



**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Administration for Children Services, pursuant to Section 195 of the New York City Charter for use of property located at 110 William Street (Block 77, p/o Lot 8)

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**WHEREAS**, on November 1, 2022, the New York City Department of Citywide Administrative Services (DCAS) and the Administration for Children Services (ACS) submitted a Notice of Intent to acquire approximately 640,000 square feet of office space at a property located at 110 William Street (Block 77, p/o Lot 8) pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, this application (N 230084 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 (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 Manhattan Community Board 1 and to all Borough Presidents on November 1, 2022, pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Manhattan Community Board 1 held a public hearing on this application (N 230084 PXM) on November 22, 2022, and, on that date, by a vote of 43 approved, 0 opposed and 0 abstained.

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

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

**WHEREAS**, on October 24, 2022, the City Planning Commission duly advertised November 9, 2022, for a public hearing on this application (N 230084 PXM); and

**WHEREAS**, the City Planning Commission held a public hearing on the application on November 9, 2022 (Calendar No. 8); and

**WHEREAS**, representatives from ACS and DCAS spoke in favor of the application at the public hearing, describing the proposed location, the services that will be provided at the proposed location and the proposed lease terms. ACS also described the advantages of the office building for the proposed relocation including its close proximity to public transportation and other city agencies and courts, and that the new offices will provide ACS staff with a modern office space; and

**WHEREAS**, two representatives from the New York City District Council of Carpenters spoke in favor to support the application and requested information on the construction work that will be completed as part of ACS headquarters relocation to ensure that all applicable laws are being adhered to. 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 110 William Street is of sufficient size to meet the needs of ACS' new Headquarters and will be appropriately renovated for cost operations. effective DCAS considered other locations for this ACS Headquarters relocation need. The alternative sites considered were 175 Water Street, 80 Pine Street, and 222 Broadway but were not selected due to the lack of their proximity to the current headquarters and public transportation. The 110 William Street site was selected

and deemed the best fit for it offers a reasonable rental cost, optimal space configuration, and is close to 150 William Street.

- b) **Suitability of the Site for Operational Efficiency.** The proposed office site is suitable for operational efficiency due to being in a centralized location in Manhattan and New York City. The proposed space at 110 William Street is appropriately located and sized to effectively support and enhance the services ACS provides. There are also two separate entrances at this relocation site for the public and staff. The proposed site is readily accessible to mass transit including the A, C, 2, 3, 4, 5, 6, J, M, Z subway lines. Additionally, numerous bus lines stop near the proposed site.
  
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The ACS headquarters need for relocation was stated in the Citywide Statement of Needs for Fiscal Years 2023-2024, but a location was not identified.
  
- d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The proposed site is located within the Special Lower Manhattan District, which was established to enhance the vitality of Lower Manhattan, home of the City's oldest central business district and a growing residential community. The Special Lower Manhattan District covers the area south of Murray Street, City Hall Park, and the approaches to the Brooklyn Bridge, excluding Battery Park City. It is also located within the Downtown Lower Manhattan Business Improvement District (BID). By locating the site within the central business district, there are increased opportunities for staff and their clients to engage with the surrounding commercial neighborhood. The increase in foot traffic provides potential activity for local businesses and helps maintain the vibrancy of the Lower Manhattan neighborhood. Operational efficiency will not be compromised by locating within the central business district as the current location has been operating in the same

Lower Manhattan neighborhood for over 20 years and has greatly benefitted by the neighborhood's public transit options.

**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 by DCAS and ACS on November 1, 2022, for use of property located at 110 William Street (Block 77, p/o Lot 8) for ACS's headquarters, Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on November 30, 2022 (Calendar No. 4), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter.

**DANIEL R. GARODNICK, Esq.,** *Chair,*  
**KENNETH J. KNUCKLES, Esq.,** *Vice-Chairman*  
**GAIL BENJAMIN, LEILA BOZORG, ALFRED C. CERULLO, III,**  
**ANTHONY CROWELL, JOSEPH DOUEK, DAVID GOLD, Esq.,**  
**RASMIA KIRMANI-FRYE, ORLANDO MARÍN,**  
**JUAN CAMILO OSORIO, RAJ RAMPERSHAD,** *Commissioners*

COMMUNITY BOARD 1 – MANHATTAN  
RESOLUTION

DATE: NOVEMBER 22, 2022

COMMITTEE OF ORIGIN: LAND USE, ZONING, & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	8 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	43 In Favor	0 Opposed	0 Abstained	0 Recused

RE: Relocation of the Administration for Children’s Services (ACS) Headquarters from 150 William Street to 110 William Street

WHEREAS: Manhattan Community Board 1 (CB1) received, pursuant to New York City Charter Section 195, a notice of intent to acquire approximately 640,000 square feet of office space at 110 William Street in Manhattan on behalf of ACS; and

WHEREAS: ACS intends to relocate its central headquarters from 150 William Street, where it has been located since 1996 and has been widely considered a good neighbor to the business and residential communities, to 110 William Street in order to consolidate 18 divisions of operations “with improved and expanded space to accommodate new mandates and needs, support staff growth, and provide better customer service to clients and the public.” According to the Section 195 notice, the consolidation and relocation would secure office space for approximately 2,500 employees, support programmatic growth and operational efficiency, and provide modern amenities to help service ACS’s clients, including its 100 clients serviced on site each day; and

WHEREAS: 110 William is a 31-story commercial office building with approximately 788,241 square feet of floor area. ACS currently utilizes three floors at 110 William (on floors 13, 14 and 20). ACS’s proposed relocation would consume 25 floors, which represents more than 80% of the building; and

WHEREAS: CB1 notes the “Description of Project Area” of the Section 195 notice, presumably drafted by the New York City Department of Citywide Administrative Services (DCAS), erroneously states: “The surrounding area is zoned primarily with high-density commercial and limited residential uses within the Special Lower Manhattan District. The site and surrounding area to the north of the site is primarily within a C6-4 district. Directly south of the site is predominantly within a C5-5 district. Generally, the area features large towers (generally ranging in height from 24 to 53 stories) mainly used for commercial office use above ground floor retail uses”; and

WHEREAS: Therein lies a considerable and recurring problem, specifically with this site, but more generally with the City’s and other applicants’ continued misapprehension

of the substantial, established residential population in CB1, particularly in the Financial District. In fact, the entirety of the site at 110 William Street is surrounded by residential buildings, specifically those located at 130 William Street (abutting 110 William to the north), 85 John Street abutting 110 William to the east); 59 John Street (immediately across William Street to the west of 110 William), and; 80 John Street (immediately across John Street to the south of 110 William); and

WHEREAS: Over at least the past five years, the owners or management of 110 William have directed significant demolition and construction work to facilitate remodeling and repositioning of the building, usually when tenants move out. The demolition work generally has taken place along John Street, between William and Gold Streets, at varying hours of the day and night, in complete disregard for the residential portion of this neighborhood. The demolition removal involves workers carting dumpsters up the 100 William loading dock ramp to a waiting garbage crusher truck, usually position directly in front of the residential entrances at 85 John, 80 John and 99 John Street, causing severe noise, dust, traffic disruption, and other unchecked quality of life and health and safety concerns for workers and residents of those nearby buildings; and

WHEREAS: CB1 has received and documented numerous reports and complaints from neighboring residents over the years concerning the problems with uncoordinated demolition and construction activities at 110 William. CB1's District Manager, office staff and Quality of Life Committee have attempted to facilitate a conversation between the owners/management of 110 William and residents of the neighboring residential buildings, to address and mitigate the problems and complaints. But to date, the owners/management of 110 William has been largely unresponsive; and

WHEREAS: CB1 has worked with neighboring residents to limit and monitor Department of Transportation (DOT) parking lane permits and Department of Buildings (DOB) After Hours Variances (AHVs) for demolition and construction work at the 110 William site over the years, but neighboring residents report the problems have persisted, particularly on occasion of tenants vacating the building; and

WHEREAS: DCAS and ACS have indicated the proposed relocation is expected to lead to significant additional demolition and construction work, to be contracted and performed by the owners/management of 110 William, to accommodate ACS's 21 floors of new space; and

WHEREAS: Residents of neighboring buildings have expressed their deep concern that demolition and construction work at 110 William, at the scale needed to renovate 21 floors for ACS, will cause prolonged and excessive noise, dust, traffic disruption, and other unchecked quality of life and health and safety problems, absent a commitment and plan for better coordination by the owners/management of 110 William; and

WHEREAS: Problems like those that have occurred at 110 William regularly happen in other parts of Community District 1 as well, particularly since the 2013 disbanding of the Lower Manhattan Construction Command Center (LMCCC), which oversaw and coordinated all the then-ongoing construction projects south of Canal Street. CB1 has long been on record calling for the re-establishment of the LMCCC, or at a minimum, some similar managed interagency approach to coordinating booming construction in the unique street grids of Manhattan's Community District 1. CB1 hopes that doing so with the large project coming to 110 William in advance of ACS's relocation can serve as a model for coordination in other parts of Community District 1; now

THEREFORE  
BE IT  
RESOLVED

THAT: CB1 requests that the Manhattan Borough President and City Council Member (as well as other local elected officials), as part of their review of the City's negotiation of the DCAS/ACS large lease at 110 William Street, demand that the ownership and management of 110 William meet and work with the neighboring residential community to develop a plan to mitigate demolition and construction impacts;

BE IT  
FURTHER  
RESOLVED

THAT: CB1 requests that the Manhattan Borough President and City Council Member (as well as other local elected officials) ask DOB not to issue AHVs, DOT not to issue any street, lane or parking closure permits, and other agencies not to issue other relevant permits, unless and until the ownership and management of 110 William meet and work with the neighboring residential community to develop a demolition and construction impact mitigation plan. CB1 also requests that there be an ongoing review process put in place to ensure that those mitigation plans are met and followed; and

BE IT  
FURTHER  
RESOLVED

THAT: CB1 believes that the above plans should serve as a model for coordination of construction activities in other parts of the Community District, much like what used to happen during the successful existence of the LMCCC.