



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 255 Greenwich Street (Block 127, Lot 18) (Campaign Finance Board office), Borough of Manhattan, Community District 1.

WHEREAS, on January 18, 2018 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 255 Greenwich Street (Block 127, Lot 18), Community District 1, Borough of Manhattan, which is intended for use as an office by the Campaign Finance Board (CFB); and

WHEREAS, this application (N 180167 PXM) 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 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 23, 2018, Manhattan Community Board 1 voted to issue a resolution recommending approval of 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 17, 2018, the City Planning Commission duly advertised January 31, 2018 for a public hearing on this application (N 180167 PXM).

WHEREAS, the City Planning Commission held a public hearing on the application on January 31, 2018 (Calendar No. 17); and

WHEREAS, representatives from DCAS and CFB 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 facility at 255 Greenwich Street is of sufficient size and will be appropriately renovated for cost-effective CFB operations. The space is presently occupied, but will be built out to accommodate current and future staffing levels. The space will include an enlarged public meeting space, training room and individual consultation rooms. Additionally, the site will be made fully handicap accessible. There are presently 125 staff.

b) **Suitability of the site for operational efficiency.** 255 Greenwich Street is well served by public transportation. The 1, 2, 3, 4, 5, A, C, E, R and W subway lines and PATH train are all within a few blocks of the building. There are numerous bus lines within walking distance.

Additionally, the location also provides easy vehicular access to the Brooklyn Bridge, Brooklyn Battery Tunnel, Westside Highway and FDR Drive.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed relocation of the NYC Campaign Finance Board was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, conforms 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 without constraining operational efficiency. 255** Greenwich Street is located within the area served by the Alliance for Downtown New York. The Alliance works to enhance the quality of life in Lower Manhattan by providing workers, residents and visitors with a clean, safe and dynamic neighborhood. The most important criteria for the office, however, is its proximity to City Hall, the City Council offices and the NYC Board of Elections.

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 18, 2018, for use of property located at 255 Greenwich Street (Block 127, Lot 18), (Campaign Finance Board office), Borough of Manhattan, Community District 1 is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on February 14, 2018 (Calendar No. 14), is filed with the Office of the Speaker, City Council in accordance with the requirements of

Section 195 of the New York City Charter.

MARISA LAGO, *Chair*

**RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE DE LA UZ,
JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*

COMMUNITY BOARD #1 –MANHATTAN
RESOLUTION

DATE: JANUARY 23, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	13 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	44 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 255 Greenwich Street, 195 application, Notice of Intent to Acquire Office Space for New York City Campaign Finance Board

WHEREAS: The New York City Campaign Finance Board (CFB), working with the Department of Citywide Administrative Services (DCAS), proposes to acquire approximately 50,000 square feet of office space on the entire 4th floor of 255 Greenwich Street; and

WHEREAS: The office space will be used to house the entire CFB staff, which is currently located at 100 Church Street; and

WHEREAS: The number of staff members at the CFB has grown and it needs to provide access to the general public. The 100 Church facility does not meet the current and future space needs of the CFB and the necessary upgrades are not feasible; and

WHEREAS: 255 Greenwich is a fourteen-story office building located between Murray Street and Park Place. The location is of prime importance as it is easily accessible by public transportation from all areas of the City and is only a few blocks away from City Hall, the City Council offices, and the New York City Board of Elections; and

WHEREAS: The proposed lease is for 20 years and 4 months. Rent starts at \$57 SQF and the landlord is providing \$91 SQF towards the work cost; now

THEREFORE
BE IT
RESOLVED

THAT: CB1 does not oppose this 195 application for the acquisition of office space for the New York City Campaign Finance Board at 255 Greenwich Street.