



**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 521 West 57th (Block 1086, Lot 7501) (New York Police Department offices), Borough of Manhattan, Community District 4.

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**WHEREAS**, on August 5, 2021, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire 45,000 square feet of office space, with adjacent parking space for 65 vehicles, pursuant to Section 195 of the New York City Charter, to relocate offices used by the New York Police Department (NYPD) to a property located at 521 West 57<sup>th</sup> Street (Block 1086, Lot 7501), Borough of Manhattan, Community District 4.

**WHEREAS** this application (N 210263 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 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 Manhattan Community Board 4 and to all Borough Presidents on August 5, 2021, pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, Manhattan Community Board 4 has not submitted a recommendation on this matter; and

**WHEREAS**, the Borough President of Manhattan has not submitted a letter of recommendation; and

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

**WHEREAS**, on August 4, 2021, the City Planning Commission duly advertised August 18, 2021, for a public hearing on this application (N 210263 PXM); and

**WHEREAS**, the City Planning Commission held a public hearing on the application on August 18, 2021 (Calendar No. 54); and

**WHEREAS**, representatives from DCAS and NYPD spoke in favor of the application at the public hearing, describing the proposed location. They also described the advantages of the proposed building for NYPD operations, including efficient space layout and central location providing access to all areas of Manhattan; 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 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 is of sufficient size to meet the needs of NYPD and will be appropriately renovated for cost-effective operations for the unit that will be housed there. The site will be designed to provide adequate conference room, command room, break area space, and equipment storage. The site is currently vacant and will require moderate upgrades to make it suitable for the NYPD. When complete, the facility will be ADA compliant.
  
- b) **Suitability of the Site for Operational Efficiency.** The proposed space is appropriately located and sized to effectively support and enhance the vital, public-protection services provided by NYPD. The proposed site is readily accessible to mass transit, including the 1, 2, 3, A, B, C & D subway lines at Columbus Circle.

Additionally, numerous bus lines including the M12, M31 and M57 stop near the proposed site. The site offers excellent access to the West Side Highway and all areas of Manhattan.

- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was included in the Citywide Statement of Needs for Fiscal Years 2017 – 2018. The proposed site is centrally located in Manhattan and makes it easier for the NYPD unit that will be housed there to respond to all areas of Manhattan in a timely manner.
  
- 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 on the western edge of Manhattan’s Central Business District. The surrounding area is a mix of high density residential and commercial uses with ground floor amenities that support those uses.

**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 August 5, 2021, for use of property located at 521 West 57th (Block 1086, Lot 7501) as NYPD office, Borough of Manhattan, Community District 4, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on September 01, 2021 (Calendar No. 35), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter.

**MARISA LAGO, *Chair***  
**KENNETH J. KNUCKLES, ESQ., *Vice Chair***  
**DAVID J. BURNEY, ALFRED C. CERULLO III,**  
**JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,**  
**ANNA HAYES LEVIN, ORLANDO MARIN,**  
**LARISA ORTIZ, RAJ RAMPERSHAD *Commissioners***