

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 375 Pearl Street (Block 113, Lot 7501) (Human Resources Administration offices), Borough of Manhattan, Community District 1.

WHEREAS, on March 16, 2016, 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 375 Pearl Street (Block 113, Lot 7501), Community District 1, Manhattan, which is intended for use as office space by the Human Resources Administration; and

WHEREAS, this application (N 160195 PXM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA requirements 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, Manhattan Community Board 1 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, on March 16, 2016, the City Planning Commission duly advertised March 30, 2016

for a public hearing on this application (N 160195 PXM).

WHEREAS, the City Planning Commission held a public hearing on the application on March 30, 2016 (Calendar No. 16); and

WHEREAS, representatives from the Human Resources Administration and the Department of Citywide Administrative Services spoke in favor of the application; and

WHEREAS, there were no other speakers and 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 of 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 on the 21st through 24th floors and a portion of the 25th floor at 375 Pearl Street is of sufficient size to meet the operational needs of HRA's General Support Services; Police Operations; and Investigation, Revenue, and Enforcement Administration. The proposed office space is currently vacant and would be designed to follow the open-space standards, with few or no private offices. When complete, the facility will be fully handicapped accessible.

- b) **Suitability of the Site for Operation Efficiency.** The proposed office space is suitable for operational efficiency for HRA's General Support Services (GSS); Police Operations (PO); and Investigation, Revenue, and Enforcement Administration (IREA). For GSS and PO, the location provides close proximity to their operations at 4 World Trade Center. For IREA, the location satisfies the need to be near the Manhattan courts and District Attorney's Office for daily meetings. The proposed site is served by multiple bus routes and access is available to subway lines 4, 5, 6, J, and Z at the Brooklyn Bridge-City Hall station and the R line at the City Hall station. The site has nearby access to arterial

highways and major thoroughfares as well as close proximity to the three Lower Manhattan East River bridges and the Brooklyn-Battery and Holland Tunnels.

- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not included in the Citywide Statement of Needs.

- d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The proposed site is not located within a regional business district. The facilities location is consistent with the needs and requirements of the New York City Department of Finance.

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 16, 2016, for the use of space located at 375 Pearl Street (Block 113, Lot 7501), (Human Resources Administration offices), Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on April 13, 2015, (Calendar No. 2), 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
RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA
HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, Commissioners