



CITY PLANNING COMMISSION

December 3, 2014 / Calendar No. 4

N 150133 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 25 Elm Place (Block 158, Lot 1), (New York City Police Department offices), Borough of Brooklyn, Community District 2.

WHEREAS, on November 5, 2014, 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 25 Elm Place (Block 158, Lot 1), Borough of Brooklyn, Community District 2, which is intended for use as an office by the New York City Police Department (NYPD); and

WHEREAS, this application (N 150133 PXX) 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 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 has not submitted a recommendation; and

WHEREAS, the Borough President of Brooklyn 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 November 19, 2014 (Calendar No. 10); and

WHEREAS, representatives from NYPD and DCAS spoke in favor of the application at the public hearing; 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 proposed site at 25 Elm Place is of sufficient size and will be appropriately renovated for cost-effective operations. The proposed leased area is presently vacant. The space is structurally sound and will be built-out to make it suitable for the Police Department's needs. When the renovation work is complete, the facility will be fully handicapped accessible.
- b) **Suitability of Site for Operational Efficiency.** The site is suitable for operational efficiency due to its central location and its excellent access to the area it will be serving. The new site will include parking. The proposed site is well served by mass transportation. The site is located within a few blocks of the 2, 3, 4, 5, F, R, G, and Q, subway lines. Additionally, the Long Island Railroad Station at Flatbush Avenue is within easy walking distance. Numerous bus lines pass within a few blocks of the site. The site is zoned C5-4 which permits the proposed use.
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The Statement of Needs request for FY 2012-2013 requested a location in Brooklyn CB 2 near public transportation. As noted above, the site is located within Brooklyn Community District 2 and is a few blocks of the 2, 3, 4, 5, F, R,

G, and Q, subway lines. Additionally, the Long Island Railroad Station at Flatbush Avenue is within easy walking distance. Numerous bus lines pass within a few blocks of the site.

- 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 government buildings, major academic and cultural institutions, and active retail corridors.

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 November 5, 2014 for use of property located at 25 Elm Place (Block 158, Lot 1), (NYPD Offices) Borough of Brooklyn, Community District 2, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 3, 2014 (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.

CARL WEISBROD, *Chairman*
KENNETH J. KNUCKLES, *Esq.*, *Vice Chairman*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*