



CITY PLANNING COMMISSION

April 25, 2007 Calendar No. 13

N 070391 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 Tower 4, World Trade Center (Block 58, Lot 1), Community District 1, Borough of Manhattan.

WHEREAS, on March 28, 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 use of space located at Tower 4, World Trade Center (Block 58, Lot 1), Community District 1, Borough of Manhattan, which is intended for use as office space; and

WHEREAS, this application (N 070391 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 April 11, 2007 (Calendar No. 32); and

WHEREAS, there was a representative from the Department of Citywide Administrative Services 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 will be utilized by the City of New York for general and administrative office purposes. The proposed space will provide adequate space to meet the operational requirements of the specific agencies to be located there. The space will comply with the provisions of the Americans With Disabilities Act.

b) **Suitability of the site for operational efficiency.** Tower 4 will be located in a C6-4 zoning district, within the Special Lower Manhattan District, which permits the use. Accessibility via public transportation is excellent. The # 1, 2, 3, A, C, E, R, and W subway lines have stops nearby. Numerous bus lines are close by and the Staten Island Ferry is readily accessible. The PATH Transportation Hub, expected to be fully operational by 2009, will greatly enhance the mass transit options in the area.

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, 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 location of Tower 4 at the World Trade Center will greatly support the development and revitalization of the Lower Manhattan 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 March 28, 2007 for use of property located at Tower 4, World Trade Center (Block 58, Lot 1), Community District 1, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on April 25, 2007 (Calendar No.13), 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 CHEN, RICHARD EADDY,
LISA A. GOMEZ, NATHAN LEVENTHAL, JOHN MEROLO,
KAREN PHILLIPS, DOLLY WILLIAMS, Commissioners**