1d Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts

The proposed location is within a C6-2 zoning district, which allows the proposed use. The *Fair Share Criteria* defines regional business districts as area zoned C4, C5, or C6, located outside of the Manhattan central business district. Therefore, the proposed location is in a regional business district. . The excellent transportation options, including subway, bus and automobile, make this site ideal at meeting OCME's needs.

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 May 11, 2016 for use of office space located at 260 East 161st Street, (Block 2443, Lot 100) (Office of the Chief Medical Examiner and NYC Law Department), Borough of the Bronx, Community District 4, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on June 8, 2016 (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