



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 2100 Bartow Avenue (Block 5141, Lot 810) (Administration For Children’s Services office), Borough of the Bronx, Community District 10.

WHEREAS, on July 1 2021, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire 37,500 square feet of office space, pursuant to Section 195 of the New York City Charter, to relocate offices used by the New York City Human Resources Administration (HRA) to a property located at 2100 Bartow Avenue (Block 5141, Lot 810), Community District 10, Borough of the Bronx; and

WHEREAS, this application (N 210435 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 or 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 10 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 10 has not submitted a recommendation on this matter; and

WHEREAS, the Borough President of the Bronx has not submitted a letter of recommendation; and

WHEREAS, no recommendations were received from the other Borough Presidents; and

WHEREAS, on June 29, 2021, the City Planning Commission duly advertised July 14, 2021 for a public hearing on this application (N 210435 PXX); and

WHEREAS, the City Planning Commission held a public hearing on the application on July 14, 2021 (Calendar No. 33); and

WHEREAS, representatives from DCAS and The Administration of Children's Services Division of Child Protection (ACSDCP) spoke in favor of the application at the public hearing, describing the proposed location, shuttle service to the facility and the proposed lease terms. They also described the advantages of the proposed building for ACSDCP operations, including separate entrances, efficient space layout and proximity to ACSDCP client populations; 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 the 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 space at 2100 Bartow Avenue is of sufficient size and will be appropriately renovated for cost-effective operations by the ACSDCP. The space is currently raw and will be built out to include a layout and furniture plan that are closely aligned with the agency's current best practices. Additionally, the office will be fully ADA accessible.

- b) **Suitability of the Site for Operational Efficiency.** The proposed site is suitable for operational efficiency by the ACSDCP due to its accessibility to staff and clients. The proposed site is well served by public transportation. Numerous bus lines have stops along Bartow Avenue. Several major highways are proximate to the site, including

Hutchinson River Pkwy and New England Thruway. The 5 and 6 subway lines have stops at Gun Hill Rd Station (1.4 miles West of the site) and Pelham Bay Park Station (1.2 miles south of the site).

c) **Consistency with the Locational and other Specific Criteria for the Facility**

Stated in the Citywide Statement of Needs. This site is included in the 2021-2022 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 proposed location is not in a regional business district, however, the proposed site's location is within an M1-1/C4-3 zoning district, which permits office uses as-of-right.

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 12, 2021 for use of property located at 2100 Bartow Avenue (Block 5141, Lot 810) as ACSDCP office, Borough of Bronx, Community District 10, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on July 28, 2021 (Calendar No. 28), 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*~~

~~**KENNETH J. KNUCKLES, ESQ.**, *Vice Chair*~~

~~**DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,**~~

~~**JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,**~~

~~**ANNA HAYES LEVIN, ORLANDO MARIN,**~~

~~**LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*~~