



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 1775 Grand Concourse (Block 2822, Lot 7501) (Administration for Children’s Services offices), Borough of the Bronx, Community District 5.

WHEREAS, on August 10, 2016, 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 1775 Grand Concourse (Block 2822, Lot 7501), Community District 5, Borough of the Bronx, which is intended for use as an office by the Administration for Children’s Services (ACS) Division of Early Care and Education; and

WHEREAS, this application (N 170027 PXX) 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 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 Bronx Community Board 5 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Bronx Community Board 5 has not submitted a recommendation on this matter; and

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

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

WHEREAS, on August 10, 2016, the City Planning Commission duly advertised August 24, 2016 for a public hearing on this application (N 170027 PXX).

WHEREAS, the City Planning Commission held a public hearing on the application on August 24, 2016 (Calendar No. 17); and

WHEREAS, representatives from the Department of Citywide Administrative Services and the Administration for Children's Services 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 for the Administration for Children's Services' Division of Early Care and Education 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:

7.1a Suitability of the Site to Provide Cost Effective Operations

The proposed space at 1775 Grand Concourse is of sufficient size to meet the needs of ACS and will be appropriately renovated for cost-effective operations of the units that will be housed there. The space is currently vacant and will require a build-out to meet the agency's needs. In addition, the space is fully handicapped accessible.

7.1b Suitability of the Site for Operational Efficiency

The 1775 Grand Concourse office building has excellent access to public transportation. The building's main entrance is located steps away from the 174-175th Street Station of the B and D Subway Lines. The No. 4 Subway is also only two blocks away on Jerome Avenue. Additionally there are 3 bus lines that run along the Grand Concourse.

Visitors to 1775 will have two points of entry at street level: Grand Concourse level and Walton Avenue level. The main lobby for the building is located on the 4th Floor, which is the ADA-accessible ground level on the Grand Concourse. Every floor has new code compliant, ADA-accessible restrooms.

7.1c Consistency with Locational and other Specific Criteria for the Facility Stated in the Statement of Needs

The proposed relocation was not indicated in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, proximity to the clients being served and handicapped accessibility conform to the criteria used in the Citywide Statement of Needs.

7.1d Whether the Facility can be located so as to Support Development and Revitalization of the City's Regional Business Districts

The location is less than a mile away from the Fordham Road Shopping District, the busiest such district in the Bronx. The Grand Concourse is a dense major thoroughfare, which has historically been a center of culture and activity for the Bronx. Most importantly, the site is well situated to serve the clients of ACS.

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 August 10, 2016, for use of office space located at 1775 Grand Concourse (Block 2822, Lot 7501) (Administration for Children's Services offices), Borough of the Bronx, Community District 5, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on September 7, 2016 (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.

CARL WEISBROD, Chairman
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,
CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners