

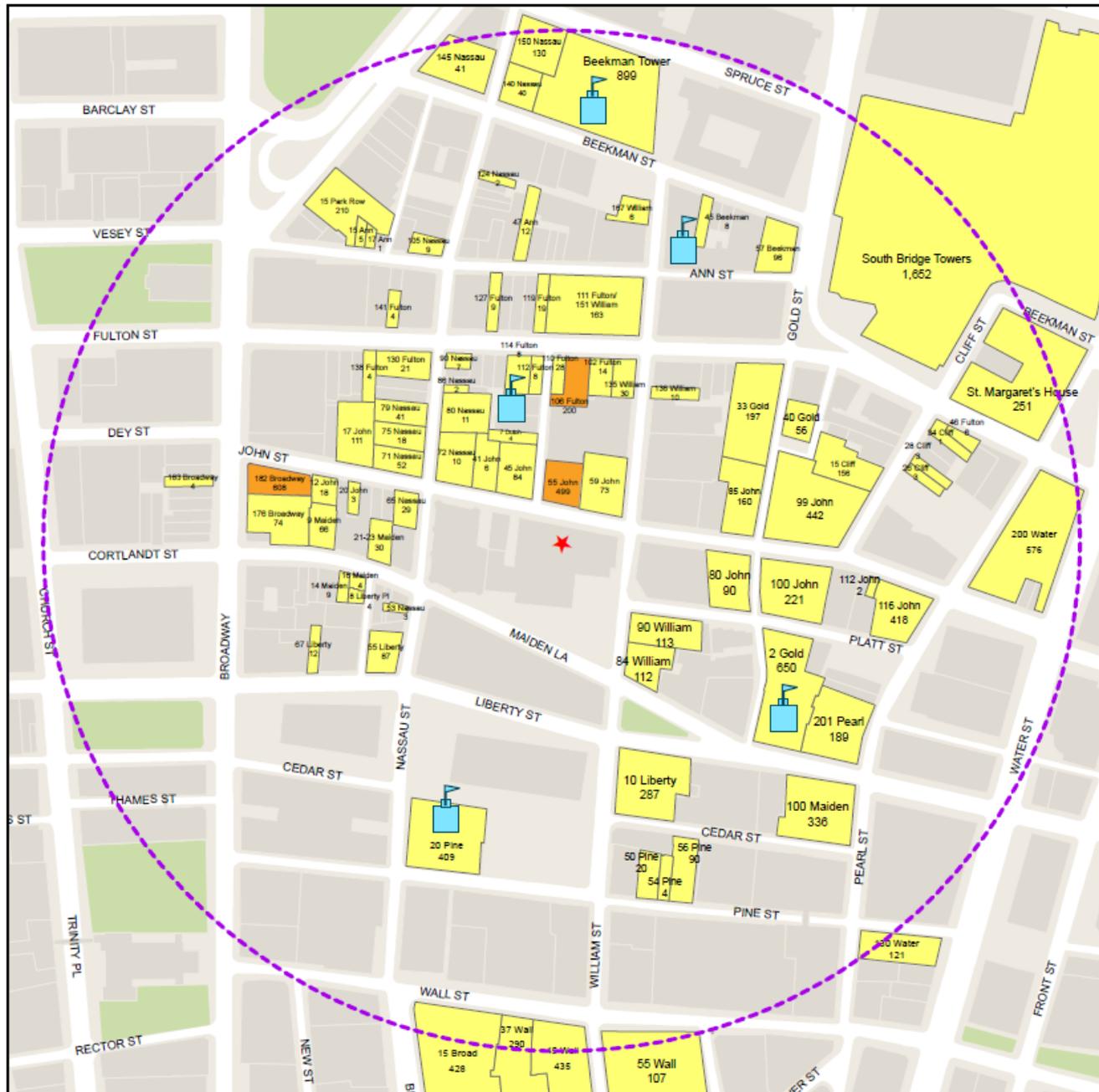
COMMUNITY DISTRICT 1 COURT LOCATIONS



Facility Number	Facility Name	Facility Address	Facility Type
1	U.S. District Court – Southern District	500 Pearl Street	Federal Court
2	U.S. Court of International Trade	1 Federal Plaza	Federal Court
3	United States Court of Appeals	40 Centre Street	Federal Court
4	Manhattan Family Court	60 Lafayette Street	State/City Court
5	NYC Civil Court – NY County	111 Centre Street	State/City Court
6	NYC Criminal Court	346 Broadway	State/City Court
7	NYC Criminal Courts and Prison	100 Centre Street	State/City Court
8	NYC Supreme Civil Court	71 Thomas Street	State/City Court
9	NYC Supreme Civil Court	80 Centre Street	State/City Court
10	NYS Supreme Court	60 Centre Street	State/City Court
11	Surrogates Court – NY County	31 Chambers Street	State/City Court

Residents within an 1,100-foot Radius of 66 John Street

DRAFT



- ★ 66 John Street
- 🏫 Schools
- 🏠 10,842 Residential Units
- 🏫 Pace University Residence Halls (1,900 students)*

23,852 Estimated number of residents based on 2.2 individuals per household (ADNY 2010 Residential Survey)

* One Pace Plaza not shown on map; dorm at 33 Beekman to be completed by 2015.

DRAFT



CIVIC CENTER PLAN

May 3, 2012

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

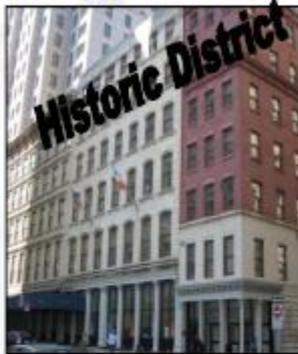
PLAN SUMMARY



	Civic Center Details
Buildings for Disposition (* Requires ULURP Approval)	<ul style="list-style-type: none"> • 22 Reade St* • 49-51 Chambers St* • 346 Broadway
Major Relocations	<ul style="list-style-type: none"> • 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 (12 to owned space, 5 to leased space)
Square Footage Sold	750,000 SF
Lease SF	Up to 250,000 SF
Owned Space Renovated	270,000 SF
Savings	\$100M NPV Over 20 Years
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
Block, Lot	Block 154, Part of Lot 23	Block 153, Lot 1	Block 170, Lot 6
Built In	1894 - 1898	1908 - 1912	1894 - 1898
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
DRAFT			

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

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



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

“... 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 ...”



THE CITY RECORD

Official Journal of The City of New York



VOLUME CXL NUMBER 60

WEDNESDAY, APRIL 10, 2013

PRICE \$4.00

TABLE OF CONTENTS

PUBLIC HEARINGS & MEETINGS

Brooklyn Borough President	..... 481
City Council	..... 481
Citywide Administrative Services	..... 481
City Planning Commission	..... 482
City Planning	..... 483
Community Boards	..... 487
Employee Retirement System	..... 488
Franchise and Concession Review	..... 488
Committee	..... 488
Landmarks Preservation Commission	..... 488
Parks and Recreation	..... 488

Transportation	..... 489
Water Board	..... 489
PROPERTY DISPOSITION	..... 489
Citywide Administrative Services	..... 489
Citywide Purchasing	..... 489
Police	..... 489
PROCUREMENT	..... 489
Brooklyn Navy Yard	..... 489
Citywide Administrative Services	..... 489
Citywide Purchasing	..... 489
Municipal Supply Services	..... 489
Tender Lists	..... 491
Design and Construction	..... 491
Agency Chief/Contracting Officer	..... 491
Contract Section	..... 491

Economic Development Corporation	..... 492
Customers	..... 492
Education	..... 492
Construction and Purchasing	..... 492
Environmental Protection	..... 492
Agency Chief/Contracting Officer	..... 492
Waterways Treatment	..... 492
Finance	..... 492
Financial Information Services Agency	..... 492
Health and Hospitals Corporation	..... 492
Housing Authority	..... 492
Purchasing	..... 492
Parks and Recreation	..... 492
Public Construction Authority	..... 492
Contract Services	..... 492
Transportation	..... 492
Bridges	..... 492
Traffic and Planning	..... 492
Triborough Bridge and Tunnel Authority	..... 492
MTA Bridges and Tunnels	..... 492

THE CITY RECORD MICHAEL R. BLOOMBERG, Mayor

EDNA WELLS HANBY, Commissioner, Department of Citywide Administrative Services.
REI BLACHMAN, Editor of The City Record

Published Monday through Friday, except legal holidays by the Department of Citywide Administrative Services of the City of New York under Authority of Section 1066 of the New York City Charter.

Subscription \$500 a year, daily, \$4.00 a copy (85.00 to mail) Periodicals Postage Paid at New York, N.Y. POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, 17th Floor, New York, N.Y. 10007 - 1003

Editorial Office: 1 Centre Street, 17th Floor, New York, N.Y. 10007-1003 Telephone (212) 609-5292
Subscription Change/Information: 1 Centre Street, 17th Floor, New York, N.Y. 10007-1003 Telephone (212) 609-5212
The City of New York Home Page: www.nyc.gov
Wide web to THE DAILY CITY RECORD: http://www.nyc.gov/dailyrecord

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Staff

BROOKLYN BOROUGH PRESIDENT

PUBLIC HEARINGS

UNIFORM LAND USE REVIEW PROCEDURES

NOTICE IS HEREBY GIVEN that, pursuant to Sections 81 and 107-C of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the Borough President's Conference Room, Brooklyn Borough Hall, 200 Charles Street, Brooklyn, New York 11201, commencing at 5:00 P.M. on Wednesday April 11, 2013.

CALENDAR ITEM 1

PITKIN-BERGEMAN REZONING

ZONING MAP AMENDMENT

COMMUNITY DISTRICT 1

130-61 ZMR

In the matter of applications submitted by Pitkin Bergeman LLC pursuant to Sections 207a and 201 of the New York City Charter for an amendment of the Zoning Map 1) siting a new fire within an existing C2 District a C1-3 District property located by a lot 100 feet northwesterly of Pitkin Avenue, Berntown Square, Pitkin Avenue, and Shepherd Avenue, and changing from an R2 District to an R7A District and establishing within the proposed R7A a C2-4 District property located by a lot 100 feet northwesterly of Pitkin Avenue, Berntown Square, Pitkin Avenue, and Shepherd Avenue to facilitate the development of a new tower, 65 unit affordable housing development.

CALENDAR ITEM 2

UNION AVENUE/ROCKWAY PARK

CITY MAP AMENDMENT

COMMUNITY DISTRICT 1

112524 S001

In the matter of an application submitted by the Department of Parks and Recreation and the Open Space Alliance for North Brooklyn pursuant to Sections 191-c and 199 of the New York City Charter and Section 5.03E of any of the New York City Administrative Code for an amendment to the City Map involving the discontinuance and siting of Union Avenue from North 123rd Street to Driggs Avenue and a portion of Driggs Avenue at the former intersection with North 123rd Street; the establishment of an addition to McCarver Park, and the establishment of open space thereat including authorization for any acquisition or disposition of real property.

Note: To request a sign language interpreter, or to request TTY services, call 311. Voice/Fax at (212) 312-6660 at least five business days before the date of the hearing.

CITY COUNCIL

LAND USE REVIEW

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearing on the matter indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the Council Committee Room, 309 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, April 16, 2013:

MANHATTAN CORE PARKING TEXT AMENDMENT MANDATORY CPE 1 through 8 N 12018 ZDM Application submitted by the Department of City Planning, pursuant to Section 251 of the New York City Charter, concerning Article 1, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens, and certain other Sections, amending the regulations governing off-street parking and loading in Manhattan Community Districts 1 through 8, see Council Website: <http://legistar.council.nyc.gov/Calendar.aspx> for further information.

The Subcommittee on Landmarks, Public Hearing and Maritime Open will hold a public hearing in the Council Committee Room, 16th Floor, 309 Broadway, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, April 16, 2013.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 309 Broadway, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, April 16, 2013:

BRIDGE 140 MANHATTAN CR - 10 2012010 HAM Application submitted by the New York City Department of Housing Preservation and Development for a text amendment pursuant to Section 577 of the Private Housing Finance Law to property located at 151-55 West 145th Street (Block 2014, Lot 11, 115-87 West 145th Street, Block 2014, Lot 15, 2465-70 Seventh Avenue (Block 2025, Lot 30), Community District 10, Council Districts 7 and 9.

CITYWIDE ADMINISTRATIVE SERVICES

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 454 of the New York City Charter, will be held at 10:00 A.M. on April 23, 2013 in the second floor conference room, Specter 10th, 22 Rusk Street in Manhattan.

In the matter of a subtitle for The City of New York, as Tenant, of approximately 42,854 rentable square feet of space on the 12th floor in a building located at 66 John Street (Block 66, Lot 1) in the Borough of Manhattan for the New York City Police Department to use as offices.

The proposed lease was approved by the City Planning Commission pursuant to NYC Charter Section 195 on March 20, 2013 (CPC App. No. N 109196 P206 Public Hearing Call No. 13).

The proposed release shall be for the term from earlier of occupancy and Substantial Completion of work on August 31, 2024 at an annual rent of \$1,315,000 (\$19.30 per square foot) from Substantial Completion/occupancy until August 31, 2014, then \$1,337,300 (\$20.56 per square foot) for the next five (5) years, then \$1,483,490 (\$23.30 per square foot) for the final five (5) years payable in equal monthly installments at the end of each month.

In the matter of a Lease Amendment for The City of New York (Tenant) to provide for the leasing of approximately 42,854 rentable square feet of space on the entire 5th and part of the 6th floor in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, Department of Sanitation and New York City Police Department to use as offices. The lease amendment shall also provide for the Landlord to make renovations to the 4th floor of 34,928 rentable square feet already under lease to Tenant.

The proposed Lease Amendment shall be for the term from Substantial Completion of work of each floor on August 31, 2013 at an annual rent of \$6,370,070 (\$50.00 per square foot) from Substantial Completion of each floor through the 1st year and then \$2,877,934 (\$37.00 per square foot) from the 2nd year to August 31, 2021, payable in equal monthly installments at the end of each month.

Tenant's option to renew for a term of five (5) years at 95% of Fair Market Value shall be applicable to the 5th and 6th floor spaces.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements as well as with preliminary architectural plan and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,331,500, to which the Landlord shall contribute \$771,372. The balance up to \$3,560,128 shall be reimbursed to Landlord upon Substantial Completion.

In the matter of a lease for the City of New York, as tenant, of approximately 13,389 rentable square feet of office space on portions of the sixth (6th) and seventh (7th) floors, and 1,569 rentable square feet of storage space on the sixth (6th) floor, in a building located at 320 Broadway (Block 120, Lot 3501), in the Borough of Manhattan, for the Special Litigation Support Unit, the Intelligence Division, the Deputy Commissioner's Office, the Department of Investigation, the Support Services Bureau, and the Personal Investigations Unit of the New York City Police Department to use as an office.

The proposed lease was approved by the City Planning Commission pursuant to NYC Charter Section 195 on March 20, 2013 (CPC App. No. N 120190 P208 Public Hearing Call No. 13).

The proposed lease shall be for a period of five (5) years and three (3) months from Substantial Completion of alterations and improvements, at an annual rent for the office premises of \$64,445,543.34 per square foot for the first three (3) years following rent commencement, \$64,125,142.42 per square foot for the following three (3) years, and \$67,625,048.00 per square foot for the last four (4) years, and at an annual rent for the storage premises of \$7,048,938.48 per square foot for the first three (3) years following rent commencement, \$7,841,137.00 per square foot for the following three (3) years, and \$7,293,938.48 per square foot for the last four (4) years, payable in equal monthly installments at the end of each month. There will be no rent for the entire premises for the first three (3) months of the lease.

The lease may be terminated by the Tenant for the 7th floor premises only at the end of each 18 months, provided the Tenant gives the Landlord twelve (12) months prior written

In the matter of a Lease Amendment for The City of New York, as Tenant, to provide for the leasing of approximately 42,854 rentable square feet of space on the entire 5th and part of the 6th floors in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, Department of Sanitation and New York City Police Department to use as offices. The lease amendment shall also provide for the Landlord to make renovations to the 4th floor of 34,928 rentable square feet already under lease to Tenant.

The proposed Lease Amendment shall be for the term from Substantial Completion of work of each floor to August 31, 2021 at an annual rent of \$2,722,370 (\$35.00 per square foot) from Substantial Completion of each floor through the 5th year and then \$2,877,934 (\$37.00 per square foot) from the 6th year to August 31, 2021, payable in equal monthly installments at the end of each month.

Tenant's option to renew for a term of five (5) years at 95% of Fair Market Value shall be applicable to the 5th and 6th floor spaces.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,151,500, to which the Landlord shall contribute \$771,372. The balance up to \$3,380,128 shall be reimbursed to Landlord upon Substantial Completion.

CITYWIDE ADMINISTRATIVE SERVICES
PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING, in accordance with Section 62 of the New York City Charter, will be held at 10:30 A.M. on June 11, 2013 at the second floor conference room, Speaker Hall, 66 Rensselaer Street, in Manhattan.

IN THE MATTER OF a 5th Lease Amendment for The City of New York, as Tenant, to provide for the increase of the City's reimbursement to the Landlord of the renovation costs for the 70,054 rentable square feet of space on the entire 4th & 5th Floors in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, the Department of Sanitation and the New York City Police Department.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,974,600, to which the Landlord shall contribute \$771,372. The balance up to \$4,203,228 shall be reimbursed to Landlord upon Substantial Completion.

IN THE MATTER OF a lease for the City of New York, as tenant, of approximately 14,226 rentable square feet of office space on portions of the south 105th and south 103rd Streets and 1,256 rentable square feet of storage space on the north 94th floor in a building located at 203 Broadway (Block 123, Lot 1901), in the Borough of Manhattan, for the Special Litigation Support Unit, the Intelligence Division, the Special Community Management and Field Investigations Unit, the Support Services Bureau, and the Forensic Investigation Unit of the New York City Police Department to use as an office.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 156 on March 28, 2013 (CPC App. No. C 130135 PXM Public Hearing Call No. 12).

The proposed lease shall be for a period of ten (10) years and shall consist of the following: (a) a base rent of \$10.00 per square foot per annum, plus a percentage of the gross sales of the building; (b) a percentage of the gross sales of the building; (c) a percentage of the gross sales of the building; (d) a percentage of the gross sales of the building; (e) a percentage of the gross sales of the building; (f) a percentage of the gross sales of the building; (g) a percentage of the gross sales of the building; (h) a percentage of the gross sales of the building; (i) a percentage of the gross sales of the building; (j) a percentage of the gross sales of the building; (k) a percentage of the gross sales of the building; (l) a percentage of the gross sales of the building; (m) a percentage of the gross sales of the building; (n) a percentage of the gross sales of the building; (o) a percentage of the gross sales of the building; (p) a percentage of the gross sales of the building; (q) a percentage of the gross sales of the building; (r) a percentage of the gross sales of the building; (s) a percentage of the gross sales of the building; (t) a percentage of the gross sales of the building; (u) a percentage of the gross sales of the building; (v) a percentage of the gross sales of the building; (w) a percentage of the gross sales of the building; (x) a percentage of the gross sales of the building; (y) a percentage of the gross sales of the building; (z) a percentage of the gross sales of the building.

The lease may be terminated by the Tenant for the 7th floor office space if the total of eight (8) years provided the Tenant gives the Landlord twelve (12) months prior written notice. In the event that the lease is terminated by the Tenant, the Tenant shall be responsible for the relocation and installation of the Landlord's staff at the Tenant's expense. The Tenant shall also be responsible for the relocation and installation of the Landlord's staff at the Tenant's expense.

The Tenant shall have the right to renew the lease for two additional lease terms of five (5) years each at 100% of the then fair market value of the premises, as defined further in the lease.

IN THE MATTER OF a renewal of the lease for the City of New York, as Tenant, of approximately 16,800 square feet of land and 15,279 rentable square feet of space in the office building located at 25 West 113 Street (Block 2825, Lot 1) in the Borough of Brooklyn, for the Department of Environmental Protection for use as a garage.

The proposed lease shall be for a period of five (5) years, commencing November 1, 2012 and expiring October 31, 2017, at an annual base rent of \$72,000.00 per year plus \$1.00 per square foot for the last year of the lease. The total rent for the building for the first five (5) years, and \$36,000.00 for the last year of the lease, and \$1.00 per square foot for the building for the last five (5) years.

Tenant shall have no right to renew the lease.

Tenant shall have five (5) business days to terminate the lease only 90-days after the lease ends (120 days upon case 1). Month prior written notice.

Further information, including public inspection of the proposed lease may be obtained at One Center Street, Room 2040 North, New York, NY 10013. To schedule an inspection, please contact Chris Fleming at (312) 389-0310.

Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Customer Services, Public Information Unit, 153 Broadway, Room 913, New York, NY 10037, (212) 786-7486, no later than FIVE (5) BUSINESS DAYS PRIOR TO THIS PUBLIC HEARING.

TOO users should call VERISIGN relay service.

CITY PLANNING COMMISSION
PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS have been adopted by the City Planning Commission regarding public hearings on the following matters to be held at Speaker Hall, 66 Rensselaer Street, New York, NY, on Wednesday, June 4, 2013 at 1:00 P.M.

BOROUGH OF BROOKLYN
No. 1
MCCLEAREN PARK ADDITION/UNION AVENUE DEMAPPING C 118254-MBKX
IN THE MATTER OF an application submitted by the Department of Parks and Recreation and the Open Space

Alliance of North Brooklyn pursuant to Sections 197-c and 198 of the New York City Charter and Section 5-430 of the New York City Administrative Code for an amendment to the City Code regarding:

- the alteration, discontinuance and closing of Union Avenue from North 12th Street to 12th Avenue;
- the alteration, discontinuance and closing of a portion of Union Avenue in former connection with North 20th Street;
- the establishment of an addition to McClearen Park, the adjustment of grade on associated Union.

Involving authorization for any relocation or disposition of real property related thereto, in accordance with May 28, 2013 and 5-2702 and 5-2702 dated December 21, 2012 and signed by the Borough President.

YVETTE V. GRUEL, Collector/Officer
City Planning Commission
32 Rensselaer Street, Room 2E
New York, New York 10003
Telephone (212) 720-3310

COMMUNITY BOARDS
PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN THAT the following pattern have been scheduled for public hearing by Community Board:

BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 10 - STATEN ISLAND, June 20, 2013 at 7:30 P.M., Brighton Heights Church, 2205E Marlin Place, Staten Island, NY

AC 130022MKE
St. George Waterfront Redevelopment
IN THE MATTER OF an application submitted by the NYC Economic Development Corporation, New York Water L&C and St. George Waterfront Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map Section No. 21c by establishing a Special Use, George District.

AC 13007288
IN THE MATTER OF an application submitted by the NYC Economic Development Corporation, New York Water L&C, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, to allow a development plan for a Community Board, accessory tenement building and public parking garage.

AC 1301858H
IN THE MATTER OF an application submitted by the NYC Economic Development Corporation and St. George Waterfront Development LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, to allow a development plan for a retail retail mall, eating facility, food and public parking garage.

AC 1301997P
IN THE MATTER OF an application submitted to the NYC Department of Social Housing Services (SHS), pursuant to Section 197-c of the New York City Charter for the disposition of one (1) city-owned property.

AC 1302067P
IN THE MATTER OF an application submitted by the NYC Department of Social Business Services (SBS), pursuant to Section 197-c of the New York City Charter for the disposition of four (4) city-owned properties.

CORRECTION
HEARINGS

Please take note that the next meeting of the Board of Correction will be held on June 3, 2013, at 9:30 a.m., in the public hearing room of the Landmarks Preservation Commission, located at 1 Center Street, 9th Floor, New York, NY 10007.

All that have been will be a discussion of various issues concerning New York City's correctional system.

LANDMARKS PRESERVATION COMMISSION
PUBLIC HEARING

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 24-207, 24-208, 24-209, 24-211, 24-212, 24-213) Chapter 1-A, Sections 247-6.0, 247-7.0, 247-8.0, 247-9.0, and 247-10.0, on Tuesday, June 4, 2013 at 9:30 A.M. on the morning of that day, a public hearing will be held in the Conference Room at 1 Center Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requesting reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF STATEN ISLAND 14-2801 - Block 11, lot 51
49 St. Martin Place - St. George Historic District & Greenbelt - style classical building designed by Hartung and Gook and built in 1900. Application to construct an addition and create an entrance plaza. Zoned R3A, Community District 3.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 14-9448 - Block 265, lot 11-13
West Street - Edward Faber Food Company Historic District & Greenbelt - Renaissance Revival style brick building. Application to alter the facade, reconstruct a rooftop addition, demolish a rear extension, and enclose the rear yard. Zoned M1-1, Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 14-2094 - Block 200, lot 24-27
Brooklyn Museum - 4th Street Design Avenue Historic District - Williamsburg Seaside Bank - Italian Landmark & Italian Landmark & Classic Revival style bank designed by George P. Post and built in 1913, with a Renaissance and neo-classical stone-clad building designed by George B. Post, with a mural by Peter B. Wight. Application to install light fixtures. Community District 1.

ADVISORY REPORT
BOROUGH OF BROOKLYN 14-0856 - Block 56, lot 1-4
Water Street-Parkway Ferry Historic District & Park Historic Warehouse District - 1920s. Application to construct rooftop addition. Zoned F3A, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 14-2565 - Block 195, lot 14-14
Data Street-Sourin Hill Historic District & Greek Revival style residence built in 1840. Application to construct a two-story addition and alter the rear facade. Zoned R3C, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 14-0011 - Block 214, lot 1-3
515 West Street, also 35 Perseus Street-Brooklyn Heights Historic District - to alter existing building built in the 19th century. Application to legalize the installation of a vertical assembly consisting of a railing and platform, and the installation mechanical equipment all without Landmarks Preservation Commission permits. Community District 2.

ADVISORY REPORT
BOROUGH OF BROOKLYN 14-2343 - Block 294, lot 30-380
Washington Avenue-Citizen Hill Historic District & Library building designed by Hensinger, Strigant, Goldstein & Hensinger - Independent United Order of Mechanics of the Western Hemisphere-Independent Landmark & Queen Anne style club building designed by Knappit L. Dana and built in 1869. Application to alter the exterior and install a barrier free access. Zoned R3C, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 12-0222 - Block 1046, lot 78-68
Putney Avenue-Foxwood Lincoln Clubhouse - Modernist style Independent United Order of Mechanics of the Western Hemisphere-Independent Landmark & Queen Anne style club building designed by Knappit L. Dana and built in 1869. Application to alter the exterior and install a barrier free access. Zoned R3C, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 14-0001 - Block 1115, lot 27-30
Westchester Road - Prospect Park South Historic District & mid-19th century villa with Italianate style facade designed by Cornell Vreth and built in 1899. Application to alter the exterior facade and rear porch, and construct a shed. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 14-0270 - Block 475, lot 1-70
Franklin Street-Village East Historic District & Italianate style store and loft building built in 1890-91. Application to create a new window opening and install shutters. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 14-2892 - Block 77, lot 77-77
221 Canal Street-Bulls-Head Inn Historic District & Federal style rowhouse built in 1821 and altered in the mid 19th century to accommodate a commercial ground floor. Application to demolish the building to address hazardous emergency conditions. Zoned M1-03, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 14-2907 - Block 293, lot 6-12
Canal Street - Bulls-Head Inn Historic District & Federal style rowhouse built in 1821 and altered in the mid 19th century to accommodate a commercial ground floor. Application to demolish the building to address hazardous emergency conditions. Zoned M1-03, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 14-2821 - Block 613, lot 46-110
110 West 11th Street-Greenwich Village Historic District & Italianate style rowhouse built in 1844. Application to construct a ramp and a parking building and deck, and alter window openings at the rear facade. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-0565 - Block 621, lot 35-41
Perry Street-Greenwich Village Historic District & Italianate style rowhouse designed by Robert Hook and built in 1846. Application to construct a ramp and rear yard addition, alter the facade, and enclose the rear yard. Zoned R3, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 14-2023 - Block 519, lot 23-34
King Street-Charlton-King-Vanderbilt Historic District & Greek Revival style rowhouse built in 1844. Application to construct a ramp and rear yard addition and replace the windows and entry door. Zoned R3, Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-0022 - Block 624, lot 35-37
37-37 Washington Street, aka 7173 Greenway Street

IN THE MATTER OF a 5th Lease Amendment for The City of New York, as Tenant, to provide for the increase of the City's reimbursement to the Landlord of the renovation costs for the 70,054 rentable square feet of space on the entire 4th & 5th floors in a building located at 66 John Street (aka 59 Maiden Lane - Block 67, Lot 1) in the Borough of Manhattan for the Department of Probation, the Department of Sanitation and the New York City Police Department.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the Lease Amendment. The total work cost shall not exceed \$4,974,600, to which the Landlord shall contribute \$771,372. The balance up to \$4,203,228 shall be reimbursed to Landlord upon Substantial Completion.