



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 180 Maiden Lane (Block 37, Lot 23) as office space (Department of Investigation offices), Borough of Manhattan, Community District 1.

WHEREAS, on October 5, 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 180 Maiden Lane (Block 37, Lot 23), Community District 1, Borough of Manhattan, which is intended for use as an office by the Department of Investigation (DOI); and

WHEREAS, this application (N 170100 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, 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, the City Planning Commission held a public hearing on the application on October 19, 2016 (Calendar No. 10); and

WHEREAS, a representative from DOI spoke in favor of the application; and

WHEREAS, a representative from DCAS 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 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 180 Maiden Lane is of sufficient size to meet DOI's needs and will be appropriately renovated for cost-effective operations of the units that will be housed there. The space is currently vacant raw space, with the exception of approximately half of the 17th floor, and in good condition. In addition, the space will be made fully handicapped accessible.
- b) **Suitability of the site for operational efficiency.** The proposed site is suitable for operational efficiency due to its proximity to many City agencies and City Hall. 180 Maiden Lane is well served by public transportation. The 2, 3, 4, 5, 6, A, C, E, and R subway lines all have stations within blocks of the building entrance. The routes of several bus lines are within a short walking distance. Additionally, the location also provides easy vehicular access to the FDR and the Westside Highway.
- c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed relocation and expansion was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as access to public transportation, conform to the criteria used 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 without constraining operational efficiency.** The Downtown Alliance Inc. manages 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. This BID provides services, including economic development, security and maintenance to the area around 180 Maiden Lane.

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 October 5, 2016, for use of property located at 180 Maiden Lane (Block 37, Lot 23), Borough of Manhattan, Community District 1 (Department of Investigation offices), is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on November 2, 2016 (Calendar No. 6), 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
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
MICHELLE R. DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ Commissioners