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**IN THE MATTER OF** an application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 4917 Fourth Avenue (Block 783, Lot 1) for continued use as a child care center, Borough of Brooklyn, Community District 7.

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This application was filed on February 5, 2015 by the New York City Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued use of property located at 4917 Fourth Avenue (Block 783, Lot 1), in Brooklyn Community District 7, as a child care center.

**BACKGROUND**

ACS and DCAS are seeking the acquisition of property to facilitate the continued operation of a child care center, known as St. Andrew’s Community Day Care Center, in the Sunset Park neighborhood of Brooklyn. This site has been used to provide child care since 1972, and was the subject of a previous acquisition action approved by the Commission on August 10, 1994 (C 910526 PQK, Cal. No. 21). The previous lease expired in September 2014, and the facility has operated since then under a month-to-month license agreement.

The project site is located in an R7A/C2-4 zoning district, which allows day care centers as-of-right. The surrounding area is generally developed with residential, commercial, and mixed-use buildings, as well as community facilities. A supermarket, pharmacy, library, and fire department facilities are located near the project site on Fourth Avenue. R6B zoning districts are mapped along the mid-blocks to the east and west of Fourth Avenue, which are characterized by three- to four-story row houses and apartment buildings. The surrounding area is well-served by public transit, including the R subway line at Fourth Avenue and 53rd Street, and the B11 and B63 bus lines on Fourth Avenue and Fifth Avenue, respectively.

This facility is located in a two-story, privately-owned building at 4917 Rogers Avenue. The facility occupies a total of approximately 8,971 square feet, which includes 2,971 square feet of interior space on the building’s first floor and 6,000 square feet of outdoor at-grade play area. The main entrance door to the child care center is located on Fourth Avenue, adjacent to the play area,

and the play area is accessible by two side doors from within the building. The first floor contains two classrooms, offices, and a kitchen. The second floor of the building, which is not part of this application, is used by St. Andrew's Episcopal Church, which holds church services twice per week outside of the day care center's operating hours.

St. Andrew's Community Day Care Center serves up to 35 preschool-aged children. Children may attend from 8 am to 6 pm, Monday through Friday. The center provides daily meal service (breakfast, lunch, and a snack), supervised playtime (indoor and outdoor), and education using a curriculum focused on developmentally appropriate lessons to enhance children's physical, cognitive, social, and emotional development. The center is staffed by 11 professional, para-professional, and support staff.

### **ENVIRONMENTAL REVIEW**

This application (C 150253 PCK) 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 City Environmental Quality Review Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is ACS. This application was determined to be a Type II action, which requires no further environmental review.

### **UNIFORM LAND USE REVIEW PROCEDURE**

This application (C 150253 PCK) was certified as complete by the Department of City Planning on November 13, 2017, and was duly referred to Brooklyn Community Board 7 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

### **Community Board Public Hearing**

Brooklyn Community Board 7 held a public hearing on this application (C 150253 PCK) on January 10, 2018, and on January 17, 2018, by a vote of 31 in favor, one opposed, and one abstaining, the board adopted a resolution recommending approval of the application with the following condition:

“Community Board 7’s support of Application #C150253PQK is contingent on receipt of lease terms that show the site use will be confined to child-care use only and use of the site for other purposes will not be allowed.”

On February 14, 2018, the board issued a letter to the City Planning Commission Chair stating that ACS had provided a letter to the board confirming that the lease sought for this property is for the City’s continued use of the facility as a child care facility only. The board stated:

“Therefore Community Board 7 approves of this ULURP without additional conditions.”

### **Borough President Recommendation**

On January 22, 2018, the Brooklyn Borough President held a public hearing on this application (C 150253 PQK). On February 9, 2018, the Borough President submitted a recommendation approving the application.

### **City Planning Commission Public Hearing**

On February 14, 2018 (Calendar No. 2), the City Planning Commission scheduled February 28, 2018 for a public hearing on this application (C 150253 PQK). The hearing was duly held on February 28, 2018 (Calendar No. 25). Two speakers testified in favor of the application.

A representative from ACS testified in favor of the application, providing information on the day care center’s role as an affordable day care provider to low-income families in the community. The representative stated that the facility has a capacity of up to 35 children and is presently fully enrolled. A representative of DCAS also spoke in favor of the application, providing information on negotiation of lease terms with the property owner.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the acquisition of property located at 4917 Fourth Avenue for continued use as a day care center (Block 783, Lot 1) is appropriate.

A day care center has occupied this space continuously since 1972, serving the community by providing needed services. The center provides child care for 35 preschool-aged children, providing daily meal service, supervised play time, and education. It promotes developmentally appropriate practices year-long to enhance children's physical, cognitive, social, and emotional development. The at-grade outdoor area provides ample room and equipment for children's physical activity and outdoor play. The center has an open policy of ongoing communication and collaborative partnership with parents and the community. The use is permitted as-of-right in the R7A/C2-4 zoning district. The site is well-served by transit, accessible by the MTA R train at Fourth Avenue and 53<sup>rd</sup> Street, as well as the B11 bus along Fourth Avenue and the B63 bus along Fifth Avenue.

DCAS stated at the public hearing that negotiations of lease terms with the property owner are ongoing, but that they are aware that the owner is also reviewing the potential of redeveloping the site. Should a potential redevelopment impact the ability of the day care service provider to operate on this site, the Commission urges ACS and DCAS to ensure continuity of care for the families that use these services through placement of children in other ACS facilities nearby in the Sunset Park neighborhood.

The Commission finds the exterior appearance of this facility to be welcoming and the interior to be warm and well lit. The Commission encourages DCAS and ACS to continue to pursue streetscape and façade improvements to enhance the center's appearance, making it a more welcoming and attractive neighborhood asset. The Commission urges ACS to explore installing fire control sprinklers throughout this facility as a proactive policy.

The Commission notes that the public review process for the continued use of this kind of facility has been effective in highlighting any maintenance or repair issues that need to be addressed. The Commission is also aware that no decision has yet been made concerning the long-term future of this facility.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that this application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, for the acquisition of property located at 4917 Fourth Avenue (Block 783, Lot 1) for continued use as a child care center, is approved for a period of up to 20 years, or without time limitation if the site is acquired in fee.

The above resolution, duly adopted by the City Planning Commission on March 28, 2018 (Calendar No. 7) is filed with the Office of the Speaker, City Council, and the Borough President of Brooklyn in accordance with the requirements of Section 197-d of the New York City Charter.

**MARISA LAGO**, *Chair*

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

**RAYANN BESSER, MICHELLE DE LA UZ, JOSEPH DOUEK, HOPE KNIGHT,  
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ**, *Commissioners*

Application #: **C150253 PQK**

Project Name: **St. Andrew's Community DCC**

CEQR Number: Type II

Borough(s): Brooklyn

Community District Number(s): 7

Please use the above application number on all correspondence concerning this application

**SUBMISSION INSTRUCTIONS**

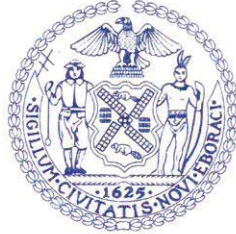
- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271
  - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF** an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 4917 Fourth Avenue (Block 783, Lot 1) for continued use as a child care center.

<b>Applicant(s):</b> Administration for Children's Services 150 William Street, 13th Floor New York, NY 10038		<b>Applicant's Representative:</b> Ana Colares (ACS) 212-341-2746	
<b>Recommendation submitted by:</b> Brooklyn Community Board #7			
<b>Date of public hearing:</b> 1/10/18		<b>Location:</b> 4201 4th Avenue, Brooklyn	
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
<b>Date of Vote:</b> 1/17/18		<b>Location:</b> 4201 4th Avenue	
<b>RECOMMENDATION</b> <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>			
<b>Voting</b> # In Favor: 31      # Against: 1      # Abstaining: 1      Total members appointed to the board: 46			
<b>Name of CB/BB officer completing this form</b> Jeremy Lawler		<b>Title</b> District Manager	<b>Date</b> 1/19/18

Community Board 7's support of Application # C150253PQK is contingent on receipt of lease terms that show the site use will be confined to child-care use only and use of the site for other purposes will not be allowed.



THE CITY OF NEW YORK  
BOROUGH OF BROOKLYN  
COMMUNITY BOARD #7

*Cesar Zuniga*  
Chairperson

Jeremy Laufer  
District Manager

Eric Adams  
Borough President

February 14, 2018

Ms. Marisa Lago  
Chair  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271

Re: ULURP #: 150253 POK

Dear Commissioner Lago:

Enclosed, please find a copy of a letter dated January 23, 2018 from the Administration for Children's Services to Community Board 7. This letter concerns ULURP #150253 POK, 4917 Fourth Avenue, Brooklyn and confirms that ACS is seeking to acquire this this property by lease.

This letter has been deemed satisfactory by our Chairman and by the Chair of our Land Use Committee and fulfills the Board's condition for approval of the aforementioned ULURP, as was stipulated in the Board's January 17, 2018 vote on this matter.

Therefore, Community Board 7 approves of this ULURP without additional conditions.

Thank you for your attention to this matter.

Sincerely,

  
Jeremy Laufer  
District Manager

cc: Hon. Eric Adams, Borough President  
Ms. Catherine Ferrara Iannitto, Department of City Planning

4201 Fourth Avenue, Brooklyn, NY 11232 (718) 854-0003 FAX (718) 436-1142  
E-mail: [bk07@cb.nyc.gov](mailto:bk07@cb.nyc.gov)  
Twitter: @BKCB7 Facebook Page: Board Seven Brooklyn  
*Serving Sunset Park, Greenwood and Windsor Terrace*





**Administration for  
Children's Services**

**David A. Hansell,**  
*Commissioner*

**Mitch Gipson**  
*Deputy Commissioner*  
Division of Administration

**Ana Colares, R.A. A.I.A.**  
*Assistant Commissioner*  
Office of Real Estate, Design +  
Construction Management  
150 William Street, 13<sup>th</sup> Fl  
New York, N.Y. 10038  
Tel: (212) 341-4800  
Fax: (212) 341-4817

January 23, 2018

**Jeremy Laufer**  
District Manager  
Brooklyn Community Board 7  
4301 Fourth Avenue  
Brooklyn, NY 11232

**Re: ULURP # 150253 PQK**  
4917 Fourth Avenue  
Block 783, Lot 1  
Borough of Brooklyn

Dear Mr. Laufer:

This will confirm that the NYC Administration for Children's Services is seeking to acquire by lease the portion of the above site, as described in the ULURP application, for the specific and continuing use as a Child Care facility.

Thank you for your help.

Respectfully,

**Ana Colares, R.A. A.I.A.**  
Assistant Commissioner  
Office of Real Estate, Design + Construction Management

cc: Randall Fong, DCAS  
Christian Grove, DCAS  
Dale Lazerson, DCAS



**Email/Fax Transmittal**

<b>TO:</b> Brooklyn Community District 7 Distribution	<b>FROM:</b> Brooklyn Borough President Eric L. Adams
<b>DATE: February 9, 2018</b>	<b>CONTACT:</b> Inna Guzenfeld – Land Use Coordinator Phone: (718) 802-3754 Email: iguzenfeld@brooklynbp.nyc.gov
<b>ULURP Recommendation:</b> ST. ANDREW'S COMMUNITY DAY CARE CENTER -150253 PQK	<b>NO. Pages, Including Cover: 6</b>

Attached is the recommendation report for ULURP application 150253 PQK. If you have any questions, please contact Inna Guzenfeld at (718) 802-3754.

**Distribution**

NAME	TITLE	OFFICE	EMAIL
<b>Marisa Lago</b>	Chair, City Planning Commission	(212) 720-3370	ygruel@planning.nyc.gov
<b>Corey Johnson</b>	Speaker, New York City Council	(212) 564-7557	speakerjohnson@council.nyc.gov
<b>Winston Von Engel</b>	Director, Brooklyn, Department of City Planning (DCP)	(718) 780-8270	wvoneng@planning.nyc.gov
<b>Alex Sommer</b>	Deputy Director, Brooklyn, DCP	(718) 780-8290	asommer@planning.nyc.gov
<b>James Merani</b>	Director, Land Use Review, DCP	(212) 720-3362	jmerani@planning.nyc.gov
<b>Raju Mann</b>	Director, Land Use Division, New York City Council	(212) 788-7335	rmann@council.nyc.gov
<b>Amy Levitan</b>	Land Use Division, New York City Council	(212) 788-7316	alevitan@council.nyc.gov
<b>Carlos Menchaca</b>	Council Member, District 38	(718) 439-9012	cmenchaca@council.nyc.gov
<b>Cesar Zuniga</b>	Chair, Community Board 7 (CB 7)	(718) 854-0003	bk07@cb.nyc.gov
<b>Jeremy Laufer</b>	District Manager, CB 7	(718) 854-0003	bk07@cb.nyc.gov
<b>Dale Lazerson</b>	Assistant Director, Leasing, Real Estate Services, DCAS	(212) 386-0618	dlazerson@dcas.nyc.gov
<b>Nicole White</b>	Special Projects Manager, Division of Child and Family Well-Being, ACS	(212) 393-5114	nicole.white@acs.nyc.gov
<b>Richard Bearak</b>	Director, Land Use, BBPO	(718) 802-4057	rbearak@brooklynbp.nyc.gov

**Brooklyn Borough President Recommendation**

CITY PLANNING COMMISSION  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
CalendarOffice@planning.nyc.gov



**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

**APPLICATION**

ST. ANDREW'S COMMUNITY DAY CARE CENTER – 150253 PQK

In the matter of an application submitted by the New York City Administration for Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of a child care center located at 4917 Fourth Avenue in Brooklyn Community District 7 (CD 7). Such actions would facilitate the continued provision of child care services at this site according to a lease.

BROOKLYN COMMUNITY DISTRICT NO. 7

BOROUGH OF BROOKLYN

**RECOMMENDATION**

APPROVE  
 APPROVE WITH  
MODIFICATIONS/CONDITIONS

DISAPPROVE  
 DISAPPROVE WITH  
MODIFICATIONS/CONDITIONS

SEE ATTACHED

\_\_\_\_\_  
BROOKLYN BOROUGH PRESIDENT

February 9, 2018

\_\_\_\_\_  
DATE



**RECOMMENDATION FOR: ST. ANDREW'S COMMUNITY DAY CARE CENTER – 150253 POK**

An application was submitted by the New York City Administration for Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of a child care center located at 4917 Fourth Avenue in Brooklyn Community District 7 (CD 7). Such action would facilitate the continued provision of child care services at this site according to a lease.

On January 22, 2018, Brooklyn Borough President Eric L. Adams held a public hearing on the acquisition request. There were no speakers on the item.

In response to Borough President Adams' inquiry regarding the number of contracted seats at St. Andrew's Community Day Care Center and the criteria for selecting children to fill such seats when vacancies arise, the ACS representative confirmed that the center is contracted for 35 seats, which are all currently filled. The representative clarified eligibility criteria as a parent or guardian having income no more than 200 percent of the federal poverty level and having a reason for care, which includes working, being in school or at a job training program, seeking work for up to six months, or not having a permanent home.

In response to Borough President Adams' inquiry regarding the process for filling hiring opportunities at the child care center, the ACS representative stated that St. Andrew's Community Day Care Center advertises openings on the New York Day Care Council website. The representative also noted that some early education programs have job boards that are accessible to community residents.

In response to Borough President Adams' inquiry regarding the terms of the proposed acquisition, the DCAS representative clarified that ACS is seeking a five-year lease for the portion of church space used by the child care center, which is limited to the building's cellar and ground floor. The church has expressed interest in re-occupying this space for its own use. In addition, St. Andrew's Community Church may be interested in conveying the outdoor play area portion of its current tax lot to a developer.

In response to Borough President Adams' inquiry as to what consideration would be given to memorializing the City's intent to resume child care services within the redeveloped site according to a legal mechanism, the DCAS representative expressed that the City may be able to secure community facility space for a child care center in the redeveloped property.

In response to Borough President Adams' inquiry as to what consideration would be given to relocating the child care center to a nearby site for the duration of construction, the DCAS representative stated that once the agencies secure approval for this ULURP application, they will begin work to identify potential long-term sites for the child care center.

**Consideration**

Brooklyn Community Board 7 (CB 7) approved this application on January 17, 2018 with the condition that the allowable use of the site be limited to child care only and that such limitation be reflected in the lease terms.

The facility is leased to NYU Langone Hospital – Brooklyn, which operates the site as St. Andrew's Community Day Care Center, under a contract with ACS. The facility occupies a two-story religious building owned by St. Andrew's Episcopal Church, a congregation of the Episcopal Diocese of Long Island (the diocese).



The property is located within an R7A/C2-4 zoning district that was mapped along Fourth Avenue as part of the 2009 Sunset Park Rezoning. The building is situated on a portion of a 10,000 square-foot (sq. ft.) corner lot on Fourth Avenue and 50<sup>th</sup> Street. The church occupies 38 feet of frontage on Fourth Avenue, with the remaining portion reserved for an outdoor play area that also has substantial frontage on 50<sup>th</sup> Street.

The St. Andrew's Community Day Care Center is part of EarlyLearn NYC, a program administered by ACS that offers subsidized quality child care for qualifying families. The facility is licensed for 35 children, three to four years of age. Qualification for Early Learn NYC requires a pre-enrollment certification process. However, new children may be approved to fill ACS-contracted seats on a rolling basis.

The ACS child care center leases approximately 8,970 sq. ft. of the facility, which includes 2,970 sq. ft. of interior space, comprising part of the cellar and ground floor, and 6,000 sq. ft. of at-grade outdoor play area adjacent to the building. The center has two fully-occupied classrooms for pre-school children ages three and four; the cellar is used for storage.

The St. Andrew's Community Day Care Center operation enables parents to work, attend school, or acquire vocational training while their children receive care. It operates from 8:00 AM to 6:00 PM, providing full-day services during school breaks and in the summertime. Child care services encompass a variety of activities and programs, which are determined by the child's age, developmental stage, and hours in child care. The child care center provides educational services, meal service, and supervised playtime, with nine professional, para-professional, and support staff.

St. Andrews Community Day Care Center is accessible via public transportation, including the Queens Boulevard/Broadway/Fourth Avenue Local R train at the 53<sup>rd</sup> Street station. The child care center is also served by the B11 and B63 buses.

Borough President Adams supports the continuation of the St. Andrew's Community Day Care Center, a valuable community asset at 4917 Fourth Avenue. Whether provided directly through the City or through non-profits, the Sunset Park community has a legitimate need for supportive services that work to enhance the lives of area residents. Moving forward, Borough President Adams believes that St. Andrew's Community Church should engage with his office, as well as ACS and DCAS, to ensure that its development intentions provide sufficient opportunity to secure ongoing child care services at this location in the Sunset Park community.

#### **Securing Child Care Services in Tandem with Faith-Based Development**

Borough President Adams is adamant about preserving and protecting critical community space for Brooklyn's young people, and has expressed concerns about the short-term leases associated with prior child care center site acquisition applications. As more areas of Brooklyn become magnets for real estate development, Borough President Adams remains concerned that landlords might elect to pursue more lucrative uses for their properties, potentially discontinuing child care services.

Borough President Adams has already witnessed this profit-seeking practice in other parts of Brooklyn; examples of such cases include the Bushwick United Learning Center and the Swinging Sixties Senior Center, both located in Williamsburg. The prior property owner of the Swinging Sixties Senior Center had been attempting to displace the center — which had served the community for decades — for more lucrative redevelopment opportunities. Fortunately, after five years of uncertainty for the home of Small World Child Care and the Swinging Sixties Senior Center, neighborhood non-profit St. Nicks Alliance, along with the Conselyea Street Block Association, closed on acquisition of the building, thereby avoiding the fate of the former Bushwick United Learning Center, which served, on average, 110 children of low-income families. The center



was recently shut down after an extended eviction battle with the landlord when the center's most recent 10-year lease ran out, and the City failed to complete proper lease renewal paperwork in a timely manner.

Borough President Adams understands that the diocese is interested in conveying the play area to a developer via a Request for Proposals (RFP) in order to generate financial benefits while advancing its socially-based mission. The site's R7A zoning, together with its voluntary affordable housing floor area bonus, allows for the development of a nine-story, primarily residential building. To date, the diocese has made no decision regarding the inclusion of child care services in the new development versus the current church building. However, the diocese is interested in retaining the child care services operation as an income-producing tenant.

Borough President Adams recognizes that faith-based organizations across Brooklyn possess real estate assets with excess development rights. Many of these institutions have the social vision to advance affordable and supportive housing but often lack the financial or technical capacity to advance these development rights. For this reason, Borough President Adams has pursued partnerships with Brooklyn's faith-based institutions, in accordance with Mayor Bill de Blasio's goal to achieve 300,000 affordable housing units over the next decade. Therefore, Borough President Adams believes that St. Andrew's Episcopal Church should engage with the Office of the Brooklyn Borough President's Faith-Based Development Initiative in order to maximize the potential benefits of redevelopment on this site.

Development of the play area portion could be achieved either by subdividing the property into two zoning lots or retaining it as one zoning lot that might be split into separate tax lots containing the church and the play area, respectively. In the tax lot scenario, it might be practical to realize the available zoning floor area in order to maximize the financial and social benefits, while removing incentives to demolish the church at a later date.

Though it is unlikely that the site would enter redevelopment during the initial five-year lease, there is a possibility that the child care center would lose access to the playground, as the at-grade play area would eventually be displaced by building construction. In that scenario, the child care center would have to utilize the closest publicly-accessible open space, which would be Pena Herrera Park, located on Third Avenue between 46<sup>th</sup> and 47<sup>th</sup> streets.

There is also a possibility that the church may want to make upgrades to its current building using funds generated through the disposition and development of the outdoor play area. To the extent that child care services would be interrupted or displaced in order to allow improvements to the church structure, it would be beneficial for the church RFP to address a possible need for accommodating the child care center in a temporary location.

Finally, the diocese may find it in its best interest to continue child care services within a newly-constructed primarily-residential building on the site of the existing outdoor play area. The diocese could retain condominium ownership interest of the floor space designated for child care use to secure the center as an income-producing tenant while reprogramming the space used as the existing outdoor play area through an alternative, socially-based initiative.

Borough President Adams seeks for St. Andrew's Episcopal Church to take steps through the development of its intended RFP to secure a permanent home for the child care center beyond the lease as an amenity for the Sunset Park community.

Therefore, Borough President Adams believes that St. Andrew's Episcopal Church should engage his office as well as those of ACS and DCAS in drafting its RFP to prioritize continuation of child



care services at this location (in either the current facility or a future redevelopment at the site). Furthermore, Borough President Adams calls on ACS and DCAS to provide input into the RFP terms so as to advance the City's interest in maintaining a permanent child care center at this location.

**Recommendation**

Be it resolved that the Brooklyn borough president, pursuant to section 201 of the New York City Charter, recommends that the City Planning Commission (CPC) and City Council approve this application.

Be it further resolved that:

1. St. Andrew's Episcopal Church take the following steps prior to the disposition and redevelopment of the church property:
  - a. Engage with the Office of the Brooklyn Borough President's Faith-Based Development Initiative in order to maximize the potential benefits of redevelopment on this site
  - b. Engage with the New York City Department of Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS) in drafting a Request for Proposals (RFP) for the church property that:
    - i. Prioritizes continuation of child care services at this location in either the current facility or a future redevelopment at the site
    - ii. Addresses the possible need to accommodate the child care center in a temporary location should the property's redevelopment result in the center's displacement
2. ACS and DCAS provide input into the RFP terms so as to advance the City's interest in maintaining a permanent child care center at this location