



August 23, 2017 / Calendar No. 13

N 180016 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 1 Pierrepont Plaza (Block 239, Lot 1) as office space (Fire Department of the City of New York administrative offices), Borough of Brooklyn, Community District 2.

WHEREAS, on July 26, 2017, 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 1 Pierrepont Plaza (Block 239, Lot 1), Community District 2, Brooklyn, which is intended for use as office space by the Fire Department of the City of New York (FDNY); and

WHEREAS, this application (N 180016 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 August 3, 2017, stating support for the lease, but also concern that FDNY staff members might illegally park private vehicles in the vicinity of the project site; 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 July 26, 2017 the City Planning Commission duly advertised August 9, 2017 for a public hearing on this application (N 180016 PXX); and

WHEREAS, the City Planning Commission held a public hearing on the application on August 9, 2017 (Calendar No. 40); and

WHEREAS, representatives from FDNY and DCAS spoke in favor 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 facility at 1 Pierrepont Plaza is of sufficient size and will be appropriately renovated for cost-effective FDNY operations. The proposed facility is currently vacant and in good condition. Additionally, the site will be made fully handicap accessible.

- b) **Suitability of Site for Operational Efficiency.** The proposed site is suitable for operational efficiency due to its proximity to FDNY's existing headquarters located at 9 MetroTech Center, which is four blocks away from 1 Pierrepont Plaza.

Additionally, the site has excellent access to transit, and is located within a few blocks of the 2, 3, 4, 5, A, C, F, N and R subway lines as well as the B25, 26, 38, 41 and 52 bus routes. It is expected that employees moving to the proposed facilities will utilize mass transit. The Fire Department does not anticipate any staff vehicles parking at 1 Pierrepoint Plaza, as vehicles assigned to any staff moving to the proposed facility will remain parked at 9 MetroTech Center.

- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was not indicated in the Citywide Statement of Needs request. However, the siting criteria used here, such as access to public transportation, proximity to FDNY's Headquarters at 9 MetroTech and accessibility for disabled people, 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 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. The placement of this facility is consistent with surrounding uses and is a typical use in a central 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 July

26, 2017, pursuant to Section 195 of the New York City Charter for use of property located at 1 Pierrepont Plaza (Block 239, Lot 1) as office space (New York City Fire Department offices), Borough of Brooklyn, Community District 2, is hereby **APPROVED.**

The above resolution, duly adopted by the City Planning Commission on August 23, 2017 (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.

MARISA LAGO, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,

JOSEPH I. DOUEK, CHERYL COHEN EFFRON, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners