



NYC

Citywide Administrative
Services



CIVIC CENTER PLAN
November 13, 2012

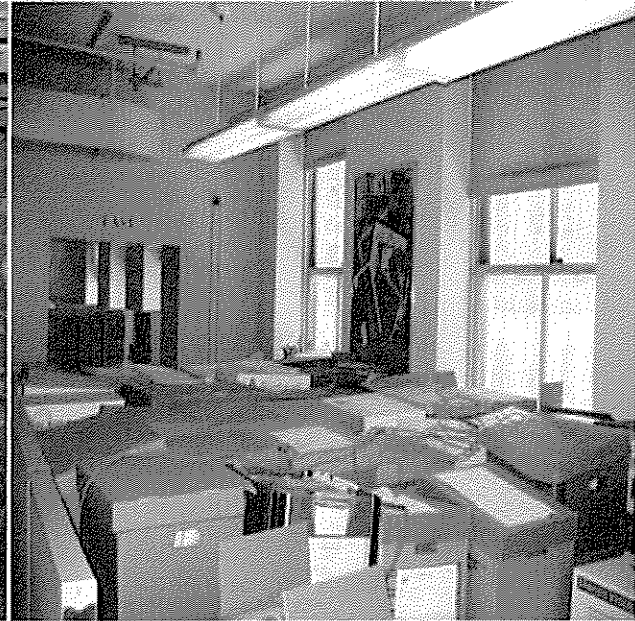
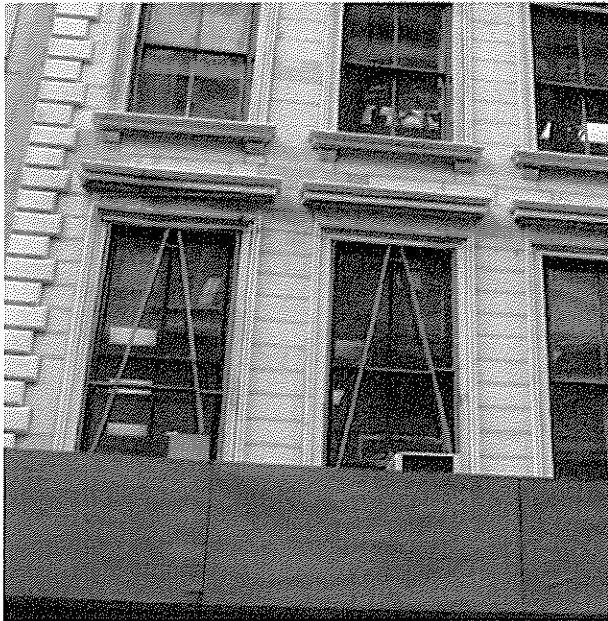
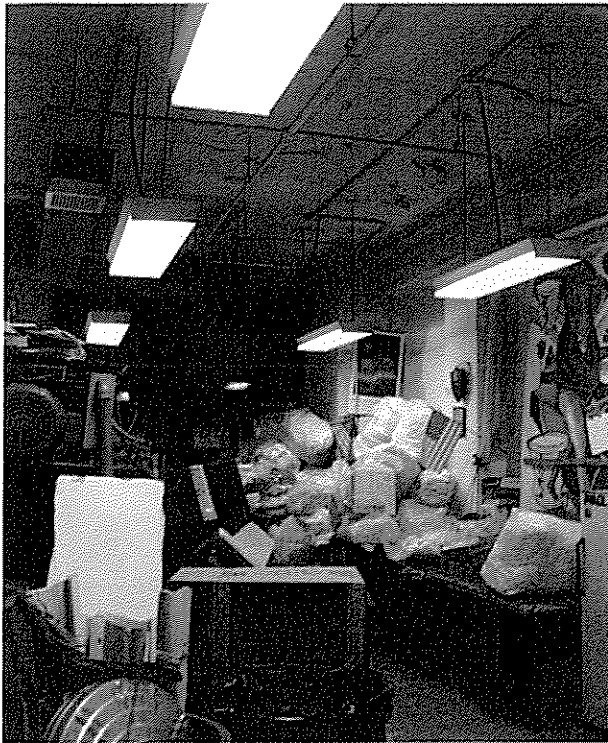
PLAN TO CONSOLIDATE NYC GOVERNMENT INTO MODERN, EFFICIENT OFFICE SPACE
BY DISPOSING OF UNDERUTILIZED OFFICE BUILDINGS IN THE CIVIC CENTER

CIVIC CENTER BACKGROUND

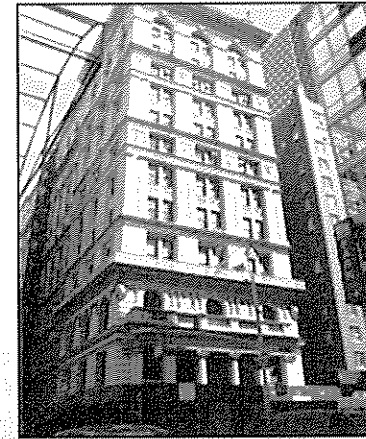
- The City has more office space than it needs, much of it underutilized and in very poor condition
- The Civic Center Plan significantly shrinks the City's office space footprint and consolidates government operations - saving money and energy; improving working conditions and creating economic development opportunities in Lower Manhattan
- The plan, as referenced in the Mayor's 2012 State of the City speech, achieves recent Mayoral commitments:
 - Reduce office space by 1.2M SF and colocate land use agencies into one building
 - PlaNYC 30x17 - Help achieve energy efficiency goal by shedding inefficient office buildings and prompting modernization of certain City buildings



BACKGROUND CONTINUED



PLAN SUMMARY



Civic Center Details

Buildings for Disposition
(* Requires ULURP Approval)

- 22 Reade St*
- 49-51 Chambers St*
- 346 Broadway

Major Relocations

- DCAS reduces space in 1 Centre St
- DCP consolidation and relocation to 1 Centre St
- DSNY partial consolidation and relocation to leased space
- NYPD relocation to leased space
- Court relocation to 80 Centre St

Total Agency/Entity Relocations

17 (11 to owned space, 6 to leased space)

Square Footage Sold

750,000 SF

Lease SF

Up to 225,000 SF

Owned Space Renovated

270,000 SF

Time

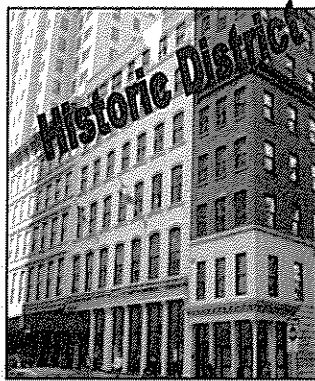
3+ Years

Proposed Disposition Method

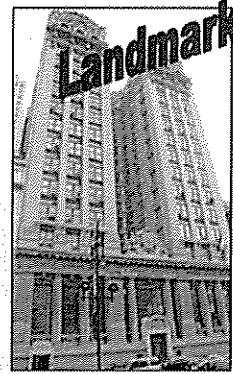
EDC RFP on behalf of DCAS

ASSETS FOR POTENTIAL DISPOSAL

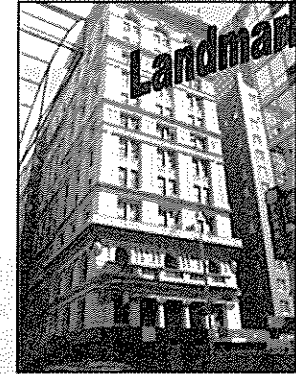
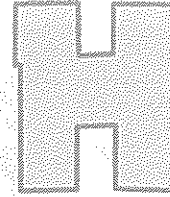
ALL IN KEY MARKETS AND HAVE LARGE CAPITAL INVESTMENT NEEDS



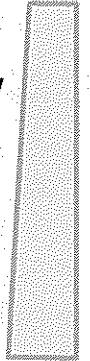
22 Reade St
Footprint



49-51
Chambers St
Footprint



346
Broadway
Footprint



Buildings	<u>22 Reade Street</u> ULURP Approval Required	<u>49-51 Chambers Street</u> ULURP Approval Required	<u>346 Broadway</u> ULURP Approved in 1998
Building Sq Ft	99,000 SF	231,379 SF	418,991 SF
# Floors (Avg Size)	6 (11,000 SF)	14 (15,000 SF)	13 (27,000 SF)
Building Footprint	11,407 SF	17,820 SF	27,874 SF
Zoning	C6-4	C6-4	C6-4A
Re-Use	Pursuant to zoning	Pursuant to zoning	Pursuant to zoning
Highlights	<ul style="list-style-type: none"> • DCP to relocate to 1 Centre St 	<ul style="list-style-type: none"> • NYPD and DSNY to move to leased space or other owned buildings • DOE, Parks, and related Not-For-Profits to occupy space at 253 Broadway • BOC, CB1 to move to space at 1 Centre St 	<ul style="list-style-type: none"> • NYPD, DSNY, Probation and related Not-For-Profits to move to leased space or other owned buildings • Courts to occupy space at 80 Centre St • HHC to move into leased space • MOVA and other veterans groups to occupy space at 1 Centre St



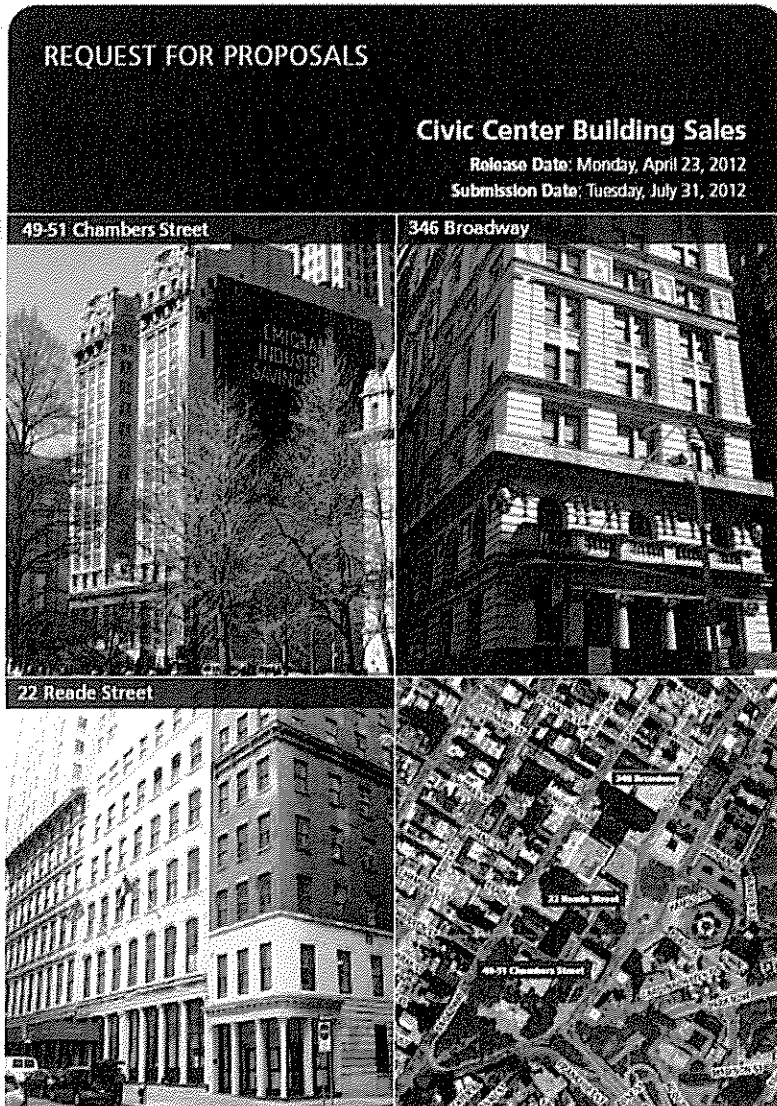
HISTORICAL PERSPECTIVE

- *22 Reade St, 49-51 Chambers St and 346 Broadway* were initially purchased by the City to demolish in the late 1960's. They were never intended to be long-term City assets.



- Configurations and layouts are irregular and not suited for modern office environments.
- Disposition allows the City to consolidate operations that are currently spread out.
- Buildings have large unfunded capital obligations.
- Private developers are more suited to restore these buildings to original historic grandeur.

RFP & ULURP STATUS



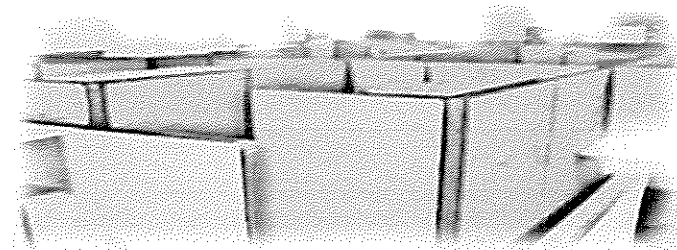
RFP

- RFP responses received on July 31, 2012
- Building tours for potential developers held in June and July
- Developer selection and contract signing expected early 2013

ULURP

- City's commitment to dispose through EDC
- CPC vote on 9/19/12 for unrestricted disposition approval

AGENCY RELOCATIONS



- Over 600 DCAS staff have been relocated and consolidated within 1 Centre St
- All affected agencies have submitted preliminary relocation needs via survey and space planning has commenced
- Some agency relocations have taken place (DSNY vacated 49-51 Chambers St)
- Leased space has been identified for all agencies not moving to owned buildings
 - Some agencies moving to existing leased space

17 AGENCY/ENTITY RELOCATIONS

Summary: 11 relocations to owned space, 6 relocations to leased space

49-51 Chambers St

Agency	Future Location	Agency	Future Location
Board of Correction	1 Centre St	Rent Guidelines Board	1 Centre St
Community Board #1	1 Centre St	DSNY	44 Beaver St
Dept. of Education	253 Broadway	Grow NYC (NFP)	253 Broadway
NYPD	Leased Space	Trees NY (NFP)	253 Broadway
Parks	253 Broadway		

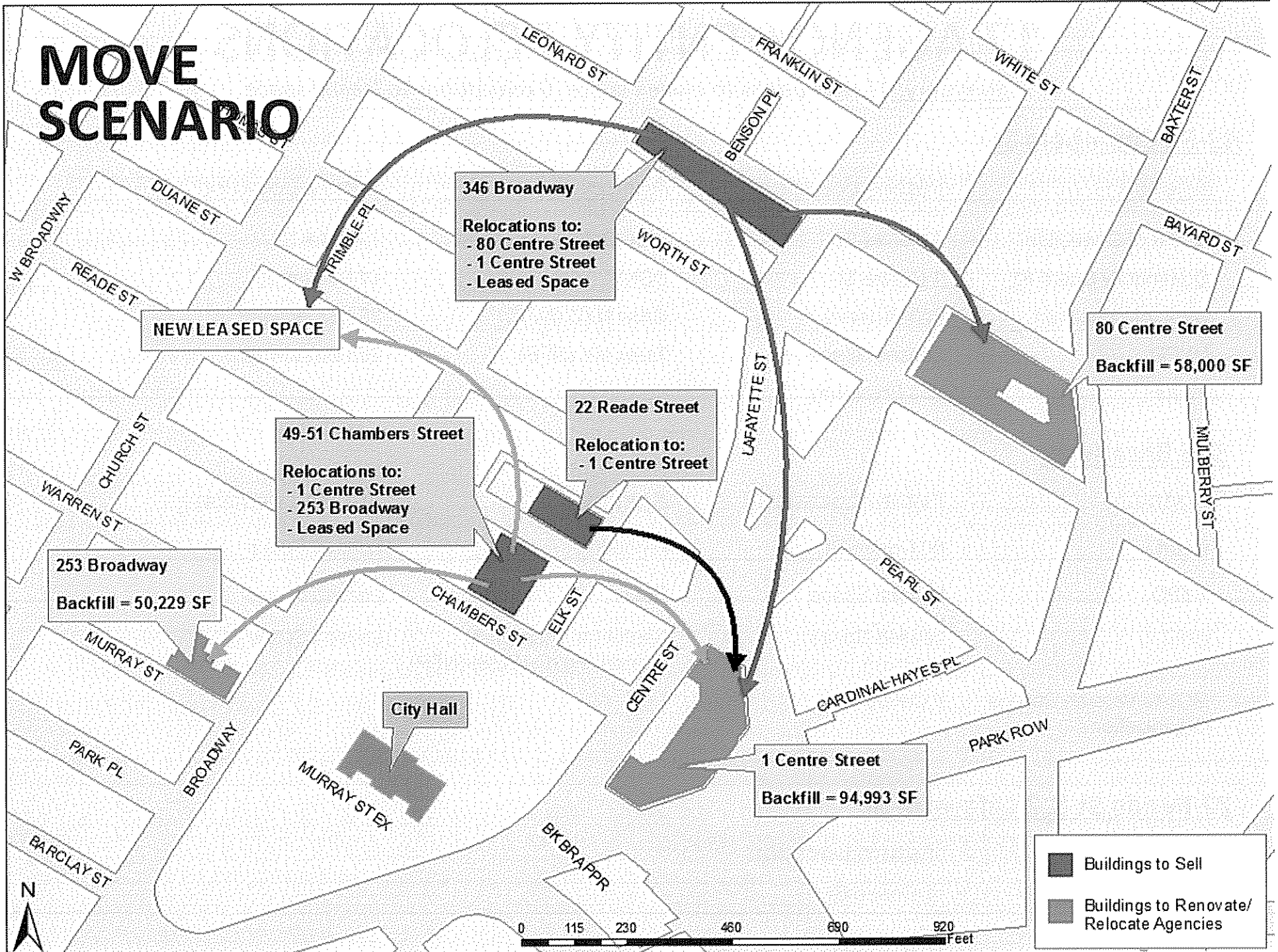
346 Broadway

Agency	Future Location	Agency	Future Location
Court	80 Centre St	Probation	Leased Space
NYPD	Leased Space	DSNY	Leased Space
HHC	Leased Space	Center for Alternative Sentencing (CASES) (NFP)	Leased Space
MOVA/ Veteran Service Organizations	1 Centre St		

22 Reade St & 2 Lafayette St

Agency	Future Location
City Planning	1 Centre St

MOVE SCENARIO



TIMELINE

Milestone	2011	2012	2013	2014	2015
RFP Process for Disposition		RFP Release = 4/2012			
ULURP Process		ULURP = 4/2012 -11/2012			
Developer Selection / Execute Contract of Sale					
384(b)(4)					
AGENCY MOVES					
1 Centre St - Restack DCAS to Vacate 1.5 Floors for DCP					
1 Centre St - Design Space for DCP & Other Agencies					
1 Centre St - Bidding & Construction for DCP & Agencies					
1 Centre St - DCP & Agencies Move-in - Ribbon Cutting					
Leased Space - Lease Space for 4 Agencies & Related Entities					
Leased Space - Design					
Leased Space - Bidding & Construction / Move In					
80 Centre St - Design Space for Moves					
80 Centre St - Bidding & Construction / Move In					
253 Broadway - Design Space for Moves					
253 Broadway - Bidding & Construction / Move In					
BUILDING DISPOSITIONS					
346 Broadway - Closing					
22 Reade St - Closing					
49-51 Chambers St - Closing					

OVERALL BENEFITS

- Consolidate City government operations in Lower Manhattan
- Exceed City office space reduction commitment by over 400,000 square feet
- Relocate agencies to green, efficient 21st Century office space, setting the model for the future of City government and improving working conditions
- Reduce City capital and operating expenditures and lower energy consumption
- Eliminate management burden and large liabilities associated with aged buildings
- Stimulate private investment and job creation
- Increase the City's tax revenue

NYC

Citywide Administrative
Services



QUESTIONS?



Ray Vasquez
Member SEIU Local 32BJ

Comment before the Subcommittee on Planning, Disposition, and Concessions
Hearing on Land Use Application LU 0721-2012
Planning, Disposition of two (2) city-owned properties, 22 Reade St and 49-51 Chambers St, Manhattan (C 120267 PPM)

November 13th, 2012

as a porter.

Hello, my name is Ray Vasquez and I have been a member of SEIU Local 32BJ for 11 years. I am here today to testify regarding the potential sale of City buildings not far from here, at 22 Reade Street, 49-51 Chambers Street, and 346 Broadway. I'm here because some of the companies that have been interested in these sites, like TF Cornerstone, have not always been the kinds of responsible developers the City should support.

Any developer who is chosen for this project will benefit greatly from the sale of these very valuable public resources. Because of this, I think *that if these sale goes through* there should be conditions included in the sale to guarantee that the developer is a responsible one—someone who can ensure that the jobs created through the project are the good jobs with the decent wages and benefits that New Yorkers need to support their families.

Being a member of 32BJ, I have been able to count on steady wages and benefits like affordable healthcare and access to training classes that allow *me to* advance. *If this sale goes through, it should be with good jobs* By guaranteeing the creation of good jobs like my own, *and with the support of the community.* ~~and by addressing the needs of the community, this land sale can help to ensure Civic Center's future as a prosperous, thriving neighborhood.~~ *if the sale goes through,* But in order to do this, we need to make sure that this project goes to a developer with a responsible record, not someone like Cornerstone that has made a habit of undercutting industry standards.



The City of New York

Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

**Council of the City of New York
Subcommittee on Planning, Disposition and Concessions**

**L.U. No. 721
C 120267 PPM
Civic Center Plan**

**Testimony by
Michael E. Levine
Director of Planning and Land Use**

Tuesday, November 13, 2012, 9:30 AM

**Committee Room, City Hall
New York, NY**

Good morning members of the City Council. I am Michael Levine, Director of Planning and Land Use for Manhattan Community Board One. We thank you for the opportunity to comment on the proposed Civic Center Plan submitted by the New York City Department of Citywide Administrative Services (DCAS) for the disposition of 22 Reade Street and 49-51 Chambers Street. As the former Director of Administration for the Department of City Planning and Director of Planning for CB1, I have been intimately involved for many years with both buildings: 49-51 Chambers Street, the home of Community Board One and 22 Reade Street, the home of City Planning.

We appreciate the briefings we have received from the Department of Citywide Administrative Services on the city agency consolidation plan. The plan involves the sale of three city-owned buildings: 49-51 Chambers Street and 22 Reade Street which are the subject of this application, and 346 Broadway which was previously approved for disposition in 1998. We understand that the goal is to consolidate various City agency offices into modern, efficient space and to dispose of office buildings in the Civic Center that are underutilized and in poor condition. CB1 agrees that shrinking the City's office space footprint will save money and energy as well as improve working conditions for City personnel.

49-51 Chambers Street, the landmark designated former Emigrant Savings Bank was built in 1912 and is a limestone-faced Beaux-Arts skyscraper containing 230,000 square feet of space. There is a surface City parking lot #1 on the same zoning lot. We are unclear if this lot is part of the disposition plan. Manhattan Community Board One has been located in this building for many years along with The New York City Police Department, New York City Department of Sanitation and many other agencies. The building was acquired by the City in 1965 to be demolished as part of a wider plan for a new Civic Center. That plan never happened. The building never received an appropriate renovation for modern office use, which at today's costs would be prohibitive. For this reason, 49-51 Chambers Street is highly appropriate for disposition.

49 Chambers Street, Suite 715, New York, NY 10007-1209
Tel. (212) 442-5050 Fax (212) 442-5055
man01@cb.nyc.gov
www.nyc.gov/html/mancb1

22 Reade Street is a series of three structures built between 1859 and 1886 to house local merchants. These buildings were also acquired by the City in 1965 as part of the original Civic Center Plan, which was later abandoned. The three buildings were combined into one structure with 99,000 square feet of space and renovated, beginning in the late 1970s, for the New York City Planning Commission and the Department of City Planning. The renovation of 22 Reade Street unfortunately was not a success. HVAC systems have functioned improperly, electrical wiring is inadequate, ceiling fixtures fell to the floor after the building opened and parts of the building fell into the street, to mention a few of the many problems plaguing 22 Reade Street.

Community Board One therefore supports the Civic Center Plan as an efficient use of office space, a cost savings for the City over time and a benefit to City agency personnel, particularly to the City Planning Commission and the Department of City Planning. When consolidation is complete, a variety of land use reviews agencies will be located at One Centre Street. The Landmarks Preservation Commission and the Manhattan Borough President are there already. The City Planning Commission and Department and Community Board One will shortly join them. Ultimately the Board of Standards and Appeals will be there as well. This will facilitate streamlined and efficient land use review.

In conclusion, I thank you for the opportunity to comment today on the Civic Center Plan. While we favor the disposition and consolidation proposals, Community Board One has major concerns with the proposed method of sale of the three buildings, which you will hear more about from Catherine McVay Hughes, Chair of Community Board One and other community members.



The City of New York

Manhattan Community Board 1

Catherine McVay Hughes CHAIRPERSON | Noah Pfefferblit DISTRICT MANAGER

**Council of the City of New York
Subcommittee on Planning, Disposition and Concessions**

**L.U. No. 721
C 120267 PPM
Civic Center Plan**

**Testimony by
Catherine McVay Hughes
Chair**

**Tuesday, November 13, 2012, 9:30 AM
Committee Room, City Hall
New York, NY**

Good morning Chairperson Levine and members of the Subcommittee on Planning, Disposition and Concessions. I am Catherine McVay Hughes, Chair of Manhattan Community Board One (CB1). In the aftermath of Hurricane Sandy, I express my condolences to all those affected by the storm and hope for a speedy recover.

I appreciate the opportunity to comment on the proposed Civic Center Plan submitted by the New York City Department of Citywide Administrative Services (DCAS) for the disposition of 22 Reade Street and 49-51 Chambers Street.

We understand that once disposition is approved, DCAS intends to transfer these properties and 346 Broadway, which was disposed of in 1998, to the New York City Economic Development Corporation (NYCEDC). While we favor the disposition and consolidation components of the plan, we have problems with the manner in which EDC intends to sell the three properties with a total of 750,000 square feet of space to private buyers as selected through an unrestricted Request for Proposals (RFP) process. We strongly believe that the selection criteria of a properly formulated RFP should have included a review of how the proposals would impact the community, with a particular emphasis of the extent to which the proposals could assist in solving community infrastructure needs, such as school seats and affordable housing.

Community District #1 is the fastest growing neighborhood in New York City. Residential population increased by 77% between 2000 and 2010 to 63,000. This revitalization in Lower Manhattan has altered our demographics and severely burdened our local schools. Professor Eric Greenleaf of New York University has conducted an in depth analysis of overcrowding in Community District 1 and recently presented his troubling findings to Community Board 1. Since 2000, we have witnessed an astounding 147% growth in children under the age of five in our district. This year, our six public elementary schools enrolled 72 kindergarten students over capacity. By 2014, Professor Greenleaf predicts the shortage will increase to 250 or even 300 kindergarten seats. This prediction, furthermore, is conservative, as it is based upon a plateau in the district's 2010 population. With a total of roughly 3,000 residential units in construction in

2012 and 2013 and an additional 3,500 residential units for development in the near future, Professor Greenleaf's predictions unfortunately pale in comparison to future overcrowding in Lower Manhattan schools. Even with the arrival of Peck Slip School, Lower Manhattan remains in desperate need of school seats.

Beyond our dire education needs, CB1 continues to have a shortage of recreation space, affordable housing, and other residential community infrastructure. We regret that no meaningful analysis has been performed by the City regarding the extent to which the City properties would be suitable to assist in meeting the community's infrastructure needs, nor how disposition options might further exacerbate the community's already-existing infrastructure shortages.

CB1 is dismayed that the RFP was issued on April 23, 2012, prior to the initiation of the Uniform Land Use Review Procedure and contrary to "standard operating procedures," with a submission due date of July 31, 2012. CB1 believes that it should have been given the opportunity to critique the RFP in advance of its issue so that it could have a more meaningful role in evaluating the responses and applying community needs and amenity criteria to review the responses. The selection criteria of the RFP as issued did not include any community needs-related criteria such that it appears a successful respondent will not be required to make any showing of beneficial impact, nor absence of negative impact, on the Lower Manhattan Community.

Furthermore, it is the position of CB1 that the City should not approach this sale as "unrestricted" with its pure dollars/cents approach, but that the City should engage in a more holistic economic analysis that takes into account existing community needs, as well as needs that may be created by the disposition of the City's property. The City should evaluate whether it would be more cost effective to use a portion or all of these existing City properties to attempt to meet the community's needs, rather than sell these properties and then acquire new assets to meet those needs. Moreover, an unrestricted disposition of the subject City properties would likely lead to residential conversion of a portion or all of these properties, further compounding the community's residential infrastructure shortages and would require a school seat impact analysis.

We strongly believe that proposals involving residential development without provision of school seats, affordable housing units and other community amenities should be viewed less favorably than a development proposal that does include school seats, affordable housing units, and other community amenities.

CB1 therefore urges disapproval of the Civic Center Plan unless the following conditions and modifications are satisfied:

1. A new K-5 school with 1200 seats and a middle school with a preference for local residents are constructed within the CB1 District, either within one of the three Civic Center Plan Properties or in another CB1 District space;
2. EDC reissues or re-negotiates the RFP as a restricted sale RFP for the Civic Center Plan Properties, requiring the inclusion of school seats (if the K-5 school referenced above is not built

elsewhere within CB1), affordable housing, a senior services center and affordable commercial space for not-for-profit use;

3. The reissued RFP includes as part of its selection criteria the impact of the proposed uses on the CB1 community, including mitigation of adverse impacts; and

4. The reissued RFP clarifies the status of the parking lot adjacent to 49-51 Chambers Street, which is part of the same tax lot at 49-51 Chambers, as either being included within, or excluded from the disposition, and

In conclusion, CB1 supports the Civic Center consolidation plan as an efficient use of office space, a benefit to City agency personnel and a cost savings for the City over time, if such consolidation plan can be implemented in a manner in which the above conditions and modifications are satisfied.

COMMUNITY BOARD #1 – MANHATTAN
RESOLUTION

DATE: JUNE 26, 2012

COMMITTEE OF ORIGIN: PLANNING AND COMMUNITY INFRASTRUCTURE
SEAPORT/CIVIC CENTER
YOUTH AND EDUCATION
HOUSING
ARTS AND ENTERTAINMENT

COMMITTEE VOTE:	10	In Favor	0	Opposed	0	Abstained	0	Recused
PUBLIC MEMBERS:	1	In Favor	0	Opposed	0	Abstained	0	Recused
BOARD VOTE:	39	In Favor	0	Opposed	0	Abstained	0	Recused

RE: Civic Center Plan - ULURP Application #: C120267PPM
CEQR Number: 12DME006M

WHEREAS: The Department of Citywide Administrative Services (“DCAS”) has presented the Civic Center Plan which proposes to consolidate various government agency offices into modern efficient office spaces by disposing of underutilized office buildings in very poor condition in the Civic Center; and

WHEREAS: The Civic Center Plan proposes to significantly shrink the City’s office space footprint and save money and energy by consolidating government operations to improve working conditions and create economic development opportunities in Lower Manhattan; and

WHEREAS: DCAS has applied for disposition of two City-owned properties, pursuant to zoning, to facilitate the larger plan that involves the sale of three city-owned buildings at 346 Broadway, 22 Reade Street and 49-51 Chambers Street (the “Civic Center Plan Properties”); and

WHEREAS: By the current ULURP Application, DCAS requests disposition of 22 Reade Street and 49-51 Chamber Street and the third building; 346 Broadway, was previously approved for disposition in September 1998; and

WHEREAS: 22 Reade Street is located at the northwest corner of Reade Street and Elk Street and has approximately 99,000 square feet of space and is currently fully occupied by the Department of City Planning and is located within the African Burial Ground and the Commons Historic District; and

WHEREAS: The Emigrant Savings Bank building at 49-51 Chambers Street, is located at the northwest corner of Chambers Street and Elk Street and has 231,379 square feet of space and a surface parking lot and currently houses various city agencies, and formerly housed a school, and was designated as an individual landmark by the New York City Landmarks Preservation Commission; and

WHEREAS: Once disposition is approved, DCAS intends to transfer these properties and 346 Broadway to the New York City Economic Development Corporation (NYCEDC) which intends to sell the three properties with a total of 750,000 square feet of space to private buyers as selected through an unrestricted Request for Proposals (RFP) process; and

WHEREAS: In order to ensure the orderly relocation of City personnel from these three buildings, the City intends to convey each building subject to an interim pre-relocation lease benefiting the City as tenant; and

WHEREAS: The City intends to place these three buildings on the property tax rolls, save at least \$100 million over 20 years in cost savings and revenue generation and create new opportunities for investment by the private sector; and

WHEREAS: Community District #1 is the fastest growing neighborhood in New York. Population increased by 77% between 2000 and 2010 with the next highest increase being 18% in Community District #4. As a result of this growth, CB1 is suffering serious shortages of school seats, estimated at over 1200 seats, in addition to a shortage of affordable housing, recreation space, and other residential community infrastructure; and no meaningful analysis has been performed by the City regarding the extent to which the subject City properties would be suitable to assist in meeting the community's infrastructure needs, nor how disposition options might further exacerbate the community's already-existing infrastructure shortages; and

WHEREAS: The RFP was issued on April 23, 2012 with a submission date of July 31, 2012 and the position of CB1 is that it should have been given the opportunity to critique the RFP in advance of its issue so that it could have a more meaningful role in evaluating the responses and applying community needs and amenity criteria to review the responses; and

WHEREAS: The selection criteria of RFP as issued does not include any community needs-related criteria, such that it appears that a successful respondent will not be required to make any showing of beneficial impact, nor absence of negative impact, on the Lower Manhattan Community; and

WHEREAS: The selection criteria of a properly formulated RFP should include a review of how the proposals would impact the community, with a particular emphasis of the extent to which the proposals assist in solving community infrastructure needs, such as school seats and affordable housing; and

WHEREAS: It is the position of CB1 that the City should not approach this sale as "unrestricted" with its pure dollars/cents approach, but that the City should engage in a more holistic economic analysis that takes into account existing community needs, as well as needs that may be created by the disposition of the City's property, and evaluate whether it would be more cost effective to use a

portion or all of these existing City properties to attempt to meet the community's needs, rather than sell these properties and then acquire new assets to meet those needs; and

WHEREAS: Moreover, an unrestricted disposition of the subject City properties would likely lead to residential conversion of a portion or all of these properties, further compounding the community's residential infrastructure shortages; and

WHEREAS: Proposals that involve residential development without provision for affordable housing units and the provision of school seats and other community amenities should be viewed less favorably than a development proposal that does include affordable housing units, school seats and other community amenities; and

WHEREAS: The residential development of Civic Center Plan Properties, if taken together, would require a school seat impact analysis; now

THEREFORE
BE IT
RESOLVED
THAT:

Community Board 1 therefore urges disapproval of the Civic Center Plan ULURP unless the following conditions and modifications are satisfied:

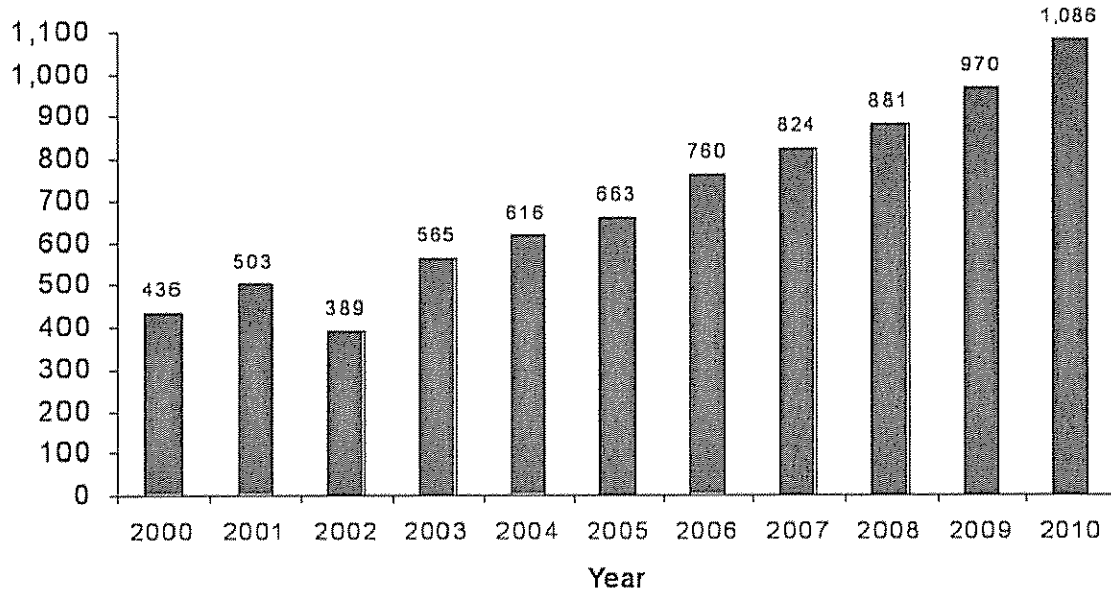
1. A new K-5 school with 1200 seats and a middle school with preference for local residents are constructed within the CB1 District, either within one of the three Civic Center Plan Properties or in another CB1 District space;
2. EDC reissues the RFP as a restricted sale RFP for the Civic Center Plan Properties, requiring the inclusion of affordable, middle income housing, school seats (if the K-5 school referenced above is not built elsewhere within CB1), a senior services center and affordable commercial space for not-for-profit use;
3. The reissued RFP includes as part of its selection criteria the impact of the proposed uses on the CB1 community, including mitigation of adverse impacts; and
4. The reissued RFP clarifies the status of the parking lot adjacent to 49-51 Chambers Street, which is part of the same tax lot at 49-51 Chambers, as either being included within, or excluded from the disposition, and

BE IT
FURTHER
RESOLVED
THAT:

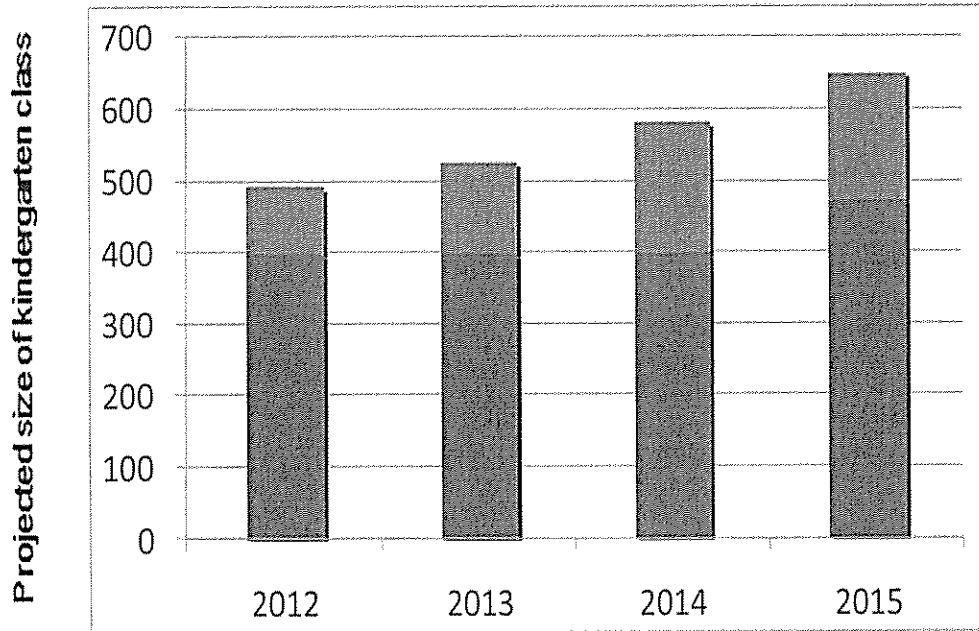
Community Board 1 supports the Civic Center consolidation plan as an efficient use of office space, a benefit to City agency personnel and a cost savings for the City over time, if such consolidation plan can be implemented in a manner in which the above conditions and modifications are satisfied.

Update on School Overcrowding in Downtown Manhattan
Presented by Professor Eric Greenleaf, October 10, 2012

Births in Community District 1



Shortage of Kindergarten seats – 182 Kindergarten seats short in 2014



Note: Kindergarten seats increase from 400 to 475 with the opening of Peck Slip in 2015

New Residential Buildings Planned for Lower Manhattan
Provided by Speaker Silver's School Overcrowding Task Force Sept. 27, 2012

Buildings Opening in 2012-2013

8 Spruce Street	903 Units
136 Church Street	12 Units
67 Liberty Street	14 Units
55 Murray Street	4 Units
116 John Street	418 Units
113 Nassau Street	169 Units
254 Front Street	40 Units
200 North End Ave.	191 Units
300 North End Ave.	264 Units
225 Rector Place	304 Units
333 Rector Place	174 Units
137 Franklin Street	3 Units
37 Warren Street	28 Units
250 West Street	111 Units
482 Greenwich St	8 Units
416 Washington St	65 Units
87 Leonard Street	7 Units
84 White Street	34 Units
93 Worth Street	96 Units
416 Washington St	65 Units
371 Broadway	59 Units
46 Lispenard St	10 Units

Total 2012-13 3,049 Units

Buildings Planned for Development

161 Maiden Lane	80 Units
19 Park Place	29 Units
99 Church Street	143 Units
5 Beekman Street	90 Units
70 Pine Street	970 Units
443 Greenwich St	100 Units
Woolworth Bld	40 Units
12-14 Warren St	30 Units
22 Thames Street	850 Units
111 Washington St	500 Units
56 Leonard Street	145 Units
22 Reade St, 49 Chambers St	
346 Broadway	600 Units

Additional units 3,577 Units



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

DEBORAH J. GLICK
Assemblymember 66th District
New York County

CHAIR
Higher Education Committee

COMMITTEES
Environmental Conservation
Rules
Ways & Means
Governmental Operations

**Testimony of Assemblymember Deborah J. Glick
Before the Subcommittee on Planning, Dispositions and Concessions,
Land Use Committee, New York City Council**

Regarding ULURP Application Number: C 120267 PPM

November 13, 2012

Thank you for the opportunity to testify before you today at this rescheduled hearing. The New York City Department of Citywide Administrative Services (DCAS) has applied for the disposition of two City-owned properties (22 Reade Street and 49-51 Chambers Street). DCAS plans to sell these properties, in addition to a third City-owned property (346 Broadway), to the New York City Economic Development Corporation (EDC), which will sell the buildings to developers through an unrestricted Request for Proposals (RFP) process.

My initial assessment of this application was that DCAS' proposal raised serious concerns regarding the loss of publicly owned space and lack of consideration of community benefit. In Lower Manhattan space is at a premium; Community District 1 witnessed a population growth of over 77% over the past decade, and finds itself with a serious shortage of school seats (estimated at over 1,200), affordable housing, recreation space, and other essential residential community infrastructure. These three buildings represent a total of 750,000 publicly owned square feet. The City has thus far failed to explore how the community might benefit from the use of these taxpayer owned properties or include any criteria related to community benefit in the RFP, but rather focused solely on short-term financial gains. To move forward with the disposition without serious consideration of how the buildings might be modified to meet existing needs or the incorporation of public benefit into the RFP is both short-sighted and likely to exacerbate the community's existing infrastructure shortages.

This assessment has only been strengthened by the stark reality that Lower Manhattan faces in the wake of Superstorm Sandy. The impacts of the storm on the community have been massive, and have only increased the needs of residents who now find themselves without access to the community centers, cultural and non-profit organizations, and office space on which they rely and of which there was a shortage of even before the storm. We do not yet know the long-term effects of the storm, but can assume that many organizations and businesses will continue to have extensive needs. The examination of how these properties could serve these needs is even more essential now; whether the buildings could house after-school programs and community centers, or provide temporary office space for impacted non-profits, the community cannot afford to lose this space.

The Lower Manhattan community has significant needs, which have only been exacerbated by Superstorm Sandy. These properties, owned by the taxpayers of New York City and not any particular administration, hold the potential to help alleviate those needs. The City Council, which has been reluctant to oppose this administration's initiatives, must support the needs of the downtown community by either asking that the current proposal and RFP be withdrawn, or by rejecting DCAS' application. Thank you for your time and attention to this testimony.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Catherine Melvay Hughes (PLEASE PRINT)

Address: _____

I represent: CBI

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Nov. 14, 2012

Name: Eric Greenleaf (PLEASE PRINT)

Address: 150 Nassau St.

I represent: Community Board 1

Address: _____

**THE COUNCIL
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Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 0721-2012

in favor in opposition

Date: 11/13/2012

Name: Ray Vasquez (PLEASE PRINT)

Address: 25 W. 18th Street

I represent: SEIU Local 32B

Address: _____

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THE CITY OF NEW YORK**

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I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/13/12

(PLEASE PRINT)

Name: Assembly member Deborah Glick

Address: 853 Broadway Suite 1518

I represent: Assembly member Deborah Glick

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Tricia Joyce

Address: 79 Chambers St.

I represent: CBI

Address: _____

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Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: NOV 13/2012

(PLEASE PRINT)

Name: MICHAEL E. LEVINE

Address: 49 CHAMBER ST

I represent: COMMUNITY BOARD ONE

Address: 49 CHAMBER ST.

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I intend to appear and speak on Int. No. Civic Center Res. No. _____

in favor in opposition

Date: 4/13/12

(PLEASE PRINT)

Name: Joey Koch

Address: Civic Center

I represent: DCAS

Address: _____

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**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11-13-12

(PLEASE PRINT)

Name: Touan Davis

Address: 110 William St

I represent: EPC

Address: _____

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