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**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Office of Court Administration, pursuant to Section 195 of the New York City Charter for use of property located at 1 Willoughby Square (Block 146, p/o Lot 43) for Office of Court Administration Offices, Borough of Brooklyn, Community District 2.

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**WHEREAS**, on June 16, 2022, the New York City Department of Citywide Administrative Services (DCAS) and the Office of Court Administration (OCA) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter, for the use of property located at 1 Willoughby Square (Block 146, Lot 43), Community District 2, Brooklyn, as office space by OCA; and

**WHEREAS**, this application (N 220389 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 on June 16, 2022, pursuant to Section 195 of the New York City Charter; and

**WHEREAS**, the Brooklyn Community Board 2 has not submitted a recommendation on this matter; 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 June 14, 2022, the City Planning Commission duly advertised June 29, 2022 for a public hearing on this application (N 220389 PXX).

**WHEREAS**, the City Planning Commission held a public hearing on the application on June 29, 2022 (Calendar No. 7); and

**WHEREAS**, representatives from OCA and DCAS spoke in favor of the application, describing the proposed location, lease terms, efficiency of the proposed layout, and proximity to public transit; and

**WHEREAS**, there were no other speakers, 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 29,000 square feet of office space at One Willoughby Square (One WSQ) that the Office of Court Administration (OCA) and the Department of Citywide Administrative Services (DCAS) seek to acquire is sufficient in size to meet the needs of OCA's Appellate Term, Second Judicial Department relocation and will be appropriately renovated for cost-effective operations. DCAS considered other locations for this OCA's Appellate Term relocation need. The other sites that were considered included 1 Metrotech Center, 15 Metrotech Center and 1 Pierrepoint Plaza. However, the One WSQ site was deemed to be the best fit for OCA's needs in that it offers optimal space configuration, security

preferences, reasonable rental cost, and close proximity to the court buildings in downtown Brooklyn.

- b) Suitability of the Site for Operation Efficiency.** The proposed office site is suitable for operational efficiency because it is close to the court buildings that OCA Appellate Term staff attend frequently for court proceedings. The Kings County Supreme Court is located at 320 Jay Street. The New York City Criminal Court is located at 20 Schermerhorn Street and the New York City Civil Court is located at 141 Livingston, which will be relocated to 210 Joralemon Street. Both of these court buildings are less than a half mile from One WSQ. Additionally, One WSQ is also located less than a mile from the Appellate Division, Second Department at One 45 Monroe Place, which provides the Appellate Term with Court Officers, IT support and other services.

The proposed One WSQ office space facility will be ADA compliant and designed to provide a secure reception area for the publicly accessible area, a public ADA accessible restroom near the reception area, muster and locker rooms for security staff, conference rooms, administrative office areas, attorney offices, pantry/break rooms, CLE/training room, and file rooms. Staff restrooms will be available on each floor near the elevators. The 11th Floor space will be open to the public Monday through Friday from 9:00AM to 5:00PM for filing of court papers and other assistance. The staff will have access 24 hours a day /7 days a week. The court will provide its own security for the floors, which will have magnetometers and x-ray machines for screening court-users.

This proposed relocation site is accessible by car, public transportation, bicycles and walking. The area is well served by public transportation. The 2, 3, B, Q and R subway lines are within a two to four block walk from the building. There are also several bus lines in the area that have stops that are in proximity to this building.

c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** The proposed relocation was included in the Citywide Statement of Needs for fiscal years 2022-2023 (pages 137 and 138). The siting criteria specifies a location within the borough of Brooklyn that clients or members of the public would use or have open access to this facility and to be near other courthouses that the OCA Appellate Term staff interact with frequently, such as 320 Jay Street (where oral argument will be held), 120 Schermerhorn Street, and 210 Jorelemon Street (NYC Criminal Court and NYC Civil Court, from where a majority of the courts appeals derive), and 45 Monroe Place (the Supreme Court, Appellate Division, which provides the Appellate Term with court officers and IT personnel). DCAS surveyed the target area for available office space and identified One Willoughby Square building as the most suitable for the OCA relocation because of the excellent transit access and its proximity to the other courthouses that the OCA Appellate Term staff need to attend (which are all within a half mile from One WSQ).

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 in the Special Downtown Brooklyn District, which established 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 relocation of the OCA Appellate Term, Second Judicial Department to this location will provide an important anchor tenant in the first ground-up office construction project since the passage of the City's 2004 Downtown Brooklyn Plan which identified the need for Class A office space to support the development and revitalization of this important regional 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 DCAS and OCA on June 16, 2022 for the use of property located at 1 Willoughby Square (Block 146, p/o Lot 43), as office space for the OCA, Borough of Brooklyn, Community District 2, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on July 13, 2022 (Calendar No. 15), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

**DANIEL R. GARODNICK**, *Chair*

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

**DAVID J. BURNEY, ALFRED C. CERULLO, III, JOSEPH I. DOUEK,**

**RICHARD W. EADDY, ORLANDO MARIN, LARISA ORTIZ,**

**RAJ RAMPERSHAD**, *Commissioners*

**LEAH GOODRIDGE, LEILA BOZORG**, *Commissioners, ABSTAINING*