



**TESTIMONY
BY BROOKLYN BOROUGH PRESIDENT ERIC ADAMS
TO THE CITY PLANNING COMMISSION
REGARDING 2440 FULTON STREET HRA OFFICES
SEPTEMBER 2, 2020**

I want to thank Chair Lago and members of the City Planning Commission (CPC) for allowing me the opportunity to submit testimony regarding the 2440 Fulton Street HRA Offices agenda item.

I support the New York City Department of Citywide Administrative Services (DCAS) acquiring office space for the New York City Human Resources Administration (HRA) through leasing 215,000 square feet (sq. ft.) of space at 2440 Fulton Street in Ocean Hill-Brownsville, located in Brooklyn Community District 16 (CD 16).

By relocating to 2440 Fulton Street, HRA would remain in proximity to rapid public transit as the property is readily accessible by the multiple lines connected at Broadway Junction, including the Eighth Avenue Express and Local A/C lines, the Nassau Street Local J/Z lines, and by the 14th Street – Canarsie Local L Line.

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 then-Council Member Rafael Espinal. I am grateful that the de Blasio Administration's commitment to a follow-up study of Broadway Junction was developed in consultation with the Broadway Junction Working Group (BJWG), as well as solicitation for development through the City's Office Anchor Strategy. This BJWG stakeholder engagement, led by the New York City Department of City Planning (DCP) and the New York City Economic Development Corporation (EDC), resulted in the issuance of "Broadway Junction: A Vision for the Future." Among its recommendations was to achieve economic development through the establishment of a business center.

The vision I advocated for Broadway Junction is in unity with then-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. The resulting Office Anchor Strategy is one such action expected to unleash the potential to improve public access to municipal services and stimulate the private sector to provide supportive retail, including locally-owned and destination retail, as well as

restaurants for office workforce and visitors, providing additional benefits to area residents. The intended development through the selection of 2440 Fulton Street to house HRA offices would be consistent with the Broadway Junction vision document.

With the Office Anchor Strategy initiative being brought before the City Planning Commission (CPC) through the intended leasing of office space that would enable the financing of office development at 2440 Fulton Street, the transformation of Broadway Junction as a place to serve as a relocation resource for various City agencies takes its next step toward improved public access to civic services within Brownsville, Bushwick, East New York, Ocean Hill, and surrounding communities.

In my “Borough of Brooklyn Response to the Citywide Statement of Needs for City Facilities,” I have, over multiple fiscal years, identified several 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 sq. ft. for the consolidation of the Division of Child Protection Offices of the New York City Administration for Children’s Services (ACS); 11,500 sq. ft. 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 sq. ft. 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 sq. ft. for the consolidation of the East New York and Kings County Medicaid offices for HRA.

Such responses have also noted the opportunity to incorporate 65,000 sq. ft. for the Medical Division of the New York City Police Department (NYPD). With this space for HRA, more than 450,000 sq. ft. of office space could stimulate additional leasing commitment to finance the construction of even more office developments mixed with other community beneficial uses, such as an annex for higher learning and child care services, at Broadway Junction.

By combining the City agencies’ space requests with hundreds of thousands of square feet of City offices that warrant relocation from places such as Downtown Brooklyn, to Broadway Junction, the City would provide a substantial economic boost to the affected neighborhoods. At the same time, the move would provide these agencies with superior facilities in proximity to Broadway Junction-served 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 2440 Fulton Street and would ask CPC to provide its approval as I look forward for the opportunity yet to unfold toward realizing more development at Broadway Junction, as part of the envisioned Broadway Junction office hub inclusive of other community beneficial uses.

Thank you.