



CITY PLANNING COMMISSION

April 25, 2007 Calendar No. 15

N 070392 PXQ

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 the use of property located at 153-01 Jamaica Avenue (Block 9754, Lot 57) (Commission on Human Rights), Community District 12, Borough of Queens.

WHEREAS, on March 28, 2007, 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 153-01 Jamaica Avenue (Block 9754, Lot 57), Community District 12, Borough of Queens, which is intended for use as offices by the Commission on Human Rights; and

WHEREAS, this application (N 070392 PXQ) 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 Queens Community Board 12 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, the Borough President of Queens 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 April 11, 2007 (Calendar No. 33); and

WHEREAS, there were no speakers on this application; 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 space will be utilized by the Commission on Human Rights as a Borough Center. It will serve as the base for a broad range of services such as human rights education, housing assistance, mortgage counseling, predatory loan prevention and immigrant employment assistance. The proposed space at 153-01 Jamaica Avenue will provide adequate space to meet the current operational requirements and future expansion of services. The space will comply with the provisions of the Americans With Disabilities Act.

b) **Suitability of the site for operational efficiency.** 153-01 Jamaica Avenue is located in a C4-2 zoning district, which permits the use. Additionally, the proposed site better meets the provisions of the HUD Community Development Block Grant in that the location is more accessible to low and low to moderate income families than the current site at 136-56 39th Avenue. Accessibility via public transportation is excellent. The E, J, and Z subway lines stop at Parsons Boulevard and Archer Avenue, one block away. The F line stops at Parson Boulevard and Hillside Avenue, four blocks away. The Q4, Q5, Q6, Q8, Q9, Q25,

Q31, Q34, Q65, Q83, Q85, Q110, Q111, and Q113 buses all have stops within a few blocks of the site.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was not listed in the Citywide Statement of Needs. However, the facility meets the criteria established for the siting, such as access to public transportation, ADA accessibility and proximity to the area to be served. Additionally, since the facility is federally funded, it must meet the provisions of the grant, including locating offices and services accessible to low and low-to-moderate income neighborhoods.

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 South Jamaica Economic Development Zone.

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 March 28, 2007 for use of property located at 153-01 Jamaica Avenue (Block 9754, Lot 57), Community District 12, Borough of Queens, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on April 25, 2007 (Calendar No.15), 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, AICP, Chair,
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, BETTY CHEN, RICHARD EADDY,
LISA A. GOMEZ, NATHAN LEVENTHAL, JOHN MEROLO,
KAREN PHILLIPS, DOLLY WILLIAMS, Commissioners**