



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 195 of the New York City Charter for use of property located at 40 Rector Street (Block 55, Lot 1026) for the relocation of the New York Police Department's (NYPD) offices for the World Trade Center (WTCC) Command Substation, Borough of Manhattan, Community District 1.

WHEREAS, on June 29, 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 the use of space located at 40 Rector Street (Block 55, Lot 1026), Community District 1, Manhattan, which is intended for use as office space by the New York Police Department's World Trade Center Command Substation; and

WHEREAS, this application (N 160381 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; 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 June 28, 2016 the City Planning Commission duly advertised July 13, 2016 for a public hearing on this application (N 160351 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on July 13, 2016 (Calendar No. 15); and

WHEREAS, there were two speakers at the public hearing in favor of the application and none opposed; and

WHEREAS, representatives from the Department of Citywide Administrative Services and the New York Police Department spoke in favor the 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 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 site at 40 Rector Street is of sufficient size to meet the needs of NYPD and will be appropriately renovated for cost-effective operations of the unit that will be housed there. The site will be designed to provide an adequate conference room, command room and break area space. The site is currently vacant and will require moderate upgrades to make it suitable for the NYPD. When complete, the facility will be fully handicapped accessible.

- b) Suitability of the Site for Operation Efficiency.** The proposed site is suitable for operational efficiency due to its close proximity to the World Trade Center site. The proposed site is readily accessible to mass transit, including the 1, E and R subway lines, as well as the Staten Island Ferry. Additionally, numerous bus lines including the M5, M9 and M22 also stop near the proposed site. The site offers excellent access to nearby arterial highways, major thoroughfares and is close proximity to the two 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 location was included in the Citywide Statement of Needs for fiscal years 2016-2017. The siting criteria included transit access and proximity to the World Trade Center site.
- 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 located within the Special Lower Manhattan District, which was established to enhance the vitality of Lower Manhattan, home of the city's oldest central business district and a growing residential community. The Special Lower Manhattan District covers the area south of Murray Street, City Hall Park and the approaches to the Brooklyn Bridge, excluding Battery Park City. It is also located within the Downtown-Lower Manhattan Business Improvement District (BID), serving an area roughly from City Hall to the Battery, from the East River to West Street. The BID provides services, including economic development, security and maintenance to the area and south of 55 Chambers Street.

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 on June 29, 2016 for the use of space at 40 Rector Street (Block 56, Lot 1026) for the relocation of the New York Police Department's

(NYPD) offices for the World Trade Center (WTCC) Command Substation, Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on July 27, 2016 (Calendar No. 20), 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,

CHERYL COHEN EFFRON, MICHELLE DE LA UZ, JOSEPH DOUEK,

RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, Commissioners