



NEW YORK CITY DEPARTMENT OF CORRECTION
Cynthia Brann, Commissioner
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August 14, 2018

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

Re: CEQR Lead Agency Designation

CEQR Number: 18DOC001Y

Bronx Community District 1: Block 2574, Lot 1

Brooklyn Community 2: Block 175, Lot 1

Manhattan Community District 1: Block 166, Lot 27

Queens Community District 9: Block 9653, p/o Lots 1 and 100; Block 9657, Lot 1

- By Electronic Mail Only -

Dear Chair Lago:

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review (CEQR) found at Title 62, Chapter 5 of the Rules of the City of New York, the Department of Correction (“DOC”) proposes to assume the role of lead agency for the environmental review of the above-referenced project. The assumption of lead agency status is consistent with the underlying mandate of CEQR that the appropriate lead agency should be the agency “primarily responsible for carrying out, funding or approving an action” as well as the criteria listed in Section 5-03(h) of the Rules of Procedure for CEQR found at 62 RCNY Chapter 5. This project is a Type I action (under 6 NYCRR 617.4(b)(9)) subject to environmental review under CEQR.

PROJECT DESCRIPTION

The proposed project would establish four new detention facilities in the Bronx (320 Concord Avenue), Brooklyn (275 Atlantic Avenue), Manhattan (80 Centre Street), and Queens (126-02 82nd Avenue). The sites under consideration consist of the following:

- Bronx Site—320 Concord Avenue
- Brooklyn Site—275 Atlantic Avenue
- Manhattan Site—80 Centre Street
- Queens Site—126-02 82nd Avenue

The City has issued the 2017 report *Smaller, Safer, Fairer*, which provides a roadmap for creating a smaller, safer, and fairer criminal justice system while also upgrading its facilities. The proposed project would establish

four new modern borough-based detention facilities at sites located in the Bronx, Brooklyn, Manhattan, and Queens so that all individuals in DOC's custody could be housed in the new facilities and the City would no longer detain people on Rikers Island. Each of the proposed facilities would provide approximately 1,510 beds, support space for correctional programming and therapeutic services, community space, and parking. The support space would include the public entrance and lobby, visitation space, space for detainee programs and services, health services, infirmary and therapeutic units, and administrative space. The community space is intended to provide community facility programming or street-level retail space with the goal to integrate the proposed jail facilities with the surrounding community.

The facilities are designed to be self-sufficient, with units that allow direct supervision and direct lines of sight while optimizing access to natural light. Each facility would be designed to minimize the effect on the neighborhood urban design while also achieving efficient and viable floorplans.

Each proposed facility location is City-owned property, but requires a number of discretionary actions that are subject to the City's Uniform Land Use Review Procedures (ULURP) including, but not limited to, site selection for public facilities, zoning approvals, and for certain sites, changes to the City Map.

• **PROPOSED ACTIONS**

The proposed project requires several City approvals. The actions necessary to develop the proposed facility at each site are shown in **Table 1**. Site selection actions are required at each site to allow the City to select the location for the proposed facilities. Certain sites would also require changes to the City Map to demap adjacent streets. In addition to the actions listed in Table 1, the proposed project would require a zoning text amendment to create a special permit for borough jail facilities to modify zoning requirements for bulk including floor area and height and setback, as well as for parking. Each site would seek a special permit to waive zoning requirements and allow a zoning envelope that would accommodate the proposed structure, permit the necessary density, and/or permit the proposed parking.

Table 1		
Preliminary Identification of Proposed Actions		
Site Name	Address	Actions
Bronx	320 Concord Avenue	Site selection for public facilities Special permit to modify regulations pertaining to bulk and parking Zoning Map Amendment to map an M1-4/R7-X District (western portion of site) Zoning Text Amendment to designate a Mandatory Inclusionary Housing (MIH) Area (western portion of site) Site Disposition (western portion of site)
Brooklyn	275 Atlantic Avenue	Site selection for public facilities Special permit to modify regulations pertaining to bulk and parking
Manhattan	80 Centre Street	Site selection for public facilities City map change to demap Hogan Place between Centre Street and Baxter Street Special permit to modify regulations pertaining to bulk and parking
Queens	126-02 82nd Avenue	Site selection for public facilities City map change to demap 82nd Avenue between 126th Street and 132nd Street Special permit to modify regulations pertaining to bulk and parking
Notes: Preliminary Draft List Subject to Ongoing Master Planning Team Work and DCP Review		
Source: Perkins Eastman		

Please advise us by August 14, 2018 if you have any questions or issues concerning the Department of Correction assuming lead agency status for this project. If we do not hear from you by this date, we will assume that you have no objections.

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Sincerely,



Timothy Farrell
Senior Deputy Commissioner

On behalf of the New York City Department of Correction

cc: Hilary Semel, New York City Mayor's Office of Environmental Coordination
Olga Abinader, New York City Department of City Planning
Terrell Estes, New York City Department of Environmental Protection
Krista Ashbery, New York City Police Department
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