



January 31, 2022 / Calendar No. 13

N 220160 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 use of property located at 97-77 Queens Boulevard (Block 2092, Lot 1) (New York City Department of Parks and Recreation Offices), Borough of Queens, Community District 6.

WHEREAS, on January 6, 2022, the New York City Department of Citywide Administrative Services (DCAS) and the New York City Department of Parks and Recreation (DPR) submitted a Notice of Intent to acquire approximately 30,000 square feet of office space, pursuant to Section 195 of the New York City Charter, for additional office space to consolidate DPR's Forestry, Horticulture, and Natural Resources division (FHNR) to a property located at 97-77 Queens Boulevard (Block 2092, Lot 1), Community District 6, Borough Queens (Queens CB 6); and

WHEREAS, this application (N 220160 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 or 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 6 and to all Borough Presidents on January 2, 2022, pursuant to Section 195 of the New York City Charter; and

WHEREAS, Queens Community Board 6 has not submitted a recommendation on this matter; and

WHEREAS, the Borough President of Queens has not submitted a letter of recommendation;

and

WHEREAS, no recommendations were received from the other Borough Presidents; and

WHEREAS, on January 5, 2022, the City Planning Commission duly advertised January 19, 2022, for a public hearing on this application (N 220160 PXQ); and

WHEREAS, the City Planning Commission held a public hearing on the application on January 19, 2022 (Calendar No. 11); and

WHEREAS, two representatives from DCAS and DPR spoke in favor of the application, describing the proposed location and the proposed lease terms. They also described the advantages of the office building for consolidation of the FHNR divisions' operations, including efficient space layout, relieving overcrowded conditions at the existing offices, and proximity to transit options.

WHEREAS, there were no other speakers, and the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of the 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 space at 97-77 Queens Boulevard is of sufficient size for DPR's expanded office need and will be appropriately renovated for cost-effective operations

b) Suitability of the Site for Operational Efficiency. The proposed site is suitable for operational efficiency by the Law Department due to its excellent accessibility to staff. The FHNR division's approximately 180-member staff are currently based at multiple office sites in different boroughs which makes it difficult for the division to operate in an

efficient manner. Consolidation of the staff into one central location will improve overall supervision, deployment to borough assignments, tree emergency response, and combine management support services currently housed at separate locations, including technology infrastructure, analytical resources and vehicles. The location is well served by mass transit. The M and R subway lines stop three blocks west of the building at the 63rd Drive – Rego Park station. Numerous bus lines, including the Local Q38, Q59, Q60, and Q72 lines and the Express QM10, QM11, QM18 and QM40 lines, also have stops within a short walk from 97-77 Queens Boulevard. A bike lane is available on Queens Boulevard with connections to other bicycle facilities as part of the citywide bicycle network. Nearby road access includes the Long Island Expressway, the Grand Central Parkway and the Van Wyck Expressway, making interborough trips convenient.

c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs. This site is included in the 2022-2023 Statement of Needs on Page 171. As stated in the document, this site has excellent transit and truck access.

d) Whether the Facility can be Located so as to Support Development and Revitalization of the City’s Regional Business Districts. The proposed location is in a commercial area of Rego Park, Queens, less than four blocks from the Rego Center Mall. Queens Boulevard includes a mix of commercial uses, including grocery stores, convenience stores, and fast casual restaurants. In addition, the ground floor uses of the office building include a bank branch, an apartment rental leasing office, a medical center, and a nursing school campus with frontage along Queens Boulevard.

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 DCAS and the Parks Department on January 6, 2022, for use of property located at 97-77 Queens Boulevard (Block 2092, Lot 1) as office space for the Parks Department, Borough of Queens, Community District 6, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on January 31, 2022 (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

KENNETH J. KNUCKLES, Esq., *Vice Chairman*
DAVID J. BURNEY, ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*
LEAH GOODRIDGE, *Commissioner, ABSTAINING*