April 18, 2025

Honorable Antonio Reynoso
Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

Dear Borough President Reynoso:

Pursuant to Section 204(g) of the City Charter, this letter seeks to inform you of a proposed Site Selection for a public facility for construction of a publicly-accessible area (PAA) to be located at 1519 Herkimer Street (Brooklyn Block 1555, Lot 19; the "PAA Site") in Community District 5. The New York City Economic Development Corporation (EDC) and Department of Citywide Administrative Services (DCAS), as co-applicants, on behalf of the City of New York, hereby notify you of the request for a Site Selection for the above-referenced publicly accessible open space. DCAS and EDC would only be applicants for the site selection and acquisition (PC) action. This proposed publicly-accessible space facility was not listed in the *Citywide Statement of Needs for Fiscal Years 2026-2027* (published in February 2025).

The Site Selection would be paired with an acquisition action (PC) by the City related to the PAA Site, and occur in conjunction with several related Uniform Land Use Review Procedure ("ULURP") actions (the "Land Use Actions") proposed by a private applicant, Broadway Junction Partners LLC (the "Developer Applicant"). As noted above, DCAS and EDC would only be applicants for the site selection and acquisition (PC) action. The Land Use Actions, overall, would facilitate the mixed-use development of four buildings on five zoning lots on four blocks near the Broadway Junction subway station, and commonly referred to as the Herkimer-Williams redevelopment. The project would total approximately 1.23 million square feet of floor area, up to approximately 690,000 square feet for 988 units (of which all are intended to be affordable housing), up to approximately 542,000 square feet of commercial uses (inclusive of commercial office, local retail, and destination retail), up to approximately 83,000 square feet of community facility uses, and up to approximately 59,000 square feet of light industrial uses, along with approximately 20,000 square feet of publicly accessible open space—inclusive of the space proposed on the PAA Site (hereinafter the "Proposed Development").

Background

The Proposed Development would occupy portions of a four-block area bounded by Van Sinderen Avenue, Fulton Street, East New York Avenue and Atlantic Avenue in the Broadway Junction area near the East New York and Cypress Hills neighborhoods of Brooklyn. Over the years, this four-block area has been identified as part of a larger area in East New York recommended for increased density, with certain sites being primed for mixed-use development. New development in this area would help cultivate a regional mixed-use hub with larger-scale

uses around Broadway Junction that are anchored by the ample nearby mass-transit options. Such recommendations and planning initiatives for East New York ultimately resulted the 2016 East New York Neighborhood Rezoning (C 160035 ZMK, et. al). However, while the 2016 rezoning resulted in zoning changes to nearly 190 blocks in East New York, the zoning of the sites for the Proposed Development at Broadway Junction were notably left unchanged.

On the heels of the 2016 East New York Neighborhood Rezoning (C 160035 ZMK, et. al), in 2019, EDC released "*Broadway Junction: A Vision for the Future*". The report noted that Broadway Junction continues to be a major transit hub in Brooklyn with significant untapped development potential. The area is home to three subway stations: Broadway Junction, Alabama Avenue, and Atlantic Avenue; and the East New York LIRR station. Broadway Junction is the largest of the three subway stations in the area and serves more than 100,000 people every weekday, making it the third-busiest station in Brooklyn. Yet, most commuters use the station only to transfer between lines, which represents, as noted in the EDC report, a "missed opportunity to bring new job-dense uses, retail, and attractions to the area to serve transit riders and strengthen East Brooklyn's local economy."

To help realize some of the goals of the 2019 EDC report, EDC has committed to making public realm improvements in and around the Broadway Junction subway station. This investment includes (among other things) the development of two new public plazas (commonly proposed to be known as Callahan-Kelly Playground Extension and Van Sinderen Plaza) and streetscape and pedestrian safety improvements along Van Sinderen Avenue between Fulton Street and Atlantic Avenue.[1]

Separately—but adjacent to EDC's public realm improvements—the Developer Applicant is proposing to construct the Proposed Development as a regional mixed-use hub that would seek to benefit from the ample mass-transit options nearby. The Land Use Actions to facilitate the Proposed Development would include a zoning map amendment, zoning text amendments, a retail special permit and certain zoning special permits for bulk waivers as part of the establishment of a plan for a "large-scale general development" (the "LSGD"). One of the components of the LSGD is to provide a series of publicly-accessible open spaces throughout the Proposed Development that would serve both members of the existing community and the new residents and commercial/industrial tenants of the project. The Proposed Development would include one of those LSGD publicly-accessible open spaces be located on the PAA Site—to which EDC's proposed Van Sinderen Plaza would be located immediately north of and adjacent thereto. EDC, after coordination with the Developer Applicant, believes that it would be mutually beneficial for EDC to site select the PAA Site to allow it to construct the publicly accessible open space on the PAA Site, as such space would supplement EDC's Broadway Junction area public realm improvements, while also supporting the Developer Applicant's

[1] DCAS, EDC, the New York City Police Department (NYPD) and the Department of Parks and Recreation are applicants for a Combination Site Selection/Acquisition (PC), Disposition of City-Owned Property (PP), and two Site Selection (PS) actions to facilitate the relocation of NYPD Transit Bureau's 33rd District to a new facility nearby, and the creation of Van Sinderen and Callahan-Kelly Playground Extension (commonly referred to as the BWJ Transit PD Relocation & Plaza Project). It is anticipated these applications would be certified into ULURP no sooner than Monday, April 21, 2025. (App. Nos. 250263 PCK, 250264 PSK, 250265 PSK, 250266 PPK).

construction of the Proposed Development—inclusive of its 100% affordable housing and variety of publicly accessible open spaces spread throughout.

PAA Site Construction

DCAS and EDC are seeking site selection approval of Lot 19, in order to facilitate, the construction of the PAA Site into an approximately 4,904-square-foot publicly accessible open space. As mentioned above, an existing City acquisition action will be paired with the Site Selection Action to allow the Developer Applicant to grant the City of New York an easement over the PAA Site for the purposes of access to and construction of such publicly accessible open space. The City (through EDC) has committed to make financial investments for public realm improvements in and around the Broadway Junction subway station. In particular, and as noted above, this investment includes the development of two new public plazas, Van Sinderen and Callahan-Kelly Playground Extension—of which the former would be located immediately north of and adjacent to PAA-Site. By site selecting the PAA Site, and acquiring the access and construction easement from the Developer Applicant, EDC would be able to construct this publicly accessible open space utilizing capital funding and plan for its design such that it functions harmoniously with the adjacent Van Sinderen Plaza. The concerted design and development of these two sites will allow them to operate and feel as though they are a single, cohesive open space. Construction of PAA Site within the similar context of the Broadway Junction Public Realm Improvements will complement the City's investment in public space and pedestrian amenities in the area, while simultaneously facilitating the creation of an entranceway from the Broadway Junction subway station to the neighborhoods to the east and south, as well as the Proposed Development.

As part of the Land Use Actions, a restrictive declaration of large-scale general development would be recorded against the PAA-Site, as well as against the other nearby properties subject to the LSGD. In accordance with the restrictive declaration, following approval of the site selection and acquisition action and the Land Use Actions, and prior to commencement of construction on the PAA Site, EDC would be required to design and prepare plans for the publicly-accessible open space on the PAA Site, and submit them to the Chairperson of the City Planning Commission ("CPC") who would ministerially certify that such proposed design is acceptable. Review and approval of the design of the PAA Site may also be required from the New York City Public Design Commission (PDC). Upon completion of construction of the PAA Site in accordance with the certified plans, per the terms of the LSGD restrictive declaration, Developer Applicant would grant the City and the general public a permanent, perpetual access easement over the site for the purposes of passive recreational use and pedestrian access. Additionally, prior to or upon completion of construction of the PAA Site as publicly-accessible open space, the Developer Applicant and the City would enter into an agreement for continued maintenance of the PAA Site by the Developer Applicant following initial construction thereof.

Site Selection Request

The City has selected the PAA Site as described above, as it meets the spatial and programmatic requirements for a publicly-accessible open space, and is very well served by

public transportation with entrances to the Broadway Junction subway station and LIRR Atlantic Branch nearby. Furthermore, and also as described above, construction of the PAA Site as publicly accessible open space complements EDC's proposed public realm improvements in and around the Broadway Junction subway station, including Van Sinderen Plaza and the Callahan-Kelly Playground Extension—of which the former would be located immediately north of and adjacent to the PAA Site. This proposed publicly-accessible space facility was not listed in the *Citywide Statement of Needs for Fiscal Years 2026-2027* (published in February 2025).

In the coming weeks, the Developer Applicant, DCAS and EDC will be submitting the application to the Department of City Planning (DCP) As the project is subject to the Site Selection Action, it is subject to Fair Share criteria. The Fair Share Analysis is enclosed. Please respond within 30 days of receipt of this letter.

Thank you for your consideration in this matter. Please feel free to contact Tucker Reed at tucker@totembrooklyn.com or 718-422-0403 with any questions.

Sincerely,

Brooke Wieczorek

Brooke Wieczorek, AICP
Senior Vice President, NYCEDC