



## CITY PLANNING COMMISSION

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April 1, 2009/Calendar No. 13

N 090327 PXM

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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 4650 Broadway (Block 2175, Lot 1)(Department of Housing Preservation and Development), Community District 12, Borough of Manhattan.

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**WHEREAS**, on March 3, 2009, 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 4650 Broadway (Block 2175, Lot 1), Community District 12, Borough of Manhattan, which is intended for use as offices by the Department of Housing Preservation and Development; and

**WHEREAS**, this application (N 090327 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 12 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Manhattan Community Board 12 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 18, 2009 (Calendar No. 21); and

**WHEREAS**, representatives from the Department of Housing Preservation and Development and the Department of Citywide Administrative Services appeared in favor; 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 staff of the Department of Housing Preservation and Development. It is of sufficient size and will be appropriately built-out for the specific needs of the staff. The space, upon construction completion, will comply with the provisions of the American With Disabilities Act.

b) **Suitability of the site for operational efficiency.** 4650 Broadway is located approximately 2 ½ miles from the current location at 3280 Broadway and is ideally situated for the areas the relocated units serve. Public transportation in the area includes the 1 and A subway lines, approximately six blocks away, and several bus lines including the M 100 and BX 7 that travel on Broadway, directly in front of the proposed building.

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 2007-2008 and for Fiscal Years 2009 and 2010. The facility meets the criteria established for the siting, such as access to public transportation and proximity to the area to be served.

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 not located within the city's regional business 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 March 3, 2009 for use of property located at 4650 Broadway (Block 2175, Lot 1). Community District 12, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on April 1, 2009 (Calendar No. 13), 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, ANGELA R. CAVALUZZI, A.I.A.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN,**  
**MARIA M. DEL TORO, RICHARD W. EADDY,**  
**NATHAN LEVENTHAL, SHIRLEY A. MCRAE,**  
**JOHN MEROLO, KAREN A. PHILLIPS, Commissioners**

