



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 921 Hegeman Avenue (Block 4315, Lot 1) for continued use as a child care center, Borough of Brooklyn, Community District 5.

This application for acquisition of property was filed on November 21, 2016 by the New York City Administration for Children’s Services (ACS) and the Department of Citywide Administrative Services (DCAS) for the continued use of 921 Hegeman Avenue (Block 4315, Lot 1), in Brooklyn Community District 5, as 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, known as the Friends of Crown Heights 17 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 April 8, 1992 (C 900921 PQQ, Cal. No. 18). The existing lease will expired on December 21st, 2018. 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 Friends of Crown Heights 17 Child Care Center is located on a 24,820 square-foot lot on the north side of Hegeman Avenue, between Essex and Linwood streets. It occupies a 25,000 square-foot, one-story building from which service is provided to up to 95 preschool-aged children. Pre-schoolers may attend the program full-time, 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

¹ The report (C 170146 PQQ) has been administratively corrected on November 5, 2018. The original report inadvertently omitted the phrase “or longer” from the approval period.

to enhance children's physical, cognitive, social, and emotional development. The center is staffed by 24 professional, paraprofessional, and support staff.

The child care center is located in an R5 zoning district, which allows child care centers as-of-right. The surrounding land use is predominantly residential, with one- and two-family as well as multi-family buildings. The MTA New York City Transit Livonia Maintenance Shop Yard is across the site, occupying three blocks between Linwood and Elton streets. The Linwood and Elton playgrounds are also located diagonally across Linwood Street from the center. The Flatlands/Fairfield Industrial Business Zone is located one block south of the center, south of Linden Boulevard.

The project area is close to public transportation. The New Lots Avenue Subway Station for the 3 line is located three blocks to the west and one block to the north of the site. The B15 bus runs along New Lots Avenue and has stops two blocks northwest and northeast of the center. The B20 bus runs along Linden Boulevard and has stops two blocks southeast of the center. The B84 bus runs along Ashford Street and has a stop three blocks west of the center.

ENVIRONMENTAL REVIEW

This application (C 170146 PQQ) 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 Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the ACS. This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 170146 PQQ) was certified as complete by the Department of City Planning on May 21, 2018, 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 public hearing on this application (C 170146 PQK) and did not submit a recommendation.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 170146 PQK) on July 25, 2018 and issued a recommendation approving the application on August 30, 2018.

City Planning Commission Public Hearing

On August 22, 2018 (Calendar No. 3), the City Planning Commission scheduled September 5, 2018 for a public hearing on this application (C 170146 PQK). The hearing was duly held on September 5, 2018 (Calendar No.16).

There were two speakers in favor of the application. A representative from ACS's Division of Child and Family Well-Being provided information on the center's role as an affordable day care provider to low-income families in the community. The representative stated that the facility has a budgeted capacity of up to 95 children and is presently 80 percent enrolled. Representatives from ACS's Facilities Division and DCAS's Leasing and Real Estate Services Group also testified in favor of the application.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the acquisition of City-owned property located at 921 Hegeman Avenue (Block 4315, Lot 1) for continued use as a child care center is appropriate.

A child care center has occupied this space continuously since the early 1970s, serving the community by providing needed services. There are currently 100 children enrolled in the center's program. The center provides daily meal service, supervised play time, and educates the children as part of the Early Learn and Universal Pre-K programs. The center also gives parents of enrolled children time to work, attend school, or acquire vocational training. The use is permitted as-of-right in the R5 zoning district. The site is well served by public transportation,

including the New Lots Avenue Subway Station of the 3 line, which is located three block north-west of the facility. The B15, B20 and B84 buses runs along New Lots Avenue, Linden Boulevard and Ashford Street respectively, and have stops close to the site.

The Commission notes the importance of ensuring that the façades of these facilities are warm and inviting in light of their role as critical neighborhood resources. While outside the scope of the actions directly before it, the Commission encourages DCAS and ACS to pursue additional streetscape and façade improvements to improve the center’s appearance, particularly on the Hegeman Avenue frontage, to make it a more welcoming and attractive neighborhood asset that better engages and activates the streetscape.

The Commission notes with favor that ACS plans to include the installation of a fire sprinkler system as part of the lease renewal. The Commission also notes that the public review process for the continued use of this facility has been effective in highlighting maintenance and repair issues that need to be addressed.

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 921 Hegeman Avenue (Block 4315, Lot 1) for continued use as a child care center, is approved for a period of fifteen years or longer, with additional renewal options, or without time limitation if acquired in fee.

The above resolution (C 170146 PQQ), duly adopted by the City Planning Commission on October 17, 2018 (Calendar No. 6), 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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*



Email/Fax Transmittal

TO: Brooklyn Community District 5 (CD 5) Distribution	FROM: Brooklyn Borough President Eric L. Adams
DATE: August 30, 2018	CONTACT: Inna Guzenfeld – Land Use Coordinator Phone: (718) 802-3754 Email: inna.guzenfeld@brooklynbp.nyc.gov
ULURP Recommendation: FRIENDS OF CROWN HEIGHTS 17 CCC – 170146 PQK	NO. Pages, Including Cover: 8

Attached is the recommendation report for ULURP application 170146 PQK. If you have any questions, please contact Inna Guzenfeld at (718) 802-3754.

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Brooklyn Borough President Recommendation
CITY PLANNING COMMISSION
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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 17 CCC – 170146 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 a child care center located at 921 Hegeman Avenue in Brooklyn Community District 5 (CD 5). Such actions would facilitate the continued provision of child care services at this site according to a lease.

COMMUNITY DISTRICT NO. 5

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

August 30, 2018

DATE

RECOMMENDATION FOR: FRIENDS OF CROWN HEIGHTS 17 CCC – 170146 POK

The New York City Administration for Children’s Services (ACS) and the New York City Department of Citywide Administrative Services (DCAS) submitted an application, pursuant to Section 197-c of the New York City Charter, for the acquisition of a child care center located at 921 Hegeman Avenue in Brooklyn Community District 5 (CD 5). Such actions would facilitate the continued provision of child care services at this site according to a lease.

On July 25, 2018, Brooklyn Borough President Eric L. Adams held a public hearing on the acquisition request. There were no speakers on the item.

In response to Borough President Adams’ inquiry regarding the number of contracted seats at the Friends of Crown Heights 17 Child Care Center (Friends of Crown Heights 17 CCC) and the criteria for selecting children to fill such seats when vacancies arise, the ACS representative confirmed that the center is contracted for 80 seats. The representative clarified the eligibility criteria as a parent or guardian having income no more than 200 percent of the federal poverty level and having a reason for care, which includes working, being in school or at a job training program, seeking work for up to six months, or not having a permanent home.

In response to Borough President Adams’ inquiry regarding the terms of the proposed acquisition, the DCAS representative clarified that ACS is seeking a 20-year lease as the base term, with one five-year renewal option. Additionally, DCAS hopes to negotiate a preferential right to purchase as part of the lease terms.

In response to Borough President Adams’ inquiry as to what steps ACS is prepared to take to coordinate with the New York City Department of Transportation (DOT) to address pedestrian safety along Hegeman Avenue, the ACS representative stated that safety considerations were included in the scope of work for this site.

In response to Borough President Adams’ inquiry regarding what consideration has been given to incorporating streetscape improvements to existing features, such as adding a street bench as part of DOT’s CityBench initiative, and expanding the tree pits to advance best stormwater management practices through utilization of rain gardens, the ACS representative expressed that the agency has begun including these issues in its scopes of work for child care centers.

In response to Borough President Adams’ inquiry regarding the process for filling hiring opportunities at the child care center, the ACS representative stated that Friends of Crown Heights 17 CCC advertises openings on the New York Day Care Council website. Such openings may also be found on the websites of schools that offer early childhood education programs.

Consideration

Brooklyn Community Board 5 (CB 5) did not comment on this application.

The facility is leased to Friends of Crown Heights Educational Centers, which operates the site as Friends of Crown Heights 17 CCC under a contract with ACS. Friends of Crown Heights Education Center is ACS’ largest EarlyLearn New York City contractor, with 19 centers citywide.

The facility is the sole occupant of a one-story, privately-owned building, located in the East New York section of CD 5. Friends of Crown Heights 17 CCC leases approximately 20,000 sq. ft. of interior space and uses the entire building for child care services. The facility is subdivided into various activity spaces, including seven classrooms, offices, and accessory spaces. The facility has

its main entrance on Hegeman Avenue, with additional frontage on Essex Street and an exit door on Linwood Street. The building provides recreational space on the roof, which contains a 5,000 sq. ft. rooftop play area.

The EarlyLearn NYC program is administered by ACS and offers subsidized quality child care for qualifying families. The facility serves up to 100 children, aged two to five years. Current enrollment at the child care center is at 79 percent of capacity.

Child care services encompass a variety of activities and programs, which are determined by the child's age, developmental stage, and hours in child care. Friends of Crown Heights 17 CCC provides educational services, meal services, and supervised playtime, with 24 professional, para-professional, and support staff. The child care center's operation enables parents to work, attend school, or acquire vocational training while their children receive care. It operates from 8:00 AM to 6:00 PM, providing full-day services during school breaks and in the summertime.

Friends of Crown Heights 17 CCC is accessible via public transportation, including the Seventh Avenue Express 3 train at the New Lots Avenue station, and the B15, B20, and B84 buses, which stop north and south of the facility.

Borough President Adams supports the continuation of Friends of Crown Heights 17 CCC, which is a valuable community asset. Moving forward, Borough President Adams believes that ACS and DCAS should take steps to secure the ability to lease the site for a 25-year term, inclusive of one five-year renewal and an opportunity to purchase in the future. The agencies and landlord should also investigate opportunities to advance stormwater management practices and streetscape enhancements, in consultation with CB 5 and local elected officials. In addition, Borough President Adams seeks lighting enhancements incorporated into the trestle for the adjacent 3 train and an extension of 3 train line service.

Lease Duration

Borough President Adams is 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. Borough President Adams has already witnessed this profit-seeking practice in other parts of Brooklyn; examples of such cases include the Bushwick United Learning Center and the Swinging Sixties Senior Center, both located in Williamsburg. The prior property owner of the Swinging Sixties Senior Center had been attempting to displace the center — which had served the community for decades — for more lucrative redevelopment opportunities. Fortunately, after five years of uncertainty for the home of Small World Child Care and the Swinging Sixties Senior Center, neighborhood non-profit St. Nicks Alliance, along with the Conselyea Street Block Association, closed on acquisition of the building, thereby avoiding the fate of the former Bushwick United Learning Center, which served, on average, 110 children of low-income families. The center was recently shut down after an extended eviction battle with the landlord when the center's 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 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 with a preferential opportunity to purchase with terms, conditions, and qualifications to be negotiated and subsequently memorialized in the lease. He believes that an initial long-term lease with a built-in right to renew that achieves a 25-year duration would adequately guarantee that Friends of Crown Heights 17 CCC remains a community asset for decades to come. Borough President Adams believes that the DCAS-negotiated lease should ideally include two five-year renewal terms. Additionally, he believes that the DCAS-negotiated lease terms should include a provision that would ensure the City has an opportunity to purchase the property if it is marketed for sale.

In order to afford the City the greatest flexibility in securing the site for continued provision of child care services, Borough President Adams calls on the New York City Planning Commission (CPC) to approve the application without a specific duration of time.

Advancing Vision Zero Policies

Borough President Adams is a supporter of Vision Zero, one component of which 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 bulbouts or neckdowns, make drivers more aware of pedestrian crossings and encourage them to slow down.

In 2015, Borough President Adams also launched his own initiative, Connecting Residents On Safer Streets (CROSS) Brooklyn. This program supports the creation of bulbouts or curb extensions at dangerous intersections in Brooklyn. During the program's first year, \$1 million was allocated to fund five dangerous intersections in Brooklyn. By installing additional curb extensions, seniors will benefit as more of their commutes will be spent on sidewalks, especially near dangerous intersections. At the same time, all users of the roadways will benefit from safer streets.

Borough President Adams believes there are opportunities to implement protected painted sidewalk extensions per his CROSS Brooklyn initiative, at the intersections of Essex and Linwood Streets with Hegeman Avenue. Such painted sidewalk extensions would facilitate safer pedestrian crossings to Friends of Crown Heights 17 CCC.

Therefore, ACS and/or DCAS should consult with DOT regarding the provision of, at minimum, curb extensions, either built or painted, where Essex and Linwood Streets intersect Hegeman Avenue. He recognizes that the costs associated with construction of sidewalk extensions can be high based on the need to modify infrastructure and/or utilities.

Borough President Adams urges DOT to explore the implementation of protected and painted sidewalk extensions. Should implementation meet DOT criteria, ACS and DCAS should consult with CB 5 and local elected officials before undertaking such improvements. Such painted roadway modifications might require a maintenance agreement that indemnifies the City from liability, contains a requirement for insurance, and details the responsibilities of the maintenance partner (as would be the case for a standard sidewalk extension).

Borough President Adams urges ACS and DCAS to incorporate the maintenance obligation into the lease terms for LSSNY Early Life Center to facilitate implementation. He believes it would be appropriate to have either the landlord or the child care center operator enter into such a maintenance agreement as responsible parties.

Stormwater Management Policies

Borough President Adams' policy is to introduce best practices to manage stormwater runoff. He believes that sidewalks with nominal landscaping and/or adjacent roadway surfaces are potential resources that could be transformed through the incorporation of rain gardens, which provide tangible environmental benefits through rainwater collection, improved air quality, and streetscape beautification. Tree plantings can be consolidated with rain gardens as part of a more comprehensive green infrastructure strategy.

Such modification would reduce the development's carbon footprint and mitigate energy costs. In addition, blue/green roofs, permeable pavers, and rain gardens would divert stormwater from the City's water pollution control plants. According to the "NYC Green Infrastructure 2017 Annual Report," green infrastructure plays a role in addressing water quality challenges and provides numerous economic, environmental, and social benefits.

Borough President Adams believes that the perimeter of sidewalk area fronting the center provides an opportunity for the construction of a rain garden. Such a rain garden might be integrated with new street tree plantings along Linwood Street, as there are no trees on that side of the child care center. The planting of street trees would provide shade on days of excessive heat, as well as other aesthetic, air quality, and enhanced stormwater retention benefits. It should be noted that a rain garden would require a maintenance commitment and attention from the landlord, and/or the child care center. Maintenance includes cleaning out debris and litter that can clog the inlet/outlet and prevent proper water collection, regular inspection to prevent soil erosion, watering during dry and hot periods, and weeding to keep the plants healthy and uncongested for proper water absorption. While it has been represented that it would not be possible to integrate rain gardens with the existing tree pits along Essex Street or Hegeman Avenue, it appears possible to expand the tree pits and include more plantings, which would increase infiltration at this location and also make the site more pleasant for the child care center.

Borough President Adams believes that ACS and/or DCAS should consult with the New York City Department of Environmental Protection (DEP) and the New York City Department of Parks and Recreation (NYC Parks) for consideration regarding the inclusion of a rain garden with integration of street trees and expanding existing tree pits to include more plantings. ACS and DCAS should pursue lease provisions to clarify any maintenance obligation associated with such improvements as part of the lease agreement. 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.

Streetscape Improvement Policies

Borough President Adams' policy is to make neighborhoods more welcoming for pedestrians through various beautification measures that make streets more aesthetically appealing. He believes that sidewalks with nominal landscaping are potential resources that should be transformed through planting additional trees, providing street planters, and incorporating rain gardens according to his above referenced stormwater management policies. In addition, he seeks opportunities to provide seating.

Borough President Adams supports DOT's CityBench program, which aims to increase the amount of public seating on New York City's streets, particularly in areas with high concentrations of senior citizens. These benches make streets more comfortable for pedestrians and transit riders, especially those who are disabled or elderly. Borough President Adams believes that the provision of street seating at child care centers through DOT programs is justified by the City's investment in leasing and improving such facilities. Furthermore, street seating is beneficial for large gatherings of people particularly during drop-off and pick-up periods, when sidewalks outside child care centers become very crowded.

Borough President Adams believes that street furniture should be coordinated by ACS with DOT, utilizing the CityBench and Street Seats programs, which recently received additional funding to further their efforts throughout the city.

ACS should consult with DEP and NYC Parks for consideration of the expansion of existing tree pits and the placement of new street trees. Where appropriate, such improvements could also be integrated with the construction of a rain garden.

ACS and DCAS should pursue lease provisions to clarify any maintenance obligation associated with such improvements as part of the lease agreement based on whether these enhancements might be best achieved and/or maintained by the landlord or the operator, Friends of Crown Heights Education Centers. All such enhancements should be considered in consultation with CB 5 and local elected officials prior to agreeing to take action. Borough President Adams encourages ACS and DCAS to reach out to his office for help in opening and coordinating dialogue with NYC Parks and/or DOT on such matters.

Borough President Adams believes that a portion of the Friends of Crown Heights 17 CCC Essex and Linwood streets façades could be enhanced via a community arts project such as a mural. Therefore, DCAS should encourage the landlord to engage with a local arts organization to facilitate the building's beautification through a mural in consultation with CB 5 and local elected officials, to help identify an appropriate community arts group to undertake such a project. If no such locally-based organization steps forward, ACS should pursue the City's promotion of Publicolor's Fresh Coat initiative, which transforms neglected schools and neighborhood facilities through vibrant murals and organized collaboration. The program uses painting projects to teach participants important and transferable work habits such as arriving on time, having a good attitude, taking initiative, being a team player, and leading by example.

Lighting Enhancements Under the 3 Train Rail Yard Trestle

The New York City Transit (NYCT) elevated Livonia Avenue train yard for the 3 train service is located across Linwood Street from the Friends of Crown Heights 17 CCC. The rail yard crosses above Hegeman Avenue as a dimly-lit, extremely-wide train yard trestle, adjacent to the child care center resulting in a desolate and unfriendly environment for pedestrians. Borough President Adams believes that such conditions can be mitigated by installing lighting enhancements under the trestle to increase pedestrian safety and visibility. These improvements are particularly important given the proximity of Friends of Crown Heights 17 CCC and the Elton and Lindwood Playgrounds on the adjacent block, which are separated by the trestle structure. Borough President Adams believes that local arts groups should play a role in designing and implementing a light installation that will give this area the attention it deserves, while providing its residents a safe and vibrant public realm.

Therefore, Borough President Adams believes that the Metropolitan Transportation Authority (MTA)/New York City Transit (NYCT) along with DOT should proceed in consultation with CB 5, as

well as local elected officials, to investigate the feasibility of facilitating lighting improvements under the elevated 3 train Livonia Avenue trestle above Hegeman Avenue by introducing a lighting installation enhancement that includes participation by local arts organizations such as Arts East New York.

Improving Transit Access

Borough President Adams is aware of significant deficiencies in the area's public transportation infrastructure and growing community concerns around additional strain on overburdened transit services. Seventy percent of East New York residents rely on public transportation to get to their jobs and, in most cases, their commute times exceed 60 minutes. Overall north/south connectivity is very challenging in this area and results in traffic jams, unsafe pedestrian conditions, and air and noise pollution. In addition, the Spring Creek section of CD 5 continues to add thousands of housing units as part of the Gateway Estates development and through the development of New York State property as part of its Vital Brooklyn initiative between Erskine Drive and Fountain Avenue. These recent arrivals and upcoming housing developments are inadequately served by current public transportation options in the neighborhood.

Borough President Adams believes that there are opportunities to better serve the southern section of CD 5, by extending the terminus of the 3 train on existing track that connects to the Livonia Yard. A new station could be integrated as part of the rail decking over Linden Boulevard between Elton and Linwood streets. This would bring rapid transit an additional half-mile east into the community already served by the B20 bus line. The construction of this new station would also warrant consideration to adjust the routes of the B6 bus line. Therefore, Borough President Adams requests that MTA/NYCT investigate the feasibility of extending the terminus of the 3 train service to a newly-constructed station that would be integrated as part of the Livonia Yard rail decking over Linden Boulevard between Elton and Linwood streets.

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 (CPC) and City Council approve this application.

Be it further resolved that:

1. As part of the execution of the lease, the New York City 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 that would ensure the City has an opportunity to purchase the property if it is marketed for sale on behalf of the New York City Administration for Children's Services (ACS).
 - c. Coordinate with the landlord to determine maintenance obligation should rain gardens and/or street tree plantings be installed along the sidewalk in front of the building and/or the New York City Department of Transportation (DOT) to paint sidewalk extensions as Vision Zero enhancements for the intersections of Essex and Linwood streets with Hegeman Avenue.

2. The New York City Planning Commission (CPC) approve the application without a specific duration of time to ensure that ACS and DCAS will not need to file another ULURP application to sign a long-term lease.
3. ACS and/or DCAS coordinate with:
 - a. The New York City Department of Environmental Protection (DEP), the New York City Department of Parks and Recreation (NYC Parks), and the New York City Department of Transportation (DOT) regarding the installation of CityBenches, a rain garden, the expansion of the existing tree pits to include more plantings, and/or the provision of sidewalk extensions for the intersections of Essex and Linwood streets with Hegeman Avenue, and where appropriate, with the property owner, in consultation with Brooklyn Community Board 5 (CB 5) and local elected officials.
 - b. The property owner, in consultation with CB 5 and local elected officials, to encourage engagement with a local arts organization for the creation of a mural on the building's façade. If no such locally-based organization steps forward, ACS should pursue the City's Publicolor initiative.
4. That the Metropolitan Transportation Authority (MTA)/New York City Transit (NYCT) along with DOT, in consultation with CB 5 and local elected officials, should investigate the feasibility of facilitating lighting improvements under the elevated 3 train Livonia Avenue train yard trestle above Hegeman Avenue, by introducing a lighting installation enhancement that includes participation by local arts organizations such as Arts East New York
5. That New York City Transit (NYCT) investigate the feasibility of extending the terminus of the 3 train service to a newly constructed station that would be integrated as part of the Livonia Yard rail decking over Linden Boulevard between Elton and Linwood streets