



CITY PLANNING COMMISSION

December 17, 2008/Calendar No. 20

N 090174 PXM

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 291 Broadway (Block 150, Lot 38)(Department of Health and Mental Hygiene), Community District 1, Borough of Manhattan.

WHEREAS, on November 18, 2008, 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 291 Broadway (Block 150, Lot 38), Community District 1, Borough of Manhattan, which is intended for continued use as offices by the Department of Health and Mental Hygiene; and

WHEREAS, this application (N 090174 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 December 3, 2008 (Calendar No. 13); and

WHEREAS, a representative from the Department of Health and Mental Hygiene appeared in favor; and

WHEREAS, 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 space is utilized by staff of the Department of Health and Mental Hygiene. It is of sufficient size and is appropriately built-out for the specific needs of the staff and no further work is contemplated. The space complies with the provisions of the American With Disabilities Act.

b) **Suitability of the site for operational efficiency.** 291 Broadway is located in a C6-4A zoning district. The site is located two blocks away from the Department of Health and Mental Hygiene headquarters at 125 Worth Street, as well as other DHMH offices at 93 Worth Street and 2 Lafayette Street. Public transportation is excellent, with the 1, 2, 3, 4, 5, 6, A, C, E, R, and W subway all within walking distance of 291 Broadway. Additionally, there are three bus lines that stop a few blocks away from the site.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The facility was not listed in the Citywide Statement of Needs. However, the facility meets the criteria established for the siting, such as access to public transportation and major thoroughfares, and proximity to the area to be served.

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 proposed space is located within the city's regional business district.

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 November 18, 2008 for use of property located at 291 Broadway (Block 150, Lot 38). Community District 1, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 17, 2008 (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.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
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RICHARD W. EADDY, NATHAN LEVENTHAL,
SHIRLEY A. MCRAE, JOHN MEROLO,
KAREN A. PHILLIPS, Commissioners

