



CITY PLANNING COMMISSION

March 22, 2006 Calendar No. 14

N 060350 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 the use of property located at 55 Water Street (Block 32, Lots 1001-1052) (Department of Transportation Headquarters), Community District 1, Borough of Manhattan.

WHEREAS, on February 22, 2006, 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 use of space located at 55 Water Street (Block 32, Lots 1001-1052), Community District 1, Borough of Manhattan, which is intended for use by the Department of Transportation (DOT) as their headquarters,

WHEREAS, this application (N 060350 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 1 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; 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 8, 2006 (Calendar No. 22); and

WHEREAS, there were representatives from the Department of Transportation that appeared in favor of the 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 is intended for use as offices by the Department of Transportation, relocating and consolidating seven divisions (consisting of 70 units) presently stationed in two boroughs. The space will house the Commissioner, First Deputy Commissioner and all Division heads excepting the Staten Island Ferry operations, which will remain on Staten Island. This office will be staffed by approximately 1,450 employees relocated from five Manhattan locations (40 Worth Street, 2 Rector Street, 59 Maiden Lane, 49-51 Chambers Street, and 253 Broadway) and two Queens sites (30-30 Thomson Avenue and 28-11 Queens Plaza North).

b) **Suitability of the site for operational efficiency.** 55 Water Street is a 52-story office building located adjacent to the Vietnam Veterans Plaza. The site is zoned C6-9, which permits the offices as-of-right, and the surrounding area is developed with retail, commercial, and office uses. It is located in proximity to several of the leased Manhattan spaces currently occupied by DOT, most notably 40 Worth Street. The space will be renovated to meet the operational needs of the DOT. Upon completion of the renovations, the space will comply with the provisions of the Americans with Disabilities Act.

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. Access to the site by public transportation is excellent. Eight subway lines (N, R, 1, 2, 3, 4, 5, and 9) stop within a few blocks of the site. The Staten Island ferry is within walking distance.

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 city's regional business district and is located conveniently to mass transit.

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 22, 2006 for use of property located at 55 Water Street (Block 32, Lots 1001-1052), Community District 1,

Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 22, 2006 (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.

AMANDA M. BURDEN, AICP, Chair,
KENNETH J. KNUCKLES, Esq., Vice-Chairman
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY,
JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILIPS, DOLLY WILLIAMS, Commissioners