



## CITY PLANNING COMMISSION

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June 3, 2015 / Calendar No. 9

N 150350 PXM

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**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 375 Pearl Street (Block 113, Lot 7501) for the New York Police Department's offices for the newly formed Federal Monitor and Inspector General positions and their supporting staff, Borough of Manhattan, Community District 1.

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**WHEREAS**, on May 6, 2015, 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 375 Pearl Street (Block 113, Lot 7501), Community District 1, Manhattan, which is intended for use as office space by the New York Police Department's newly formed Federal Monitor and Inspector General positions and their supporting staff; and

**WHEREAS**, this application (N 150350 PXM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA requirements 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; 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 May 20, 2015 (Calendar No. 16); and

**WHEREAS**, there was one speaker at the public hearing in favor of the application and none opposed; and

**WHEREAS**, a representative from the Department of Citywide Administrative Services spoke in favor the of the application; 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 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 site at 375 Pearl Street is of sufficient size and will be appropriately renovated for cost-effective operations. The site will be designed to provide adequate offices, conference rooms and locker space. The site is currently vacant and will require moderate upgrades to make it suitable for the NYPD. When complete, the facility will be fully handicapped accessible.
  
- b) **Suitability of the Site for Operation Efficiency.** The proposed site is suitable for operational efficiency, as it will allow the Federal Monitor and Inspector General to be near Police Headquarters at 1 Police Plaza. The proposed site is readily accessible to mass transit, including the 4, 5, 6, J, Z, N Q and R subway lines. Additionally, numerous bus lines including the M15 and M22 stop near the proposed site. The site offers

excellent access to nearby arterial highways, major thoroughfares and close proximity to the three Lower Manhattan East River Bridges and the Brooklyn Battery and Holland Tunnels.

**c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed location was not included in the Citywide Statement of Needs. However, the siting criteria used here, such as close proximity to the Police Plaza, access to public transportation and handicap access, conform to the criteria used in the Citywide Statement of Needs.

**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 not located within a regional business district. The facilities location is consistent with the needs and requirements of the NYPD.

**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 on May 6, 2015 for the use of space located at 375 Pearl (Block 113, Lot 7501) for the New York Police Department's offices for the newly formed Federal Monitor and Inspector General positions and their supporting staff, Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on June 3, 2015 (Calendar No. 9), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

**CARL WEISBROD**, Chairman  
**KENNETH J. KNUCKLES, ESQ.**, Vice Chairman  
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**  
**CHERYL COHEN EFFRON, MICHELLE DE LA UZ, JOSEPH DOUEK,**  
**RICHARD W. EADDY, ANNA HAYES LEVIN, BOME E JUNG,**  
**ORLANDO MARIN, LARISA ORTIZ**, Commissioners