



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York Police Department, pursuant to Section 195 of the New York City Charter for use of property located at 300 Gold Street (Block 133, Lot 5) for New York Police Department Offices, Borough of Brooklyn, Community District 2.

WHEREAS, on January 11, 2024, the New York City Department of Citywide Administrative Services (DCAS) and the New York Police Department (NYPD) 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 300 Gold Street (Block 133, Lot 5), Community District 2, Brooklyn, as office space by NYPD; and

WHEREAS, this application (N 240013 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 2 and to all Borough Presidents on January 11, 2024, pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Brooklyn Community Board 2 has not submitted a recommendation on this matter; and

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

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

WHEREAS, on January 9, 2024, the City Planning Commission duly advertised January 24, 2024, for a public hearing on this application (N 240013 PXX).

WHEREAS, the City Planning Commission held a public hearing on the application on advertised January 24, 2024 (Calendar No. 20); and

WHEREAS, representatives from NYPD and DCAS spoke in favor of the application, describing the proposed location, lease terms, current use and operations of the site, suitability of the proposed location, 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 Operation

The proposed space at 300 Gold Street, which includes a 6-story office building, is sufficient in size to continue to meet the personnel needs of the New York City Police Department's (NYPD) five units that are occupying the space which includes, the Chief of Department Investigative Review Section (CODIRS), Detective Bureau's Fugitive Enforcement Division (FED), Chief of Department's Quality Assurance Division (QAD), Warrant Section, and the Financial Crimes Taskforce. NYPD uses this site as a general office space for approximately 203 full-time employees, and the

layout accommodates the necessary number of workstations, offices and meeting spaces to maintain efficient agency operation. The site also has an associated outdoor parking lot with a 1-story garage that accommodates approximately 30 of the 42 NYPD vehicles that are assigned to the five units. The remaining vehicles are parked at the dedicated NYPD parking spaces along Gold Street between Tillary Street and Johnson Street. NYPD has been at 300 Gold Street since 1995 and the current lease expires in October 2023. NYPD wants to continue to use this site for an approximate 5-year interim basis to locate a more suitable and modernized space to effectively meet NYPD's needs. The long-term plan is for the five NYPD units to be dispersed to other NYPD City-owned sites or to privately leased locations.

b) Suitability of the Site for Operational Efficiency

The proposed space at 300 Gold Street is suitable for operational efficiency because the location is ideal for deploying NYPD personnel for enforcement and investigative activities citywide. There is vehicular access to the nearby Brooklyn-Queens Expressway and, as mentioned prior, this site has an associated outdoor parking lot that accommodates approximately 30 of the 42 NYPD vehicles assigned to the five units. The remaining vehicles are parked at the dedicated NYPD parking spaces along Gold Street between Tillary Street and Johnson Street. The NYPD 84th precinct is also located across the street at 301 Gold Street.

The area is accessible by public transportation. The A, C, F, and R subway stations are located within a few blocks of the site. The 2, 3, 4, 5, G, B N and Q subway lines are in the area too, but the subway station locations at Borough Hall, Hoyt Street, Nevins Street, DeKalb Avenue and Hoyt-Schermerhorn are over a ½ mile walk. There is also a regional Long Island Rail Road station located at Atlantic Avenue. Additionally, numerous bus lines stop near the proposed site, including the B26, B54, B57, B62, and B67 lines.

c) Consistency with the location and other specific Criteria for the Facility Stated in the Statement of Needs

The proposed lease extension was not included in the Citywide Statement of Needs since NYPD does not need to relocate or alter its current office space at this location.

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.

The proposed site at 300 Gold Street is located within the Special Downtown Brooklyn District (DB) zoning area, a special zoning district that encourages high-density development while preserving historic architecture and creating transitions from the high-density downtown core to the surrounding lower-scale residential communities. The area surrounding 300 Gold Street is a mix of high density residential, institutional, and commercial uses with ground floor retail.

There are approximately 203 NYPD employees that will utilize the proposed office space on a daily- basis and it is expected that they will contribute to local economic activity and take public transportation.

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 NYPD on January 11, 2024 for the use of property located at 300 Gold Street (Block 133, Lot 5), as office space for the NYPD, Borough of Brooklyn, Community District 2, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on February 7, 2024 (Calendar No. 17) 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, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,

JOSEPH I. DOUEK, DAVID GOLD, Esq., RASMIA KIRMANI-FRYE,

ORLANDO MARÍN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



BOROUGH PRESIDENT RECOMMENDATION

Project Name: 300 Gold Street - NYPD Office Space	
Applicant: Anthony Andreano	Applicant's Administrator: Christian Grove
Application # N240013PXX	Borough: Brooklyn
CEQR Number:	Validated Community Districts: K02

Docket Description:

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York Police Department pursuant to Section 195 of the New York City Charter for use of property located at 300 Gold Street (Block 133, Lot 5) (New York Police Department offices), Borough of Brooklyn, Community District 2.

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

RECOMMENDATION: Waiver of Recommendation

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

CONSIDERATION:

Recommendation submitted by	BK BP	Date: 2/6/2024 10:23 AM
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