CITY PLANNING COMMISSION

November 18, 2015 / Calendar No. 7 C 150297 PQK

IN THE MATTER OF an application submitted by the NYC Administration for Children's Services, the NYC Department for the Aging, and the NYC Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 966-972 Fulton Street (Block 2014, Lot 26) for continued use as a senior center and child care center, Borough of Brooklyn, Community District 2.

This application (C 150297 PQK) was filed on March 17, 2015 by the NYC Administration for Children's Services (ACS), the NYC Department for the Aging (DFTA), and the NYC Department of Citywide Administrative Services (DCAS) for the acquisition of an approximately 44,255 gross square-foot privately-owned building located at 966-972 Fulton Street (Block 2014, Lot 26) for continued use by two community facilities, the Grace Harewood Senior Center and the Young Minds Daycare Center.

BACKGROUND

DCAS, ACS, and DFTA are proposing to acquire a 44,255 gross square-foot (approximately 34,490 zoning square foot), 3-story, privately-owned building, for continued occupancy by the Grace Harewood Senior Center and the Young Minds Daycare Center. These facilities have been operated by the Fort Greene Council at this location since 1973. The continued use of these facilities had been previously approved by the City Planning Commission in 1994 (C 920367 PQK). The proposed action would facilitate a 10-year renewal of the lease.

The Young Minds Daycare Center occupies approximately 16,195 square feet of interior space on the second and third floors of the building, and 9,765 square feet consisting of two outdoor play areas on the roof. The daycare center, located on the second floor, is accessible by two stairs and an elevator. On the second floor, the center has two classrooms used by the preschool program, one classroom used as a library, one classroom used as a multipurpose room, one vacant classroom, and a reception area, offices, and the kitchen. The second floor provides all preschool space and has a small roof play area. The center uses the third floor for after-school programs and has four classrooms and an indoor multipurpose room. The center provides a variety of activities and programs, which are determined by the child's age, developmental stage, and hours in day care, including:

1. Meal Service: Child and Adult Care Food Program (CACFP) provides preschool children with nutritionally balanced breakfast, lunch, and snack daily.

2. Supervised playtime: Under the supervision of a child care worker, children are encouraged to become active in indoor and outdoor play activities that are appropriate to their age and stage of development, including music and motor skills.

3. Education: The Pre-school uses the Teaching Strategies Gold Online and The Creative Curriculum as a guide. The program promotes developmentally appropriate practices all year long to enhance children's physical, cognitive, social and emotional development. The Child Care Center has an open policy of ongoing communication and collaborative partnership with parents and the community.

4. The center is licensed and subject to the established standards of ACS as well as federal, state, and city regulations.

Young Minds Daycare Center serves up to 30 children funded by ACS. In addition, there are 5 children in Universal Pre-K and approximately 80 children ages 5-12 in the afterschool program. Pre-School children, age 2-5, may attend from 8 AM to 6 PM, Monday through Friday. All children are taken to and from the center by their parents, allowing the parents to work, attend school, or acquire vocational training. The program staff at the daycare program consists of approximately 23 professional, para-professional, and support staff.

The Grace Harewood Senior Center occupies approximately 18,295 square feet within the ground and cellar-floors of the building. The entrance to the senior center on Fulton Street is wheelchair accessible. It also has an elevator accessible to the seniors, and restrooms on each floor. The first floor includes a dining room used for special events as well as meals, a kitchen, offices, and a conference room. The cellar includes a main room used for activities and overflow from the main dining room, a meeting room for staff and center members, a library, a room with a pool table, an

exercise room, a computer room, a room for sewing, drawing, painting and arts and crafts, a staff lounge, and a TV room. Senior center services encompass a variety of activities and programs which are determined by the needs of the local population, including:

1. Meal Service: The center provides an average of 70 congregate lunches per day and 30 congregate dinners per day (on Wednesday and Thursday) at no cost, but with a suggested contribution. Each meal is required to provide one-third of the recommended daily dietary allowance and to adhere to all governmental guidelines and requirements.

2. Social activities: The center offers a wide range of educational and recreational programs and activities for the seniors, including health promotion and nutrition education. Some of the recent Health Promotion and Nutrition activities offered by the center include: Line Dancing, Exercise and Strength Training, Zumba, Cardio, Power Stretch, Chair Fitness, Swing Dance, Gym, Blood Pressure Screening, Tai Chi for Arthritis, Yoga, Meditation, Jokercise, Stress Elimination, and Healthy Diet for a Healthy Heart. The center has also offered intergenerational activities including Walk-A-Thons, the Sankofa Academy graduation celebrations, and partnership with the Compass Charter School.

3. Social services: The center provides information and assistance with social service needs, including applying for entitlement programs and other benefits.

4. Transportation: The center provides transportation to and from the center and for trips.

An average of 95 seniors attend the senior center daily, Monday to Friday between the hours of 9 AM to 5 PM. In addition, the center is open till 7:00 on Wednesdays and Thursdays to provide seniors with a late meal or dinner. Approximately 10 employees staff the senior center.

The subject building is located near the corner of Fulton Street and Grand Avenue, in the Clinton Hill neighborhood of Community District 2, Brooklyn. The site is almost entirely located within an R7A/C2-4 zoning district within an Inclusionary Housing Designated Area (IH). Fulton Street is a local retail corridor, predominately developed with older 4-5 story attached, and newer 8-10

story mixed-use buildings, many with commercial uses on the ground-floor and residential uses on upper-floors. Directly across the street from the site, to the north, the NYC Department of Transportation closed a portion of Putnam Avenue to create an expanded Putnam Triangle park and pedestrian plaza, which will be re-designed and re-built as a permanent plaza beginning in 2015. The immediate area also includes a number of other community facility uses, including the Adelphi Station of the US Post Office and the Bethel Seventh-day Adventist Church and private elementary school. The site is accessible from the B25 and B26 buses, which run along Fulton Street. In addition, the Clinton-Washington C-train station is approximately four short-blocks to the west, and the Franklin Avenue C-train and Shuttle are approximately five short-blocks to the east.

The site is also located within the Fulton Area Business (FAB) Alliance Business Improvement District (BID), which is responsible for providing services along this portion of the Fulton Street corridor. This area has seen a resurgence in retail and nightlife uses and the construction of new mixed use developments in the last few years, fueled in-part by the significant increases in value of the surrounding brownstone neighborhoods to the north and south of Fulton Street.

ENVIRONMENTAL REVIEW

The subject application (C 150297 PQK) was reviewed pursuant to the Rules of Procedure for City Environmental Quality Review (CEQR) Executive Order No. 91 of 1977, and the State Environmental Quality Review Act (SEQRA) set forth in Volume 6 of the New York Code of Rules and Regulations (NYCRR), Section 617.00. The lead agency is the NYC Department of Citywide Administrative Services. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 150297 PQK) was certified as complete by the Department of City Planning on September 8, 2015, and was duly referred to Brooklyn Community Board 2 and to 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

In letters to the Department of City Planning dated April 24, 2015 and August 27, 2015, Community Board 2 requested to waive their review of this application with the expressed intent of expediting the execution of the new lease for this facility.

Borough President Public Hearing

This application was considered by the Borough President of Brooklyn, who held a public hearing on this application on October 7, 2015 and issued a recommendation to approve the application on October 16, 2015. The Borough President included the following recommendation as part of the approval:

1. That Department of Citywide Administrative Services continues its negotiations with the landlord in order to:
    a. Secure a right for renewal of the lease for an additional 10 year term;
    b. Include a provision of the right of first refusal within the lease if the property is marketed for sale, and;
    c. Determine what type of building frontage improvements should be included in the lease, such as a new awning the length of the building, provision of street furniture and street plantings; items beyond the scope of the lease should be pursued through coordination with the Parks Department and Department of Transportation.

2. That the Department of Parks and Recreation give consideration to providing tree pit enhancements and/or additional street trees and/or planting, and the Department of Transportation provide curb side seating, both in consultation with Community Board 2, Fulton Area Business Alliance and local elected officials.

3. That the Department of Small Business Services or the Department of City Planning should give consideration to advancing a zoning text amendment of the Fort Greene and Clinton Hill sections of Fulton Street in consultation with Community Board 2, Fulton Area Business Alliance and local elected officials.

4. That the City should collaborate with the United States Postal Service to realize a state-of-the-art postal facility while producing much needed affordable housing and/or community use.

City Planning Commission Public Hearing

On October 7, 2015 (Calendar No. 1), the City Planning Commission scheduled October 21, 2015 for a public hearing on this application (C 150297 PQK). The hearing was duly held on October 21, 2015 (Calendar No. 4). There were five speakers in favor of the application.

The applicant team, which included representatives from DFTA, ACS, and DCAS, spoke in favor or the proposal and presented the existing facilities' conditions and programming, the terms of the proposed lease, and summarized improvements that have been made and are proposed to be made by both the landlord and City agencies prior to lease renewal. The applicant team stated that the facility was in a state of good repair and that they have a positive working relationship with the landlord who is making a good-faith effort on building repairs and lease renewal negotiations.

The Executive Director of the Fort Greene Council, the facilities' operator, spoke in favor of the application stating the history and breadth of the Fort Greene Council's mission and operations, the need for such low-cost community facilities, especially in rapidly-changing neighborhoods such as Clinton Hill, and the importance of staying in this location. The Executive Director discussed their local hiring programs for employees, stating that most work within walking distance which allows them to get to the site even during storm events or public transportation closures.

The Executive Director of the Fulton Area Business Alliance Business Improvement District spoke in favor of the application and described the essential services that the facilities provide for both senior residents and families. He also spoke about the seniors' use of the Putnam Triangle DOT plaza across the street and their ongoing role in helping design the plaza and its future renovations.

There were no additional speakers and the hearing was closed.

CONSIDERATION

The City Planning Commission believes that this application for the acquisition of property located at 966-972 Fulton Street (Block 2014, Lot 26) for continued use as a senior center and day care center, is appropriate.

The facility has been continuously operating at this location since 1973, serving local residents by providing educational, recreational, and nutritional programs. The use is permitted as-of-right

under current zoning and the site is well situated to serve local residents, including access to public transportation.

The Commission is satisfied that the facilities have been maintained in good order. The Commission further notes that the City agencies have developed clear scopes of work for improvements, and is pleased that many of the repairs have already been conducted by the landlord in anticipation of a lease renewal. In this regard, the Commission encourages DCAS to continue discussions with the landlord to determine if a term longer than 10 years is warranted. The Commission also supports the Borough President's recommendation for an activated streetscape via programming, planting, furniture improvements, and introduction of transparency and glazing.

RESOLUTION

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c of the New York City Charter that, based on the environmental determination and the consideration described in this report, the application submitted by the NYC Administration for Children's Services, the NYC Department for the Aging, and the NYC Department of Citywide Administrative Services for the acquisition of property located at 966-972 Fulton Street (Block 2014, Lot 26), for continued use as a senior center and child care center , Borough of Brooklyn, Community District 2, is approved.

The above resolution (C 150297 PQK), duly adopted by the City Planning Commission on November 18, 2015 (Calendar No. 7), 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, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, RICHARD W. EADDY
CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*

CITY OF NEW YORK
Community Board No. 2
350 JAY STREET - 8TH FL.
BROOKLYN, N.Y. 11201
(718) 596-5410 FAX (718) 852-1461
cb2k@nyc.rr.com

ERIC ADAMS
Borough President

SHIRLEY A. McRAE
Chairperson

ROBERT PERRIS
District Manager

April 24, 2015

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Chairman Weisbrod:

Community Board 2 received on March 24, 2015 a pre-certification copy of application 150297 PQK for the acquisition of 44,255 square feet (inclusive of rooftop play areas) of space at 966-972 Fulton Street for the continued provision of child care and senior services. The application was submitted by the city's Administration for Children's Services, Department for the Aging, and Department of Citywide Administrative Services.

As the application notes, the site has been used for day care and senior services since 1973, most recently if not always by the Fort Greene Council, Inc. Mr. Sam Pinn, Jr., chairman of the corporation's board of directors, spoke at the community board's March 11, 2015 general meeting. Mr. Pinn expressed his concern that the Fort Greene Council would need to close its Grace Agard Harewood Senior Center and Young Minds Day Care Center because the city was not able to negotiate a new lease for the programs at the existing location.

The day care center provides meal service, supervised play and educational programs to up to 30 children. A daily average of 95 older adults receives meal service, educational and recreational activity and senior services at the senior center.

Community Board 2 is concerned about the negative impact that the possible closure of these two facilities– institutions in two senses of the word–would have on the community. For a variety of reasons, the clienteles provided for may not be able to access similar services at other centers, resulting in a diminishment of their quality of life. A competitive real estate market in Clinton Hill and surrounding neighborhoods makes it uncertain that another building could be found as an alternative home for the day care and senior centers.

At the community board's April 8, 2015 general meeting, I announced receipt of the pre-certification copy of the Uniform Land Use Review Procedure (ULURP) application. Following board member discussion, a motion was duly made, seconded and passed unanimously (34-0-0) to

waive our opportunity to comment on 150297 PQK. There are currently 45 members of Community Board 2.

This motion was made with the expressed intent to expedite review of the application, should the three agency co-applicants agree to terms with the owner of 966-972 Fulton Street. Community Board 2 encourages the city agencies to negotiate with the owner in good faith and in the interest of the residents served, now and in the future, by the Young Minds Day Care Center and Grace Agard Harewood Senior Center.

The community board will work with Borough President Eric L. Adams, the New York City Council, the City Planning Commission and their respective staffs to minimize the length of the ULURP review period.

Although it has waived its opportunity to do so, Community Board 2 is as grateful as always for the chance to comment.

Sincerely,

Shirley A. McRae

cc: Hon. Eric L. Adams, Brooklyn Borough President
Richard Bearak, Director of Land Use
Brooklyn Borough President's Office
Hon. Laurie Cumbo
Hon. David G. Greenfield, Chairperson, Committee on Land Use
Hon. Mathieu Eugene, Chairperson, Committee on Youth Services
Hon. Margaret S. Chin, Chairperson, Committee on Aging
New York City Council
Assistant Commissioner Ana Colares RA
Administration for Children's Services
Lee Boyes, Director of Facilities Management
Department for the Aging
Assistant Commissioner Randall Fong
Department of Citywide Administrative Services
Winston Von Engel, Brooklyn Borough Director
Alex Sommer, City Planner
Department of City Planning
Sam Pinn, Jr., Chairman
Fort Greene Council, Inc.

SAMC:RP

CITY OF NEW YORK
Community Board No. 2
350 JAY STREET - 8TH FL.
BROOKLYN, N.Y. 11201
(718) 596-5410 FAX (718) 852-1461
cb2k@nyc.rr.com

ERIC ADAMS
Borough President

SHIRLEY A. McRAE
Chairperson

ROBERT PERRIS
District Manager

August 27, 2015

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street
New York, New York 10007

Dear Chairman Weisbrod:

Community Board 2 is please to read ("City to Renew Lease At Clinton Hill Community Center." *DNAinfo*, August 21, 2015.) that the Department of Citywide Administrative Services (DCAS) has agreed to terms with the owner of 966-972 Fulton Street, long-time home to the Grace Agard Harewood Senior Center and Young Minds Day Care Center. A DCAS spokesperson is quoted as saying, "We have agreed on terms and the lease is with the landlord for review."

I have enclosed a copy of my letter dated April 24, 2015, informing you that Community Board 2 unanimously approved (34-0-0) a motion waiving its opportunity to comment on 150297 PQK. Department of City Planning staff informed the district office that it was unclear what review the community board is waiving. I am writing to clarify that Community Board 2 waives all review, both prior and subsequent to the referral of 150297 PQK by the City Planning Commission, with the expressed intent of expediting the execution of the new lease of 966-972 Fulton Street.

As I wrote in my earlier letter, Community Board 2 will work with Borough President Eric Adams, the New York City Council, the City Planning Commission and their respective staffs to minimize the length of the ULURP review period.

Sincerely,

Shirley A. McRae

Shirley A. McRae

Encl.

cc: see following page

cc: Hon. Eric Adams, Brooklyn Borough President
Richard Bearak, Director of Land Use
Brooklyn Borough President's Office
Hon. Laurie Cumbo
Hon. David G. Greenfield, Chairperson, Committee on Land Use
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Assistant Commissioner Randall Fong
Department of Citywide Administrative Services
Winston Von Engel, Brooklyn Borough Director
Alex Sommer, City Planner
Department of City Planning
Sam Pinn, Jr., Chairman
Fort Greene Council, Inc.

SAM^{C}:RP

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 #: GRACE HAREWOOD SENIOR CENTER AND YOUNG MINDS DAYCARE CENTER – 150297 PQK

In the matter of the application, submitted by the Administration for Children's Services (ACS), Department for the Aging (DFTA) and Department of Citywide Administrative Services (DCAS), requests the acquisition of privately-owned property at 966-72 Fulton Street within the Clinton Hill neighborhood of Brooklyn, in Community District 2. Approval will facilitate a lease renewal, for a 10 year term, to ensure continued provision of childcare services and senior center services.

COMMUNITY DISTRICT NO. 2 BOROUGH OF BROOKLYN

RECOMMENDATION

☒ APPROVE
☐ APPROVE WITH MODIFICATIONS/CONDITIONS
☐ DISAPPROVE
☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

SEE ATTACHED

Eric L. Adams

BOROUGH PRESIDENT

October 16, 2015

DATE

RECOMMENDATION FOR GRACE HAREWOOD SENIOR CENTER AND YOUNG MINDS DAYCARE CENTER – 150297 PQK

The Administration for Children's Services (ACS), Department for the Aging (DFTA) and Department of Citywide Administrative Services (DCAS), request the acquisition of privately-owned property at 966-72 Fulton Street within the Clinton Hill neighborhood of Brooklyn, in Community District 2. Approval will facilitate a lease renewal, for a 10 year term, to ensure continued provision of childcare services and senior center services at this location.

On October 7th, 2015, the Borough President held a public hearing on the acquisition request. There were two speakers in support of this item. The Executive Director of the Fulton Area Business (FAB) Alliance pointed out that this center is crucial for both seniors and children in this area, and he looks forward to more collaboration with the center in regard to enhancing the building's frontage. A reporter for Our Time Press also pointed out that the center is a staple for this community but expressed concern for lease duration.

The representative for ACS stated that 30 of the children are funded via discretionary funds of the City Council, about 20 children are funded by the Department of Education, and another 80 children are funded by the Department of Youth and Community Development through the afterschool program.

In response to the Borough President's interests in the efforts to provide seniors with continued awareness of the benefits provided by this senior center, the representative for the operator stated that outreach is done through printed materials on services, programs and special events to neighborhood churches and senior housing facilities, within the surrounding area. Staff also performs direct outreach by handing out printed materials at subway entrances and at the Putnam Triangle. Special events are advertised in local papers, on the center's website and in the center's central lobby. The DFTA representative noted its undertaking of a number of initiatives in order to boost seniors' awareness of the programming at the center. The representative for DFTA confirmed that this is an area that needs the senior center facility and services to remain open as it is the only funded senior center within a close proximity.

The DCAS representative clarified that there is one lease for both agency services within this building. DCAS has approached the landlord multiple times regarding including language in the lease to provide the City the option to renew at the end of the proposed ten year lease, though the landlord has consistently rejected the idea. DCAS will continue its efforts to negotiate the inclusion of the option to renew, for an additional ten years. There is a scope of work for the lease renewal which reflects the landlord's responsibilities and maintenance standards for the rooftop playground, ADA work, cosmetic touch-ups, and floor repairs. The lease renewal will include language which provides the landlord with a timeframe within which the specified scopes of work must be performed. In the case that the landlord fails to perform, the City as an agent of the landlord has the right to perform such tasks and deduct associated expenses from the rent payment.

In response to the Borough President's interest in furthering beautification and activation of the streetscape fronting this building, in order to contribute to FAB's efforts of enhancing the Fulton Street retail corridor, it was stated that the lease payment includes the Fulton Avenue BID fees, through the Department of Finance. The center has also been involved with FAB directly, as they are on the FAB board, and have worked with FAB and Department of Transportation (DOT) towards enhancing the Putnam Triangle, located across the street.

The representative stated that both ACS and DFTA look forward to continue working with the center, FAB, and DOT to continue energizing the corridor.

In response to the Borough President's interest in promoting locally-based hiring, the ACS representative stated that the day care center reaches out to education programs of nearby colleges and institutes. Outreach for all positions within the center is also performed through the union's website and the center's own website.

Considerations

Community Board 2 (CB 2) unanimously approved the motion to waive their opportunity to comment on this application with the intent to expedite the execution of the new lease.

The facilities on this site have been operated by ACS and DFTA since the early 1970s. The childcare and senior center facilities are housed in a three story building which contains approximately 44,250sf of floor area, including two rooftop play areas. The center is conveniently accessible by multiple modes of public transportation. Through this acquisition and lease renewal, an average of 115 children and over 100 seniors are expected to continue receiving services that promote education, social wellbeing and physical health.

The childcare center occupies approximately 26,000sf of the building, spread over the second and third floors as well as rooftop areas. The second floor provides an all preschool space while the third floor is dedicated for the after school children. The roof is accessible for all children. The center provides a variety of activities, programs, and services such as meal service, supervised playtime and education. The childcare program staff consists of approximately 23 professional, para-professional and support staff.

The senior center occupies approximately 18,000sf of the building, spread over the first floor and the cellar, which are ADA compliant. The center provides a meal service, serving an average 70 congregate lunches per day and 30 congregate dinners per day (on Wednesdays and Thursdays). The center also provides social services, transportation and social activities which consist of a wide range of educational and recreational programs and activities for the seniors, including health promotion and nutrition education. The senior center staff consists of approximately 10 employees.

The Borough President generally supports land use actions that seek to support the continuation of businesses and community facilities that provide services to all Brooklynites. Through this land acquisition and lease renewal, up to 115 children and 95 seniors will be able to continue receiving full-time educational and social programs.

In addition, this center serves an important role in the local economy by generating approximately 33 local jobs. The continuation of this center will not only secure its current workforce, it will continue to enable the parents of the enrolled children to maintain their own employment with the understanding that their children are being provided for during the workday.

The Borough President believes it is vital for households and senior community members to have easy access to community amenities such as daycare and senior services to take advantage of their locally-based facilities. He suggests that, as part of its outreach process, the Grace Harewood Senior Center and Young Minds Daycare Center consult with CB 2 and local elected officials to reach as many locally-based families as possible.

Though the Borough President is generally supportive of the proposed acquisition and lease renewal, he has concerns regarding the duration of the lease. Furthermore, he believes there are opportunities to continue to improve the condition and vibrancy of the building's street frontage, including requiring non-residential ground floor use along this section of Fulton Street. In addition, the Borough President has identified underutilized air rights of the adjacent Post Office site that could be developed for much needed affordable housing.

Lease Duration

The Borough President is very adamant about protecting and preserving critical community space for the Brooklyn's young and young at heart, and is concerned about the short term leases for such facilities. As more areas of Brooklyn become magnets for real estate development, the Borough President is concerned that landlords might elect to pursue potentially more lucrative uses resulting in discontinuing use as child care and senior centers. The Borough President 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 new property owner of the Swinging Sixties Senior Center has recently attempted to displace the center – which has served the community for decades – for redevelopment opportunities that would without a doubt prove more lucrative. While the long-standing 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 the Borough President's policy for the City to secure fair lease-renewal terms which allow the City the ability to secure terms no less than ten years, inclusive of multiple shorter term leases and the right for renewal of the lease for an additional ten year term.

It is imperative that the City take actions through its land use process to adequately demonstrate, to the community, that the City is truly the community's partner, through securing facilities for such much needed programming. Whether provided directly through the City or through non-profits, the Clinton Hill community has a legitimate need for supportive services that work to enhance the lives of area residents.

The Borough President supports the efforts of ACS to continue to compel the landlord to accept a lease that grants the City the ability to renew the lease for an additional period of ten years. He believes that a long-term lease guarantees that Grace Harewood Senior Center and Young Minds Daycare Center would not fall victim to discretionary profit-seeking actions by the landlord and ensure the facility remain a community benefit for decades to come. Should DCAS be unsuccessful in negotiating a lease renewal provision, it should seek the inclusion of a provision for the right of first refusal within the lease if the property is marketed for sale.

Streetscape Improvement

The Borough President's policy is to make neighborhoods more vibrant and more welcoming for the pedestrian through various street beautification measures. He believes that sidewalks with nominal landscaping are potential resources that should be transformed through planting additional trees and/or providing street planters. This section of Fulton Street falls within FAB where there have been ongoing efforts to enhance the Fulton Street shopping experience by promoting a safe, lively and inviting atmosphere for both shoppers and pedestrians. The Borough President shares the position of the Executive Director of FAB

that there may be street scape improvement opportunities such as: sprucing up the existing tree pits with tree guards and tree pit plantings; accommodating one or more additional trees and/or providing street planters and/or street furniture, including benches near the curb; creating a green wall along the façade of the building; and, installing an awning along the length of the building to beautify the façade and provide shade and shelter for both children and seniors. Additional actions to create a more vibrant atmosphere along Fulton Street might be achieved through the exploration of street activation, including fundraising opportunities secured by obtaining permits for weekly sidewalk arts, crafts, and baked goods sales, and creating a GrowNYC Youth Market.

DCAS should consider which of these enhancements might be best achieved and/or maintained by the landlord pursuant to the lease agreement. Installation of the trees or planters would need to be coordinated with the Department of Parks and Recreation and DOT. Street furniture would need to be coordinated by DOT. All such enhancements should be considered in consultation with CB 2, FAB and local elected officials.

Ground Floor Uses Along Fulton Street

The Grace Harewood Senior Center and Young Minds Daycare Center site is located within FAB Business Improvement District where there have been ongoing efforts to enhance the Fulton Street shopping district. The goal of FAB is to turn Fulton Street into a lively mixed-use retail corridor with a vibrant mix of commercial and community facilities on the ground floor of all new developments.

Ground floor retail provides opportunities for pedestrians to look inside at merchandise and activity in a manner that makes a more interesting experience when strolling along a retail corridor. Interesting corridors often result in more foot-traffic that support retailers while providing more eyes on the street as a means to enhance a feeling of being safe in the neighborhood. This is further enhanced when lighting from stores supplements the City's street lights. By providing a more active street front, commercial ground floor space has the potential to not only activate the street but also provide more pedestrian foot traffic and an overall brighter, livelier and safer atmosphere.

The Borough President believes that any future developments should be required to provide appropriate and inviting non-residential use and transparent facades at the ground floor level, consistent with the standards of the Zoning Resolution's Special Enhanced Commercial District.

He believes that the Department of Small Business Services or the Department of City Planning should give consideration to advancing a zoning text amendment of the Fort Greene and Clinton Hill sections of Fulton Street in consultation with CB 2, FAB and local elected officials.

Identification of Government Property to Further Affordable Housing and Community Development Opportunities in this Section of Clinton Hill:

The Borough President supports the Mayor's goal to achieve 200,000 affordable housing units over the next decade. It is one of the Borough President's policies to support effective ways to create more affordable housing. He also believes that it is important to take into consideration each individual community's needs in order to properly meet their specific demands. Among the Borough President's policies is to support effective ways to create community facilities, where necessary.

The residents of Brooklyn continue to face significant increases in rents, ultimately resulting in residential displacement. Therefore, it is crucial to continue identifying additional, more creative, opportunities for people to affordably remain within their neighborhoods. In response to the Mayor's *Housing New York: a Five-Borough, Ten-Year Plan,* in November 2014 the Borough President produced a report titled the Housing Brooklyn: A Road Map to Real Affordability for Brooklynites. The report discusses key opportunities for affordable housing development throughout Brooklyn in order to help achieve the Mayor's development goals. The report outlines important steps that need to be taken to give more residents the opportunity to secure quality affordable housing. One such method is to identify potential government-owned land that can be utilized for private residential development in order to help realize the much needed affordable housing in a manner that maximizes affordability to existing neighborhood residents.

Taking into consideration to borough's growing population, given the scarcity of available land for development, without proper planning and mitigation there could be significantly adverse impacts not only on the affordable housing resource but on the various community facilities as well. Government-owned land should be a resource used to provide for a variety of services within the community, such as schools, public parks, community facilities and other municipal needs.

The existing unused development rights from the two adjacent Post Office tax lots with excess development rights are one such government owned resource that should provide additional community benefit. The Borough President believes there is an opportunity for the City to collaborate with the United States Postal Service to realize a state-of-the-art postal facility while producing much needed affordable housing (approximately 20 units) and/or accommodating a community use.

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.

Be it further resolved that:

1. That Department of Citywide Administrative Services continues its negotiations with the landlord in order to:
    a. secure a right for renewal of the lease for an additional 10 year term;
    b. include a provision of the right of first refusal within the lease if the property is marketed for sale, and;
    c. determine what type of building frontage improvements should be included in the lease, such as a new awning the length of the building, provision of street furniture and street plantings; items beyond the scope of the lease should be pursued through coordination with the Parks Department and Department of Transportation.

2. That the Department of Parks and Recreation give consideration to providing tree pit enhancements and/or additional street trees and/or plantings, and the Department of Transportation provide curb side seating, both in consultation with Community Board 2, Fulton Area Business Alliance and local elected officials.

3. That the Department of Small Business Services or the Department of City Planning should give consideration to advancing a zoning text amendment of the Fort Greene and Clinton Hill sections of Fulton Street in consultation with Community Board 2, Fulton Area Business Alliance and local elected officials.

4. That the City should collaborate with the United States Postal Service to realize a state-of-the-art postal facility while producing much needed affordable housing and/or community use.