



**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 22 Cortlandt Street (Block 63, Lot 3) (Office of Labor Relations office), Borough of Manhattan, Community District 1.

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**WHEREAS**, on February 15, 2018 the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter for the use of space located at 22 Cortlandt Street (Block 63, Lot 3), Community District 1, Borough of Manhattan, which is intended for use as an office by the Office of Labor Relations (OLR); and

**WHEREAS**, this application (N 180240 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 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 Manhattan Community Board 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, on February 27, 2018, Manhattan Community Board 1 issued a resolution recommending approval of the application; and

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

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

**WHEREAS**, on February 13, 2018, the City Planning Commission duly advertised February 28, 2018 for a public hearing on this application (N 180240 PXM).

**WHEREAS**, the City Planning Commission held a public hearing on the application on February 28, 2018 (Calendar No. 26); and

**WHEREAS**, two speakers, a representative from DCAS and a representative from OLR, spoke in favor of the application; and

**WHEREAS**, there were no other speakers and 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 facility at 22 Cortlandt Street is of sufficient size and will be appropriately renovated for cost-effective OLR operations. Most of the new space is presently unoccupied and will be built out to accommodate current and future staffing levels. The space will include several conference rooms, two waiting areas and various individual consultation rooms. Additionally, the site will be made fully ADA accessible. There are presently 132 full-time staff, four legal interns and four part-time consultants.

b) **Suitability of the site for operational efficiency.** For operational efficiency, OLR needs to be located near City Hall, Office of Management and Budget, and many other City agencies. In addition, 22 Cortlandt Street is well served by public transportation. The 1, 2, 3, 4, 5, A, C, E, R and W subway lines are all within a few blocks of the building. There are numerous bus lines within walking distance. Additionally, the location also provides easy vehicular access to the Brooklyn Bridge, Brooklyn Battery Tunnel, West Side Highway and FDR Drive.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed relocation of OLR was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, conform to the criteria used in the Citywide Statement of Needs.

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.** 22 Cortlandt Street is located within the area served by the Downtown Business Alliance. The Alliance works to enhance the quality of life in Lower Manhattan by providing workers, residents and visitors with a clean, safe and dynamic neighborhood. The most important criteria for OLR, however, is its proximity to City Hall, OMB and other City agencies.

**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 Department of Citywide Administrative Services on February 15, 2018, for use

of property located at 22 Cortlandt Street (Block 63, Lot 3), (Office of Labor Relations office),  
Borough of Manhattan, Community District 1 is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 12, 2018  
(Calendar No. 2), is filed with the Office of the Speaker, City Council in accordance with the  
requirements of Section 195 of the New York City Charter.

**MARISA LAGO**, *Chair*  
**KENNETH J. KNUCKLES**, *Esq.*, *Vice-Chairman*  
**RAYANN BESSER, MICHELLE DE LA UZ,**  
**JOSEPH DOUEK, CHERYL COHEN EFFRON,**  
**HOPE KNIGHT, ANNA HAYES LEVIN,**  
**ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*

COMMUNITY BOARD #1 –MANHATTAN  
RESOLUTION

DATE: FEBRUARY 27, 2018

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	0 Recused
PUBLIC VOTE:	2 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	45 In Favor	0 Opposed	0 Abstained	0 Recused

RE: 22 Cortlandt Street, 195 application for acquisition of office space for the New York Office of Labor Relations

WHEREAS: The New York City Office of Labor Relations (OLR), working with the Department of Citywide Administrative Services (DCAS), proposes to acquire approximately 55,000 SF of office space at 22 Cortlandt Street in Lower Manhattan; and

WHEREAS: OLR is presently located in approximately 53,000 SF of office space at 40 Rector Street. The lease expires in 2019 and the Landlord will not extend the lease. OLR is proposing to long-term lease the entire 12<sup>th</sup>, 14<sup>th</sup>, and 15<sup>th</sup> floors at 22 Cortlandt Street; and

WHEREAS: The space as 22 Cortlandt Street will have no associated parking requirements or fleet vehicles; and

WHEREAS: OLR will be relocating 135 staff to the new site. The office operates from 8AM – 6PM Monday – Friday with occasional overtime hours. Based on the current office, it is expected that between 85 and 100 visitors a day will visit the office. Most of the visitors are current and retired City-employees, many visiting for information on the Health Benefits Program or participating in one of the many meetings held by OLR; now

THEREFORE  
BE IT  
RESOLVED

THAT: Community Board 1 does not object to the 195 application for acquisition of office space for the New York Office of Labor Relations at 22 Cortlandt Street.