



**IN THE MATTER OF** an application submitted by the Human Resources Administration 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 10300 Foster Avenue (Block 8149, Lot 300) for use as a warehouse, in the Borough of Brooklyn, Community District 18.

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This application for the acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as warehouse was filed jointly by the Human Resources Administration (HRA) and the New York City Department of Citywide Administrative Services (DCAS) on April 1, 2015.

The acquisition would allow HRA to expand their current tenancy within the subject property by leasing an additional 202,477 square feet.

## **BACKGROUND**

HRA proposes to expand its occupancy of a warehouse building at 10300 Foster Avenue (Block 8149, Lot 300). The proposed expansion would facilitate the consolidation of HRA's warehouse and shop operations, now located at Bush Terminal and 250 Livingston Street in Brooklyn, and 260 Eleventh Avenue in Manhattan, at one location. Currently, HRA occupies approximately 113,570 square feet of warehouse space in the building. The proposed expansion of 202,477 square feet within the ground floor and mezzanine would facilitate the relocation of HRA's Record Storage/Information Retrieval Services, Print Shop, Trade Shops, Trade Shop Warehouse, and MIS Warehouse. Once completed, HRA will occupy a total of 316,047 square feet in the building, and add 136 employees who will be relocated to this facility as their primary workplace (though 40 trades people work off-site on a daily basis).

HRA's Information Retrieval/Record Storage facility, currently located at Bush Terminal, Brooklyn, will occupy 111,318 square-feet of space in the new facility including offices, storage of boxed archival records from all HRA operations, and retrieval operations. It is staffed by 12 employees.

The Print Shop, the digital and traditional printing operation for HRA, is also currently located at Bush Terminal, Brooklyn. It will be relocated to 31,159 square feet within the Foster Avenue facility. Only the Print Shop receives visitors on a daily basis (about 6 per day). The print shop is staffed with 12 employees.

The Trade Shops, Trade Shop Warehouse, which are now located at 260 Eleventh Avenue in Manhattan, would also all be relocated to 35,000 square feet in the Foster Avenue warehouse. The Trade Shops include carpentry, electrical, plumbing, locksmith and HVAC shops, as well as staff space and warehouse storage for construction materials. They provide maintenance, repairs and storage for all HRA locations city-wide. The Trade Shops, the largest single division to move, employs 94 persons including: 40 on-site workers, 40 who report to field locations on a daily basis and 14 persons in administrative or supervisory titles. The Trade Shop Warehouse, a separate operation, employs 12 people,

The Management Information Systems (MIS) warehouse, also located at 260 Eleventh Avenue in Manhattan, be relocated to 25,000 square feet in the Foster Avenue warehouse. MIS is the in-house information technology division of HRA. The warehouse houses personal computers, printers, scanners and other electronic equipment. The MIS Warehouse employs 6 people.

The proposed expansion will include 30 parking spaces in the existing parking lot across E.105<sup>th</sup> Street for city vehicles entering through a 50 foot curb cut on Foster Avenue. The lot includes 18 spaces for vehicles assigned to the Trade Shops, 2 for the Print Shop, 2 for the MIS Warehouse and the balance of 8 spaces for transient vehicles making pick-ups and deliveries. The expansion will include the use of seven existing loading bays, each with 19 foot curb cuts and located at the perimeter of the property.

10300 Foster Avenue is a one-story, 425,160 square-foot warehouse building (with mezzanine) on a 450,000 square foot lot (.94 FAR). Currently, HRA leases 89,709 square feet where it receives, stores and distributes a wide variety of office and client related supplies, forms, documents, furniture and surplus equipment for facilities throughout the five boroughs (26 employees). In addition, HRA houses a unit of the Office of Central Processing which is responsible for assembling, storing and delivering application kits for HRA Job/Cash centers (20 employees).

Within this same building, the Administration for Children's Services (ACS) occupies 23,861 square feet, primarily used for city-wide case storage and the distribution of program supplies and commodities. The balance of the building, approximately 100,000 square feet, is leased by an electrical supply company.

The current occupancy of the building by HRA and ACS was approved by the City Planning Commission in September 2007, pursuant to an application (C 070337 PCK) submitted jointly by DCAS, HRA and ACS for site selection and acquisition of warehouse space.

10300 Foster Avenue is generally bounded by Foster Avenue to the north, East 105<sup>th</sup> Street to the east, the Canarsie L line and Farragut Road to the south and East 101<sup>st</sup> Street to the west, in an M1-1 zoning district within the Flatlands/Fairfield Industrial Business Zone.

Zoning districts in the area include the continuation of the M1-1 district for several blocks to the north, a C8-1 district to the south, an R5 district to the south and east, and an R4-1 district to the west. The M1-1 district is characterized by one and two- story warehouses and light manufacturing buildings. Land uses generally include storage and distribution facilities and light industrial uses, including a private electrical supply company, the sole remaining private tenant within the subject premises. Within the adjacent property to the west is the CPC approved FDNY EMS station and Special Operations Command Warehouse (C 130307 PCK, 8/21/13) and a wholesale food supply store. Directly east is the MTA East 105<sup>th</sup> Street “L” subway station and to the south is the end of the line train yard, separating the building from various community facilities and residential uses. In addition to the adjacent “L” subway station, the area is served by surface transit B60, B17 and B42 bus lines.

## **ENVIRONMENTAL REVIEW**

This application (C 150318 PQQ) was reviewed pursuant to the New York State Environmental 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 Procedures of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 14HRA001K. The lead agency is the Human Resources Administration.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on December 11, 2014.

## **UNIFORM LAND USE REVIEW**

The application (C 150318 PQK) was certified as complete by the Department of City Planning on April 20, 2015 and was duly referred to Community Board 18 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 18 held a public hearing on this application on May 20, 2015, and on that date, by a vote of 35 in favor and 0 opposed, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on June 26, 2015, approving the application with Modifications/Conditions as follows:

“That the Human Resource Administration and the Department of Citywide Administrative Services incorporates in its lease agreement with the owner of 10300 Foster Avenue that, as part of the lease negotiations with the landlord, a provision for the landlord to assess the structural adequacy of the roof sub-framing to incorporate the added weight associated with incorporating solar equipment, blue and/or green roof improvements and at minimum to paint the roof white.

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.

2. The City shall assess all of HRA's space used in Downtown Brooklyn that might warrant relocation from Downtown Brooklyn to the Broadway Junction and report its findings to the Borough President and the City Council.

The City Council shall obtain such commitments in writing prior to waiving its right to call up the application or otherwise grant its approval.”

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

On July 1, 2015 (Calendar No. 3), the City Planning Commission scheduled July 15, 2015 for a public hearing on this application (C 150318 PQQ). The hearing was duly held on July 15, 2015, (Calendar No. 12). A representative from HRA appeared in favor and described how the warehouse space would be used. There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that this application for acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as warehouse space is appropriate.

The Commission believes that HRA's acquisition of space is consistent with existing uses in the building, as well as the warehouse and light industrial land uses in the M1-1 zoning district. In addition, the Commission notes that there is an adjacent subway stop, the L line's East 105<sup>th</sup> Street station, directly adjacent to the building, providing subway access for warehouse employees.

Since only the Print Shop and the Information Retrieval Services were listed in the 2015-16 Statement of Needs (SON), a Fair Share analysis has been conducted for the Trade Shops, their warehouse and the MIS warehouse. In addition, the Borough President of Brooklyn was notified of the proposal to expand HRA's warehouse space at 10300 Foster Avenue, pursuant Section 204(g) of the City Charter.

The Commission believes that this city-wide HRA facility would consolidate storage, warehouse and shop operations currently located at Brooklyn's Bush Terminal, 250 Livingston Street and 260 Eleventh Avenue, Manhattan. Leases for these three facilities will soon expire, or will be expiring in the near future. HRA's proposed relocation, expansion and consolidation will serve city-wide needs and service, providing greater overall economy and efficiency.

## **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 and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application (C150318 PQK) submitted by the Human Resources Administration and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as a warehouse, Borough of Brooklyn, Community District 18 is approved.

The above resolution (C 150318 PQQ) was duly adopted by the City Planning Commission on August 19, 2015 (Calendar No. 10), 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, JOSEPH I DOUEK, RICHARD W. EADDY,**

**ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ** Commissioners



Application #: <b>150318PQK</b>	Project Name: <b>10300 Foster Avenue</b>
CEQR Number:	Borough(s): <b>Brooklyn</b> Community District Number(s): <b>18</b>
<i>Please use the above application number on all correspondence concerning this application</i>	

**SUBMISSION INSTRUCTIONS**

- Complete this form and return to the Department of City Planning by one of the following options:
  - EMAIL (recommended):** Send email to [CalendarOffice@planning.nyc.gov](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
  - MAIL:** Calendar Information Office, City Planning Commission, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

*Docket Description:*

**IN THE MATTER OF U.L.U.R.P. Application #150318PQK - NYC HRA Foster Avenue Warehouse Expansion - Premises affected - 10300 Foster Avenue**, between East 99<sup>th</sup> and East 105<sup>th</sup> Streets, Block 8149, Lot 300. An application submitted by NYC Human Resources Administration (HRA) working with NYC Department of Citywide Administrative Services (DCAS) for the expansion of its existing warehouse at 10300 Foster Avenue, Brooklyn. It is located in an M1-1 district. HRA's proposed expansion is for Record Storage/Information Retrieval Services, a Print Shop, Trade Shops, a Trade Shop Warehouse and a Management Information Systems Warehouse.

<b>Applicant(s):</b> NYC Human Resources Administration (HRA) 250 Church Street New York, New York 10013-3429 (929)252-2811 PH (929)274-6799 FAX	<b>Applicant's Representative:</b> Paul W. Brunn HRA 250 Church Street New York, New York 10013-3429 brunnp@hra.nyc.gov
<b>Recommendation submitted by:</b> Brooklyn Community Board 18	
<b>Date of public hearing:</b> May 20, 2015	<b>Location:</b> 1097 Bergen Avenue, Brooklyn, New York 11234
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
<b>Date of Vote:</b> May 20, 2015	<b>Location:</b> 1097 Bergen Avenue, Brooklyn, New York 11234
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions <b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>	
<b>Voting</b> # In Favor: <b>35</b> # Against:    # Abstaining:    Total members appointed to the board: <b>50</b>	
<b>Name of CB/BB officer completing this form</b> Dorothy Turano	<b>Title</b> District Manager
<b>Date</b> 5/21/2015	

**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 #: 150318 PJK – Foster Avenue Warehouse Expansion  
10300 Foster Avenue**

In the matter of an application submitted by the Human Resource Administration and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the expansion of its existing warehouse located at 10300 Foster Avenue for a 201,477 sf expansion of its warehouse facility to include its print shop, trade shops, trade shops' warehouse, record storage, and management information systems warehouse within Community District 18.

COMMUNITY DISTRICT NO. 18

BOROUGH OF BROOKLYN

**RECOMMENDATION**

APPROVE  
 APPROVE WITH  
MODIFICATIONS/CONDITIONS

DISAPPROVE  
 DISAPPROVE WITH  
MODIFICATIONS/CONDITIONS

SEE ATTACHED

June 26, 2015

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

\_\_\_\_\_  
DATE

## **RECOMMENDATION FOR THE PROPOSED 10300 FOSTER AVENUE WAREHOUSE EXPANSION – 150318 PQK**

The Human Resources Administration (HRA) and the Department of Citywide Administration Services (DCAS) have submitted an application for the acquisition of property located at 10300 Foster Avenue (Block 8149, Lot 300) for use as a warehouse located in an M1-1 district within the boundaries of the Flatlands/Fairfield Industrial Business Zone, in the Canarsie section of Community District 18.

HRA and the Administration for Children's Services (ACS) utilize/lease 113,570 sf of this building, with HRA utilizing 89,709 sf on the first floor and the mezzanine. With a new lease HRA now seeks to expand into another 201,477 sf in an adjacent part of the building.

To fill the proposed lease area, HRA proposes to relocate their print shop from Bush Terminal (80 39<sup>th</sup> Street/40-14 First Avenue) in Sunset Park, which also contains record storage/information retrieval that is also located at 250 Livingston Street in Downtown Brooklyn, locations where leases will be expiring.

On June 1st, 2015, the Borough President held a public hearing on the proposed warehouse expansion application. There were no speakers for this item.

The Deputy Borough President commended HRA for seeking to move its record storage and other low-job intensive uses out of the Southwest Brooklyn Industrial Business Zone, as there is a demand for job-intensive firms to activate businesses in Sunset Park.

The representatives for the applicants, DCAS and HRA, noted that the intended space was last occupied by an appliance warehouse. HRA's Bush Terminal space would be relocated to 10300 Foster Avenue by the spring of 2016 and its 250 Livingston Street space would be relocated during 2017, although HRA would remain using their offices at this location for client service programs.

In response to the Borough President's policy regarding sustainability and renewable energy practices, as well as practices to retain storm water runoff in the 26<sup>th</sup> Ward storm drainage area, an area where the city is promoting practices to retain storm runoff, the DCAS representative noted that as they negotiate with landlords they can promote the policy through a dialogue regarding the leasing process. DCAS has a newly established energy group to explore ways the leasing process can promote sustainability when the City is the exclusive tenant. The Deputy Borough President requested that DCAS can make further contributions to promote sustainability in buildings with shared tenancy. The DCAS representative will consult with the Executive Director of the energy group to follow up with the Borough President's Office. The Deputy Borough President believed this is an opportunity to negotiate – redefining deals that would spur additional economic benefit.

In response to the Borough President's policy that HRA utilizes Minority and Women-Owned Business Enterprises (MWBE) and Locally-Based Enterprises (LBE) for retaining

movers, the representative for DCAS noted that such hiring is based on its requirements of their contracts. The Deputy Borough President requested transparency and inclusiveness and their representative will confirm with the agency's contracting officer regarding MWBEs to provide the Brooklyn Borough President's staff the terms and its inclusiveness for such contracting.

### **Consideration**

Community Board 18 (CB 18) voted to approve the application.

The district is characterized by one- or two-story warehouses and includes light industrial uses such as repair shops and storage facilities.

Since 2009, HRA and ACS have shared warehouse space at this location – used mostly by HRA's Applications Kit Unit, a subdivision of the Office of Central Processing. The Kit Unit produces and distributes informational application packages to clients at all HRA Job/Cash Assistance Centers throughout the five boroughs. 10300 Foster Avenue is where the Applications Kit Unit orders, stores and distributes the following: forms, custodial supplies, copy paper and toner, office supplies, furniture, and their fleet of three vehicles.

Currently, HRA staffs the 10300 Foster Avenue warehouse with 26 people – eight general support services staff, eight contracted staff, eight Application Kit Unit staff, one custodian, and one security person.

Additionally, the requested space would accommodate HRA's print shop, trades shops' warehouse, more record storage and the Management Information Systems (MIS) warehouse. Thirty City vehicles would be accommodated in an existing parking lot across the street for agency vehicles. Eighteen of the vehicles that will be parked are assigned to the trades shops, two vehicles are assigned to the print shop, and two to the MIS Warehouse. Eight parking spaces will be available for visitors and/or other transient users.

The print shop is the digital and traditional printing operation for HRA and consists of boxed archival records from all HRA operations. The trade shops include carpentry, electrical, plumbing, locksmith, and HVAC shops, as well as staff and warehouse storage for construction materials. They also provide maintenance and repairs for all HRA locations (their warehouse stores equipment and materials). The MIS warehouse is the information technology division of HRA, retaining storage of computer equipment (personal computers, printers, scanners).

This existing storage building at 10300 Foster Avenue has abundant loading docks, secure truck parking space, high ceilings and open floors. Foster Avenue is also designated as a "through truck route" by the Department of Transportation. Nearby major thoroughfares include Rockaway Avenue, Rockaway Parkway and Linden Boulevard. In addition, adjacent to the building is the East 105<sup>th</sup> Street station of the "L" subway line.

The City's presence also includes the Fire Department, which was recently authorized to establish an Emergency Medical Services station, and its Special Operations Command (SOC) tools task force units at this building.

The warehouse and shop operations are consistent with existing uses in the building as well as those allowed in an M1-1 district. The building's capacity will provide enough space to accommodate approximately 90 additional HRA employees. Another 40 work off-site on a daily having a shift that varies from 7am-5pm.

The Borough President believes that consolidation of HRA's record storage and shops operations through its expanded presence at 10300 Foster Avenue would result in a more efficient operation because having the agency's warehouse and shop operations at one location provides for a more cost-effective delivery of services.

Therefore, the Borough President believes that expansion of an existing warehouse is an appropriate land use action.

Though the Borough President is generally supportive of the proposed warehouse expansion, he has concerns regarding the lack of clarity regarding sustainability and resiliency opportunities, Minority and Women-Owned Business Enterprises (MWBE) and Locally-Based Enterprises (LBE) participation for assisting in the moving of HRA units to this location and seeks opportunity for the City to leverage office development in the Broadway Junction.

### **Advancing Sustainable and Resilient Energy and Storm Water Management Policies**

The Borough President seeks opportunities to utilize solar panels and/or blue/green/white roofs. In addition to aligning with the Borough President's sustainable energy policy, such modification would reduce the facility's carbon footprint and reduce energy costs. In addition, blue/green roofs and bio-swales would defer storm-water from entering the City's water pollution control plants.

Considering the relative low height of surrounding structures that support this location's exposure to direct sunlight, incorporating rooftop renewable energy features would be an advantageous usage of often unused roof surfaces. This is why the City should consider leveraging its leasing initiatives to encourage landlords to undertake structural assessments, give consideration to the City's Green Roof Tax Abatement (GRTA) and to coordinate with the Mayor's Office of Sustainability, the Department of Environmental Protection (DEP), NYSERDA and/or NYPA at each property. DEP's Office of Green Infrastructure advises landlords and their design professionals through the GRTA application process.

According to the NYC Green Infrastructure 2014 Annual Report, Green Infrastructure plays a role in addressing water quality challenges as well as provides numerous environment, social, and economic co-benefits. DEP is developing its Jamaica Tributary and Bay Long Term Control Plan (LTCP), which 10300 Foster Avenue's waste- and storm-water affects. Therefore, incorporating green and/or blue roof strategies would be consistent with this LTCP. The sector is supposed to grow by 24 percent by 2022

according to the Bureau of Labor Statistics, and it is important to advocate for these job opportunities to be occurring here in Brooklyn.

The Borough President believes that HRA and DCAS should be incorporating this into its lease agreement with the owner of 10300 Foster Avenue that, as part of the lease negotiations with the landlord, there be a provision for the landlord to assess the structural adequacy of the roof sub-framing for the purposes of incorporating the added weight associated with incorporating solar equipment, blue and/or green roof improvements. At minimum, landlords should be obligated to paint roof surfaces white.

The City Council shall obtain such a commitment from DCAS in writing that such an assessment would be incorporated into the lease agreement prior to waiving its right to call up the application or otherwise grant its approval.

### **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 a facility that would be relocating from multiple locations, this warehouse expansion provides an opportunity for the HRA 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 shall 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.

### **Agency Relocation**

It is the Borough President's policy to encourage City agencies to relocate to the Broadway Junction. The Borough President believes that possibilities of future assemblages, as identified by the Department of City Planning in its Sustainable Communities East New York project study, would provide suitable opportunity to develop an office center with destination retail, provided government agencies would commit to occupying office space in such developments.

With the office vacancy rate in Downtown Brooklyn reaching a new low of 3.4 percent, there is a major need for office space to harness the demand in that section of Brooklyn. One approach for the City to accommodate demand for office space opportunities in Downtown Brooklyn is by relocating City agencies to the Broadway Junction. City agency relocation could be achieved through any combination of either vacating agencies from municipal buildings and/or identifying Downtown Brooklyn landlords who believe it is more lucrative to mutually terminate leases with the City. By relocating offices to Broadway Junction, the City would potentially improve public access to civic services and stimulate the private sector to provide supportive retail, including destination retail, and restaurants for office workforce and visitors, which would also serve area residents.

With more than seven million square feet of municipal space occupied in Downtown Brooklyn, if twenty percent of this space were to be shifted to Broadway Junction, there would be an economic boost through the relocation of 1.5 million square feet in Downtown Brooklyn, as well as Broadway Junction which may then be able to leverage destination retail and hotels as part of nearly 2.5 million square feet of development potential. Moving these uses would not unduly burden the transit system/roadways because Broadway Junction is a transit junction with a nearby Long Island Rail Road Station and nearby to the Jackie Robinson Parkway and Atlantic Avenue truck route.

Even by moving record storage from the cellar of 250 Livingston Street, HRA still apparently occupies 225,000 square feet of space in Downtown Brooklyn, including nine floors at 250 Livingston Street. This action should be reviewed to determine if, to what extent, transferring this use to the Broadway Junction is a more effective use of space. The Borough President believes that the City should assess all of the space currently used by HRA in Downtown Brooklyn and report its findings to the Office of the Brooklyn Borough President and the City Council.

The City Council shall obtain such a commitment from the Administration in writing that such an assessment would 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 condition:

That the Human Resource Administration and the Department of Citywide Administrative Services incorporates in its lease agreement with the owner of 10300 Foster Avenue that, as part of the lease negotiations with the landlord, a provision

for the landlord to assess the structural adequacy of the roof sub-framing to incorporate the added weight associated with incorporating solar equipment, blue and/or green roof improvements and at minimum, to paint the roof white.

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.
2. The City shall assess all of HRA's space used in Downtown Brooklyn that might warrant relocation from Downtown Brooklyn to the Broadway Junction and report its findings to the Borough President and the City Council.

The City Council shall obtain such commitments in writing prior to waiving its right to call up the application or otherwise grant its approval.