



January 31, 2022 / Calendar No. 14

N 220153 PXM

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York City Police Department, pursuant to Section 195 of the New York City Charter for use of property located at 27 Cliff Street (Block 76, Lot 7) for offices and 80 John Street (Block 68, Condominium Lot 1003) for accessory parking (New York Police Department).

WHEREAS, on January 6, 2022, the New York City Department of Citywide Administrative Services (DCAS) and the New York Police Department (NYPD) submitted a Notice of Intent to acquire 20,597 square feet of office space at a property located at 27 Cliff Street (Block 76, Lot 7), pursuant to Section 195 of the New York City Charter, and acquire 6,362 square feet of parking space at a property located at 80 John Street (Block 68, Lot 7501), for the NYPD's World Trade Center Command (WTCC); and

WHEREAS, this application (N 220153 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 (CEQR) Rules of Procedure of 1991 and Executive Order 91 or 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 on January 7, 2022, pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 1 held a public hearing on this application (N 220153 PXM) on December 21, 2021, and, on that date, by a vote of 12 in favor, none opposed, and one abstaining, adopted a resolution recommending approval of the application with conditions.

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

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

WHEREAS, on January 5, 2022, the City Planning Commission duly advertised January 19, 2022, for a public hearing on this application (N 220153 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on January 19, 2022 (Calendar No. 15); and

WHEREAS, two representatives from the NYPD World Trade Center Command and DCAS spoke in favor of the application at the public hearing, describing the proposed location, the proposed lease terms, and the project's impact to the community. They also described the advantages of the office building for the NYPD WTCC operations, including the office's proximity to the WTCC; and

WHEREAS, the council member representing District 1 spoke in favor to support the application and echoed the community board's recommendations that the NYPD must make every effort to minimize noise disruptions and maintain their parking operations at 80 John Street so as to not invite more vehicles to park on the streets. Furthermore, the NYPD must allow continuous access into the parking facility for the residents of 80 John Street. There were no other speakers, and the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of the 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 27 Cliff Street and parking space at 80 John Street are of sufficient

size to meet the needs of NYPD's WTCC relocation and will be appropriately renovated for cost-effective operations of the unit. The proposed office space site will be designed to provide adequate conference room, training and muster rooms, locker rooms and administrative office space. The office site is currently vacant and will require moderate upgrades to make it suitable for the NYPD. When complete, the facility will be fully handicapped accessible.

- b) **Suitability of the Site for Operational Efficiency.** The proposed office site is suitable for operational efficiency due to its proximity to the World Trade Center site. The proposed office site and parking site are both accessible to mass transit, which includes the 2, 3, A, C, J, Z, 4, and 5 subway lines, as well as the Staten Island Ferry. There is also ferry service from Pier 11, located on the East River at Wall Street, located approximately eight blocks from 27 Cliff Street. Additionally, numerous bus lines also stop near the proposed site. The site offers excellent access to nearby arterials highways, major thoroughfares, and proximity to the two Lower Manhattan East River Bridges, and the Brooklyn Battery and Holland Tunnels.
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was included in the Citywide Statement of Needs for fiscal years 2019-2020 (page 18). The siting criteria included transit access and a location within Manhattan Community District 1. DCAS surveyed the target area for available office spaces and identified 27 Cliff Street building and the 80 John Street parking space as the most suitable in the catchment area for the NYPD WTCC relocation.
- d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The proposed site is located within the Special Lower Manhattan District, which was established to enhance the vitality of Lower Manhattan, home of the City's oldest central business district and a growing residential community. The Special Lower

Manhattan District covers the area south of Murray Street, City Hall Park and the approaches to the Brooklyn Bridge, excluding Battery Park City. It is also located within the Downtown Alliance Inc manages the Downtown Lower Manhattan Business Improvement District (BID). The Lower Manhattan BID, serving an area roughly from City Hall to the Battery, from the East River to West Street. The BID provides services, including economic development, security, and maintenance in the area around 27 Cliff Street and 80 John Street.

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 and parking space submitted by DCAS and NYPD on January 6, 2022, for use of property located at 27 Cliff Street (Block 76, Lot 7) as office space and 80 John Street (Block 68, Lot 7501) as parking space for the NYPD World Trade Center Command, Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on January 31, 2022 (Calendar No. 14), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter.

KENNETH J. KNUCKLES, Esq., *Vice Chairman*

DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III, JOSEPH I. DOUEK, RICHARD W. EADDY, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, LEAH GOODRIDGE, Commissioners

COMMUNITY BOARD 1 – MANHATTAN
RESOLUTION

DATE: DECEMBER 21, 2021

COMMITTEE OF ORIGIN: LAND USE, ZONING & ECONOMIC DEVELOPMENT

COMMITTEE VOTE:	12 In Favor	0 Opposed	0 Abstained	1 Recused
PUBLIC VOTE:	1 In Favor	0 Opposed	0 Abstained	0 Recused
BOARD VOTE:	39 In Favor	0 Opposed	0 Abstained	1 Recused

RE: 195 Application (Notice of Intent to Acquire Office Space): NYPD WTC Command relocation from 19 Varick St to 27 Cliff St (office space) & 80 John St (accessory parking)

WHEREAS: Manhattan Community Board 1 (CB1) has received a Notice of Intent to Acquire Office Space application from the Department of Citywide Administrative Services (DCAS) and the New York City Police Department (NYPD) who seek to acquire approximately 20,597 square feet of office space at 27 Cliff Street, and approximately 6,362 square feet of accessory parking at 80 John Street. This office space and the accessory parking that the City seeks to acquire are needed for the relocation of the NYPD World Trade Center Command (WTCC) from their current location at 19 Varick Street (a/k/a 16 Ericsson Place); and

WHEREAS: The WTCC is a 165-member NYPD unit responsible for public safety, law enforcement, and security activities on the 16-acre World Trade Center Campus, working jointly with the Port Authority Police Department of New York and New Jersey as outlined in the World Trade Center Strategic Security Plan. The WTCC conducts daily deployments meant to detect, deter and disrupt various types of terrorist attacks. Deployments include Heavy Weapons, Canine Incident Containment, Vehicle Screening, Drone Detection and Hostile Surveillance Teams. Each WTCC shift (3 rotations), the officers change into uniforms, pick up necessary equipment and travel to the nearby locations for duty. The WTCC operates 24 hours a day, seven days a week; and

WHEREAS: The existing NYPD WTCC is located at 19 Varick Street within NYPD's 1st Precinct. Since the WTCC's inception in 2011, it has nearly tripled in size and has outgrown the current space that it shares with other NYPD operations at 19 Varick Street. Due to the increase of NYPD staff to the command, the desk work area and the locker rooms at the current WTCC location have become overcrowded. The roll calls are also conducted in the stairway or hallway because of inadequate space. The WTCC equipment and storage needs have also increased exponentially; and

WHEREAS: DCAS and NYPD seek to acquire all the office space (approximately 21,500 square feet) at 27 Cliff Street for the relocation of the NYPD WTCC from their current location within the 1st Precinct station at 19 Varick Street. The office building at 27 Cliff Street is five-stories and is approximately 26,000 square feet. This proposed WTCC relocation site will have a muster room, a conference room, locker rooms, administrative offices, pantry, body worn camera room, an armory, restrooms and a break area for the staff. The building will be ADA compliant.

There is no overnight lodging or cell space required for the WTCC; and

WHEREAS: There is also accessory parking required for this WTCC relocation, which has been identified at 80 John Street. Thus, DCAS and NYPD seek to acquire approximately 6,362 square feet of garage space at 80 John Street building to park official NYPD sedans, marked vans and a few SUVs equipped for radiation detection. The proposed accessory parking location at 80 John Street is approximately 552 feet in distance from the proposed office space location at 27 Cliff Street. The entrance to the garage is on Platt Street; and

WHEREAS: DCAS surveyed the target area for available office spaces and identified 27 Cliff Street building and the 80 John Street accessory parking as the most suitable in the catchment area for the NYPD WTCC relocation; and

WHEREAS: The applicants have stated that moving the WTCC will allow for more space for the existing NYPD operations at the 1st Precinct, as well as more room for community use and community meetings. The applicants have also confirmed that the 1st Precinct building use will remain the same for the foreseeable future, and that the community would be notified immediately upon any planned change of use; and

WHEREAS: There are currently 161 members assigned to the WTCC, and the number could go up to 181 members; and

WHEREAS: The parking at 80 John Street is strictly for work vehicles. The WTCC currently has 24 total vehicles (19 marked vehicles and 5 unmarked vehicles consisting of sedans, SUVs and specialty vehicles). The applicants have stated that any overflow parking of WTCC vehicles will be at the 1st Precinct and that no overflow work vehicles will be parked on the street; and

WHEREAS: Applicants have stated that there are currently 147 placards issued for private vehicles in connection with the WTCC and that the placards are issued not specifically for commuting, but also for parking at other precincts, the Police Academy and NYPD training locations. They estimate that approximately 60%-70% of WTCC officers take public transit to work, and that the number is likely to go up after congestion pricing is implemented. The new WTCC will also be in close proximity to Police Headquarters which has ample parking, and NYPD will encourage WTCC personnel to take public transit to work; and

WHEREAS: Manhattan Community Board 1 (CB1) members expressed ample concern over the fact that the area's streets are very narrow with existing congestion and placard parking abuse, and over the potential of WTCC personnel with placards parking on the street; and

WHEREAS: NYPD representatives stated that they will monitor daily for illegal placard parking, and that a phone number will be provided where a human is reachable 24/7 to report illegal placard parking; and

WHEREAS: The NYPD has stated that they are cognizant that the area has many residents, they will not be using sirens and will minimize disruptions in order to be good

neighbors. They are also aware that the area has very narrow streets with existing congestion and parking issues; and

WHEREAS: The residents of 80 John have expressed concerns over the proposed parking, and that garage access is critical because the garage is used for deliveries, moving in and out, and is one of the building's main ADA access points. The Board of 80 John Street has discussed this proposal with the NYPD, and NYPD has agreed that the garage access will continue and that they are responsive to the resident's concern; now

THEREFORE

BE IT

RESOLVED

THAT: Regarding the proposal to relocate the WTCC out of the 1st Precinct at 19 Varick Street and into 27 Cliff Street (office space) and 80 John Street (accessory parking), Manhattan Community Board 1 (CB1) views this use as an asset to the community. However, serious concerns were expressed surrounding the use of 80 John Street as accessory parking and potential placard parking on surrounding streets. CB1 recommends approval of this application, conditional that:

1. As agreed by NYPD representatives, in consideration of nearby residents, there are no use of sirens and disruptions to the community are minimized.
2. No WTCC or private vehicles of personnel are parked on the street at all, and especially in illegal spots (fire hydrants, cross walks, etc.)
3. As agreed by the NYPD, a phone number is made available where a human representative can be reached 24/7 to report illegal placard parking.
4. The applicants work with the Residential Board at 80 John Street to ensure that there is no materially adverse impact to residents in their ability to access the residential building through the parking area at 80 John Street
5. The Department of Transportation and NYPD should reduce the number of placard parking permits for the location surrounding the 1st Precinct by the number of placards that are moving; and

BE IT

FURTHER

RESOLVED

THAT: Additionally, CB1 requests a pledge from the Parking Enforcement Unit that they will ticket and tow any car, even with a placard, if it is parked illegally.