ULURP APPLICATION ATTACHMENT

NYPD PARKING FACILITY
495 ELEVENTH AVENUE, MANHATTAN

APPLICATION OF FAIR SHARE CRITERIA

[April 13, 2021]

Application of the Fair Share Criteria

I. Project Description

The applicants, 495 11 Avenue Owner Realty LLC ("11 Avenue Owner") and the New York City Economic Development Corporation (NYCEDC), seek a zoning map amendment and zoning text amendment to facilitate the development of Block 685, Lot 38 (the "Project Site"), consisting of 24,687 square feet (sf) of unimproved lot area, located along the west block front of Eleventh Avenue between West 39th and West 40th Streets in the Hell's Kitchen neighborhood of Manhattan Community District 4. The Development Site is owned by the City of New York. 11 Avenue Owner seeks to construct a new building, as described below, on the Development Site pursuant to a long-term lease from the City of New York.

The New York City Police Department (NYPD) is the applicant and the New York City Department of Citywide Administrative Services (DCAS), is the co-applicant, for the acquisition and site selection action to facilitate the siting of an NYPD Strategic Response Group (SRG) and Manhattan South Operations Unit parking within the proposed development. With respect to the proposed NYPD vehicle storage facility, NYPD and DCAS seek approval of a combined acquisition and site selection pursuant to Section 197(c) of the New York City Charter, which requires preparation of a Fair Share Analysis criteria pursuant to Section 203 of the 1989 City Charter.

The proposed map and text amendments would facilitate the development of the Project Site with approximately 581,601 square feet (sf) of floor area of residential, commercial, and community facility uses (the "Proposed Project"). The Proposed Project would contain approximately 236,699 sf of residential uses and a total of 275 dwelling units. Approximately 48,655 sf of community facility would comprise of 75 supportive housing dwelling units with incomes not exceeding 80% average median income (AMI). Approximately 296,247 sf of commercial floor area comprised of 282,557 sf (680 keys/beds) of hotel use with accessory eating and drinking establishments, 8,899 sf of office use, and a 4,791sf supermarket. Approximately 38,971 sf for NYPD vehicle and equipment storage providing 55 spaces, 20 of which will be dedicated for the NYPD Strategic Response Group’s (SRG’s) oversized, specialized vehicles.

The Project Site was originally used as a slaughterhouse that was built in 1905 and was later acquired by the City on May 25, 1978. In January 1993, after the demolition of the slaughterhouse, the NYPD began using the Project Site for surface parking, which was approved by the now-defunct City Land Committee (CLC). Currently, the Project Site is primarily used by SRG for the storage of up to 55 vehicles. The SRG parking use would be retained in the Proposed Project, with a 55-vehicle capacity. The Proposed Project is also subject to environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR) guidelines and procedures.

II. Application of the Fair Share Criteria

The "Criteria for the Location of City Facilities," in effect since 1991, was adopted by the City Planning Commission (CPC) in accordance with the City Charter. Identified herein as the "fair share" criteria whose framework is meant to establish and foster equitable distribution of public facilities throughout the city, the criteria are applied to siting new facilities or when substantial changes are planned for existing city facilities. The CPC reviews the application of the fair share criteria once the ULURP is underway. The Proposed Project is subject to the criteria given the Proposed Actions which seek to site the NYPD parking facility. Pursuant to Section 197(c) of the New York City Charter, NYPD as the applicant and DCAS, as the co-applicant, seek to acquire and select a portion of the Proposed Project for continued parking use on the Project Site for NYPD vehicles. Since garage space occupied by the NYPD would be operated directly by the City on City-owned or City-leased property greater than 750 square feet in floor area, a fair share analysis is necessary.

Consistent with existing conditions, specialized NYPD vehicles, including surveillance vehicles and large vans and trucks, would be located on the Project Site. These vehicles would be used on an as-needed basis by the SRG, rather than used for routine local or neighborhood policing functions. Therefore, for purposes of the fair share analysis, the proposed NYPD parking garage would be characterized as a facility serving citywide or regional needs, rather than locally or at the neighborhood scale. Citywide or regional facilities are subject to the criteria under Article 4 and Sections 6.1 through 6.3 of Article 6 of the "1998 Fair Share Criteria: A Guide for City Agencies." Thus, the following articles were analyzed to determine the consistency of the Proposed Project with the fair share criteria.

Article 4: Criteria for Siting or Expanding Facilities

4.1(a) Compatibility of the facility with existing facilities and programs, both city and non-city, in the immediate vicinity of the site.

The purpose of this assessment is to determine the compatibility of the Proposed Project with surrounding land uses to encourage proximity of facilities such that it enhances delivery of applicable services within a 400-foot (ft) study area around the Project Site. The study area is generally defined as the surrounding area of the site that is likely to be most directly affected by the presence of the facility. Facilities were identified within the study area from the Facilities Database maintained by the New York City Department of City Planning (DCP) and are listed in **Table 1: Fair Share Facilities within 400 feet of Project Site** below. A table listing all fair share facilities can be found in **Appendix A: City and Non-City Facilities within One-Half Mile of Project Site**. The fair share facilities listed in **Table 1** are keyed to **Appendix A**. In accordance with Fair Share Criteria, both city and non-city facilities are identified to include state, federal and private institutions that serve as the city's counterparts in providing public services. However, for the purposes of the fair share analysis, facilities that are not relevant for the compatibility analysis purposes have been excluded; these facilities include city-owned residential properties, vacant land, offices, warehouses, or commercial recreation sites.

The existing NYPD parking facility itself is a citywide/regional facility, which would be retained following the redevelopment of the Project Site. It is estimated that approximately 20 vehicles will enter and exit the facility each day. The relationship of the proposed NYPD parking use to existing facilities and programs, including those identified in **Table 1**, would remain the same as under existing conditions. Therefore, the Proposed Project would not be expected to introduce a use that is incompatible with nearby facilities and programs.

Table 1: Fair Share Facilities within 400 feet of Project Site

Key No.	Name	Address	Block	Lot	Facility Group	Facility Subgroup	Capacity	Oversight Level
118	MJ Quill Depot	525 11 Avenue	1088	1	Transportation	Bus Depots and Terminals	Not available	Metropolitan Transportation Authority
71	Former Slaughterhouse Site	495 11 Avenue	685	38	City Agency Parking, Maintenance, and Storage	City Agency Parking	55 Parking Spaces	NYC Police Department
168	Quik Park West 41st Street LLC	601 West 41 Street	1089	7501	Transportation	Parking Lots and Garages	194 Parking Spaces	NYC Department of Consumer Affairs
169	Quik Park West 42nd Street LLC	600 West 42nd Street	1089	7502	Transportation	Parking Lots and Garages	205 Parking Spaces	NYC Department of Consumer Affairs
14	A-1 Towing & Auto Repair Inc	528 West 39 Street	710	11	Transportation	Parking Lots and Garages	Not available	NYC Department of Consumer Affairs
19	All Magic Automotive, Inc.	537 West 38 Street	710	11	Transportation	Parking Lots and Garages	Not available	NYC Department of Consumer Affairs

Note: *Quik Park West 42nd Street LLC (#169), A-1 Towing & Auto Repair Inc. (#14), and All Magic Automotive, Inc. (#19) are located immediately outside of the 400 ft radius of the Project Site.*
Source: *2020 DCP FacDB, DCP Facilities Explorer*

4.1(b) Extent to which neighborhood character would be adversely affected by a concentration of city and/or non-city facilities

The purpose of this assessment is to determine whether the Proposed Project would be located in an area where facilities are currently concentrated. Should the proposed facility contribute to this concentration it would present an adverse effect on the surrounding area. Facilities under scrutiny are those that provide citywide or regional services. In accordance with Fair Share Criteria, the study area for this assessment is defined as a half-mile radius from the Project Site, otherwise representative of an area that is within a 10-minute walk from the site.

Land use in the surrounding area is depicted in **Figure 1: Land Use Map**. The study area encompasses areas of the Hudson Yards and Clinton/Hell's Kitchen neighborhoods, which are both undergoing extensive development and rapid change. The study area and its vicinity has seen a large influx of office uses, residential loft conversations, new residential and commercial buildings, and large public infrastructure projects like the extension of the number 7 subway line. Active construction sites, developed primarily for residential use, comprise a good portion of the land uses in the study area, which was once much more industrialized and primarily consisted of parking lots and manufacturing uses. Development projects planned for completion by the 2025 build year within a 0.25-mile radius of the Project Site are described in the Draft Environmental Impact Statement (DEIS), Chapter 2: Land Use, Zoning, and Public Policy. Under existing conditions however, land uses in the study area are much more diverse with a mix of residential, commercial, and public facility/ institutional land uses. Because of the proximity to the Lincoln Tunnel and Port Authority Bus Terminal, there is also a prevalence of transportation and utility uses in the area.

Residential uses in the study area are primarily comprised of high-density buildings and are found to the north and southeast of the Project Site. Many of these buildings have been built recently, within the past 15-20 years. Residential and predominantly residential mixed-use development on blocks immediately north of the Project Site along Eleventh Avenue include the 59-story Silver Towers built in 2005 (533 Eleventh Avenue, between W 41st and W 42nd Street), the 40-story One River Place built in 1999 (between W 41st Street and W 42nd Street), the 46-story Atelier Condo built in 2005 (635 W 42nd Street), the 71-story

Sky development built in 2008 (605 W 42nd Street), and the 31-story Gotham West development built in 2011 (550 W 45th Street), which includes the Gotham West Market food hall. The study area also contains a small collection of multi-family walkup buildings, which are located primarily at the southeast extent of the study area.

Institutional and public facility uses are among the most prominent land uses in the study area, with the Jacob K. Javits Convention Center and extension located west of Eleventh Avenue between W 40th Street and W 34th Street. The Project Site abuts the eastern bounds of the northward extension of the convention center, known as Javits North. Including Javits North, the convention center occupies approximately a quarter of the entire study area. Other institutional uses in the study area include the Croatian Church located south of W 41st Street, between Tenth and Eleventh Avenue; Covenant House, a homeless shelter and services located along Tenth Avenue between W 41st Street and W 40th Street; a NYC Fire Department (FDNY) Engine 34/ Ladder 21 fire station located on W 38th Street between Tenth and Ninth Avenue; and the Consulate General of the People's Republic of China in New York, located between W 42nd Street and W 43rd Street along Twelfth Avenue.

Due to the manufacturing history of the area, remnants of former industrial/manufacturing uses are dispersed throughout the study area. Several of these sites are used as vehicle parking and storage for distribution businesses. Sites with parking uses include the Project Site and the block located immediately to its north. Vacant lots are found at intervals to the east of the Project Site.

Existing commercial uses tend to be located on isolated or small collections of lots on blocks bound by Tenth Avenue at the east and Eleventh Avenue to the west. Mixed residential and commercial land uses are in clusters north of W 41st Street.

Several publicly accessible open space resources are located within the study area. The Hudson River and a portion of the Hudson River Park, which is a linear park with an area greater than 500 acres, are located at the western edge of the study area. The Hudson River Greenway and Route 9A, which is a major transportation corridor, run along the Hudson River waterfront on the west side of Manhattan. Pier 84, which is partially located within the study area, is the largest public pier in the park and includes a stop on the New York Water Taxi route. The Hudson Boulevard and Park, which is part of the Hudson Yards development, is slated to be a six-block greenway project which would run from W 33rd Street to W 39th Street along Hudson Boulevard. Currently, three blocks have been developed (between W 33rd Street and W 36th Street) and include amenities for seating and recreation. The Plaza at 650 W 42nd Street is a Privately-Owned Public Space (POPS) and includes playground equipment and seating.

Fair Share Facilities within a one-half mile radius of the Project Site are inventoried in accordance with Fair Share Criteria as described in 4.1(a), and are listed in **Appendix A**, and are depicted in **Figure 2: Fair Share Facilities within One-Half Mile of Project Site. Table 2: Summary of Facility Types within One-Half Mile of Project Site** summarizes the type of fair share facilities within a one-half mile radius of the Project Site.

Table 2: Summary of Facility Types within One-Half Mile of Project Site

Facility Group	Number of Facilities
Camps	2
Child Services and Welfare	6
City Agency Parking, Maintenance, and Storage	3
Cultural Institutions	53
Day Care and Pre-Kindergarten	7
Emergency Services	2
Health Care	31
Historical Sites	5
Human Services	14
Offices, Training, and Testing	2
Other Property	9
Parks and Plazas	11
Public Safety	2
Schools (K-12)	7
Solid Waste	1
Transportation (including parking)	55
Vocational and Proprietary Schools	4
Youth Services	3
Total	**217**

Source: *2020 DCP FacDB, DCP Facilities Explorer*

The fair share facilities listed in **Table 3: Public and Private Parking Facilities within One-Half Mile of Project Site** reflect all public and private parking facilities as part of the Transportation Facility Group (see **Table 2**) and are keyed to **Appendix A**. These facilities are depicted in **Figure 3: Public and Private Parking Facilities within One-Half Mile of Project Site**.

Table 3: Public and Private Parking Facilities within One-Half Mile of Project Site

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
1	323 West 34TH Street LLC	323 West 34 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
2	344 West 45TH ST. Corp.	344 West 45 Street	Transportation	Parking Lots and Garages	41 Parking Spaces	Non-public	NYCDCA
3	344 West 45TH ST. Corp.	350 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
4	350 West 43RD CAR Park, LLC	350 West 43 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
5	39TH And Eighth Parking LLC	310 West 39 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
8	45 Garage LLC	415 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
10	515 Ninth Avenue Parking Inc	511 9 Avenue	Transportation	Parking Lots and Garages	64 Parking Spaces	Non-public	NYCDCA
11	520 West Parking Corp.	520 West 43 Street	Transportation	Parking Lots and Garages	75 Parking Spaces	Non-public	NYCDCA
12	550 West 45TH ST. Garage LLC	550 West 45 Street	Transportation	Parking Lots and Garages	205 Parking Spaces	Non-public	NYCDCA
14	A - 1 Towing & Auto Repair Inc	528 West 39 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
16	ACCESS 37 Parking LLC	404 West 37 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
17	Ajax OPERATING Corp.	350 West 37 Street	Transportation	Parking Lots and Garages	83 Parking Spaces	Non-public	NYCDCA
19	ALL MAGIC Automotive, Inc.	537 West 38 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
34	Cicle Line - Sightseeing Yachts, Inc.	81 North River Piers	Transportation	Parking Lots and Garages		Non-public	NYCDCA
35	Cicle Line - Sightseeing Yachts, Inc.	83 North River Piers	Transportation	Parking Lots and Garages		Non-public	NYCDCA
43	Cosmo Parking LLC	360 West 43 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
50	D & I Towing Inc.	613 West 46 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
56	Edison NY Parking LLC	409 West 35 Street	Transportation	Parking Lots and Garages	122 Parking Spaces	Non-public	NYCDCA
57	Edison NY Parking LLC	451 9 Avenue	Transportation	Parking Lots and Garages	32 Parking Spaces	Non-public	NYCDCA
58	Edison NY Parking, LLC	332 West 44 Street	Transportation	Parking Lots and Garages	273 Parking Spaces	Non-public	NYCDCA
60	Eleventh Avenue Garage Corp.	314 11 Avenue	Transportation	Parking Lots and Garages		Non-public	NYCDCA
64	Enterprise 38 LLC	453 West 37 Street	Transportation	Parking Lots and Garages	282 Parking Spaces	Non-public	NYCDCA
65	Enterprise 38 LLC	505 West 37 Street	Transportation	Parking Lots and Garages	163 Parking Spaces	Non-public	NYCDCA
71	Former Slaughterhouse Site	495 11 Avenue	City Agency Parking, Maintenance, and Storage	City Agency Parking	45 Parking Spaces	Public	NYPD
106	Impark HSW LLC	315 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
107	Imperial Parking (U.S.), LLC	452 10 Avenue	Transportation	Parking Lots and Garages	42 Parking Spaces	Non-public	NYCDCA

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
108	Imperial Parking (U.S.), LLC	462 10 Avenue	Transportation	Parking Lots and Garages	21 Parking Spaces	Non-public	NYCDCA
110	JDS Parking LLC	561 10 Avenue	Transportation	Parking Lots and Garages		Non-public	NYCDCA
112	KRD Realty Co., Inc.	330 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
113	L Park 30 LLC	405 West 38 Street	Transportation	Parking Lots and Garages	30 Parking Spaces	Non-public	NYCDCA
134	MOONLIGHT Towing Inc.	558 West 44 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
135	MP Manhattan PLAZA LLC	401 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
136	MP West 29 LLC	529 West 29 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
154	Pier 76- Tow Pound/Service Shop		City Agency Parking, Maintenance, and Storage	City Agency Parking		Public	NYPD
168	Quik Park West 41ST Street LLC	601 West 41 Street	Transportation	Parking Lots and Garages	194 Parking Spaces	Non-public	NYCDCA
169	Quik Park West 42ND ST. LLC	600 West 42 Street	Transportation	Parking Lots and Garages	205 Parking Spaces	Non-public	NYCDCA
172	Richard Ep Inc	613 11 Avenue	Transportation	Parking Lots and Garages		Non-public	NYCDCA
174	RMG Parking Corp.	610 West 46 Street	Transportation	Parking Lots and Garages	185 Parking Spaces	Non-public	NYCDCA
181	SP PLUS Corporation	436 NINTH Avenue	Transportation	Parking Lots and Garages	160 Parking Spaces	Non-public	NYCDCA

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
185	Steven & Francine's Complete Automotive Repair Inc	527 West 36 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
188	SuperPark Realty, LLC	451 10 Avenue	Transportation	Parking Lots and Garages	123 Parking Spaces	Non-public	NYCDCA
198	Tri-State Automotive Corp.	610 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
204	West 38TH Street LLC	320 West 38 Street	Transportation	Parking Lots and Garages	410 Parking Spaces	Non-public	NYCDCA
205	West 39TH Street LLC	330 West 39 Street	Transportation	Parking Lots and Garages	52 Parking Spaces	Non-public	NYCDCA
206	West 43 Parking LLC	635 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA
210	Westside 42 Parking LLC	350 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYCDCA

Source: *2020 DCP FacDB, DCP Facilities Explorer*

For the purposes of identifying patterns of concentration as they pertain to site selection for the continued presence of the NYPD parking facility at the Project Site, fair share facilities comprising parking use by city agencies were identified (see **Table 4: Comparable City-Agency Parking Facilities within One-Half Mile of Project Site**). The fair share facilities listed in **Table 4** are keyed to **Appendix A** and are depicted in **Figure 4: Comparable City-Agency Parking Facilities within One-Half Mile of Project Site**.

Table 4: Comparable City-Agency Parking Facilities within One-Half Mile of Project Site

Key No.	Name	Address	Block	Lot	Facility Group	Facility Subgroup	Capacity	Oversight Level
71	Former Slaughterhouse Site	495 11 Avenue	685	38	City Agency Parking, Maintenance, and Storage	City Agency Parking	55 parking spaces	NYPD
154	Pier 76-Tow Pound/Service Shop	Marginal Street	665	10	City Agency Parking, Maintenance, and Storage	City Agency Parking	Not available	NYPD

Source: *2020 DCP FacDB, DCP Facilities Explorer*
Note: Pier 75-Tow Pound/Service Shop will be subject to future relocation due to a state mandate

Since the NYPD parking use already exists on the Project Site under existing conditions, siting of the NYPD parking use as part of the Proposed Project would not contribute to an adverse concentration of existing city or non-city facilities given the historical use.

4.1(c) Suitability of the site to provide cost effective delivery of the intended services. Consideration of sites shall include properties not under city ownership, unless the agency provides a written explanation of why it is not reasonable to do so in a particular instance.

Important location criteria for the NYPD parking use are listed below.

- Space to accommodate 55 vehicles, as described below:
    - Large SRG vehicles to be rapidly deployed and mobilized citywide for special operation missions. Vehicles for such operations are varied and include 12 passenger vehicles for rapid mobilization; Sky Watch vehicles for elevated visual operations; Light Towers to provide additional, necessary light sources; buses for larger mobilizations; prisoner wagons, and rack trucks used to carry metal or wooden barriers to large-scale incidents/parades or demonstrations for crowd control;
    - Vehicles for the Manhattan South Operations units which include the Grand Larceny Unit, Burglary & Larceny Apprehension Team, and Evidence Collection.
- Operational proximity to the SRG command center located at 524 West 42nd Street.

The SRG comprises specialty response and investigative units that respond to and serve Manhattan and citywide needs. The NYPD currently parks its owned and leased vehicles on the Project Site and has been using this site since receiving approval from the now-defunct CLC in January 1993. The parking facility's location is essential to maintaining the levels of service NYPD needs for the SRG, whose main facility is located at 524 West 42nd Street and does not have capacity to park vehicles needed for operations on-site or on-street, adjacent to the command center. The Project Site location allows for convenient access from the SRG office to the range of vehicles the Project Site accommodates, providing a quick response to

emergencies. As part of the Proposed Project, the existing surface parking lot would be redeveloped on the Project Site with a new parking garage located on the cellar level and ground floor of the new building.

The SRG has several large vehicles required for the types of assignments that SRG is tasked to perform. This includes responding to citywide mobilizations and civil disorders; conducting daily counterterrorism deployments based upon terrorist acts and/or threats; deploying rapidly to safeguard civilians and counter the threats; maintaining civil order and crowd control at major events in the City; and deploying to various precincts or designated zones to supplement patrol resources. The vehicles for such operations are varied and include a number of Chevy and Ford 12 passenger vehicles for rapid mobilization; Sky Watch vehicles for elevated visual operations; Light Towers to provide additional, necessary light sources; a bus for larger mobilizations; a Sprinter prisoner wagon for the temporary detainment of individuals arrested during any of the above-named incidents; and the Terra Hawk, which is similar to a light tower but is attached to smaller trucks for mobility. Lastly, rack trucks are used to carry metal or wooden barriers to large scale incidents/parades or demonstrations for crowd control.

While the Proposed Project undergoes construction, 35 sedan automobiles will be parked in a parking garage located at 605 West 42nd Street (Block 1090, Lot 23), and 20 oversized NYPD vehicles will be parked in a surface lot located at 649 West 42nd Street (Block 1090, Lot 7501). The NYPD parking use will return to the Project Site once the development is complete in 2025.

Discussed below are alternative sites that were considered for a permanent parking garage for NYPD vehicles, but were ultimately dismissed as infeasible because of their inadequacy in meeting the location criteria.

- 451 10th Avenue, Manhattan
  - Consists of a surface parking lot
  - Dismissed from consideration because:
    - The lot area of 17,275 sf cannot accommodate 55 parking spaces for a varied range of specialized vehicles, as described above.
- 411 W 35th Street, Manhattan
  - Consists of a 187-unit residential building currently under construction on this site
  - Dismissed from consideration because:
    - Sufficient development details are not available to determine the site's viability
- 355 W 34th Street, Manhattan
  - Consists of a commercial garage with a street level entrance
  - Dismissed from consideration because:
    - 34th Street is extremely busy with traffic and pedestrian activity that can hinder NYPD operations
    - The 6' 8" vertical clearance presents challenge for NYPD vehicle accessibility

- 1 Penn Plaza, Manhattan (outside of one-half mile radius from Project Site)
  - Consists of an underground garage located directly adjacent to Madison Square Garden
  - Dismissed from consideration because:
    - The 6' 7" vertical clearance presents challenge for NYPD vehicle accessibility
    - Area congestion can hinder NYPD operations

The approximate 0.2-mile distance of the Project Site from the 524 W 42nd Street command location provides operational efficiency, which would be supplemented by the design of the parking garage in the Proposed Project to meet NYPD specifications. Therefore, the Project Site presented the most suitable option to provide cost effective delivery of the intended services.

4.1(d) Consistency with the locational and other specific criteria for the facility identified in the Statement of Needs or, if the facility is not listed in the Statement, in a subsequent submission to a Borough President.

The NYPD parking facility, as part of the Proposed Project, was not listed in the Citywide Statement of Needs for City Facilities for Fiscal Years 2019 and 2020. Pursuant to Section 204(g) of the City Charter, the Manhattan Borough President was notified of the proposed site selection in a letter dated February 3, 2021 from NYPD (see **Appendix B**). An email response from the Office of the Manhattan Borough President received on January 18, 2019 indicated no objection to the proposed site selection and did not identify any alternatives to the Project Site.

4.1(e) Consistency with any plan adopted pursuant to Section 197-a of the Charter.

The Project Site is not encompassed by any plans adopted pursuant to Section 197-a of the City Charter.

4.2(a) Consider the Mayor's and Borough President's Strategic Policy Statements, the Community Board's Statement of Needs and Budget Priorities, and any published DCP land use plan for the area.

The Proposed Project is not discussed in the Mayor's and Borough President's Strategic Policy Statements, or in the Community Board's Statement of Needs.

4.2(b) Consider any comments from the Community Boards or Borough Presidents and any alternative sites proposed by a Borough President pursuant to Section 204(f) of the City Charter, as well as any comments or recommendations received in any meetings, consultations or communications with the Community Boards or Borough Presidents.

Planning for the Proposed Project, including continuation of the existing NYPD parking use on the Project Site, has taken place in collaboration with Manhattan Community Board 4 (CB 4) and the Office of the Manhattan Borough President. On April 11, 2018, the Proposed Project was presented to the Land Use Committee Meeting of Manhattan CB 4, in which members of the community board and the public were informed of the Proposed Actions, the proposed development program, and the date and location of the public scoping meeting on the Draft Scope of Work ("Draft Scope") for the EIS. Subsequently, a Public Scoping Meeting on the Draft Scope was held April 30, 2018 at Beacon High Scholl Auditorium, on 522 West 44th Street which provided an overview of the Proposed Actions and technical assessments that to be included in the DEIS. The meeting was advertised in three local newspapers 30 days prior to the meeting as well as on the website of the Mayor's Office of Environmental Coordination (MOEC). The Proposed Project and the Proposed Actions were described in the Draft Scope, which was available throughout the Public Scoping period on MOEC's website. Comments received on the Draft Scope included one comment—from Manhattan CB 4—on the siting of the NYPD facility. Manhattan CB 4 asked to consider 41 spaces or current occupancy of NYPD vehicles on the Project Site, and a scenario in which there would be no NYPD parking on Project Site. As described under Article 4.1(c), the proposed use and size of the NYPD facility on Project Site is essential for public safety and alternative sites are not available. As noted under Article 4.1(d), the response from the Office of the Manhattan Borough President received January 18, 2019 indicated no objection to the proposed site selection and did not identify any alternatives to the Project Site (see **Appendix B**).

Article 6: Criteria for Siting or Expanding Regional/Citywide Facilities

6.1 The sponsoring agency and, for actions subject to ULURP or review pursuant to Section 195 of the Charter, the City Planning Commission, shall consider the following criteria:

6.1 (a) Need for the facility or expansion. Need shall be established in a citywide or borough-wide service plan or, as applicable, by inclusion in the city's ten-year capital strategy, four-year capital program, or other analyses of service needs.

The parking facility would serve the SRG, which comprises specialty response and investigative units that respond to and serve Manhattan and Citywide. The NYPD currently parks its owned and leased vehicles on the site.

The parking facility currently exists at the Project Site, and given the development program of the Proposed Project, will be aptly incorporated into the redevelopment of the site to allow for its continued operations. The location of the parking facility is strategic as it is near the command center, located at 524 W 42nd Street, to effectively deliver essential citywide services.

6.1 (b) Distribution of similar facilities throughout the city. To promote the fair geographic distribution of facilities, the sponsoring agency should examine the distribution among the boroughs of existing and proposed facilities, both city and non-city, that provide similar services, in addition to the availability of appropriately zoned sites.

The purpose of this assessment is to promote equitable distribution of facilities throughout the city by borough to assess the distribution of similar facility types. SRGs are stationed in each New York City borough, and respond to citywide mobilizations, civil disorders, and major events. The locations of SRG facilities are listed in **Table 5:Strategic Response Group Locations by Borough** and depicted in **Figure 5: Strategic Response Group Locations by Borough**.

Table 5:Strategic Response Group Locations by Borough

SRG Group	Address	Borough
SRG Group 1*	525 West 42nd Street, Manhattan	Manhattan
SRG Group 2 & SRG Citywide Anti-Crime Team	1278 Sedgwick Ave, Bronx	Bronx
SRG Group 3	397 Coney Island Ave, Brooklyn	Brooklyn
SRG Group 4	137-58 Northern Blvd, Queens	Queens
SRG Group 5	2320 Hylan Blvd, Staten Island	Staten Island

Source: *NYPD Correspondence*
Note: ** The SRG unit is the subject of a pending office space application.*

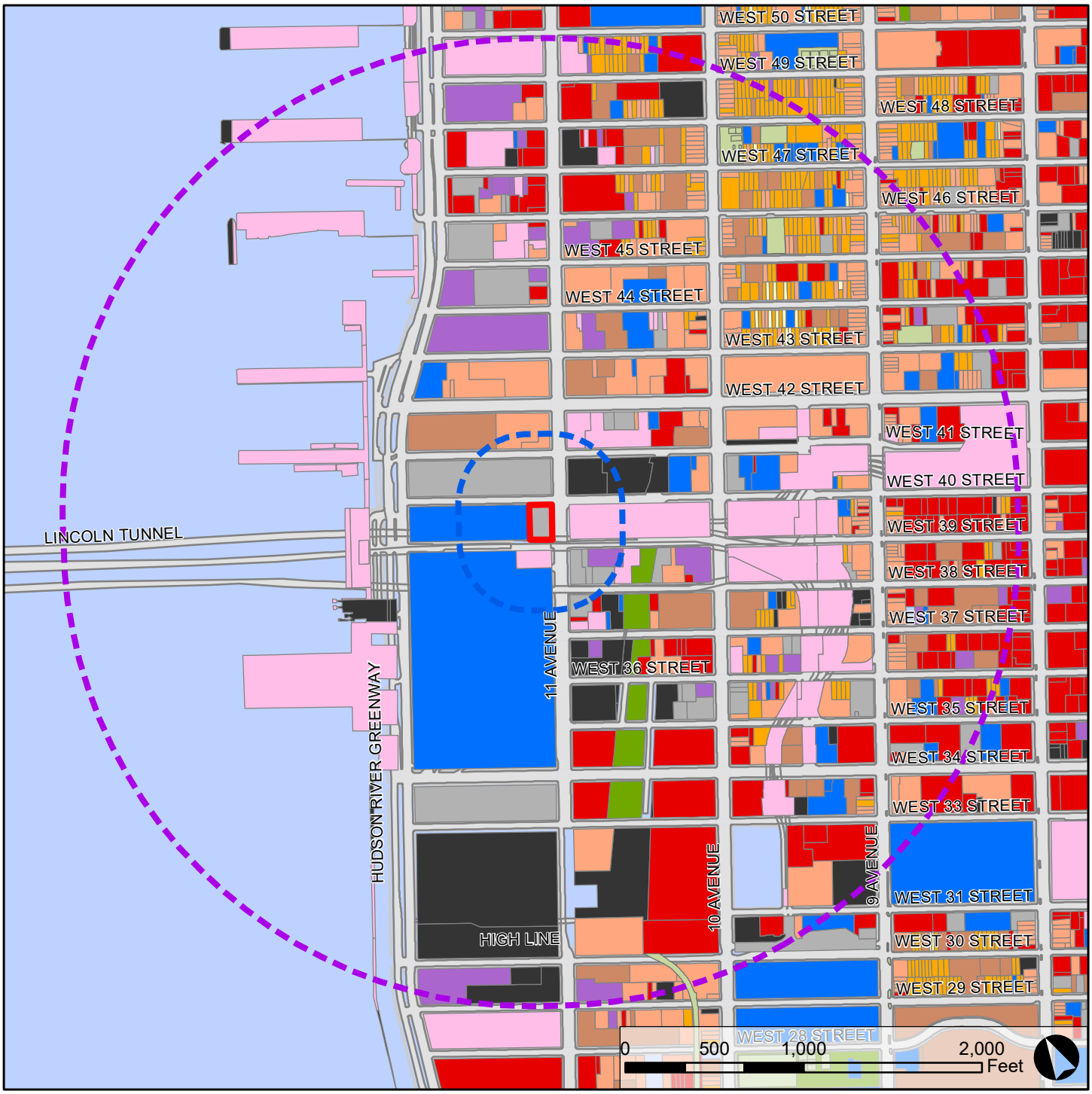
6.1 (c) Size of the facility. To lessen local impacts and increase broad distribution of facilities, the new facility or expansion should not exceed the minimum size necessary to achieve efficient and cost-effective delivery of services to meet existing and projected needs.

The purpose of this assessment is to evaluate the proposal's consistency with specified location criteria to include the minimum size necessary for cost-effective operation of the proposed facility. Under existing conditions, the Project Site is owned by the City of New York and maintains a total lot area of approximately 24,687 sf comprised of a surface parking lot to accommodate approximately 55 NYPD vehicles. The Proposed Project would designate approximately 38,971 sf of floor space between the cellar level and ground floor of the mixed-use development to accommodate approximately 55 parking spaces for NYPD

vehicles. The capacity of parking space for NYPD use in the Proposed Project was established based on NYPD needs.

6.1 (d) Adequacy of the streets and transit to handle the volume and frequency of traffic generated by the facility.

The purpose of this assessment is to evaluate the transportation infrastructure serving the proposed facility as a function of effectively meeting the facility's specific needs. A detailed transportation analysis was prepared for the entire Proposed Project (see DEIS Chapter 10: Transportation).



Source: 2020 PLUTO, NYCDCP

Project Site

400-Foot Radius

One-Half Mile Radius

One & Two Family Residence

Multi-Family Residence (Walkup)

Multi-Family Residence (Elevator)

Mixed Residential & Commercial

Commercial Use

Industrial / Manufacturing

Transportation / Utility

Public Facilities & Institutions

Open Space & Recreation

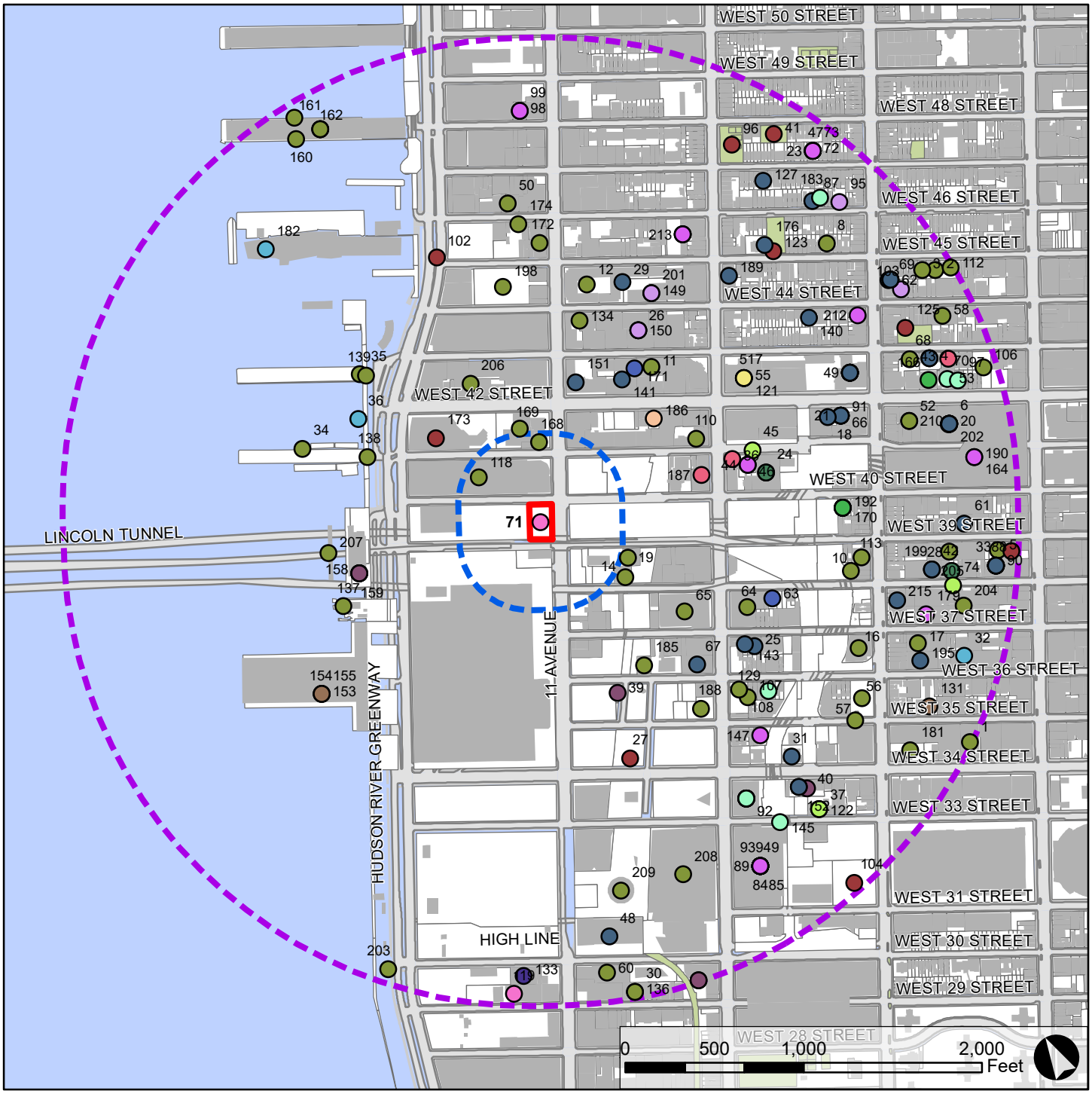
Parking

Vacant Land

LAND USE MAP

Figure 1

495 Eleventh Avenue



Source: 2020 PLUTO, 2020 NYCDCP Facilities Database, DCP FacDB

Project Site

400-Foot Radius

One-Half Mile Radius

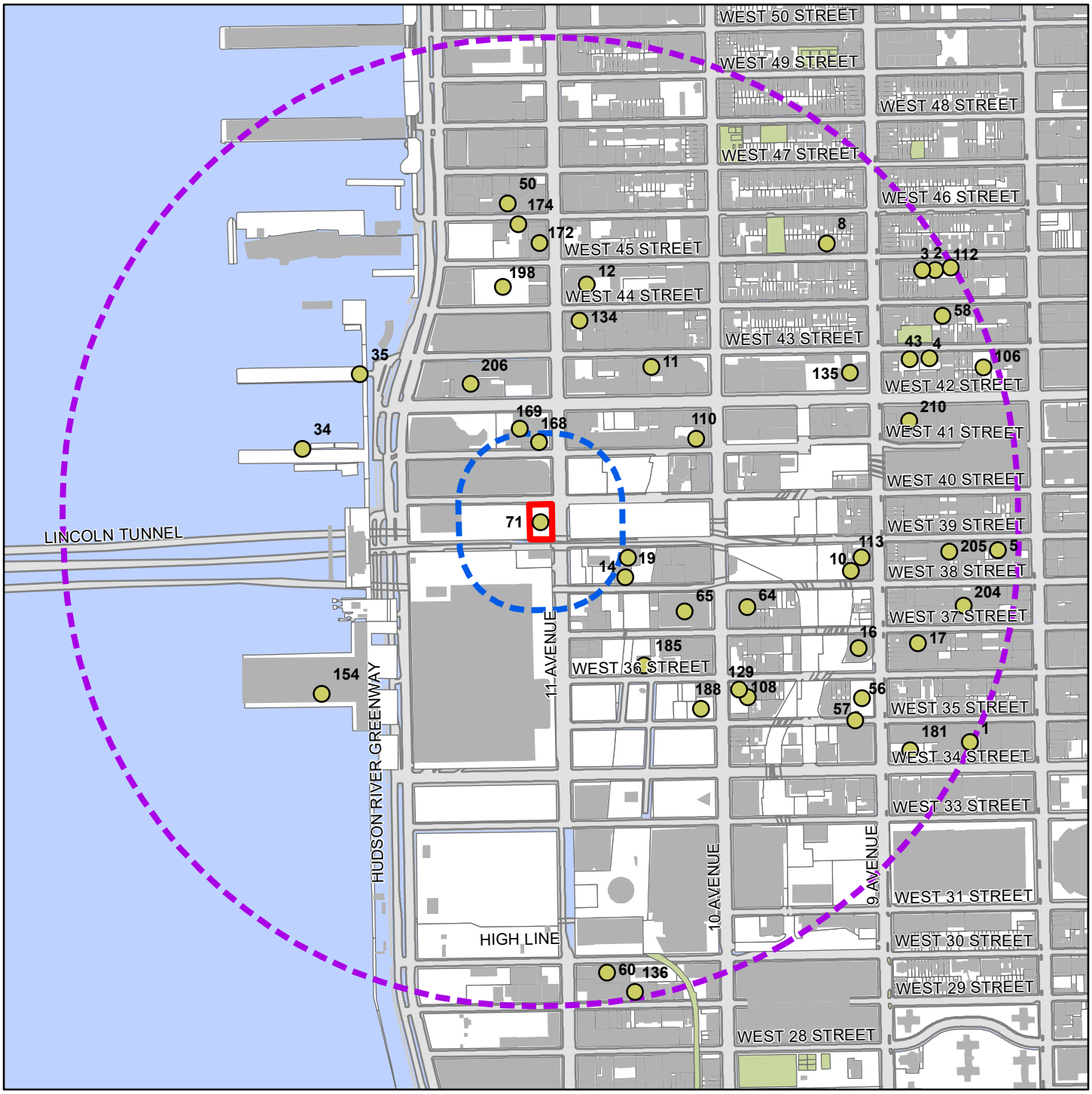
Facility Group (Keyed to Appendix A)

- Camps
- Child Services and Welfare
- City Agency Parking, Maintenance, and Storage
- Cultural Institutions
- Day Care and Pre-Kindergarten
- Emergency Services
- Health Care
- Historical Sites
- Human Services
- Offices, Training, and Testing
- Other Property
- Parks and Plazas
- Public Safety
- Schools (K-12)
- Solid Waste
- Transportation
- Vocational and Proprietary Schools
- Youth Services

FAIR SHARE FACILITIES WITHIN 400 FEET AND ONE-HALF MILE OF PROJECT SITE

Figure 2

495 Eleventh Avenue



Source: 2020 PLUTO, 2020 NYCDCP Facilities Database, DCP FacDB

Project Site

400-Foot Radius

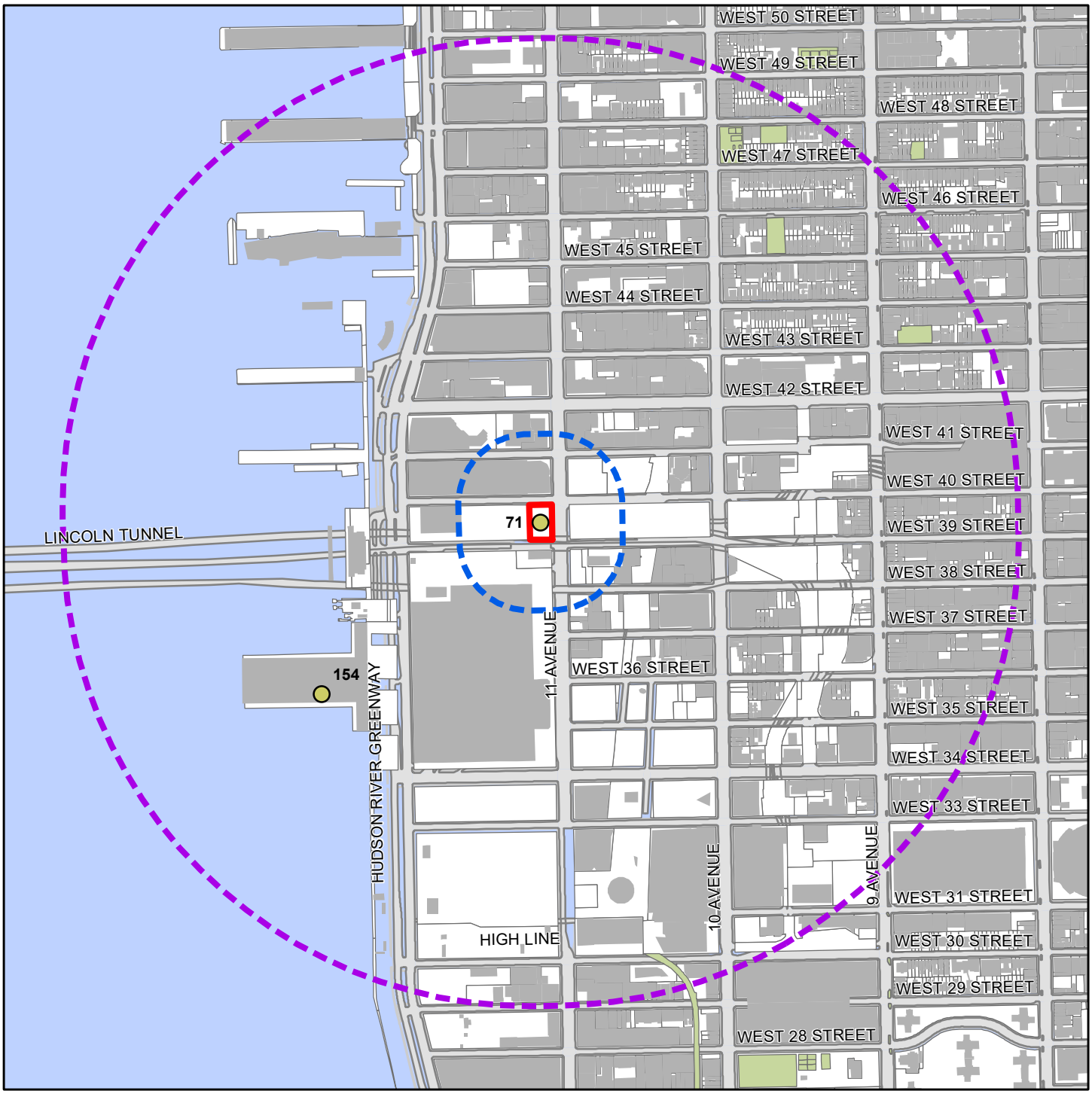
One-Half Mile Radius

Public and Private Parking Facilities (Keyed to Appendix A)

PUBLIC AND PRIVATE PARKING FACILITIES WITHIN ONE-HALF MILE OF PROJECT SITE

Figure 3

495 Eleventh Avenue



Source: 2020 PLUTO, 2020 NYCDCP Facilities Database, DCP FacDB

Project Site

400-Foot Radius

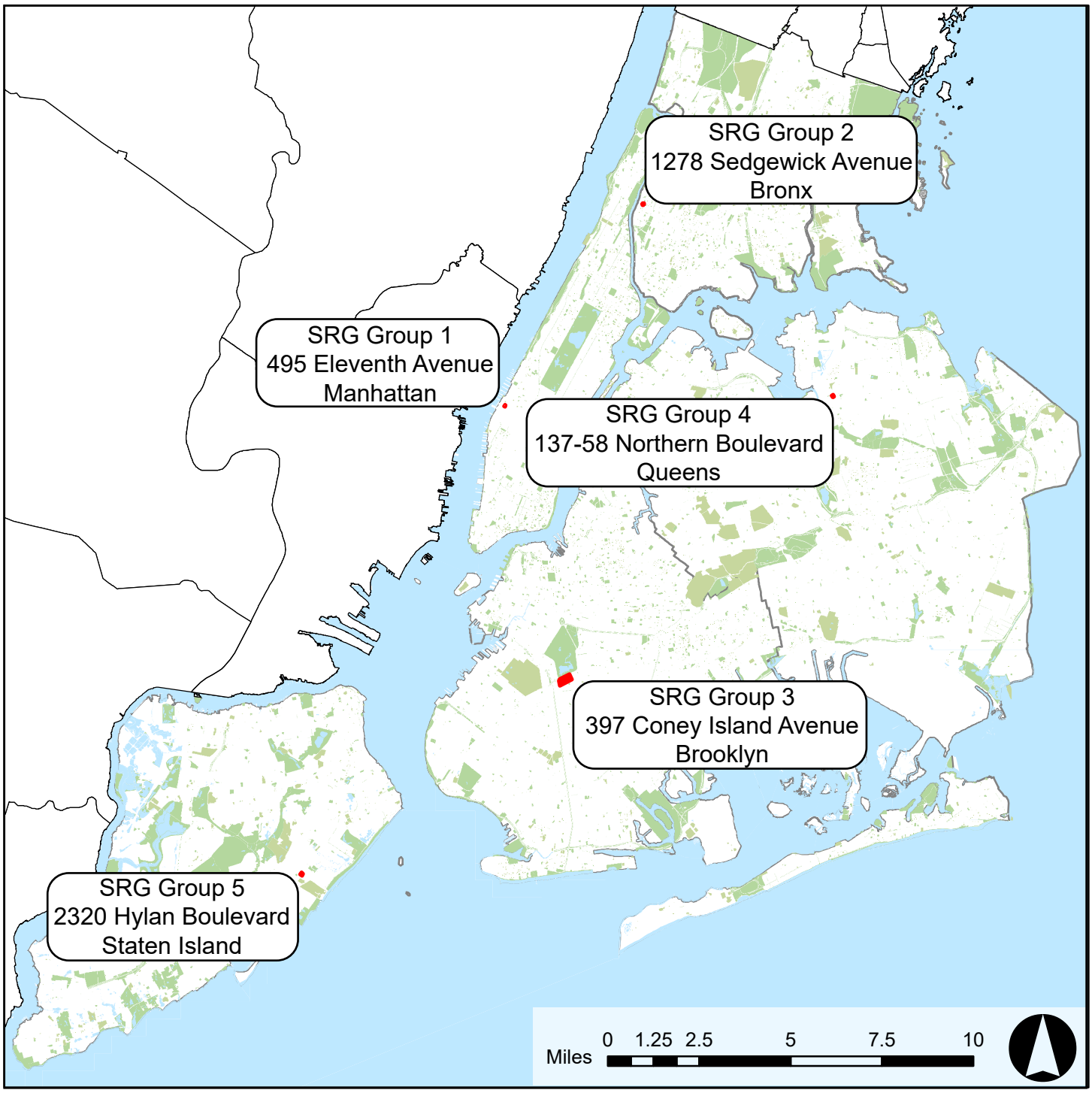
One-Half Mile Radius

City-Agency Parking Facilities (Keyed to Appendix A)

COMPARABLE CITY-AGENCY PARKING FACILITIES WITHIN ONE-HALF MILE OF PROJECT SITE

Figure 4

495 Eleventh Avenue



Source: NYPD Correspondence

SRG Facility Location

STRATEGIC RESPONSE GROUP LOCATIONS BY BOROUGH

Figure 5

495 Eleventh Avenue

APPENDIX A
City and Non-City Facilities within One-Half Mile of Project Site

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
1	323 WEST 34TH STREET LLC	323 West 34 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
2	344 WEST 45TH ST. CORP.	344 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
3	344 WEST 45TH ST. CORP.	350 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
4	350 WEST 43RD CAR PARK, LLC	350 West 43 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
5	39TH AND EIGHTH PARKING LLC	310 West 39 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
6	42ND STREET DEVELOPMENT CORP.	330 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
7	43RD STREET KIDS SUMMER CAMP	484 West 43 Street	Camps	Camps		Non-public	NYC Department of Health and Mental Hygiene
8	45 GARAGE LLC	415 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
9	450 WEST 33 STREET, NEW YORK, NY 10001	450 West 33 Street	Parks and Plazas	Privately Owned Public Space		Non-public	NYC Department of City Planning
10	515 NINTH AVENUE PARKING INC	511 9 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
11	520 WEST PARKING CORP.	520 West 43 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
12	550 WEST 45TH ST. GARAGE LLC	550 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
13	585 EIGHTH AVENUE, NEW YORK, NY 10018	585 EIGHth Avenue	Parks and Plazas	Privately Owned Public Space		Non-public	NYC Department of City Planning
14	A - 1 TOWING & AUTO REPAIR INC	528 West 39 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
15	ABUNDANT WATERS, INC.	400 W43RD ST	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
16	ACCESS 37 PARKING LLC	404 West 37 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
17	AJAX OPERATING CORP.	350 West 37 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
18	ALCHEMY THEATRE COMPANY OF MANHATTAN	412 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
19	ALL MAGIC AUTOMOTIVE, INC.	537 West 38 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
20	ALLIANCE FOR THE ARTS, INC.	330 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
21	AMERICAN LYRIC THEATER CENTER, INC.	410 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
22	AMERICAN MODERN ENSEMBLE, INC.	400 West 43RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
23	ASSISTED COMPETITIVE EMPLOYMENT	425 West 47 Street	Health Care	Mental Health		Non-public	NYS Office of Mental Health
24	ASSOCIATION FOR CULTURAL EQUITY	450 West 41 Street	Cultural Institutions	Historical Societies		Non-public	NYC Department of Education
25	BARYSHNIKOV DANCE FOUNDATION, INC.	450 West 37th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
26	BEACON HIGH SCHOOL	521 West 43 Street	Child Services and Welfare	Child Nutrition		Non-public	NYC Department of Education
27	BELLA ABZUG PARK	HUDSON BLVD. BET. W. 36 ST. And W. 33 ST.	Parks and Plazas	Parks		Public	NYC Department of Parks and Recreation
28	BERK TRADE & BUSINESS SCHOOL (5001)	333 West 38 Street	Vocational and Proprietary Schools	Proprietary Schools		Non-public	NYC Department of Education
29	BLESSED UNREST THEATRE, INC.	530 W 45th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
30	BRIGHT HORIZONS CHILDREN'S CENTERS LLC	529A West 29 Street	Day Care and Pre-Kindergarten	Day Care		Non-public	NYC Department of Health and Mental Hygiene
31	BROADWAY DANCE LAB	433 West 34th ST	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
32	BUILDING AT 315-325 WEST 36TH STREET		Historical SItes	Historical SItes		Non-public	The New York State Office of Parks, Recreation and Historic Preservation
33	CHDFS INC.	307 West 38 Street	Human Services	Programs for People with Disabilities		Non-public	NYS Office for People With Developmental Disabilities
34	CIRCLE LINE - SIGHTSEEING YACHTS, INC.	81 North River Piers	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
35	CIRCLE LINE - SIGHTSEEING YACHTS, INC.	83 North River Piers	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
36	CIRCLE LINE X		Historical SItes	Historical SItes		Non-public	The New York State Office of Parks, Recreation and Historic Preservation
37	CITY KNOLL MIDDLE SCHOOL	425 West 33 Street	Schools (K-12)	Public K-12 Schools	175 Seats	Public	NYC Department of Education
38	CITY LIGHTS YOUTH THEATRE, INC.	630 Ninth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
39	CITY OWNED PROPERTY	542-46 West 36 Street	Other Property	Miscellaneous Use		Public	NYC Department of Citywide Administrative Services
40	CITY OWNED PROPERTY	W 34 ST	Other Property	Miscellaneous Use		Public	NYC Department of Citywide Administrative Services
41	CLINTON COMMUNITY GARDEN	W. 47 ST., W. 48 ST., 9 Ave., 10 Ave.	Parks and Plazas	Gardens		Public	NYC Department of Parks and Recreation
42	CONCERTS IN MOTION, INC.	341 W38th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
43	COSMO PARKING LLC	360 West 43 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
44	COVENANT HOUSE	460 West 41 Street	Health Care	Hospitals and Clinics		Non-public	NYS Department of Health
45	COVENANT HOUSE NEW YORK / UNDER 21	460 41 Street	Youth Services	Youth Centers, Literacy Programs, and Job Training Services		Non-public	NYC Department of Youth and Community Development
46	COVENANT HOUSE OUTREACH AND EDUCATION IN CBOS	460 West 41 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
47	CSS PSYCHOSOCIAL	425 West 47 Street	Health Care	Mental Health		Non-public	NYS Office of Mental Health
48	CULTURE SHED	545 West 30th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
49	CYGNUS ENSEMBLE, INC.	400 West 43RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
50	D & I TOWING INC.	613 West 46 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
51	DANCE 2000: THE FELICE LESSER DANCE THEATER FOUNDATION, INC.	484 West 43RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
52	DANCEBREAK FOUNDATION	350 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
53	DE LA SALLE ACADEMY	332 West 43 Street	Schools (K-12)	Non-Public K-12 Schools		Non-public	NYC Department of Education
54	DIGITAL FILM ACADEMY	630 9 Avenue	Vocational and Proprietary Schools	Proprietary Schools		Non-public	NYC Department of Education
55	DOUBLE DECKER PRODUCTIONS	484 W43RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
56	EDISON NY PARKING LLC	409 West 35 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
57	EDISON NY PARKING LLC	451 9 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
58	EDISON NY PARKING, LLC	332 West 44 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
59	EDUCATIONAL BROADCASTING CORPORATION	450 West 33RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
60	ELEVENTH AVENUE GARAGE CORP.	314 11 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
61	ELIZABETH FOUNDATION FOR THE ARTS	323 West 39th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
62	ENACT, INC.	630 Ninth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
63	ENGINE 34/LADDER 21	440 West 38 Street	Emergency Services	Fire Services		Public	NYC Fire Department
64	ENTERPRISE 38 LLC	453 West 37 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
65	ENTERPRISE 38 LLC	505 West 37 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
66	EPIC THEATRE CENTER, INC.	410 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
67	EXIT ART/THE FIRST WORLD, INC.	475 Tenth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
68	EYEBLINK	350 West 43RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
69	FILM CENTER BUILDING		Historical SItes	Historical SItes		Non-public	The New York State Office of Parks, Recreation and Historic Preservation

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
70	FIND AID FOR THE AGED	331 West 42 Street	Human Services	Senior Services		Non-public	NYC Department for the Aging
71	FORMER SLAUGHTERHOUSE SITE	495 11 Avenue	City Agency Parking, Maintenance, and Storange	City Agency Parking		Public	NYC Police Department
72	FOUNTAIN HOUSE INC PSYCHOSOCIAL CLUB	425 West 47 Street	Health Care	Mental Health		Non-public	NYC Department of Health and Mental Hygiene
73	FOUNTAIN HOUSE, INC.	425 West 47th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
74	FRIENDS OF THE ISLAND ACADEMY	330 38 Street	Youth Services	Youth Centers, Literacy Programs, and Job Training Services		Non-public	NYC Department of Youth and Community Development
75	GAY MEN'S HEALTH CRISIS INC CITY COUNCIL INITIATIVES [574]	446 West 33 Street	Health Care	Other Health Care		Non-public	NYC Department of Health and Mental Hygiene
76	GAY MEN'S HEALTH CRISIS INC EARLY INTERVENTION SERVICES: PRIORITY POPULATIONS TESTING IN NON-CLINICAL SETTINGS	446 West 33 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
77	GAY MEN'S HEALTH CRISIS INC FOOD AND NUTRITION	446 West 33 Street	Human Services	Soup Kitchenes Food Pantries		Non-public	NYC Department of Health and Mental Hygiene
78	GAY MEN'S HEALTH CRISIS INC HARM REDUCTION SERVICES	446 West 33 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
79	GAY MEN'S HEALTH CRISIS INC HIV TESTING SERVICES: SOCIAL NETWORK STRATEGY TESTING IN NON-CLINICAL SETTINGS	446 West 33 Street	Health Care	Hospitals and Clinics		Non-public	NYC Department of Health and Mental Hygiene
80	GAY MEN'S HEALTH CRISIS INC LEGAL SERVICES INITIATIVES	446 West 33 Street	Human Services	LEGAL AND INTERVENTION SERVICES		Non-public	NYC Human Resources Administration
81	GAY MEN'S HEALTH CRISIS INC LEGAL SERVICES NYC	446 West 33 Street	Human Services	LEGAL AND INTERVENTION SERVICES		Non-public	NYC Department of Health and Mental Hygiene
82	GAY MEN'S HEALTH CRISIS INC MENTAL HEALTH SERVICES	446 West 33 Street	Health Care	Mental Health		Non-public	NYC Department of Health and Mental Hygiene

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
83	GAY MEN'S HEALTH CRISIS INC OUTREACH AND EDUCATION IN CBOS	446 West 33 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
84	GAY MEN'S HEALTH CRISIS INC SUPPORTIVE COUNSELING & FAMILY STABILIZATION SERVICES - GENERAL	446 West 33 Street	Health Care	Other Health Care		Non-public	NYC Department of Health and Mental Hygiene
85	GAY MEN'S HEALTH CRISIS INC TRANSITIONAL CARE COORDINATION	446 West 33 Street	Human Services	NON-RESIDENTIAL HOUSING AND HOMELESS SERVICES		Non-public	NYC Department of Health and Mental Hygiene
86	GED-P2G-COVENANT HOUSE/DAY-AHSEP	550 10 Avenue	Schools (K-12)	GED and Alternative High School Equivalency		Public	NYC Department of Education
87	GILGAMESH THEATRE GROUP, INC.	425 West 46th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
88	GMHC FOOD PANTRY	307 West 38 Street	Human Services	Soup Kitchenes Food Pantries		Non-public	Non-public
89	GMHC MENTAL HEALTH CLINIC	446 West 33 Street	Health Care	Mental Health		Non-public	NYS Office of Mental Health
90	GMHC OP	307 West 38 Street	Health Care	CHEMICAL DEPENDENCY		Non-public	NYS Office of Alcoholism and Substance Abuse Services
91	GOTHAM CHAMBER OPERA, INC.	410 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
92	GRAMERCY SCHOOL	460 West 34 Street	Day Care and Pre-Kindergarten	DOE Universeral Pre-Kindergarten		Non-public	NYC Department of Education
93	HARLEM UNITED: COMMUNITY AIDS CENTER INC COMMUNITY-LEVEL INTERVENTIONS FOR HIV PREVENTION	446 West 33 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
94	HARLEM UNITED: COMMUNITY AIDS CENTER INC NON-MEDICAL CASE MANAGEMENT GENERAL	446 West 33 Street	Health Care	Mental Health		Non-public	NYC Department of Health and Mental Hygiene
95	HARTLEY HOUSE-PIED PIPER SUMMER CAMP	413 West 46 Street	Child Services and Welfare	Child Nutrition		Non-public	NYC Department of Education
96	HELL'S KITCHEN PARK	670 10 Avenue	Parks and Plazas	Parks		Public	NYC Department of Parks and Recreation
97	HOLY CROSS CHURCH CROSSROADS	329 West 42 Street	Human Services	Soup Kitchenes Food Pantries		Non-public	Non-public

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
98	HOUSING WORKS INC HIV TESTING SERVICES: SOCIAL NETWORK STRATEGY TESTING IN NON-CLINICAL SETTINGS	605 West 48 Street	Health Care	Hospitals and Clinics		Non-public	NYC Department of Health and Mental Hygiene
99	HOUSING WORKS INC OUTREACH TO HOMELESS YOUTH	605 West 48 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
100	HUDSON GUILD	410 West 40 Street	Day Care and Pre-Kindergarten	DOE Universeral Pre-Kindergarten		Non-public	NYC Department of Education
101	HUDSON GUILD CLINTON CTR	410 West 40 Street	Day Care and Pre-Kindergarten	Day Care		Non-public	NYC Administration for Childrens Services
102	HUDSON RIVER PARK	BATTERY PL TO W 59 ST	Parks and Plazas	Parks		Public	Hudson River Park Trust
103	HUDSON RIVER PARKS BIG CITY FISHING	353 West 44 Street	Child Services and Welfare	Child Nutrition		Non-public	NYC Department of Education
104	HUDSON YARDS / MANHATTAN WEST (SUBAREA B2)	401 West 31 Street	Parks and Plazas	Privately Owned Public Space		Non-public	NYC Department of City Planning
105	HUDSON YARDS EASTERN RAIL YARDS SUBAREA A1	500 West 30 Street	Parks and Plazas	Privately Owned Public Space		Non-public	NYC Department of City Planning
106	IMPARK HSW LLC	315 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
107	IMPERIAL PARKING (U.S.), LLC	452 10 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
108	IMPERIAL PARKING (U.S.), LLC	462 10 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
109	INTERNATIONAL SOCIETY FOR THE PERFORMING ARTS FOUNDATION	630 9th Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
110	JDS PARKING LLC	561 10 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
111	JOSE LIMON DANCE FOUNDATION, INC.	307 West 38th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
112	KRD REALTY CO., INC.	330 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
113	L PARK 30 LLC	405 West 38 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
114	LATINO COMMISSION ON AIDS INC HEALTH EDUCATION AND RISK REDUCTION	446 West 33 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
115	LATSKY DANCE, INC.	400 West 43RD Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
116	LIBERATA DANCE THEATRE, INC.	440 West 34th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
117	LITTLE ORCHESTRA SOCIETY/ORPHEON, INC.	330 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
118	M J QUILL DEPOT	525 11 Avenue	Transportation	Bus Depots and Terminals		Public	Metropolitan Transportation Authority
119	MAN 6 DIST GARAGE	613 West 29th Street	City Agency Parking, Maintenance, and Storange	STORAGE		Public	NYC Department of Sanitation
120	MANHATTAN DAY TREATMENT-BEACON	522 West 44 Street	Health Care	Mental Health		Non-public	NYS Office of Mental Health
121	MANHATTAN PLAZA RACQUET CLUB	450 West 43 Street	Camps	Camps		Non-public	NYC Department of Health and Mental Hygiene
122	MANHATTAN YOUTH RECREATION AND RESOURCES INC AFTERSCHOOL PROGRAMS	425 West 33 Street	Youth Services	After-School Programs		Non-public	NYC Department of Youth and Community Development
123	MATHEWS-PALMER PLAYGROUND	437 West 45 Street	Parks and Plazas	Recreation and Waterfront Sites		Public	NYC Department of Parks and Recreation
124	MC GRAW HILL BLDG	330 West 42nd Street	Offices, Training, and Testing	City Government Offices		Public	NYC Manhattan Community Board 4
125	MCCAFFREY PLAYGROUND	341 West 43 Street	Parks and Plazas	Recreation and Waterfront Sites		Public	NYC Department of Parks and Recreation
126	MCGRAW-HILL BUILDING		Historical SItes	Historical SItes		Non-public	The New York State Office of Parks, Recreation and Historic Preservation
127	MELODIA WOMEN'S CHOIR OF NYC, INC.	446 West 47th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
128	METRO BAPTIST CHURCH	410 West 40 Street	Child Services and Welfare	Child Nutrition		Non-public	NYC Department of Education
129	METROPOLITAN COMMUNITY CHURCH OF NY	446 West 36 Street	Human Services	Soup Kitchenes Food Pantries		Non-public	Non-public
130	MIDTOWN MANAGEMENT GROUP, INC.	630 Ninth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
131	MIDTOWN SOUTH PRECINCT	357 West 35 Street	Public Safety	Police Services		Public	NYC Police Department

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
132	MINT THEATER COMPANY, INC.	330 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
133	MN06G GARAGE	606 West 30 Street	Solid Waste	Solid Waste TRANSFER AND CARTING		Public	NYC Department of Sanitation
134	MOONLIGHT TOWING INC.	558 West 44 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
135	MP MANHATTAN PLAZA LLC	401 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
136	MP WEST 29 LLC	529 West 29 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
137	N Y WATERWAY, PIER NO. 78, W. 38TH ST. FERRY DOCK	Between Foots of West 37th And 38th Streets	Transportation	Ports and Ferry Landings		Non-public	Non-public
138	N.Y. CRUISE LINES, PIER NO. 81	Foot of W 41st Street	Transportation	Ports and Ferry Landings		Non-public	NYC Department of Parks and Recreation
139	N.Y. CRUISE LINES, PIER NO. 83	Foot of W 42nd W 43d Streets	Transportation	Ports and Ferry Landings		Non-public	NYC Department of Parks and Recreation
140	NEW DRAMATISTS, INC.	424 West 44th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
141	NEW FEDERAL THEATRE, INC.	543 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
142	NEW GROUP, INC.	410 West 42 Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
143	NEW PERSPECTIVES THEATRE COMPANY	456 West 37th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
144	NEW YORK CITY PLAYERS, INC.	400 West 43rd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
145	NEW YORK LEGAL ASSISTANCE GROUP (NYLAG)	450 33 Street	Human Services	Immigrant Services		Non-public	NYC Department of Youth and Community Development
146	NEW YORK PRESBYTERIAN HOSPITAL PREP FOR ADOLESCENTS	410 West 40 Street	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
147	ON-SITE REHABILITATION	454 West 35 Street	Health Care	Mental Health		Non-public	NYS Office of Mental Health
148	ONGOING INTEGRATED SUPPORTED EMPLOYMENT	425 West 47 Street	Health Care	Mental Health		Non-public	NYS Office of Mental Health

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
149	P.S. 051 ELIAS HOWE	525 West 44 Street	Schools (K-12)	Public K-12 Schools	512 Seats	Public	NYC Department of Education
150	P035M AT M912	521 West 43 Street	Child Services and Welfare	Child Nutrition		Non-public	NYC Department of Education
151	PEARL THEATRE COMPANY, INC.	555 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
152	PICK UP PERFORMANCE COMPANY, INC.	440 West 34th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
153	PIER 76-TOW POUND/SERVICE SHOP	Pier 76	Other Property	Miscellaneous Use		Public	NYC Department of Small Business Services
154	PIER 76-TOW POUND/SERVICE SHOP		City Agency Parking, Maintenance, and Storange	City Agency Parking		Public	NYC Police Department
155	PIER 76-TOW POUND/SERVICE SHOP		Public Safety	OTHER Public Safety		Public	NYC Police Department
156	PIER 79- NY WATERWAY	Pier 79	Other Property	Miscellaneous Use		Public	NYC Department of Small Business Services
157	PIER 79- NY WATERWAY	Pier 79	Other Property	Miscellaneous Use		Public	NYC Department of Small Business Services
158	PIER 79- NY WATERWAY		Transportation	Ports and Ferry Landings		Public	NYC Economic Development Corporation
159	PIER 79- NY WATERWAY		Other Property	Properties Leased or Licensed to Non-Public Entities		Public	NYC Economic Development Corporation
160	PIER 88-PASSENGER SHIP TERM		Other Property	Miscellaneous Use		Public	NYC Department of Small Business Services
161	PIER 88-PASSENGER SHIP TERM		Other Property	Properties Leased or Licensed to Non-Public Entities		Public	NYC Economic Development Corporation
162	PIER 88-PASSENGER SHIP TERM		Transportation	Ports and Ferry Landings		Public	NYC Economic Development Corporation
163	PLAYWRIGHTS HORIZONS, INC.	416 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
164	PORT AUTHORITY BUS TERMINAL	641 8 Avenue	Transportation	Bus Depots and Terminals		Public	Port Authority of New York and New Jersey
165	PREMIER HEALTHCARE D & T CENTER	460 West 34 Street	Health Care	Hospitals and Clinics		Non-public	NYS Department of Health

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
166	PRESCHOOL OF AMERICA (USA) INC.	345 West 42 Street	Day Care and Pre-Kindergarten	Day Care		Non-public	NYC Department of Health and Mental Hygiene
167	PRIMARY STAGES COMPANY, INC.	307 West 38th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
168	QUIK PARK WEST 41ST STREET LLC	601 West 41 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
169	QUIK PARK WEST 42ND ST. LLC	600 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
170	RAUSCHENBUSCH METRO MINISTRIES, INC.	410 West 40 Street	Human Services	Soup Kitchenes Food Pantries		Non-public	Non-public
171	RESCUE 1	530 West 43 Street	Emergency Services	Fire Services		Public	NYC Fire Department
172	RICHARD EP INC	613 11 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
173	RIVER PLACE	650 West 42 Street	Parks and Plazas	Privately Owned Public Space		Non-public	NYC Department of City Planning
174	RMG PARKING CORP.	610 West 46 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
175	ROOSEVELT CHILDRENS CNTR	460 West 34 Street	Schools (K-12)	Non-Public K-12 Schools		Non-public	NYC Department of Education
176	ROSIE'S THEATER KIDS	445 West 45th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
177	ROSS UNIV INFORMATION SYSTEMS INST	460 West 34 Street	Vocational and Proprietary Schools	Proprietary Schools		Non-public	NYC Department of Education
178	RYAN/CHELSEA-CLINTON COMMUNITY HEALTH CENTER	645 Tenth Avenue	Health Care	Hospitals and Clinics		Non-public	NYS Department of Health
179	SIDNEY R. BAER, JR. HEALTH CENTER	347 West 37 Street	Health Care	Hospitals and Clinics		Non-public	NYS Department of Health
180	SIGNATURE THEATRE COMPANY, INC.	630 Ninth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
181	SP PLUS CORPORATION	436 Ninth Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
182	SPACE SHUTTLE ENTERPRISE		Historical SItes	Historical SItes		Non-public	The New York State Office of Parks, Recreation and Historic Preservation
183	ST. CLEMENT'S FOOD PANTRY	423 West 46 Street	Human Services	Soup Kitchenes Food Pantries		Non-public	Non-public
184	ST. LUKE'S CHAMBER ENSEMBLE, INC.	330 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
185	STEVEN & FRANCINE'S COMPLETE AUTOMOTIVE REPAIR INC	527 West 36 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
186	STRATEGIC RSPNSE GRP 1/BORO UN	524 West 42 ST	Offices, Training, and Testing	City Government Offices		Public	NYC Police Department
187	SUCCESS ACADEMY CHARTER SCHOOL - HUDSON YARDS	500 West 41 Street	Schools (K-12)	CHARTER K-12 SCHOOLS	114 Seats	Non-public	NYC Department of Education
188	SUPERPARK REALTY, LLC	451 10 Avenue	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
189	THAILINKS	628 Tenth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
190	THE HETRICK-MARTIN INSTITUTE INC OUTREACH TO HOMELESS YOUTH	625 8 Avenue	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
191	THE HIGH LINE	511-03 West 29 Street	Other Property	Properties Leased or Licensed to Non-Public Entities		Public	NYC Department of Parks and Recreation
192	THE HUDSON GUILD EARLY LEARN NYC: NEW YORK CITY'S EARLY CARE AND EDUCATION SERVICES	410 West 40 Street	Day Care and Pre-Kindergarten	Day Care		Non-public	NYC Administration for Childrens Services
193	THE NEW YORK LEAGUE FOR EARLY LEARNING, INC.	460 West 34 Street	Day Care and Pre-Kindergarten	Day Care		Non-public	NYC Department of Health and Mental Hygiene
194	THEATER BREAKING THROUGH BARRIERS CORP.	400 W 43RD ST	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
195	THEATRE LAB, INC.	357 West 36th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
196	TRAINING SOLUTIONS INC	450 West 41 Street	Vocational and Proprietary Schools	Proprietary Schools		Non-public	NYC Department of Education
197	TRANSLATINA NETWORK INC TRANSGENDER ORGANIZATIONAL SUPPORT	446 West 33 Street	Health Care	Other Health Care		Non-public	NYC Department of Health and Mental Hygiene
198	TRI-STATE AUTOMOTIVE CORP.	610 West 45 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
199	TRISHA BROWN COMPANY, INC.	341 West 38th Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
200	UCP OF NYC	460 West 34 Street	Schools (K-12)	Non-Public K-12 Schools		Non-public	NYC Department of Education

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
201	USDA CEO P094M AT PS 051 ELIAS HOWE	525 West 44 Street	Child Services and Welfare	Child Nutrition		Non-public	NYC Department of Education
202	WATERWELL PRODUCTIONS, INC.	330 West 42nd Street	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
203	WEST 30TH ST	West 30 Street	Transportation	AIRPORTS AND HELIPORTS		Public	US Department of Transportation
204	WEST 38TH STREET LLC	320 West 38 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
205	WEST 39TH STREET LLC	330 West 39 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
206	WEST 43 PARKING LLC	635 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
207	WEST MIDTOWN FERRY TERMINAL/PIER 79	West MIDTOWN FERRY	Transportation	Ports and Ferry Landings		Public	NYC Department of Transportation
208	WEST SIDE SHOP	500 West 33 Street	Transportation	Rail Yards and Maintenance		Public	Metropolitan Transportation Authority
209	WEST SIDE YARD	530 West 33 Street	Transportation	Rail Yards and Maintenance		Public	Metropolitan Transportation Authority
210	WESTSIDE 42 PARKING LLC	350 West 42 Street	Transportation	Parking Lots and Garages		Non-public	NYC Department of Consumer Affairs
211	WILLIAM F RYAN COMMUNITY HEALTH CENTER INC EARLY INTERVENTION SERVICES: ROUTINE TESTING IN CLINICAL SETTINGS	645 10 Avenue	Health Care	Hospitals and Clinics		Non-public	NYC Department of Health and Mental Hygiene
212	WILLIAM F RYAN COMMUNITY HEALTH CENTER INC OUTREACH TO HOMELESS YOUTH	619 9 Avenue	Health Care	Health Promotion and Disease Prevention		Non-public	NYC Department of Health and Mental Hygiene
213	WILLIAM F RYAN COMMUNITY HEALTH CENTER INC UNDETECTABLES VIRAL LOAD SUPPRESSION PROGRAM	645 10 Avenue	Health Care	Other Health Care		Non-public	NYC Department of Health and Mental Hygiene
214	WINGSPAN ARTS, INC.	630 Ninth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs
215	XOREGOS PERFORMING COMPANY	496 Ninth Avenue	Cultural Institutions	Other Cultural Institutions		Non-public	NYC Department of Cultural Affairs

Key No.	Name	Address	Facility Group	Facility Subgroup	Capacity	Operating Entity	Oversight Level
216	YAI - YOUNG ADULT INSTITUTE	460 West 34 Street	Human Services	Programs for People with Disabilities		Non-public	NYS Office for People With Developmental Disabilities
217	YOUNG ADULT INSTITUTE INC RECREATION	460 West 34 Street	Human Services	Programs for People with Disabilities		Non-public	NYC Department of Health and Mental Hygiene

APPENDIX B
Section 204(g) Consultation with Manhattan Borough President

The City of New York

POLICE DEPARTMENT

February 3, 2021

The Honorable Gale Brewer
Manhattan Borough President
Municipal Building
1 Centre Street
New York, New York 10007

Re: City Charter Section 204(g) Notification for the siting of NYPD Parking Facility at 495 Eleventh Avenue, Manhattan

Dear Borough President Brewer:

Pursuant to Section 204(g) of the City Charter, the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS) hereby formally notifies you of the proposed site selection for an NYPD parking facility at 495 Eleventh Avenue (Block 685, Lot 38, Borough of Manhattan) between 39th and 40th Streets in the Clinton/Hell's Kitchen neighborhood in Manhattan. The NYPD's current parking facility is located at 495 Eleventh Avenue on a vacant, unimproved DCAS lot.

The parking facility will serve various commands that fall under Patrol Borough Manhattan South, including the Strategic Response Group (SRG) and Manhattan South Special Operations Unit, which includes Grand Larceny, the Burglary & Larceny Apprehension Team, Manhattan South Investigations, Evidence Collection, and the Peddler Task Force. The units utilizing the parking lot comprise specialty response and investigative units that respond to and serve Manhattan and Citywide. The NYPD currently parks its Department-owned and leased vehicles on the site. The NYPD has been using the existing lot since receiving approval from the now-defunct City Land Committee (CLC) in January 1993. The facility's location is essential to maintaining the levels of service NYPD needs for the SRG and the Manhattan South Special Operations Units, whose main facility is located at 524 West 42nd Street. The location provides convenient access to vehicles allowing for quick responses to emergencies.

The current parking facility will be part of a new mixed-use development on the tax lot (which was disposed by DCAS in 2004). I have been informed the new development will be approximately 703,529 gross square feet (gsf) of mixed-use development comprised of approximately 261,402 gsf of residential floor area providing 275 dwelling units (DUs); approximately 52,661 gsf of community facility use comprised of 75 supportive housing DUs; approximately 363,513gsf of commercial floor area comprised of 326,939 gsf (755 keys/rooms) of hotel use, 19,803gsf of office use, a 14,000 gsf supermarket, and a 2,771 gsf restaurant; and approximately 873 gsf for building amenities, ("Proposed Project"). Approximately 25,953 gsf for NYPD vehicle and equipment storage will accommodate 55 parking spaces for NYPD vehicles, which will replace the current surface parking facility.

During the construction of the development project, thirty-five (35) sedan automobiles will be parked

in a parking garage located at 605 West 42nd Street (Block 1090 Lot 23), and twenty (20) oversized NYPD vehicles will be parked in the open-air lot located at 649 West 42nd Street (Block 1090 Lot 7501). The NYPD will return to the site once the development is complete in 2025.

This site selection and acquisition formalizes the current and future NYPD parking facility, which has been operating at the site since 1993. There was no formal site selection or Fair Share completed at that time. The NYPD and DCAS now seek to formalize the current location and the future parking garage in the new mixed-used development.

NYPD and DCAS have prepared a Uniform Land Use Review Procedure (ULURP) application for submission to the Department of City Planning (DCP). The development project is going through City Environmental Quality Review (CEQR); an Environmental Impact Statement (EIS) is being prepared and is expected to be completed in March 2021.

The NYPD Parking Facility at 495 Eleventh Avenue was not listed in the Citywide Statement of Needs for City Facilities for Fiscal Years 2020 and 2021.

The site at 495 Eleventh Avenue meets the criteria for a parking facility for the NYPD's SRG unit and the Manhattan South Special Operations Unit pursuant to Sections 203 and 204(g) of the City Charter. NYPD and DCAS would appreciate your concurrence within thirty days of receipt of this letter so that the ULURP can be certified to begin in April 2021.

Thank you for your consideration in this matter.

Sincerely,

Joseph Notaro
Commanding Officer
Facilities Management Division
New York City Police Department

cc: Marisa Lago, Chair, City Planning Commission
The Honorable Corey Johnson, City Council, District 3, Manhattan
Burt Lazarin, Chair, Manhattan Community Board 4
Lizette Chaparro, Office of the Manhattan Borough President
Matthew Berk, Executive Director, Department of Citywide Administrative Services