



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 2440 Fulton Street (Block 1554, Lot 16) (Human Resources Administration offices), Borough of Brooklyn, Community District 16.

WHEREAS, on August 20, 2020, the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire 275,000 square feet of office space, pursuant to Section 195 of the New York City Charter, to relocate offices used by the New York City Human Resources Administration (HRA) to a property located at 2440 Fulton Street (Block 1554, Lot 16), Community District 16, Borough of Brooklyn; and

WHEREAS, this application (N 210008 PXX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. This application was determined to be a Type II action which requires no further environmental review; and

WHEREAS, the Notice of Intent was referred by the Department of City Planning to Brooklyn Community Board 16 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 16 has not submitted a recommendation on this matter; and

WHEREAS, the Borough President of Brooklyn submitted a letter dated September 2, 2020, stating support for this application; and

WHEREAS, no recommendations were received from the other Borough Presidents; and

WHEREAS, on August 19, 2020, the City Planning Commission duly advertised September 2, 2020 for a public hearing on this application (N 210008 PXX).

WHEREAS, the City Planning Commission held a public hearing on the application on September 2, 2020 (Calendar No. 14); and

WHEREAS, representatives from DCAS, HRA, and the New York City Economic Development Corporation spoke in favor of the application at the public hearing, describing the process of the Office Anchor Strategy and the proposed lease terms. They also described the advantages of the proposed building for HRA operations, particularly regarding efficient lobby spaces and proximity to HRA client populations; and

WHEREAS, one speaker from the Rockaways testified in opposition; and

WHEREAS, there were no other speakers and the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of the office space, has considered the following criteria of Article 7 of the Criteria for the Location of City Facilities as adopted by the City Planning Commission on December 3, 1990 pursuant to Section 203(a) of the New York City Charter:

- a) **Suitability of the Site to Provide Cost Effective Operations.** The proposed office space at 2440 Fulton is of sufficient size to meet the needs of HRA. The space, which is to be newly constructed, will be designed and built to follow the open-space standards, with few private office suites. The space will be built specifically for HRA's needs to further enhance efficiencies for the HRA programs and will include an array of conference rooms, stock rooms, and pantries, for the use of employees. Additionally, the office will be fully accessible and is readily accessible by public transportation.

- b) **Suitability of the Site for Operational Efficiency.** The proposed site will be suitable for operational efficiency due to its accessibility to staff and clients. The majority of the HRA programs to be relocated are focused on neighborhoods in eastern Brooklyn, surrounding the Broadway Junction area. As such, proximity to this geography and population is important. The site is located in an area with good access to the City's public transportation system. The A, C, J, L, and Z subway lines all stop at the Broadway Junction station one block north of 2440 Fulton Street. Numerous bus lines also have stops within walking distance to the building. The East New York station of the Long Island Railroad is also two blocks to the south.
- c) **Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs.** This project was listed in the 2020-2021 Citywide Statement of Needs.
- d) **Whether the Facility can be Located so as to Support Development and Revitalization of the City's Regional Business Districts.** The East Brooklyn Business Improvement District (BID) manages the BID just south of Broadway Junction, serving an area roughly bordered by Atlantic Avenue to the North, Sutter Avenue to the South, Powell Street to the West and Sheffield Avenue to the East. This BID provides services, including economic development, security, and maintenance, to the area south of Broadway Junction, including 2440 Fulton. Additionally, a large working group of area stakeholders recently formed the Broadway Junction Working Group to study opportunities to reimagine Broadway Junction to create a more accessible and dynamic transit hub and economic center. While this relocation is not a direct outcome of this effort, the facility location and HRA Programs being relocated will support this broader effort towards development and revitalization of the City's regional business district.

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

RESOLVED, by the City Planning Commission that the Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services on August 20, 2020 for use of property located at 2440 Fulton Street (Block 1554, Lot 16) as HRA offices, Borough of Brooklyn, Community District 16, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on September 16, 2020 (Calendar No. 15), is filed with the Office of the Speaker, City Council, in accordance with the requirements of Section 195 of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chair*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,
MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD**
Commissioners



**TESTIMONY
BY BROOKLYN BOROUGH PRESIDENT ERIC ADAMS
TO THE CITY PLANNING COMMISSION
REGARDING 2440 FULTON STREET HRA OFFICES
SEPTEMBER 2, 2020**

I want to thank Chair Lago and members of the City Planning Commission (CPC) for allowing me the opportunity to submit testimony regarding the 2440 Fulton Street HRA Offices agenda item.

I support the New York City Department of Citywide Administrative Services (DCAS) acquiring office space for the New York City Human Resources Administration (HRA) through leasing 215,000 square feet (sq. ft.) of space at 2440 Fulton Street in Ocean Hill-Brownsville, located in Brooklyn Community District 16 (CD 16).

By relocating to 2440 Fulton Street, HRA would remain in proximity to rapid public transit as the property is readily accessible by the multiple lines connected at Broadway Junction, including the Eighth Avenue Express and Local A/C lines, the Nassau Street Local J/Z lines, and by the 14th Street – Canarsie Local L Line.

I have consistently expressed to City Hall our many opportunities to advance long-term planning for Brooklyn, which include the re-imagining of Broadway Junction, an area of shared interest with then-Council Member Rafael Espinal. I am grateful that the de Blasio Administration's commitment to a follow-up study of Broadway Junction was developed in consultation with the Broadway Junction Working Group (BJWG), as well as solicitation for development through the City's Office Anchor Strategy. This BJWG stakeholder engagement, led by the New York City Department of City Planning (DCP) and the New York City Economic Development Corporation (EDC), resulted in the issuance of "Broadway Junction: A Vision for the Future." Among its recommendations was to achieve economic development through the establishment of a business center.

The vision I advocated for Broadway Junction is in unity with then-Council Member Espinal as part of an overall strategy to create City-tenanted office buildings developed by the private sector, which would amount to a tremendous stimulus for economic and retail development in the surrounding neighborhoods. The resulting Office Anchor Strategy is one such action expected to unleash the potential to improve public access to municipal services and stimulate the private sector to provide supportive retail, including locally-owned and destination retail, as well as

restaurants for office workforce and visitors, providing additional benefits to area residents. The intended development through the selection of 2440 Fulton Street to house HRA offices would be consistent with the Broadway Junction vision document.

With the Office Anchor Strategy initiative being brought before the City Planning Commission (CPC) through the intended leasing of office space that would enable the financing of office development at 2440 Fulton Street, the transformation of Broadway Junction as a place to serve as a relocation resource for various City agencies takes its next step toward improved public access to civic services within Brownsville, Bushwick, East New York, Ocean Hill, and surrounding communities.

In my “Borough of Brooklyn Response to the Citywide Statement of Needs for City Facilities,” I have, over multiple fiscal years, identified several opportunities to consolidate City agency function in one or more office buildings that should be constructed at potential sites at Broadway Junction. These include 200,000 sq. ft. for the consolidation of the Division of Child Protection Offices of the New York City Administration for Children’s Services (ACS); 11,500 sq. ft. for the Brooklyn Borough Office for Family Child Health Early Intervention Protection Program of the New York City Department of Health and Mental Hygiene (DOHMH); 20,000 to 30,000 sq. ft. for the decentralization of Prevention Assistance and Temporary Housing Center (PATH) of the New York City Department of Homeless Services (DHS), and 3,725 to 5,900 sq. ft. for the consolidation of the East New York and Kings County Medicaid offices for HRA.

Such responses have also noted the opportunity to incorporate 65,000 sq. ft. for the Medical Division of the New York City Police Department (NYPD). With this space for HRA, more than 450,000 sq. ft. of office space could stimulate additional leasing commitment to finance the construction of even more office developments mixed with other community beneficial uses, such as an annex for higher learning and child care services, at Broadway Junction.

By combining the City agencies’ space requests with hundreds of thousands of square feet of City offices that warrant relocation from places such as Downtown Brooklyn, to Broadway Junction, the City would provide a substantial economic boost to the affected neighborhoods. At the same time, the move would provide these agencies with superior facilities in proximity to Broadway Junction-served subway lines, the Long Island Rail Road (LIRR), major highway access along Atlantic Avenue and the Jackie Robinson Parkway, and multiple bus routes.

Therefore, I support this lease for 2440 Fulton Street and would ask CPC to provide its approval as I look forward for the opportunity yet to unfold toward realizing more development at Broadway Junction, as part of the envisioned Broadway Junction office hub inclusive of other community beneficial uses.

Thank you.