



CITY PLANNING COMMISSION

March 19, 2014/Calendar No. 7

N 140268 PXM

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 431 West 125th Street (Block 1966, Lot 52) (MNBPO offices), Community District 9, Borough of Manhattan.

WHEREAS, on February 19, 2014, 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 431 west 125th Street (Block 1966, Lot 52), Community District 9, Borough of Manhattan, which is intended for use as office space by the Borough President of Manhattan; and

WHEREAS, this application (N 140268 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 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 9 and to the Borough President of Manhattan pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 9 has not submitted a recommendation; and

WHEREAS, the Borough President of Manhattan 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 March 5, 2014 (Calendar No. 22); and

WHEREAS, a representative from the Borough President of Manhattan spoke in favor of the application; and

WHEREAS, a representative from the Department of Citywide Administrative Services was present but did not speak; 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 office space is large enough to meet the needs of the Borough President of Manhattan. The proposed square footage is close that of the current office location (i.e., Harlem State Office Building, 5th Floor) and the open layout provides ample opportunity to accommodate adequate staff and to conduct constituent services on a large scale. There is no parking as part of the lease.
- b) **Suitability of the site for operational efficiency.** The proposed office space provides all aspects needed for operational efficiency. The site is a ground-floor storefront, located near multiple subway and bus lines. The A, B, C and D trains are within a block; the 1, 2 and 3 trains are located within a few blocks. Numerous bus lines are within a two-block radius including the M60, Bx15 and M104.

The proposed space is located on a heavily trafficked thoroughfare in northern Manhattan. Its location lends itself to maximum accessibility so that constituents throughout Manhattan can find and easily get to the location to receive assistance and services. The open layout of the storefront will provide the ability to accommodate adequate staff, a waiting area for constituents and meeting spaces for one-on-one, small group and slightly larger group meetings. Once renovated, the space will be completely ADA compliant, enabling all New Yorkers to make full use of the office.

- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed location was not indicated in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation and handicap accessibility, conform to the criteria used in the Citywide Statement of Needs. Also, the space is located in an R7A/C2-4 zoning district, within the Special 125th Street District, which allows the office use as-of-right.
- 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 office site is located within the Special 125th Street District, which was approved by the City Planning Commission and City Council in 2008. The Special District was created to bolster 125th Street's role as an arts and entertainment corridor and regional business district. The site is also located within the 125th Street Business Improvement District (BID) area. The proposed office use complements the overall development objectives for the Special 125th Street District. The proposed office use will add to the revitalization of the area, as it will be staffed (five full-time staff members) seven days per week during regular business hours and maintained the Manhattan Borough President's Office.

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 19, 2014 for use of property located at 431 West 125th Street (Block 1966, Lot 52) (MNBPO offices), Community District 9, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 19, 2014 (Calendar No. 7), 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

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN,

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK,

RICHARD W. EADDY, ORLANDO MARIN, Commissioners