



IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104) for use as a new NYPD Bronx Special Victim Services Squad facility, Borough of the Bronx, Community District 8.

This application for a site selection and acquisition was filed on August 17, 2021 by the New York City Police Department (NYPD) and the New York City Department of Citywide Administrative Services (DCAS). The proposed action would facilitate the relocation of the NYPD Bronx Special Victims Services (SVS) to a new facility with office space and an accessory parking lot located at 188 West 230th Street (Block 3264, p/o Lot 104) in the Kingsbridge neighborhood of Bronx, Community District 8.

BACKGROUND

The applicants seek a site selection and acquisition of an approximately 20,000-square-foot office space located within an existing 91,800-square-foot building at the project site, 188 West 230th Street in the Bronx (Block 3264, p/o Lot 104). The NYPD Bronx SVS is part of the Special Victims Division (SVD), which handles sex crime cases that occur in the Bronx for victims over the age of 13. Since 2018, the NYPD has added staffing across the entire SVD, including Bronx SVS, to provide a victim-focused approach. These changes to staffing and facilities followed a report issued in March 2018 by the NYC Department of Investigation, *An Investigation of NYPD's Special Victims Division Adult Sex Crimes*, which concluded that the SVD is both understaffed and lacks necessary resources. The report provided several recommendations, including the addition of a funding plan to renovate or relocate the physical facilities of all SVD units that handle adult sex crimes in locations that are accessible and welcoming to victims.

The current Bronx SVS facility, located at 1086 Simpson Street, has been occupied since 1997 and is located within a former precinct building containing other NYPD units. The current facility does not provide adequate spatial and access separation for victim and suspect populations, diminishes operational effectiveness, and creates an unsupportive environment for victims. Specific limitations of the current space include a lack of private interview space; shared entrances for NYPD (including prisoner transports), victims and the public; shared bathrooms, arrest processing and video interrogation spaces; a lack of designated space for the District Attorney (DA)'s office; and a lack of separation between victim and suspect populations. The need for relocation was established in the Citywide Statement of Needs for Fiscal Years 2022-2023.

The project site is an approximately 41,725-square-foot lot with 101 feet of frontage along West 230th Street and 209 feet of frontage along Exterior Street. The two-story, 91,800-square-foot building is occupied by government offices, including the Office of the Inspector General and the School Construction Authority, which are located on the first and second floors. The site contains a significant change in grade between Exterior and West 230th streets. The Exterior Street frontage is approximately 13 feet lower than the West 230th Street frontage. This change in grade is reflected in the configuration of the building's levels relative to the adjoining sidewalks.

The project site is located within an M1-1 zoning district. M1-1 zoning districts are light industrial districts typically serve as buffer areas between residential uses and higher-intensity industrial uses. Typical of M1-1 zoning districts, uses within the immediate vicinity of the project site include commercial, residential, public facilities/institutions, and transportation or utility use, including 5500 Broadway which houses a yoga studio, a fitness center, a universal pre-K school, and medical centers. immediately west of the project site. A large general service use, located immediately east of the project site, contains a CubeSmart Self Storage facility. Broadway Plaza, a shopping center with several retail uses is located to the north of the project site.

Much of the surrounding area is located within C4-4 and R6 zoning districts, and contains a mix of commercial, light industrial and community facility uses. The most prominent residential use in the surrounding area is the Marble Hill Houses, a New York City Housing Authority (NYCHA) development, located across Exterior Street, South of the project site. It contains 12 multi-family elevator buildings with approximately 1,682 dwelling units, a senior center, nursery school, and playground. Public open space within the surrounding area includes Siren Slope, a 0.28-acre park operated by the New York City Department of Parks and Recreation, accessory open areas within the Marble Hill Houses campus, including lawns, playgrounds, seating areas, and sports fields. Other commercial uses within the surrounding area include offices, coffee shops, a hair salon, restaurants, a deli, gyms, and other local retail uses that serve the surrounding community.

The project site is well-served by public transportation. The project site is located approximately 0.2 miles south of the 231st Street subway station, and approximately 0.5 miles north of the Marble Hill – 225th Street subway station, both of which provide service to the 1 train line that runs along Broadway west of the project site. The street network in the immediate area is an irregular grid comprised of West 230th Street, a two-way east-west street, while Broadway and Exterior Street provide north-south connectivity to local streets. Broadway is the primary thoroughfare in the area that connects to Manhattan and lower Westchester County, a major commercial corridor as well. The surrounding area also contains several bus routes, including the Bx9, which provides service between Riverdale and West Farms Square, and the Bx1, which provides service between Riverdale and Mott Haven. The stops are located approximately 200 feet west and 0.1 miles north of the project site, respectively. Other transit services in the area include the nearby Metro-North Hudson Line at Spuyten Duyvil station and Marble Hill station, which connect Grand Central Terminal and Poughkeepsie. The project site is also in close proximity to The Major Deegan Expressway (Interstate 87) exit 10, accessible by an entrance along West 230 Street approximately 200 feet west of the project site. It connects the Bruckner (I-278) and the Cross Bronx (I-95) expressways, following the Bronx shore of the Harlem River.

The proposed facility space would be located on the first floor and would comprise a 20,165-square-foot space. NYPD would renovate the interior space to meet their needs by 2022, subject to approval of proposed action. In the cellar, there is an existing public parking garage with access points on both Exterior and West 230th streets, providing parking for public and other uses. The project site also contains a 20-space accessory parking lot that is included in the proposed site selection/acquisition action and would be designated for exclusive use by the NYPD.

The design of the proposed space would include designated areas for victims, suspects, and administrative space, with approximately 39 workstations, five offices and operational space that would include interview rooms, a holding cell, locker rooms, and interrogation rooms. The victims' area would include a dedicated entrance along West 230th Street with access to a reception area, interview rooms, and viewing corridor. The suspects' area entrance would be accessible from the parking lot and contain services necessary for NYPD Bronx SVS to operate and investigate cases, including a video interrogation room, holding cell, and line up room. Victims and suspects would have separate entrances to ensure that victims do not interact with suspects.

The NYPD Bronx SVS administrative space would contain locker rooms, showers, a pantry, and lactation room, in addition to offices and conference rooms. The space would also be dedicated for staff from coordinating victim services from the affiliated community partners, such as the DA's office, the victim advocacy organization Safe Horizons, and limited medical services provided by Safe Horizons, as needed.

The NYPD Bronx SVS facility would operate in standard eight-hour shifts between the hours of 7:00 am and 1:00 am. During any given shift, there would be between 10 and 15 NYPD employees in the facility. The facility would also be able to accommodate employees from organizations necessary to facilitate the operations of the NYPD Bronx SVS, such as the Bronx DA's office, Safe Horizons, and other advocacy organizations. Parking would be provided for

20 vehicles in the existing unenclosed surface accessory parking lot, which would be dedicated exclusively to NYPD fleet, personal, and authorized vehicles. Approximately 10 of the spaces would be reserved for NYPD Bronx SVS vehicles, with the remaining spaces reserved for NYPD employees and other services. It is expected that approximately 20 victims, suspects, and support services would use the facility on a daily basis.

ENVIRONMENTAL REVIEW

This application (C 220082 PCX) 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 City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is NYPD. The designated CEQR number is 21NYP001X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on August 27, 2021.

UNIFORM LAND USE REVIEW

This application (C 220082 PCX) was certified as complete by the Department of City Planning on August 30, 2021, and duly referred to Bronx Community Board 8 and the Bronx Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Bronx Community Board 8 held a public hearing on this application (C 220082 PCX) on October 13, 2021, and on that date, by a vote of 33 in favor, one opposed, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 220082PCX) on November 4, 2021, and issued a recommendation approving the application.

City Planning Commission Public Hearing

On November 3, 2021 (Calendar No. 1), the City Planning Commission scheduled November 17, 2021 for a public hearing on this application. The hearing was duly held on November 17, 2021 (Calendar No. 23). One speaker testified in favor of the application and none in opposition.

Representatives from the applicant team and NYPD presented an overview of the application, including the feasibility of the site, proposed location, and development. The representative explained the features of proposed development, functionality, parking facilities and the services to be provided there.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a site selection and acquisition of property located at 188 West 230th Street (Block 3264, p/o Lot 104), is appropriate.

This application will facilitate the siting and development of the new NYPD Bronx SVS facility. The new space will provide an easily accessible and welcoming space that will ensure privacy and separation between suspects and victims, thereby supporting the continued work of the NYPD's Bronx SVS division. The Commission notes the importance of the Bronx SVS division, and is pleased to allocate space for their continued work program.

The Commission notes that the need for a new facility was outlined in the 2022-2023 Citywide Statement of needs, due to the inefficiencies of the current space that diminish operational effectiveness and create an unsupportive environment for victims. The new space will foster a victim-centric space, helping to ensure that NYPD can continue to meet its public safety mission efficiently and effectively, containing over 20,165 square feet dedicated to support the NYPD Bronx SVS division.

The Commission notes that the surrounding area is easily accessible by various forms of transit. The Commission also notes that the project site conforms with the current zoning regulations governing M1-1 zoning districts, surrounded by C4-4 R6 zoning districts. The Commission believes that the site is adequate in size, and is compatible with the commercial, residential, public facilities/institutions, and transportation/utility uses that exist in the immediate vicinity of the project site.

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Statement, for which a Negative Declaration was issued on August 27, 2021 with respect to this application (CEQR No. 21NYP001X), the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 188 West 230th Street (Block 3264, Lot 104) to facilitate a new NYPD Bronx Special Victims Services (SVS) unit, which includes office space and an adjoining outdoor accessory parking lot, Borough of the Bronx, Community District 8, is approved.

The above resolution (C 220082 PCX), duly adopted by the City Planning Commission on December 15, 2021 (Calendar No. 11) is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

ANITA LAREMONT, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*

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

JOSEPH DOUEK, RICHARD W. EADDY,

ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: NYPD Bronx Special Victims Services			
Applicant:	NYPD - New York City Police Department	Applicant's Primary Contact:	Jeff Reuben
Application #	220082PCX	Borough:	
CEQR Number:	21NYP001X	Validated Community Districts:	X08

Docket Description:

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104) for use as a new NYPD Bronx Special Victim Services Squad facility, Borough of the Bronx, Community District 8.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 33	# Against: 1	# Abstaining: 0	Total members appointed to the board: 44
Date of Vote: 10/13/2021 12:00 AM		Vote Location: Zoom	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 9/1/2021 7:00 PM	
Was a quorum present? No	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	Zoom

CONSIDERATION:

Recommendation submitted by	BX CB8	Date: 10/15/2021 11:19 AM
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BRONX COMMUNITY BOARD 8

5676 Riverdale Avenue, Suite 100 • Bronx, New York 10471-2194

Phone: (718) 884-3959 • Fax: (718) 796-2763

Email: bx08@cb.nyc.gov • Website: www.nyc.gov/bronxcb8



Laura Spalter, Chairperson

Ciara Gannon, District Manager

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Vice Chairperson
Bob Bender

Secretary
Robert Jacklosky

Treasurer
Diomarys Escaño-Bell

Marisa Lago
Chair, City Planning Commission
120 Broadway
31st Floor
New York, NY 10271

October 13, 2021

COMMITTEE CHAIRS:

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Daniel Padernacht

Budget
David Gellman

Economic Development
Nicholas R. Fazio

**Education, Libraries &
Cultural Affairs**
Sylvia Alexander

Environment & Sanitation
Robert Fanuzzi

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Social Services**
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Charles G. Moerdler

Law, Rules & Ethics
Martin Wolpoff

Parks & Recreation
Ramdat Singh

Public Safety
Edward Green

Traffic & Transportation
Debra Travis

Youth
Julia Gomez

Dear Chair Lago,

At the full board meeting on held on October 12, 2021 Bronx Community Board 8 passed the following resolution for the relocation of NYPD Special Victim Squad with a vote of 33 in favor, 1 opposed and 0 abstentions.

WHEREAS the City of New York, DCAS and the NYPD have urged a site selection and acquisition for an approximately 20, 165 sf of office space to facilitate the relocation of the NYP Bronx Special Victims Squad to 188 W. 230th St; and

WHEREAS the applicants, particularly the NYPD, the Special Victim Squad by its Commander has provided assurances that parking restrictions will be enforced on West 230th Street and neither NYPD nor Special Victims Squad personnel will be permitted to park in restricted areas adjacent to the premises, especially West 230th Street,

and WHEREAS the Land Use Committee at its Oct 4, 2021 meeting resolved to approve the application, as clarified by the foregoing representations, Now

Therefore Be it RESOLVED, the application, as thus clarified, is APPROVED.

Sincerely,

Laura Spalter
Chairperson



BOROUGH PRESIDENT RECOMMENDATION

Project Name: NYPD Bronx Special Victims Services	
Applicant: NYPD - New York City Police Department	Applicant's Administrator: Jeff Reuben
Application # 220082PCX	Borough: Bronx
CEQR Number: 21NYP001X	Validated Community Districts: X08

Docket Description:

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Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION: Bronx Borough President's Favorable Recommendation

Recommendation submitted by	BX BP	Date: 11/15/2021 9:20 AM
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**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 220082 PCX-NYPD BRONX SPECIAL VICTIMS SERVICES

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 8

BOROUGH: BRONX

RECOMMENDATION



APPROVE



APPROVE WITH MODIFICATIONS/CONDITIONS (List below)



DISAPPROVE

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION



BOROUGH PRESIDENT

November 12, 2021

DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220082 PCX
NYPD BRONX SPECIAL VICTIMS SERVICES**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104) for use as a new NYPD Bronx Special Victim Services Squad Facility, Borough of The Bronx, Community District 8.

BACKGROUND

Approval of this application will facilitate the leasing of 20,165 gross square feet by the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), (the applicants).. The building in which this space is located is 188 West 230th Street (Block 3264, Lot 104). It includes 2-stories plus cellar consisting of 91,800 gross square feet. Current tenants include the School Construction Authority and the Office of the Inspector General. An independently owned indoor public parking garage occupies the entire cellar level. The building occupies the east side of Exterior Street and is bounded by West 230th Street on the north, West 225 Street to the south, the Major Deegan Expressway to the east and Broadway to the west. The site privately owned and zoned M1-1.

Highlights of the proposed facility include:

- Construction of a modern, ADA compliant, fully equipped facility which is specifically designed to assure the privacy and confidentiality of victims during interviews and subsequent investigations. Access to offices for this purpose will be via West 230th Street. If requested, officers will escort victims to offices for interviews.
- Suspects will enter the building through an entrance accessible via Exterior Street. At no point will suspects encounter victims. This access will be restricted to employees and suspects under NYPD supervision and not open to the public. Space for interrogating suspects are to be specifically designed to assure privacy and security.
- Approximately 18, 000 square feet will accommodate approximately 15 to 25 employees assigned to the Bronx Special Victims Services. This unit investigates crimes involving sexual assault of those 13 years of age or older.
- In addition to interview rooms and space allocated for the interrogation of suspects, this facility will include 39 workstations, locker rooms and a holding

cell. Additionally, space for District Attorney personnel, as well as service-information for Safe Horizons and Child Advocacy Center will be available.

- This facility will operate in two shifts. The first shift operates between 8:00 a.m. through 4:30 p.m. The second shift operates between 4:30 p.m. through 1:00 a.m. On average each shift includes between 10-15 employees.
- Off-street exterior parking for twenty vehicles will be provided for via an existing lot accessible from Exterior Street. Ten spaces will be used for those working in the building, ten for the parking of NYPD fleet. The NYPD is committed to making sure that no illegal parking of any kind will occur on West 230th Street.
- It is anticipated that constructing this facility will approximate fifteen months.
- Lease agreements and construction costs associated with this project have not been finalized.

The Bronx Special Victims Services is now located at 1086 Simpson Street. This space will be repurposed.

Residential development in the surrounding community is dominated by numerous high rise residences operated by the New York City Housing Authority (NYCHA). Known as the Marble Hill Houses, this complex fronts onto Exterior Street, Broadway, on West 225th Street to the south and West 230th Street to the north. There is also extensive commercial and retail development in the adjacent community. This includes River Plaza, a major, regional shopping complex located on the south side of West 225th Street and the east side of Broadway. Additional retail development on Broadway is typified by low-rise, one-story taxpayer commercial venues, drive-in fast-food establishments and a long-term storage facility on Exterior Street. Public transportation is accessible on Broadway via the #1 train at West 225th Street. Bus transportation via the Bx9 operates on Broadway and the Bx1 serves West 231st Street. Metro North's Marble Hill station of the Hudson Division is located approximately 0.4 miles southwest of the proposed NYPD site, approximately an 8-minute walk. Access to the Major Deegan Expressway's Exit 10 is located immediately east of the site on West 230th Street.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified this application as complete on August 30, 2021.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was held by Bronx Community Board #8. A vote recommending approval of this application was approved. The vote recommending approval was 33 in favor, one opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing on this application was convened on November 4, 2021. Those representing the applicant spoke in favor of this application. No other participants offered comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I believe it is essential that facilities used by the New York City Police Department's Special Victims Services unit be up-to-date, meaning that every precaution to keep victim and suspect apart is possible and is made. So too, it is critical that the facility the NYPD uses for this most sensitive type of work be modern, efficient and accommodating for everyone. This includes making space available for the District Attorney as well as for social service agencies victims of sexual assault may require. These objectives are all taken into account and satisfied at this proposed site, 188 West 230th Street, whereas the lack of space at the current location on Simpson Street cannot satisfy these accommodations.

Mindful of how the NYPD may not self-enforce on-street parking regulations, I am confident that the agreements reached between the Police Department and Community Board #8 will assure everyone that on-street parking will not be a source of contention.

I am pleased to recommend approval of this application.