



CITY PLANNING COMMISSION

March 9, 2016 / Calendar No. 7

N 160172 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 233 Broadway (Block 123, Lot 7501) (NYC Law Department Offices), Borough of Manhattan, Community District 1.

WHEREAS, on February 10, 2016, 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 233 Broadway (Block 123, Lot 7501), Community District 1, Manhattan, which is intended for use as office space by the Tort Division of the Law Department; and

WHEREAS, this application (N 160172 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 Charter; and

WHEREAS, on February 23, 2016 Manhattan Community Board 1 voted to issue a resolution not opposing the application; and

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

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

WHEREAS, on February 9, 2016 the City Planning Commission duly advertised February 24, 2016 for a public hearing on this application (N 160172 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on February 24, 2016 (Calendar No. 19); and

WHEREAS, representatives from the Department of Citywide Administrative Services and the Law Department 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 of 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 office space on the fifth floor at 233 Broadway is of sufficient size to meet the needs of the Tort Division and will be appropriately renovated for cost-effective Tort Division operations. The proposed office space is currently vacant and in good condition and will require a build-out to make it suitable for the Tort Division's needs. The site will be made fully handicapped accessible.
- b) Suitability of the Site for Operation Efficiency.** The proposed office space is suitable for operational efficiency as it has excellent access to public transportation. The area is served by the 1, 2, 3, 4, 5, 6, A, C, E, J, M, R and Z trains at Brooklyn Bridge – City Hall, Chambers Street, City Hall, Fulton Center, Park Place and World Trade Center stations. Bus service is also available via the M5. The site has nearby access to arterial highways and major thoroughfares as well as 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 relocation was not included in the Citywide Statement of Needs. However, the siting criteria used here - such as access to public transportation, proximity to the Supreme Court facilities and handicapped accessibility - 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 office space is located in the Special Lower Manhattan District. The district was established to enhance the vitality of Lower Manhattan, home of the City's oldest central business district and a growing residential community.

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 February 10, 2016, pursuant to Section 195 of the New York City Charter for use of property located at 233 Broadway (Block 123, Lot 7501) (NYC Law Department Offices), Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution is duly adopted by the City Planning Commission on March 9, 2016 (Calendar No. 7), 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, ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, Commissioners

COMMUNITY BOARD #1 –MANHATTAN RESOLUTION

DATE: FEBRUARY 23, 2016

COMMITTEE OF ORIGIN: NEW BUSINESS

BOARD VOTE: 37 In Favor 0 Opposed 0 Abstained 0 Recused

RE: 195 Notice of Intent to Acquire Office Space, Department of Citywide Administrative Services/New York City Law Department, Tort Division, 233 Broadway

WHEREAS: The proposed acquisition of approximately 32,000 square feet of office space on the entire 5th floor at the Woolworth Building, located at 233 Broadway, is for new space for the Law Department's Tort Division; and

WHEREAS: The Law Department has been authorized by the Office of Management and Budget to acquire new office space for an expansion of staff within the Tort Division to handle an increase in cases city-wide. The Tort Division functions as the City's lawyer for the myriad personal injury and property damage suits brought against it each year; and

WHEREAS: The new office space is needed to house approximately 90 new staff members. 233 Broadway is in a suitable location, as it is close to the Law Department headquarters, within walking distance of the New York State Supreme Court-New York County and within walking distance of One Police Plaza, a primary agency client. This site is also suitable because of easy access to public transportation which makes it an easy destination for witnesses scheduled for interviews. The close proximity to headquarters will facilitate sharing of centralized support staff and reduce the effort required to move files between offices and the courts; and

WHEREAS: The Woolworth Building is a 55 story office building located on Broadway, between Park Place and Barclay Street. It was declared a NYC landmark in 1983. The 5th floor is currently vacant.

WHEREAS: There is no available expansion space at the Law Department's headquarters at 100 Church Street, or at the Law Department's Tort Manhattan Borough Unit offices located at 52 Duane Street; and

WHEREAS: While most of the activity in the office will take place during normal business hours, there will be building access 24 hours a day, 7 days a week . The lease is expected to include five parking spaces in a garage. Fewer than 100 visitors a day are expected and there will be no walk-in service at the site; now

THEREFORE

BE IT

RESOLVED

THAT: CB 1 does not oppose the application for the Law Department's Tort Division to acquire approximately 32,000 square feet of office space on the entire 5th floor at the Woolworth Building, located at 233 Broadway.