



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York City Independent Budget Office, pursuant to Section 195 of the New York City Charter for use of property located at One Battery Park Plaza (Block 9, Lot 29), Borough of Manhattan, Community District 1.

WHEREAS, on January 23, 2025, the New York City Department of Citywide Administrative Services (DCAS) and the New York City Independent Budget Office (IBO) submitted a Notice of Intent to acquire approximately 18,765 square feet of office space located at a property at One Battery Park Plaza (Block 9, Lot 29), pursuant to Section 195 of the New York City Charter at a property; and

WHEREAS, this application (N 250142 PXM) 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 Manhattan Community Board 1 and to all borough presidents on January 24, 2025, pursuant to Section 195 of the New York City Charter; and

WHEREAS, Manhattan Community Board 1 held a hearing on January 28, 2025, but did not adopt a resolution in support of or against the proposed acquisition of office space, as the Board sought more time to review application materials; and

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

WHEREAS, no recommendations were received from the other borough presidents; and

WHEREAS, on January 22, 2025, the City Planning Commission duly advertised February 5, 2025, for a public hearing on this application (N 250142 PXM); and

WHEREAS, the City Planning Commission held a public hearing on the application on February 5, 2025 (Calendar No. 16); and

WHEREAS, representatives from IBO spoke in favor of the application, describing IBO's responsibilities, the limitations of their current office space, their multi-year search for a suitable alternative, and the proposed office's layout; and

WHEREAS, representatives from IBO answered the City Planning Commission's questions, confirming that IBO has directly overseen the office space search, that it expects modest staffing growth over the course of the lease, and that IBO would only occupy a subdividable portion of One Battery Park Plaza's 4th floor; and

WHEREAS, there were no other speakers, the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of the 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 space at One Battery Park Plaza sufficiently meets the needs of IBO's headquarters, which is currently located at 110 William Street. The proposed facility at One Battery Park Plaza is adequate for current and anticipated staffing levels and is ideally situated near key NYC government offices. It will be appropriately built out for cost-effective and modernized administrative operations, with a limited number of private offices, along with standard office cubicles, conference rooms, storage areas, a wellness room, and a pantry area, all of which will be accessible to people with disabilities (including for those with wheelchairs and other mobility devices), as well as Americans with Disabilities Act (ADA)-compliant restroom facilities. DCAS and IBO considered other locations in the area, including 55 Broad Street, 199 Water Street, and 233 Broadway. The proposed site at

One Battery Park Plaza was selected because it was the most cost-effective solution in the best location.

- b) **Suitability of the Site for Operational Efficiency.** The proposed space at One Battery Park Plaza is appropriately sized and located to effectively support IBO provide its services. Since moving into its current space - approximately 8,503 square feet on the 14th Floor of 110 William Street - IBO's staff has doubled in size and is now approximately 51 full-time employees. IBO also has a number of part-time staff, interns, and research fellows. Since IBO no longer has sufficient desk space at 110 William Street, it seeks to occupy approximately 18,765 square foot office on 4th floor of One Battery Park Plaza, which can accommodate its existing employees as well as modest staffing growth over the course of the lease. This proposed office space would also enable IBO to comfortably host its Charter-mandated Advisory Committee meetings and implement technological upgrades what would make IBO's remote and hybrid stakeholder meetings more efficient. One Battery Park Plaza's excellent access to public transportation would enhance operational efficiency as well. The proposed office space is a short walk away from the 1, 4, 5, R, W, J, and Z subway lines, numerous Manhattan and interborough bus lines, and NYC Ferry and Staten Island Ferry stops. In addition, the downtown location of One Battery Park Plaza would ensure that IBO would continue benefiting from proximity to other government offices, such as the Mayor's Office of Management and Budget.
- 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.
- d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts without Constraining Operational Efficiency.** One Battery Park Plaza is located within the Special Lower Manhattan District, which was established to enhance the vitality of Lower Manhattan which, despite being a historic central business district, is home to an increasingly large residential population. The Special Lower Manhattan District covers the area south of Murray Street, City Hall Park, and the approaches to the Brooklyn Bridge, excluding Battery Park City. One Battery Park Plaza is also located within the Downtown-Lower Manhattan Business Improvement District (BID). Such a centrally located office within a major commercial district is appropriate for an agency headquarters and will be in

keeping with the character of the neighborhood. Staff traveling to and from the IBO office are likely to patronize nearby businesses, which would support commercial activity in the neighborhood and support the dynamic mix of uses in the area.

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

RESOLVED, by the City Planning Commission that a Notice of Intent to acquire office space submitted by DCAS and IBO, pursuant to Section 195 of the New York City Charter for use of property located at One Battery Park Plaza (Block 9, Lot 29), Borough of Manhattan, Community District 1, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on February 19, 2025 (Calendar No. 5), 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, Esq., *Chair,*
KENNETH J. KNUCKLES, Esq., *Vice Chairman,*
GAIL BENJAMIN, ALFRED C. CERULLO III, JOSEPH I. DOUEK, DAVID GOLD, RASMIA KIRMANI-FRYE, RAJU MANN, ORLANDO MARIN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*