



March 27, 2019 / Calendar No. 8

N 190254 PXX

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 12 Metrotech (Block 140, p/o Lot 7502 (Condo Lot 1002)) (Administration for Children's Services offices).

WHEREAS, on Feb 27, 2019, the New York City Administration for Children's Services (ACS) and 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 12 Metrotech (Block 140, Lot 7502), Community District 2, Brooklyn, which is intended for use as office space by ACS; and

WHEREAS, this application (N 190254 PXX) 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 Brooklyn Community Board 2 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 2 submitted a letter dated February 28, 2019, stating support for the selection of 12 Metrotech for a consolidated office, but also concern that a consolidated office may be less convenient for clients; and

WHEREAS, the Borough President of Brooklyn has not submitted a recommendation; and

WHEREAS, no recommendations were received from other Borough Presidents; and

WHEREAS, On February 27, 2019 the Commission duly advertised March 13, 2019 for a public hearing in the City Record for a public hearing on this application (N 190254 PXX).

WHEREAS, the City Planning Commission held a public hearing on the application on March 13, 2019 (Calendar No. 32); and

WHEREAS, representatives from ACS and DCAS spoke in favor of the application, stating that the current distribution of offices impedes on agency operations and that many of the current spaces are outdated and not suited to ACS's needs. They also stated that the proposed location is ideal for the consolidation of ACS's offices since the space is located in the same building as the Kings County Family Court, with which ACS has regular dealings.

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 facility at 12 MetroTech is of sufficient size and will be appropriately renovated for cost-effective operations of ACS. The facility is currently vacant and in good condition and will require an office build-out to make it suitable for ACS's needs. The special requirements of ACS necessitate a greater number of conference rooms and meeting rooms than in a standard office layout. Additionally, the site will be made fully ADA compliant.

- b) **Suitability of Site for Operational Efficiency.** The proposed site is ideal for operational efficiency due to the presence of Kings County Family Court, with which ACS has regular dealings, in the same building, allowing ACS to work more closely with the Family Court. Additionally, the site is very well served by mass transit; the A, C, F, R, 2, 3, 4 and 5 subway stops are all within a few blocks from the building. There are also numerous bus lines that intersect the MetroTech complex and the Long Island Railroad Atlantic Terminal is within walking distance of the site. It is expected that employees moving to the proposed facility will use mass transit. ACS does not anticipate any staff vehicles parking at 12 Metrotech.
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed consolidation was listed on page 41 of the Citywide Statement of Needs for Fiscal Years 2020-2021.
- 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 located within the Special Downtown Brooklyn District. The District establishes special height and setback regulations and urban design guidelines to promote and support the continued growth of Downtown Brooklyn as a unique mixed-use area. The economic, civic, and retail center of the borough, Downtown Brooklyn is the city's third largest central business district – a hub of office buildings, courthouses and other government buildings, major academic and cultural institutions, and active retail corridors. The placement of this facility is consistent with surrounding uses and is a typical use in a central business district. Further, the MetroTech Business Improvement District provides services, including economic development, security and maintenance, to the 25-block area around MetroTech.

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 26, 2017, pursuant to Section 195 of the New York City Charter for use of property located at 12 Metrotech (Block 140, Lot 7502) as office space (for the New York City's Administration for Children's Services), Borough of Brooklyn, Community District 2, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on March 27, 2019 (Calendar No. 8), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chairman*

ALLEN CAPPELLI, ESQ., ALFRED C. CERULLO III,

MICHELLE de la UZ, JOSEPH DOUEK,

HOPE KNIGHT, ANNA HAYES LEVIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



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Chairperson

ROBERT PERRIS

District Manager

February 28, 2019

Marisa Lago, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Dear Chair Lago:

Community Board 2 (CB2) has received a copy of the Notice of Intent to Acquire Office Space filed pursuant to Section 195 of the New York City Charter by the Department of Citywide Administrative Services, application N 190254 P XK, for the acquisition of 140,000 square feet on part of the 26th floor and the entire 27th, 28th and 30th floors of 12 Metrotech Center, in the Borough of Brooklyn.

As the description of the proposal states, the space will be utilized to consolidate the four West Zone offices of the Division of Child Protection, a unit within the Administration for Children's Services, including the Downtown Brooklyn office at 345 Adams Street, the largest of the four. The other three offices to be closed are located in Williamsburg, Cypress Hills and Bedford-Stuyvesant/Crown Heights, according to the application.

In the community board's response to the *Citywide Statement of Needs for City Facilities/Fiscal Years 2020 and 2021 (SON)*, I wrote

"Community Board 2 understands that consolidation of the six Brooklyn offices of the Administration for Children's Services' child protection offices provides for improved agency operational efficiencies. However, a consolidated office may be less convenient for clients and for this reason, the community board opposes the proposal. If the consolidation moves forward, however, CB2 acknowledges that 12 Metrotech Center would be an appropriate location for a borough-wide office because it is in the same building as the Kings County Family Court, located at 330 Jay Street."

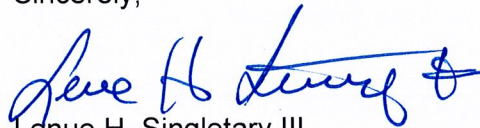
Although the consolidation is now for only four offices, the 404 Pine Street location proposed for closure is only nominally in the West Zone. As a former chairperson of the CB2 youth committee, I remain concerned that the net geographic distribution of the Brooklyn offices may be less convenient for clients.

Marisa Lago, Chair
City Planning Commission
February 28, 2019

Having reiterated the community board's concern about service delivery, I also reiterate its support for the selection of 12 Metrotech Center for a consolidated office. As both Community Board 2 and the application note, 12 Metrotech and 330 Jay Street, where the Kings County Family Court is located, are different entrances within the same physical building.

Based on the position adopted by Community Board 2 when it commented on the SON, I am writing to waive the opportunity to review the application or comment further. Thank you for the opportunity to comment.

Sincerely,



Lenu H. Singletary III

cc: Hon. Stephen Levin
New York City Council
Winston Von Engel, Brooklyn Borough Director
Kevin Kraft, City Planner
Department of City Planning
Chris Fleming, Director of Administration
Department of Citywide Administrative Services
Assistant Commissioner Ana Colares
Real Estate, Design & Construction Management
Administration for Children's Services

LHS:RP