



IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 95 Evergreen Avenue (Block 3156, Lot 1) as office space (Human Resources Administration offices), Borough of Brooklyn, Community District 4.

WHEREAS, on March 8, 2017 the Department of Citywide Administrative Services (DCAS) submitted a Notice of Intent to acquire office space pursuant to Section 195 of the New York City Charter for the use of space located at 95 Evergreen Avenue (Block 3156, Lot 1), Community District 4, Brooklyn, which is intended for use as office space by the Human Resources Administration (HRA); and

WHEREAS, this application (N 170274 PXX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA requirements set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. This application was determined to be a Type II action which requires no further environmental review; and

WHEREAS, the Notice of Intent was referred by the Department of City Planning to Brooklyn Community Board 4 and to all Borough Presidents pursuant to Section 195 of the New York City Charter; and

WHEREAS, Brooklyn Community Board 4 has not submitted a recommendation; and

WHEREAS, the Borough President of Brooklyn submitted a recommendation in favor of the application that advocated for consolidation and relocation of city office space from Downtown Brooklyn, the location of 94 and 98 Flatbush Avenue, to Broadway Junction, a transit hub in eastern Brooklyn; and

WHEREAS, no recommendations were received from other Borough Presidents; and

WHEREAS, the City Planning Commission held a public hearing on the application on March 22, 2017 (Calendar No. 15); and

WHEREAS, representatives from HRA and DCAS and a representative from the Brooklyn Borough President’s Office spoke in favor of the application and the Borough President’s representative recommended that DCAS consider relocating and consolidating city office space from Downtown Brooklyn, the location of 94 and 98 Flatbush Avenue, to Broadway Junction, a transit hub in eastern Brooklyn; and

WHEREAS, there were no other speakers and the public hearing was closed; and

WHEREAS, the City Planning Commission, in reviewing the proposed location of office space has considered the following criteria of Article 7 of the Criteria for the Location of City Facilities as adopted by the City Planning Commission on December 3, 1990 pursuant to Section 203 (a) of the New York City Charter:

a) Suitability of the Site to Provide Cost Effective Operations

The proposed space at 95 Evergreen Avenue is of sufficient size to meet the needs of HRA HIV/AIDS Services Administration, Income Clearance Program, Office of Centralized Processing, Job Center, Centralized Document Intake, Office of Policy, Procedure, and Training, Supplemental Nutrition Assistance Program, Management Information Systems, General Support Services, and Police Operations.

b) Suitability of Site for Operational Efficiency

The proposed site is suitable for operational efficiency due to its good access to public transportation for staff and clients. 95 Evergreen Avenue is located about 4 blocks from the J,M,Z subway lines at the Myrtle Avenue station and about 9 blocks from the L subway line at Morgan Avenue. Nearby buses include the B54, B60, B47, B57, and B46. In addition, the buildings open floor-plates allow for maximum use of the space and the inclusion of the open space design. The location also satisfies the requirement of Services Redesign as being a location central to the clients served.

c) Consistency with the Locational and other Specific Criteria for the Facility Stated in the Citywide Statement of Needs

This project was not listed in the 2018-2019 Statement of Needs nor any other recent Statement of Needs.

d) Whether the Facility can be Located so as to Support Development and Revitalization of the City’s Regional Business Districts

The proposed site is not located within a regional business district. Its location is, however, consistent with criteria outlines in the Statement of Needs for the relocation of

HRA offices. The proposed site's location in an M1-1 zoning district permits offices as-of-right.

WHEREAS, the Commission has determined that the application warrants approval and therefore adopts the following resolution:

RESOLVED, by the City Planning Commission that the Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services on March 8, 2017, pursuant to Section 195 of the New York City Charter for use of property located at 95 Evergreen Avenue (Block 3165, Lot 1) as office space (Human Resources Administration offices), Borough of Brooklyn, Community District 4, is hereby **APPROVED**.

The above resolution, duly adopted by the City Planning Commission on April 5, 2017 (Calendar No. 15), is filed with the Office of the Speaker, City Council in accordance with the requirements of Section 195 of the New York City Charter.

MARISA LAGO, *Chair*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO III,
JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,**
Commissioners



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

ERIC L. ADAMS
President

February 22, 2017

Anthony Shorris
First Deputy Mayor
City Hall
New York, NY 10007

Re: Possible leasing of 95 Evergreen Avenue by the New York City Human Resources Administration

Dear Deputy Mayor Shorris:

I am writing in support of the New York City Department of Citywide Administrative Services (DCAS) acquiring office space for the New York City Human Resources Administration (HRA) through leasing 160,000 square feet at 95 Evergreen Avenue in Bushwick, located in Brooklyn Community District (CD) 4, as being considered by the City Planning Commission on February 22, 2017.

By relocating to 95 Evergreen Avenue, HRA's HIV/AIDS Services Administration (HASA), Income Clearance Program (ICP), Office of Central Processing (OCP), Job Center (JC), Centralized Document Intake (CDI), Office of Policy, Procedure and Training (OPPT), Supplemental Nutrition Assistance Program (SNAP), and Police Operations (PO) from their current locations at 94 and 98 Flatbush Avenue (95,000 square feet) and 500 Dekalb Avenue (60,000 square feet), constituents would remain in proximity to rapid public transit. 95 Evergreen Avenue is accessible by the Myrtle Avenue Local M Line and the Nassau Street Express and Local J/Z lines, at the Myrtle Avenue station, and by the 14th Street - Canarsie Local L Line, at the Morgan Avenue station.

The property at 94 Flatbush Avenue and 98 Flatbush Avenue is significantly underutilized compared to its C6-1 zoning potential, as well as the neighboring higher density districts contained within the Special Downtown Brooklyn District. If vacated, this property would have the opportunity to play a role in harnessing the demand for private sector office space in a business district where office vacancy rate has reached a new low of 3.1 percent.

First Deputy Mayor Anthony Shorris
February 22, 2017
Re: Possible leasing of 95 Evergreen Avenue by HRA
Page 2

I have consistently expressed, to City Hall, our many opportunities to advance long-term planning for Brooklyn, which include the re-imagining of Broadway Junction, an area of shared interest with Council Member Rafael Espinal. I express my gratitude that the de Blasio Administration has committed to a follow up study of Broadway Junction, led by the New York City Department of City Planning (DCP) and the New York City Economic Development Corporation (EDC), with stakeholder engagement expected to commence by the second quarter of this year. The Administration's commitment to work closely with me and Council Member Espinal in developing and advancing this vision in this fiscal year through funding this study, inclusive of hiring a real estate/planning consultant, is just one of several aspects of Mayor de Blasio's commitment toward creating jobs with living wages.

The vision I advocate for Broadway Junction is in unity with Council Member Espinal as part of an overall strategy to create City-tenanted office buildings developed by the private sector, which would amount to a tremendous stimulus for economic and retail development in the surrounding neighborhoods. Such actions would unleash the potential to improve public access to municipal services and stimulate the private sector to provide supportive retail, including destination retail, as well as restaurants for office workforce and visitors, providing additional benefits to area residents.

Broadway Junction could serve as a relocation resource for various City agencies currently located in Downtown Brooklyn, where such vacated space would create much-needed private sector office space inventory. City agency relocation could be achieved through a 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. This would not only resolve the demand for private sector office space in Downtown Brooklyn, but would also improve public access to civic services within Brownsville, East New York, Ocean Hill, and surrounding communities.

The "Borough of Brooklyn Response to the Citywide Statement of Needs for City Facilities Fiscal Year 2017 and 2018" identified multiple opportunities to consolidate City agency function in one or more office buildings that should be constructed at potential sites at Broadway Junction. These include: 200,000 square feet for the consolidation of the Division of Child Protection Offices of the New York City Administration for Children's Services (ACS); 11,500 square feet for the Brooklyn Borough Office for Family Child Health Early Intervention Protection Program of the New York City Department of Health and Mental Hygiene (DOHMH); 20,000 to 30,000 square feet for the Decentralization of Prevention Assistance and Temporary Housing Center (PATH) of the New York City Department of Homeless Services (DHS), and 3,725 to 5,900 square feet for the consolidation of the East New York and Kings County Medicaid offices for HRA.

The "Borough of Brooklyn Response to the Citywide Statement of Needs for City Facilities Fiscal Year 2016 and 2017" also notes the opportunity to incorporate 65,000 square feet for the

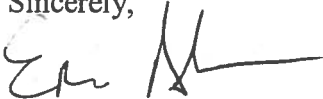
First Deputy Mayor Anthony Shorris
February 22, 2017
Re: Possible leasing of 95 Evergreen Avenue by HRA
Page 3

Medical Division of the New York City Police Department (NYPD). With the 160,000 square feet reportedly needed for HRA, these collective needs would occupy over 450,000 square feet of office space — more than enough of a leasing commitment to finance the construction of office development at Broadway Junction.

By combining the City agencies' space requests with hundreds of thousands of square feet of City offices that warrant relocation from Downtown Brooklyn to Broadway Junction, the City would provide a substantial economic boost to both neighborhoods. At the same time, the move would provide these agencies with superior facilities in proximity to the Eighth Avenue Express and Local A/C lines, the 14th Street - Canarsie Local L Line, the Nassau Street Express and Local J/Z subway lines, the Long Island Rail Road (LIRR), major highway access along Atlantic Avenue and the Jackie Robinson Parkway, and multiple bus routes.

Therefore, I support this lease for 95 Evergreen Avenue and hope that at the end of the lease term these HRA units will be among the City agencies that would be calling the awaited office space developed at Broadway Junction their home, as part of the envisioned Broadway Junction office hub.

Sincerely,



Eric L. Adams
Brooklyn Borough President

ELA/rb

cc: Rafael Espinal, Council Member
Julie Dent, chair, Brooklyn Community Board 4
New York City Planning Commission
Steven Banks, commissioner, Department of Social Services, New York City Human Resource Administration
Lisete Camilo, commissioner, New York City Department of Citywide Administrative Services