

IN THE MATTER OF an application submitted by the NYC Mayor's Office of Criminal Justice and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 210 Joralemon Street (Block 266, Lot 1001) for use as courtrooms, in Community District 2, Borough of Brooklyn.

The application for site selection of property was filed on April 1, 2015 by the NYC Mayor's Office of Criminal Justice (MOCJ) and the Department of Citywide Administrative Services (DCAS) to facilitate the relocation of public court uses to the Brooklyn Municipal Building, located at 210 Joralemon Street (Block 266, Lot 1001) in Downtown Brooklyn, Community District 2, Brooklyn.

BACKGROUND

The applicants, MOCJ and DCAS, are seeking a site selection to facilitate the relocation of 200,000 square feet of court uses from 141 Livingston Street to the Brooklyn Municipal Building, located at 210 Joralemon Street, in Downtown Brooklyn. The applicants are also proposing a concurrent acquisition (lease renewal) for the continued use (C 150319 PQQ) of 141 Livingston Street to facilitate interim relocation planning and renovations necessary to prepare 210 Joralemon Street for the courts' relocation.

The proposed actions would facilitate the implementation of the New York City Courts Capital Program Master Plan. Released in 1993, the master plan outlined a comprehensive plan for upgrading and expanding court space Citywide. Since 1973, the City and State of New York have used a private office building located at 141 Livingston Street for Civil, Housing, and Small Claims Courts. As part of the master plan, court uses located at 141 Livingston Street were to be split and moved into other sites within Downtown Brooklyn. Several sites were identified to relocate the courts from 141 Livingston Street however, the acquisition actions for the sites

(I 890852 PSK and C 990676 PPK) were either withdrawn or used for other community facilities. In the interim, an application was submitted (C 940377 PPK) to acquire additional space at 141 Livingston and consolidate the three court facilities.

The current application is seeking the site selection of approximately 200,000 square feet within the Brooklyn Municipal building, located at 210 Joralemon Street, to allow for the relocation of the Civil Court, Housing Court, and the Small Claims Court functions from 141 Livingston Street. The proposed site selection includes portions of the third and fourth floors, and all of floors five through nine, with security screening to continue at the ground-floor entrance.

210 Joralemon Street is an approximately 550,000 square foot municipal building located on the corner of Court and Joralemon streets (Block 266, Lot 1001) in the Special Downtown Brooklyn District and the Borough Hall Skyscraper Historic District. The municipal building is predominately zoned C5-2A, 10.00 FAR with an R10A residential equivalent, with a small portion within a C5-4 zoning district (up to 12.00 FAR) with an R10 residential equivalent. Court facilities are permitted as-of-right in C5-2A and C5-4 districts. The municipal building itself was subdivided into two condominium units in 2011 (C 110224 PPK) resulting in an approximately 50,000 square foot private retail condominium in the basement, first, and second floors (Lot 1002) and an approximately 500,000 square foot condominium retained by the City and utilized by multiple city agencies including Department of Finance, Department of Citywide Administrative Services, Department of Buildings, the City Clerk's Office, and the New York Probation Department.

Surrounding densities and uses are consistent with their location in a Central Business District and are mapped with C6-2A (6.00 FAR, 120' height limit, R8A equivalent), and C6-4 and C6-4.5 districts (10-12 FAR, no height limit), consisting of high density commercial, hotel, residential and community facility uses, including the Metrotech campus and the Fulton Mall to the north, and the Brooklyn Heights Skyscraper Historic District to the west. The immediate area is extremely well-served by transit, including the A, C, G, 2, 3, 4, 5, B, Q, and R subway stations, and multiple bus routes converging at stops within close proximity of the site.

Per section 197-c of the New York City Charter, the siting of a court facility constitutes a “Site Selection for Capital Projects”, a discretionary land use action that is subject to ULURP, and therefore a Fair Share Analysis was conducted per requirements of Section 203 of the New York City Charter.

All visitors to the courthouse would enter through a public entrance on the ground floor of the Municipal Building and pass through a security screening process. The courts would operate from 8:30AM through 4:30PM, Monday through Friday, except on Thursdays when they stay open until 7PM. The following court programs are proposed to be relocated:

Civil Court

The Civil Court has monetary jurisdiction of up to \$25,000 and reviews real property actions, such as partitions, foreclosures, goods sold and delivered, and labor or services rendered, within the monetary limit. Cases filed in the Civil Court are varied, but in general seek an award of a money judgment. This court handles approximately 100,000 cases per year and currently has 92 employees assigned to its functions.

Housing Court

The Housing Court is devoted to actions and proceedings involving the enforcement of state and local laws for the establishment and maintenance of housing standards. The Housing Part has jurisdiction of summary proceedings, and in addition to judgments of possession, can award a judgment for rent in any amount. The kinds of cases filed in the Landlord-Tenant Housing Part Office and decided in the Housing Court, include post-evictions and residential holdover proceedings, non-payments of rent, and NYS Real Property Actions and 7A Proceedings (RPAPL). This court handles approximately 75,000 cases per year and currently has 104 employees assigned to its functions.

Small Claims Court

The Small Claims Court is a simple, inexpensive, and informal court where people can sue for money without a lawyer, if they choose to do so. The Small Claims Court has monetary jurisdiction up to \$5,000.00 and can only seek money to recover damages, including damage to personal property, failure to provide services, failure to return deposits, and breaches of contract. This court handles approximately 6,700 cases per year and currently has 8 employees assigned to its functions.

In total, the courts would receive approximately 3,000 visitors per day, including jurors, and are currently assigned a total of 273 employees, including 69 Court Officers. An off-street loading dock is provided along Livingston Street and no off-street parking is provided for court employees or visitors.

ENVIRONMENTAL REVIEW

The application (C 150320 PSK) 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 designated CEQR number is 15CAS002K. The lead agency is the Department of Citywide Administrative Services.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on April 28, 2015.

UNIFORM LAND USE REVIEW

The application (C 150320 PSK), was certified as complete by the Department of City Planning on May 4, 2015, and was duly referred to Community Board 2 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 2 held a public hearing on this application on May 20, 2015 and on June 10, 2015, by a vote of 30 in favor, 2 opposed, with 2 abstentions, adopted a resolution recommending approval with the following conditions:

- 1) That the Department of Citywide Administrative Services (DCAS) expedite the relocation of the courts to 210 Joralemon Street; and
- 2) That DCAS update Brooklyn Community Board 2 periodically on the status of the project.

Borough President Public Hearing

This application was considered by the Borough President of Brooklyn, who held a public hearing on this application on June 1, 2015 and issued a recommendation approving the application on August 5, 2015, subject to the following conditions:

1. That Mayor's Office of Criminal Justice and the Department of Citywide Administrative Services creates a task force and advisory board, prior to the City Council's consideration waiving its right to call up the application, consisting of tenant advocate stakeholders, Community Board 2, elected officials, and appropriate City and State agencies, to oversee proper direction of all aspects of the three phases required to relocate the courts;
2. That DCAS provide quarterly reports to Community Board 2, the affected Council Member, the Borough President and advisory board/task force members, regarding the status of the relocation of all the involved agencies;
3. That in an attempt to expedite the court move and build-out timeline to ensure completion no later than 2018, DCAS immediately retains:
 - a. space planning consultants to start at once to coordinate with the Department of Finance staff at both 210 Joralemon Street and 345 Adams Street, with priority given to vacating 345 Adams Street, to assess programmatic needs to be taken into consideration for relocation to private office space; and
 - b. architectural consultants to start at once meeting with all agency slated to move to space to be vacated by DOF to access their programmatic needs and then develop

construction documents, according to significantly extended hour work week, for modifying 345 Adams Street as required;

4. That DCAS commits to having its contractual realtors commence identify office spaces to lease for Finance the same day the City Council waives its right to call up the application and the date the City Council adopts the site selection application;
5. That the City commit to seeking out an expeditious bidding and contract award process so that the contract is awarded in advance of DOF's relocation from 345 Adams Street and that such contracts allow for multiple construction shifts as near to 24/7 as practicable;
6. That DCAS commits to having movers engaged to start to move all phases of the move within one week of space being ready for occupancy and that such movers be contracted to work multiple shifts and weekends;
7. That Mayor's Office of Criminal Justice, in consultation with tenant advocate stakeholders, commits to implementing opening hours for the operation of lobby security and upper floor court waiting rooms, staffed by court personnel, in advance of standard Court hours in a manner to assure for waiting time for early arrivals within the building.

The City Council shall obtain such a commitment from the Administration in writing that such terms would be implemented by the agencies prior to waiving its right to call up the application or otherwise grant its approval.

Be it further resolved that:

1. DCAS shall evaluate its Requirement Contracts in terms of its effectiveness to retain MWBE and LBE establishment and make recommendations to the Borough President and the City Council of how the procedure should be improved to best retain Brooklyn-based contractors and subcontractors, especially those that are designated LBEs consistent with section 6-108.1 of the City's Administrative Code, and MWBE and LBE establishments, as a means to meet or exceed standards per Local Law 1 (not less than 20 percent participation), as well as to coordinate the monitoring of such participation with an appropriate monitoring agency.

City Planning Commission Public Hearing

On August 5, 2015 (Calendar No. 2), the City Planning Commission scheduled August 19, 2015 for a public hearing on this application (C 150320 PSK). The hearing was duly held on August 19, 2015 (Calendar No. 17). There were a total of four speakers, all in favor of the application.

Applicant representatives, including those from MOCJ, DCAS, and the New York State Office of Court Administration (OCA), described the various elements of the proposed project and its potential benefits, including facilitating a lease renewal to allow the continued operation of court functions at 141 Livingston (see C 150319 POK) while a relocation plan is implemented.

The applicant representatives stated they expect to relocate the court uses to the Brooklyn Municipal Building, located at 210 Joralemon Street, necessitating the relocation of existing public office tenants to new locations, including the NYC Department of Finance (DOF) and NYC Department of Buildings, among others. The applicant representatives stated they believe this phase of the relocation and the necessary facility renovations to 210 Joralemon would take approximately two years to complete, and that they have already hired consultants to aide in phasing and relocation planning. DCAS stated that they will manage all construction work, design, and agency coordination, and that they plan on hiring a general contractor or construction manager for the entire relocation project, which they stated, will ensure one point of contact for renovation coordination and change orders, as needed, although still likely subject to Wicks Law associated with the public bidding process. The applicant representatives also stated that they would ensure that adequate space is provided for tenant advocacy groups and recognized that signage and information throughout the facility should be multilingual.

Additionally, a representative from Brooklyn Tenants United, a coalition of tenant advocacy groups and housing court stakeholders, spoke in favor of the application but described concerns related to the terms of the lease renewal such as the increased rent to be charged, the need for immediate facility repairs, encouraged the applicants to relocate court functions sooner than five years, and reiterated the request that a court relocation taskforce be created to provide meaningful input and guidance into how the new court space in 210 Joralemon Street will be designed and function.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the site selection of property (C 150320 PSK) for court use, is appropriate.

210 Joralemon Street is a municipal building, and the proposed relocation of court functions from 141 Livingston Street are a permitted use in the C5-2A and C5-4 zoning districts. The site is located in Downtown Brooklyn, surrounded by other institutional and educational uses and high-density commercial and residential developments, consistent with uses located in the borough's Central Business District, and in an area extremely well-served by public transit.

The Commission acknowledges that the proposed action is necessary to facilitate the relocation of court uses from 141 Livingston Street. The current court location suffers from overcrowding, deferred maintenance, inefficient court layouts and physical operations. The applicants have repeatedly attempted to relocate these court uses since 1992. By approving this current action, the Commission recognizes this would facilitate continued court operations while allowing sufficient time to relocate the courts in an orderly fashion to a new, more suitable location and premises.

In order to relocate the court functions from 141 Livingston Street, some existing tenants of the Brooklyn Municipal Building will have to be moved to new facilities, and the future court space will require renovation and retrofitting. The concurrent acquisition action for continued use and expansion (C 150319 PQK) will provide the applicants time to implement their relocation plans and conduct site improvements.

Regarding the recommendations of the Borough President for a task force and modification of operating hours, the applicants have stated that they would be willing to participate in such a task force during the planning and relocation process with other stakeholders and that they will ask the OCA to look into modifying opening hours. The Commission is pleased to note that the applicants are open to the issuance of regular reports to the Community Board and the Borough President regarding the status of the relocation of all involved agencies. It is noted that both the

Community Board and Borough President have also recommended the expedited relocation of court uses, and as such, the applicants are proposing all practicable steps to accelerate relocation and building reconstruction including: immediate selection and evaluation of relocation space for DOF and other agencies, immediate awarding of contracts so that any interior reconstruction can begin promptly, and the retention of moving and construction services as quickly as possible, including staffing over night and weekend shifts.

Regarding the Borough President's request that DCAS shall evaluate its MWBE and LBE establishment requirement contracts, the applicants responded that they include MWBE requirements and participation goals and maintain ongoing efforts to increase participation, including direct outreach to appropriate vendors on current and upcoming contract opportunities and by providing MWBE lists to prime contractors to further encourage participation.

Regarding the Borough President's request for a relocation completion date of 2018, the applicants have responded that they are currently developing a plan to relocate within approximately five years and have negotiated their proposed lease renewal based on these terms.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the considerations and findings described in this report, the application submitted by the NYC Mayor's Office of Criminal Justice and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 210 Joralemon Street (Block 266, Lot 1001) for use as courtrooms, in Community District 2, Borough of Brooklyn, is approved.

The above resolution (C 150320 PSK), duly adopted by the City Planning Commission on September 22, 2015 (Calendar No. 3), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, *Chairman*

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

RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,

CHERYL COHEN EFFRON, ANNA HAYES LEVIN, ORLANDO MARIN,

LARISA ORTIZ, *Commissioners*

Application of the Fair Share Criteria

A) Project Description

The New York City Mayor's Office of Criminal Justice (MOCJ) and Department of Citywide Administrative Services (DCAS) are seeking authorization to relocate Kings County Housing, Civil, and Small Claims court uses from 141 Livingston Street to the City-owned condominium portion of the Brooklyn Municipal Building, a thirteen story building located at 210 Joralemon Street in Downtown Brooklyn. The purpose of the action is to provide improved facilities for the courts.

The Kings County Housing, Civil, and Small Claims courts have been located in the privately owned commercial office building located at 141 Livingston Street since 1973. Over time the upkeep and maintenance of the building has not kept pace with needs of the courts. The courts also require additional space to accommodate the large number of cases heard.

Each of the *Courts* currently at 141 Livingston has a distinct function. The *Civil Court* presides over Civil matters of all kinds, but generally hears cases where monetary damages are sought, and has jurisdictional authority for cases involving amounts up to \$25,000—commonly-heard types of cases include those seeking judgment concerning loans, professional labor and services delivered, personal property, personal injury, and insurance claims. The *Civil Court* also hears commercial landlord-tenant cases and cases involving residential rent payment where the tenant no longer lives in the apartment. The *Housing Court* takes up residential landlord and tenant cases, including disputes regarding non-payment, eviction, holdover, and repairs, as well as cases related to housing code violations. The *Small Claims Court* handles monetary disputes involving amounts less than \$5,000, including damages caused to personal property, failure to provide proper services, failure to pay for services, breaches of contracts, and cases involving bounced or stopped checks. Together the *Courts* employ 270 people and handle hundreds of thousands of cases per year.

The Brooklyn Municipal Building is located in the heart of the Brooklyn Civic Center in Downtown Brooklyn. In 2011 it was subdivided into two condominium units: one for continued use by the City and one for privately-owned retail space (C110224PPK). Tax lot 30 was reapportioned into condominium lots 1001 and 1002. The retail condominium, 1002, consists of approximately 50,000 square feet in the basement, first, and second floors with approximately 180 feet of frontage on Court Street. It was developed to complement the existing retail corridor on Court Street and spur economic development in the area.

The condominium unit retained by the City is approximately 500,000 square feet and houses government offices. Moving the courts into this City-owned space will require relocating existing City

agency offices and renovating the interior space which are described in detail the ULURP application Project Description.

DCAS conducted a site search in mid-2014 to identify potential relocation sites for the courts utilizing the following criteria as laid out by MOCJ:

1. At least 200,000 square feet
2. ADA compliant
3. Close proximity to other courts in the Downtown Brooklyn Civic Center area
4. Access to transit

The search identified sites such as the City-owned condominium portion of 345 Adams Street and the City-owned Department of Education buildings at 131 Livingston Street and 65 Court Street. The City-owned condominium portion of 345 Adams was rejected due to a restrictive condominium declaration and insufficient ground floor space. The building at 131 Livingston Street does not meet the minimum size requirements and would have required costly, time consuming demolition and new construction. The City determined it would be difficult to relocate the Department of Education uses in the building at 65 Court Street.

The City-owned condominium portion of the Brooklyn Municipal Building was selected as the best relocation site for the courts. It has a prime location in the Downtown Brooklyn Civic Centre area near other court buildings and civic facilities. It more than meets the minimum space requirements. It is located directly above the Borough Hall subway station served by the 2, 3, 4, and 5 trains and is a short walk from several other subway stations. It was built to serve civic purposes and its internal layout and configuration are capable of handling the large numbers of visitors, litigants, and employees that use the courts.

The *Courts* currently operate from 8:30am to 4:00pm on Monday, Tuesday, Wednesday, and Friday, and from 8:30am to Midnight on Thursday. It is expected that this schedule will remain the same when the *Courts* relocate.

Per section 197-c of the New York City Charter, the siting of a Court facility constitutes a “Site Selection for Capital Projects,” a discretionary land use action that is subject to the Uniform Land Use Review Procedure (ULURP). The following document serves as a Fair Share Analysis in support of that ULURP application for the relocation of the *Kings County Housing, Small Claims, and Civil Courts*, per the requirements of Section 203 of the New York City Charter.

B) Application of the Fair Share Criteria

Article 4: Criteria for Siting or Expanding Facilities

4.1(a) Compatibility of the facility with the existing facilities programs, both city and non-city, in the immediate vicinity of the site.

The Proposed Project would not conflict with land uses in the immediate vicinity of the Project Site, and would continue to complement land uses within the 400-foot study area, as described below. It would provide for the continuance of vital services for Kings County.

Land use within 400 feet of the Project Site is predominantly characterized by commercial office and public facility uses (see Figure 1)—this area serves as Brooklyn’s civic center and central business district, and large, commercial and government high-rise buildings comprise the majority of the surrounding construction. Zoning within the 400-foot study area is almost entirely commercial—apart from a small section of R6 to the southwest, the area is zoned C5-2A, C5-4, C6-1, C6-2A, C6-4.5, or parkland. Most of the area surrounding 210 Joralemon Street is within the Downtown Brooklyn Special District, which establishes special height, setback and urban design guidelines. The Fulton Street and Smith Street-Jay Street regional commercial corridors include retail, food service and other commercial uses.

The Project Site itself is a City-owned, 13-story, approximately 505,928-gross-square-foot building on a 1.4-acre lot at the corner of Joralemon Street and Court Street. It was built as the Brooklyn Municipal Building for the borough’s government agencies, and continues to this day to house many City departments; the *Courts*, focused as they are on the providing justice throughout the borough, are compatible with the building’s municipal focus and region-wide accessibility. Finished in 1926, the building helped catalyze the development of the business and civic district that surrounds this building and the adjacent Borough Hall, a district that has maintained its centrality and regional importance throughout the past century. The area’s historically civic and business character was recently officially codified when the Landmarks Preservation Committee defined the Borough Hall Skyscraper Historic District, which encompasses the Project Site.¹

This civic character is maintained by, among others, the government functions carried out at Borough Hall, at the Department of Education headquarters at 60 Court Street, at the Kings County Supreme Court, Civil Term at 360 Adams Street, at the government offices at 345 Adams Street, and at the MTA offices at 140 Livingston Street, all within 500 feet of the Project Site. The other locally-focused and regional facilities within 400 feet of 210 Joralemon Street include a number of counseling, mental health, and social service non-profits operating nearby, including a Planned Parenthood and a Safe Horizons Counseling Center; also within 400 feet is the Brooklyn Law School, which is eminently compatible with the judicial character of the Proposed Project. One of the three busiest subway stations in

¹ NYC Landmarks Preservation Committee, *Borough Hall Skyscraper Historic District Designation Report*, September 13, 2011 (<http://www.nyc.gov/html/lpc/downloads/pdf/reports/2449.pdf>).

Brooklyn is directly in front of the Project Site, and the busiest is 600 feet away, indicative of the degree to which this general location is a regional center, compatible with the borough-wide scope of the *Courts*.

The site that currently houses the *Courts*, 141 Livingston Street, is less than 1000 feet away from the Proposed Site. The reasons for relocation have to do with the deficiencies of the building itself, not with incompatibility with the surrounding neighborhood facilities or character—little or no change to the character or function of the neighborhood is expected to occur due to the Proposed Project.

4.1(b) Extent to which neighborhood character would be adversely affected by a concentration of city and/or non-city facilities.

The Proposed Project involves the relocation of a Court facility with a regional scope from one site in Downtown Brooklyn to another, more suitable site within the same neighborhood. There is a concentration of regional government facilities generally and of Court facilities specifically in Downtown Brooklyn, a concentration to which the Proposed Project would contribute, but that concentration enhances rather than detracts from the character of the neighborhood, aids in the efficient operation of those Court facilities, and serves the entire borough of Brooklyn.

Downtown Brooklyn is a hub of Courts and court-related facilities—all of the major Federal and State courts in the borough are within a half-mile of the Project Site (see Figure 2). These include the U.S. District Court at 225 Cadman Plaza East, the U.S. Bankruptcy Court at 271 Cadman Plaza East, the New York State Supreme Court 2nd Judicial Department Appellate Division at 45 Monroe Place, the Kings County Supreme Court, Civil and Criminal Terms at 360 Adams Street and 320 Jay Street, respectively, the Kings County Criminal Court at 120 Schermerhorn Street, the Kings County Family Court at 330 Jay Street, and Surrogate's Court at 2 Johnson Street. Moving the *Courts* at 141 Livingston Street (including the Kings County Civil Court, Housing Court, and Small Claims Court, as well as the Appellate Term of the Kings County Supreme Court) to 210 Joralemon Street would keep this regional concentration intact.

As laid out above, the character of the surrounding neighborhood—which is the central business and civic center of Brooklyn—supports such a robust concentration of regional facilities. The zoning is primarily commercial; the land uses are primarily commercial office space, commercial retail, and governmental offices and facilities. The land uses within a half-mile of the site to the north and east range from landmarked governmental buildings like Borough Hall, to brand new residential high-rises, to the commercial/retail along the Fulton Street Mall. As described above, the area has a long history as a central civic and business center, and this character has only strengthened in recent years as rezonings and new real estate dynamics have combined to spur a host of new commercial, community facility, and dense residential construction. To the south and west of the half-mile study area the land uses become less dense

and more residential, but traffic to and from the Civic Center in Downtown Brooklyn does not impinge on these more tranquil neighborhoods.

The transit access is unparalleled, allowing access to the court facilities from across the borough and the city—the area is served by numerous subway lines, including the 2, 3, 4, 5, A, C, F, G, and R, and bus lines, including the B25, 26, 38, 41, 45, 52, 54, 57, 61, 62, 63, 65, 67 and 103, and is also easily accessible via the Brooklyn-Queens Expressway, the Brooklyn and Manhattan Bridges, and other major roads, such as Atlantic and Flatbush Avenues.

No adverse effects, then, are anticipated from the continued concentration of regional courts in Downtown Brooklyn and the relocation of the *Courts* to 210 Joralemon Street. Moreover, the public services that the *Courts* provide are strengthened considerably by both the *Courts* location in Downtown Brooklyn and their proximity to the other Brooklyn courts. Without the transit access, especially, disputants and employees would have a more difficult time arriving at the *Courts*, limiting its public utility. The *Courts*' situation in the central business and governmental district is consistent with its status as a Kings County institution. The proximity to other courts, including the Kings County Criminal Court and the NY State Supreme Courts, allows cases and employees to easily move between different levels of the Court system.

4.1(c) Suitability of the site to provide cost effective delivery of the intended services.

Consideration of sites shall include properties not under city ownership, unless the agency provides a written explanation of why it is not reasonable to do so in a particular instance.

According to the New York State Office of Court Administration (OCA), any site for the *Courts* at 141 Livingston Street should be about 200,000 square feet in size, should be located in an area with adequate public transportation access, must be ADA-compliant, should be in relatively close proximity to the other Brooklyn courts [see 4.1(b) above], and should be arranged so as to have adequate room for offices, courtrooms, hallways, and common areas, with an emphasis on the need for security and queuing areas.

The current location at 141 Livingston Street does not meet the requirements laid out by the OCA. 15-stories tall, with a footprint of 12,850 square feet, and setback after 10 floors, it is approximately 165,000 square feet, which means that the *Courts* are often overcrowded, both with regard to cases and litigants, and to space for employees. The lobby and entrance infrastructure is, in particular, ill-suited to the current use—the slow speed of the elevators and lack of ground-floor space create delays and long waits. Its accessibility and proximity to other courts do fit the OCA requirements—it is within a half-mile of all the other major courts in Brooklyn and within a 10-minute walk of 9 subway lines and 14 bus routes—but its deficiencies outweigh the locational benefits.

The City's search for alternative sites that meet the needs of the *Courts* in a cost-effective way has focused on both publicly- and privately-owned buildings that have both enough space and are located in Downtown Brooklyn. As such, choices have been limited. One option considered was the City-owned office building at 345 Adams Street. 345 Adams Street houses offices for the Department of Finance, the Board of Elections, the Administration for Children's Services, and the Department of Probation. This site was considered unsuitable because of the lobby configuration and a restrictive condo declaration left over from the sale of the first two floors to private owners. A privately-owned building at 625 Fulton Street (a/k/a 10 Metrotech) was also considered, but the landlord rejected the City's proposal to lease it for court purposes.

Site searches in previous decades twice settled on new sites for the *Courts*, but both plans ran into obstacles, the first in 1995, the second in 2005. First, a 1989 ULURP application (890852 PSK) outlined a plan in which the *Courts* at 141 Livingston Street would eventually move into 360 Adams Street, but this required several intermediate relocations, and an integral step was blocked when a ULURP application to acquire land for a courthouse at 237 State Street was withdrawn in 1995. Second, the 1992 *New York City Courts Capital Program Master Plan* described a comprehensive plan for Downtown Brooklyn which involved, as a final step, the relocation of the *Courts* to 283 Adams Street, which at the time was occupied by Kings County Family Court. The Family Court was relocated in the early 2000s, but 283 Adams Street was assigned to the Department of Education in 2005 and converted into two high schools instead of becoming the new location for the *Courts*.

Given the paucity of available options for near-term relocation, the Proposed Site is the most cost-effective mechanism for delivery of the services the *Courts* provide the borough of Brooklyn.

4.1 (d) Consistency with the locational and other specific criteria for the facility identified in the Statement of Needs or, if the facility is not listed in the Statement, in a subsequent submission to a Borough President.

The Proposed Project is not listed in the *Citywide Statement of Needs for City Facilities for Fiscal Years 2014 and 2015*.² The Brooklyn Borough President was informed about the project, pursuant to Section 204(g) of the New York City Charter, in a letter dated March 31, 2015.

4.1(e) Consistency with any plan adopted pursuant to section 197-a of the City Charter

Under Section 197-a of the New York City Charter, Community Boards may propose plans for development, growth and improvement of land within their districts. There is no not adopted 197(a) plan for this area.

² The *Citywide Statement of Needs for City Facilities for Fiscal Years 2014 and 2015* can be found at the Department of City Planning's website (http://www.nyc.gov/html/dcp/html/pub/citywide_son.shtml).

4.2(a) Consider the Mayor's and Borough President's strategic policy statements, the Community Board's Statement of District Needs and Budget Priorities, and any published DCP land use plan for the area.

The Proposed Project is not addressed directly Community Board 2's *Fiscal Year 2015 Statement of District Needs*³ or in the DCP/EDC plan for Downtown Brooklyn. The Proposed Project is consistent with the Department of City Planning's 2004 Downtown Brooklyn Rezoning, which recognized the area, including the Project Site, as a civic center. As envisaged by the Department's Downtown Brooklyn Plan, the Project Area, which is well-served by transit, has become a destination and a hub of commercial, educational, cultural, and civic activity. The activities supported by the *Courts*—landlord and tenant cases, housing code violations, and small financial claims, for example—are central to the day-to-day lives of Brooklyn residents. The improved facilities established by the Proposed Project would make those activities more convenient and efficient, improving residents' quality of life.

The City's Fiscal Year 2010 *Ten-Year Capital Strategy* references the New York State Court Facilities Act requirement that localities provide adequate and sufficient court facilities. The Proposed Project is consistent with that requirement. The Act was adopted in 1987 to address widespread deficiencies in court facilities. A 1995 audit by the Unified Court System's Office of Court Administration found that the City was lagging behind other jurisdictions in implementing improvements. It is important that the City comply with the State Court Facilities Act since noncompliance could put the City at risk of losing State aid payments. The Proposed Project will help ensure against such a result.

Brooklyn Community Board #2's *Statement of District Needs* (Fiscal Year 2015) does not reference any concerns associated with Downtown Brooklyn's status as a civic center. Indeed, the area's vitality has been a source of pride for the community. A well-functioning court system, including the efficient operations of courts that hear tens of thousands of cases each year, is a key component of a world-class civic center for the City's most populous borough.

4.2(b) Consider any comments from the Community Boards or Borough Presidents and any alternative sites proposed by the Borough President pursuant to Section 204(f) of the City Charter, as well as any comments or recommendations received in any meetings, consultations, or communications with the Community Boards or Borough Presidents.

No comments have been received to date.

Article 6: Criteria for Siting or Expanding Regional/Citywide Facilities

³ The *Fiscal Year 2015 Statement of District Needs* can be found at the Department of City Planning's "Community Portal" for Brooklyn CB 2 (http://www.nyc.gov/html/dcp/html/neighbor_info/bk02_info.shtml).

6.1(a) Consider the need for the facility or expansion. Need shall be established in a citywide or borough-wide service plan or, as applicable, by inclusion in the city's ten year capital strategy, four year capital plan or other plans.

The need for a new location for the *Courts* was first established in *The New York City Courts Capital Program Master Plan*. The *Courts* are currently located at 141 Livingston Street under a lease since 1973. *The New York City Courts Capital Program Master Plan* recommended that the *Courts* vacate 141 Livingston Street. More recently in May 2014, the City Council issued a resolution (No. 327) in May, 2014 calling for the *Courts* to move to a more modern and accommodating space.

The current building at 141 Livingston was built in 1959 and has been used as a court since 1973, with minor renovations. Since 1973, the number of visitors and court cases the *Court* sees each year has grown. The volume of cases makes the Brooklyn Housing Court the second busiest housing court in the City of New York, with 3,000 visitors per day and 80,000 cases per year. While the volume of cases has increased the overall square footage and layout of the *Courts* has remained largely unchanged for the past ten years. The lack of space, aging infrastructure, and inefficient floor plan has created conditions in which the *Courts* cannot operate functionally. The building is constantly overcrowded with people waiting in hallways and outside of the building. This overcrowding has caused some tenants to miss having their cases heard because they were unable to hear their names called⁴. The layout of the floor and lack of signage make it confusing for people visiting the building as well, and it creates small court rooms, which have been compared to closets. People are known to frequently stand in long lines waiting for their cases to be heard. Sometimes, to ease the overcrowding, judges ask those who are standing to leave, causing some to miss their cases.⁵

The relocation of the *Courts* to 210 Joralemon is needed to replace facilities which have been determined to be currently substandard in terms of their physical space and operational character. The existing building that houses the *Courts* has been found to be too small to warrant or enable expansion on the same site. Existing court rooms and queuing spaces have been found to be insufficient in size and building systems such as elevators are unable to adequately serve the *Courts*. The Proposed Project will facilitate the relocation of the *Courts* into a larger, newly renovated space capable of serving the existing and projected case load more efficiently.

6.1(b) Distribution of similar facilities throughout the city. To promote the fair geographic distribution of facilities, the sponsoring agency should examine the distribution among the

⁴ <http://www.nytimes.com/2014/04/04/nyregion/brooklyn-housing-court-like-many-city-renters-cant-find-a-new-home.html>

⁵ http://www.maketheroad.org/pix_reports/Home_Court_Advantage_12.13.11.pdf

boroughs of existing and proposed facilities, both city and non-city owned, that provide similar services, in addition to the availability of appropriately zoned sites.

Each borough of New York City has specific housing and civil courts dedicated to all legal action pertaining to a specific borough. In Manhattan these courts are located at 111 Centre Street, in Queens at 89-17 Sutphin Boulevard, in the Bronx the housing court is located at 1118 Grand Concourse and Civil court at 851 Grand Concourse and in Staten Island at 927 Castleton Avenue. Providing courts for each borough creates an equal a distribution of facilities to allow for fair access to the court systems for the residents of each borough. The City sites other court facilities next to each other.

In Brooklyn, 141 Livingston houses the borough's Housing and Civil courts, which are located in Downtown Brooklyn. Courts in the area include Supreme Courts at 360 Adams Street and 320 Jay Street, Criminal Court at 120 Schermerhorn Street, Family court at 330 Jay Street, Surrogate's Court at 2 Johnson Street, U.S. District Court at 225 Cadman Plaza East, and U.S. Bankruptcy Court at 271 Cadman Plaza East. By locating the *Courts* at 210 Joralemon, the current distribution of court facilities would remain the same. The service area of the proposed *Court* would be the same as in the existing condition and only clients from the borough of Brooklyn would use the facility. The distribution of facilities throughout the City would be unchanged by the Proposed Project. The proposed Project would be compatible with existing land uses within the immediate area of the proposed project site, and would, in fact reinforce and enhance the Downtown Brooklyn civic center area.

6.1(c) *Size of the facility. To lessen local impacts and increase broad distribution of facilities, the new facility or expansion should not exceed the minimum size necessary to achieve efficient and cost effective delivery of services to meet existing and projected needs.*

OCA determined that the *Courts* need at least 200,000 square feet in order to achieve efficient and cost effective delivery of services. The *Courts* are currently operating in 160,000 square feet building and are unable to provide efficient services to court users. The proposed project would allow the *Courts* to operate in a 200,000 square foot space with a floor plan and infrastructure that is better suited for the *Courts*. The project's new size will meet the current need for *Courts* to operate efficiently without any adverse local impacts. The relocation to a City-owned building also gives the City the flexibility to use additional space in the building to meet any new demand for court space that may arise.

6.1(d) *Adequacy of the streets and transit to handle the volume and frequency of traffic generated by the facility.*

The proposed site for the *Courts* is within the Brooklyn Municipal Building located at 210 Joralemon Street in Downtown Brooklyn. The site is on a block bounded by Joralemon Street to the north, Court Street to the west, Livingston Street to the south and Boerum Place to the east. The main pedestrian entrance is located on the north side of the building on Joralemon Street. A secure service and delivery is located at the rear of the building on Livingston Street.

The site is accessible by public transportation, bicycles, walking and automobile. No accessory parking will be provided on-site. Access to mass transit is excellent and it is expected that most court employees and visitors will travel there by mass transit. The site is located directly above the Borough Hall subway station which is served by the 2,3,4,5 and R subway lines. The Jay Street-MetroTech subway station is approximately 3 blocks away which is served by the A,C,F, and R subway lines. The site is also served by nine bus lines: B25, B26, B38, B41, B45, B52, B61, B62, B103. Several other bus lines operate within a few blocks of the site.

In the vicinity of the site, Atlantic Avenue is a major two-way east-west arterial with three travel lanes in each direction, plus exclusive left turn lanes at the approaches to major intersections. Atlantic Avenue is a designated through truck route.

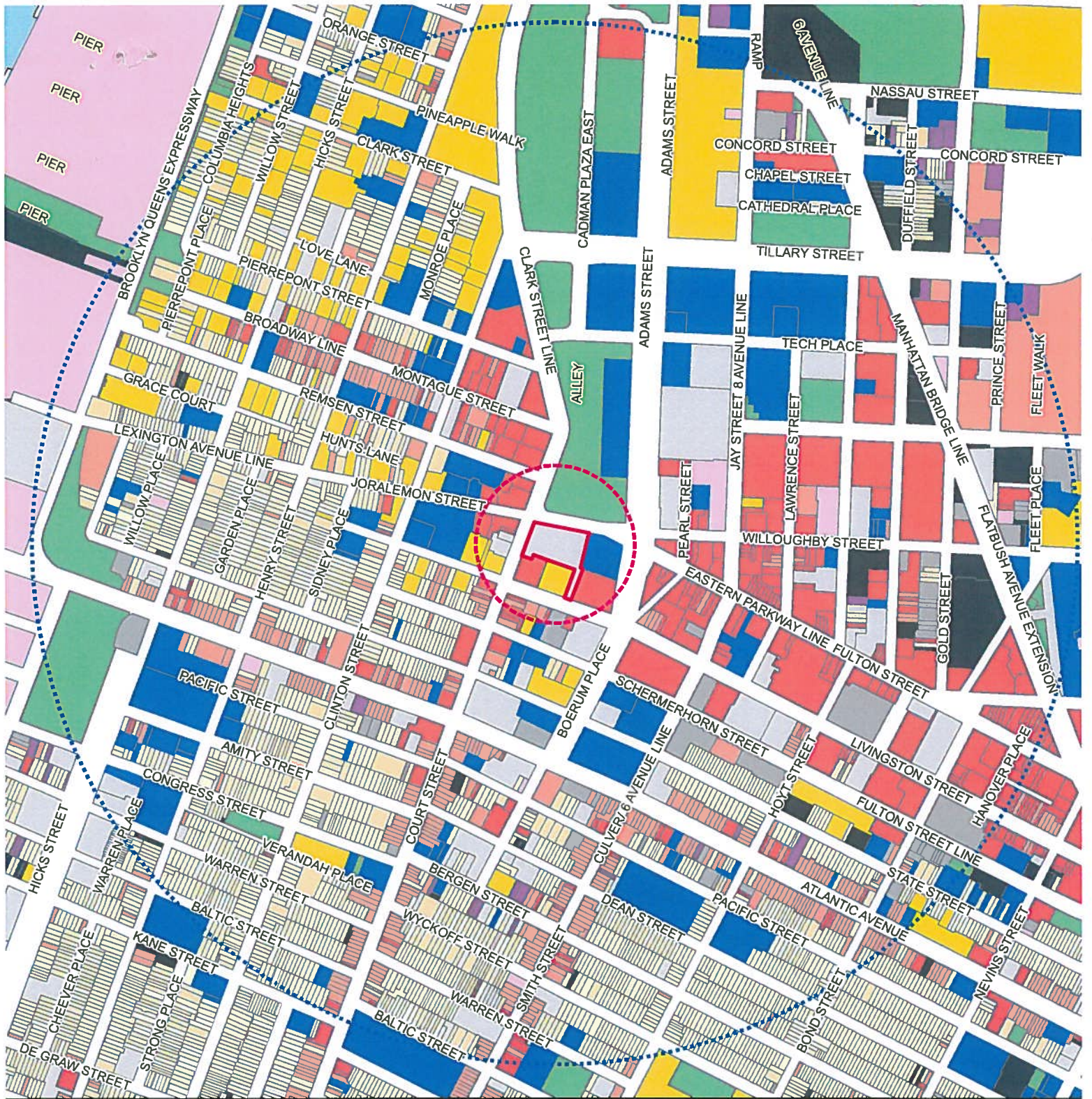
Fulton Street is a major two-way east-west street. In the vicinity of the site it is known as Fulton Mall and is reserved for buses only. Fulton Mall is served by six bus lines, B25, B26, B38, B52, B61, and B65.

Adams Street is a major two-way north-south street. It has three travel lanes in each direction and connects to the Brooklyn Bridge.

The Brooklyn-Queens Expressway (I-278) is a limited access multi-lane highway running east-west. The expressway begins in Linden, NJ and terminates in the Unionport area of the Bronx. In the study area, the Brooklyn-Queens Expressway has an interchange at Atlantic Avenue.

Tillary Street is a major two-way east-west street located within a ¼ mile of the site with three travel lanes in each direction in addition to exclusive left turn lanes at the approaches to intersections. It connects directly to Brooklyn Bridge, to Flatbush Avenue at the foot of the Manhattan Bridge, and its eastern terminus has ramps connecting to I-278.

It is expected that there will be no significant adverse transportation impacts pursuant to *CEQR Technical Manual* guidelines. The new site is within ¼ mile of the old site so there will be no net increase in local transportation network utilization when the *Courts* relocate to the Brooklyn Municipal Building.

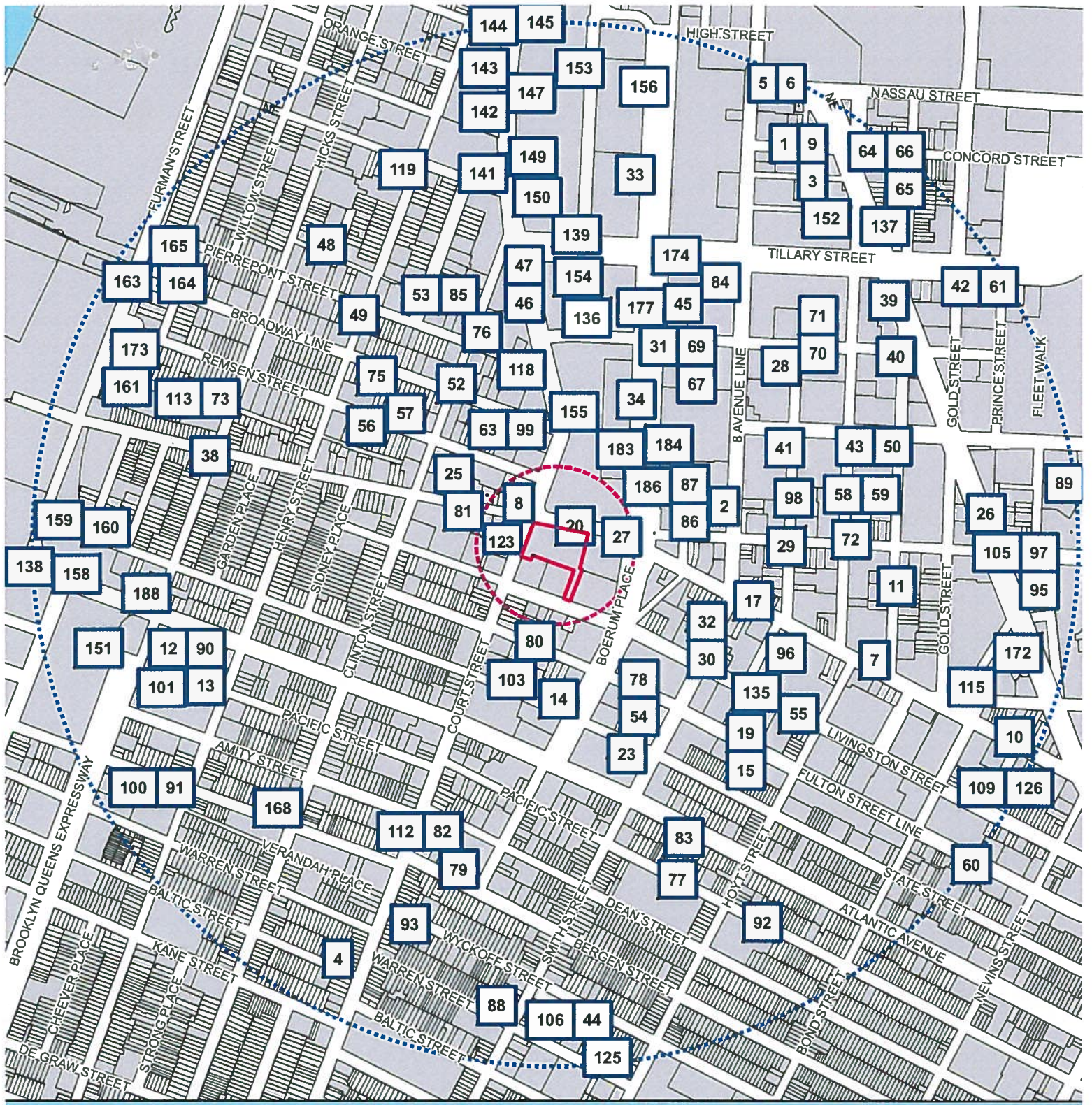


- Project Site
- 400 foot Radius
- .5 Mile Radius

- | | |
|---|--|
| <ul style="list-style-type: none"> One and Two Family Buildings MultiFamily Walkup Buildings MultiFamily Elevator Buildings Mixed Commercial/Residential Buildings Commercial/Office Buildings Industrial/Manufacturing | <ul style="list-style-type: none"> Transportation/Utility Public Facilities and Institutions Open Space Parking Facilities Vacant Land |
|---|--|



Land Use Map - Figure 1
 Fair Share
 DCAS , Brooklyn Courts Relocation



- Project Site
- 400 foot Radius
- .5 Mile Radius

151 Facility Location



Facilities Map - Figure 2
 Fair Share
 DCAS, Brooklyn Courts Relocation

Community Facilities within a Half Mile Radius

ID	Facility Name	Address	Facility Type
1	PARKING ENFORCEMENT DISTRICT (PED)	25 Chapel St	Other NYPD Facility
2	TRANSIT BUREAU HQ, INSP.	370 Jay St	Other NYPD Facility
3	THE GUIDANCE CENTER OF BROOKLYN HEIGHTS	25 Chapel St	Clinic Treatment - Mental Health
4	BALTIC STREET CLINIC	250 Baltic St	Clinic Treatment - Mental Health
5	FEGS BROOKLYN PROS POSSIBILITIES	199 Jay St	Clinic Treatment - Mental Health
6	HON CAROLINE K SIMON COUNSELING CENTERS - BROOKLYN CLINIC	199 Jay St	Clinic Treatment - Mental Health
7	YOUTH AND FAMILY CONSULTATION CENTER	1 Hoyt St	Clinic Treatment - Mental Health
8	SAFE HORIZON COUNSELING CENTER	50 Court St	Clinic Treatment - Mental Health
9	METRO CLUB PROS	25 Chapel St	Clinic Treatment - Mental Health
10	RAICES CASA BIEN ESTAR	10 Hanover Pl	Clinic Treatment - Mental Health
11	SUS-SUPPORTED SRO/DUFFIELD ST-MAJESTIC SP/SRO BROOKLYN	230 Duffield St	Supported/Single Room Occupancy (SRO) - Mental Health
12	SUNY-DOWNSTATE AT LICH OUTPATIENT PSYCHIATRIC CLINIC	339 Hicks St	Clinic Treatment - Mental Health
13	SUNY DOWNSTATE MEDICAL CENTER AT LICH INPATIENT PROGRAM	339 Hicks St	Hospital-Based Inpatient Care - Mental Health
14	ST. VINCENT'S MENTAL HEALTH SERVICES	66 Boerum Pl	Clinic Treatment - Mental Health
15	SCHERMERHORN	160 Schermerhorn St	Supported/Single Room Occupancy (SRO) - Mental Health
16	BROOKLYN PSYCHO SOCIAL CLUB	57 Willoughby St, 4 Floor	Psychosocial Club - Mental Health
17	ASSISTED COMPETITIVE EMPLOYMENT PROGRAM	1 Smith St	Sheltered Workshop/Vocational Service - Mental Health
18	CHILDREN'S ICM 2	175 Remsen St	Intensive Case Management - Mental Health
19	SCHERMERHORN	160 Schermerhorn St	State/City-Contracted Permanent Supportive SRO Housing
20	COUNSELING SERVICE EDNY- BROOKLYN 210	210 Joralemon St	Outpatient Medically Supervised Service - Chemical Dependency
21	COUNSELING SERVICE EDNY- BROOKLYN 180	175 Remsen St	Outpatient Medically Supervised Service - Chemical Dependency
22	CAY COMMUNITY SERVICES ORGANIZATION, INC	81 Willoughby St	Day Habilitation - Developmental Disability
23	BROOKLYN DETENTION COMPLEX (BKDC)	275 Atlantic Ave	City Correctional Facility
24	NYC COLLEGE OF TECHNOLOGY (CUNY)	300 Jay St	CUNY - The City University of New York
25	ST FRANCIS COLLEGE	180 Remsen St	Independent - Post Secondary Degree Granting Institution
26	INSTITUTE OF DESIGN & CONSTRUCTION	141 Willoughby St	Independent - Post Secondary Degree Granting Institution
27	BROOKLYN LAW SCHOOL	250 Joralemon St	Independent - Post Secondary Degree Granting Institution
28	POLYTECHNIC INSTITUTE OF NEW YORK UNIVERSITY	6 Metrotech Center	Independent - Post Secondary Degree Granting Institution
29	ASA COLLEGE	81 Willoughby St	Proprietary - Post Secondary Degree Granting Institution
30	NYC CIVIL COURT - KINGS COUNTY	141 Livingston St	State/City Court
31	NYC SURROGATE'S COURT - KINGS COUNTY	2 Johnson St	State/City Court
32	KINGS SUPREME COURT (APPELLATE)	141 Livingston St	State/City Court
33	U.S. DISTRICT COURT - EASTERN DISTRICT	225 Cadman Plz E	Federal Court
34	KINGS SUPREME COURT (CIVIL)	360 Adams St	State/City Court
35	KINGS SUPREME & FAMILY COURT	330 Jay St	State/City Court
36	NYC CRIMINAL COURT - KINGS COUNTY	120 Schermerhorn St	State/City Court
37	NYS SUPREME COURT - APPELLATE DIV.	45 Monroe Pl	State/City Court
38	ENG 224	274 Hicks St	NYC Fire House
39	PSAC I	11 Metrotech Center	Other NYC Fire Department Facility
40	FIRE DEPARTMENT HEADQUARTERS	9 Metrotech Center	Other NYC Fire Department Facility
41	EMERGENCY MEDICAL DISPATCH	1 Metrotech Center	Other NYC Fire Department Facility
42	ENG 207, LADD 110, BN 31, DIV 11, BROOKLYN BORO CMD	172 Tillary Stret	NYC Fire House
43	BRIGHT HORIZONS CHILDREN'S CENTERS, LLC. P.S.	3 Metrotech Center	Group Day Care - Private
44	SUNSET BAY COMMUNITY SERVICES, INC	343 Warren St	Group Day Care - Public
45	AUXILLIARY ENTERPRISE BOARD OF NEW YORK CITY TECHNICAL COLLEGE, INC.	55 Johnson St	Group Day Care - Private
46	BROOKLYN HEIGHTS LIBRARY	280 Cadman Plz W	Public Library - Branch
47	BUSINESS LIBRARY	280 Cadman Plz W	Public Library - Central
48	CCNS ST CHARLES NEIGHBORHOOD SENIOR CENT	55 Pierrepont St	Senior Center
49	121 MONTAGUE STREET LLC	182-184 Henry St	Group Day Care - Private
50	BRIGHT HORIZONS CHILDREN'S CENTER, LLC. I/T	3 Metrotech	Group Day Care - Private
51	SAFE HORIZON BROOKLYN CRIMINAL COURT CHILDREN CENTER	120 Schermerhorn St	Group Day Care - Private
52	CHABAD LUBAVITCH OF BROOKLYN HEIGHTS	166 Montague St	Group Day Care - Private
53	IMAGINE EARLY LEARNING CENTERS, LLC	50 Monroe Pl	Group Day Care - Private
54	CITY EXPLORERS INC	110 Schermerhorn St	Group Day Care - Private
55	BROOKLYN FRIENDS SCHOOL	189 Schermerhorn St	Group Day Care - Private

Community Facilities within a Half Mile Radius

ID	Facility Name	Address	Facility Type
56	CHABAD LUBAVITCH OF BROOKLYN HEIGHTS	117 Remsen St	Group Day Care - Private
57	CHABAD LUBAVITCH OF BROOKLYN HEIGHTS	117 Remsen St	Group Day Care - Private
58	BRIGHT HORIZONS CHILDREN'S CENTERS LLC.	101 Willoughby St	Group Day Care - Private
59	BRIGHT HORIZONS CHILDREN'S CENTERS LLC.	101 Willoughby St	Group Day Care - Private
60	PS 369 COY L COX SCHOOL	383 State St	Special School - Public
61	84 PRECINCT	301 Gold St	NYC Police Station
62	CCNS-BROOKLYN WEST FAMILY CENTER	191 Joralemon St	Food Pantry
63	BRIDGE BACK TO LIFE CTR - CD OP	175 Remsen St	Outpatient Medically Supervised Service - Chemical Dependency
64	URBAN ASSEMBLY SCHOOL OF MUSIC AND ART AT WATERS EDGE (THE)	49 Flatbush Ave Ext	High School - Public
65	SCIENCE SKILLS CENTER HIGH SCHOOL FOR SCI, TECH AND CREATIVE ARTS	49 Flatbush Ave Ext	High School - Public
66	BROOKLYN INTERNATIONAL HIGH SCHOOL AT WATERS EDGE	49 Flatbush Ave Ext	High School - Public
67	URBAN ASSEMBLY SCHOOL FOR LAW AND JUSTICE	283 Adams St	High School - Public
68	FREEDOM ACADEMY HIGH SCHOOL	116 Nassau St	High School - Public
69	URBAN ASSEMBLY INSTITUTE OF MATH AND SCIENCE FOR YOUNG WOMEN	283 Adams St	Junior/Senior High School - Public
70	GEORGE WESTINGHOUSE CAREER & TECHNICAL ED HIGH SCHOOL	105 Johnson St	High School - Public
71	CITY POLYTECHNIC HIGH SCHOOL OF ENGINEERING, ARCHITECTURE AND TECHNOLOGY	105 Johnson St	High School - Public
72	SAINT JOSEPH HIGH SCHOOL	80 Willoughby St	Senior High School - Private/Parochial
73	GRACE CHURCH SCHOOL	254 Hicks St	Elementary School - Private/Parochial
74	BROOKLYN FRIENDS SCHOOL	375 Pearl St	K-12 School - Private/Parochial
75	BROOKLYN AUSTISM CENTER ACADEMY	111 Remsen St	Special School - Private/Parochial
76	SAINT ANN'S SCHOOL	129 Pierrepont St	K-12 School - Private/Parochial
77	PS 261 PHILIP LIVINGSTON	314 Pacific St	Elementary School - Public
78	BROOKLYN FRONTIERS HIGH SCHOOL	112 Schermerhorn St	High School - Public
79	MARY MCDOWELL FRIENDS SCHOOL	20 Bergen St	Junior High School - Private/Parochial
80	A FANTIS PAROCHIAL SCHOOL	195 State St	Elementary School - Private/Parochial
81	PACKER COLLEGIATE INSTITUTE	170 Joralemon St	K-12 School - Private/Parochial
82	BROOKLYN HEIGHTS MONTESSORI SCHOOL	185 Court St	Elementary School - Private/Parochial
83	STERLING SCHOOL (THE)	299 Pacific St	Elementary School - Private/Parochial
84	AUXILIARY ENTERPRISE BOARD OF NYC COLLEGE OF TECHNOLOGY, INC.	300 Jay St	Group Day Care - Private
85	IMAGINE EARLY LEARNING CENTER, LLC	50 Monroe Pl	Group Day Care - Private
86	BRIGHT HORIZONS CHILDRENS CENTER, LLC.	345 Adams St	Group Day Care - Private
87	BRIGHT HORIZONS CHILDREN'S CENTER, LLC.	345 Adams St	Group Day Care - Private
88	OPEN HOUSE NURSERY SCHOOL	318a Warren St	Group Day Care - Private
89	BROOKLYN BUREAU OF COMMUNITY SERVICE	101 Fleet Pl	Head Start Center - Public
90	SUNY DOWNSTATE MEDICAL CENTER AT LICH	339 Hicks St	Hospital
91	COBBLE HILL HEALTH CENTER, INC	380 Henry St	Residential Health Care Facility (Nursing Home)
92	HOPKINS CENTER FOR REHABILITATION AND HEALTHCARE	155 Dean St	Residential Health Care Facility (Nursing Home)
93	NARCO FREEDOM-COURT STREET	217 Court St	Diagnostic and Treatment Center Extension Clinic
94	ADDICTION RESEARCH & TREATMENT CORPORATION	22 Chapel St	Diagnostic and Treatment Center
95	FORT GREENE DISTRICT HEALTH CENTER	295 Flatbush Ave Extension	Diagnostic and Treatment Center Extension Clinic
96	HEARTSHARE WELLNESS LTD	177 Livingston St	Diagnostic and Treatment Center
97	FORT GREENE CENTER	295 Flatbush Ave Ext	Diagnostic and Treatment Center Extension Clinic
98	HOUSING WORKS WOMENS HEALTH CENTER	57 Willoughby St	Diagnostic and Treatment Center Extension Clinic
99	PREMIER HEALTHCARE REMSEN STREET	175 Remsen St	Diagnostic and Treatment Center Extension Clinic
100	FMS-ATLANTIC HEMODIALYSIS CENTER AT COBBLE HILL	380 Henry St	Diagnostic and Treatment Center Extension Clinic
101	FMS-ATLANTIC HEMODIALYSIS CENTER	339 Hicks St	Diagnostic and Treatment Center Extension Clinic
102	FMS-ATLANTIC PERITONEAL DIALYSIS & HOME TRAINING CENTER	59-61 Atlantic Ave	Diagnostic and Treatment Center Extension Clinic
103	BROOKLYN HEALTH CENTER	68-80 Schermerhorn St	Diagnostic and Treatment Center Extension Clinic
104	BORO HALL PLANNED PARENTHOOD CENTER	44 Court St	Diagnostic and Treatment Center Extension Clinic
105	MIC WOMENS HEALTH SRVS-FORT GREENE	295 Flatbush Ave Ext	Diagnostic and Treatment Center
106	SUNSET BAY COMMUNITY SERVICES, INC.	343 Warren St	Group Day Care - Public
107	BROOKLYN HEIGHTS SYNAGOGUE	131 Remsen St	Group Day Care - Private
108	BROOKLYN BUREAU OF COMMUNITY SERVICE	101 Fleet Pl	Group Day Care - Public
109	HANOVER PLACE CHILD CARE, LLC.	25 Hanover Pl	Group Day Care - Private
110	SAFE HORIZON - BROOKLYN FAMILY COURT CHILDREN'S CENTER	330 Jay St	Group Day Care - Private
111	HELEN KELLER SERVICES FOR THE BLIND INC.	57 Willoughby St	Group Day Care - Private
112	BROOKLYN HEIGHTS MONTESSORI SCHOOL	185 Court St	Group Day Care - Private
113	THE RECTOR CHURCH WARDENS AND VESTRYMEN OF GRACE CHURCH	254 Hicks St	Group Day Care - Private
114	CHABAD LUBAVITCH OF BROOKLYN HEIGHTS	166 Montague St	Group Day Care - Private
115	ALBEE SQUARE	Dekalb Ave, Bond St, Fulton Mall	Pedestrian Plaza

Community Facilities within a Half Mile Radius

ID	Facility Name	Address	Facility Type
116	WILLOUGHBY ST	Willoughby St, Adams St, Pearl St	Pedestrian Plaza
117	T.R.I. CENTER, INC. - CD OP	175 Remsen St	Outpatient Medically Supervised Service - Chemical Dependency
118	NYPD COUNSELING SERVICES UNIT	189 Montague St	Outpatient Medically Supervised Service - Chemical Dependency
119	FIRST PRESBYTERIAN CHURCH	124 Henry St	Food Pantry
120	REALIZATION CENTER, INC. - CD OP	175 Remsen St	Outpatient Medically Supervised Service - Chemical Dependency
121	HEARTSHARE HUMAN SERVICES OF NEW YORK	12 Metrotech Ctr	Behavior Management - Developmental Disability
122	HEARTSHARE HUMAN SERVICES OF NEW YORK	12 Metrotech Ctr	Supported Work/Employment Training - Developmental Disability
123	URBAN RESOURCE INSTITUTE, INC.	50 Court St	Supported Work/Employment Training - Developmental Disability
124	ASSN F/HELP OF RETARDED CHILD.	57 Willoughby St	Day Habilitation - Developmental Disability
125	MERCY HOME FOR CHILDREN	345 Warren St	Intermediate Care Facility - Residential Developmental Disability
126	ASSN F/HELP OF RETARDED CHILD.	275 Livingston St	Day Habilitation - Developmental Disability
127	HEARTSHARE HUMAN SERVICES OF NEW YORK	191 Joralemon St	Recreation - Developmental Disability
128	FEDERATION EMPLOY. & GUIDANCE SVC.	199 Jay St	Day Habilitation - Developmental Disability
129	HEARTSHARE HUMAN SERVICES OF NEW YORK	177 Livingston St	Supported Work/Employment Training - Developmental Disability
130	UCP OF NEW YORK CITY, INC.	175 Willoughby St	Individualized Residential Alternative - Developmental Disability
131	YAI - YOUNG ADULT INSTITUTE	175 Remsen St	Day Habilitation - Developmental Disability
132	YAI - YOUNG ADULT INSTITUTE	175 Remsen St	Day Habilitation - Developmental Disability
133	HEARTSHARE WELLNESS LTD	177 Livingston St	Clinic Treatment - Developmental Disability
134	HEARTSHARE HUMAN SERVICES OF NEW YORK	177 Livingston St	Day Habilitation - Developmental Disability
135	HEARTSHARE HUMAN SERVICES OF NEW YORK	177 Livingston St	Evaluation and Diagnosis - Developmental Disability
136	NEW YORK EASTERN BANKRUPTCY COURT	271 Cadman Plz E	Federal Court
137	GREENSTREET	Flatbush Ave Ex & Tillary St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
138	GREENSTREET	Atlantic Ave & Columbia St & Congress St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
139	GREENSTREET	Tillary St bet Cadman Plz E & Cadman Plz W	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
140	GREENSTREET	Cadman Plz W & Middagh St (4)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
141	GREENSTREET	Cadman Plz W & Middagh St (8)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
142	GREENSTREET	Cadman Plz W & Middagh St (7)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
143	GREENSTREET	Cadman Plz W & Middagh St (5)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
144	GREENSTREET	Cadman Plz W & Middagh St (3)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
145	GREENSTREET	Cadman Plz W & Middagh St (2)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
146	GREENSTREET	Bridge St & Concord St & Flatbush Ave	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
147	GREENSTREET	Cadman Plz W & Middagh St (6)	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
148	GREENSTREET	Cadman Plz W & Clinton St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
149	GREENSTREET	Cadman Plz W & Clark St & Middagh St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
150	GREENSTREET	Cadman Plz W & Clark St & Clinton St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
151	VAN VOORHEES PARK	Columbia St, Hicks St bet Congress St and Atlantic Ave	Park/Playground - NYC
152	MCLAUGHLIN PARK	Jay St, Bridge St bet Tillary St and Cathedral Pl	Building/Institution, Athletic/Recreation Facility - NYC
153	CADMAN PLAZA PARK	Cadman Plz W, Cadman Plz E bet BQE and Tillary St	Park/Playground - NYC
154	KOREAN WAR VETERANS PLAZA	Cadman Plz W, Cadman Plz E bet Tillary St and Johnson St	Triangle, Plaza, Mall, Lot, Strip - NYC
155	COLUMBUS PARK	Adam St, Court St, Cadman Plz W bet Johnson St and Fulton St	Triangle, Plaza, Mall, Lot, Strip - NYC
156	WALT WHITMAN PARK	Cadman Plz E, Adams St bet Red Cross Pl and Tillary St	Triangle, Plaza, Mall, Lot, Strip - NYC
157	PIERREPONT PLAYGROUND	bet Pierrepont Pl, Pierrepont St and the BQE	Park/Playground - NYC
158	PALMETTO PLAYGROUND	Atlantic Ave, Columbia Pl, State St	Park/Playground - NYC
159	PALMETTO PLAYGROUND	Atlantic Ave, Columbia Pl, State St	Park/Playground - NYC
160	PALMETTO PLAYGROUND	Atlantic Ave, Columbia Pl, State St	Park/Playground - NYC
161	BROOKLYN HEIGHTS PROMENADE	BQE bet Joralemon St and Grace Ct	Beach, Garden, Cemetery, Natural Area, Parkway - NYC
162	BROOKLYN HEIGHTS PROMENADE	BQE bet Remsen St and Grace Ct	Beach, Garden, Cemetery, Natural Area, Parkway - NYC
163	BROOKLYN HEIGHTS PROMENADE	BQE bet Remsen St and Montague St	Beach, Garden, Cemetery, Natural Area, Parkway - NYC
164	BROOKLYN HEIGHTS PROMENADE	Montague St bet Montague Ter and BQE	Triangle, Plaza, Mall, Lot, Strip - NYC
165	BROOKLYN HEIGHTS PROMENADE	BQE at Montague St	Beach, Garden, Cemetery, Natural Area, Parkway - NYC
166	PARK	Concord St and Flatbush Ave Ext	Triangle, Plaza, Mall, Lot, Strip - NYC
167	PARK	Concord St and Flatbush Ave Ext	Triangle, Plaza, Mall, Lot, Strip - NYC
168	COBBLE HILL PARK	Clinton St bet Verandah Pl and Congress St	Park/Playground - NYC

Community Facilities within a Half Mile Radius

ID	Facility Name	Address	Facility Type
169	UNIVERSITY PLACE	Flatbush Ave at Fleet St	Triangle, Plaza, Mall, Lot, Strip - NYC
170	UNIVERSITY PLACE	Flatbush Ave at Fleet St	Triangle, Plaza, Mall, Lot, Strip - NYC
171	UNIVERSITY PLACE	Flatbush Ave at Fleet St	Triangle, Plaza, Mall, Lot, Strip - NYC
172	UNIVERSITY PLACE	Flatbush Ave at Fleet St	Triangle, Plaza, Mall, Lot, Strip - NYC
173	GREENSTREET	Grace Ct & Bqe	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
174	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
175	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
176	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
177	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
178	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
179	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
180	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
181	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
182	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
183	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
184	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
185	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
186	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
187	GREENSTREET	Adams St bet Tillary St & Willoughby St	Joint NYCDOT/DPR Landscaped Area (Greenstreet)
188	GREENSTREET	Atlantic Ave, Bqe.Northbound Ex	Joint NYCDOT/DPR Landscaped Area (Greenstreet)

Community Facilities within a 400 Foot Radius

ID	Facility Name	Address	Facility Type
27	BROOKLYN LAW SCHOOL	250 Joralemon St	Independent - Post Secondary Degree Granting Institution
20	COUNSELING SERVICE EDNY- BROOKLYN 210	210 Joralemon St	Outpatient Medically Supervised Service - Chemical Dependency
8	SAFE HORIZON COUNSELING CENTER	50 Court St	Clinic Treatment - Mental Health
123	URBAN RESOURCE INSTITUTE, INC.	50 Court St	Supported Work/Employment Training - Developmental Disability
104	BORO HALL PLANNED PARENTHOOD CENTER	44 Court St	Diagnostic and Treatment Center Extension Clinic

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
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 #: 210 JORALEMON STREET BROOKLYN COURTS SITE SELECTION - 150320 PSK

In the matter of an application submitted by the NYC Mayor's Office of Criminal Justice and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the site selection of property 210 Joralemon Street for use as courtrooms.

COMMUNITY DISTRICT NO. 2

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BOROUGH PRESIDENT

August 5, 2015

DATE

RECOMMENDATION FOR THE 210 JORALEMON STREET BROOKLYN COURTS SITE SELECTION - 150320 PSK

The NYC Mayor's Office of Criminal Justice (MOCJ) and the Department of Citywide Administrative Services (DCAS), seek ULURP approval for site selection at an existing City-owned condominium portion of the Brooklyn Municipal Building, a thirteen story building located at 210 Joralemon Street, pursuant to Section 197-c of the New York City Charter, for use as courtrooms.

On June 1st, 2015, the Borough President held a public hearing on the proposed site selection. There were four speakers opposing this item, representatives from Brooklyn Tenants Unit (BTU) and the Flatbush Tenant Coalition (FTC). The representatives noted that in order to save millions of dollars of tax payer money the court's move and build-out timeline should be expedited to ensure completion no later than 2018. The representatives also noted that creation of a taskforce and an advisory board would insure the proper direction of all aspects of the planning, design and construction of the new court building and should consist of tenant and other appropriate advocate stakeholders, elected officials, and City and State agency staff with decision making authority.

The Deputy Borough President raised the concept for obtaining input from the court users in order to understand the dynamics of being the end user. The representative for the MOCJ noted that having the community involved in the process is important and a stakeholder group will be convened, including the users of the court system. MOCJ has been working with City Legislative Affairs to identify the agencies and determine the scope of their involvement.

The DCAS representative noted its Asset Management Group, headed by a Deputy Commissioner, is setting up a team charged with the relocation of all tenants and timely completion of the projected build-out. The Department of Finance (DOF) will be moved first into a privately leased space, with projected completion in approximately two years, followed by the other tenants moving to the appropriately designated buildings. During this two year time frame, appropriate accommodation will be made for the tenants moving out of 210 Joralemon Street. With additional already vacated space within the Brooklyn Municipal Building, approximately 200,000 rentable square feet of space will be available for the courts. The build-out for the courts is projected to be completed within the following three years and includes a programmatic function, as well as upgrading the building in order to meet more stringent energy and engineering standards. In the final phase, this space will be renovated and orderly relocated. It will take approximately five years to complete all three phases. While the budgetary details and the semantics of moving the tenants around are still being adjusted, the representative noted that the approximate start date for this process will be before the end of the year.

The representative for DCAS noted 210 Joralemon Street offers a much larger lobby area and space between the magnetometer and the elevators of which there are twice the amount currently available in the existing 141 Livingston Street location. The designed intent is to maximize the size of the waiting areas, both on ground and upper floors in order to make sure people are inside the building and protected from the elements. Technology upgrades would be introduced in order to improve operational functionality and the flow of court users throughout the space. This will allow a significantly improved overall flow of people within the space as compared to 141 Livingston Street.

In response to the Borough President's policy that DCAS utilize Minority and Women-Owned Business Enterprises (MWBE) and Locally-Based Enterprises (LBE), the representative stated that all the work done at 210 Joralemon will be done through utilizing City contacts which include the provision and guaranteed inclusion of 20 percent or greater participation of MWBE and LBE pursuant to Local Law 1. Anyone interested in obtaining information about the procurement process can contact DCAS.

Subsequent to the hearing, DCAS submitted a timeline, for the completion of this project, outlining the time associated with specific tasks. In regards to DOF relocation from 210 Joralemon St. and 345 Adams St. to leased space, the timeline calls for lease execution in mid-February 2016, completion of construction documents in the Summer of 2016, and procurement, construction completion and move-in in the Summer of 2017. In regard to other agencies relocation from 210 Joralemon St. to 345 Adams St., the timeline calls for completion of construction documents in the winter of 2017 and procurement, construction completion and move-in in the Fall of 2018. The completion of construction documents for OCA's relocation from 141 Livingston Street to 210 Joralemon Street in the winter of 2017 and procurement, construction completion and final move-in in the fall of 2020.

Consideration

CB 2 approved this application, with 30 in favor, 2 against and 2 abstaining, with conditions that DCAS expedite the relocation timetable and provide periodic updates to the community board.

The existing court facility at 141 Livingston Street consists of 15 cramped, vastly crowded floors of approximately 12,000 rentable sf. The floors are served only by four elevators. Their slow operation and frequent breakdowns constitute an unnecessary obstacle to free movement through the building. 141 Livingston Street lacks many ADA accessible features and has inadequate indoor climate conditions.

In order to vacate 141 Livingston Street, DCAS conducted a site search in mid-2014 to identify potential relocation sites. Identified sites included the City-owned condominium portion of 345 Adams Street and the City-owned Department of Education (DOE) buildings at 131 Livingston Street and 65 Court Street. The City determined it would be difficult to relocate DOE uses in the buildings at 65 Court Street and demolition at 131 Livingston Street would be costly and time consuming. It concluded that the

condominium unit retained by the City at the Brooklyn Municipal Building would be the best candidate to accommodate the relocation from 141 Livingston Street.

The Brooklyn Municipal Building contains approximately 500,000 sf and the City condominium houses government offices. The condominium currently contains DCAS, DOF, the Police Department, the Departments of Buildings and Housing Preservation and Development, the Brooklyn District Attorney, the City Clerk, and MOCJ.

Moving the courts into this space will require a multi-year project, consisting of relocating existing City agency offices and renovating the interior space. Its internal layout and configuration appear capable of handling the large numbers of visitors, litigants, and employees that use the courts.

The first phase, DOF offices will be transferred from the Brooklyn Municipal Building and 345 Adams Street to leased space in Downtown Brooklyn. Then, other agencies will move from the Brooklyn Municipal Building to 345 Adams Street. These phased moves will free up approximately 180,000 rentable sf of space from third through ninth floors within the Brooklyn Municipal Building for use by the courts.

The courts will receive approximately 3,000 visitors per day including 273 employees assigned to the courts. This includes 104 Housing court employees, 92 assigned to Civil Court, eight assigned to Small Claims Court and 69 Court Officers.

The Borough President supports the relocation to the Brooklyn Municipal Building. It is situated directly above the Borough Hall subway station, offering direct access from the subway to the arcaded entrance that protects visitors from the elements. This proposed location will distribute the courts among just seven floors, the third through the ninth floors, in full ADA compliance. The larger floors will allow every facet of the courts to expand including court rooms, waiting areas, jury rooms, and circulation areas. Fewer floors translate to reduced need for elevator capacity; however the courts will be served by twelve instead of the four elevators provided at 141 Livingston Street. Elevators will be completely rehabilitated prior to the courts moving in. Its state-of-the-art HVAC system will produce considerable benefits for those who work or seek the servicing of the courts. Coordinating building repairs is expected to be more responsive to upkeep the maintenance of the courts as opposed to dealing with a private landlord. The construction is required to adhere to the standards of Local Law 1 as it pertains to MWBE and LBE participation.

Though the Borough President is generally supportive of the proposed site selection at 210 Joralemon Street, he has concerns regarding court user inclusion and participation, the timeline for completing the move and build-out, and MWBE and LBE participation regarding procurement for moving the agency furnishings and supplies.

Stakeholder Taskforce

The Borough President believes that optimal functionality and circulation of publicly-accessible spaces within the courts rely heavily on the input of the members of the

public and their advocates, who utilize these spaces on a daily basis. Consideration should be given to the input from these court users in order to understand the dynamics of being the end user. It is important to understand their experiences and recognize their suggestions in order to enhance the design of brand new court space to best accommodate the court users. An effective means for input would be to create a task force and advisory board consisting of tenant advocate stakeholders, CB 2, elected officials, and appropriate City and State agencies, to oversee proper direction of all aspects of the three phases required to relocate the courts. A stakeholder taskforce would facilitate involvement and participation of the various stakeholders in the overall design and relocation process. Creation of a stakeholder taskforce and advisory board will enable a better understanding of the flow and circulation of the court space, preventing the dysfunction and overcrowding experienced in the current court space at 141 Livingston Street.

Therefore, the Borough President believes that MOCJ and DCAS should create a stakeholder taskforce and advisory board consisting of tenant advocate stakeholders, CB 2, elected officials, and appropriate City and State agencies, in order to facilitate involvement and participation of the various stakeholders in the overall design process as well as to ensure the highest level of functionality. These meetings should be complemented by not less than quarterly reports provided to CB 2, the affected Council Member, the Borough President and advisory board/taskforce members, regarding the status of the relocation of all the involved agencies.

Relocation Coordination

The Borough President believes that the five year timeline proposed by MOCJ and DCAS should be expedited to ensure completion no later than 2018 in order to minimize the lease payout at the interim court location. There is opportunity to jump start this project by engaging the immediate services of space planning and architectural consultants.

Space planning consultants are needed to perform programmatic needs assessment for the DOF offices that need to be relocated. Prioritizing the DOF offices relocation to 345 Adams provides an added advantage as that space needs to become vacated before DOF offices can be relocated from 210 Joralemon Street. 345 Adams Street needs to be back-filled by the other agencies, required to vacate 210 Joralemon Street to accommodate the courts. Such consultants would need to undertake programmatic needs for these other agencies as well. Retaining architectural consultants would enable the interior construction plans at 345 Adams Street to advance.

There are additional steps that can expedite the timeline of the relocation process. Realtors need to start identifying space for DOF to relocate to from both 345 Adams Street and 210 Joralemon Street. Steps can be taken to expedite contract bidding and award process to construct the space for the agencies relocating from 210 Joralemon Street to 345 Adams Street. This would enable the contract to be awarded in advance of DOF relocation from 345 Adams Street. There is also a need to

coordinate moving of the furnishings, equipment and files to enable DCAS to expedite the relocation process by arranging ahead of time and carrying-out the move upon immediate space availability.

Therefore, the Borough President believes that DCAS should be retaining space planners to begin assessing the programmatic needs for DOF's office operations at 345 Adams Street as well as the programmatic needs for other City agencies that need to relocate from 210 Joralemon Street. Based on the space planning considerations, architectural consultants should be retained to develop floor plans at 345 Adams Street for the agencies relocating from 210 Joralemon Street. He believes that the contract should provide for significantly extensive work hours in preparation of construction documents for modifying the space at 345 Adams Street. DCAS should task its contractual realtors to begin to identify appropriate office spaces to accommodate DOF the day the City Council waives its right to call up the application and the date the City Council adopts the site selection application. The Borough President believes there should be provisions for an expeditious bidding and contract award process for a scope of work that calls for multiple shifts of construction workers. He believes that movers should be retained enough in advance of the completion of construction at 345 Adams Street and later at 210 Joralemon Street to avoid delays.

While DCAS submitted a timeline outlining the various tasks to be undertaken, the timeline does not address the aspects identified by the Borough President in order to expedite the completion and opening of the new court facility.

The Borough President believes the City Council should obtain such a commitment from the Administration in writing that such considerations would be implemented.

Opening Hours Accommodations

The Borough President believes that the courts should introduce earlier operating hours in order to prevent the ground floor lobby overcrowding and exposure to the elements by those lining-up to go through the security process. Currently, from 8:30AM through 4:30PM, on average about 3,000 visitors per day pass through the security screening process to access the existing court building and services at 141 Livingston Street. While the relocation to 210 Joralemon Street provides for an increased number of elevators the space will be shared with other agencies' visitors and employees; however, there should be adequate opportunity to bring court users to their floors. As the Municipal Building has been traditionally open prior to 8:30AM, open staffed waiting rooms should be provided for the various court portions to allow users to be comfortable and be informed.

The security process at Brooklyn's Municipal Building has often resulted in lines out the door and wrapping around the corner. Although certain agencies will relocate from 210 Joralemon Street to accommodate the courts, switching municipal functions within the building, it is not known whether the amount of visiting public will increase. The Municipal Building has protective, yet limited, covering between its exterior doors and the street line, as a means to shield a number of users from the elements; however, this

should not be considered a significant upgrade from 141 Livingston Street. Introducing earlier hours for the operation of lobby security and upper floor waiting rooms, in coordination with tenant advocate stakeholders, would encourage a wider variation of court user arrivals. This will enhance the functionality of arrival circulation by allowing court users to go through the security process and enabling them to move through ground floor lobby space to their appropriate waiting destinations upstairs. This will also provide an opportunity to better integrate services prior to court appointments.

Therefore, the Borough President believes that the courts should introduce earlier operating hours allowing court users to go through the security process, enabling them to move through the lobby space to the appropriate waiting area upstairs.

Jobs

The Borough President is concerned that too many residents of Brooklyn are unemployed or underemployed. It is his policy to promote economic development as a means of creating more employment opportunities as well as promoting Brooklyn-based businesses, including those that qualify as MWBE and LBE. As multiple facilities would be relocating from multiple locations, accommodating court relocation provides an opportunity for the MOCJ and DCAS to retain Brooklyn-based moving contractors and subcontractors, especially those that are designated LBEs, consistent with section 6-108.1 of the City's Administrative Code, and MWBE establishments, as a means to meet or exceed standards per Local Law 1 (not less than 20 percent participation). However, it is not known whether City obligations to contract with moving companies pursuant to its Requirement Contracts would allow compliance with standards consistent with the policies of the Borough President.

With the intended relocation, the Borough President believes that such standards be memorialized in agency protocol. This should be pursued by having DCAS evaluate its Requirement Contracts in terms of its effectiveness to retain MWBE and LBE establishments. Consideration should be given especially to those that are designated LBEs consistent with section 6-108.1 of the City's Administrative Code, and MWBE and LBE establishments, as a means to meet or exceed standards for construction contracts per Local Law 1 (not less than 20 percent participation). The evaluation should also give consideration to coordination of the monitoring of such participation with an appropriate monitoring agency.

DCAS should then report its recommendations to the Borough President and the City Council of how the procedure should be improved to best retain Brooklyn-based contractors and subcontractors.

The City Council should obtain such a commitment from DCAS in writing that such an assessment be conducted prior to waiving its right to call up the application or otherwise grant its approval.

Recommendation

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 the land use action requested according to the following conditions:

1. That Mayor's Office of Criminal Justice and the Department of Citywide Administrative creates a task force and advisory board, prior to the City Council's consideration waiving its right to call up the application, consisting of tenant advocate stakeholders, Community Board 2, elected officials, and appropriate City and State agencies, to oversee proper direction of all aspects of the three phases required to relocate the courts;
2. That DCAS provide quarterly reports to Community Board 2, the affected Council Member, the Borough President and advisory board/task force members, regarding the status of the relocation of all the involved agencies;
3. That in an attempt to expedite the court move and build-out timeline to ensure completion no later than 2018, DCAS immediately retains:
 - a) space planning consultants to start at once to coordinate with the Department of Finance staff at both 210 Joralemon Street and 345 Adams Street, with priority given to vacating 345 Adams Street, to assess programmatic needs to be taken into consideration for relocation to private office space. and
 - b) architectural consultants to start at once meeting with all agency slated to move to space to be vacated by DOF to access their programmatic needs and then develop construction documents, according to significantly extended hour work week, for modifying 345 Adams Street as required,
4. That DCAS commits to having its contractual realtors commence identify office spaces to lease for Finance the same day the City Council waives its right to call up the application and the date the City Council adopts the site selection application.
5. That the City commit to seeking out an expeditious bidding and contract award process so that the contract is awarded in advance of DOF's relocation from 345 Adams Street and that such contracts allow for multiple construction shifts as near to 24/7 as practicable;
6. That DCAS commits to having movers engaged to start to move all phases of the move within one week of space being ready for occupancy and that such movers be contracted to work multiple shifts and weekends.

7. That Mayor's Office of Criminal Justice, in consultation with tenant advocate stakeholders, commits to implementing opening hours for the operation of lobby security and upper floor court waiting rooms, staffed by court personnel, in advance of standard Court hours in a manner to assure for waiting time for early arrivals within the building.

The City Council shall obtain such a commitment from the Administration in writing that such terms would be implemented by the agencies prior to waiving its right to call up the application or otherwise grant its approval.

Be it Further Resolved that:

1. DCAS shall evaluate its Requirement Contracts in terms of its effectiveness to retain MWBE and LBE establishment and make recommendations to the Borough President and the City Council of how the procedure should be improved to best retain Brooklyn-based contractors and subcontractors, especially those that are designated LBEs consistent with section 6-108.1 of the City's Administrative Code, and MWBE and LBE establishments, as a means to meet or exceed standards per Local Law 1 (not less than 20 percent participation), as well as to coordinate the monitoring of such participation with an appropriate monitoring agency.