



CITY PLANNING COMMISSION

August 9, 2006 Calendar No. 21

N 070015 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 110 William Street (Block 77, Lot 8)(Department of Juvenile Justice), Community District 1, Borough of Manhattan.

WHEREAS, on July 12, 2006, 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 use of space located at 110 William Street (Block 77, Lot 8), Community District 1, Borough of Manhattan, which is intended for use as offices by the Department of Juvenile Justice (DJJ),

WHEREAS, this application (N 070015 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, 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 July 26, 2006 (Calendar No. 12); and

WHEREAS, there was a representative from DJJ present to answer questions on this application; 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 intended for use as offices by the Department of Juvenile Justice. The Department of Juvenile Justice's charter mandated mission is to provide non-secure and secure detention for alleged juvenile delinquents and secure detention for alleged juvenile offenders whose cases are pending along with post-adjudicated juveniles awaiting transfer to state facilities. This office will be staffed by 110 employees from the central office: Executive, Administration, Operations, and Employee and Customer Services, all of which serve to support DJJ's network of facilities located throughout New York City. The proposed site will provide modern

office facilities including private and non-private offices, a conference room and filing space. These central office functions are currently located at 365 Broadway.

b) **Suitability of the site for operational efficiency.** 110 William Street is a 788,000 square foot, thirty one story building. The site is zoned C6-4 in the Special Lower Manhattan District, which permits the use. The space will meet the operational needs of DJJ and be ADA compliant. The proposed site is approximately 3/4 mile from the existing location.

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. Access to the site by public transportation is via the 2, 3, 4, 5, A, C, J, M, and Z subway lines, which are all within a few blocks from the site. The M1, M6, M9, and M15 buses all have stops nearby.

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 districts and is located conveniently to mass transit subways and buses.

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 July 12, 2006 for use of property located at 110 William Street (Block 77, Lot 8), Community District 1, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on August 9, 2006 (Calendar No.21), 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
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY,
LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO
DOLLY WILLIAMS, Commissioners**