Department of
Housing Preservation
& Development
nyc.gov/hpd

AHMED TIGANI
Acting Commissioner
MICHAEL SANDLER
Associate Commissioner

Office of Neighborhood Strategies
100 Gold Street
New York, NY 10038

July 10, 2025

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

Dear Borough President Reynoso,

Pursuant to Section 204(g) of the New York City Charter, the Department of Housing Preservation and Development (HPD) hereby formally notifies you of a proposed combination Acquisition and Site Selection land use actions for the proposed development of a new Department of Health and Mental Hygiene (DOHMH) medical clinic and office space at 395 Flatbush Avenue Extension (Block 2093, Lot 1) in the Downtown Brooklyn neighborhood of Brooklyn Community District 2 (Development Site).

HPD in conjunction with DOHMH and the Department of Citywide Administrative Services (DCAS) is seeking a series of land use actions to facilitate the development of a new 72-story mixed-use building containing approximately 1,263 dwelling units, approximately 141,280 zoning square feet of non-residential floor area, and approximately 4,745 square feet of open space.

The Development Site is currently improved with an existing seven-story 307,949 square foot commercial building with 274,431 square feet of commercial office space, 33,518 square feet of ground floor retail, with below-grade parking accommodating 140 public parking spaces. Constructed in 1974, the existing building currently houses a Verizon call center in its office space and several retail chains on the ground floor.

The existing building on the Development Site would be substantially demolished and redeveloped with a new L-shaped tower ranging from 65 to 72-stories containing approximately 141,280 square feet of non-residential use. Currently, it is expected that approximately 75,365 square feet (81,515 gross square feet) of commercial office space or community facility will be occupied by DOHMH for the third and fourth floors of the proposed development.

An existing DOHMH Fort Greene Health Center is located one block north of the Development Site at 295 Flatbush Avenue Extension which provides an immunization clinic, testing and treatment for tuberculosis, and a sexual health clinic. The existing facility is heavily utilized by the community and DOHMH is in need of additional clinic and office space in addition to their existing facilities.

Printed on paper containing 30% post-consumer material.

Alternative locations were considered and DOHMH's goals were to expand operations serving this area. Criteria considered included proximity, time until occupancy, availability of land, the appropriateness of future space, and cost.

The size of the Development Site is appropriate to accommodate the future facility. HPD, DOHMH, and DCAS together as co-applicants are submitting a Land Use application and necessary CEQR environmental review.

The Citywide Statement of Needs for Fiscal Years 2025 and 2026 did not include the proposed DOHMH facility. However, the proposed development is consistent with the Statement of Needs.

In the interest of expeditious certification of this project with the Department of City Planning, we would greatly appreciate your concurrence with the choice of this site. Thank you for your consideration.

Sincerely,



Michael Sandler
Associate Commissioner, HPD Office of Neighborhood Strategies

Cc: Christian Grove, DCAS
Matthew Berk, DCAS
Julie Friesen, DOHMH
Amritha Mahesh, DCP

NYC
Printed on paper containing 30% post-consumer material.