



CITY PLANNING COMMISSION

June 7, 2011/ Calendar No. 2

C 110224 PPK

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 210 Joralemon Street (Block 266, p/o Lot 30), Borough of Brooklyn, Community District 2, pursuant to zoning.

This application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services on February 16, 2011.

BACKGROUND

The Department of Citywide Administrative Services (DCAS) is seeking the disposition of city-owned property within the Brooklyn Municipal Building at 210 Joralemon Street in Brooklyn Community District 2. The building is zoned C5-2A and C5-4 and is within the Downtown Brooklyn Special District. DCAS proposes to dispose of approximately 53,000 square feet of space on the first, second, basement and sub-basement floors of the Municipal Building (Block 266, Lot 30), pursuant to zoning, to create new retail space along the Court Street retail corridor in Downtown Brooklyn.

Built in 1925, the Brooklyn Municipal Building is located at the intersection of Court and Joralemon Streets and has been predominantly occupied by City offices since construction. The building has 210 feet of frontage along Court Street, which is a primary retail corridor in this part of Brooklyn, and the only street with continuous retail uses between Downtown Brooklyn and the Cobble Hill, Boerum Hill and Carroll Gardens neighborhoods to the south. Joralemon Street, likewise, becomes Fulton Street one block to the east. This block links Downtown Brooklyn's two most important retail corridors. The Borough Hall subway station with access to five subway lines has entrances through the Brooklyn Municipal Building. All of these factors combine to make the Brooklyn Municipal Building a key location for retail uses. In recognition of the importance of retail uses at this location, the Downtown Brooklyn Special District regulations require that new development provide certain commercial or community facility uses within 50 feet of Court Street at this location.

The proposed action would allow for the lease or sale of approximately 18,000 square feet of space on the ground floor, approximately 17,000 square feet on the second floor, and approximately 20,000 square feet in the basement and/or subbasement, of the 380,000 square foot building. The space to be disposed is currently occupied by New York City Department of Finance offices, which would be relocated to other City-owned office space.

Once the disposition is approved, the Department of Citywide Administrative Services would dispose of the approximately 53,000 square foot property to the New York City Economic Development Corporation (NYCEDC) and the NYCEDC would dispose of this portion of the building by sale or lease to a private developer who would make any necessary changes to the building to occupy the space with a new retail use

ENVIRONMENTAL REVIEW

This application (C 110224 PPK) 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 No. 91 of 1977. The lead agency is the New York City Deputy Mayor for Economic Development. The designated CEQR number is 11DME008K.

After a study of the environmental impacts of the proposed action, a negative declaration was issued on March 4, 2011.

UNIFORM LAND USE REVIEW

This application (C 110224 PPK) was certified as complete by the Department of City Planning on March 14, 2011, and was duly referred to Community Board 2 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 Review

Community Board 2 held a public hearing on March 15, 2011 on this application (C 110224 PPK) and on April 13, 2011 by a vote of 26 to 1 with one abstention, adopted a resolution recommending approval of the application.

Borough President Review

This application was considered by the Borough President, who issued a recommendation approving the application on April 15, 2011. In making his recommendation, the Borough President wrote:

Although no tenant has been selected yet, this is a suitable opportunity to add to the growing number of retailers situated in Downtown Brooklyn. As such, the borough president is seeking retailers that serve primarily urban destination retail uses. Such establishments should exemplify unique, exciting, trendy, cutting-edge retailing that would activate the street corner. The borough president believes this can lead to possibly bringing additional foot-traffic to Court and Montague Streets, while helping to connect Brooklyn Heights and Downtown Brooklyn to the Fulton Mall. Preferred uses include: food markets with seating; home furnishing; restaurants; and/or technology merchandising.

On the contrary, the borough president prefers that retailers of the following uses are not sought out for this location, as it will not meet what is envisioned of this area. These uses include: auto-supply; banks; dry cleaning; and, drug stores.

City Planning Commission Public Hearing

On April 27, 2011 (Calendar No. 1), the City Planning Commission scheduled May 11, 2011 for a public hearing. The hearing was duly held on May 11, 2011 (Calendar No. 23).

Three speakers spoke in favor of the application: a Senior Advisor to the Deputy Mayor for Economic Development, a Vice President of the NYCEDC, and the Director of Real Estate for the Downtown Brooklyn Partnership. The Senior Advisor to the Deputy Mayor testified that the proposed lease would help to activate a dead stretch of Court and Joralemon Streets, which are otherwise lively retail corridors and would attract new retailers to Downtown Brooklyn. The representative of the NYCEDC testified that they are currently reviewing proposals for the space. The representative of the Downtown Brooklyn Partnership testified their support for the proposed disposition.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the disposition of city-owned property within the Brooklyn Municipal Building at 210 Joralemon Street (Block 266, Lot 30), is appropriate.

The Commission notes that the proposed action would allow retail uses to occupy space that has historically been used by City offices. The Commission also notes that the current zoning regulations require that new development at this location provide retail or similar uses within fifty feet of Court Street. The Commission believes that the proposed disposition, which would allow active retail uses at the corner of Court Street and Joralemon Street, is consistent with the spirit of the current zoning regulations.

The Commission recognizes the Borough President's comments and agrees that filling the space with a "unique, exciting, trendy, cutting-edge retailing that would activate the street corner" is a key to the success of this proposal. The Commission believes that the types of uses preferred by the Borough President would contribute to the success of Downtown Brooklyn by attracting additional foot traffic to the area. The Commission notes that the Brooklyn Municipal Building is at a transit-rich location that sits above subway stations providing access to five subway lines and is close to eleven bus lines.

The Commission also notes that the proposed retail space would open up onto Court Street, and would fill a gap in the retail continuity along Court Street, a retail corridor that extends through Downtown Brooklyn, Brooklyn Heights, Cobble Hill and Carroll Gardens. The Commission believes that the corner of Court Street and Joralemon Street is a key intersection where Downtown Brooklyn and the Brooklyn Heights neighborhood meet. The Commission notes that commercial space at this corner would connect the Court Street retail area to the Fulton Mall shopping area which is a block away. Therefore, the Commission believes that the site's accessibility and key location in continuing the retail continuity of Court Street renders a retail presence at the corner of Court Street and Joralemon Street appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission pursuant to Section 197-c of the New York City Charter, for disposition of 53,000 square feet within 210 Joralemon Street (Block 266, Lot 30) in the Borough of Brooklyn, Community District 2, proposed in an application by the Department of Citywide Administrative Services, dated February 16, 2011, is approved.

The above resolution (C 110224 PPK), duly adopted by the City Planning Commission on June 7, 2011 (Calendar No. 2), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d f the new York City Charter.

**KENNETH J. KNUCKLES, ESQ., Vice Chairman,
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
NATHAN LEVENTHAL, ANNA HAYES LEVIN,
SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners**

RICHARD W. EADDY, Commissioner, Recused

Application #: C110224 PPK	Project Name: 210 Joralemon Street
CEQR Number: 11DME008K	Borough(s): Brooklyn Community District Number(s) 2
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 and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
 - FAX:** (212) 720-3356 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 Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 210 Joralemon Street (Block 266, p/o Lot 30), Borough of Brooklyn, Community District 2, pursuant to zoning.

Applicant(s): Dept. of Citywide Administrative Services/Division of Real Estate Services One Centre Street, 20th Floor New York, NY 10007	Applicant's Representative: Robert Holbrook, Senior Planner NYC Economic Development Corporation 110 William Street New York, NY 10038
Recommendation submitted by: Brooklyn Community Board 2	
Date of public hearing: MARCH 15, 2011	Location: ROOM LC400, DINER BLDG. POLYTECHNIC INSTITUTE 5 METROTECH CTR, BROOKLYN
Was a quorum present? YES <input checked="" type="checkbox"/> NO 8/48	<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>
Date of Vote: APRIL 13, 2011	Location: THIRD FLOOR AUDITORIUM THE BROOKLYN HOSPITAL CENTER 121 DEKALB AVENUE BROOKLYN NY
RECOMMENDATION	
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Approve With Modifications/Conditions
<input type="checkbox"/> Disapprove	<input type="checkbox"/> Disapprove With Modifications/Conditions
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting	
# In Favor: 26	# Against: 1 Abstaining: 1 Total members appointed to the board: 46
Name ROBERT PERRIS	Title DISTRICT MANAGER
Date APRIL 14, 2011	

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

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 #: 110224 PPK

210 Joralemon Street

In the matter of an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of one (1) city-owned property, located at 210 Joralemon Street.

COMMUNITY DISTRICT NO. 2

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

DISAPPROVE

APPROVE WITH
MODIFICATIONS/CONDITIONS

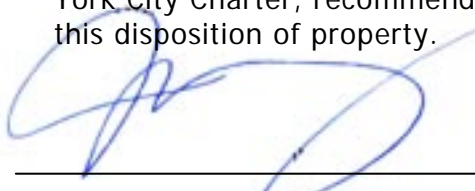
DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

The borough president supports the efforts of the New York City Economic Development Corporation (NYCEDC) to enhance and diversify Brooklyn's retail base through this proposed action. If approved, this disposition will allow for the redevelopment of the ground level entrance of the Brooklyn Municipal Building for retail purposes. It has been a goal of the borough president to bring ground level retail to the corner of Court and Joralemon Streets, as part of a re-visioning of the borough's illustrious Downtown.

Although no tenant has been selected yet, this is a suitable opportunity to add to the growing number of retailers situated in Downtown Brooklyn. As such, the borough president is seeking retailers that serve primarily urban destination retail uses. Such establishments should exemplify unique, exciting, trendy, cutting-edge retailing that would activate the street corner. The borough president believes this can lead to possibly bringing additional foot-traffic to Court and Montague Streets, while helping to connect Brooklyn Heights and Downtown Brooklyn to the Fulton Mall. Preferred uses include: food markets with seating; home furnishing; restaurants; and/or technology merchandising.

On the contrary, the borough president prefers that retailers of the following uses are not sought out for this location, as it will not meet what is envisioned of this area. These uses include: auto-supply; banks; dry cleaning; and, drug stores.

Be it resolved that the borough president of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this disposition of property.



BOROUGH PRESIDENT

April 15, 2011

DATE