



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Human Resources Administration, pursuant to Section 195 of the New York City Charter for use of property located at 850 Third Avenue (Block 671, p/o Lot 1) and (Block 675, p/o Lot 10) (Human Resources Administration office), Borough of Brooklyn, Community District 7.

WHEREAS, on May 11, 2023, the New York City Department of Citywide Administrative Services (DCAS) and the Human Resources Administration (HRA) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter, for the use of property located at 850 Third Avenue (Block 671, Lot 1) as well as approximately 2,000 square feet of the adjacent parking lot (Block 675, Lot 10) in Community District 7, Brooklyn, as office space by HRA; and

WHEREAS, this application (N 230109 PXX) 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 Brooklyn Community Board 7 and to all Borough Presidents on May 11, 2023, pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Brooklyn Community Board 7 has not submitted a recommendation on this matter; and

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

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

WHEREAS, on May 10, 2023, the City Planning Commission duly advertised May 24, 2023 for a public hearing on this application (N 230109 PXX).

WHEREAS, the City Planning Commission held a public hearing on the application on May 24, 2023 (Calendar No. 11); and

WHEREAS, representatives from HRA and DCAS spoke in favor of the application, describing the proposed location, lease terms, efficiency of the proposed layout, and proximity to public transit; and

WHEREAS, there were no other speakers, 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 office space at 850 3rd Avenue that (HRA and the DCAS seek to acquire will relocate and consolidate HRA's Information Technology Services (ITS) divisions, currently located at eight premises - ITS headquarters at 15 MetroTech Center (Block 2047, Lot 40) in Brooklyn; ITS Deployment Services at 260 11th Avenue in Manhattan; as well as several ITS staff seated at 33 Beaver Street in Manhattan; 375 Pearl Street in Manhattan; 4 World Trade Center in Manhattan; 470 Vanderbilt Avenue in Brooklyn; 275 Bergen Street in Brooklyn; and 250 Livingston Street in Brooklyn. HRA's support services staff under the Office of Police Operations (OPO) and General Support Services (GSS) currently located at 15 MetroTech Center will also be included in this relocation. Once

the new facility is ready for occupancy, HRA's existing leased space at 15 MetroTech Center will be relinquished. The relocated and consolidated space at 850 3rd Avenue will enable a significant rent cost savings, and it will be appropriately renovated for cost-effective operations.

DCAS considered other locations for HRA's ITS needs. The other sites that were considered included the ten following sites in Brooklyn: 14 53rd Street, 561 7th Avenue, Industry City at 220 36th Street, 25 Columbia Heights, 63 Flushing Avenue, 341 39th Avenue, 470 Vanderbilt Avenue, 473 President Street, 333 Johnson Avenue, and 455 Jefferson Street.

However, the 850 3rd Avenue site was deemed to be the best fit for HRA's needs in that it offers optimal space configuration, including a large floorplate and reasonable cost. The space configuration will enable ITS to consolidate operations currently spread across several temporary sites.

- b) Suitability of the Site for Operation Efficiency.** The site promotes operational efficiency by consolidating HRA ITS operations from eight premises to one, and including two other divisions, OPO and GSS.

The proposed site will accommodate approximately 763 full-time employees daily. The hours of operation vary for the individual ITS units, and several require either after hours, weekend, or 24/7 access to the site. There will be a waiting area for visitors, who will consist mainly of non-ITS HRA employees requiring repair or replacement of agency issued technology or attending a training session. The majority of the space will be an open office with operational spaces and secure storage/file for each group, as well as a training center and peripheral spaces such as a conference rooms, print/copy rooms, pantries, restrooms, and wellness rooms. Parking for two HRA vans and two HRA cars will be provided. The project site will meet the need for a consolidated space for multiple HRA units, and in the process realize efficiencies.

The site also offers immediate access to nearby arterial highways via the Gowanus

Expressway (I-278). Highway access is important because ITS has a need to deploy equipment throughout the five boroughs. Such deployment would also be facilitated by the several freight elevators at this location.

In addition, the site is well-served by public transportation, with the 36th Street stop for the D, N, and R subway lines and the 25th Street stop for the R subway line located a few blocks away. There are also several bus lines that serve the area, including the B35, B37, B63, and B70. A protected bike lane runs along 4th Avenue.

c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs. The proposed relocation and consolidation was included in the Citywide Statement of Needs for fiscal years 2024-2025 on page 136, as well as fiscal years 2023-2024 and 2022-2023. The locational and siting criteria used for the site, such as size, availability of training rooms of the proposed site was the most suitable to the HRA ITS relocation and consolidation.

d) Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts. The proposed facility is located in a M3-1 manufacturing district, and it is close to a C2-4 Commercial Overlay district one block east, along Fourth Avenue. There is good transit access supporting the manufacturing, commercial, and governmental uses in this area of Sunset Park. The proposed site is in a large manufacturing, commercial, and retail building and fulfills the needs of HRA because of the space available and the ability to consolidate ITS operations. This will add significant additional foot traffic to the nearby commercial areas with an additional approximately 750 employees working in the area and provide potential activity for local businesses.

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 DCAS and HRA on May 11, 2023 for use of property located at 850 Third Avenue (Block 671, p/o Lot 1) and (Block 675, p/o Lot 10) for Human Resources Administration Offices, Borough of Brooklyn, Community District 7, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on June 7, 2023 (Calendar No. 8), 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. KNUCKES, Esq., *Vice Chairman*

LEILA BOZORG, ALFRED C. CERULLO, III, ANTHONY W. CROWELL, JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*

GAIL BENJAMIN, JUAN CAMILO OSORIO, LEAH GOODRIDGE Esq., *Commissioners,*
VOTING NO

