



## CITY PLANNING COMMISSION

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February 24, 2010/Calendar No. 6

N 100230 PXX

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**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 2 MetroTech (Block 148, Lot 7) (Department of Information Technology and Telecommunications office), Community District 2, Borough of Brooklyn.

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**WHEREAS**, on January 27, 2010, 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 2 MetroTech (Block 148, Lot 7), Community District 2, Borough of Brooklyn, which is intended for use as offices by the Department of Information Technology and Telecommunications; and

**WHEREAS**, this application (N 100230 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 Brooklyn Community Board 2 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, the Chairperson of Brooklyn Community Board 2, in a letter dated February 9, 2010 to the Chair of the City Planning Commission, provided comments regarding the perimeter security of the building and recommended conditions for the lease which are beyond the Commission's consideration; and

**WHEREAS**, the Commission encourages DCAS, DOITT, NYPD, and the Transit Authority to consult with Community Board 2 regarding these concerns; and

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

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

**WHEREAS**, the City Planning Commission held a public hearing on the application on February 10, 2010 (Calendar No. 9); and

**WHEREAS**, there were no speakers present; and

**WHEREAS**, 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 space is currently vacant, of sufficient size and will provide modern office facilities for the relocation of several DOITT offices. The space will comply with the provisions of the American with Disabilities Act.
  
- b) **Suitability of the site for operational efficiency.** The proposed site is located within walking distance to two other DOITT facilities at 11 and 15 MetroTech and is well served by public transportation, with the 2, 3, 4, 5, M, N, R, Q, A, C, F, and G subway lines all within a few blocks of the site. Additionally, there are numerous bus lines that intersect the MetroTech complex and the Long Island Railroad Atlantic terminal is within walking distance.
  
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was listed in the Citywide Statement of Needs for Fiscal Years 2009-2010.

**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 space is located within the MetroTech Business Improvement District.

**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 January 27, 2010 for use of property located at 2 MetroTech (Block 148, Lot 7). Community District 2, Borough of Brooklyn, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on February 24, 2010 (Calendar No. 6), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

**AMANDA M. BURDEN, FAICP, Chair**

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

**ANGELA M. BATTAGLIA, RAYANN BESSER,**

**IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**

**BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,**

**ANNA HAYES LEVIN, SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners**



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*Borough President*

**JOHN DEW**  
*Chairperson*

**ROBERT PERRIS**  
*District Manager*

February 9, 2010

Ms. Amanda M. Burden, FAICP  
Chair, City Planning Commission  
22 Reade Street  
New York, New York 10007

re: N100230PXK

Dear Chair Burden:

Community Board 2 is in receipt of the notice of intent by the Department of Citywide Administrative Services (DCAS) to acquire, on behalf of the Department of Information Technology and Telecommunication (DoITT), 85,000 square feet of office and data center space in the building located at 2 MetroTech Center; application N100230PXK.

The community board received the notice on January 29, 2010, after the monthly meetings of both the board's land use and executive committees. According to the notice, the City Planning Commission will hold a public hearing on this application on February 10, 2010, the date of the next general meeting of Community Board 2. Due to the timing of this quite short review period, the community board will not have the opportunity to discuss the application as a body and I am responding in my capacity as community board chairperson.

The Security Industry Automation Corporation (SIAC), a subsidiary of the New York Stock Exchange, is currently a tenant of 2 MetroTech Center. Although no official statement has been made, it is my understanding that SIAC intends to relocate when its lease expires in October 2010. (It is perhaps this space that DCAS intends to acquire.) Due to the sensitive nature of SIAC, security was tightened in and around this building in the aftermath of the September 11 terrorist attacks. The heightened security includes checkpoints at various locations around 2 MetroTech Center that have had negative impacts.

One impact is the re-routing of the B54 bus. Prior to the development of the MetroTech office and academic campus, the B54 bus traveled on Myrtle Avenue with its western terminus on Jay Street. Pursuant to the Uniform Land Use Review Procedure and other review associated with the MetroTech development, the bus route was relocated to a service road that passes beneath 1, 2 and 3 MetroTech Center. When security was increased around 2 MetroTech Center, the B54 was prohibited to use the service road. The bus route was relocated to a circuitous route

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around MetroTech. SIAC makes a sizeable annual payment to New York City Transit (NYCT) for the additional fuel cost resulting from the detour.

The security perimeter established around 2 MetroTech Center also disrupted the road network in the area. For example, residents of Belltel Lofts, 365 Bridge Street, are not currently able to drive the few hundred feet from Willoughby Street to the building's garage because Bridge Street is closed to through-traffic. Residents must instead enter MetroTech at Myrtle Avenue, present identification to security personnel, and then wend their way through the campus to the garage. The security checkpoints also constrict commercial leasing and deliveries. The impact of these closures on traffic in Downtown Brooklyn is compounded by the restrictions around 9 and 11 MetroTech Center and on the Fulton Mall.

The security precautions associated with SIAC have also prevented leasing of the first floor of 2 MetroTech for retail use. The designers of the campus wisely included retail space on the first floors of the new buildings facing the MetroTech Commons, providing for a livelier streetscape. However, there are still a small number of storefronts and the loss of even one has had a deadening effect, both by itself and by failing to contribute synergistically to the other retail establishments and the open space.

Community Board 2 has looked at the departure of SIAC as an opportunity to undo the negative impacts described above. Returning the B54 bus to the MetroTech service road would provide travelers in the northern part of the community district, which in some places is a long walk from subway service, with a more direct connection with the Jay Street-Borough Hall subway station, the destination of many riders. NYCT has expressed to the community board its desire to resume B54 bus service on the MetroTech service road, which would reduce the volume of buses on Fulton Street between Flatbush Avenue and Jay Street and help maintain scheduled service on other routes.

Eliminating the security perimeter around 2 MetroTech Center would also permit the re-opening of several streets in the area, improving circulation. In addition, easing the level of security would permit Forest City Ratner Companies, the building owner, to lease the ground floor commercial space if it wishes. One question asked pursuant to the "fair share analysis" is "Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts." If the lease of part of 2 MetroTech to DoITT can enable freer movement and activity nearby, it will contribute significantly to the revitalization of Downtown Brooklyn, the city's third largest central business district.

I note that neither the proposal in the *Citywide Statement of Needs for Fiscal Years 2009-2010* nor the proposal description in application N100230PXK state a need for a high security environment. I therefore request the City Planning Commission make as a condition of its approval of the lease the requirement that DoITT prepare its facilities plan so its use of 2 MetroTech Center does not prevent the re-opening of near-by streets, returning the B54 bus to its prior route and enabling the commercial use of the ground floor of the building. The application states that DoITT will continue to occupy space in 11 and 15 MetroTech Center.

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I request that as part of its facilities plan DoITT consolidate any sensitive equipment and personnel in 11 MetroTech Center, which is already within another high-security area.

Thank you for the opportunity to comment. Please enter my letter into the public record and share it with the other members of the City Planning Commission.

Sincerely,



John Dew  
Chairperson

cc: Hon. Marty Markowitz  
Brooklyn Borough President  
Hon. Stephen Levin  
New York City Council  
Borough Commissioner Joseph Palmieri  
Department of Transportation  
Chris Fleming, Director of Strategic Planning  
Department of Citywide Administrative Services  
Thomas Prendergast, President  
Joseph Smith, Senior Vice President, Division of Buses  
New York City Transit  
Bruce Ratner, President and Chief Executive Officer  
Forest City Ratner Companies  
Joe Chan, President  
Downtown Brooklyn Partnership  
Michael Weiss, Executive Director  
MetroTech District Management Association  
M. Blaise Backer, Executive Director  
Myrtle Avenue Brooklyn District Management Association  
David Bistricher, Principal  
Clipper Equity, LLC

JD:RP