

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220082 PCX
NYPD BRONX SPECIAL VICTIMS SERVICES**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the New York City Police Department and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 188 West 230th Street, aka 2992 Exterior Street (Block 3264, Lot 104) for use as a new NYPD Bronx Special Victim Services Squad Facility, Borough of The Bronx, Community District 8.

BACKGROUND

Approval of this application will facilitate the leasing of 20,165 gross square feet by the New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), (the applicants).. The building in which this space is located is 188 West 230th Street (Block 3264, Lot 104). It includes 2-stories plus cellar consisting of 91,800 gross square feet. Current tenants include the School Construction Authority and the Office of the Inspector General. An independently owned indoor public parking garage occupies the entire cellar level. The building occupies the east side of Exterior Street and is bounded by West 230th Street on the north, West 225 Street to the south, the Major Deegan Expressway to the east and Broadway to the west. The site privately owned and zoned M1-1.

Highlights of the proposed facility include:

- Construction of a modern, ADA compliant, fully equipped facility which is specifically designed to assure the privacy and confidentiality of victims during interviews and subsequent investigations. Access to offices for this purpose will be via West 230th Street. If requested, officers will escort victims to offices for interviews.
- Suspects will enter the building through an entrance accessible via Exterior Street. At no point will suspects encounter victims. This access will be restricted to employees and suspects under NYPD supervision and not open to the public. Space for interrogating suspects are to be specifically designed to assure privacy and security.
- Approximately 18, 000 square feet will accommodate approximately 15 to 25 employees assigned to the Bronx Special Victims Services. This unit investigates crimes involving sexual assault of those 13 years of age or older.
- In addition to interview rooms and space allocated for the interrogation of suspects, this facility will include 39 workstations, locker rooms and a holding

cell. Additionally, space for District Attorney personnel, as well as service-information for Safe Horizons and Child Advocacy Center will be available.

- This facility will operate in two shifts. The first shift operates between 8:00 a.m. through 4:30 p.m. The second shift operates between 4:30 p.m. through 1:00 a.m. On average each shift includes between 10-15 employees.
- Off-street exterior parking for twenty vehicles will be provided for via an existing lot accessible from Exterior Street. Ten spaces will be used for those working in the building, ten for the parking of NYPD fleet. The NYPD is committed to making sure that no illegal parking of any kind will occur on West 230th Street.
- It is anticipated that constructing this facility will approximate fifteen months.
- Lease agreements and construction costs associated with this project have not been finalized.

The Bronx Special Victims Services is now located at 1086 Simpson Street. This space will be repurposed.

Residential development in the surrounding community is dominated by numerous high rise residences operated by the New York City Housing Authority (NYCHA). Known as the Marble Hill Houses, this complex fronts onto Exterior Street, Broadway, on West 225th Street to the south and West 230th Street to the north. There is also extensive commercial and retail development in the adjacent community. This includes River Plaza, a major, regional shopping complex located on the south side of West 225th Street and the east side of Broadway. Additional retail development on Broadway is typified by low-rise, one-story taxpayer commercial venues, drive-in fast-food establishments and a long-term storage facility on Exterior Street. Public transportation is accessible on Broadway via the #1 train at West 225th Street. Bus transportation via the Bx9 operates on Broadway and the Bx1 serves West 231st Street. Metro North's Marble Hill station of the Hudson Division is located approximately 0.4 miles southwest of the proposed NYPD site, approximately an 8-minute walk. Access to the Major Deegan Expressway's Exit 10 is located immediately east of the site on West 230th Street.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified this application as complete on August 30, 2021.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was held by Bronx Community Board #8. A vote recommending approval of this application was approved. The vote recommending approval was 33 in favor, one opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing on this application was convened on November 4, 2021. Those representing the applicant spoke in favor of this application. No other participants offered comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I believe it is essential that facilities used by the New York City Police Department's Special Victims Services unit be up-to-date, meaning that every precaution to keep victim and suspect apart is possible and is made. So too, it is critical that the facility the NYPD uses for this most sensitive type of work be modern, efficient and accommodating for everyone. This includes making space available for the District Attorney as well as for social service agencies victims of sexual assault may require. These objectives are all taken into account and satisfied at this proposed site, 188 West 230th Street, whereas the lack of space at the current location on Simpson Street cannot satisfy these accommodations.

Mindful of how the NYPD may not self-enforce on-street parking regulations, I am confident that the agreements reached between the Police Department and Community Board #8 will assure everyone that on-street parking will not be a source of contention.

I am pleased to recommend approval of this application.