



CITY PLANNING COMMISSION

September 4, 2007/Calendar No. 4

N 080035 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 55 Broadway (Block 20, Lot 16)(New York City Police Department), Community District 1, Borough of Manhattan.

WHEREAS, on August 8, 2007, 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 55 Broadway (Block 20, Lot 16), Community District 1, Borough of Manhattan, which is intended for use as offices by the New York City Police Department's Counter Terrorism Unit; and

WHEREAS, this application (N 080035 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 August 22, 2007 (Calendar No. 28); and

WHEREAS, a representative from the NYPD 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 will be utilized by the New York City Police Department's Counter-Terrorism Unit as its' Lower Manhattan Security Initiative Center. It will serve as a command and operations center for monitoring security and activity in the Financial District. The proposed space at 55 Broadway will provide adequate space to meet the operational requirements. The space will comply with the provisions of the Americans With Disabilities Act

b) **Suitability of the site for operational efficiency.** 55 Broadway is located in a C5-5 zoning district within the Special Lower Manhattan District. The site is centrally located within the area to be served. The R, W, 1, 4, and 5 subway lines are nearby as well as numerous bus lines. Additionally, the site has excellent access to major arterials, bridges and tunnels.

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, ADA accessibility, 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 August 8, 2007 for use of property located at 55 Broadway (Block 20, Lot 16). Community District 1, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on September 4, 2007 (Calendar No. 4), 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, BETTY Y. CHEN, RICHARD W. EADDY,

NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS,

DOLLY WILLIAMS, Commissioners