

CITY PLANNING COMMISSION

December 3, 1997/Calendar No. 21

N 980149 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 the use of property located at 7 World Trade Center (Block 84, Lot 36), Community District 1, Borough of Manhattan.

WHEREAS, on November 5, 1997, the Department of Citywide Administrative Services submitted a Notice of Intent to Acquire Office Space pursuant to Section 195 of the New York City Charter for use of up to 46,000 square feet of space located on the 23rd floor of a 47-story building located at 7 World Trade Center (Block 84, Lot 36), Community District 1, Borough of Manhattan, which is intended for use by the Mayor's Office of Emergency Management (MOEM); and

WHEREAS, this application (N 980149 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 pursuant to Section 195 of the New York City Charter;

and

WHEREAS, Manhattan Community Board 1 has not submitted a recommendation; and

WHEREAS, the Borough President of Manhattan 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, 1997 (Calendar No. 17); and

WHEREAS, there were no speakers at the public hearing; 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 Mayor's Office of Emergency Management (MOEM) is responsible for the coordination of multiple agency response to emergencies. The proposed site will provide space for offices and communications equipment for MOEM's headquarters, including space for the Emergency Public Information Unit's (EPIU) telephone bank (approximately 50 telephone stations) and the Emergency Operations Center (EOC) which serves as the central

command point for the Mayor's Office and up to 50 agencies during major emergencies.

Currently, the MOEM is located at 100 Church Street, where it shares administrative space with the Mayor's Office of Operations and the Year 2000 Project. The EOC is located at One Police Plaza, about eight blocks away. These facilities, being at different locations, are difficult to administer and result in inefficient use of staff and technical resources. MOEM is seeking to consolidate its headquarters at 7 World Trade Center. The consolidation will place all of MOEM's administrative and command operations in one building.

b) **Suitability of the site for operational efficiency, taking into consideration its accessibility to staff, public and/or other sectors of city government.** The site is located in a C6-4 zoning district which allows offices. It is located in lower Manhattan, in an area predominately developed with office towers and ground level retail uses. It is three-blocks from City Hall and the other mayoral agencies, and is well served by public transportation, including 11 buses and 12 subway lines which all stop within four blocks.

c) **Consistency with locational and other specific criteria for the facility stated in the Statement of Needs.** The proposed facility was not listed in a 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.** The proposed site is not within a regional business district. The site was selected due its proximity to City Hall, One Police Plaza, and other government offices.

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, 1997 for the use of

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property located at 7 World Trade Center (Block 84, Lot 36), Community District 1, Borough of Manhattan, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on December 3, 1997 (Calendar No. 21), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

JOSEPH B. ROSE, Chairman
VICTOR G. ALICEA, Vice-Chairman,
ALBERT ABNEY, ANGELA M. BATTAGLIA, AMANDA M. BURDEN, A.I.C.P.,
KATHY HIRATA CHIN, Esq., ALEXANDER GARVIN,
ANTHONY I. GIACOBBE, Esq., WILLIAM GRINKER, BRENDA LEVIN,
EDWARD T. ROGOWSKY, Commissioners.

IRWIN CANTOR, P.E., Commissioner, Recused.