



November 2, 2016 / Calendar No. 4

C 160071 PQK

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 851 Liberty Avenue (Block 3976, Lot 70) for continued use as a child care center, Borough of Brooklyn, Community District 5.

This application for acquisition of property was filed on October 13, 2015 by the New York City Administration for Children's Services (ACS) and the Department of Citywide Administrative Services (DCAS) to facilitate the continued use of property located at 851 Liberty Avenue (Block 3976, Lot 70) as Friends of Crown Heights 18, a child care center.

BACKGROUND

ACS and DCAS are seeking the acquisition of an existing building to facilitate the continued operation of a child care center in the East New York neighborhood of Brooklyn. This site has been used to provide child care since 1971, and was the subject of a previous acquisition, approved by the Commission on October 21, 1992 (C 920003 PQK, Cal. No. 32). The previous lease expired on October 31, 2015. The proposed action would allow for a new lease to be negotiated for the continued use of the property as a child care center.

The project site is located in an R6A zoning district with a C2-4 commercial overlay, which allows day care centers as-of-right. The surrounding area is generally developed with one- and two-family houses and multi-family residential buildings. The project area is conveniently accessible by public transportation, with an A/C train stop at Euclid Avenue seven blocks away, a C train stop at Shepherd Avenue five blocks away, a J/Z train stop at Norwood Avenue two blocks away, and the Q24 bus route along Atlantic Avenue.

The facility is located on a 10,000 square foot privately-owned lot (Block 3976, Lot 70) located on Liberty Avenue, at the intersection of Milford Street. The main entrance to the building is on

Milford Street and there is another entrance on Liberty Avenue. The building includes two stories, a cellar garage, and a roof, for a total area of 28,800 square feet (including 6,670 square feet of exterior rooftop space). The ACS child care facility currently uses 19,200 square feet of interior space on the first and second floors. There is a multipurpose room on the first floor, which is used as a play area in inclement weather, as well as three classrooms, offices, and storage. The second floor has five classrooms, a kitchen, offices, and storage. The cellar and rooftop, currently vacant, were used by the facility in the past, and ACS wishes to preserve the potential to use these spaces in the future. In lieu of the rooftop, the center now uses an adjacent 7,000 square foot City-owned property under the jurisdiction and management of ACS (lot 75) as an at-grade play area. The adjacent lot is not part of this application.

Friends of Crown Heights 18 serves up to 95 preschoolers ages 2 to 5 years old in five classrooms, and 31 children ages 5 to 12 years old in the after-school program in two classrooms. Children may attend from 8 am to 6 pm, Monday through Friday. The center provides daily meal service (breakfast, lunch, and a snack), supervised playtime (indoor and outdoor), and education focused on developmentally appropriate practices to enhance children's physical, cognitive, social, and emotional development. The center is staffed by 22 professional, paraprofessional, and support staff.

ENVIRONMENTAL REVIEW

This application (C 160071 PQK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Administration for Children's Services (ACS). This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 160071 PQK) was certified as complete by the Department of City Planning on June 6, 2016, and was duly referred to Brooklyn Community Board 5 and the Brooklyn

Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 5 did not hold a hearing on this application (C 160071 PQQ), and did not submit a recommendation.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 160071 PQQ) on August 29, 2016 and issued a recommendation approving the application on September 14, 2016.

The Borough President recommended the following:

1. As part of the execution of the lease, the Department of Citywide Administrative Services (DCAS) commence negotiations with the landlord in order to:
 - a. Secure a right of renewal of the lease with the addition of two five-year renewal terms
 - b. Include a provision of the right of first refusal within the lease if the property is marketed for sale to the City on behalf of the New York City Administration for Children's Services (ACS)
 - c. Activate the existing door to provide direct access to the adjacent City-owned lot if determined to be feasible
 - d. Coordinate with the landlord to determine maintenance obligation should street tree plantings and/or a Right of Way Bioswale be installed along the sidewalk fronting the building, and
 - e. Engage the landlord to access rooftop opportunities based on the structural capacity of the roof, which might promote urban agriculture or sustainable rooftop measures to the extent feasible
2. ACS and/or DCAS coordinate with New York City Department of Transportation (DOT) regarding the provision of street benches as part of the CityBench initiative
3. ACS and/or DCAS coordinate with New York City Department of Parks and Recreation (DPR) and New York City Department of Environmental Protection (DEP) regarding the

provision of additional street trees, and/or the installation of a Right of Way Bioswale, in consultation with Community Board 5 (CB5) and local elected officials

4. That ACS advocates for the construction of curb extensions with the Department of Transportation (DOT) and that should such curb extensions meet DOT's criteria, DOT shall consult with CB5 and local elected officials, prior to constructing curb extensions at intersections adjacent to the Friends of Crown Heights 18 Child Care Center

City Planning Commission Public Hearing

On September 21, 2016 (Calendar No. 3), the City Planning Commission scheduled October 5, 2016 for a public hearing on this application (C 160071 PQK). The hearing was duly held on October 5, 2016 (Calendar No. 20). Two speakers testified in favor of the application and none opposed.

A representative from ACS's Division of Early Care and Education spoke in favor of the application, and noted that the center has high enrollment.

A representative from DCAS's Asset Management/Leasing Group spoke in support of the application, and noted that while there are currently no plans with respect to streetscape and external building improvements, they hope to facilitate a dialogue between ACS and DPR on this issue.

A representative from ACS Facilities also appeared in favor. There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of a lease of property for continued use as a day care center, located at 851 Liberty Avenue (Block 3976, Lot 70), is appropriate.

A day care center has occupied this space continuously since the early 1970s, serving the community by providing needed services. There are currently 61 preschool-aged children enrolled in the center's EarlyLearn program, as well as approximately 30 children ages 5 to 12

years old in the after-school program. The center provides daily meal service, supervised play time, and educates the children using the Teaching Strategies Goals as a guide. The day care also gives parents of enrolled children time to work, attend school, or acquire vocational training. The use is permitted as-of-right in an R6A/C2-4 district. The site is well-served by transit, accessible by the A train (at Euclid Avenue), the C train (at Euclid Avenue and Shepherd Avenue), the J/Z train (at Norwood Avenue) and the Q-24 bus. The Commission also supports the Borough President's recommendations for resiliency improvements and an activated streetscape via planting, furniture improvements, rooftop improvements, and provision of a bioswale, as well as curb extensions to improve pedestrian safety. Additionally, the Commission supports the Borough President's recommendation to activate the existing door to provide direct access to the adjacent City-owned lot. The Commission is also pleased with DCAS's intention to facilitate discussions between ACS, property owners, DPR, and other departments as appropriate, for the implementation of streetscape improvements.

It should be noted that the Commission previously imposed restrictions on the use of this and other day care facilities, as a result of continuing concerns expressed by local community boards, borough presidents and the Commission itself, over a general pattern of poor maintenance and repairs. The Commission and Department staff have played a significant role in ensuring these important facilities remain in a state of good repair through Commission oversight and taking a 'second look' at the progress made on the outstanding repairs and maintenance issues raised during the public review process. ULURP review has been effective in resolving maintenance issues and the Commission believes it should continue to have an oversight role in direct lease of day care facilities.

The Commission is also aware that no decision has yet been made concerning the long-term future of this facility. The Commission believes that its unique role in planning for the orderly growth and future development of the City will complement ACS's needs assessment in determining whether this facility is at an appropriate location given future population demographics and neighborhood land use patterns. The Commission has therefore determined that this use would be suitable for a period of ten years.

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter, that this application submitted by the Administration for Children’s Services and the Department of Citywide Administrative Services, pursuant to 197-c of the New York City Charter, for the acquisition of property located at 851 Liberty Avenue (Block 3976, Lot 70) for continued use as a child care center, is approved for a period of ten years.

The above resolution (C 160071 PQK), duly adopted by the City Planning Commission on November 2, 2016 (Calendar No. 4), 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
RAYANN BESSER, IRWIN CANTOR, P.E., MICHELLE DE LA UZ,
JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISSA ORTIZ, Commissioners

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

FRIENDS OF CROWN HEIGHTS CHILD CARE CENTER 18 – 160071 PQK

In the matter of the application, submitted by the Administration for Children's Services (ACS) and Department of Citywide Administrative Services (DCAS), seeking the acquisition of property located at 851 Liberty Avenue within the East New York section of Brooklyn Community District 5 (CD 5). Approval will facilitate a lease renewal, for a 10-year term, to ensure continued provision of childcare services.

COMMUNITY DISTRICT NO. 5

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

September 14, 2016

DATE

RECOMMENDATION FOR: FRIENDS OF CROWN HEIGHTS CHILD CARE CENTER 18 – 160071 PQK

An application submitted by the New York City Administration for Children's Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 851 Liberty Avenue, in Brooklyn Community District 5 (CD 5), for continued use as a child care center.

On August 29, 2016, Borough President Adams held a public hearing on the acquisition request. There were no speakers on this item.

The representative for ACS stated that this subsidized early learn child care program is contracted for 95 seats for preschoolers, ages three to five. The requirements for eligibility to the program are 200 percent below poverty level and adequate reason for care needs.

The representative for Borough President Adams noted that recent lease terms for child care centers have not been as long as they had been in the past and expressed concern that such terms place these much-needed neighborhood facilities at risk for displacement. In response, the representative for ACS stated that both ACS and the New York City Administration are dedicated to keeping day care centers open, therefore, this is a 10-year lease. At this time the lease renewal terms are unknown but the ACS representative stated that the Office of Borough President Adams will be notified once these terms are determined.

In response to Borough President Adams' interest in furthering beautification of the streetscape fronting this building, including the introduction of bioswales as a stormwater management practice, the representative stated that the agency intends to work with the landlord in order to make sure the building frontage is as appealing as possible. The representative stated that ACS will engage with the New York City Department of Environmental Protection (DEP) and the New York City Department of Parks and Recreation (DPR) with regard to identifying this building as a site for potential improvements. Additionally, ACS will engage with the landlord regarding commitment to maintenance of such measures, if provided by the City.

In response to the Borough President Adams' concern for street safety given this facility's corner location, within close proximity to a train station, the representative for ACS stated that they support any effort that will improve safety for children and families. ACS is happy to collaborate with Borough President Adams and relevant agencies in order to promote Borough President Adams' Connecting Residents on Safer Streets (CROSS) initiative and other mechanisms to make this intersection safer for everyone. The Office of Borough President Adams will reach out to the New York City Department of Transportation (DOT) in order to open the dialogue on this matter to determine eligibility for funding.

In response to Borough President Adams' inquiry regarding the center's interest in eventually utilizing the rooftop space as a play area, the representative stated that for the currently proposed lease renewal term, there is no interest in utilizing the rooftop as a play area.

In response to Borough President Adams' interest in promoting locally-based hiring, the ACS representative stated that all hiring is done by Day Care Council of New York. ACS encourages all their centers to reach out to the Day Care Council of New York to ensure quality hires.

Consideration

CB 5 did not take a position of this application.

ACS and its predecessor agency, New York City Human Resources Administration (HRA), have operated a child care center at 565 Livonia Avenue in Brooklyn since 1971. ACS and DCAS are seeking approval to ensure the continued provision of child care services at this privately-owned property according to a 10-year lease term.

Friends of Crown Heights Child Care Center 18 serves up to 87 preschoolers and 31 children ages five to 12 years old in the after-school program. The children are taken to and from the center by parents, enabling the parents to work, attend school, or acquire vocational training.

The facility completely occupies a two-story building that is conveniently accessible by public transportation, including the A and C trains at Euclid Avenue seven blocks away, the C train at Shepherd Avenue five blocks away, the J and Z trains at Norwood Avenue two blocks away, and the Q24 bus route along Atlantic Avenue. The building consists of a total of 28,800 square feet. The center currently uses 19,200 square feet of interior space on the first and second floors. The center also uses the adjacent 7,000 square-foot adjacent City-owned lot, currently under the jurisdiction and management of ACS, as a grade level play area.

There is a multipurpose room on the first floor, which is used as a play area in inclement weather, as well as three classrooms. The second floor contains five classrooms and a kitchen.

Child Care Services encompasses a variety of activities and programs, which are determined by the child's age, developmental stage, and hours in child care. The center provides the following services to the children: education, meal service, and supervised playtime. The center's program staff consists of 22 para-professional, professional, and support staff.

Borough President Adams supports the continuation of Friends of Crown Heights Child Care Center 18 at this location. Moving forward, he believes that ACS and DCAS should take steps to secure the opportunity to lease the site for more years than proposed, investigate opportunities for streetscape enhancements, including those that assist in the management of stormwater runoff, engage DOT regarding using the CROSS Brooklyn initiative to improve the safety of the intersection at which the center is located, and engage the landlord regarding utilizing the rooftop for either urban agriculture or implementing sustainable rooftop measures.

Lease Duration

Borough President Adams is very adamant about preserving and protecting critical community space for Brooklyn's young people, and has expressed concerns about the short-term leases associated with prior child care center site acquisition applications. As more areas of Brooklyn become magnets for real estate development, Borough President Adams remains concerned that landlords might elect to pursue potentially more lucrative uses resulting in discontinuing use as child care. He has already witnessed this profit-seeking practice in other parts of Brooklyn. Examples of such cases include the Swinging Sixties Senior Center and the Bushwick United Learning Center, both located in Williamsburg. The most recent property owner of the Swinging Sixties Senior Center has been attempting to displace the center — which has served the community for decades — for redevelopment opportunities that would prove more lucrative, while the longstanding Bushwick United Learning Center, which served on average 110 children of low-income families, was recently shut down after an overdrawn eviction battle with the landlord when their most recent 10-year lease ran out and the City failed to complete proper lease renewal paperwork in a timely manner.

It is Borough President Adams' policy for the City to secure lease-renewal terms that allow the City the ability to secure initial terms of no fewer than 10 years, exclusive of multiple shorter term leases, and include the right for renewal of the lease to secure the child care center use for up to 20 years. Such terms, inclusive of multiple shorter term renewals, allow landlords to facilitate building improvements, when needed, while providing ACS with a check and balance that the facility remains in good working order. It is imperative that the City take actions through its land use process to adequately demonstrate to the community that the City is truly their partner, through securing facilities for such much-needed services. Whether provided directly through the City or through non-profits, the East New York community has a legitimate need for supportive services that work to enhance the lives of area residents.

Borough President Adams applauds the latest efforts of ACS and DCAS to negotiate for longer lease terms and encourages the lease terms to be inclusive of two five-year lease renewal terms. He believes that an initial long-term lease with a built-in right to renew to achieve 20 years of duration would adequately guarantee that Friends of Crown Heights Child Care Center 18 would remain as a community benefit for decades to come. Additionally, Borough President Adams believes it is appropriate for DCAS to seek the inclusion of a provision for the right of first refusal within the lease if the property is marketed for sale.

Access to Outdoor Play Area

Access from the building housing the Friends of Crown Heights Child Care Center 18 to the adjacent at grade-level play area requires its staff to lead the children out of the safety of the building, onto the public domain of the sidewalk where parked cars provide the sole barrier to vehicular traffic. Borough President Adams believes that the proximity of the active street poses a safety risk for the children. As the City-owned lot is currently under the jurisdiction of ACS, he believes that it should be a priority to explore appropriate actions that would further advance the safety of the children. It is Borough President Adams' understanding that there is an existing door from the facility on to the playground lot that is currently not being utilized. He believes that ACS should engage with the landlord to determine the feasibility of activating the existing door along the building's wall adjoining the play space as a means of providing a direct connection between the child care center and its adjacent playground. Incorporating such direct connection would remove the children further from any associated risk posed by vehicular traffic. Should activation of the door be feasible, it should be accounted for in the lease agreement. If use of existing door is not permitted, Borough President Adams believes that ACS should engage with the landlord to determine the feasibility of including a second door along the building's wall adjoining this play space. Should constructing the door be feasible, its funding should be accounted for in the lease agreement.

Streetscape Improvements and Stormwater Management Policies

Borough President Adams' policy is to make neighborhoods more welcoming for the pedestrian through various street beautification measures that make streets more aesthetically appealing, while introducing best practices to manage stormwater runoff. He believes that sidewalks with nominal landscaping are potential resources that should be transformed through planting additional trees, providing street planters, and incorporating bioswales. Such measures provide tangible environmental benefits through rainwater collection and improved air quality.

Borough President Adams believes that there appear to be opportunities for improving the quality of the sidewalk area fronting the center. Such improvements might serve as a catalyst for new development pursuant to the recently approved rezoning along Liberty Avenue, as part of the East New York Rezoning Plan, which proposed Liberty Avenue as a future mixed-use retail corridor for the community. Enhancing the building frontage along Liberty Avenue would contribute to advancing pedestrian-friendly blocks to assist in the promotion of Liberty Avenue

as a neighborhood retail corridor. Possible improvements might include: improving the existing tree pits, introducing street seating, providing additional street trees with tree guards and tree pit plantings, or introducing a Right of Way Bioswale that might incorporate the existing tree pits.

DOT's CityBench program is an appropriate initiative to achieve placement of street furniture to provide resting places for the elderly along retail corridors. Planting street trees provides for shade on days of excessive heat, as well as other aesthetic, air quality, and stormwater retention benefits. Tree plantings can be consolidated with Right of Way Bioswales as part of a more comprehensive green stormwater management strategy. It should be noted that Right of Way Bioswales would require maintenance commitment and attention from the landlord, and/or the center, as the tenant. Maintenance includes cleaning out debris and litter, as it may clog the inlet/outlet and prevent proper water collection, regular inspection to prevent soil erosion, watering in during hot and dry periods, and weeding to keep the plants healthy and uncongested for proper water absorption.

In addition to streetscape improvements, subject to the structural limitations of the roof, there appears to be an opportunity to either advance Borough President Adams' policy to promote urban agriculture or advance resilient and sustainable roofs. As for urban agriculture, with the recent rezoning along Liberty Avenue, the property now has additional opportunity to accommodate an increase in the amount of provided community facility floor area. The Zoning Resolution identifies agricultural use as an open use community facility, use group 4B, and includes uses such as greenhouses, nurseries, and truck gardens. Such floor area could provide for the incorporation of a rooftop greenhouse. If that was not structurally feasible, it still might be possible to convert the roof according to state-of-the-art urban farming practice such as hydroponic farming and aquaponics. Borough President Adams believes that utilization of the roof for urban agriculture would be a productive use for this otherwise underutilized space in an urban environment that could be explored in consultation with East New York Farms, and other urban agriculture entities, including aquaponics and hydroponic technologies. Borough President Adams encourages ACS and DCAS to engage the landlord to confirm the structural capacity of the roof as part of the lease negotiations and should the roof have capacity for enhancements, to encourage the landlord to investigate use of the roof to promote urban agriculture.

Alternatively, Borough President Adams' sustainable energy policy promotes the utilization of solar panels and/or blue/green/white roofs, which have the ability to reduce the site's carbon footprint and increase energy efficiency. The building is a part of the Brooklyn/Queens Demand Management Zone, an area whose infrastructure has been identified by Con Edison as inadequate to support current energy demand. Considering the significant amount of additional demand that will be generated by the growing population, as a result of the East New York rezoning, there is an immediate need for energy retrofits and upgrades of existing building stock. Subject to structural constraints, Borough President Adams encourages ACS and DCAS to engage the landlord and assist in coordinating with the Mayor's Office of Sustainability, New York State Energy Research and Development Authority (NYSERDA), and/or New York Power Authority (NYPA) to determine the feasibility of installation of solar panels. Otherwise, at minimum, the roof should be painted white.

Providing a blue and/or green roof, in addition to streetscape bioswales, would defer stormwater from entering the City's water pollution control plants. Currently, the study area suffers flooding of basements, roads, and subway stations during rainstorms due to combined sewer overflow (CSO). CSO already contributes 63 million gallons of untreated sewage and stormwater to the Fresh and Hendrix creeks. Because the City's combined sewer system relies primarily on gravity to convey flow, low-lying areas become more vulnerable to flooding. East

New York is located upland of already sewer-stressed communities such as Canarsie, East Flatbush, and Flatlands. The operation of the 26th Ward Water Pollution Control Plant (WPCP), which would have to accommodate the waste- and storm-water from the anticipated development due to the neighborhood's recent rezoning, would benefit from this site's incorporation of green/blue roof features while the landlord would reduce heat gain and loss as well as extend the life of the roof membrane.

Borough President Adams encourages ACS and DCAS to engage the landlord and assist in coordinating with the landlord to advance DEP green-water stormwater strategies by engaging the appropriate government agencies, such as the Mayor's Office of Sustainability and DEP, to give consideration to government grants and programs that might further the sustainability and resiliency of a development. One such program is the City's Green Roof Tax Abatement (GRTA), which provides a reduction from City property taxes of \$4.50 per square-foot of green roof, a savings of up to \$100,000. DEP's Office of Green Infrastructure advises property owners and their design professionals through the GRTA application process.

Borough President Adams believes that ACS and/or DCAS should consult with DEP and DPR for consideration regarding the installation of more trees and possible inclusion of a Right of Way Bioswale. ACS and DCAS should pursue lease provisions to clarify any maintenance obligation associated with such improvement as part of the lease agreement. ACS and/or DCAS should also consult with DOT regarding street furniture and the appropriateness of utilizing the CityBench initiative, which recently received additional funding to further their efforts throughout the city. Additionally, ACS and DCAS should engage the landlord regarding introducing urban agriculture techniques or sustainable rooftop measures. Where the agencies have interest in implementing an enhancement, consultation should be initiated with CB 5 and local elected officials prior to agreeing to take action.

Advancing Vision Zero Policies

Borough President Adams is a supporter of the Mayor's Vision Zero strategy. One component of Vision Zero is to extend sidewalks into the roadway as a means of shortening the path where pedestrians cross in front of traffic lanes. These sidewalk extensions, also known as bulb-outs or neck-downs, make drivers more aware of pedestrian crossings and encourage drivers to slow down at intersections where pedestrians are present. It is Borough President Adams' policy to support DOT's Safe Routes to School program. One component of the program is for DOT to install traffic-calming infrastructure, such as bulb-outs or neck-downs at intersections where child day care centers exist, to improve safety.

In 2015, Borough President Adams also launched his own initiative, Connecting Residents on Safer Street, or CROSS Brooklyn. This program supports the creation of curb extensions or bulb-outs at dangerous intersections in Brooklyn. During the program's first year, \$1 million was allocated to fund five dangerous intersections in Brooklyn. By installing more curb extensions, children and seniors will benefit because more of their commute will be spent on sidewalks, especially near dangerous intersections. At the same time, all users of the roadway will benefit from a safer street. These improvements should be coordinated with DOT to first locate improvements at high crash locations and around schools, child care centers, and senior centers. In addition, improvements should be coordinated with the expansion of slow zones and installation of countdown clocks at signalized intersections.

The Office of the Brooklyn Borough President has reached out to the DOT borough commissioner to notify of the potential for constructing the curb extensions in proximity to the Friends of Crown Heights Child Care Center 18. Borough President Adams believes that ACS should advocate for this as well. Should construction meet the criteria of DOT, it should consult with CB 5 and local elected officials before undertaking such improvements.

Recommendation

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

Be it further resolved that:

1. As part of the execution of the lease, the Department of Citywide Administrative Services (DCAS) commence negotiations with the landlord in order to:
 - a. Secure a right for renewal of the lease with the addition of two five-year renewal terms
 - b. Include a provision of the right of first refusal within the lease if the property is marketed for sale to the City on behalf of the New York City Administration for Children's Services (ACS)
 - c. Activate the existing door to provide direct access to the adjacent City-owned lot if determined to be feasible
 - d. Coordinate with the landlord to determine maintenance obligation should street tree plantings and/or a Right of Way Bioswale be installed along the sidewalk fronting the building, and
 - e. Engage the landlord to access rooftop opportunities based on the structural capacity of the roof, which might promote urban agriculture or sustainable rooftop measures to the extent feasible
2. ACS and/or DCAS coordinate with New York City Department of Transportation (DOT) regarding the provision of street benches as part of the CityBench initiative
3. ACS and/or DCAS coordinate with New York City Department of Parks and Recreation (DPR) and New York City Department of Environmental Protection (DEP) regarding the provision of additional street trees, and/or the installation of a Right of Way Bioswale, in consultation with Community Board 5 (CB 5) and local elected officials
4. That ACS advocates for the construction of curb extensions with the Department of Transportation (DOT) and that should such curb extensions meet DOT's criteria, DOT shall consult with CB 5 and local elected officials, prior to constructing curb extensions at intersections adjacent to the Children's Corner Child Care Center